CAMBRIA COMMUNITY SERVICES DISTRICT

MEETING	TIME & DATE	LOCATION
Board of Directors	10:00 AM Thursday, July 9, 2026	Cambria Veterans' Memorial Hall, 1000 Main Street, Cambria, CA 93428

AGENDA

Regular Board Meeting

Date & Time: 10:00 AM, Thursday, July 9, 2026

Location: Cambria Veterans' Memorial Hall, 1000 Main Street, Cambria, CA 93428

Virtual Access (Zoom): Please click the link to join the webinar: HERE
Webinar ID: 880 3377 5722
Passcode: 694843

Copies of the staff reports or other documentation relating to each item of business referred to on the agenda are on file in the CCSD Administration Office, available for public inspection during District business hours. The agenda and agenda packets are also available on the CCSD website at https://www.cambriacsd.org/. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting or if you need the agenda or other documents in the agenda packet provided in an alternative format, contact the Confidential Administrative Assistant at 805-927-6223 at least 48 hours before the meeting to ensure that reasonable arrangements can be made. The Confidential Administrative Assistant will answer any questions regarding the agenda.

1. OPENING

1.A Call to Order

1.B Pledge of Allegiance

1.C Establishment of Quorum

1.D President's Report

1.E Agenda Review

2. BOARD MEMBER COMMUNICATIONS

Any Board Member may make an announcement, report briefly on his or her activities, or ask a question for clarification.

3. PUBLIC COMMENT

Members of the public may now address the Board on any item of interest within the jurisdiction of the Board but not on its agenda today. Future agenda items can be suggested at this time. In compliance with the Brown Act, the Board cannot discuss or act on items not on the agenda. Each speaker has up to three minutes. Members of the public who wish to comment on matters before the CCSD can submit written correspondence to boardcomment@cambriacsd.org. Note: Written

correspondence will not be read into the record during the Board meeting; however, correspondence received at least one hour prior to the meeting commencement will be forwarded to the Board of Directors and posted on the District's website as part of the official meeting record. Your comments and information will become part of the official public record. If you do not want your personal information included in the official record, please do not include your address and/or phone number.

4. PUBLIC SAFETY

4.A Sheriff's Department Report

4.B California Highway Patrol (CHP) Report

4.C CCSD Fire Chief's Report

5. CONSENT AGENDA

All matters on the consent calendar are to be approved by one motion. If Directors wish to discuss a consent item other than simple clarifying questions, a request for removal may be made. Such items are pulled for separate discussion and action after the consent calendar as a whole is acted upon.

5.A Consideration to Adopt the June 2026 Expenditure Report

5.B Consideration to Adopt the June 11, 2026 Regular Meeting Minutes

6. REGULAR BUSINESS

6.A Discussion and Consideration of Cambria Skatepark Project Bids, Funding, and Possible Award of Contract

6.B Discussion and Consideration to Adopt the Updated Fiscalini Ranch Public Access & Resource Management Plan

6.C Discussion and Consideration of Introduction of Ordinance No. 02-2026 Amending, Updating, and Revising Various Sections of the Cambria Community Services District Municipal Code

7. MANAGER REPORTS

7.A General Manager's Report

7.B Facilities & Resources Manager's Report

7.C Finance Manager's Report

7.D Utilities Report

8. BOARD MEMBER, COMMITTEE AND LIAISON REPORTS

8.A Finance Committee's Report

8.B Fire Protection Committee's Report

8.C PROS Committee's Report

8.D Resources & Infrastructure Committee's Report

8.E Other Liaison Reports & Ad Hoc Committee Reports

9. FUTURE AGENDA ITEM(S)

This is an opportunity to request a formal agenda report be prepared and the item placed on a future agenda. No formal action can be taken except to direct the General Manager to place a matter of business on a future agenda by majority vote.

10. ADJOURN

Cambria Community Services District

Wednesday, July 1, 2026

Time Period: (Month)	Jun 01 – Jun 30, 2026	Avila	Cayucos	Cambria	Los Osos	San Simeon
Calls For Service:	209	28	32	46	67	16
CFS: Last Year	242	34	44	66	108	22
Assault/Battery:						
CFS	1					
Disturbance:						
CFS	18					
Burglary:						
CFS	0					
Theft:						
CFS	4					
Vandalism						
CFS	0					
Mail Theft:						
CFS	0					
Phone Scam:						
CFS	0					
Suspicious Circs:						
CFS	12					
Enforcement Stops:						
CFS	19					
Preventative Patrol Activity:						
CFS	19					

Notable:

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Board of Directors AGENDA NO. **4.C.**

FROM: Michael Burkey, Fire Chief

Meeting Date: July 9, 2026 Subject: Fire Chief's Report

More detailed information is available at https://www.cambriacsd.org/monthly-stats.

For questions, comments, or concerns, please contact Fire Chief Michael Burkey at mburkey@cambriacsd.org.

INCIDENTS:

Fires	0
Medical Emergencies	85
Traffic Collisons	3
Water Rescues	1
Hazardous Conditions	2
Public Service Assists	18
False Alarms	8
Total Incidents	**117**

TRAINING:

- SLO County Structure Burn – Arroyo Grande
- Rope Rescue Technician & Swiftwater Rescue Technician Training for two personnel
- Captains Testing & Promotion

PUBLIC SERVICE:

- Fire Hazard Fuel Reduction Program (FHFRP)

MSA
MSA

57
57
MSA

Cambria CSD

Expense Approval Report

By Vendor Name

Payment Dates 6/1/2026 - 6/30/2026

Vendor Name	Pmt #	Pmt Date	Description (Item)	Acct #	Amount
Vendor: 12993 - ADAME, NALLELY					
ADAME, NALLELY	1249	06/04/2026	F&R/REFUND OF VETS HALL SEC DEP FOR 5/16/26 EVENT	01-24200-02	1,000.00
				Vendor 12993 - ADAME, NALLELY Total:	**1,000.00**
Vendor: 10064 - AGP VIDEO					
AGP VIDEO	83467	06/17/2026	ADM/VIDEO PRODUCTION & DISTRIBUTION SERVICES	01-61150-09	3,760.00
				Vendor 10064 - AGP VIDEO Total:	**3,760.00**
Vendor: 12771 - AGUIRRE, DAVID					
AGUIRRE, DAVID	83374	06/01/2026	F&R/MONTHLY CELL PHONE & INTERNET ALLOWANCE	01-6060C-02	55.00
				Vendor 12771 - AGUIRRE, DAVID Total:	**55.00**
Vendor: 12703 - ALLSTAR INDUSTRIAL SUPPLY					
ALLSTAR INDUSTRIAL SUPPLY	83397	06/04/2026	WD/MID-CALF NEOPRENE BOOTS	11-60940-11	169.56
ALLSTAR INDUSTRIAL SUPPLY	83397	06/04/2026	WW/GLOVES & MOISTENED CLEANING TISSUES	12-60900-12	230.05
				Vendor 12703 - ALLSTAR INDUSTRIAL SUPPLY Total:	**399.61**
Vendor: 10091 - ALPHA ELECTRICAL SERVICE					
ALPHA ELECTRICAL SERVICE	83398	06/04/2026	WW/SVC CALL TO DISCONNECT OLD TANKS	12-6032T-12	145.00
				Vendor 10091 - ALPHA ELECTRICAL SERVICE Total:	**145.00**
Vendor: 10092 - ALPHA FIRE UNLIMITED					
ALPHA FIRE UNLIMITED	83411	06/11/2026	F&R/SVC & TROUBLESHOOT FACP	01-6033V-02	675.00
				Vendor 10092 - ALPHA FIRE UNLIMITED Total:	**675.00**
Vendor: 12671 - AMAZON CAPITAL SERVICES, INC.					
AMAZON CAPITAL SERVICES, INC.	DFT0006674	06/29/2026	FD/SPACE HEATER	01-60900-01	26.44
AMAZON CAPITAL SERVICES, INC.	DFT0006675	06/29/2026	FD/TABLET MOUNT FOR CARS/TRUCKS	01-60900-01	139.41
AMAZON CAPITAL SERVICES, INC.	DFT0006676	06/29/2026	ADM/RUBBER STAMP	01-60500-09	20.36
AMAZON CAPITAL SERVICES, INC.	DFT0006677	06/29/2026	ADM/BOARD MEETING REMOTE - VET'S HALL IT UPGRDS	01-61150-09	32.16
AMAZON CAPITAL SERVICES, INC.	DFT0006678	06/29/2026	FD/IPAD CASE	01-60900-01	89.97
AMAZON CAPITAL SERVICES, INC.	DFT0006679	06/29/2026	F&R/MECHANICS GLOVES	01-60900-02	434.28
AMAZON CAPITAL SERVICES, INC.	DFT0006680	06/29/2026	F&R/AIR FILTER PRE-FILTER CLEANER REPLACEMENT SETS	01-6041N-02	69.53
AMAZON CAPITAL SERVICES, INC.	DFT0006681	06/29/2026	ADM/WEBCAM W/MIC & SURGE PROT-VET'S HALL IT UPGRDS	01-61150-09	119.10
AMAZON CAPITAL SERVICES, INC.	DFT0006682	06/29/2026	FD/PAPER TOWELS & OUTDOOR FLAGS	01-60900-01	304.05
AMAZON CAPITAL SERVICES, INC.	DFT0006683	06/29/2026	WD/PENS	11-60500-11	9.31
AMAZON CAPITAL SERVICES, INC.	DFT0006684	06/29/2026	ADM/BOARD MEETING POINTER - VET'S HALL UPGRDS	01-61150-09	31.42
AMAZON CAPITAL SERVICES, INC.	DFT0006685	06/29/2026	FD/CORDLESS CAR BUFFER SET	01-60900-01	85.79
AMAZON CAPITAL SERVICES, INC.	DFT0006686	06/29/2026	FD/CAR BUFFER MICROFIBER PAD SET	01-60900-01	15.00
AMAZON CAPITAL SERVICES, INC.	DFT0006687	06/29/2026	ADM/B.O.D'S POWER CABLES & OUTLETS-VET'S HALL UPGR	01-61150-09	238.05
				Vendor 12671 - AMAZON CAPITAL SERVICES, INC. Total:	**1,614.87**
Vendor: 12829 - APPLIED PROCESS LOGIC, INC.					
APPLIED PROCESS LOGIC, INC.	83394	06/01/2026	ADM/IFP FOCUS M365 - MONTHLY SUPPORT	01-60440-09	797.00
				Vendor 12829 - APPLIED PROCESS LOGIC, INC. Total:	**797.00**
Vendor: 10134 - ARTHO, ANTONI D					
ARTHO, ANTONI D	83375	06/01/2026	WW/MONTHLY CELL PHONE & INTERNET REIMBURSEMENT	12-6060C-12	100.00
				Vendor 10134 - ARTHO, ANTONI D Total:	**100.00**

Vendor Name	Pmt #	Pmt Date	Description (Item)	Acct #	Amount
Vendor: 10135 - ASAP REPROGRAPHICS					
ASAP REPROGRAPHICS	83487	06/23/2026	FD/PHOTOS	01-60530-01	14.47
				Vendor 10135 - ASAP REPROGRAPHICS Total:	**14.47**
Vendor: 10144 - AT&T/CALNET3					
AT&T/CALNET3	83480	06/15/2026	WW/ALARM AT LIFT STATION A	12-6060P-12	32.35
AT&T/CALNET3	83480	06/15/2026	WW/ALARM AT LIFT STATION B3	12-6060P-12	32.33
AT&T/CALNET3	83480	06/15/2026	WD/PINE KNOLLS TANK SCADA	11-6060P-11	64.16
AT&T/CALNET3	83480	06/15/2026	FD/LOCAL 911 CALL BOX	01-6060P-01	21.81
AT&T/CALNET3	83480	06/15/2026	WW/ALARM AT LIFT STATION B1	12-6060P-12	32.32
AT&T/CALNET3	83480	06/15/2026	WW/ALARM AT LIFT STATION B2	12-6060P-12	32.34
AT&T/CALNET3	83480	06/15/2026	WW/ALARM AT LIFT STATION B	12-6060P-12	32.70
AT&T/CALNET3	83480	06/15/2026	WW/ALARM AT LIFT STATION 9	12-6060P-12	32.32
AT&T/CALNET3	83480	06/15/2026	WW/ALARM AT LIFT STATION A1	12-6060P-12	32.32
AT&T/CALNET3	83480	06/15/2026	WD/TELEMETRY SYSTEMS	11-6060P-11	32.32
AT&T/CALNET3	83480	06/15/2026	F&R/ALARM AT VET'S HALL	01-6060P-02	63.08
AT&T/CALNET3	83480	06/15/2026	WW/ALARM AT LIFT STATION 4	12-6060P-12	32.32
AT&T/CALNET3	83480	06/15/2026	WW/ALARM AT LIFT STATION 8	12-6060P-12	32.32
AT&T/CALNET3	83480	06/15/2026	WD/LEIMERT PUMP STATION	11-6060P-11	32.32
AT&T/CALNET3	83480	06/15/2026	F&R/RODEO GROUNDS	01-6060P-02	27.26
AT&T/CALNET3	83480	06/15/2026	WW/PHONE SERVICE	12-6060P-12	65.89
				Vendor 10144 - AT&T/CALNET3 Total:	**598.16**
Vendor: 10140 - AT&T					
AT&T	DFT0006604	06/10/2026	WD/WELL HEAD ZONE TO ONE TRANSMISSION	11-6060P-11	190.57
				Vendor 10140 - AT&T Total:	**190.57**
Vendor: 10166 - BADGER METER INC.					
BADGER METER INC.	83412	06/11/2026	WD/MONTHLY METER CELLULAR SERVICE - MAY 2026	11-60460-11	3,377.76
				Vendor 10166 - BADGER METER INC. Total:	**3,377.76**
Vendor: 12972 - BERKELAND, COLE					
BERKELAND, COLE	83376	06/01/2026	FD/MONTHLY CELL PHONE REIMB	01-6060C-01	45.00
				Vendor 12972 - BERKELAND, COLE Total:	**45.00**
Vendor: 10222 - BIVENS, BENJAMIN					
BIVENS, BENJAMIN	83413	06/11/2026	WW/REIMB CWEA MEMBERSHIP RENEWAL	12-6120E-12	119.00
				Vendor 10222 - BIVENS, BENJAMIN Total:	**119.00**
Vendor: 12575 - BLUME, COLTON					
BLUME, COLTON	83377	06/01/2026	FD/MONTHLY CELL PHONE REIMB	01-6060C-01	45.00
				Vendor 12575 - BLUME, COLTON Total:	**45.00**
Vendor: 12983 - BREADCRUMB CYBERSECURITY SERVICES, LLC.					
BREADCRUMB CYBERSECURITY SERVICI	DFT0006656	06/22/2026	ADM/PROFESSIONAL SVCS - LABOR, TIME & MATERIALS	01-6080M-09	3,675.00
				Vendor 12983 - BREADCRUMB CYBERSECURITY SERVICES, LLC. Total:	**3,675.00**
Vendor: 10260 - BRENNTAG NORTH AMERICA, LLC					
BRENNTAG NORTH AMERICA, LLC	83399	06/04/2026	WD/CHEMICALS	11-6091C-11	2,497.74
BRENNTAG NORTH AMERICA, LLC	83414	06/11/2026	WD/CHEMICALS	11-6091C-11	707.88
BRENNTAG NORTH AMERICA, LLC	83496	06/24/2026	WD/CHEMICALS	11-6091C-11	1,132.60
				Vendor 10260 - BRENNTAG NORTH AMERICA, LLC Total:	**4,338.22**
Vendor: 10269 - BROOKS, CRAIG					
BROOKS, CRAIG	83378	06/01/2026	FD/MONTHLY CELL PHONE REIMB	01-6060C-01	45.00
				Vendor 10269 - BROOKS, CRAIG Total:	**45.00**
Vendor: 10288 - BURKEY, MICHAEL A					
BURKEY, MICHAEL A	83379	06/01/2026	FD/MONTHLY CELL PHONE REIMB	01-6060C-01	55.00
				Vendor 10288 - BURKEY, MICHAEL A Total:	**55.00**
Vendor: 10317 - CAL-COAST MACHINERY INC.					
CAL-COAST MACHINERY INC.	83468	06/17/2026	F&R/MISC SUPPLIES FOR JD TRACTOR 5525	01-6041N-02	489.84
CAL-COAST MACHINERY INC.	83468	06/17/2026	F&R/DRIVELINE & MISC SUPPLIES FOR JD TRACTOR 5525	01-6041N-02	393.94
CAL-COAST MACHINERY INC.	83468	06/17/2026	F&R/HYDRAULIC CYLINDER	01-6041N-02	707.85
				Vendor 10317 - CAL-COAST MACHINERY INC. Total:	**1,591.63**
Vendor: 12515 - CALPORTLAND COMPANY					
CALPORTLAND COMPANY	83497	06/24/2026	WD/COLD MIX	11-6035R-11	698.74
				Vendor 12515 - CALPORTLAND COMPANY Total:	**698.74**
Vendor: 10352 - CAMBRIA ELECTRIC AND SECURITY SYSTEMS					
CAMBRIA ELECTRIC AND SECURITY SYS	83488	06/23/2026	ADM/IT UPGRADES AT VET'S HALL	01-61700-09	2,563.50
				Vendor 10352 - CAMBRIA ELECTRIC AND SECURITY SYSTEMS Total:	**2,563.50**

Vendor Name	Pmt #	Pmt Date	Description (Item)	Acct #	Amount
Vendor: 10356 - CAMBRIA HARDWARE CENTER					
CAMBRIA HARDWARE CENTER	83482	06/20/2026	FD/RECOIL HOSE & MISC SUPPLIES	01-6033B-01	24.21
CAMBRIA HARDWARE CENTER	83483	06/20/2026	WD/ABS PIPES & MISC SUPPLIES	11-60900-11	44.39
CAMBRIA HARDWARE CENTER	83483	06/20/2026	F&R/NUTS, BOLTS & SCREWS	01-60930-02	16.62
CAMBRIA HARDWARE CENTER	83483	06/20/2026	WD/COUPLINGS	11-60900-11	13.82
CAMBRIA HARDWARE CENTER	83484	06/20/2026	F&R/CLAMPS, SPLICER & MISC SUPPLIES	01-60930-02	25.40
CAMBRIA HARDWARE CENTER	83484	06/20/2026	F&R/MISC SUPPLIES	01-60930-02	12.40
CAMBRIA HARDWARE CENTER	83484	06/20/2026	F&R/MISC SUPPLIES	01-60930-02	2.13
CAMBRIA HARDWARE CENTER	83484	06/20/2026	F&R/LEVER WIRE, CORDS, LIQUID NAILS & WOOD SHIMS	01-6033V-02	30.77
CAMBRIA HARDWARE CENTER	83484	06/20/2026	F&R/WELD EPOXY	01-60930-02	8.35
CAMBRIA HARDWARE CENTER	83484	06/20/2026	F&R/GLUE, PIPE FITTING, BUSHING & ADAPTER	01-60930-02	17.87
CAMBRIA HARDWARE CENTER	83484	06/20/2026	F&R/MISC SUPPLIES	01-60930-02	11.84
CAMBRIA HARDWARE CENTER	83484	06/20/2026	F&R/CABLE TIES	01-60930-02	26.80
CAMBRIA HARDWARE CENTER	83484	06/20/2026	F&R/RACK, ORGANIZER, WALLPLATE & MISC SUPPLIES	01-6033V-02	18.46
CAMBRIA HARDWARE CENTER	83484	06/20/2026	F&R/RACK, ORGANIZER, WALLPLATE & MISC SUPPLIES	01-60930-02	66.86
CAMBRIA HARDWARE CENTER	83484	06/20/2026	F&R/MISC SUPPLIES	01-6033B-02	4.03
CAMBRIA HARDWARE CENTER	83486	06/20/2026	WW/POLY ROPE & MISC SUPPLIES	12-6032T-12	30.13
CAMBRIA HARDWARE CENTER	83486	06/20/2026	WW/BULB & DISTILLED WATER	12-60920-12	11.77
CAMBRIA HARDWARE CENTER	83486	06/20/2026	WW/PENS	12-60930-12	8.56
CAMBRIA HARDWARE CENTER	83486	06/20/2026	WW/MISC SUPPLIES	12-60930-12	22.61
CAMBRIA HARDWARE CENTER	83486	06/20/2026	WW/2.5 GAL DIESEL EXHAUST FUILD	12-6041V-12	20.37
CAMBRIA HARDWARE CENTER	83486	06/20/2026	WW/TRUCK ROPE & BALL VALVE	12-60930-12	52.53
CAMBRIA HARDWARE CENTER	83486	06/20/2026	WW/PITCH FORKS	12-60930-12	87.92
CAMBRIA HARDWARE CENTER	83486	06/20/2026	WW/WHEEL HANDLES	12-60930-12	10.70
			Vendor 10356 - CAMBRIA HARDWARE CENTER Total:		**568.54**
Vendor: 10371 - CANNON CORPORATION					
CANNON CORPORATION	DFT0006605	06/10/2026	WD/SS EFFLUENT LINE REPLACEMENT PROJECT	11-61700-11	1,186.50
CANNON CORPORATION	DFT0006657	06/22/2026	WD/SS EFFLUENT LINE REPLACEMENT PROJECT	11-61700-11	104.00
			Vendor 10371 - CANNON CORPORATION Total:		**1,290.50**
Vendor: 10375 - CARMEL & NACCASHA LLP					
CARMEL & NACCASHA LLP	83400	06/04/2026	ALL DEPTS/LEGAL SERVICES GENERAL	01-6080L-01	500.85
CARMEL & NACCASHA LLP	83400	06/04/2026	ALL DEPTS/LEGAL SERVICES GENERAL	01-6080L-02	500.85
CARMEL & NACCASHA LLP	83400	06/04/2026	ALL DEPTS/LEGAL SERVICES GENERAL	01-6080L-09	500.88
CARMEL & NACCASHA LLP	83400	06/04/2026	ALL DEPTS/LEGAL SERVICES GENERAL	11-6080L-11	500.85
CARMEL & NACCASHA LLP	83400	06/04/2026	ALL DEPTS/LEGAL SERVICES GENERAL	12-6080L-12	500.85
CARMEL & NACCASHA LLP	83415	06/11/2026	ALL DEPTS/LEGAL SERVICES GENERAL	01-6080L-02	3,393.64
CARMEL & NACCASHA LLP	83415	06/11/2026	ALL DEPTS/LEGAL SERVICES GENERAL	01-6080L-09	1,440.73
CARMEL & NACCASHA LLP	83415	06/11/2026	ALL DEPTS/LEGAL SERVICES GENERAL	01-6080L-09	117.29
CARMEL & NACCASHA LLP	83415	06/11/2026	ALL DEPTS/LEGAL SERVICES GENERAL	11-6080L-11	3,059.36
CARMEL & NACCASHA LLP	83415	06/11/2026	ALL DEPTS/LEGAL SERVICES GENERAL	12-6080L-12	23.46
CARMEL & NACCASHA LLP	83469	06/17/2026	ADM/MONTHLY RETAINER - JULY 2026	01-6080K-09	13,500.00
			Vendor 10375 - CARMEL & NACCASHA LLP Total:		**24,038.76**
Vendor: 10384 - CASTELLANOS, MICHAEL					
CASTELLANOS, MICHAEL	83380	06/01/2026	FD/MONTHLY CELL PHONE REIMB	01-6060C-01	45.00
			Vendor 10384 - CASTELLANOS, MICHAEL Total:		**45.00**

Vendor Name	Pmt #	Pmt Date	Description (Item)	Acct #	Amount
Vendor: 12986 - CHARLES F. RAWLINSON					
CHARLES F. RAWLINSON	83401	06/04/2026	FD/OCEAN RESCUE TEAM GEAR	01-6220P-01	733.81
				Vendor 12986 - CHARLES F. RAWLINSON Total:	**733.81**
Vendor: 10427 - CHARTER COMMUNICATIONS					
CHARTER COMMUNICATIONS	DFT0006607	06/10/2026	ADM/BUSINESS INTERNET	01-6060I-09	149.99
CHARTER COMMUNICATIONS	DFT0006608	06/10/2026	FD/WD/WW/BUSINESS INTERNET	01-6060I-01	236.66
CHARTER COMMUNICATIONS	DFT0006608	06/10/2026	FD/WD/WW/BUSINESS INTERNET	11-6060I-11	236.67
CHARTER COMMUNICATIONS	DFT0006608	06/10/2026	FD/WD/WW/BUSINESS INTERNET	12-6060I-12	236.67
CHARTER COMMUNICATIONS	DFT0006609	06/10/2026	ADM/ETHERNET SVC	01-6060I-09	753.75
CHARTER COMMUNICATIONS	DFT0006610	06/10/2026	F&R/WD/WW/ETHERNET SVC	01-6060I-02	398.77
CHARTER COMMUNICATIONS	DFT0006610	06/10/2026	F&R/WD/WW/ETHERNET SVC	11-6060I-11	287.14
CHARTER COMMUNICATIONS	DFT0006610	06/10/2026	F&R/WD/WW/ETHERNET SVC	12-6060I-12	287.14
CHARTER COMMUNICATIONS	DFT0006611	06/10/2026	WD/WW/BUSINESS INTERNET	11-6060I-11	98.00
CHARTER COMMUNICATIONS	DFT0006611	06/10/2026	WD/WW/BUSINESS INTERNET	12-6060I-12	98.01
				Vendor 10427 - CHARTER COMMUNICATIONS Total:	**2,782.80**
Vendor: 10443 - CIO SOLUTIONS, LP					
CIO SOLUTIONS, LP	DFT0006550	06/01/2026	ADM/MONTHLY COMPUTER SUPPORT - JUNE 2026	01-60440-09	1,553.84
CIO SOLUTIONS, LP	DFT0006551	06/01/2026	ADM/MONTHLY COMPUTER SUPPORT - JUNE 2026	01-60440-09	3,118.00
				Vendor 10443 - CIO SOLUTIONS, LP Total:	**4,671.84**
Vendor: 12777 - COMPLETE PAPERLESS SOLUTIONS, LLC.					
COMPLETE PAPERLESS SOLUTIONS	83416	06/11/2026	ADM/PROF MNGMT SVC FOR LF CLOUD SVCS 2026 - 2027	01-6080M-09	6,380.00
				Vendor 12777 - COMPLETE PAPERLESS SOLUTIONS, LLC. Total:	**6,380.00**
Vendor: 12994 - CONTRIVIAN INC.					
CONTRIVIAN INC.	83417	06/11/2026	FD/STARLINK MINI DEVICES	01-6060I-01	1,797.00
				Vendor 12994 - CONTRIVIAN INC. Total:	**1,797.00**
Vendor: 10543 - CRH CALIFORNIA WATER INC					
CRH CALIFORNIA WATER INC	83418	06/11/2026	F&R/MONTHLY DRINKING WATER - BOTTLED WATER	01-6033B-02	44.00
CRH CALIFORNIA WATER INC	83418	06/11/2026	WD/WW/MONTHLY DRINKING WATER - BOTTLED WATER	11-60500-11	27.00
CRH CALIFORNIA WATER INC	83418	06/11/2026	WD/WW/MONTHLY DRINKING WATER - BOTTLED WATER	12-60500-12	27.00
CRH CALIFORNIA WATER INC	83418	06/11/2026	ADM/MONTHLY DRINKING WATER - BOTTLED WATER	01-6033B-09	47.50
CRH CALIFORNIA WATER INC	83418	06/11/2026	WD/WW/MONTHLY DRINKING WATER - BOTTLED WATER	11-60500-11	34.37
CRH CALIFORNIA WATER INC	83418	06/11/2026	WD/WW/MONTHLY DRINKING WATER - BOTTLED WATER	12-60500-12	34.38
CRH CALIFORNIA WATER INC	83418	06/11/2026	FD/MONTHLY PE SOFTENER EQUIPMENT	01-6033B-01	78.28
CRH CALIFORNIA WATER INC	83418	06/11/2026	WD/WW/MONTHLY DRINKING WATER - STAND	11-60500-11	6.00
CRH CALIFORNIA WATER INC	83418	06/11/2026	WD/WW/MONTHLY DRINKING WATER - STAND	12-60500-12	6.00
CRH CALIFORNIA WATER INC	83418	06/11/2026	F&R/MONTHLY DRINKING WATER - STAND	01-6033B-02	12.00
CRH CALIFORNIA WATER INC	83418	06/11/2026	ADM/MONTHLY DRINKING WATER - STAND	01-6033B-09	12.00
				Vendor 10543 - CRH CALIFORNIA WATER INC Total:	**328.53**
Vendor: 12818 - CSG CONSULTANTS					
CSG CONSULTANTS	DFT0006646	06/17/2026	FD/575 WORCHESTER APN 022-331-053 - 1ST REVIEW	01-43730-01	138.00
CSG CONSULTANTS	DFT0006646	06/17/2026	FD/373 BRISTOL ST APN 022-172-053 - 1ST REVIEW	01-43730-01	207.00
CSG CONSULTANTS	DFT0006646	06/17/2026	FD/2675 SHERWOOD APN 023-012-016 - 1ST REVIEW	01-43730-01	207.00
CSG CONSULTANTS	DFT0006646	06/17/2026	FD/379 HARVEY ST APN 023-049-023 - 1ST REVIEW	01-43730-01	138.00
CSG CONSULTANTS	DFT0006646	06/17/2026	FD/371 WEDGEWOOD ST APN 023-015-016 - 1ST REVIEW	01-43730-01	138.00
CSG CONSULTANTS	DFT0006646	06/17/2026	FD/1945 BERWICK DR APN 023-105-012 - 1ST REVIEW	01-43730-01	138.00
CSG CONSULTANTS	DFT0006646	06/17/2026	FD/6170 BRIGHTON LN APN 013-371-020 - 2ND REVIEW	01-43730-01	69.00
				Vendor 12818 - CSG CONSULTANTS Total:	**1,035.00**
Vendor: 10554 - D.LAFFERTY HEATING					
D.LAFFERTY HEATING	83419	06/11/2026	F&R/SVC DINING ROOM FURNACE	01-6033V-02	350.00
D.LAFFERTY HEATING	83419	06/11/2026	F&R/SVC & INSTALL FURNACE VENT PIPE	01-6033V-02	587.83
				Vendor 10554 - D.LAFFERTY HEATING Total:	**937.83**

Vendor Name	Pmt #	Pmt Date	Description (Item)	Acct #	Amount
Vendor: 10568 - DAVID CRYE, INC					
DAVID CRYE, INC	83489	06/23/2026	WD/CRUSHER B SAND	11-6035R-11	133.13
				Vendor 10568 - DAVID CRYE, INC Total:	**133.13**
Vendor: 12875 - DE LAGE LANDEN FINANCIAL SERVICES, INC.					
DE LAGE LANDEN FINANCIAL SERVICES,	DFT0006643	06/17/2026	FD/MONTHLY COPIER CHARGES	01-60440-01	204.92
DE LAGE LANDEN FINANCIAL SERVICES,	DFT0006644	06/17/2026	WD/WW/MONTHLY COPIER CHARGES	11-60440-11	103.96
DE LAGE LANDEN FINANCIAL SERVICES,	DFT0006644	06/17/2026	WD/WW/MONTHLY COPIER CHARGES	12-60440-12	103.96
DE LAGE LANDEN FINANCIAL SERVICES,	DFT0006645	06/17/2026	ADM/MONTHLY COPIER CHARGES	01-60440-09	854.77
				Vendor 12875 - DE LAGE LANDEN FINANCIAL SERVICES, INC. Total:	**1,267.61**
Vendor: 12539 - DIGITAL WEST					
DIGITAL WEST	DFT0006586	06/04/2026	ALL DEPTS/PHONE SERVICE 6/01/2026-6/30/2026	01-6060P-01	331.19
DIGITAL WEST	DFT0006586	06/04/2026	ALL DEPTS/PHONE SERVICE 6/01/2026-6/30/2026	01-6060P-02	71.76
DIGITAL WEST	DFT0006586	06/04/2026	ALL DEPTS/PHONE SERVICE 6/01/2026-6/30/2026	01-6060P-09	217.56
DIGITAL WEST	DFT0006586	06/04/2026	ALL DEPTS/PHONE SERVICE 6/01/2026-6/30/2026	11-6060P-11	160.75
DIGITAL WEST	DFT0006586	06/04/2026	ALL DEPTS/PHONE SERVICE 6/01/2026-6/30/2026	12-6060P-12	160.75
				Vendor 12539 - DIGITAL WEST Total:	**942.01**
Vendor: 10927 - DODSON, HALEY					
DODSON, HALEY	83381	06/01/2026	ADM/MONTHLY CELL PHONE & INTERNET REIMB	01-6060C-09	100.00
				Vendor 10927 - DODSON, HALEY Total:	**100.00**
Vendor: 12939 - EARTH SYSTEMS PACIFIC					
EARTH SYSTEMS PACIFIC	83498	06/24/2026	WD/CONSULTATION & PROJ MNGMT - STUART ST TANK PROJ	11-61700-11	3,714.00
				Vendor 12939 - EARTH SYSTEMS PACIFIC Total:	**3,714.00**
Vendor: 12538 - EVERS, CHRISTIAN					
EVERS, CHRISTIAN	83382	06/01/2026	FD/MONTHLY CELL PHONE REIMB	01-6060C-01	45.00
				Vendor 12538 - EVERS, CHRISTIAN Total:	**45.00**
Vendor: 10728 - FAMCON PIPE & SUPPLY, INC					
FAMCON PIPE & SUPPLY, INC	83470	06/17/2026	WW/AIR & VAC CAN	12-6032L-12	1,282.23
				Vendor 10728 - FAMCON PIPE & SUPPLY, INC Total:	**1,282.23**
Vendor: 10751 - FGL ENVIRONMENTAL INC.					
FGL ENVIRONMENTAL INC.	83402	06/04/2026	WW/INORGANIC & MISC ANALYSIS	12-60910-12	152.00
FGL ENVIRONMENTAL INC.	83402	06/04/2026	WW/INORGANIC, MISC & SUPPORT ANALYSIS	12-60910-12	667.00
FGL ENVIRONMENTAL INC.	83402	06/04/2026	WW/INORGANIC, MISC & SUPPORT ANALYSIS	12-60910-12	108.00
FGL ENVIRONMENTAL INC.	83420	06/11/2026	WW/INORGANIC & MISC ANALYSIS	12-60910-12	291.00
FGL ENVIRONMENTAL INC.	83420	06/11/2026	WD/BACTI, MISC & SUPPORT ANALYSIS	11-60910-11	175.00
FGL ENVIRONMENTAL INC.	83420	06/11/2026	WD/MISC & ORGANIC ANALYSIS	11-60910-11	568.00
FGL ENVIRONMENTAL INC.	83420	06/11/2026	WD/BACTI, MISC & SUPPORT ANALYSIS	11-60910-11	175.00
FGL ENVIRONMENTAL INC.	83420	06/11/2026	WD/BACTI, MISC & SUPPORT ANALYSIS	11-60910-11	175.00
FGL ENVIRONMENTAL INC.	83490	06/23/2026	WW/INORGANIC, MISC & SUPPORT ANALYSIS	12-60910-12	108.00
FGL ENVIRONMENTAL INC.	83499	06/24/2026	WD/BACTI & MISC ANALYSIS	11-60910-11	208.00
FGL ENVIRONMENTAL INC.	83499	06/24/2026	WD/BACTI, MISC & SUPPORT ANALYSIS	11-60910-11	209.00
FGL ENVIRONMENTAL INC.	83499	06/24/2026	WW/INORGANIC & MISC ANALYSIS	12-60910-12	152.00
FGL ENVIRONMENTAL INC.	83499	06/24/2026	WW/BACTI & MISC ANALYSIS	12-60910-12	50.00
				Vendor 10751 - FGL ENVIRONMENTAL INC. Total:	**3,038.00**
Vendor: 12735 - FRAGOSO, NALLELY					
FRAGOSO, NALLELY	1250	06/04/2026	F&R/REFUND OF VETS HALL SEC DEP FOR 5/17/26 EVENT	01-24200-02	1,000.00
				Vendor 12735 - FRAGOSO, NALLELY Total:	**1,000.00**
Vendor: 12669 - FRANCELA SAAVEDRA					
FRANCELA SAAVEDRA	1251	06/04/2026	F&R/REFUND OF VETS HALL SEC DEP FOR 4/04/26 EVENT	01-24200-02	1,000.00
				Vendor 12669 - FRANCELA SAAVEDRA Total:	**1,000.00**

Vendor Name	Pmt #	Pmt Date	Description (Item)	Acct #	Amount
Vendor: 12602 - FRITZ, DENISE					
FRITZ, DENISE	83383	06/01/2026	ADM/MONTHLY CELL PHONE & INTERNET REIMB	01-6060C-09	100.00
				Vendor 12602 - FRITZ, DENISE Total:	**100.00**
Vendor: 12931 - FRUGOLI, GREG					
FRUGOLI, GREG	83421	06/11/2026	WD/WW/LANDSCAPE MAINTENANCE AT WWTP	11-6033G-11	161.00
FRUGOLI, GREG	83421	06/11/2026	WD/WW/LANDSCAPE MAINTENANCE AT WWTP	12-6033G-12	161.00
				Vendor 12931 - FRUGOLI, GREG Total:	**322.00**
Vendor: 12521 - GARNEY, ARTHUR					
GARNEY, ARTHUR	83403	06/04/2026	WW/REIMB SWRCB DRINKING WATER OPERATOR GRD 3 CERT	12-6120E-12	92.48
				Vendor 12521 - GARNEY, ARTHUR Total:	**92.48**
Vendor: 10883 - GRAINGER					
GRAINGER	83422	06/11/2026	WW/BRASS SOLENOID VALVE	12-6032S-12	377.83
				Vendor 10883 - GRAINGER Total:	**377.83**
Vendor: 12990 - GRANITE CONSTRUCTION COMPANY					
GRANITE CONSTRUCTION COMPANY	83423	06/11/2026	WD/EZ STREET BAG	11-6035R-11	1,861.86
				Vendor 12990 - GRANITE CONSTRUCTION COMPANY Total:	**1,861.86**
Vendor: 12501 - GRAVES, KAYLA					
GRAVES, KAYLA	83384	06/01/2026	FD/MONTHLY CELL PHONE REIMB	01-6060C-01	45.00
				Vendor 12501 - GRAVES, KAYLA Total:	**45.00**
Vendor: 10896 - GREEN, JAMES R					
GREEN, JAMES R	83385	06/01/2026	WD/WW/SWF/MONTHLY CELL PHONE & INTERNET REIMB	11-6060C-11	33.33
GREEN, JAMES R	83385	06/01/2026	WD/WW/SWF/MONTHLY CELL PHONE & INTERNET REIMB	12-6060C-12	33.33
GREEN, JAMES R	83385	06/01/2026	WD/WW/SWF/MONTHLY CELL PHONE & INTERNET REIMB	39-6060C-25	33.34
GREEN, JAMES R	83424	06/11/2026	WD/REIMB FOR MILEAGE - 6/03/26 WRAC JUNE MEETING	11-6120E-11	50.32
				Vendor 10896 - GREEN, JAMES R Total:	**150.32**
Vendor: 10921 - H2O INNOVATION USA, INC.					
H2O INNOVATION USA, INC.	83500	06/24/2026	WRF/ETHERNET NETWORK ADAPTER & MISC SUPPLIES	39-60440-25	9,369.68
				Vendor 10921 - H2O INNOVATION USA, INC. Total:	**9,369.68**
Vendor: 10962 - HARVEY'S HONEYHUTS					
HARVEY'S HONEYHUTS	83471	06/17/2026	F&R/PORTABLE TOILETS & HNDWSH STN AT VET'S HALL	01-6033V-02	425.29
				Vendor 10962 - HARVEY'S HONEYHUTS Total:	**425.29**
Vendor: 10972 - HD SUPPLY FACILITIES MAINTENANCE					
HD SUPPLY	83472	06/17/2026	WW/CHEMICALS	12-6091C-12	577.43
HD SUPPLY	83472	06/17/2026	WD/GAUGES	11-6031D-11	355.48
HD SUPPLY	83501	06/24/2026	WD/CHEMICALS	11-6091C-11	627.93
				Vendor 10972 - HD SUPPLY FACILITIES MAINTENANCE Total:	**1,560.84**
Vendor: 11005 - HOME DEPOT CREDIT SERVICE					
HOME DEPOT CREDIT SERVICE	DFT0006670	06/29/2026	WD/WW/IMPACT WRENCH, PRUNER & MISC SUPPLIES	11-6031F-11	125.00
HOME DEPOT CREDIT SERVICE	DFT0006670	06/29/2026	WD/WW/IMPACT WRENCH, PRUNER & MISC SUPPLIES	11-60900-11	433.12
HOME DEPOT CREDIT SERVICE	DFT0006670	06/29/2026	WD/WW/IMPACT WRENCH, PRUNER & MISC SUPPLIES	11-60930-11	315.00
HOME DEPOT CREDIT SERVICE	DFT0006670	06/29/2026	WD/WW/IMPACT WRENCH, PRUNER & MISC SUPPLIES	12-60930-12	517.00
HOME DEPOT CREDIT SERVICE	DFT0006671	06/29/2026	WRF/WD/WW/AIR COMPRESSOR & MISC SUPPLIES	11-6033B-11	50.00
HOME DEPOT CREDIT SERVICE	DFT0006671	06/29/2026	WRF/WD/WW/AIR COMPRESSOR & MISC SUPPLIES	11-60900-11	247.68
HOME DEPOT CREDIT SERVICE	DFT0006671	06/29/2026	WRF/WD/WW/AIR COMPRESSOR & MISC SUPPLIES	12-6033B-12	50.00
HOME DEPOT CREDIT SERVICE	DFT0006671	06/29/2026	WRF/WD/WW/AIR COMPRESSOR & MISC SUPPLIES	39-6033B-25	50.00
HOME DEPOT CREDIT SERVICE	DFT0006672	06/29/2026	F&R/VINEGAR CONCENTRATE	01-6033G-02	121.67
HOME DEPOT CREDIT SERVICE	DFT0006673	06/29/2026	F&R/MAGNETIC DOOR STOPS & MISC SUPPLIES	01-6033V-02	122.43
				Vendor 11005 - HOME DEPOT CREDIT SERVICE Total:	**2,031.90**
Vendor: 11052 - INNOVATIVE CONCEPTS					
INNOVATIVE CONCEPTS	83425	06/11/2026	ADM/BUSINESS WEBSITE HOSTING	01-60440-09	25.00
				Vendor 11052 - INNOVATIVE CONCEPTS Total:	**25.00**
Vendor: 11072 - JB DEWAR INC.					
JB DEWAR INC.	83485	06/22/2026	FD/75.00 GALS OF GASOLINE & 255.00 GALS OF DIESEL	01-60960-01	1,766.91
				Vendor 11072 - JB DEWAR INC. Total:	**1,766.91**

Vendor Name	Pmt #	Pmt Date	Description (Item)	Acct #	Amount
Vendor: 12826 - JEFF PRIEST					
JEFF PRIEST	83426	06/11/2026	FD/OIL CHANGE ON 2023 CHEVY TAHOE	01-6041L-01	175.58
				Vendor 12826 - JEFF PRIEST Total:	**175.58**
Vendor: 12895 - K&K CLEANING					
K&K CLEANING	83404	06/04/2026	WD/WW/CLEANING OF WATER & WASTEWATER PLANT	11-6033B-11	200.00
K&K CLEANING	83404	06/04/2026	WD/WW/CLEANING OF WATER & WASTEWATER PLANT	12-6033B-12	200.00
K&K CLEANING	83473	06/17/2026	WD/WW/CLEANING OF WASTER & WASTEWATER PLANT	11-6033B-11	200.00
K&K CLEANING	83473	06/17/2026	WD/WW/CLEANING OF WASTER & WASTEWATER PLANT	12-6033B-12	200.00
				Vendor 12895 - K&K CLEANING Total:	**800.00**
Vendor: 12720 - KANNER, DREW					
KANNER, DREW	83386	06/01/2026	FD/MONTHLY CELL PHONE REIMB	01-6060C-01	45.00
				Vendor 12720 - KANNER, DREW Total:	**45.00**
Vendor: 12973 - KLEMOWICZ, ETHAN					
KLEMOWICZ, ETHAN	83387	06/01/2026	FD/MONTHLY CELL PHONE REIMB	01-6060C-01	45.00
				Vendor 12973 - KLEMOWICZ, ETHAN Total:	**45.00**
Vendor: 11241 - LIEBERT CASSIDY WHITMORE					
LIEBERT CASSIDY WHITMORE	83491	06/23/2026	ADM/CC EMPL REL CONSORT MBRSHIP 7/1/26 - 6/30/27	01-6120G-09	5,800.00
LIEBERT CASSIDY WHITMORE	83491	06/23/2026	ADM/LEGAL FESS FOR CLIENT MATTER CA131-00001	01-6080L-09	145.50
				Vendor 11241 - LIEBERT CASSIDY WHITMORE Total:	**5,945.50**
Vendor: 11242 - LIFE-ASSIST, INC.					
LIFE-ASSIST, INC.	83427	06/11/2026	FD/EMERGENCY MEDICAL SUPPLIES	01-60890-01	148.75
				Vendor 11242 - LIFE-ASSIST, INC. Total:	**148.75**
Vendor: 12880 - LINNVESTMENTS					
LINNVESTMENTS	83395	06/01/2026	ADM/MONTHLY RENT - MAIN ST JUNE 2026	01-60750-09	4,250.00
				Vendor 12880 - LINNVESTMENTS Total:	**4,250.00**
Vendor: 12782 - LOUDERMILK, TYLER					
LOUDERMILK, TYLER	83388	06/01/2026	FD/MONTHLY CELL PHONE REIMB	01-6060C-01	45.00
				Vendor 12782 - LOUDERMILK, TYLER Total:	**45.00**
Vendor: 12956 - MADDAUS WATER MANAGEMENT, INC.					
MADDAUS WATER MANAGEMENT	83502	06/24/2026	WD/2025 URBAN WATER MANAGEMENT PLAN UPDATE	11-6080M-11	25,833.75
				Vendor 12956 - MADDAUS WATER MANAGEMENT, INC. Total:	**25,833.75**
Vendor: 12841 - MARCELLO PEDROLO					
MARCELLO PEDROLO	83474	06/17/2026	FD/SVC CALL TO REPAIR WASHER	01-6033B-01	260.00
				Vendor 12841 - MARCELLO PEDROLO Total:	**260.00**
Vendor: 12472 - MCCLATCHY COMPANY LLC					
MCCLATCHY COMPANY LLC	83405	06/04/2026	F&R/WD/WW/LEGAL ADS & PUBLIC NOTICES - SLO TRIBUNE	01-61700-02	313.50
MCCLATCHY COMPANY LLC	83405	06/04/2026	F&R/WD/WW/LEGAL ADS & PUBLIC NOTICES - SLO TRIBUNE	11-6011W-11	220.00
MCCLATCHY COMPANY LLC	83405	06/04/2026	F&R/WD/WW/LEGAL ADS & PUBLIC NOTICES - SLO TRIBUNE	11-6011W-11	161.67
MCCLATCHY COMPANY LLC	83405	06/04/2026	F&R/WD/WW/LEGAL ADS & PUBLIC NOTICES - SLO TRIBUNE	12-6011W-12	161.67
				Vendor 12472 - MCCLATCHY COMPANY LLC Total:	**856.84**
Vendor: 11326 - MCELHENIE, MATTHEW					
MCELHENIE, MATTHEW	83389	06/01/2026	ADM/MONTHLY CELL PHONE & INTERNET REIMB	01-6060C-09	55.00
				Vendor 11326 - MCELHENIE, MATTHEW Total:	**55.00**
Vendor: 11357 - MEDSTOP MEDICAL CLINIC, INC					
MEDSTOP MEDICAL CLINIC, INC	83503	06/24/2026	F&R/CONFIDENTIAL SERVICES	01-6080M-02	70.00
				Vendor 11357 - MEDSTOP MEDICAL CLINIC, INC Total:	**70.00**

Vendor Name	Pmt #	Pmt Date	Description (Item)	Acct #	Amount
Vendor: 11363 - MEEKS, CODY					
MEEKS, CODY	83390	06/01/2026	WD/SWF/MONTHLY CELL PHONE & INTERNET REIMB	11-6060C-11	80.00
MEEKS, CODY	83390	06/01/2026	WD/SWF/MONTHLY CELL PHONE & INTERNET REIMB	39-6060C-25	20.00
				Vendor 11363 - MEEKS, CODY Total:	**100.00**
Vendor: 12811 - MICHAEL K. NUNLEY & ASSOCIATES					
MICHAEL K. NUNLEY & ASSOCIATES	83428	06/11/2026	WD/PROF SVCS STUART ST TANK REPLACEMENT	11-61700-11	303.00
MICHAEL K. NUNLEY & ASSOCIATES	83428	06/11/2026	WW/ON-CALL ENGINEERING SERVICES	12-6080M-12	1,386.00
				Vendor 12811 - MICHAEL K. NUNLEY & ASSOCIATES Total:	**1,689.00**
Vendor: 11388 - MID COAST MOWER & SAW, INC					
MID COAST MOWER & SAW, INC	83475	06/17/2026	FD/MISC SUPPLIES & PARTS	01-60930-01	262.57
				Vendor 11388 - MID COAST MOWER & SAW, INC Total:	**262.57**
Vendor: 12940 - MKN CPM, LLC.					
MKN CPM, LLC.	83406	06/04/2026	WD/CONSTR MGMT SVCS FOR STUART ST TANK PROJECT	11-61700-11	25,077.40
MKN CPM, LLC.	83476	06/17/2026	WD/CONSTR MGMT SVCS FOR STUART ST TANK PROJECT	11-61700-11	20,843.50
				Vendor 12940 - MKN CPM, LLC. Total:	**45,920.90**
Vendor: 12768 - MUNICIPAL RESOURCE GROUP, LLC.					
MUNICIPAL RESOURCE GROUP, LLC.	83407	06/04/2026	ALL DEPTS/HR CONSULTING SVCS - APRIL 2026	01-6080L-01	624.00
MUNICIPAL RESOURCE GROUP, LLC.	83407	06/04/2026	ALL DEPTS/HR CONSULTING SVCS - APRIL 2026	01-6080L-02	624.00
MUNICIPAL RESOURCE GROUP, LLC.	83407	06/04/2026	ALL DEPTS/HR CONSULTING SVCS - APRIL 2026	01-6080L-09	624.00
MUNICIPAL RESOURCE GROUP, LLC.	83407	06/04/2026	ALL DEPTS/HR CONSULTING SVCS - APRIL 2026	11-6080L-11	624.00
MUNICIPAL RESOURCE GROUP, LLC.	83407	06/04/2026	ALL DEPTS/HR CONSULTING SVCS - APRIL 2026	12-6080L-12	624.00
MUNICIPAL RESOURCE GROUP, LLC.	83504	06/24/2026	ALL DEPTS/HR CONSULTING SVCS - MAY 2026	01-6080L-01	624.00
MUNICIPAL RESOURCE GROUP, LLC.	83504	06/24/2026	ALL DEPTS/HR CONSULTING SVCS - MAY 2026	01-6080L-02	624.00
MUNICIPAL RESOURCE GROUP, LLC.	83504	06/24/2026	ALL DEPTS/HR CONSULTING SVCS - MAY 2026	01-6080L-09	624.00
MUNICIPAL RESOURCE GROUP, LLC.	83504	06/24/2026	ALL DEPTS/HR CONSULTING SVCS - MAY 2026	11-6080L-11	624.00
MUNICIPAL RESOURCE GROUP, LLC.	83504	06/24/2026	ALL DEPTS/HR CONSULTING SVCS - MAY 2026	12-6080L-12	624.00
				Vendor 12768 - MUNICIPAL RESOURCE GROUP, LLC. Total:	**6,240.00**
Vendor: 11474 - NAVIA BENEFIT SOLUTIONS, INC.					
NAVIA BENEFIT SOLUTIONS, INC.	83396	06/01/2026	ADM/MONTHLY CAFETERIA PLAN ADMINISTRATION MAY 26	01-60860-09	369.20
NAVIA BENEFIT SOLUTIONS, INC.	83429	06/11/2026	ADM/MONTHLY CAFETERIA PLAN ADMINISTRATION MAR 26	01-60860-09	36.00
				Vendor 11474 - NAVIA BENEFIT SOLUTIONS, INC. Total:	**405.20**
Vendor: 11492 - NOBLE SAW ACQUISITION LLC					
NOBLE SAW ACQUISITION LLC	83477	06/17/2026	F&R/HYDRO BUSH CUTTER	01-6033R-02	5,422.26
				Vendor 11492 - NOBLE SAW ACQUISITION LLC Total:	**5,422.26**
Vendor: 11520 - OFFICE1					
OFFICE1	83408	06/04/2026	WD/WW/COPIER OVERAGES FOR 2/28/26 - 5/27/26	11-60440-11	11.86
OFFICE1	83408	06/04/2026	WD/WW/COPIER OVERAGES FOR 2/28/26 - 5/27/26	12-60440-12	11.86
OFFICE1	DFT0006606	06/10/2026	ADM/COPIER OVERAGES 2/2/26 - 5/28/26	01-60440-09	400.61
				Vendor 11520 - OFFICE1 Total:	**424.33**
Vendor: 12772 - OPTIMIZED INVESTMENT PARTNERS					
OPTIMIZED INVESTMENT PARTNERS	DFT0006557	06/03/2026	ADM/INVESTMENT ADVISORY SVCS - MAY 2026	01-6080F-09	1,344.60
				Vendor 12772 - OPTIMIZED INVESTMENT PARTNERS Total:	**1,344.60**
Vendor: 11530 - ORKIN					
ORKIN	DFT0006647	06/17/2026	FD/PREVENTIVE PEST CONTROL SERVICES	01-6033G-01	75.00
ORKIN	DFT0006648	06/17/2026	FD/PREVENTIVE PEST CONTROL SERVICES	01-6033G-01	82.00
				Vendor 11530 - ORKIN Total:	**157.00**

Vendor Name	Pmt #	Pmt Date	Description (Item)	Acct #	Amount
Vendor: 11568 - PASO ROBLES SAFE & LOCK,					
PASO ROBLES SAFE & LOCK,	83478	06/17/2026	F&R/SVC CALL TO REPAIR DEADBOLT AT VET'S HALL	01-6033V-02	325.00
			Vendor 11568 - PASO ROBLES SAFE & LOCK, Total:		**325.00**
Vendor: 11543 - PG&E					
PG&E	DFT0006649	06/19/2026	WW/ELEC SVC VARIOUS LIFT STATIONS	12-6060E-12	16,254.83
PG&E	DFT0006650	06/19/2026	WRF/ELEC SVC SAN SIMEON CRK RD	39-6060E-25	96.13
PG&E	DFT0006651	06/19/2026	WRF/ELEC SVC SAN SIMEON CRK RD UNIT 1	39-6060E-25	1,034.27
PG&E	DFT0006652	06/19/2026	ALL/ELEC SVC GENERAL METERS	01-6060E-01	1,137.22
PG&E	DFT0006652	06/19/2026	ALL/ELEC SVC GENERAL METERS	01-6060E-02	1,835.70
PG&E	DFT0006652	06/19/2026	ALL/ELEC SVC GENERAL METERS	01-6060E-02	1,111.60
PG&E	DFT0006652	06/19/2026	ALL/ELEC SVC GENERAL METERS	01-6060E-09	362.30
PG&E	DFT0006653	06/19/2026	WD/ELEC SVC VARIOUS WELLS	11-6060E-11	11,229.80
PG&E	DFT0006654	06/19/2026	WD/ELEC SVC 2820 SANTA ROSA RD	11-6060E-11	6,151.80
PG&E	DFT0006655	06/19/2026	WRF/ELEC SVC SAN SIMEON CRK RD UNIT 2	39-6060E-25	65.16
			Vendor 11543 - PG&E Total:		**39,278.81**
Vendor: 11645 - POTTER PLUMBING, INC					
POTTER PLUMBING, INC	83479	06/17/2026	F&R/SVC CALL TO FIX LEAKS IN BATHROOMS	01-6033V-02	2,600.00
			Vendor 11645 - POTTER PLUMBING, INC Total:		**2,600.00**
Vendor: 11663 - PROCARE JANITORIAL SUPPLY					
PROCARE JANITORIAL SUPPLY	83430	06/11/2026	F&R/TOILET TISSUE & HAND WASH	01-60900-02	2,466.75
PROCARE JANITORIAL SUPPLY	83430	06/11/2026	F&R/TOILET TISSUE	01-60900-02	96.53
PROCARE JANITORIAL SUPPLY	83430	06/11/2026	F&R/TOILET TISSUE	01-60900-02	482.63
			Vendor 11663 - PROCARE JANITORIAL SUPPLY Total:		**3,045.91**
Vendor: 11713 - REAPER, TRISTAN					
REAPER, TRISTAN	83391	06/01/2026	WD/WW/WRF/MONTHLY CELL PHONE REIMB	11-6060C-11	33.00
REAPER, TRISTAN	83391	06/01/2026	WD/WW/WRF/MONTHLY CELL PHONE REIMB	12-6060C-12	33.00
REAPER, TRISTAN	83391	06/01/2026	WD/WW/WRF/MONTHLY CELL PHONE REIMB	39-6060C-25	34.00
			Vendor 11713 - REAPER, TRISTAN Total:		**100.00**
Vendor: 12923 - RENEWELL FLEET SERVICE LLC					
RENEWELL FLEET SERVICE LLC	83409	06/04/2026	FD/SVC CALL FOR FIRE PUMP TEST ON 2017 PUMPER 5792	01-6041L-01	1,100.00
			Vendor 12923 - RENEWELL FLEET SERVICE LLC Total:		**1,100.00**
Vendor: 11731 - RETIREE00					
RETIREE00	83435	06/17/2026	WD/MONTHLY HEALTH INSURANCE REIMB	11-51210-11	969.35
			Vendor 11731 - RETIREE00 Total:		**969.35**
Vendor: 11732 - RETIREE01					
RETIREE01	83436	06/17/2026	WW/MONTHLY HEALTH INSURANCE REIMB	12-51210-12	969.35
			Vendor 11732 - RETIREE01 Total:		**969.35**
Vendor: 11733 - RETIREE02					
RETIREE02	83437	06/17/2026	F&R/MONTHLY HEALTH INSURANCE REIMB	01-51210-02	732.96
			Vendor 11733 - RETIREE02 Total:		**732.96**
Vendor: 11735 - RETIREE04					
RETIREE04	83438	06/17/2026	ADM/MONTHLY HEALTH INSURANCE REIMB	01-51210-09	403.68
			Vendor 11735 - RETIREE04 Total:		**403.68**
Vendor: 11736 - RETIREE05					
RETIREE05	83439	06/17/2026	WW/MONTHLY HEALTH INSURANCE REIMB	12-51210-12	403.68
			Vendor 11736 - RETIREE05 Total:		**403.68**

Vendor Name	Pmt #	Pmt Date	Description (Item)	Acct #	Amount
Vendor: 11737 - RETIREE06					
RETIREE06	83440	06/17/2026	WD/MONTHLY HEALTH INSURANCE REIMB	11-51210-11	403.68
				Vendor 11737 - RETIREE06 Total:	**403.68**
Vendor: 11738 - RETIREE07					
RETIREE07	83441	06/17/2026	WD/MONTHLY HEALTH INSURANCE REIMB	11-51210-11	403.68
				Vendor 11738 - RETIREE07 Total:	**403.68**
Vendor: 11740 - RETIREE09					
RETIREE09	83442	06/17/2026	ADM/MONTHLY HEALTH INSURANCE REIMB	01-51210-09	403.68
				Vendor 11740 - RETIREE09 Total:	**403.68**
Vendor: 11741 - RETIREE10					
RETIREE10	83443	06/17/2026	ADM/MONTHLY HEALTH INSURANCE REIMB	01-51210-09	345.93
				Vendor 11741 - RETIREE10 Total:	**345.93**
Vendor: 11742 - RETIREE11					
RETIREE11	83444	06/17/2026	ADM/MONTHLY HEALTH INSURANCE REIMB	01-51210-09	403.68
				Vendor 11742 - RETIREE11 Total:	**403.68**
Vendor: 11743 - RETIREE12					
RETIREE12	83445	06/17/2026	WW/MONTHLY HEALTH INSURANCE REIMB	12-51210-12	1,602.42
				Vendor 11743 - RETIREE12 Total:	**1,602.42**
Vendor: 11744 - RETIREE13					
RETIREE13	83446	06/17/2026	FD/MONTHLY HEALTH INSURANCE REIMB	01-51210-01	403.68
				Vendor 11744 - RETIREE13 Total:	**403.68**
Vendor: 11747 - RETIREE16					
RETIREE16	83447	06/17/2026	WD/MONTHLY HEALTH INSURANCE REIMB	11-51210-11	403.68
				Vendor 11747 - RETIREE16 Total:	**403.68**
Vendor: 11748 - RETIREE17					
RETIREE17	83448	06/17/2026	ADM/MONTHLY HEALTH INSURANCE REIMB	01-51210-09	969.35
				Vendor 11748 - RETIREE17 Total:	**969.35**
Vendor: 11750 - RETIREE19					
RETIREE19	83449	06/17/2026	FD/MONTHLY HEALTH INSURANCE REIMB	01-51210-01	969.35
				Vendor 11750 - RETIREE19 Total:	**969.35**
Vendor: 11752 - RETIREE21					
RETIREE21	83450	06/17/2026	WW/MONTHLY HEALTH INSURANCE REIMB	12-51210-12	403.68
				Vendor 11752 - RETIREE21 Total:	**403.68**
Vendor: 11753 - RETIREE22					
RETIREE22	83451	06/17/2026	WW/MONTHLY HEALTH INSURANCE REIMB	12-51210-12	853.87
				Vendor 11753 - RETIREE22 Total:	**853.87**
Vendor: 11755 - RETIREE24					
RETIREE24	83452	06/17/2026	F&R/MONTHLY HEALTH INSURANCE REIMB	01-51210-02	403.68
				Vendor 11755 - RETIREE24 Total:	**403.68**
Vendor: 11757 - RETIREE26					
RETIREE26	83453	06/17/2026	ADM/MONTHLY HEALTH INSURANCE REIMB	01-51210-09	1,688.59
				Vendor 11757 - RETIREE26 Total:	**1,688.59**
Vendor: 11758 - RETIREE27					
RETIREE27	83454	06/17/2026	FD/MONTHLY HEALTH INSURANCE REIMB	01-51210-01	969.35
				Vendor 11758 - RETIREE27 Total:	**969.35**
Vendor: 11759 - RETIREE28					
RETIREE28	83455	06/17/2026	F&R/MONTHLY HEALTH INSURANCE REIMB	01-51210-02	969.35
				Vendor 11759 - RETIREE28 Total:	**969.35**

Vendor Name	Pmt #	Pmt Date	Description (Item)	Acct #	Amount
Vendor: 11762 - RETIREE31					
RETIREE31	83456	06/17/2026	ADM/MONTHLY HEALTH INSURANCE REIMB	01-51210-09	403.68
				Vendor 11762 - RETIREE31 Total:	**403.68**
Vendor: 11763 - RETIREE32					
RETIREE32	83457	06/17/2026	ADM/MONTHLY HEALTH INSURANCE REIMB	01-51210-09	809.89
				Vendor 11763 - RETIREE32 Total:	**809.89**
Vendor: 11764 - RETIREE33					
RETIREE33	83458	06/17/2026	ADM/MONTHLY HEALTH INSURANCE REIMB	01-51210-09	650.84
				Vendor 11764 - RETIREE33 Total:	**650.84**
Vendor: 11765 - RETIREE34					
RETIREE34	83459	06/17/2026	FD/MONTHLY HEALTH INSURANCE REIMB	01-51210-01	247.10
				Vendor 11765 - RETIREE34 Total:	**247.10**
Vendor: 11767 - RETIREE36					
RETIREE36	83460	06/17/2026	ADM/MONTHLY HEALTH INSURANCE REIMB	01-51210-09	853.87
				Vendor 11767 - RETIREE36 Total:	**853.87**
Vendor: 11768 - RETIREE37					
RETIREE37	83461	06/17/2026	ADM/WD/WW/MONTHLY HEALTH INSURANCE REIMB	01-51210-09	77.02
RETIREE37	83461	06/17/2026	ADM/WD/WW/MONTHLY HEALTH INSURANCE REIMB	11-51210-11	1,001.29
RETIREE37	83461	06/17/2026	ADM/WD/WW/MONTHLY HEALTH INSURANCE REIMB	12-51210-12	462.13
				Vendor 11768 - RETIREE37 Total:	**1,540.44**
Vendor: 11769 - RETIREE38					
RETIREE38	83462	06/17/2026	WD/MONTHLY HEALTH INSURANCE REIMB	11-51210-11	1,463.68
				Vendor 11769 - RETIREE38 Total:	**1,463.68**
Vendor: 11770 - RETIREE39					
RETIREE39	83463	06/17/2026	ADM/MONTHLY HEALTH INSURANCE REIMB	01-51210-09	650.84
				Vendor 11770 - RETIREE39 Total:	**650.84**
Vendor: 11003 - RETIREE40					
RETIREE40	83464	06/17/2026	FD/MONTHLY HEALTH INSURANCE REIMB	01-51210-01	1,939.68
				Vendor 11003 - RETIREE40 Total:	**1,939.68**
Vendor: 12911 - RETIREE41					
RETIREE41	83465	06/17/2026	FD/MONTHLY HEALTH INSURANCE REIMB	01-51210-01	1,907.84
				Vendor 12911 - RETIREE41 Total:	**1,907.84**
Vendor: 12951 - RETIREE42					
RETIREE42	83466	06/17/2026	FD/MONTHLY HEALTH INSURANCE REIMB	01-51210-01	1,951.38
				Vendor 12951 - RETIREE42 Total:	**1,951.38**
Vendor: 12846 - ROBERTO MERCADO MANCILLA					
ROBERTO MERCADO MANCILLA	83431	06/11/2026	FD/FIRE DEPARTMENT LANDSCAPING 2850 BURTON DR	01-6033G-02	400.00
ROBERTO MERCADO MANCILLA	83431	06/11/2026	FD/FIRE DEPT LANDSCAPING 2850 BURTON DR FINAL	01-6033G-02	100.00
ROBERTO MERCADO MANCILLA	83431	06/11/2026	F&R/WEED ABATEMENT ON PARKHILL	01-6033G-02	5,760.00
				Vendor 12846 - ROBERTO MERCADO MANCILLA Total:	**6,260.00**
Vendor: 12992 - ROCKWELL ENGINEERING AND EQUIPMENT CO.					
ROCKWELL ENGINEERING	83410	06/04/2026	WW/FOGROD & POWER SUPPLY	12-6032L-12	1,866.16
ROCKWELL ENGINEERING	83492	06/23/2026	WW/FOGROD CONTROLLER WITH CABLE & CLEANING BRACKET	12-6032L-12	1,126.13
				Vendor 12992 - ROCKWELL ENGINEERING AND EQUIPMENT CO. Total:	**2,992.29**
Vendor: 12708 - SLO COUNTY APCD					
SLO COUNTY APCD	DFT0006556	06/02/2026	WW/MOD PTO REPLACING EXISTING GENERATOR #994-2	12-60550-12	1,229.20
				Vendor 12708 - SLO COUNTY APCD Total:	**1,229.20**
Vendor: 11966 - SLO COUNTY ENVIRONMENTAL HEALTH					
SLO COUNTY ENVIRONMENTAL HLTH	DFT0006555	06/02/2026	WD/BACKFLOW PREVENTION PROGRAM & ADMIN COSTS	11-60550-11	1,791.99
				Vendor 11966 - SLO COUNTY ENVIRONMENTAL HEALTH Total:	**1,791.99**

Vendor Name	Pmt #	Pmt Date	Description (Item)	Acct #	Amount
Vendor: 11978 - SLO COUNTY PUBLIC WORKS					
SLO COUNTY PUBLIC WORKS	83493	06/23/2026	F&R/ENGINEERING REVIEW FOR SKATE PARK	01-61700-16	192.67
				Vendor 11978 - SLO COUNTY PUBLIC WORKS Total:	**192.67**
Vendor: 12478 - SOCAL GAS					
SOCAL GAS	DFT0006613	06/15/2026	F&R/GAS SVC AT VET'S HALL	01-6060G-02	263.44
SOCAL GAS	DFT0006614	06/15/2026	FD/GAS SVC 2850 BURTON DRIVE	01-6060G-01	314.88
SOCAL GAS	DFT0006615	06/15/2026	FD/GAS SVC 5490 HEATH LANE	01-6060G-01	3.94
SOCAL GAS	DFT0006616	06/15/2026	FD/GAS SVC 5500 HEATH LANE #B	01-6060G-01	48.81
SOCAL GAS	DFT0006617	06/15/2026	WD/WW/GAS SVC 5500 HEATH LANE	11-6060G-11	34.26
SOCAL GAS	DFT0006617	06/15/2026	WD/WW/GAS SVC 5500 HEATH LANE	12-6060G-12	34.26
				Vendor 12478 - SOCAL GAS Total:	**699.59**
Vendor: 12588 - STEWART, WIL					
STEWART, WIL	83392	06/01/2026	FD/MONTHLY CELL PHONE REIMB	01-6060C-01	45.00
				Vendor 12588 - STEWART, WIL Total:	**45.00**
Vendor: 12534 - STILLWATER SCIENCES					
STILLWATER SCIENCES	83432	06/11/2026	WD/SR CRK INSTREAM FLOW STUDY 3/30 - 5/03/2026	11-61700-11	26,215.46
				Vendor 12534 - STILLWATER SCIENCES Total:	**26,215.46**
Vendor: 12995 - SUNBELT RENTALS, INC.					
SUNBELT RENTALS, INC.	DFT0006603	06/10/2026	WD/COMPACTION MACHINE	11-60400-11	3,717.38
				Vendor 12995 - SUNBELT RENTALS, INC. Total:	**3,717.38**
Vendor: 12645 - SYNAGRO WEST, LLC					
SYNAGRO WEST, LLC	83494	06/23/2026	WW/BIOSOLIDS TO LIBERTY COMPOST/MONTHLY TRAILER	12-6032S-12	2,943.59
				Vendor 12645 - SYNAGRO WEST, LLC Total:	**2,943.59**
Vendor: 12141 - TAPS TRUCK ACCESSORY					
TAPS TRUCK ACCESSORY	83505	06/24/2026	WD/REPLACE & REPAIR UTILITY BED - 2017 FORD F-250	11-6041L-11	1,596.59
				Vendor 12141 - TAPS TRUCK ACCESSORY Total:	**1,596.59**
Vendor: 12231 - TROPHY HUNTERS					
TROPHY HUNTERS	83433	06/11/2026	FD/VELCRO TAGS	01-60940-01	21.21
				Vendor 12231 - TROPHY HUNTERS Total:	**21.21**
Vendor: 11644 - U.S POST OFFICE					
U.S POST OFFICE	83434	06/11/2026	ADM/RENEWAL OF PO BOX 65 7/1/2026 - 6/30/2027	01-60500-09	438.00
				Vendor 11644 - U.S POST OFFICE Total:	**438.00**
Vendor: 12249 - UNITED RENTALS (NA) INC.					
UNITED RENTALS (NA) INC.	83495	06/23/2026	WD/VACUUM TRAILER	11-60400-11	3,056.63
UNITED RENTALS (NA) INC.	83495	06/23/2026	WD/VACUUM TRAILER	11-60400-11	1,447.88
UNITED RENTALS (NA) INC.	83495	06/23/2026	WD/FARM TRACTOR & MOWER ATTACHMENT	11-60400-11	2,221.35
				Vendor 12249 - UNITED RENTALS (NA) INC. Total:	**6,725.86**
Vendor: 12286 - VERIZON WIRELESS					
VERIZON WIRELESS	DFT0006612	06/05/2026	ALL/ON-CALL CELL PHONES & TABLETS	01-6060C-01	422.46
VERIZON WIRELESS	DFT0006612	06/05/2026	ALL/ON-CALL CELL PHONES & TABLETS	01-6060C-02	409.52
VERIZON WIRELESS	DFT0006612	06/05/2026	ALL/ON-CALL CELL PHONES & TABLETS	01-6060C-09	196.17
VERIZON WIRELESS	DFT0006612	06/05/2026	ALL/ON-CALL CELL PHONES & TABLETS	11-6060C-11	148.58
VERIZON WIRELESS	DFT0006612	06/05/2026	ALL/ON-CALL CELL PHONES & TABLETS	12-6060C-12	75.09
				Vendor 12286 - VERIZON WIRELESS Total:	**1,251.82**
Vendor: 12569 - WAVELENGTHS SURF SHOP					
WAVELENGTHS SURF SHOP	83506	06/24/2026	FD/OCEAN RESCUE TEAM GEAR - WETSUIT & BOOTIES	01-6220P-01	542.11
				Vendor 12569 - WAVELENGTHS SURF SHOP Total:	**542.11**
Vendor: 12904 - WRIGHT, HENRY					
WRIGHT, HENRY	83393	06/01/2026	FD/MONTHLY CELL PHONE REIMB	01-6060C-01	45.00
				Vendor 12904 - WRIGHT, HENRY Total:	**45.00**
				Grand Total:	**332,313.90**

Vendor Name	Pmt #	Pmt Date	Description (Item)	Acct #	Amount

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	121,990.15
11 - WATER FUND	160,862.88
12 - WASTEWATER FUND	38,758.29
39 - WRF OPERATIONS	10,702.58
Total:	**332,313.90**

Vendor Name	Pmt #	Pmt Date	Description (Item)	Acct #	Amount
Vendor: 12453 - CALIFORNIA STATE DISBURSEMENT					
CALIFORNIA STATE DISBURSEMENT	DFT0006565	06/05/2026	GARNISHMENT-CHILD SUPPORT	01-21630-00	350.00
				Vendor 12453 - CALIFORNIA STATE DISBURSEMENT Total:	**350.00**
Vendor: 10350 - CAMBRIA COMMUNITY SERVICE					
CAMBRIA COMMUNITY SERVICE	DFT0006572	06/05/2026	MEDICAL REIMBURSEMENT	01-21710-00	1,650.00
CAMBRIA COMMUNITY SERVICE	DFT0006572	06/05/2026	MEDICAL REIMBURSEMENT	01-51220-01	350.00
CAMBRIA COMMUNITY SERVICE	DFT0006572	06/05/2026	MEDICAL REIMBURSEMENT	01-51220-09	250.00
CAMBRIA COMMUNITY SERVICE	DFT0006572	06/05/2026	MEDICAL REIMBURSEMENT	11-51220-11	200.00
CAMBRIA COMMUNITY SERVICE	DFT0006572	06/05/2026	MEDICAL REIMBURSEMENT	12-51220-12	150.00
CAMBRIA COMMUNITY SERVICE	DFT0006629	06/19/2026	MEDICAL REIMBURSEMENT	01-21710-00	1,650.00
CAMBRIA COMMUNITY SERVICE	DFT0006629	06/19/2026	MEDICAL REIMBURSEMENT	01-51220-01	350.00
CAMBRIA COMMUNITY SERVICE	DFT0006629	06/19/2026	MEDICAL REIMBURSEMENT	01-51220-09	250.00
CAMBRIA COMMUNITY SERVICE	DFT0006629	06/19/2026	MEDICAL REIMBURSEMENT	11-51220-11	200.00
CAMBRIA COMMUNITY SERVICE	DFT0006629	06/19/2026	MEDICAL REIMBURSEMENT	12-51220-12	150.00
				Vendor 10350 - CAMBRIA COMMUNITY SERVICE Total:	**5,200.00**
Vendor: 10691 - EMPLOYMENT DEVELOPMENT DP					
EMPLOYMENT DEVELOPMENT DP	DFT0006583	06/05/2026	STATE TAX WITHHOLDING	01-21100-00	5,943.92
EMPLOYMENT DEVELOPMENT DP	DFT0006584	06/05/2026	SDI	01-21300-00	2,032.09
EMPLOYMENT DEVELOPMENT DP	DFT0006591	06/05/2026	STATE TAX WITHHOLDING	01-21100-00	1,409.14
EMPLOYMENT DEVELOPMENT DP	DFT0006592	06/05/2026	SDI	01-21300-00	235.40
EMPLOYMENT DEVELOPMENT DP	DFT0006640	06/19/2026	STATE TAX WITHHOLDING	01-21100-00	6,227.21
EMPLOYMENT DEVELOPMENT DP	DFT0006641	06/19/2026	SDI	01-21300-00	2,042.56
EMPLOYMENT DEVELOPMENT DP	DFT0006665	06/18/2026	STATE TAX WITHHOLDING	01-21100-00	9,221.56
EMPLOYMENT DEVELOPMENT DP	DFT0006666	06/18/2026	SDI	01-21300-00	2,205.48
				Vendor 10691 - EMPLOYMENT DEVELOPMENT DP Total:	**29,317.36**
Vendor: 10354 - IAFF LOCAL 4635 CAMBRIA PROFESSIONAL FIREFIGHTER ASSOC.					
IAFF LOCAL 4635	DFT0006558	06/05/2026	DUES-FIRE IAFF	01-21600-00	320.00
IAFF LOCAL 4635	DFT0006618	06/19/2026	DUES-FIRE IAFF	01-21600-00	320.00
				Vendor 10354 - IAFF LOCAL 4635 CAMBRIA PROFESSIONAL FIREFIGHTER ASSOC. Total:	**640.00**
Vendor: 11069 - IRS/FEDERAL PAYROLL TAXES					
IRS/FEDERAL PAYROLL TAXES	DFT0006581	06/05/2026	FEDERAL TAX WITHHOLDING	01-21000-00	14,141.30
IRS/FEDERAL PAYROLL TAXES	DFT0006582	06/05/2026	MEDICARE TAX WITHHOLDING	01-21200-00	4,538.94
IRS/FEDERAL PAYROLL TAXES	DFT0006585	06/05/2026	SOCIAL SECURITY TAX	01-21200-00	19,407.72
IRS/FEDERAL PAYROLL TAXES	DFT0006589	06/05/2026	FEDERAL TAX WITHHOLDING	01-21000-00	3,241.70
IRS/FEDERAL PAYROLL TAXES	DFT0006590	06/05/2026	MEDICARE TAX WITHHOLDING	01-21200-00	525.10
IRS/FEDERAL PAYROLL TAXES	DFT0006593	06/05/2026	SOCIAL SECURITY TAX	01-21200-00	2,245.30
IRS/FEDERAL PAYROLL TAXES	DFT0006638	06/19/2026	FEDERAL TAX WITHHOLDING	01-21000-00	14,791.26
IRS/FEDERAL PAYROLL TAXES	DFT0006639	06/19/2026	MEDICARE TAX WITHHOLDING	01-21200-00	4,571.02
IRS/FEDERAL PAYROLL TAXES	DFT0006642	06/19/2026	SOCIAL SECURITY TAX	01-21200-00	19,545.04
IRS/FEDERAL PAYROLL TAXES	DFT0006663	06/18/2026	FEDERAL TAX WITHHOLDING	01-21000-00	21,010.06
IRS/FEDERAL PAYROLL TAXES	DFT0006664	06/18/2026	MEDICARE TAX WITHHOLDING	01-21200-00	4,919.84
IRS/FEDERAL PAYROLL TAXES	DFT0006667	06/18/2026	SOCIAL SECURITY TAX	01-21200-00	21,036.64
				Vendor 11069 - IRS/FEDERAL PAYROLL TAXES Total:	**129,973.92**

Vendor Name	Pmt #	Pmt Date	Description (Item)	Acct #	Amount
Vendor: 12962 - METROPOLITAN LIFE INSURANCE COMPANY					
MET LIFE INSURANCE COMPANY	DFT0006691	06/30/2026	DENTAL/VISION PREMIUM	01-21500-00	497.40
MET LIFE INSURANCE COMPANY	DFT0006691	06/30/2026	DENTAL/VISION PREMIUM	01-21500-00	3,229.98
MET LIFE INSURANCE COMPANY	DFT0006691	06/30/2026	DENTAL/VISION PREMIUM	01-51020-01	114.69
MET LIFE INSURANCE COMPANY	DFT0006691	06/30/2026	DENTAL/VISION PREMIUM	01-51020-01	(114.68)
MET LIFE INSURANCE COMPANY	DFT0006691	06/30/2026	DENTAL/VISION PREMIUM	01-51020-02	57.51
MET LIFE INSURANCE COMPANY	DFT0006691	06/30/2026	DENTAL/VISION PREMIUM	01-51020-11	57.64
			Vendor 12962 - METROPOLITAN LIFE INSURANCE COMPANY Total:		**3,842.54**
Vendor: 11032 - MISSION SQUARE RETIREMENT-VNTGPT TRSFR AGT 457					
MISSION SQUARE RETIREMENT	DFT0006566	06/05/2026	457 YEE CONTIRBUTION	01-21410-00	5,467.50
MISSION SQUARE RETIREMENT	DFT0006567	06/05/2026	457 YEE CONTIRBUTION	01-21410-00	376.08
MISSION SQUARE RETIREMENT	DFT0006568	06/05/2026	457 ROTH IRA YEE CONTRIBUTION	01-21410-00	525.00
MISSION SQUARE RETIREMENT	DFT0006569	06/05/2026	DC 457 MGMT MATCH	01-21410-00	900.00
MISSION SQUARE RETIREMENT	DFT0006570	06/05/2026	DD ICMA IAFF MATCH	01-21410-00	175.00
MISSION SQUARE RETIREMENT	DFT0006571	06/05/2026	DD ICMA SEIU MATCH	01-21410-00	400.00
MISSION SQUARE RETIREMENT	DFT0006625	06/19/2026	457 YEE CONTIRBUTION	01-21410-00	5,517.50
MISSION SQUARE RETIREMENT	DFT0006626	06/19/2026	457 YEE CONTIRBUTION	01-21410-00	325.96
MISSION SQUARE RETIREMENT	DFT0006627	06/19/2026	457 ROTH IRA YEE CONTRIBUTION	01-21410-00	525.00
MISSION SQUARE RETIREMENT	DFT0006628	06/19/2026	DC 457 MGMT MATCH	01-21410-00	1,000.00
MISSION SQUARE RETIREMENT	DFT0006662	06/18/2026	457 YEE CONTIRBUTION	01-21410-00	19,050.02
			Vendor 11032 - MISSION SQUARE RETIREMENT-VNTGPT TRSFR AGT 457 Total:		**34,262.06**
Vendor: 11652 - PPBI DIRECT DEPOSIT					
PPBI-DIRECT DEPOSIT	20174	6/5/2026	Check	01-21520-00	1,812.99
PPBI-DIRECT DEPOSIT	EFT0000155	6/5/2026	EFT	01-21520-00	98,456.67
PPBI-DIRECT DEPOSIT	EFT0000156	6/5/2026	EFT	01-21520-00	11,382.95
PPBI-DIRECT DEPOSIT	20176	6/18/2026	Check	01-21520-00	1,984.45
PPBI-DIRECT DEPOSIT	EFT0000158	6/18/2026	EFT	01-21520-00	98,851.23
PPBI-DIRECT DEPOSIT	20175	6/19/2026	Check	01-21520-00	2,502.63
PPBI-DIRECT DEPOSIT	EFT0000157	6/19/2026	EFT	01-21520-00	98,720.81
					313,711.73
Vendor: 11593 - PERS HEALTH BENEFIT SERV					
PERS HEALTH BENEFIT SERV	DFT0006690	06/30/2026	HEALTH PREMIUM	01-21510-00	3,345.16
PERS HEALTH BENEFIT SERV	DFT0006690	06/30/2026	HEALTH PREMIUM	01-21510-00	46,891.86
PERS HEALTH BENEFIT SERV	DFT0006690	06/30/2026	HEALTH PREMIUM	01-51030-01	957.02
PERS HEALTH BENEFIT SERV	DFT0006690	06/30/2026	HEALTH PREMIUM	01-51030-09	40.96
PERS HEALTH BENEFIT SERV	DFT0006690	06/30/2026	HEALTH PREMIUM	01-51210-01	1,134.00
PERS HEALTH BENEFIT SERV	DFT0006690	06/30/2026	HEALTH PREMIUM	01-51210-02	486.00
PERS HEALTH BENEFIT SERV	DFT0006690	06/30/2026	HEALTH PREMIUM	01-51210-09	31.06
PERS HEALTH BENEFIT SERV	DFT0006690	06/30/2026	HEALTH PREMIUM	01-51210-09	1,944.00
PERS HEALTH BENEFIT SERV	DFT0006690	06/30/2026	HEALTH PREMIUM	11-51210-11	810.00
PERS HEALTH BENEFIT SERV	DFT0006690	06/30/2026	HEALTH PREMIUM	12-51210-12	810.00
			Vendor 11593 - PERS HEALTH BENEFIT SERV Total:		**56,450.06**
Vendor: 11594 - PERS RETIREMENT SYSTEM					
PERS RETIREMENT SYSTEM	DFT0006559	06/05/2026	PERS RETIREMENT	01-21400-00	617.99
PERS RETIREMENT SYSTEM	DFT0006560	06/05/2026	PERS RETIREMENT	01-21400-00	1,878.06
PERS RETIREMENT SYSTEM	DFT0006561	06/05/2026	PERS RETIREMENT	01-21400-00	388.95
PERS RETIREMENT SYSTEM	DFT0006562	06/05/2026	PERS RETIREMENT	01-21400-00	1,276.02
PERS RETIREMENT SYSTEM	DFT0006563	06/05/2026	PERS RETIREMENT	01-21400-00	4,757.37
PERS RETIREMENT SYSTEM	DFT0006564	06/05/2026	PERS RETIREMENT	01-21400-00	4,684.73
PERS RETIREMENT SYSTEM	DFT0006573	06/05/2026	PERS RETIREMENT	01-21400-00	559.20
PERS RETIREMENT SYSTEM	DFT0006574	06/05/2026	PERS RETIREMENT	01-21400-00	1,227.54
PERS RETIREMENT SYSTEM	DFT0006575	06/05/2026	PERS RETIREMENT	01-21400-00	1,395.04

Vendor Name	Pmt #	Pmt Date	Description (Item)	Acct #	Amount
PERS RETIREMENT SYSTEM	DFT0006576	06/05/2026	PERS RETIREMENT	01-21400-00	2,031.33
PERS RETIREMENT SYSTEM	DFT0006577	06/05/2026	PERS RETIREMENT	01-21400-00	5,454.58
PERS RETIREMENT SYSTEM	DFT0006578	06/05/2026	PERS RETIREMENT	01-21400-00	5,405.31
PERS RETIREMENT SYSTEM	DFT0006587	06/05/2026	PERS RETIREMENT	01-21400-00	452.94
PERS RETIREMENT SYSTEM	DFT0006588	06/05/2026	PERS RETIREMENT	01-21400-00	1,160.50
PERS RETIREMENT SYSTEM	DFT0006619	06/19/2026	PERS RETIREMENT	01-21400-00	617.99
PERS RETIREMENT SYSTEM	DFT0006620	06/19/2026	PERS RETIREMENT	01-21400-00	1,878.06
PERS RETIREMENT SYSTEM	DFT0006621	06/19/2026	PERS RETIREMENT	01-21400-00	413.60
PERS RETIREMENT SYSTEM	DFT0006622	06/19/2026	PERS RETIREMENT	01-21400-00	1,470.79
PERS RETIREMENT SYSTEM	DFT0006623	06/19/2026	PERS RETIREMENT	01-21400-00	4,927.48
PERS RETIREMENT SYSTEM	DFT0006624	06/19/2026	PERS RETIREMENT	01-21400-00	4,852.25
PERS RETIREMENT SYSTEM	DFT0006630	06/19/2026	PERS RETIREMENT	01-21400-00	559.20
PERS RETIREMENT SYSTEM	DFT0006631	06/19/2026	PERS RETIREMENT	01-21400-00	1,227.53
PERS RETIREMENT SYSTEM	DFT0006632	06/19/2026	PERS RETIREMENT	01-21400-00	1,395.04
PERS RETIREMENT SYSTEM	DFT0006633	06/19/2026	PERS RETIREMENT	01-21400-00	2,031.33
PERS RETIREMENT SYSTEM	DFT0006634	06/19/2026	PERS RETIREMENT	01-21400-00	5,241.03
PERS RETIREMENT SYSTEM	DFT0006635	06/19/2026	PERS RETIREMENT	01-21400-00	5,193.69
PERS RETIREMENT SYSTEM	DFT0006688	06/30/2026	ACCRUED LIAB-MISC & SAFETY	01-51090-01	18,100.83
PERS RETIREMENT SYSTEM	DFT0006688	06/30/2026	ACCRUED LIAB-MISC & SAFETY	01-51090-02	4,423.08
PERS RETIREMENT SYSTEM	DFT0006688	06/30/2026	ACCRUED LIAB-MISC & SAFETY	01-51090-09	14,245.14
PERS RETIREMENT SYSTEM	DFT0006688	06/30/2026	ACCRUED LIAB-MISC & SAFETY	11-51090-11	13,006.22
PERS RETIREMENT SYSTEM	DFT0006688	06/30/2026	ACCRUED LIAB-MISC & SAFETY	12-51090-12	13,324.73
PERS RETIREMENT SYSTEM	DFT0006688	06/30/2026	ACCRUED LIAB-MISC & SAFETY	39-51090-25	2,779.42
				Vendor 11594 - PERS RETIREMENT SYSTEM Total:	**126,976.97**
Vendor: 11911 - SEIU LOCAL 620					
SEIU LOCAL 620	DFT0006579	06/05/2026	SEIU UNION DUES	01-21600-00	396.17
SEIU LOCAL 620	DFT0006580	06/05/2026	SEIU UNION DUES	01-21600-00	70.84
SEIU LOCAL 620	DFT0006636	06/19/2026	SEIU UNION DUES	01-21600-00	364.53
SEIU LOCAL 620	DFT0006637	06/19/2026	SEIU UNION DUES	01-21600-00	70.84
				Vendor 11911 - SEIU LOCAL 620 Total:	**902.38**
Vendor: 12175 - THE LINCOLN NATIONAL LIFE					
THE LINCOLN NATIONAL LIFE	DFT0006689	06/30/2026	LIFE INSUR-GROUP	01-21640-00	301.70
THE LINCOLN NATIONAL LIFE	DFT0006689	06/30/2026	LIFE INSUR-GROUP	01-51050-01	34.88
THE LINCOLN NATIONAL LIFE	DFT0006689	06/30/2026	LIFE INSUR-GROUP	01-51050-01	8.72
THE LINCOLN NATIONAL LIFE	DFT0006689	06/30/2026	LIFE INSUR-GROUP	01-51050-01	0.94
THE LINCOLN NATIONAL LIFE	DFT0006689	06/30/2026	LIFE INSUR-GROUP	01-51050-01	(7.78)
THE LINCOLN NATIONAL LIFE	DFT0006689	06/30/2026	LIFE INSUR-GROUP	01-51050-01	(7.78)
THE LINCOLN NATIONAL LIFE	DFT0006689	06/30/2026	LIFE INSUR-GROUP	01-51050-01	(8.72)
				Vendor 12175 - THE LINCOLN NATIONAL LIFE Total:	**321.96**
				Grand Total:	**701,948.98**

CAMBRIA COMMUNITY SERVICES DISTRICT

MINUTES OF JUNE 11, 2026, REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS OF THE CAMBRIA COMMUNITY SERVICES DISTRICT

The Cambria Community Services District Board of Directors held a regular meeting on Thursday, June 11, 2026, at 10:00 a.m. at the Cambria Veterans' Memorial Hall, 1000 Main Street, Cambria, CA 93428.

1. OPENING

1.A Call to Order

President Farmer called the meeting to order at 10:09 a.m.

1.B Pledge of Allegiance

President Farmer led the Pledge of Allegiance.

1.C Establishment of Quorum

A quorum was established.

Directors present: Harry Farmer, Tom Gray, Debra Scott, and Michael Thomas.

Directors present via Zoom: Karen Dean.

President Farmer stated that Vice President Dean will be participating remotely pursuant to Government Code section 54953 under the 'just cause' provisions. A quorum of the Board is physically present at the posted meeting location within the District's jurisdiction, which is open to the public. The meeting is being conducted in a manner that provides public access and opportunity to comment, and all votes will be taken by roll call.

Vice President Dean stated she is participating remotely pursuant to Government Code section 54953 due to just cause, specifically because of a contagious illness that prevents her in-person attendance. She does have someone over the age of 18 present. Her husband, Allan, will be in the next room as an attendee, on his own personal device.

Staff present: General Manager Matthew McElhenie, Administrative Department Manager Denise Fritz, Confidential Administrative Assistant Haley Dodson, Fire Chief Michael Burkey, Utilities Department Manager Jim Green, Facilities & Resources Manager David Aguirre, Fire Captains Michael Castellanos and Craig Brooks, Firefighter Drew Kanner and SAFER Firefighter Henry Wright.

Staff present via Zoom: District Counsel Timothy Carmel and Program Manager Tristan Reaper.

1.D Report from Closed Session

District Counsel stated that at the May 29, 2026 special meeting, the Board held a Closed Session for a conference with its labor negotiator pursuant to Government Code Section 54957.6. No action was taken. There's nothing to report.

1.E President's Report

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President Farmer stated that Jim Dantona is attending the meeting.

Jim Dantona provided a brief introduction.

1.F Agenda Review

President Farmer asked if there were any changes to the agenda.

General Manager McElhenie asked to move the Utilities Report up. The Board agreed.

2. BOARD MEMBER COMMUNICATIONS

Director Thomas apologized for missing the May 14 meeting due to his granddaughter's graduation and also apologized for the nine-minute delay this morning while retrieving his iPad.

3. PUBLIC COMMENT

Christine Heinrichs, Cambria

4. PUBLIC SAFETY

4.A Sheriff's Department Report

Commander Habbas provided a Sheriff's Department Report.

Public Comment: none

4.B California Highway Patrol (CHP) Report

Commander Gennuso provided a California Highway Patrol (CHP) Report.

Public Comment: none

4.C CCSD Fire Chief's Report

Fire Chief Burkey provided a report on the Fire Department's recent activities in Cambria for May.

Public Comment: none.

The Board of Directors moved to the Utilities Report 8D.

5. REGULAR BUSINESS

5.A Receive a Presentation Regarding Desalination Executable Solution and Logistics (DESAL) Plan

General Manager McElhenie introduced the item and provided a summary.

The Board of Directors held a discussion.

Public Comment:
Ted Siegler, Cambria

The Board of Directors took a break at 11:26 a.m. and reconvened the meeting at 11:32 a.m.

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5.B Discussion Regarding the Updated Fiscalini Ranch Public Access & Resource Management Plan

General Manager McElhenie introduced the item and provided a summary.

The Board of Directors held a discussion.

Public Comment:
Thomas Loganbill, Cambria
Ted Siegler, Cambria
Crosby Swartz, Cambria

On June 11, 2026, the Board of Directors asked Director Thomas to provide his comments on the plan to the Ad Hoc Committee and staff, and directed staff to post the comments on the website, review Director Thomas' additional revisions with the FFRP Ad Hoc Committee, and return the item to the Board for consideration and adoption.

5.C Discussion and Consideration to Appoint an Ad Hoc Committee to Work with the Friends of the Fiscalini Ranch on Budgeting Based on the Fiscalini Ranch Public Access and Resource Management Plan

General Manager McElhenie introduced the item and provided a summary.

Director Scott and Vice President Dean provided a summary.

The Board of Directors held a discussion.

Public Comment:
Ted Siegler, Cambria

Director Gray moved that the Board appoint an Ad Hoc Committee to work with the Friends of the Fiscalini Ranch on budgeting based on the Fiscalini Ranch Public Access and Resource Management Plan and that the committee consist of Vice President Dean and Director Scott.

Vice President Dean seconded the motion.

Director Thomas requested an amendment to include continuing the Ad Hoc Committee for this additional scope.

Director Gray stated he'll accept appoint since it's in the agenda title.

Vice President Dean stated they will continue the Ad Hoc Committee because of the current work regarding Director Thomas' changes that he's asking for, but they are going to expand the Ad Hoc Committee's responsibility to work with FFRP on budgeting.

Director Gray stated the best wording would be to update the responsibilities of the current Fiscalini Ranch Ad Hoc Committee to include working with FFRP on budgeting based on the Fiscalini Ranch Public Access and Resource Management Plan.

Motion Passed Unanimously Ayes – 5 (Farmer, Dean, Gray, Scott & Thomas) Nays – 0 Absent – 0

The Board of Directors took a lunch break at 12:12 p.m. and reconvened at 12:50 p.m.

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5.D Review and Discussion of a Will-Serve Letter for Existing Water Commitment APN: 023.131.014

General Manager McElhenie introduced the item and provided a summary.

The Board of Directors held a discussion.

Public Comment:
Christine Heinrichs, Cambria
Christina Galloway, Cambria (also submitted a written comment for the record)

5.E Discussion and Consideration to Appoint an Ad Hoc Committee to Evaluate Cambria Fire Department Funding Needs and Revenue Measure Options

General Manager McElhenie introduced the item and provided a summary.

The Board of Directors held a discussion.

Public Comment: none.

President Farmer appointed Directors Gray and Scott to an Ad Hoc Committee.

5.F Discussion and Consideration to Approve a Contract with Tough Automation for the Lift Station B Controls Upgrade Project

General Manager McElhenie introduced the item and provided a summary.

The Board of Directors held a discussion.

Public Comment: none.

Director Thomas moved to approve the contract with Tough Automation for the Lift Station B Controls Upgrade Project.

Vice President Dean seconded the motion.

Motion Passed Unanimously Ayes – 5 (Farmer, Dean, Gray, Scott & Thomas) Nays – 0 Absent – 0

6. CONSENT AGENDA

6.A Consideration to Adopt the May 2026 Expenditure Report

6.B Consideration to Adopt the May 14, 2026 Regular Meeting Minutes and May 29, 2026 Special Meeting Minutes

6.C Consideration of Approval to Extend the Agreement for Consultant Services with Moss, Levy & Hartzheim for Professional Auditing Services in Performance of the District's FY 25/26 Audit

6.D Consideration of Approval of the District's 2026-2027 Annual Water Supply Demand Assessment Report

6.E Consideration of Adoption of Resolution 30 -2026 Approving the Updated Management and Confidential Employees (MCE) Group Payment & Compensation Plan

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6.F Consideration of Adoption of Resolution 31-2026 Amending the CCSD Salary Schedule

6.G Consideration to Approve a Letter of Support to the Highway 1 Tourism Alliance, Inc. and Cambria Local Advisory Board Regarding Recent Cambria Veterans Memorial Hall Renovations

General Manager McElhenie introduced the item and provided a summary.

The Board of Directors held a discussion.

Public Comment: none.

Director Gray moved to approve the Consent Agenda.

Vice President Dean seconded the motion.

Motion Passed Unanimously Ayes – 5 (Farmer, Dean, Gray, Scott & Thomas) Nays – 0 Absent – 0

7. HEARINGS AND APPEALS

7.A Public Hearing and Discussion Regarding the Status of District Job Vacancies and Recruitment and Retention Efforts in Accordance with Assembly Bill 2561

General Manager McElhenie introduced the item and provided a summary.

President Farmer opened the Public Hearing.

The Board of Directors held a discussion.

Public Comment:
Nicole Bryant, Field Representative for SEIU Local 620 (submitted a written comment for the record)
Michael Castellanos, IAFF Local 4635 President (submitted a written comment for the record)
Christine Heinrichs, Cambria

President Farmer closed the Public Hearing.

7.B Public Hearing to Discuss and Consider Adoption of Resolution 25-2026 Approving the CCSD Preliminary Budget for Fiscal Year 2026-2027 and Resolution 26-2026 Establishing the Fiscal Year 2026-2027 Appropriations Limit

General Manager McElhenie introduced the item and provided a summary.

Administrative Department Manager Fritz provided a detailed summary.

President Farmer opened the Public Hearing.

The Board of Directors held a discussion.

Public Comment: none.

President Farmer closed the Public Hearing.

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Director Thomas moved to adopt Resolution 25-2026, approving the CCSD Preliminary Budget for Fiscal Year 2026-2027, and Resolution 26-2026, establishing the Fiscal Year 2026-2027 Appropriations Limit.

Director Scott seconded the motion.

Motion Passed Unanimously Ayes – 5 (Farmer, Dean, Gray, Scott & Thomas) Nays – 0 Absent – 0

The Board of Directors took a break at 2:59 and reconvened the meeting at 3:06 p.m.

7.C Public Hearing to Discuss and Consider Adoption of Resolution 27-2026 Confirming the Itemized Report to Collect Delinquent Solid Waste Collection and Disposal Charges on the County Tax Rolls

General Manager McElhenie introduced the item and provided a summary.

President Farmer opened the Public Hearing.

The Board of Directors held a discussion.

Public Comment: none.

President Farmer closed the Public Hearing.

Director Gray moved to adopt Resolution 27-2026, confirming the Itemized Report to collect Delinquent Solid Waste Collection and Disposal Charges on the County Tax Rolls, and waive further reading.

Vice President Dean seconded the motion.

Motion Passed Unanimously Ayes – 5 (Farmer, Dean, Gray, Scott & Thomas) Nays – 0 Absent – 0

7.D Public Hearing to Discuss and Consider Adoption of Resolution 28-2026 Confirming the 2025 Fire Hazard Fuel Reduction Program Itemized Cost Report of the Cambria Community Services District

General Manager McElhenie introduced the item and provided a summary.

President Farmer opened the Public Hearing.

The Board of Directors held a discussion.

Public Comment: none.

President Farmer closed the Public Hearing.

Director Gray moved to adopt Resolution 28-2026, confirming the 2025 Fire Hazard Fuel Reduction Program Itemized Cost Report of the Cambria Community Services District, and waive further reading.

Director Scott seconded the motion.

Motion Passed Unanimously Ayes – 5 (Farmer, Dean, Gray, Scott & Thomas) Nays – 0 Absent – 0

7.E Public Hearing to Discuss and Consider Adoption of Resolution 29-2026 Approving a

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Fire Suppression Benefit Assessment Consumer Price Index (CPI) Adjustment at the Rate of 2.8% for FY 2026/2027

General Manager McElhenie introduced the item and provided a summary.

President Farmer opened the Public Hearing.

The Board of Directors held a discussion.

Public Comment: none.

President Farmer closed the Public Hearing.

Director Gray moved to adopt Resolution 29-2026 approving a Fire Suppression Benefit Assessment Consumer Price Index (CPI) adjustment at the rate of 2.8% for FY 2026/2027, and waive further reading.

Vice President Dean seconded the motion.

Motion Passed Unanimously Ayes – 5 (Farmer, Dean, Gray, Scott & Thomas) Nays – 0 Absent – 0

8. MANAGER REPORTS

8.A General Manager's Report

General Manager McElhenie provided a summary of the General Manager's Report.

Public Comment:
Christine Heinrichs, Cambria

8.B Facilities & Resources Manager's Report

Facilities & Resources Manager Aguirre provided a Facilities & Resources Manager’s Report.

Public Comment: none.

8.C Finance Manager's Report

Administrative Department Manager Fritz provided a Finance Manager’s Report.

Public Comment: none.

8.D Utilities Report

Utilities Department Manager Green provided a summary of the Utilities Department Report.

Public Comment:
Christine Heinrichs, Cambria

9. BOARD MEMBER, COMMITTEE AND LIAISON REPORTS

9.A Finance Committee's Report

A written report was included in the agenda packet.

9.B Fire Protection Committee's Report

There was no Fire Protection Committee meeting in May.

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9.C PROS Committee's Report

There was no PROS Committee meeting in May.

9.D Resources & Infrastructure Committee's Report

A written report was included in the agenda packet.

9.E Other Liaison Reports & Ad Hoc Committee Reports

Written reports were included in the agenda packet.

10. FUTURE AGENDA ITEM(S)

President Farmer asked for any future agenda items.

Public comment:
Christine Heinrichs, Cambria
Elizabeth Bettenhausen, Cambria

Confidential Administrative Assistant Dodson announced the items for the July Board meetings.

Director Scott requested a discussion and consideration for direction for Ms. Fritz about looking into how to make the budget document more transparent and better by separating the operational from the capital.

Director Gray also requested in the narrative a high-level comparison for this year to show trends, not line items.

11. ADJOURN

President Farmer adjourned the meeting at 3:57 p.m.

For further details on the CCSD meeting, please visit the District's website.

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CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Board of Directors

AGENDA NO. **6.A**

FROM: Matthew McElhenie, General Manager

Meeting Date: July 9, 2026

Subject: Discussion and Consideration of Cambria Skatepark Project Bids, Funding, and Possible Award of Contract

FISCAL IMPACT:
The lowest responsive bid for the Cambria Skatepark Project is $1,344,000.00. Based on currently available project funding of $1,168,904.59, the project is underfunded by $175,095.41 before adding a construction contingency.

DISCUSSION:

INTRODUCTION:

This staff report is being presented to review and summarize the bids and funding shortfall related to the Cambria Skatepark Project. As will be discussed in detail below, based upon that funding shortfall, the options are limited and include the District requesting a bid extension or rebidding the project, both of which would allow more time for Skate Cambria to raise additional funds for the Project.

BACKGROUND:

On April 24, 2025, staff recommended that the Board of Directors establish a required funding target for the Cambria Skatepark Project ranging from $1,252,568.96 to $1,540,659.82, inclusive of a contingency, to cover construction, operation, and maintenance costs. Staff also recommended that the Board establish a deadline by which Skate Cambria must demonstrate that sufficient funds have been secured in order for the District to proceed with issuing a Notice Inviting Bids (NIB).

Following the discussion, the Board directed CCSD staff to calculate a 12.5% contingency. General Manager McElhenie stated this amount as $1,343,018.94. Director Dean then made a motion based on the average of three cost estimates, excluding the Cannon Engineering estimate of $1,913,475, and including a 12.5% contingency, resulting in a total project cost of $1,343,328.95. The motion further identified an approximate funding gap of $329,000 and included a six-month deadline for Skate Cambria to demonstrate that the necessary funds had been secured. Vice President Thomas seconded the motion. The motion passed with four ayes (Dean, Thomas, Farmer, and Scott) and one nay (Gray).

On April 23, 2026, the Cambria Community Services District issued a Notice Inviting Bids, Proposal, Contract, and Special Provisions for the Cambria Skatepark Project. The District conducted a mandatory pre-bid meeting at the project site. A list of the companies that attended the meeting is provided below.

Name	Company
Conair	Blitzkrieg Construction
Ruperto Sanchez	Eclipse Construction
Aaron Spohn	Spohn Ranch Skateparks
Brean Carlson	Williams Engineering
Charles Hartzell	Hartzell Construction
J. Carlson	MD Construction
Cisco Greco	Coastline Grading
Mark Williams	Williams Concrete - FE Engineering
Clay Braun	Edwards Construction
Lacee Nowak	Newton Construction & Management, Inc.
Garrett Loughran	JJ Fisher Construction, Inc.

Bidders were required to enter pricing for each line item in the Schedule of Work and upload all required bid proposal documents through the DemandStar system (https://network.demandstar.com/). Late bids were not accepted. Bids were received and opened on June 25, 2026, at 11:00 a.m.

The District received two complete and substantially responsive bids from JJ Fisher Construction, Inc. and Newton Construction & Management, Inc., as summarized below. The District also received submissions from Coastline Grading, Inc. and MD Construction Co., Inc.; however, these firms did not upload the required bid documents to the DemandStar system, and therefore their submissions were deemed incomplete.

Company	Bid Amount
Newton Construction & Management, Inc.	$1,344,000.00
JJ Fisher Construction, Inc.	$1,457,969.00

ANALYSIS:

The District has been approved for a $600,000 Land and Water Conservation Fund Grant (LWCF Grant), which requires a 50/50 match. The Board has previously established its total share of direct Project costs at $178,000, pursuant to Resolution 49-2021. Skate Cambria and the Cambria Community Council (CCC) have raised $638,012.91 cash on hand for the construction of this project. The purchase and installation of the required public restroom will cost $152,305.00. That brings the total amount of funds currently available for the Project to:

LWCF Grant	$600,000.00
CBID Grant	$47,500
Mechanics Bank (CCC cash on hand 5/29/2026)	$14,274.42
Edward Jones (CCC cash on hand 6/26/2026)	$623,738.49
CCSD Balance (Including CCC Deferred Revenue & Cultural Monitoring)	$35,696.68
Total	**$1,321,209.59**
Less the amount committed to the restroom purchase and installation	$152,305.00
Total Available Funds	**$1,168,904.59**

Construction Contract	Available Funding	Base Funding Gap
$1,344,000.00	**$1,168,904.59**	**$175,095.41**

Contingency	Construction Contract	Available Funding	Contingency Amount	Total Project Budget	Funding Gap
10%	$1,344,000.00	$1,168,904.59	$134,400.00	**$1,478,400.00**	**$309,495.41**
15%	$1,344,000.00	$1,168,904.59	$201,600.00	**$1,545,600.00**	**$376,695.41**
20%	$1,344,000.00	$1,168,904.59	$268,800.00	**$1,612,800.00**	**$443,895.41**

At the request of Vice President Dean, staff has identified the following options, along with summaries of the potential advantages and disadvantages associated with each, for the Cambria Skatepark project.

Option 1 – Award the Construction Contract Covering the Funding Shortfall with District Funds

Pros:

- Advances the construction of a long-planned community recreational facility.
- Utilizes the $600,000 Land and Water Conservation Fund Grant and other grant funding secured for the project.
- Demonstrates the District's commitment to a project identified in the Strategic Plan.
- Avoids delaying construction and the potential for future cost escalation.
- Provides a recreational amenity for Cambria residents and visitors.

Cons:

- The District's unrestricted General Fund reserves are approximately $2.4 million, an amount that provides limited financial flexibility when considering the District's ongoing operational obligations, emergency response responsibilities, and future capital needs.
- The District is facing several significant public safety investments, including Fire Department capital improvements, wildfire preparedness initiatives, evacuation planning studies, community evacuation exercises, and continued implementation of the SAFER Firefighter Grant program, all of which will require financial resources and long-term planning.
- The Board has recently adopted a policy direction to limit discretionary expenditures and preserve General Fund reserves in light of current fiscal conditions and competing priorities.

- Based upon the current low bid and the funding assumptions discussed above, the District's additional contribution would likely range from approximately $304,495 to $438,895 depending upon the contingency amount selected by the Board.

- Enterprise Funds are also experiencing declining reserve balances due to multiple aging infrastructure projects and limited available funding sources. As a result, the District may be required to consider future interfund borrowing to address critical utility infrastructure needs, further emphasizing the importance of preserving available General Fund reserves.
- Approval of the project commits the District to ongoing operations and maintenance costs, as well as future replacement costs associated with the skatepark.
- Proceeding at this time may reduce the District's financial flexibility to respond to unforeseen emergencies, infrastructure failures, or other Board priorities.

Option 2 – Reject All Bids, Restart Fundraising and Evaluating Grant Opportunities, and Rebid at a Future Date

Pros:

- Preserves the District's approximately $2.4 million in General Fund reserves and remains consistent with the Board's recently adopted fiscal policy, which emphasizes prudent stewardship of discretionary funds.
- Allows Skate Cambria additional time to secure the remaining project funding necessary to fully fund construction without exposing the District to additional financial risk. The Board should establish a realistic funding target based on the prior funding discussions presented in April 2025, including a contingency amount to be determined by the Board using the standard contingency range in the table above.
- Although multiple contractors attended the mandatory pre-bid meeting, only two complete bids were ultimately received. A future solicitation will provide an opportunity for additional interested contractors to submit responsive bids, potentially increasing competition and improving the District's ability to evaluate available options.
- Reduces the likelihood that the District would need to contribute additional discretionary funds to complete the project should fundraising or grant revenues prove insufficient.
- Positions the project to proceed only after all necessary funding has been secured, reducing the District's exposure to cost overruns and future budget impacts.
- Preserves financial flexibility for critical District priorities, including Fire Department capital improvements, wildfire preparedness initiatives, evacuation planning studies, community evacuation drills, emergency response capabilities, and continued support of the SAFER Firefighter Grant program.
- Allows the District to prioritize limited financial resources toward aging utility infrastructure and other essential public services while evaluating long-term financing strategies for enterprise capital projects, including the potential need for future interfund loans.

Cons:

- Delays the construction of the skatepark and the associated community benefits.
- Construction costs may increase due to inflation and changing market conditions.
- Additional administrative effort and procurement costs will be incurred through a future bidding process.
- Community members and project supporters will be disappointed by the delay.
- Grant timelines and funding requirements must be carefully monitored to ensure continued eligibility and compliance.

Option 3 - Request Bid Extension

Pros:

- Allows the District to preserve the low bid while providing a defined additional period for Skate Cambria and its funding partners to close the remaining funding gap, along with establishing a contingency fund to be determined by the Board using the standard contingency range in the table above.
- Provides a middle-ground alternative between immediately awarding the construction contract and rejecting all bids. Unlike an immediate award, this option would allow the Board to defer

final commitment until the remaining funding issues are resolved; unlike rejecting all bids, it will avoid losing the benefit of the current competitive bid pricing if the low bidder agrees to hold its bid open.
- Gives Skate Cambria a clear opportunity to provide the remaining balance of required project funding before the District proceeds with contract award.
- Reduces the immediate pressure on the District's unrestricted General Fund reserves by postponing a final award decision until the Board can determine whether the project can proceed without additional discretionary District contributions.
- Allows the District to continue monitoring project funding, grant requirements, and bid validity before making an irreversible construction commitment.
- Maintains momentum for a long-planned community project while still recognizing the District's current fiscal constraints.
- Provides a more structured decision point for the Board. If the low bidder agrees to an extension, the Board can condition any future award on Skate Cambria providing the full balance of required funds, confirmation that grant requirements remain satisfied, and staff's determination that the bid remains valid and awardable.

Cons:

- The low bidder is not obligated to extend its bid. If the bidder declines the extension request, the District may be left in substantially the same position as Option 2, with the need to reject all bids and rebid later.
- The extension period could postpone, but not eliminate, the need for a difficult Board decision. If Skate Cambria does not provide the full remaining funding balance within the extension period, the Board would still need to decide whether to reject the bids, rebid later, modify the project approach, or consider additional District funding.
- Extending the bid may create the expectation that the District will award the project if full funding is raised, which could increase community disappointment if full funding is not secured or if the Board later determines that the award is not fiscally prudent.
- The District may still face cost exposure if construction contingencies, change orders, restroom costs, or other expenses exceed available funds.
- The extension will require continued staff time, legal review, grant monitoring, and coordination with Skate Cambria, the low bidder, and funding partners, while the District is also facing other operational, public safety, and infrastructure priorities.
- If the bid is extended but market conditions change, the bidder may have less incentive to perform at the original price, potentially increasing the likelihood of later disputes, requests for substitutions, or pressure for change orders.

If the bidder agrees to an extension, the bid price, bid bond, and bid validity would remain in effect during the extension period. If the Board elects this option staff recommends that any direction be limited to requesting a bid extension via a Bid Validity Extension Request and Consent from the low bidder for up to 180 days, with no contract award unless and until Skate Cambria has provided the District with the full remaining balance of required project funding and staff has confirmed that the bid remains valid, grant requirements remain satisfied, and no additional discretionary District contribution is required.

While the District remains very supportive of the Cambria Skatepark Project and recognizes the significant efforts of Skate Cambria, grant partners, and donors over many years, staff believes the District's current fiscal condition and public safety priorities warrant a conservative financial approach. Given the District's limited unrestricted General Fund reserves, increasing public safety obligations,

aging infrastructure, declining enterprise fund reserves, and significant unfunded capital needs, it is recommended that the Board of Directors consider option 2 or 3 at this time, allowing additional time for the project to become fully funded before construction proceeds. This approach is consistent with the Board's recently adopted fiscal direction to preserve discretionary reserves while maintaining the District's ability to respond to critical operational, infrastructure, and emergency service priorities.

ATTACHMENTS:

1. CCSD Skatepark Project Tracking Balance Sheet
2. Cambria Community Council's Mechanics Bank - Bank Statement
3. Cambria Community Council's Edward Jones - Bank Statement
4. Public Restroom Company Price Proposal
5. JJ Fisher Construction, Inc. Bid Package
6. JJ Fisher Construction, Inc. Bid Bond
7. Newton Construction & Management Inc. Bid Package
8. Newton Construction & Management Inc. Bid Bond
9. Newton Construction & Management Inc. Statement of Qualifications
10. Exhibit B - Public Right-of-Way Improvements
11. Exhibit C - Grading and Detailed Skatepark Plans
12. Exhibit D - Grading Plans
13. Exhibit E - Stormwater Control Plan
14. Exhibit F - Geology Report
15. Exhibit G - Soils Report
16. Construction Contract
17. Exhibit A - Notice to Bidders

Cambria Skate Park
Cambria CSD MOU with Cambria Council Community

SOURCE

Budget	FY		PROS Budget	Cambria CC
Pros Budget	20.21	FY Budget Adj for Design		
Pros Budget	21.22	Carryforward from 20.21		
Pros Budget	21.22	FY Budget Adj (Yr 1)	59,334.00	
Pros Budget	22.23	New FY Budget (Yr 2)	59,333.00	
Pros Budget	23.24	New FY Budget (Yr 3)	59,333.00	
Cambria CC	22.23	Invoice #CCC-01 - Def Rev		21,200.00
Cambria CC	22.23	Invoice #CCC-02 - Proj Contr		3,133.58
Cambria CC	23.24	Invoice #CCC -03 - Proj Contr		13,952.50
Cambria CC	23.24	Invoice #CCC-04-Proj Contr		6,081.50
Cambria CC	23.24	Invoice #CCC-05-Proj Contr		6,995.10
Cambria CC	24.25	Invoice #CCC-06		4,396.93
Cambria CC	24.25	Invoice #CCC-07		21,697.85
Cambria CC	***25.26***	***Invoice #CCC-08***		-
Total Revenue			**178,000.00**	**77,457.46**

USE

	Vendor	Invoice #	Amount	Services	PROS Budget	Cambria CC
9/30/2021	SLO County Planning	INV2021-07662	696.49	Pre-Application Mtg Fee	(696.49)	-
2/3/2022	Spohn Ranch	CC0002	8,250.00	Design & Consulting Svs	(8,250.00)	-
6/30/2022	Civil Design Studio	3548	4,105.00	Misc Eng Svs	(2,052.50)	(2,052.50)
8/1/2022	Central Coast Arch Svs	7/12/2022	3,300.00	Design - Arch Services	(1,650.00)	(1,650.00)
9/19/2022	GEO Solutions	61209	3,200.00	Design - Geologic Svs	(1,600.00)	(1,600.00)
11/15/2022	Civil Design Studio	3812	7,600.00	Design	(3,800.00)	(3,800.00)
12/22/2022	SLO County Planning	2022-20734	13,812.12	Permit	(6,906.06)	(6,906.06)
3/6/2023	SLO County Planning	CK #2753091	(7,544.96)	Permit Fees Waiver Refund	3772.48	3772.48
3/20/2023	Civil Design Studio	3782	3,901.00		(1,950.50)	(1,950.50)
4/3/2023	Civil Design Studio	3935	2,090.00		(1,045.00)	(1,045.00)
4/21/2023	Civil Design Studio	3985	510.00		(255.00)	(255.00)
6/30/2023	SWCA	169153	754.50		(377.25)	(377.25)
6/30/2023	SWCA	170669	3,304.50		(1,652.25)	(1,652.25)
4/3/2023	SLO County Public Works	4393	278.88		(139.44)	(139.44)
6/20/2023	MW Architects	23838.001	1,231.45		(615.73)	(615.73)
6/14/2023	JBLA - Conceptual Plan	18459	1,280.00		(640.00)	(640.00)
6/14/2023	45db Acoustics	23006-2303	4,800.00		(2,400.00)	(2,400.00)
6/30/2023	Civil Design Studio	4064	4,510.00		(2,255.00)	(2,255.00)
1/9/2024	Civil Design Studio	4284	1,000.00		(500.00)	(500.00)
2/9/2024	SLO County Planning	INV2024-31278	10,995.62	Permitting	(5,497.81)	(5,497.81)
3/6/2024	SLO County Public Works	4545	577.68	Correspondence	(288.84)	(288.84)
2/6/2024	SLO County Public Works	4534	589.70	Inquiry for Sidewalk	(294.85)	(294.85)
4/1/2024	SLO County Public Works		1,075.65		(1,075.65)	-
4/19/2024	Civil Design Studio	4359	5,632.50		(2,816.25)	(2,816.25)
5/31/2024	SLO County Public Works		196.57		(196.57)	-
6/19/2024	Civil Design Studio	4416	190.00		(95.00)	(95.00)
6/30/2024	Cogstone		1,960.00		(980.00)	(980.00)
6/30/2024	Cogstone		6,759.95		(3,379.98)	(3,379.98)
6/30/2024	Cogstone	10068	1,605.15		(802.58)	(802.58)
7/22/2024	Cogstone		3,572.50		(1,786.25)	(1,786.25)
9/20/2024	Cogstone		1,192.50		(596.25)	(596.25)
12/13/2024	SLO County Planning	INV2024-37736	3,990.02		(1,995.01)	(1,995.01)
12/13/2024	SLO County Planning	INV2024-37737	4,803.84		(2,401.92)	(2,401.92)
1/2/2025	Cannon Corporation	90660	3,100.00		(3,100.00)	-
1/7/2025	Spohn Ranch	CC0003	2,500.00		(1,250.00)	(1,250.00)
1/10/2025	Civil Design Studio	4566	8,650.00		(4,325.00)	(4,325.00)
1/10/2025	Civil Design Studio	4567	9,010.00		(4,505.00)	(4,505.00)
1/10/2025	SLO County Public Works	INV5872	10,649.00		(5,324.50)	(5,324.50)
1/22/2025	SLO County Public Works	4602	607.76		(303.88)	(303.88)
4/16/2025	Civil Design Studio	4772	1,570.00		(785.00)	(785.00)
4/16/2025	Civil Design Studio	4784	4,900.00		(2,450.00)	(2,450.00)
4/23/2025	SLO County Public Works	4615	6,478.26		(3,239.13)	(3,239.13)
4/30/2025	GEO Solutions	72290	1,100.00		(550.00)	(550.00)
5/19/2025	SLO County Public Works	4624	2,830.67		(1,415.34)	(1,415.34)
6/17/2025	SLO County Public Works	4629	1,131.08		**(1,131.08)**	-
6/17/2025	SLO County Planning & Bldy	3951	82.50		**(82.50)**	-
7/16/2025	SLO Planning & Bldg	5304.0725	2,847.12		**(2,847.12)**	-
8/4/2025	SLO County Public Works	4639	1,359.24		**(1,359.24)**	-
9/10/2025	SLO County Public Works	4647	45.80		**(45.80)**	-
10/30/2025	SLO County Public Works	4668	925.57		**(925.57)**	-
11/17/2025	Civil Design Studio	5051	4,400.00		**(4,400.00)**	-
11/19/2025	SLO County Public Works	4678	1,433.66		**(1,433.66)**	-
2/25/2026	Civil Design Studio	5121	800.00		**(800.00)**	-
3/19/2026	Public Restroom Company	INV53234	5,639.00		**(5,639.00)**	-
3/23/2026	Civil Design Studio	5188	4,600.00		**(4,600.00)**	-
3/24/2026	SLO County Bld & Pln	540.0326	258.11		**(258.11)**	-
4/10/2026	Rutan & Tucker	1059828	5,895.00		**(5,895.00)**	-
4/10/2026	SLO County Public Works	4748	3,098.61		**(3,098.61)**	-
4/15/2026	SLO County Bld & Pln	INV2026-02605	1,134.99		**(1,134.99)**	-
4/27/2026	SLO County Bld & Pln	INV2025-04584	476.08		**(476.08)**	-
4/28/2026	Rutan & Tucker	31966	675.00		**(675.00)**	-
4/28/2026	Civil Design Studio	5230	1,400.00		**(1,400.00)**	-
5/8/2026	SLO County Public Works	4758	282.67		**(282.67)**	-
5/27/2026	Rutan & Tucker	1063779	5,895.00		**(5,895.00)**	-
6/16/2026	Rutan & Tucker	1067722	5,265.00		**(5,265.00)**	-
6/25/2026	Civil Design Studio	5308	500.00		(500.00)	
6/30/2026	*Rutan & Tucker*		*5,000.00*		*(5,000.00)*	
6/30/2026	*Cultural Monitoring*		*15,000.00*		*(15,000.00)*	
	Total Expenses				**(150,611.96)**	**(69,148.82)**
					27,388.04	**8,308.64**
				Total Balance	**$**	**35,696.68**

Mechanics Bank
P.O. Box 2200
Corona, CA 92878
800.797.6324
www.mechanicsbank.com

Statement Ending 05/29/2026

CAMBRIA COMMUNITY COUNCIL
PO BOX 486
CAMBRIA CA 93428-0486

Managing Your Accounts

Client Services	800.797.6324
Online	www.mechanicsbank.com
Mobile	Download Our Mobile Apps

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- Small Business Solutions
- Business Credit & Debit Cards
- Online Business Banking & Bill Pay

1) Represents borrower's new aggregated business credit exposure limits to qualify for advertised pricing. 2) All loans and credit products subject to program eligibility, collateral, underwriting approval and credit approval. Offer is for new lines of credit and does not apply to renewing lines of credit. Must have automatic payments from a Mechanics Bank non-interest bearing business checking account. Offer is effective as of 4/1/2026 and is subject to change or cancellation without notice. Prime Rate is defined as "the Prime Rate as published daily in the Money Rates section of the Wall Street Journal." For the current Prime Rate, talk to a banker or visit https://www.wsj.com/market-data/bonds.

Summary of Accounts

Account Type	Account Number	Ending Balance
PREFERRED BUSINESS CHECKING	XXXXXXXX7101	$150,062.13

PREFERRED BUSINESS CHECKING - XXXXXXXX7101

Account Summary

Date	Description	Amount
05/01/2026	**Beginning Balance**	**$145,390.08**
	11 Credit(s) This Period	$8,093.79
	7 Debit(s) This Period	$3,421.74
05/29/2026	**Ending Balance**	**$150,062.13**

Deposits

Date	Description	Amount
05/04/2026	Business Mobile Deposit	$100.00
05/12/2026	Business Mobile Deposit	$15.00
05/12/2026	Business Mobile Deposit	$50.00
05/12/2026	Business Mobile Deposit	$800.00
05/26/2026	DEPOSIT	$400.00

Member FDIC
EQUAL HOUSING LENDER

Cambria Community Council
Balance Sheet Standard
As of June 30, 2026

		Jun 30, '26
ASSETS		
Current Assets		
Checking/Savings		
Edward Jones Portfolio Acct		
Investments		
Oddfellows	387,500.00	
Maintenance Skate Park	67,904.57	
Frisbee Golf	18,307.73	
Skate Park	622,061.29	
Total Investments		1,095,773.59
Edward Jones Portfolio Acct - ...		865,435.06
Total Edward Jones Portfolio Acct		1,961,208.65
Mechanics General Account		
501 Faire		316.24
CCSD Recreation/Vet's Hall		1,362.22
Frisbee Golf		10,000.00
Skate Park		14,274.42
Neighbors Feeding Neighbors		9,800.00
Bus		40,777.84
Mechanics General Account - ...		76,607.93
Total Mechanics General Account		153,138.65
Total Checking/Savings		2,114,347.30
Total Current Assets		2,114,347.30
Fixed Assets		
Bus #3		123,365.00
Bus #2		69,130.36

Cambria Community Council
Balance Sheet Standard
As of June 30, 2026

	Jun 30, '26
Total Fixed Assets	192,495.36
Other Assets	
Accumulated Depreciation	-69,130.00
Total Other Assets	-69,130.00
TOTAL ASSETS	2,237,712.66
LIABILITIES & EQUITY	
Equity	
Retained Earnings	673,042.70
Opening Balance Equity	969,544.64
Net Income	595,125.32
Total Equity	2,237,712.66
TOTAL LIABILITIES & EQUITY	2,237,712.66

Cambria Community Council Inc

Download our app

Now you can stay in touch with your goals anywhere! Download the Edward Jones app to get a secure snapshot of your accounts, track progress toward your goals, communicate with your Edward Jones team and more. Available now in your favorite app store. Learn more at edwardjones.com/app.

Corporate - Select

Portfolio Objective - Account: Income Focus

Account Agreement Update Notice: We have updated the arbitration agreement section of the Edward Jones Brokerage Account Agreement on page 10 to reflect the exclusive jurisdiction for non-arbitrable claims. The agreement can be viewed at edwardjones.com/us-en/disclosures/account-agreements/brokerage-accounts.

Account Value

$623,738.49

1 Month Ago	$622,061.29
1 Year Ago	$334,905.69
3 Years Ago	$302,825.27
5 Years Ago	$71,381.16

Value Summary

	This Period	This Year
Beginning value	$622,061.29	$614,960.27
Assets added to account	0.00	0.00
Assets withdrawn from account	0.00	0.00
Fees and charges	0.00	0.00
Change in value	1,677.20	8,778.22
Ending Value	**$623,738.49**	

For more information regarding the Value Summary section, please visit www.edwardjones.com/mystatementguide .

Asset Details (as of Jun 26, 2026)

additional details at www.edwardjones.com/access

Assets Held At Edward Jones

	Current Yield/Rate	Beginning Balance	Deposits	Withdrawals	Ending Balance
Money Market	2.97%*	$622,061.29	$1,677.20	—	**$623,738.49**

Asset Details (continued)

Cash & Money Market					**Ending Balance**

* The average yield on the money market fund for the past seven days.

Total Account Value	**$623,738.49**

Cost basis is the amount of your investment for tax purposes and is used to calculate gain or loss upon sale or other disposition of a security. It is not a measure of performance. The cost basis amounts on your statement should not be relied upon for tax preparation purposes. Cost basis information may be from outside sources and has not been verified for accuracy. Refer to your official tax documents for information about reporting cost basis. Consult a qualified tax advisor or an attorney regarding your situation. If you believe the cost basis information is inaccurate, contact Client Relations.

Money Market Detail by Date

Beginning Balance on May 30 **$622,061.29**

Date	Transaction	Description	Deposits	Withdrawals	Balance
6/22	Income	Dividend on Money Market for 33 Days @ 2.98%	1,677.20		$623,738.49
Total			**$1,677.20**		

Ending Balance on Jun 26 **$623,738.49**

Cambria Community Council Inc

Stay informed - and secure

Did you know you can request to receive alerts by text or email in Online Access? Spending a minute with your settings today can help prepare you to identify unauthorized changes or transactions later. Not signed up for Online Access? Go to edwardjones.com/access to learn more.

Corporate - Select

Portfolio Objective - Account: Preservation of Principal

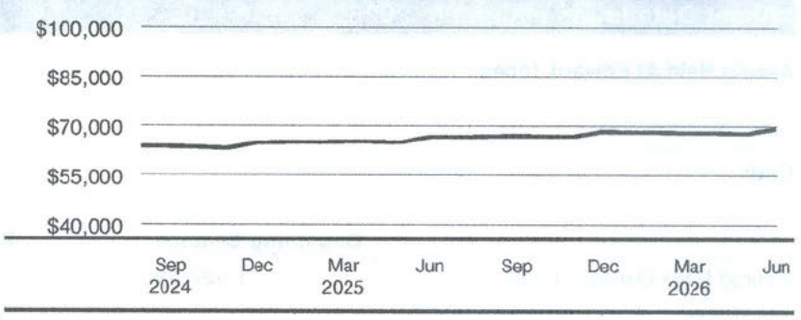
Account Agreement Update Notice: We have updated the arbitration agreement section of the Edward Jones Brokerage Account Agreement on page 10 to reflect the exclusive jurisdiction for non-arbitrable claims. The agreement can be viewed at edwardjones.com/us-en/disclosures/account-agreements/brokerage-accounts.

Account Value

$69,312.06

1 Month Ago	$67,904.57
1 Year Ago	$66,732.84
3 Years Ago	$0.00
5 Years Ago	$0.00

Value of Your Account



Value Summary

	This Period	This Year
Beginning Value	$67,904.57	$68,380.62
Assets Added to Account	0.00	0.00
Assets Withdrawn from Account	0.00	0.00
Fees and Charges	0.00	0.00
Change In Value	1,407.49	931.44
Ending Value	**$69,312.06**	

For more information regarding the Value Summary section, please visit www.edwardjones.com/mystatementguide .

Rate of Return

Your Personal Rate of Return for Assets Held at Edward Jones	This Quarter	Year to Date	Last 12 Months	3 Years Annualized	5 Years Annualized
	0.73%	1.30%	3.95%	—	—

Your Personal Rate of Return: Your Personal Rate of Return measures the investment performance of your account. It incorporates the timing of your additions and withdrawals and reflects commissions and fees paid. Reviewing Your Personal Rate of Return is important to help ensure you're on track to achieving your financial goals.

The performance of your investments is tracked since they have been held in the current account, but no earlier than Jan.1, 2009. This also includes investments you owned during this time period but have since sold. Certain events, including a transfer of an investment between accounts, share class conversion, or change in an investment's identification code (CUSIP) caused by a corporate action, will impact the time frame over which the investment's rate of return is calculated.

Rate of Return information on account statements uses the dollar-weighted calculation. Information used to calculate performance may have been obtained from third parties and Edward Jones cannot guarantee the accuracy of such information.

For the most current information, contact your financial advisor or visit edwardjones.com/performance.

Asset Details (as of Jun 26, 2026)

additional details at www.edwardjones.com/access

Assets Held At Edward Jones

				Balance
Cash				$741.96
	Beginning Balance	**Deposits**	**Withdrawals**	**Ending Balance**
Insured Bank Deposit 1.00%	1,522.08	765.15	—	2,287.23

Program Bank Detail	Amount on Deposit
Capital One Na (Discover)	2,287.23

Edward Jones Insured Bank Deposit Program (Bank Program) interest rates may vary and are impacted by the total amount paid on deposits by the banks, fees paid to Edward Jones, fees paid to a third party that assists in operating the Bank Program, and several additional factors including the use of a tiered schedule. The fee paid to Edward Jones by the Banks for serving as your agent may be as much as the Federal Funds Target - Upper Limit or 3.75% annually, whichever is greater, on your funds held in Deposit Accounts.

The FDIC insurance limit for all insurable capacities (e.g., individual, joint) is $250,000 per bank. By using multiple banks, the Bank Program can provide up to a maximum total amount of $5 million ($10 million for joint accounts of two or more people) in FDIC insurance. Funds held in the Bank Program are not protected by the Securities Investor Protection Corporation (SIPC).

Edward Jones is not a bank or FDIC-insured institution and deposit insurance only covers the failure of an insured bank. FDIC insurance for deposits held in the Bank Program is provided by the FDIC-insured banks that participate in the Program, on a "pass-through" basis which requires certain conditions to be met for coverage to apply. For a current list of the network of FDIC-insured banks participating in the Program, see edwardjones.com/bankdeposit.

For further information regarding the Bank Program, please review the Program Disclosure, which is available from your financial advisor or at edwardjones.com/bankdeposit.

Asset Details (continued)

Certificates of Deposit	Maturity Date	Maturity Value	Value^	Rate of Return*
Morgan Stanley Bk N A Salt 4.95%	6/21/2027	31,000.00	**31,242.11**	3.94%
Morgan Stanley Bk N A Salt 4.80%	6/28/2027	31,000.00	**31,210.49**	3.95%

^The values shown for CDs represent estimated values if sold prior to maturity. Actual prices may be higher or lower. Generally, if held until maturity, the maturity value plus any accrued interest due will be credited to your account.

Exchange Traded & Closed End Funds	Price	Quantity	Value	Rate of Return*
Ish 0-5 Hg Yd BD	42.35	53.88957	**2,282.22**	5.54%

Mutual Funds	Price	Quantity	Value	Rate of Return*
AB Government Money Market A	1.00	1,548.05	**1,548.05**	2.04%

Total Account Value	$69,312.06

*Your Rate of Return for each individual asset above is as of June 26, 2026. Returns greater than 12 months are annualized.

Your Rate of Return in the Asset Details section above measures the investment performance of each of your individual assets. It incorporates the timing of your additions and withdrawals and reflects commissions and fees paid. Reviewing your Rate of Return is important to help ensure you're on track to achieving your financial goals.

The performance of your investments is tracked since they have been held in the current account, but no earlier than Jan. 1, 2009. Certain events, including a transfer of an investment between accounts, share class conversion, or change in an investment's identification code (CUSIP) caused by a corporate action, will impact the time frame over which the investment's rate of return is calculated.

Information used to calculate performance may have been obtained from third parties and Edward Jones cannot guarantee the accuracy of such information.

For the most current information, contact your financial advisor or visit www.edwardjones.com/performance.

Investment and Other Activity by Date

Date	Description	Quantity	Amount
6/01	Dividend on AB Government Money Market A on 1,543.59 Shares at Daily Accrual Rate		$4.46
6/01	Reinvestment into AB Government Money Market A @ 1.00	4.46	-4.46
6/04	Dividend on Ish 0-5 Hg Yd BD on 53.57655 Shares @ 0.246848		13.23
6/04	Reinvestment into Ish 0-5 Hg Yd BD @ 42.2655 Reinvestment Fee $0.00	0.31302	-13.23
6/22	Interest on Morgan Stanley Bk N A Salt Due 06/21/2027 4.950 % on 31,000 @ 0.024682		765.15
6/26	Interest on Morgan Stanley Bk N A Salt Due 06/28/2027 4.800 % on 31,000 @ 0.023934		741.96

Insured Bank Deposit Detail by Date

Beginning Balance on May 30 **$1,522.08**

Date	Transaction	Description	Deposits	Withdrawals	Balance
6/23	Deposit		765.15		$2,287.23
Total			**$765.15**		

Ending Balance on Jun 26 **$2,287.23**

Your Relationship and Mailing Group(s)

Relationship Group - You've directed us to share information about these accounts with the individual(s) listed below. This means information about your financial accounts, goals and objectives may be shared with and accessible by each owner, authorized party, and any other individual in the Relationship Group, including through Edward Jones Online Access and Edward Jones reports.

Without any additional notification to you, the individual(s) below will also be able to share any information available to the Relationship Group with people outside your Relationship Group through Edward Jones Online Access, or by contacting the Edward Jones branch responsible for your accounts. You may revoke this direction at any time, but until such revocation, we'll share information as directed by any member of the Relationship Group.

Individuals in this Relationship Group

First Name	Last Name
Richard	Clark
Cambria Community Council Inc	
Jim	Rogers
Suzanne	Kennedy

Mailing Group - You have also asked us to combine certain information about the accounts listed below into the mailing group(s) below for delivery purposes. Information for accounts within the same mailing group may be included in one envelope and mailed to the mailing group address. We may still send certain information directly to the account owners, as we believe appropriate.

Account Number	Account Owner(s)	Account Type	Mailing Group Address
XXX-XX219-1-7	Cambria Community Council Inc	Corporate Account Select	CAMBRIA COMMUNITY COUNCIL INC 5301 HILLCREST DRIVE CAMBRIA CA 93428-2933
XXX-XX153-1-0	Cambria Community Council Inc	Corporate Account Select	
XXX-XX057-1-5	Cambria Community Council Inc	Corporate Account Select	

For more information on this relationship or mailing group(s), please visit www.edwardjones.com/disclosures. If you wish to make changes to either the relationship(s) or mailing group(s), please contact your financial advisor.

Price Proposal: **Skate Park - Cambria Community Service District, CA**
Date: **March 23, 2026**
Reference: **13119-1/2/2026-0**
Sourcewell: **Contract # 052725-PRM**

Our Offer to Sell:

1. **Total Cost of Building Fabrication, Delivery, Offset and Installation $ 152,305**

2. **Prefabricated Building delivered to site and offset $ 121,892**
   Public Restroom Company (PRC) herein bids to furnish (building only per plans and specifications, delivered to site with all costs except installation including applicable taxes excluding retention. (Retention is not allowed as this is materials or a product fully assembled before shipment to the site and therefore not subject to retention.)

3. **Installation: Turnkey Installation of the Building above $ 30,413 with retention allowed.**
   Public Restroom Company also includes in this two-part quotation our turnkey installation package for this building. Our national factory authorized installation team will:
   a. Arrive onsite to confirm and verify the Owner/General Contractor provided scope of work in preparation for installation including access to the site.
   b. Verify the building pad size, building corners, finished slab elevation, utility depth and location, meter size and distance from building, and compaction compliance.
   c. Excavate the utility trenches for placement of our prefabricated underground piping tree for the buildings plumbing and electrical, set the plumbing tree in place, provide the water test for inspection before backfilling, and then place the adjacent coarse sand that Owner/Contractor provided alongside the building pad and screed it level for final building placement. PRC will need onsite water availability for wetting the sand bed before building placement to consolidate the pad.
   d. Set the building on the site pad.
   e. Connect the utility piping stub ups to the building piping stub down building points of connection for water, sewer, and electrical conduit to the building internal electrical panel.

4. **Owner/General Contractor Final Tie in of Utilities and other site work:**
   a. The Owner/Contractor is responsible for making all **final plumbing connections** at the POC location approximately 4’-6’ outside of the building footprint.
   b. The Owner/Contractor is responsible for pulling wire and completing all final tie-ins to the electrical panel from the POC location approximately 4-6’ outside of the building footprint.
   c. The Owner/Contractor is responsible for preparing the pad/foundation. PRC will trench through provided pad/foundation to the POC locations provided by the GC between 4’-6’ outside of the building footprint.

OWNER/GENERAL CONTRACTOR SCOPE OF WORK WITH/WITHOUT FOOTINGS:

Scope of Work Background:

Owner/General Contractor shall survey the site, establish survey for the building pad and prefabricated building slab elevation and front corners, excavate for building footings (if required), locate footing sleeves for electrical, waste, and water, pour the footings (if required), furnish sand base adjacent to subgrade pad, and provide location for utility POC's nominally 4'-6' outside the building's subgrade.

Preparation of Building Pad:

Owner/General Contractor is responsible for providing the building subgrade pad or when required footings. Determination of subgrade type is outside of Public Restroom Company's scope. Pad/Footing specifications are to be provided by the Owner/General Contractor based on site-specific requirements as determined by the Local Authority Having Jurisdiction (AHJ) and soil conditions. Final subgrade design must meet or exceed the minimum design criteria provided for reference by Public Restroom Company.

Subgrade Pad/Foundation Requirements:

1. Owner/General Contractor shall survey the building site and provide a finished slab elevation for the prefabricated building. The building pad size required is larger than the final actual building footprint. Provide building front corner stakes with 10' offsets.
2. Excavate the existing site to the depth of the required footings to local code if required.
3. Furnish coarse concrete sand adjacent to subgrade pad so PRC can cut the utility trenches, install underground utilities, and screed sand.
4. If determined that under slab vapor barrier and or insulation is required, Owner/General Contractor shall provide materials and installation.

Owner/General Contractor verification of site access to allow Building Delivery:

1. You certify to PRC that suitable delivery access to the proposed building site is available. Suitable access is defined as 14' minimum width, 16' minimum height, and sufficient turning radius for a crane and 70' tractor-trailer.
2. PRC cost is based upon the provided crane being able to get within 35' of the building's center and for the delivery truck to be no more than 35' from the crane center picking point.
3. If the path to the building site traverses curbs, underground utilities, landscaping, sidewalks, or other obstacles that could be damaged, it is the Owner/General Contractor 's responsibility for repair and all costs, if damage occurs.
4. If trench plating is required, it shall be the cost responsibility of the Owner/General Contractor.
5. If unseen obstacles are present when site installation begins, it is the Owner/General Contractor responsibility to properly mark them and verbally notify PRC before installation.
6. If weather becomes an issue for safety or site installation delays due to weather, Owner/General Contractor or PRC with General Contractor's confirmation may call-off set. If building set is stopped, relocation of the building modules to an onsite or offsite location may incur additional costs to Owner/General Contractor.

Installation Notice and Site Availability:
PRC will provide sufficient notice of delivery of the prefabricated building. The Owner/General Contractor shall make the site available during the delivery period. During the delivery period, on an improved site, Owner should stop site watering several days before delivery to minimize the impact on the soils for the heavy equipment needed for installation.

Caution: ***If site is not ready for our field crew to perform their installation and if no notice of delay in readiness from Owner/General Contractor is received, PRC will provide a change order for re-mobilization daily until the site is ready for us. Ready means that the site pad is completed, the corner required survey stakes are in place, the slab elevation stakes are in place, the location of the front of the building is confirmed on site, and access to the site is available from an improved roadway. Owner/General Contractor shall sign the change order before PRC will continue delivery.***

Public Restroom Company will turnkey set the buildings including the hook up of utilities inside the building (only) when they are available. PRC will use its own factory trained staff for the installation.

Utility Connections:

1. PRC to complete all internal building plumbing connections and connections from the electrical panel to building's fixtures. The Owner/ Contractor is responsible for making the **final plumbing connections** at the POC location approximately 4'-6' outside of the building footprint.
2. The Owner/Contractor is responsible for pulling the wire and completing the final tie-in to the electrical panel from the POC location approximately 4'-6' outside of the building footprint.
3. The Owner/Contractor is responsible for commissioning the building once final utility connections are made. This includes flushing & testing all water service lines before final startup.

Special Conditions, Permits, and Inspection Fees:
Follow any published specifications governing local building procedures for applicable building permit fees, health department fees, all inspection fees, site concrete testing fees, and compaction tests, if required by Owner. PRC is responsible for all required State inspections and final State insignia certification of the building, if applicable.

Jurisdiction for Off-site Work:
Jurisdiction, for permitting and inspection of this building shall be either the State agency who manages prefabricated building compliance in the state or the local CBO (when the State does not provide certification.) If the responsibility for building inspection is the local CBO, PRC will provide a certified plan set, calculations, and a factory inspection report from an approved third party for all closed work the local official cannot see.

PUBLIC RESTROOM COMPANY SCOPE OF WORK:

Our In Plant/Off-Site Construction Scheduling System:

PRC has several off-site manufacturing centers in the United States, strategically located, with the proper equipment and trained staff to fabricate our custom buildings to our high-quality fit and finish standards. PRC manages quality control in our off-site production facility to comply with the approved drawings and provides an inspection certification and photos as required. When PRC proprietary designed and fabricated material are part of the project, PRC supplies the manufacturing centers with these proprietary components. The in-plant construction process is then scheduled to coordinate with your delivery date through our operations division field staff.

Special Payment and Progress Billing Terms:
Invoicing shall commence on or up to the end of the month following execution of the order and/or acceptance of the proposal or contract. The initial invoice shall be issued upon commencement of design and engineering activities, including architectural plan development. Upon commencement of fabrication, progress invoices shall be issued monthly based on factory percentage of completion, supported by factory inspections and photographic documentation.

1. **Payment Terms**
   All invoices issued by Public Restroom Company are due **Net Thirty (30) calendar days** from the invoice date unless otherwise expressly agreed to in writing.
2. **Condition Precedent to Production and Delivery**
   PRC's obligation to continue fabrication, release materials, schedule delivery, or deliver the modular building is expressly conditioned upon timely payment of all undisputed invoices in accordance with the agreed payment terms.
3. **Production Suspension for Non-Payment**
   In the event any undisputed invoice remains unpaid beyond the Net 30 payment term, PRC reserves the right, upon written notice, to suspend production, fabrication, procurement, and scheduling activities until payment is brought current. Any suspension caused by late payment shall result in a corresponding extension of schedule, and PRC shall not be responsible for delays or impacts arising from such suspension.
4. **Delivery Contingent Upon Payment**
   PRC shall not be required to release the modular building for shipment until all invoices related to fabrication, materials, engineering, and manufacturing have been paid in full. Invoices associated solely with on-site installation services may remain outstanding until such services are performed.
5. **Costs of Suspension and Restart**
   Any costs incurred by PRC because of payment-related suspension, demobilization, remobilization, storage, or rescheduling shall be the responsibility of the Owner/General Contractor and may be invoiced accordingly.
6. **No Waiver**
   Acceptance of late or partial payment shall not constitute a waiver of PRC's right to enforce these payment terms on current or future invoices.

PRC reserves the right to require payment assurances, including advance payment or modified billing terms, if payment performance becomes unsatisfactory.

Specification Confirmation and Change Policy:
The Public Restroom Company's pricing and schedule are based on the specifications, drawings, and performance criteria reviewed and approved at the time of contract execution. Once final specifications are confirmed and approved by the Owner or General Contractor, they are considered frozen for fabrication and procurement purposes. Any modification to materials, finishes, fixtures, equipment, or performance standards requested after contract execution including revisions to approved submittals, specification sections, or performance requirements shall constitute a Change in Scope.
Such changes will require a written Change Order and may result in adjustments to contract price, lead time, and delivery schedule.
The Public Restroom Company will not proceed with any change to approved specifications without written authorization from the contracting agency. Any delay in providing written authorization shall extend the delivery schedule accordingly.

Revisions to City/Owner Specifications Post-Contract:
If, after award, the Owner or its representatives issue revised specification sections, alternates, or addenda that alter PRC's approved design, the cost of compliance shall be borne by the Owner through an approved Change Order.
PRC shall have no obligation to incorporate such revisions unless mutually agreed in writing.

Delivery and Installation:

Site Inspection:
Our highly trained field crew, upon site arrival, will verify the required dimensions of the building pad and the corner locations/elevation. PRC will also verify the delivery path from an accessible road or street and install the underground utilities to the point of connection nominally 4'-6' from the exterior of the building.

Installation of Utilities under the Prefabricated Building:
Off-site, PRC fabricates underground utilities (water, and DWV piping and fittings) preassembled plumbing and electrical tree. Our site staff will set the underground tree into code depth excavated trenches, and our staff will install the coarse concrete sand to bed the piping per our submitted drawing.

PRC provides all the building's under slab piping including the driven electrical ground rod. The Owner/General Contractor brings utility services to between 4'-6' outside of the building footprint and are responsible for final connections at that point.

Connection of Utilities Post Building Placement:
After placement of the building on the pad by PRC, our field staff will tie in the water and sewer connection "inside" the building only and terminate at a point of connection (POC) outside the building clearly marked for each utility service. The Owner/General Contractor is responsible for final utility point of service connections at the nominal 4'-6' from building locations.

Electrical:
PRC provides the electrical conduit to the POC 4'-6' from the building. The Owner/General Contractor pulls the wire and ties it off on the electrical panel.

Plumbing:
PRC provides the POC between 4'- 6' from the building footprint and the Owner/General Contractor connects the water to our stub out location.

Sewer:
Some sites depending on the local jurisdiction will require an outside house trap which Owner/General Contractor shall install if needed. PRC will provide you with a sewer point of connection including a clean out to which Owner/General Contractor will terminate the site sewer service.

Testing of Water, Sewer, and Electrical in Plant and Final Site Utility Connection:
Before the building leaves the manufacturing center, PRC certifies a pressure water piping test, DWV, and the electrical connections for compliance with code. While the building is fully tested for leaks at the plant before shipment, road vibration may loosen some plumbing slip fittings and require tightening once the building services (water) is completed. Owner/General Contractor is responsible for minor fitting tightening to handle small slip fitting leaks caused by transportation.

Time of Completion:
Public Restroom Company ("PRC") anticipates that its scope of work will be completed within approximately ten (10) months (300 calendar days) from execution of the contract, if submittals, regulatory reviews, site readiness, and Owner/Contractor decisions proceed without undue delay.

This duration includes engineering coordination, fabrication, inspections, and delivery of the modular building. Any delays caused by changes in scope, delayed submittal reviews, regulatory agency approvals, site conditions, utility readiness, or other factors beyond PRC's control shall entitle PRC to a corresponding extension of time**.**

Project Schedule:
Within fourteen (14) calendar days of execution of the contract, Public Restroom Company ("PRC") shall provide a detailed project milestone schedule identifying key activities and anticipated durations for review and coordination. The milestone schedule shall be used as a planning and coordination tool and shall be subject to adjustment based on regulatory approvals, site readiness, Owner/Contractor coordination, and other factors beyond PRC's control.

The following exclusions and clarifications are project-specific applications of, and are in addition to, the exclusions set forth in Exhibit B – PRC Standard Exclusions. Nothing herein shall be construed to limit, waive, or modify any exclusion contained in Exhibit B. In the event of any inconsistency, Exhibit B shall govern.

Exclusions/Exceptions:

1. **Site Access & Delivery Constraints.**
   Access issues for delivery of the building requiring a clear, unobstructed path of travel from an improved roadway to the final installation pad or foundation are excluded from PRC's scope. Limitations including, but not limited to, trees, inaccessible roadways, overhead power lines within crane swing or lift zones, grade changes limiting trailer clearance (minimum 4"), berms, uneven grades, sidewalks, or other site improvements are not within PRC's scope. Where buildings cannot be immediately set due to access or site readiness, off-site storage or relocation to a crane yard and subsequent re-delivery shall be by Change Order at prevailing local rates.
2. **Weather-Related Delivery Impacts.**
   Weather-related site conditions that prevent safe delivery or installation may require diversion to an off-site location. All associated costs and schedule impacts shall be borne by the Owner/General Contractor and handled by Change Order. Weather risk decisions made by others are not PRC's responsibility.
3. **Sidewalks and Hardscape.**
   Sidewalks, flatwork, or hardscape outside the building footprint are excluded.
4. **Trench Plates and Ground Protection.**
   Trench plates, matting, or other protection for soils, sidewalks, utilities, or improvements are by Owner/General Contractor. Any damage to site improvements during installation is the responsibility of Owner/General Contractor.
5. **Spoils and Debris Removal.**
   Removal or disposal of soil, sand, spoils, or debris resulting from trenching or site installation is excluded.
6. **Survey and Pad Construction.**
   Surveying, layout, building corner verification, finish floor elevation, excavation, and construction of subgrade building pads or footings (if required) per PRC plans are excluded.
7. **Soils and Bearing Capacity.**
   Soils not capable of supporting a minimum bearing capacity of 1,500 PSF at 90% maximum dry density must be corrected by Owner/General Contractor prior to placement. In the absence of a geotechnical report, Owner/General Contractor shall verify soil capacity or provide an engineered foundation system.
8. **Water Pressure & Flow Conditions.**
   Improper water pressure (not within 45-60 PSI), undersized meters, or insufficient flow requiring internal diaphragm tanks or pressure regulation shall be handled by Change Order. Water service chlorination post-installation is by Owner/General Contractor.
9. **Crane Radius Assumptions.**
   Crane pricing is based on a maximum 35-foot radius measured from crane center pin to the furthest module roof center point. Increased radius requiring larger equipment shall be by Change Order.
10. **Permits, Bonds, and Inspections.**
    Bonds, building permits, site surveys, special inspections, final utility connections, and minor

debris removal are excluded and by Owner/General Contractor. Plumbing leaks occurring due to unavailable site water at installation are excluded.

11. **Traffic Control.**
    Site traffic control, flagging, or roadway coordination is excluded.
12. **Work by Others.**
    Any equipment installation, site work, testing, or inspections not expressly included in PRC's proposal are excluded.
13. **Backflow Certification.**
    Backflow testing and certification, if required, are excluded.
14. **Fire Suppression Systems.**
    Fire suppression systems of any type are excluded.
15. **Electrical Utility Equipment.**
    Transformers, disconnects, service equipment, and utility-side electrical infrastructure are excluded.
16. **Vapor Barriers and Insulation.**
    Under-slab vapor barriers and insulation, if required, are by Owner/General Contractor.
17. **Gutters and Downspouts.**
    Gutters and downspouts, if required, are excluded unless expressly included.
18. **Christy Boxes and Below-Grade Enclosures.**
    Christy boxes, pull boxes, and below-grade electrical or plumbing enclosures are excluded. PRC utility connections terminate at points of connection within six (6) feet of the building, above finished grade, per approved shop drawings.
19. **Licensed Plumber Requirements.**
    If a jurisdiction requires a licensed plumber to perform any portion of PRC's scope, such services are excluded. Any licensed plumbing services shall be provided by Owner/General Contractor and added only by written, mutually executed Change Order.

Standard Scope Inclusions & Exclusions

This proposal is expressly conditioned upon and incorporates by reference the following exhibits, which are attached hereto and made part of this proposal:

Exhibit A – PRC Standard Inclusions
Exhibit B – PRC Standard Exclusions

The Standard Inclusions define the work, materials, services, and responsibilities provided by Public Restroom Company ("PRC").

The Standard Bid Exclusions identify work, materials, services, permits, fees, and responsibilities expressly excluded from PRC's scope unless specifically included in writing within this proposal or an approved change order.

In the event of any conflict between this proposal, drawings, specifications, or other contract documents, Exhibits A and B shall govern.

Insurance and Prevailing Wage Certification:
PRC shall comply with the required insurance requirements, wage reports, and safety requirements for the project, including OSHA regulations.

Special Insurance to Protect the Building Before Acceptance:
As PRC requires payment for each month of off-site construction, and since the building is not on owner property where their insurance will cover the building, PRC maintains a special policy that insures the property even when paid for off-site until the building is finally accepted by the owner. This special policy protects the Owner's custom ordered materials to be used in the fabrication of the building during this period. PRC provides insurance to cover the building materials from supplier to manufacturer, while it is being built off-site, while in transit to the job site, during and after it is installed on-site until final acceptance. This special policy has a $1,000,000 coverage limit per modular unit. This exceeds the cost of any single building offered for sale herein.

Errors and Omissions Insurance:
Our firm utilizes the services of licensed architects, engineers, and drafting professionals to provide design of our buildings. Since these buildings are required to meet accessibility standards and building codes on site, and since PRC is the designer, PRC carries Errors and Omissions Insurance (E & O) to protect our clients from any errors. The policy covers a limit of up to $2,000,000 per occurrence and is more clearly explained in the insurance certificates provided after receipt of a purchase order.

WARRANTY:
All work performed by PUBLIC RESTROOM COMPANY (called "Company") shall be warranted to the Owner to be of good quality, free of faults and defects in material, workmanship, and title for 5 years from last date of installation if building is installed by Company or 1 year if building is installed by Owner or Owner's agent without on-site supervision by Company. Company warranty on building shell including exterior walls, concrete 8" slab/foundation, and roof system is warranted for 20 years structurally. The Company will repair or replace at their sole option any defects in work upon proper notice to the below stated address below.

Owner/General Contractor selected parts and materials that are not PRC approved will not be covered under PRC's 5-year component warranty. These selections will be covered only by any available manufacturer warranty.

Our Company extended warranties shall be Company only and shall have no effect on any required Performance, Payment, or Warranty Bonds where Surety shall assume no liability to the Company, the Owner, or any third parties should the Company fail for any reason to deliver acceptable maintenance warranties beyond the one-year period. The warranty extension is solely between the owner and PRC and not the general contractor, bonding company, or architect/engineer of record.

This warranty applies only if all work performed by Company has been fully paid for, including change orders if applicable. Company has no responsibility for any neglect, abuse, or improper handling of building product.

The warranties expressed herein are exclusive, and are in lieu of all other warranties expressed or implied, including those of merchantability and fitness.

There are no warranties which extend beyond those described on the face of this Warranty. The foregoing shall constitute the full liability of the Company and be the sole remedy to the Owner.

Term of Offer and Acceptance:
This proposal shall remain valid for acceptance for a period of ninety (90) calendar days from the date of issuance, or, if submitted as part of a public bid, for the duration specified in the Owner's bid documents. Acceptance of this proposal shall occur only upon written authorization to proceed, including approval of PRC's post-bid preliminary notice to begin drawings, and shall remain subject to final Owner/General Contractor approval of PRC's submittals and receipt of a fully executed contract or purchase order expressly incorporating this proposal.

PRC shall have no obligation to commence work or reserve production capacity until such acceptance conditions have been satisfied.

Price Validity:
Pricing is valid for twelve (12) months from the date of contract execution. If fabrication does not commence within that period due to delays outside the manufacturer's control, the contract price shall be adjusted to reflect current labor, material, and freight costs.

Special Notice of Possible Project Cost Increases as a Result of Late Payments:
In the event of delayed or late payment, PRC shall have the right to remedies including late charges, overall project total cost increases, and other damages as allowed by applicable law. The contract price quoted herein is a discounted price based upon our receipt of progress payments as invoiced on the agreed billing schedule of PRC. In the event of non-payment, PRC will provide a 5 day written notice to cure and if payment is still not received, the payment due may increase, to an undetermined amount, to cover work stoppage, remobilization, cancellation of materials and subsequent restocking charges, resale of the contracted building to another party, storage fees, additional crane fees, travel and per diem costs for field crews, and any other cost applicable to the project, as allowed by law. Interest if applicable to non-payment will be assessed at the maximum amount allowed by law or 18% whichever is greater.

Storage Fees:
Upon completion of fabrication, Public Restroom Company must receive a confirmed delivery and installation date scheduled to occur within ninety (90) calendar days of the fabrication completion date. If delivery and installation are scheduled to occur more than ninety (90) days after fabrication completion, storage fees shall apply beginning on the ninety-first (91st) day. Storage fees shall be assessed at a rate of Five Hundred Dollars ($500.00) per module per thirty (30) days, prorated daily at Sixteen Dollars and Sixty-Seven Cents ($16.67) per module per day, until delivery occurs.

Storage fees shall apply regardless of cause, including but not limited to site readiness, permitting delays, weather, or scheduling constraints beyond PRC's control.

Project Abandonment:
If delivery is delayed more than one year after building completion due solely to Owner/Client action or inaction, PRC may, upon written notice, deem the building abandoned unless a mutually acceptable delivery schedule is confirmed.
In the event of abandonment, PRC may reallocate or resell the building to mitigate damages. Any resale shall not relieve Owner/Client of financial obligations incurred under the Agreement.

Termination:
Upon Termination for any reason, Owner/General Contractor shall be liable for the cost of all work performed up to the date of termination. Additionally, Owner/General Contractor shall pay for off-site demolition and disposal of the partially or fully fabricated building as well as any non-returnable materials which were custom ordered to complete fabrication in PRC's factory location. Any returned materials are subject to return and restocking fees at the Owner/General Contractor expense.

Venue for Contract Jurisdiction:
Public Restroom Company requires all contracts accepted by our firm to hold that the venue for legal jurisdiction for this contract offer and acceptance shall be Douglas County, Nevada. In the event of your default, PRC shall be entitled to the full amount due including reasonable attorney fees, costs, storage, expenses of physical recovery, and statutory interest, as allowed by law.

No modifications to this offer shall be authorized unless confirmed in writing by the President of Public Restroom Company.

Offered by: Public Restroom Company by _____
Charles E. Kaufman IV, President

This proposal constitutes a conditional acceptance of the preliminary purchase order for the building, subject to the review and acceptance of the submittals furnished by Public Restroom Company. Upon written acceptance of the preliminary submittals, this proposal, together with the accepted submittals, shall constitute the final and binding purchase agreement between the parties. At the Owner's or General Contractor's discretion, a final purchase order or formal contract may be substituted, provided such document expressly incorporates this proposal and its terms without modification.

Accepted by:

_____	_____
Authorized Signature	**Date Signed**
_____	_____
Printed Name	**Legal Entity Name and Address**

Exhibit A – PRC Standard Inclusions

The following inclusions define the standard scope provided by Public Restroom Company ("PRC") for factory-built modular restroom and concession buildings. These inclusions apply unless otherwise modified in PRC's written proposal.

1. MODULAR BUILDING FABRICATION (FACTORY SCOPE)
PRC includes the full off-site fabrication of the modular building(s), including:
1.1 Structural building shell, roof system, wall assemblies, and floor system
1.2 Interior finishes, partitions, doors, frames, and hardware
1.3 Factory-installed plumbing, electrical, mechanical, and ventilation systems
1.4 Factory installation of all PRC-supplied fixtures and restroom accessories
1.5 Factory-applied coatings, sealants, water barriers, and graffiti-resistant finishes per PRC standards
1.6 Quality control inspections required by state modular programs
1.7 Modular insignia and state approval labeling (HCD or equivalent)

2. SUBMITTALS & DOCUMENTATION
PRC includes preparation and submission of:
2.1 Modular building shop drawings and factory plans required for modular approval
2.2 Standard product data sheets, fixture cut sheets, and finish schedules
2.3 Color selection sheets (PRC standard colors unless otherwise stated)
2.4 Warranty documentation for PRC-provided materials and equipment
2.5 As-built modular drawings upon completion of fabrication (only if required)
PRC's submittals apply only to **factory-built components**.

3. MEP SYSTEMS (FACTORY INSTALLATION)
PRC includes:
3.1 Complete factory plumbing installation within building footprint
3.2 Electrical wiring, panels, breakers, devices, and exterior/interior lighting
3.3 HVAC equipment or ventilation systems as specified and installed in factory
3.4 Water heater, mixing valves, flush valves, and other PRC-supplied fixtures
3.5 Conduit stub-outs at designated exit points for site connection
3.6 Factory pressure testing and system quality checks

4. BUILDING DELIVERY
PRC includes:
4.1 Transportation of modular building from factory to project site
4.2 Standard delivery scheduling and coordination
4.3 On-truck inspection prior to offloading
4.4 Escort or oversize permitting within PRC's typical operating region
Special transportation requirements may be handled by change order.

5. BUILDING SET & INSTALLATION (LIMITED SCOPE)

PRC includes limited on-site services necessary to set the modular unit(s):
5.1 On-site PRC supervisor or set crew to guide building placement
5.2 Bolting/anchoring the building to the GC-provided foundation or pad
5.3 Connection of factory building systems to GC-provided utility stub-outs within 4-6 feet of building perimeter
5.4 On-site finish touch-ups immediately surrounding crane-set activities
5.5 Leveling, alignment, and final adjustment of building sections (if applicable)
Crane and rigging services are included only if specifically stated in the proposal.

---

6. CLEANING & CLOSEOUT
PRC includes:
6.1 Factory-quality interior and exterior cleaning prior to shipment
6.2 Basic on-site cleaning after installation directly related to PRC work
6.3 Delivery of O&M manuals for PRC-installed equipment
6.4 Punchlist completion for PRC scope only

---

7. WARRANTY
PRC includes:
7.1 PRC standard limited warranty for modular building structure and components
7.2 Manufacturer warranties for PRC-supplied fixtures and equipment
7.3 Warranty start date consistent with substantial completion of PRC's scope or delivery/set, as contractually defined
Warranty does not cover damages caused by others, vandalism, misuse, or site utility issues.

---

8. PROJECT SUPPORT & COORDINATION
PRC includes:
8.1 Participation in virtual coordination meetings as needed
8.2 Reasonable clarifications to the design team regarding PRC scope
8.3 Attendance at on-site set day activities
8.4 Coordination with GC on foundation, utilities, and delivery readiness (informational)

---

9. CODE & REGULATORY COMPLIANCE (FACTORY SCOPE)
PRC includes:
9.1 Compliance with state modular building code (e.g., HCD in California)
9.2 Factory inspections required by the modular program
9.3 ADA compliance within the modular building (PRC-provided components)
9.4 Compliance with health department requirements only if specified and included in proposal

---

Exhibit B – PRC Standard Exclusions

The following exclusions apply to Public Restroom Company's (PRC) bid proposal unless specifically included in writing. These exclusions ensure clarity of scope and align responsibilities consistent with modular manufacturing practices and state modular building regulations.

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1. SITE WORK & CIVIL EXCLUSIONS

PRC's bid **excludes** all site-related work, including but not limited to:

1.1 Excavation, grading, trenching, shoring, dewatering, or compaction
1.2 Concrete foundations, slabs, piers, pedestals, anchor bolts, reinforcing steel
1.3 Utility trenching, conduits, underground piping, or utility relocations
1.4 Backfill, base rock, soil stabilization, or remediation
1.5 Asphalt paving, sidewalks, hardscape, curb & gutter, or landscaping
1.6 Erosion control, dust control, and SWPPP implementation
1.7 Site access improvements, temporary roads, mats, or surface protection

---

2. UTILITIES & SITE CONNECTIONS

PRC excludes:

2.1 Installation, modification, or extension of sewer, water, electrical, gas, storm drain, or communication utilities beyond **5 feet** of the building connection point
2.2 Utility verification, investigation, video inspection, or leak testing
2.3 Procurement or payment of plumbing, mechanical, or electrical **permits** (unless specifically included)
2.4 Cathodic protection or grounding grid systems outside PRC's building footprint

---

3. ENVIRONMENTAL, HEALTH & SAFETY REQUIREMENTS

PRC excludes:

3.1 Environmental monitoring, biological monitoring, or cultural resource survey
3.2 Hazmat testing, abatement, removal, or soil remediation
3.3 Archaeological watching services or Native American monitoring
3.4 Noise, vibration, air quality, or geotechnical testing
3.5 Spill prevention planning (SPCC), stormwater reports, or environmental compliance documentation

---

4. TESTING, COMMISSIONING & FIELD SERVICES

PRC excludes:

4.1 Testing, Adjusting, and Balancing (TAB)
4.2 Commissioning, functional performance testing, or third-party certifications
4.3 Building automation system integration, controls programming, or networking
4.4 On-site start-up of HVAC, electrical, lighting controls, or plumbing systems beyond factory testing
4.5 Pressure testing of site-installed utilities
4.6 Owner training, maintenance videos, or extended O&M services

---

5. SPECIAL INSPECTIONS, PERMITS & FEES
PRC excludes:
5.1 Local building permits for on-site work.
5.2 Plan check fees, impact fees, utility connection fees, school fees, traffic fees
5.3 Special inspections outside the factory approval process (e.g., concrete, masonry, welding, soils)

---

6. GENERAL CONDITIONS & JOBSITE RESPONSIBILITIES
PRC excludes:
6.1 On-site project management, superintendent, or daily attendance
6.2 Temporary power, water, toilets, fencing, lighting, storage, staging, security, and waste disposal
6.3 Jobsite safety enforcement or OSHA compliance for work by others
6.4 Scheduling of other subcontractors or coordination of site trades
6.5 Protection of building before the site is ready for delivery and set
6.6 Traffic control, flagging, or road closure permits

---

7. MATERIAL & FIXTURE EXCLUSIONS
PRC excludes:
7.1 Owner-furnished or GC-furnished items not listed in PRC's proposal
7.2 Substituted products or alternates not pre-approved
7.3 Additional coatings, graffiti systems, or finishes beyond PRC standard
7.4 Any changes to fixtures or accessories after contract execution without a written change order

---

8. DESIGN, ENGINEERING & DOCUMENTATION
PRC excludes:
8.1 Civil, structural (for site structures), mechanical, electrical, or landscape engineering of site-built work
8.2 Architectural design beyond factory modular drawings
8.3 3D modeling, BIM coordination, or clash detection
8.4 Foundation design, grading plans, or drainage studies
8.5 Submittals related to non-PRC scope (site utilities, foundations, etc.)

---

9. DELIVERY & INSTALLATION LIMITATIONS
PRC excludes:
9.1 Crane, rigging, and hoisting unless specifically noted in the proposal
9.2 Transportation permits outside PRC's standard delivery
9.3 Offloading delays caused by site readiness, weather, or access restrictions
9.4 Storage or laydown area preparation
9.5 Set crew standby charges unless explicitly included

---

10. WARRANTY & POST-INSTALLATION SERVICES

PRC excludes:

10.1 Warranty extensions or owner-specified warranty formats

10.2 On-site warranty repair trips caused by site utility issues, vandalism, misuse, or environmental exposure

10.3 Consumables such as lamps, filters, batteries, soap, or paper goods

---

11. REGULATORY & CODE COMPLIANCE LIMITATIONS

PRC excludes:

11.1 Local jurisdiction plan review of site-built components

11.2 Adult Changing Station provisions unless explicitly included

11.3 Permitting or inspection of work outside PRC's building footprint

11.4 Local licensed plumber or electrician unless specifically contracted

11.5 Christy boxes, junction boxes, pull boxes, meter pedestals, or site-based electrical gear

---

12. CHANGE MANAGEMENT

All changes to the specifications, drawings, or materials requested after contract execution shall be handled through a written, approved Change Order and may affect cost and schedule.

SPECIFICATIONS

Project #:	13119	Date:	3/12/2026
Project Name:	Skate Park	Bldg Size:	See Drawings
Site Address:	975 Main Street	Type of Bldg:	PS-011
City, State, Zip:	Cambria, CA 93428		Restroom

TYPE OF BUILDING

Construction Type

Roof Construction	Wood Framed walls above cap beam, and wood framed rafters

FLOOR SYSTEM

ROOM/ITEM	FINISH
Entire Building	Exposed Concrete with Light Broom Finish with Integral Additive for Stain/Moisture Resistance
Entire Building	Floor Coating with Skid Resistant Additive - Flakes
Footings/Foundation	Provide Steel Angle Tie Downs

WALL SYSTEM

BUILDING WALLS HEIGHT

Building Walls Height	7'4"

EXTERIOR WALLS - CMU	BLOCK TYPE AND COLOR	ROWS
Split Face Exterior 4" CMU	Split Face	All
Split FaceExterior 6" CMU	Split Face	All

CAP BEAM

Cap Beam	Cap Beam, Steel Tube, Painted

WALL FINISHES - EXTERIOR

TYPE	FINISH	HEIGHT
CMU	Paint over block filler	To Cap Beam
FRC Siding -Above- Cap Beam	Cedarmilll, Lap Siding, Horizontal-Allura - Painted	Above Cap Beam
	PPG Exterior Semi-Gloss - Colors TBD by client	

WALL FINISHES - INTERIOR

ROOM	FINISH	HEIGHT
Restrooms Below Cap Beam	Block filler & paint	To Cap Beam
Restrooms - Above Cap Beam	Stucco Pattern FRC - Painted	Above Cap Beam
Mechanical - To Cap Beam	Block filler & paint	To Cap Beam
Mechanical - Above Cap Beam	Painted OSB	Above Cap Beam

ROOF SYSTEM

ITEM	DESCRIPTION
Metal Sales Image II 26 GA	26 GA SSM, Metal Sales Image II Standing Seam With 16" Striations W/Ice & Water
Entire Building Ceiling	5/16" Cement Board Stucco Pattern Over 5/8" OSB
Vents SS Wire Mesh	Stainless Steel Wire Mesh

DOORS - HARDWARE

ITEM	DESCRIPTION
Hollow Metal Doors	Hollow Metal: Galvanized 14 GA. Door w/ 14 GA Frame Continuous Hinge
Deadbolt	SCHLAGE B600 series temporary large format core
Occupancy Indicator	Schlage Deadbolt B660 and Occupancy Indicator

ITEM	DESCRIPTION	LOCATION
Pull Plates	Rockwood-VRT24 "Z" (Standard w/Anti-Microbial) (Std)	
Door Closer	# 4040XPCUSHAL - LCN Closer with Cush Arm, 689 Aluminum	Restroom
Door Sweeps	NGP Door Sweep 200NA36	Chase
Door Threshold	Threshold Fluted Saddle Mill Finish Alum 6" Wide #270A36	All
Ives Crash Chain	Ives Crash Chain, # CS11526D20, US26D, 20.5, Crash Stop	Chase

RESTROOM ACCESSORIES

ITEM	MANUFACTURER/DESCRIPTION	FINISH
Signage	Door/Wall Signs	Polished Aluminum & Blue
Grab Bars	Grab Bars	Stainless Steel
Aluminum Louvers (Chase Std)	Louver Sunvent Industries Model #157	Polished Aluminum
3-roll Toilet Paper Holders	Royce Rolls TP-3	Stainless Steel
Baby Changing Station	Foundations 200-EH-1	Stainless Steel

ITEM	MANUFACTURER/DESCRIPTION
Utility Hook	Utility Hook, Bright Finish, Bobrick # B-670
Soap Dispenser	Bobrick B-2111 - Surface Mounted
Waste Receptacle	Bobrick B-3699 - Combination Commercial Paper Towel Dispenser/Waste Receptacle

PLUMBING

FIXTURE/PART	DESCRIPTION
Toilets - Stainless Steel	Acorn # 1675 W-1-HET 1.28 GPF-FVBO-ADA-PFS-316SS
Lavs - Stainless Steel	Rear Connect Acorn # 1652LRB-1-DMS-03-M-316SS
Lever - Toilet Flush Valve	Zurn W.C. Flush Valve 1.28 Ga Zurn # Z6143AV-HET-8L-BG
Metering Faucet	Single Hole Metering Faucet, Chicago Model # 333-E2805-765PSHAB - Tempered
Floor Drains: W/Trap Primer	Floor Drain Zurn # Z451-2ZN-IP2-5B-P13(1/2")

PLUMBING GENERAL

FIXTURE/PART	DESCRIPTION	
Water Heater	Stiebel DHC-E3	1 lavatory
Tempered Water to Lavs	Thermostatic Mixing Valve, Acorn Model # ST70-12	
Valve Combo (PRV)	Valve Combo with Pressure Reducing Valve	
Double Check Valve	LF007M2-QT	
Water Line Material	Copper	
Bladder Tank	ProFlo PFXT5	
Hose Bibb- Interior	Acorn #8121-LF - in the Chase	

ELECTRICAL

ITEM	DESCRIPTION	
Electrical Panel	100 amp Single Phase - 120/240 v	20 Circuits
Breakers	Plug on (QOD)	

LIGHTING

ITEM	DESCRIPTION (W=WALL, C=CEILING)	
Lighting Control -Interior	Light Fixture Integraded Occupancy Sensor (OCC)	
Interior Lights	W/C) Luminaire, Swoop Series SWP1212-OP-BRZ-OCC	15 Watts
Lighting Control -Exterior	Intermatic ET8015C Astronomic 7-Day 1-Circuit Electronic Control	
Exterior Lights	W) Luminaire, AEL-12 (Dark Sky Compliant) 20" long	10 Watts
Chase Lights	C) Green AL-41L Waterproof	15 Watts

RECEPTACLES/SWITCHES, HEATERS, FANS, HVAC, LIGHTED SIGNS		
ITEM	DESCRIPTION	LOCATION
Receptacles	GFCI	
Switches	Single Pole (Any Other Location)	
Switches By Pass	By Pass OCC Sensors	
Emergency Light	Lithonia ELM2L Led 2 Head Led Emergency Light (Mechanical Room)	

FLOOR PLAN

SCALE: NOT TO SCALE

THIS CONCEPTUAL/ PRELIMINARY DESIGN AND THE 3D RENDERING IS AN ARTISTIC INTERPRETATION OF THE DESIGN. IT IS NOT MEANT TO BE AN EXACT RENDITION OF THE FINISH PRODUCT. SOME ITEMS MAY NOT BE STANDARD AND/OR SUBJECT TO CHANGE DURING PROJECT DEVELOPMENT

PARK SKATE

CAMBRIA COMMUNITY SERVICES DISTRICT, CALIFORNIA

RESTROOM BUILDING

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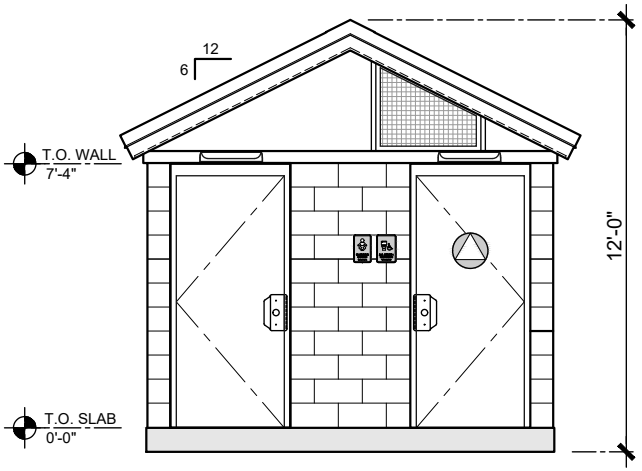
PUBLIC RESTROOM COMPANY

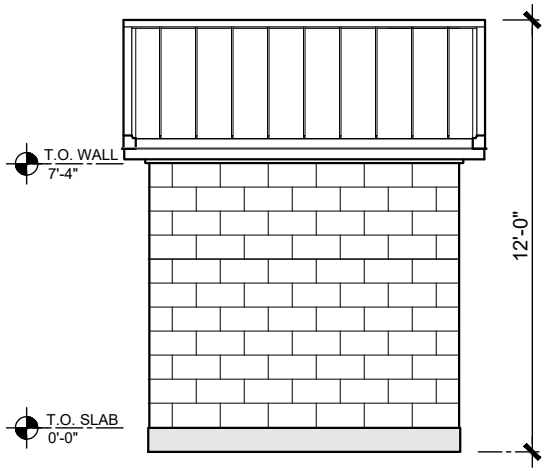
Building Better Places To Go.℠

www.PublicRestroomCompany.com

2587 BUSINESS PARKWAY
MINDEN NEVADA 89423
P: 888-888-2060 F: 888-888-1448



ELEVATION 1
SCALE:3/16"=1'-0"



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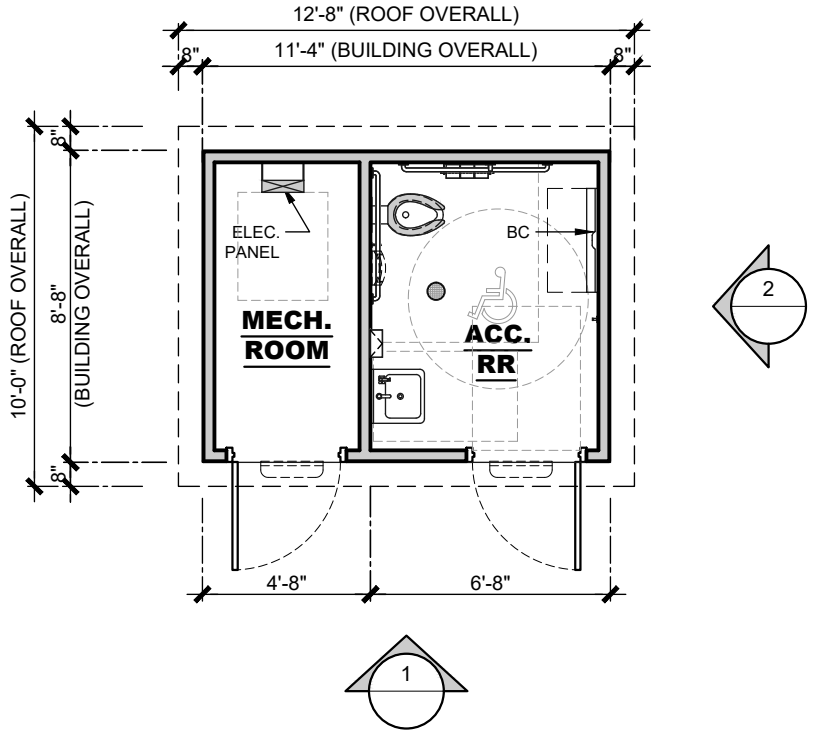

FLOOR PLAN
SCALE: 3/16"=1'0"

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BUILDING TYPE: **RESTROOM BUILDING**

PROJECT: **SKATE PARK**
CAMBRIA COMMUNITY SERVICES DISTRICT, CA

REVISION #	REVISION DATE:	SHEET#
-	DRAWN BY:	A-1
PROJECT #: 13119	START DATE: 1/2/2025	MAX. PERSON / HOUR: 45 S
	DRAWN BY: EOR	

Ph: 888-888-2060 | Fax: 888-888-1448

CAMBRIA COMMUNITY SERVICES DISTRICT

NOTICE INVITING BIDS, PROPOSAL, CONTRACT AND SPECIAL PROVISIONS FOR

CAMBRIA SKATEPARK PROJECT

BIDDER'S PROPOSAL

THE UNDERSIGNED, HAVING CAREFULLY EXAMINED ALL OF THE CONTRACT DOCUMENTS; PERMITS ISSUED BY JURISDICTIONAL REGULATORY AGENCIES; CONTRACT; CONTRACT ADDENDA; INSTRUCTIONS TO BIDDERS; PROPOSAL REQUIREMENTS AND CONDITIONS; SPECIAL PROVISIONS; THE PLANS; STANDARD PLANS; STANDARD SPECIFICATIONS; REFERENCE SPECIFICATIONS; AND ALL OTHER INFORMATION PROVIDED BY FOR THE CONSTRUCTION LISTED ABOVE IN AND FOR THE DISTRICT, IS FAMILIAR WITH THE CONDITIONS, HAVING PERSONALLY VISITED THE SITE OF THE WORK, AND HEREBY PROPOSES TO FURNISH ALL LABOR, MATERIALS AND EQUIPMENT, AND ALL INCIDENTAL WORK NECESSARY TO DELIVER ALL THE IMPROVEMENTS COMPLETE, IN PLACE AND IN STRICT CONFORMITY WITH THE CONTRACT DOCUMENTS, FOR THE UNIT PRICES NAMED IN THE FOLLOWING SCHEDULE OF WORK, ENTERED THROUGH THE DEMANDSTAR SYSTEM.

JJ FISHER CONSTRUCTION, INC

Bidder's Company Name (please print or type)

Signature of Bidder

JAYSON J FISHER CEO

Print Name

JJ Fisher Construction, Inc.

CAMBRIA SKATE PARK PROJECT
SCHEDULE OF WORK / BID ITEM LIST

Item No.	Description	Unit	Total Price
1	Mobilization, and Project Closeout	LS	$ $27,500.00
2	Bonds, Insurance	LS	$ $64,150.00
3	Traffic Control, Site Safety,	LS	$ $13,750.00
4	Construction Staking and Surveying	LS	$ $31,650.00
5	Erosion and Sediment Control Measures	LS	$ $6,900.00
6	Clearing, Grubbing, and Site Preparation	LS	$ $155,456.00
7	Excavation, Grading, and Compaction	LS	$ $124,700.00
8	Export and Disposal of Excess Material	LS	$ $47,450.00
9	Aggregate Base Installation	LS	$ $64,650.00
10	Reinforced Cast-in-Place Concrete Skate Park Features, Including Bowls, Transitions, Ramps, Banks, Ledges, Stairs, and Related Appurtenances	LS	$ $405,900.00
11	Concrete Flatwork, Sidewalks, and Accessible Paths of Travel	LS	$ $239,718.00
12	Drainage Improvements, Including Underdrains, Area Drains, Pipe, Structures, and Connections	LS	$ $68,200.00
13	Stub-Up Connections for water, wastewater and electrical (Site Utilities)	LS	$ $14,500.00
14	Excavation and connection to domestic water main	LS	$ $10,200.00
15	Sewer Excavation and Wye connection to Wastewater Sewer main	LS	$ $9,500.00
16	Furnish and Install Site Furnishings	LS	$ $14,670.00
17	Furnish and Install Fencing and Gates	LS	$ $70,635.00
18	Landscaping and Irrigation Improvements	LS	$ $70,840.00
19	Site Electrical Improvements and Lighting	LS	$ $17,600.00

NOTE: Grand Total is $1,457,969.00

1. The Bidder shall include all labor, materials, equipment, supervision, permits, testing, incidentals, overhead, and profit necessary to complete each bid item in accordance with the
2. Payment shall be based on actual quantities installed or completed as determined by the District, unless otherwise noted as Lump Sum (LS).
3. The Total Bid Amount shall be the sum of all base bid items.

SCHEDULE OF WORK

All applicable sales taxes, State and/or Federal taxes, and any other special taxes, patent rights or royalties are included in the prices quoted in this Proposal.

(ALL ITEMS LISTED IN THE SCHEDULE OF WORK SHALL HAVE A CORRESPONDING MEASUREMENT AND PAYMENT CLAUSE)

BID ITEM NO.	BID ITEM DESCRIPTION	UNIT	EST. QTY.

INSTRUCTIONS FOR ENTERING ELECTRONIC BIDS

In order to access the DemandStar system and ensure successful online submission of your bid In the event you encounter technical difficulties during the uploading process, please contact the DemandStar system team (M-F from 8 a.m. to 5 p.m.) : **support@demandstar.com**

Bid prices must be entered and the bid proposal packet must be uploaded to the DemandStar system no later than the date and time indicated in the Notice Inviting Bids. No late bids will be accepted. No other method of bid submittal will be accepted.

INFORMATION REQUIRED OF BIDDERS

In determining the lowest "responsible" bidder, consideration will be given to the general competency of the bidder in regard to the work covered by the Bid Proposal. To this end, each proposal shall be supported by a statement of the Bidder's experience on this form. **Failure of the Bidder to provide requested information in a complete and accurate manner may render the bid non-responsive**. Additionally, the District reserves the right to disqualify or refuse to consider a proposal if a Bidder is determined to be non-responsible in accordance with applicable law."

The Bidder shall supply the following information. Use additional sheets as necessary.

1. Contact person name: JAYSON J FISHER Email: JJ@JJFISHERCONSTRUCTION.COM

   Address: PO BOX 2219, NIPOMO, CA. 93444

   Telephone: (805) 723-5220 Fax: (805) 723-5221
2. Type of firm (Individual, Partnership, or Corporation): CORPORATION
3. State Contractor's License Number and Classification: 939644 A, C-8
4. DIR Registration Number: 1000003980 Expiration Date 06/30/2028
5. Number of years your firm has operated as a contractor: 16
6. Number of years your firm operated under its present business name: 16
7. List the **names and addresses** of all principals or officers authorized to bind your firm.

Name:	Address:
JAYSON J FISHER CEO	1255 KIWI LN, NIPOMO, CA. 93444
MARK SCZBECKI CFO	1368 BRAMBLE RD, ARROYO GRANDE, CA. 93420

8. List any project(s) your firm has **failed to complete** within the last five years due to a termination of contract. For each project, list the type of project, client's name, contact person, current telephone number, email address, and provide a brief description of the grounds for the termination.

Check appropriate box: None ☑ See list below ☐

Type of Project	Client Name	Contact Person	Contact Phone No. and email address
Description:			

Type of Project	Client Name	Contact Person	Contact Phone No. and email address
Description:			

Type of Project	Client Name	Contact Person	Contact Phone No. and email address
Description:			

9. List projects of similar nature to the **Cambria Skatepark Project** your firm is **currently** constructing. For each project, list the type of project, contract amount, client's name, contact person, current telephone number, email address, and a brief description.

Check appropriate box: None ☐ See list below ☑

Type of Project	Contract Amount	Client Name	Contact Person	Contact Phone No. and email address
PUBLIC WORKS	$3,568,429	CITY OF LOMPOC	THERESA HERNANDEZ	t-hernandez@ci.lompoc.ca.us
Description: COLLEGE SKATE PARK IMPROVEMENT PROJECT				

Type of Project	Contract Amount	Client Name	Contact Person	Contact Phone No. and email address
PUBLIC WORKS	$3,309,479	CITY OF PASO ROBLES	DITAS ESPERANZA	desperanza@prcity.com
Description: PICKLEBALL COURT COMPLEX				

Type of Project	Contract Amount	Client Name	Contact Person	Contact Phone No. and email address

Description:

10. List projects of a similar nature to the **Cambria Skatepark Project** your firm has **completed** within the last five years. For each project, list the type of project, contract amount, date of completion, client's name, contact person, current telephone number, email address, and a brief description.

Check appropriate box: None ☐ See list below ☐

Type of Project	Contract Amount	Date of Completion	Client Name	Contact Person	Contact Phone No. and email address
PUBLIC WORKS	$2,770,505.00	4/30/2023	COUNTY OF SAN LUIS OBISPO	ELIZABETH KAVANAUGH	EKAVANAUGH@CO.SLO.CA.US
Description: NIPOMO SKATE PARK					

Type of Project	Contract Amount	Date of Completion	Client Name	Contact Person	Contact Phone No. and email address
PUBLIC WORKS	$2,014,364	07/31/2024	CITY OF GOLETA	JOANNE PLUMMER	JPLUMMER@CITYOFGOLETA.COM
Description: ARMITOS PARK PROJECT					

Type of Project	Contract Amount	Date of Completion	Client Name	Contact Person	Contact Phone No. and email address
PUBLIC WORKS	4409,910	05/14/2025	CITY OF LOMPOC	THERESA HERNANDEZ	T_HERNANDEZ@CI.LOMPOC.CA.US
Description: RYON PARK					

11. List the name of the person(s) **(A MINIMUM OF ONE)** who inspected the site of the proposed work for your firm.

Name:	Date of Inspection:
Garrett Loughran	05/19/2026

12. Complete the following in conformance with Labor Code Section 1725.5:

Name of Subcontractor	Registered with DIR?	DIR Registration No.

California Skateparks	Yes ☑ No __	1000016308
Central Coast Fence	Yes ☑ No __	1000009685
K&D Landscaping	Yes ☑ No __	1000003902
Bear Electrical Solutions	Yes ☑ No __	1000002158
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	

13. If requested by the District, the Bidder shall furnish a notarized financial statement, financial data, or other information and references sufficiently comprehensive to permit an appraisal of its current financial condition or ability to perform the work.

    Failure to furnish information upon request may render the bid nonresponsive.

    All of the above statements regarding Contractor's experience and financial qualifications are submitted in conjunction with the Bid Proposal, as a part thereof, and the truthfulness and accuracy of the information is guaranteed by the Bidder.

THE DISTRICT RESERVES THE RIGHT TO REJECT ALL BIDS

The undersigned understands the contract time limit allotted for the completion of the work required by the Contract is **One Hundred Eighty (180) Working Days**

The undersigned agrees, if awarded the Contract, to sign the Contract and furnish the necessary insurance certificates and bonds within ten (10) days of the date specified in the Notice of Award of Contract, not including Saturdays, Sundays, and legal holidays, and to begin work within ten (10) Working Days from the date specified in the District's Notice to Proceed. Contract time accounting shall begin on the date shown in the Notice to Proceed.

Accompanying this Bid Proposal is **(check appropriate box)**:

☐ **Cashier's Check** ☐ **Certified Check** ☑ **Bid Bond**

Sign Here if Individual:

Signature: _____

Print Name: _____

Address: _____

_____

Affix notary's acknowledgement

(Signature blocks continue on the following page)

Sign Here if Co-Partnership or LLC:

Co-Partnership/LLC Name of Firm: _____

Address: _____

_____

Members Signing:

Signature: _____ Print Name: _____

Address: _____

_____

Signature: _____ Print Name: _____

Address: _____

_____

Affix notary's acknowledgement

Sign Here if Corporation:

Name of Corporation: JJ FISHER CONSTRUCTION, INC

Address: PO BOX 2219, NIPOMO, CA. 93444

_____

Officers of Corporation Signing:

Signature: _____ Print Name: JAYSON J FISHER CEO

Address: 1255 KIWI LN, NIPOMO, CA. 93444

_____

Signature: _____ Print Name: _____

Address: _____

_____

If executed by other than President and Secretary of the Corporation, attach a certified copy of resolution authorizing signature on behalf of the Corporation.

Affix notary's acknowledgement

LIST OF SUBCONTRACTORS

The Bidder shall list each subcontractor performing work in an amount in excess of one-half of one percent (1/2%) of the prime contractor's total bid, or, in the case of bids for the construction of streets or highways, including bridges, in excess of one-half of one percent (1/2%) of the prime contractor's total bid or ten thousand dollars ($10,000), whichever is greater. Complete columns (1) and (2) and submit with the bid. Complete columns (3) and (4) and submit with the bid or email to the District within 24 hours after the bid opening. Failure to provide complete information in columns (1) through (4) within the time specified shall render the bid non-responsive.

Subcontractors listed must not be debarred from performing the designated work.

Information must be typed or clearly printed.

BUSINESS NAME AND LOCATION (1)	CONTRACTOR LICENSE NUMBER (2)	BID ITEM NUMBER (SUBCONTRACTORS PROVIDING WORK TO MULTIPLE BID ITEMS OF WORK SHOULD BE LISTED FOR EACH BID ITEM SEPARATELY) (3)	PERCENTAGE OF BID ITEM PRICE SUBCONTRACTED AND DESCRIPTION OF THE PORTION OF BID ITEM WORK TO BE PERFORMED BY SUBCONTRACTOR (4)*
Sample: XYZ Contractors	XXXXXX	2	50% of Bid Item #2; Excess soil export
Sample: XYZ Contractors	XXXXXX	3	20% of Bid Item #3; Topsoil import
California Skateparks Upland, CA	962150	9	16% | Item #09 | Agg Base Install
California Skateparks Upland, CA	962150	10	91% | Item #10 | Cast-in-Place Concrete Skate Park
California Skateparks Upland, CA	962150	11	21% | Item #11 | Concrete Flatwork/Sidewalks
"Central Coast Fence Grover Beach, CA	463992	17	91% | Item #17 | F&I Fencing & Gates
K&D Landscaping Watsonville, CA	664584	18	91% | Item #18 | Landscaping & Irrigation Improvements
Bear Electrical Solutions Alviso, CA	982079	19	91% | Item #19 | Site Electrical Improvements & Lighting

*** If you are subcontracting a whole bid item, insert one hundred percent (100%); if less, insert actual percentage.**

NON-COLLUSION DECLARATION-CONTRACTOR
To be Executed by Bidder and Submitted with Bid

The undersigned declares:

I am the CEO [title] of JJ FISHER CONSTRUCTION, INC [company name], the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 6/16/2026 [date], at NIPOMO [city], CALIFORNIA [state].

Signature

JAYSON J FISHER

Print Name

FORM OF BID BOND

(10% of the Proposal Amount)

KNOW ALL PERSONS BY THESE PRESENTS that we JJ Fisher Construction, Inc. as Principal, and Great Midwest Insurance Company as Surety, are held and firmly bound unto Cambria Community Services District, hereinafter called the District in the sum of Dollars ($ *), for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents. *TEN PERCENT (10%) of the Total Amount Bid

The conditions of this obligation are such that whereas the Principal submitted to the District a certain Bid Proposal, attached hereto and hereby made a part hereof, to enter into a contract in writing for the **Skatepark Project**, and will furnish all required certificates of insurance and bonds as required by the Contract.

NOW THEREFORE, if said Bid Proposal shall be rejected; or in the alternate, if said Bid Proposal shall be accepted, and the Principal shall execute and deliver a contract in the prescribed Form of Contract, shall deliver certificates evidencing that the required insurance is in effect and shall execute and deliver Performance and Payment Bonds in the forms prescribed, and shall in all other respects perform the Contract created by the acceptance of said Bid Proposal, then this obligation shall be void; otherwise this obligation shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for any and all default of the Principal hereunder shall be the amount of this obligation as herein stated. In the event suit is brought upon this bond by District and judgment is recovered, Surety shall pay all costs incurred by District in said suit, including a reasonable attorney and expert fees and costs to be fixed by the court.

The Surety, for the value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall in no way be impaired or affected by an extension of the time within which the District may accept such a Bid Proposal; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument this 28th day of May, 2026, the name of each party being hereto written below and these presents duly signed by each party's undersigned representative, pursuant to authority of its governing body. This bond shall be authenticated by way of notarized acknowledgment, including a copy of the power of attorney, for the Surety.

ATTEST:

(Principal) JJ Fisher Construction, Inc.

(Address) PO Box 2219

Nipomo, CA 93444

(By) _____

(Title) Jayson J Fisher CFO

ATTEST:

(Surety) Great Midwest Insurance Company

(Address) 800 Gessner Rd. Ste 600

Houston, TX 77024

(By) _____

(Title) Edward N. Hackett, Attorney-in-Fact

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On May 28, 2026 before me, Carly P. Matlock , Notary Public
(insert name and title of the officer)

personally appeared Edward N. Hackett,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NRO1 CARLY P. MATLOCK COMM. #2423661 Notary Public - California Orange County My Comm. Expires Oct. 27, 2026 NRO1

Signature carly matlock (Seal)
Carly P. Matlock

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: Edward N. Hackett, Christine Maestas

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars ($100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.

GREAT MIDWEST INSURANCE COMPANY

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

BY Mark W. Haushill

Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

NOTARY PUBLIC — STATE OF TEXAS
CHRISTINA BISHOP
My Notary ID # 131090469
Expires April 14, 2029

BY Christina Bishop

Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 28th Day of May, 2026.

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

BY Patricia Ryan

Patricia Ryan
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

No. 5780-2

STATE OF CALIFORNIA

DEPARTMENT OF INSURANCE

SAN FRANCISCO

Amended

Certificate of Authority

THIS IS TO CERTIFY, *That, pursuant to the Insurance Code of the State of California,*

Great Midwest Insurance Company

of Texas, organized under the laws of Texas, subject to its Articles of Incorporation or other fundamental organizational documents, is hereby authorized to transact within this State, subject to all provisions of this Certificate, the following classes of insurance:

Fire, Marine, Surety, Disability, Plate Glass, Liability,

Workers' Compensation, Common Carrier Liability, Boiler and Machinery,

Burglary, Credit, Sprinkler, Team and Vehicle, Automobile, and Aircraft

as such classes are now or may hereafter be defined in the Insurance Laws of the State of California.

THIS CERTIFICATE *is expressly conditioned upon the holder hereof now and hereafter being in full compliance with all, and not in violation of any, of the applicable laws and lawful requirements made under authority of the laws of the State of California as long as such laws or requirements are in effect and applicable, and as such laws and requirements now are, or may hereafter be changed or amended.*

IN WITNESS WHEREOF, *effective as of the 4th day of August, 2015, I have hereunto set my hand and caused my official seal to be affixed this 4th day of August, 2015.*

Dave Jones
Insurance Commissioner

By

Valerie Sarfaty
for Nettie Hoge
Chief Deputy

NOTICE:
Qualification with the Secretary of State must be accomplished as required by the California Corporations Code promptly after issuance of this Certificate of Authority. Failure to do so will be a violation of Insurance Code section 701 and will be grounds for revoking this Certificate of Authority pursuant to the covenants made in the application therefor and the conditions contained herein.

FALSE CLAIMS

Bidder shall complete the False Claims Act Certification below or in the alternative, provide the information requested under False Claims Act Violations below. Failure to certify or provide the requested information shall render the bid non-responsive.

"False Claims Act" as used herein is defined as either or both the Federal False Claims Act, 31 U.S.C. § 3729, *et seq.*, and the California False Claims Act, Government Code § 12650, et seq.

FALSE CLAIMS ACT CERTIFICATION

I JAYSON J FISHER hereby certify that neither
(Print name)

JJ FISHER CONSTRUCTION, INC
(Contractor name)

nor JAYSON J FISHER
(Name of qualifying person licensed by Contractors State License Board)

has been determined by a court or tribunal of competent jurisdiction to have violated the False Claims Act as defined above.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 16TH day of JUNE, 2026 at NIPOMO, CA.
(Month and year) (City and State)

By _____
(Signature of owner, officer, manager or licensee responsible for submission of Bid Proposal)

FALSE CLAIMS ACT VIOLATIONS

With regard to any determinations by a tribunal or court of competent jurisdiction that the False Claims Act, as defined above, has been violated by (1) the Contractor submitting this Bid Proposal or (2) the qualifying person licensed by the State Contractors License Board to perform the work described in this Bid Proposal, shall provide on a separate sheet the following information: (1) the date of the determination of the violation, (2) the identity of the tribunal or court, (3) the identity of the government contract or project involved, (4) the identity of the government department involved, (5) the amount of fine imposed, and (6) any exculpatory information of which the Agency should be aware.

PROJECT NAME
BID NO. XX-XXXX

CIVIL LITIGATION AND ARBITRATION HISTORY

Bidder shall provide the certification or information requested below. Failure to certify or provide such certification or information shall render the bid non-responsive.

For five (5) years preceding the submittal date of this Bid Proposal, identify civil litigation and arbitration arising out of the performance of a construction contract within the State of California in which the (1) Contractor submitting this bid proposal or (2) the qualifying person licensed by the State Contractors Licensing Board to perform the work described in this Bid Proposal was a named as a party in a lawsuit brought by or against the project owner or any action to confirm, vacate or modify an arbitration award involving an owner.

CIVIL LITIGATION AND ARBITRATION CERTIFICATION

If the Bidder has no civil litigation and arbitration history to report as described above, complete the following:

I JAYSON J FISHER certify that neither
Print name

JJ FISHER CONSTRUCTION, INC
Contractor name

nor JAYSON J FISHER
Name of qualifying person licensed by Contractors State License Board

has been involved in civil litigation and arbitration as described above.

I declare under penalty of perjury that the foregoing is true and correct.

Executed this 16TH day of JUNE, 2026 at NIPOMO, CA.
(Month and year) **(City and State)**

By _____
(Signature of owner, officer, manager or licensee responsible for submission of Bid Proposal)

Do not include litigation and arbitration which are limited solely to enforcement of mechanics' liens or stop notices. Provide on a separate sheet (1) the name and court case identification number of each case, (2) the jurisdiction in which it was filed, and (3) the outcome of the litigation, e.g. whether the case is pending, a judgment was entered, a settlement was reached, or the case was dismissed.

PROJECT NAME
BID NO. XX-XXXX

CRIMINAL CONVICTIONS

Bidder shall provide the certification or information requested below. Failure to certify or provide such certification or information shall render the bid non-responsive.

CRIMINAL CONVICTION CERTIFICATION

If the Bidder has no criminal convictions to report as described above, complete the following:

I JAYSON J FISHER hereby certify that neither
(Print name)

JJ FISHER CONSTRUCTION, INC
(Contractor name)

nor JAYSON J FISHER
(Name of qualifying person licensed by Contractors State License Board)

has been convicted of a criminal violation as described above.

I declare under penalty of perjury that the foregoing is true and correct.

Executed this 16TH day of JUNE, 2026 (Month and year) at NIPOMO, CA. (City and State)

By _____
(Signature of owner, officer, manager or licensee responsible for submission of Bid Proposal)

For the five (5) years preceding the date of this Bid Proposal is due, identify on a separate sheet any criminal conviction in any jurisdiction in the United States for a violation of law arising out of the performance of a construction contract (1) by the Contractor submitting this Bid Proposal or (2) by the qualifying person licensed by the State Contractors License Board to perform the work described in the Bid Proposal.

Provide on the following page labeled "Criminal Convictions Information." (1) the date of conviction, (2) the name and court case identification number, (3) the identity of the law violated, (4) the identity of the prosecuting agency, (5) the contract or project involved, (6) the punishment imposed, and (7) any exculpatory information of which the Agency should be aware.

PROJECT NAME
BID NO. XX-XXXX

VIOLATION OF LAW OR A SAFETY REGULATION

Has the Bidder, any officer of the Bidder, or any employee who has proprietary interest in the Bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of a law or a safety regulation?

☐ **Yes** ☑ **No**

If the answer is yes, explain the circumstances in the following space.

JJ FISHER CONSTRUCTION, INC
Name of bidder (print)

Signature

PO BOX 2219
Address

939644 A, C-8
State Contractors' License No. & Classification

NIPOMO, CA. 93444
City Zip Code

805-723-5220
Telephone

CAMBRIA COMMUNITY SERVICES DISTRICT

CAMBRIA SKATEPARK PROJECT ADDENDUM PACKAGE MAY 31, 2026

Addendum Package Contents

- Addendum cover sheet
- Responses to bidder questions date extended to June 8, 2026, at 11:00 a.m.
- Revised bid date closing date June 22, 2026, at 11:00 a.m.

Cambria Skatepark Project

Bid No. _____

NOTICE TO BIDDERS

This Addendum forms a part of the Contract Documents and modifies the Notice Inviting Bids, Instructions to Bidders, Plans, and Specifications. Bidders shall acknowledge receipt of this Addendum in their bid proposal.

1. REVISION TO BID OPENING DATE AND TIME

NOTICE IS HEREBY GIVEN that the bid deadline is extended to 11:00 a.m. on June 22, 2026. All bids shall be submitted in accordance with the Notice Inviting Bids, as modified by this Addendum.

The bid deadline is extended to provide bidders a reasonable opportunity to evaluate revisions to the Contract Documents, including clarification of proprietary specifications and establishment of an approved 'equal or better' substitution pathway.

2. REVISION TO LIQUIDATED DAMAGES

The liquidated damages provision is revised to $1,500 per calendar day. All other provisions relating to contract time remain unchanged.

3. PROPRIETARY REFERENCES

References to Spohn Ranch, Spohncrete, or proprietary systems shall mean 'Spohn Ranch or approved equal' and establish minimum performance standards only.

4. SUBSTITUTIONS (EQUAL OR BETTER)

Substitution requests must be submitted prior to the bid deadline and approved by Addendum. Requests shall include sufficient technical information, installation methods, and comparable project experience. The District retains sole discretion to determine equivalency.

5. SPOHN RANCH ROLE

Spohn Ranch may be utilized at the bidder's option as a supplier of proprietary materials. Use is not required if an approved equal is accepted. Spohn Ranch shall not perform installation, construction labor, or bid interpretation.

6. BIDDER RESPONSIBILITY

Bidders are responsible for providing all work in compliance with the Contract Documents and ensuring any alternatives meet all requirements. Non-compliance may result in rejection of the bid.

7. ACKNOWLEDGMENT

Failure to acknowledge receipt of this Addendum in the bid proposal may result in rejection of the bid.

Company Name JJ FISHER CONSTRUCTION, INC
Contact Person JAYSON J FISHER
Signature _____
Date 06/22/2026

Extending the Bid Opening

The bid opening date is hereby extended from June 8, 2026, at 11:00 a.m. to June 22, 2026, at 11:00 a.m. Bid prices for each line item of the Schedule of Work must be entered and all other required documents for the bid proposal packet must be uploaded to the DemandStar system (https://network.demandstar.com/) no later than **11:00 a.m. on June 22, 2026**.

All other terms and conditions remain unchanged except as specifically modified by this Addendum.

No late bids will be accepted. No other method of bid submittal will be accepted.

Bids will be made publicly available via DemandStar on the date specified above.

The Contract Documents are amended as follows:

Bidders shall acknowledge receipt of this Addendum in their bid proposal. Failure to acknowledge receipt may result in the bid being deemed non-responsive.

Addendum

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING

PO Box 199
Cambria, CA 93428
805.706.0401

To: CCSD Skate Park Bidders

CDS Project #: 22-011 Cambria Skate Park

Subject: RFI responses

Please see below for a list of questions and responses provided by Civil Design Studio:

Question #1: Fencing Plan

references a detail on L8.0, but there's no L8.0. There are a lot of questions about the fencing plan.

Answer:

Please disregard the reference to sheet L8.0. The correct reference is detail "A", sheet F-1. The fence product specified is "Montage Plus" provided by Ameristar (see web link below). Style is "majestic" (M), two-rail, 6 foot height, color = black. Posts shall be embedded in the turn-down wall (see question #3 below)

Please note that the contractor may provide an alternative product with equal construction at the contractor's option.

https://www.ameristarperimeter.com/us/en/products/ornamental-fence-gates/montage/montage-plus

Question #2: Restroom Building

referencing a foundation (sheet # SD-1). This one is referencing a foundation applicable by others. They are referencing a footing here, but there's no information. Are they providing it or not?

Answer:

There is no perimeter footing required. The requirements for the building include: 2" sand over 6" base over compacted native pad. See below for details:

- Engineered Compacted Building Pad: Please reference sheet C400, note 28, which states that the building pad preparation shall comply with section 7.1.2 of the project soils report for subgrade compaction.
- 6" of class 2 base compacted to 95% is required over the engineered building pad
- Sheet SD-1 requires 2" of coarse sand

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING

PO Box 199
Cambria, CA 93428
805.706.0401

Question #3: Skate Park Retaining Wall

There's a retaining wall that goes on the north-east side that's very specific on the civils and coordinated with the skatepark drawings, but if you go to SK3.0, you're showing another retaining wall going around the outside of other areas. However, it says on the skatepark drawings retaining wall by others, but on the civil, there's no retaining wall. There's a big gap in there.

Answer:

The non-CMU walls at the perimeter of the skate park are turndown walls. Please reference sheet SK11.0., details 3 and 4. The posts for the perimeter fence will be embedded in this wall. Alternatively, the contractor may submit an modification to this design if desired to attach the fence in a different way.

Question #4: CMU Retaining Walll

There's a CME retaining wall. However, it does not address what type it is. Is speed block, precision, or split base? What sand and masonry do you want there?

Answer:

Please provide a bid for precision block. Split face or speed block is not desired for this project. Grout shall be non-shrink precision grout.

06/19/2026

Monte Soto — Date

7. ACKNOWLEDGMENT

Failure to acknowledge receipt of this Addendum in the bid proposal may result in rejection of the bid.

Company Name JJ FISHER CONSTRUCTION, INC
Contact Person JAYSON J FISHER
Signature _____
Date 06/22/2026

FORM OF BID BOND

(10% of the Proposal Amount)

KNOW ALL PERSONS BY THESE PRESENTS that we JJ Fisher Construction, Inc. as Principal, and Great Midwest Insurance Company as Surety, are held and firmly bound unto Cambria Community Services District, hereinafter called the District in the sum of Dollars ($ *), for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents. *TEN PERCENT (10%) of the Total Amount Bid

The conditions of this obligation are such that whereas the Principal submitted to the District a certain Bid Proposal, attached hereto and hereby made a part hereof, to enter into a contract in writing for the **Skatepark Project**, and will furnish all required certificates of insurance and bonds as required by the Contract.

NOW THEREFORE, if said Bid Proposal shall be rejected; or in the alternate, if said Bid Proposal shall be accepted, and the Principal shall execute and deliver a contract in the prescribed Form of Contract, shall deliver certificates evidencing that the required insurance is in effect and shall execute and deliver Performance and Payment Bonds in the forms prescribed, and shall in all other respects perform the Contract created by the acceptance of said Bid Proposal, then this obligation shall be void; otherwise this obligation shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for any and all default of the Principal hereunder shall be the amount of this obligation as herein stated. In the event suit is brought upon this bond by District and judgment is recovered, Surety shall pay all costs incurred by District in said suit, including a reasonable attorney and expert fees and costs to be fixed by the court.

The Surety, for the value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall in no way be impaired or affected by an extension of the time within which the District may accept such a Bid Proposal; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument this 28th day of May, 2026, the name of each party being hereto written below and these presents duly signed by each party's undersigned representative, pursuant to authority of its governing body. This bond shall be authenticated by way of notarized acknowledgment, including a copy of the power of attorney, for the Surety.

ATTEST:

(Principal) JJ Fisher Construction, Inc.

(Address) PO Box 2219

Nipomo, CA 93444

(By) _____

(Title) Jayson J Fisher CFO

ATTEST:

(Surety) Great Midwest Insurance Company

(Address) 800 Gessner Rd. Ste 600

Houston, TX 77024

(By) _____

(Title) Edward N. Hackett, Attorney-in-Fact

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On May 28, 2026 before me, Carly P. Matlock , Notary Public
(insert name and title of the officer)

personally appeared Edward N. Hackett,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NRO1 CARLY P. MATLOCK COMM. #2423661 Notary Public - California Orange County My Comm. Expires Oct. 27, 2026 NRO1

Signature carly matlock (Seal)
Carly P. Matlock

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: Edward N. Hackett, Christine Maestas

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars ($100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.

GREAT MIDWEST INSURANCE COMPANY

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

BY Mark W. Haushill

Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

NOTARY PUBLIC — STATE OF TEXAS
CHRISTINA BISHOP
My Notary ID # 131090469
Expires April 14, 2029

BY Christina Bishop

Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 28th Day of May, 2026.

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

BY Patricia Ryan

Patricia Ryan
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

No. 5780-2

STATE OF CALIFORNIA

DEPARTMENT OF INSURANCE

SAN FRANCISCO

Amended

Certificate of Authority

THIS IS TO CERTIFY, *That, pursuant to the Insurance Code of the State of California,*

Great Midwest Insurance Company

of Texas, organized under the laws of Texas, subject to its Articles of Incorporation or other fundamental organizational documents, is hereby authorized to transact within this State, subject to all provisions of this Certificate, the following classes of insurance:

Fire, Marine, Surety, Disability, Plate Glass, Liability,

Workers' Compensation, Common Carrier Liability, Boiler and Machinery,

Burglary, Credit, Sprinkler, Team and Vehicle, Automobile, and Aircraft

as such classes are now or may hereafter be defined in the Insurance Laws of the State of California.

THIS CERTIFICATE *is expressly conditioned upon the holder hereof now and hereafter being in full compliance with all, and not in violation of any, of the applicable laws and lawful requirements made under authority of the laws of the State of California as long as such laws or requirements are in effect and applicable, and as such laws and requirements now are, or may hereafter be changed or amended.*

IN WITNESS WHEREOF, *effective as of the 4th day of August, 2015, I have hereunto set my hand and caused my official seal to be affixed this 4th day of August, 2015.*

Dave Jones
Insurance Commissioner

By

Valerie Sarfaty
for Nettie Hoge
Chief Deputy

NOTICE:
Qualification with the Secretary of State must be accomplished as required by the California Corporations Code promptly after issuance of this Certificate of Authority. Failure to do so will be a violation of Insurance Code section 701 and will be grounds for revoking this Certificate of Authority pursuant to the covenants made in the application therefor and the conditions contained herein.

BIDDER'S PROPOSAL

THE UNDERSIGNED, HAVING CAREFULLY EXAMINED ALL OF THE CONTRACT DOCUMENTS; PERMITS ISSUED BY JURISDICTIONAL REGULATORY AGENCIES; CONTRACT; CONTRACT ADDENDA; INSTRUCTIONS TO BIDDERS; PROPOSAL REQUIREMENTS AND CONDITIONS; SPECIAL PROVISIONS; THE PLANS; STANDARD PLANS; STANDARD SPECIFICATIONS; REFERENCE SPECIFICATIONS; AND ALL OTHER INFORMATION PROVIDED BY FOR THE CONSTRUCTION LISTED ABOVE IN AND FOR THE DISTRICT, IS FAMILIAR WITH THE CONDITIONS, HAVING PERSONALLY VISITED THE SITE OF THE WORK, AND HEREBY PROPOSES TO FURNISH ALL LABOR, MATERIALS AND EQUIPMENT, AND ALL INCIDENTAL WORK NECESSARY TO DELIVER ALL THE IMPROVEMENTS COMPLETE, IN PLACE AND IN STRICT CONFORMITY WITH THE CONTRACT DOCUMENTS, FOR THE UNIT PRICES NAMED IN THE FOLLOWING SCHEDULE OF WORK, ENTERED THROUGH THE DEMANDSTAR SYSTEM.

Newton Construction & Management, Inc.

Bidder's Company Name (please print or type)

Signature of Bidder

Eric Newton

Print Name

CAMBRIA SKATE PARK PROJECT
SCHEDULE OF WORK / BID ITEM LIST

Item No.	Description	Unit	Total Price
1	Mobilization, and Project Closeout	LS	$ 80,000
2	Bonds, Insurance	LS	$42,000
3	Traffic Control, Site Safety,	LS	$25,000
4	Construction Staking and Surveying	LS	$25,000
5	Erosion and Sediment Control Measures	LS	$26,000
6	Clearing, Grubbing, and Site Preparation	LS	$31,000
7	Excavation, Grading, and Compaction	LS	$63,000
8	Export and Disposal of Excess Material	LS	$10,000
9	Aggregate Base Installation	LS	$ 25,000
10	Reinforced Cast-in-Place Concrete Skate Park Features, Including Bowls, Transitions, Ramps, Banks, Ledges, Stairs, and Related Appurtenances	LS	$ 589,000
11	Concrete Flatwork, Sidewalks, and Accessible Paths of Travel	LS	$ 205,000
12	Drainage Improvements, Including Underdrains, Area Drains, Pipe, Structures, and Connections	LS	$ 25,000
13	Stub-Up Connections for water, wastewater and electrical (Site Utilities)	LS	$ 5,000
14	Excavation and connection to domestic water main	LS	$10,000
15	Sewer Excavation and Wye connection to Wastewater Sewer main	LS	$ 18,000
16	Furnish and Install Site Furnishings	LS	$0
17	Furnish and Install Fencing and Gates	LS	$71,000
18	Landscaping and Irrigation Improvements	LS	$90,000
19	Site Electrical Improvements and Lighting	LS	$4,000

NOTE:

1. The Bidder shall include all labor, materials, equipment, supervision, permits, testing, incidentals, overhead, and profit necessary to complete each bid item in accordance with the
2. Payment shall be based on actual quantities installed or completed as determined by the District, unless otherwise noted as Lump Sum (LS).
3. The Total Bid Amount shall be the sum of all base bid items.

SCHEDULE OF WORK

All applicable sales taxes, State and/or Federal taxes, and any other special taxes, patent rights or royalties are included in the prices quoted in this Proposal.

(ALL ITEMS LISTED IN THE SCHEDULE OF WORK SHALL HAVE A CORRESPONDING MEASUREMENT AND PAYMENT CLAUSE)

BID ITEM NO.	BID ITEM DESCRIPTION	UNIT	EST. QTY.

INSTRUCTIONS FOR ENTERING ELECTRONIC BIDS

In order to access the DemandStar system and ensure successful online submission of your bid In the event you encounter technical difficulties during the uploading process, please contact the DemandStar system team (M-F from 8 a.m. to 5 p.m.) : support@demandstar.com

Bid prices must be entered and the bid proposal packet must be uploaded to the DemandStar system no later than the date and time indicated in the Notice Inviting Bids. No late bids will be accepted. No other method of bid submittal will be accepted.

INFORMATION REQUIRED OF BIDDERS

In determining the lowest "responsible" bidder, consideration will be given to the general competency of the bidder in regard to the work covered by the Bid Proposal. To this end, each proposal shall be supported by a statement of the Bidder's experience on this form. **Failure of the Bidder to provide requested information in a complete and accurate manner may render the bid non-responsive**. Additionally, the District reserves the right to disqualify or refuse to consider a proposal if a Bidder is determined to be non-responsible in accordance with applicable law."

The Bidder shall supply the following information. Use additional sheets as necessary.

1. Contact person name: Eric Newton Email: bids@newtonconstruction.com

   Address: 2436 Broad Street San Luis Obispo CA 93401

   Telephone: (805) 544-5583 Fax: (805) 544-5584

2. Type of firm (Individual, Partnership, or Corporation): Corporation
3. State Contractor's License Number and Classification: 783608 B C10 A C16
4. DIR Registration Number: 10000001399 Expiration Date 6/30/28
5. Number of years your firm has operated as a contractor: 25
6. Number of years your firm operated under its present business name: 25
7. List the **names and addresses** of all principals or officers authorized to bind your firm.

Name:	**Address:**
Eric Newton	2436 Broad Street San Luis Obispo CA 93401

8. List any project(s) your firm has **failed to complete** within the last five years due to a termination of contract. For each project, list the type of project, client's name, contact person, current telephone number, email address, and provide a brief description of the grounds for the termination.

Check appropriate box: None ☑ See list below ☐

Type of Project	Client Name	Contact Person	Contact Phone No. and email address
Description:			

Type of Project	Client Name	Contact Person	Contact Phone No. and email address
Description:			

Type of Project	Client Name	Contact Person	Contact Phone No. and email address
Description:			

9. List projects of similar nature to the **Cambria Skatepark Project** your firm is **currently** constructing. For each project, list the type of project, contract amount, client's name, contact person, current telephone number, email address, and a brief description.

Check appropriate box: None ☐ See list below ☒

Type of Project	Contract Amount	Client Name	Contact Person	Contact Phone No. and email address
Public Works Lump Sum Competitve	1,027,000	SLO Community College District	Blake Meyers	661-304-5059 blakem@klassencorp.com
Description: Project Name: SLO Cuesta Cougar Park Approximately 40,000 square feet of sitework improvements on the existing Cuesta San Luis Obispo campus. Site improvements include: Pedestrian flatwork, seating, site lighting, landscaping, grading, and drainage within the central campus area.				

Type of Project	Contract Amount	Client Name	Contact Person	Contact Phone No. and email address
Public Works Lump Sum Competitve	1,358,000	Paso Robles Joint Unified School District	Britiany Baker	(805) 769-1159 bbaker@pasoschools.org
Description: Project Name: Glen Speck Modernization Project Relocation of (1) 12'x40' relocatable restroom, construction of new foundation and construction of (1) shade structure and associated site works. Demolition of exterior storage rooms, and remodel of existing MPR kitchen with new equipment, interior rooms and finishes, new 4' wide exterior door. Site work includes underground ss line to new concrete grease interceptor vault, and associated hardscape improvements.				
Type of Project	**Contract Amount**	**Client Name**	**Contact Person**	**Contact Phone No. and email address**
Public Works Lump Sum Competitve	5,577,000	CA Dept of Parks & Rec	Merrilee Byrnes	279-499-1261 merrilee.byrnes@parks.ca.gov

*WE ARE ALSO ATTACHING THE SKATEPARK SUBS EXPERIENCE.

Description: Project Name: El Capitan State Beach Entrance Improvements Widen the park entrance road and construct new retaining wall, construct new bio retention system, replace the culvert at el capitan creek with a bridge, provide a secondary check-in/bypass lane at the entrance kiosk, and replace the kiosk with an ADA-compliant kiosk.

10. List projects of a similar nature to the **Cambria Skatepark Project** your firm has **completed** within the last five years. For each project, list the type of project, contract amount, date of completion, client's name, contact person, current telephone number, email address, and a brief description.

Check appropriate box: None ☐ See list below ☑

Type of Project	Contract Amount	Date of Completion	Client Name	Contact Person	Contact Phone No. and email address
Public Works Lump Sum Competitve	5,372,000	8/25/2025	San Luis Coastal Unified School District	Chris Bonin	805.596.4105 cbonin@slcusd.org
Description: Project Name: Sinsheimer Elementary Phase 1 Modernization Project Site improvement: Accesible path to parking lot, fire hydrant and open structures. Building Improvements: Modernization of restrooms, Kindergarten Classrooms, Staff lounge room, exterior signage. Campus Wide Improvements: Fire Alarm Replacements HVAC improvements.					

Type of Project	Contract Amount	Date of Completion	Client Name	Contact Person	Contact Phone No. and email address
Public Works Lump Sum Competitive	473,000	April 2026	UC Santa Barbara / The Regents of the University of California	Greg Moore	(805) 893-3298 grmoore@ucsb.edu
Description: Project Name: UCSB North Hall Bike Path & Parking Lot Construct the bike path adjacent to UCSB North Hall, which needs repaving to rehabilitate its existing condition as a result of a high volume of usage from bike, pedestrian and vehicle traffic. Includes areas for bikers to dismount safely from their bikes, wider pathways for safety during high peak hours and expanded bike parking area. 24 additional parking spaces.					

Type of Project	Contract Amount	Date of Completion	Client Name	Contact Person	Contact Phone No. and email address
Public Works Lump Sum Competitve	92,206	January 2024	City of Paso Robles	Freda Berman	805-237-3861 fberman@prcity.com
Description: Project Name: Uptown Family Park Water Feature A new misting station will replace the existing water/sand table at Uptown Family Park in Paso Robles, CA. The proposed equipment will include cool down misting features that could be activated seasonally as appropriate. The existing play area will be utilized for the proposed project and approximately 520 sf of landscape area will be renovated.					

11. List the name of the person(s) **(A MINIMUM OF ONE)** who inspected the site of the proposed work for your firm.

Name:	Date of Inspection:
Lacee Nowak	Job Walk 5/19/26

12. Complete the following in conformance with Labor Code Section 1725.5:

Name of Subcontractor	Registered with DIR?	DIR Registration No.

California Skateparks	Yes X No __	1000016308
Big Wakoo Fence	Yes X No __	1000005304
Coastline Grading	Yes X No __	2000023878
Golden State Sealing & Striping	Yes X No __	1000004183
K&D Lansdcaping	Yes X No __	1000003902
Boydston Masonry	Yes X No __	1001172286
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	

13. If requested by the District, the Bidder shall furnish a notarized financial statement, financial data, or other information and references sufficiently comprehensive to permit an appraisal of its current financial condition or ability to perform the work.

    Failure to furnish information upon request may render the bid nonresponsive.

    All of the above statements regarding Contractor's experience and financial qualifications are submitted in conjunction with the Bid Proposal, as a part thereof, and the truthfulness and accuracy of the information is guaranteed by the Bidder.

THE DISTRICT RESERVES THE RIGHT TO REJECT ALL BIDS

The undersigned understands the contract time limit allotted for the completion of the work required by the Contract is **One Hundred Eighty (180) Working Days**

The undersigned agrees, if awarded the Contract, to sign the Contract and furnish the necessary insurance certificates and bonds within ten (10) days of the date specified in the Notice of Award of Contract, not including Saturdays, Sundays, and legal holidays, and to begin work within ten (10) Working Days from the date specified in the District's Notice to Proceed. Contract time accounting shall begin on the date shown in the Notice to Proceed.

Accompanying this Bid Proposal is **(check appropriate box)**:

☐ **Cashier's Check** ☐ **Certified Check** ☑ **Bid Bond**

Sign Here if Individual:

Signature: _____

Print Name: _____

Address: _____

_____

Affix notary's acknowledgement

(Signature blocks continue on the following page)

Sign Here if Co-Partnership or LLC:

Co-Partnership/LLC Name of Firm: _____

Address: _____

_____

Members Signing:

Signature: _____ Print Name: _____

Address: _____

_____

Signature: _____ Print Name: _____

Address: _____

_____

Affix notary's acknowledgement

Sign Here if Corporation:

Name of Corporation: Newton Construction & Management, Inc.

Address: 2436 Broad Street

San Luis Obispo CA 93401

Officers of Corporation Signing:

Signature: _____ Print Name: Eric Newton, President

Address: 2436 Broad Street

San Luis Obispo CA 93401

Signature: _____ Print Name: Eric Newton, Secretary

Address: 2436 Broad Street

San Luis Obispo CA 93401

If executed by other than President and Secretary of the Corporation, attach a certified copy of resolution authorizing signature on behalf of the Corporation.

Affix notary's acknowledgement

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Luis Obispo)

On 6/18/26 before me, Lacee Nowak, Notary Public
(insert name and title of the officer)

personally appeared Eric Newton,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LACEE NOWAK
Notary Public - California
San Luis Obispo County
Commission # 2540382
My Comm. Expires Dec 12, 2029

Signature _____ **(Seal)**

NEWTON
CONSTRUCTION & MANAGEMENT

UNANIMOUS WRITTEN CONSENT OF DIRECTORS IN LIEU OF MEETING OF THE BOARD OF DIRECTORS

NEWTON CONSTRUCTION & MANAGEMENT, INC.

January 1, 2006

The undersigned, being the directors of the corporation, acting pursuant to the authority of Section 307 of the California General Corporations Law, hereby adopt the following recitals and resolution, effective on the date set forth above.

WHEREAS, it is contemplated that the corporation will enter into contracts with third parties in conducting the business of the corporation, it is

RESOLVED, that Eric Newton, President and Secretary of the corporation, is hereby authorized to sign any and all contracts for and on behalf of the corporation.

Eric Newton

Director

Rodessa Newton

Director

LIST OF SUBCONTRACTORS

The Bidder shall list each subcontractor performing work in an amount in excess of one-half of one percent (1/2%) of the prime contractor's total bid, or, in the case of bids for the construction of streets or highways, including bridges, in excess of one-half of one percent (1/2%) of the prime contractor's total bid or ten thousand dollars ($10,000), whichever is greater. Complete columns (1) and (2) and submit with the bid. Complete columns (3) and (4) and submit with the bid or email to the District within 24 hours after the bid opening. Failure to provide complete information in columns (1) through (4) within the time specified shall render the bid non-responsive.

Subcontractors listed must not be debarred from performing the designated work.

Information must be typed or clearly printed.

BUSINESS NAME AND LOCATION (1)	CONTRACTOR LICENSE NUMBER (2)	BID ITEM NUMBER (SUBCONTRACTORS PROVIDING WORK TO MULTIPLE BID ITEMS OF WORK SHOULD BE LISTED FOR EACH BID ITEM SEPARATELY) (3)	PERCENTAGE OF BID ITEM PRICE SUBCONTRACTED AND DESCRIPTION OF THE PORTION OF BID ITEM WORK TO BE PERFORMED BY SUBCONTRACTOR (4)*
Sample: XYZ Contractors	XXXXXX	2	50% of Bid Item #2; Excess soil export
Sample: XYZ Contractors	XXXXXX	3	20% of Bid Item #3; Topsoil import
California Skateparks Upland CA	799795	10	35% Skatepark
Big Wakoo Fence Arroyo Grande CA	878381	17	4% Fencing
Coastline Grading Cambria CA	1078752	6, 7, 12, 13, 14, 15	7% Excavation / Grading
Golden State Sealing & Striping Arroyo Grande CA	904809	11	3% Asphalt
K&D Landscaping Watsonville CA	664584	18	5% Landscape

*** If you are subcontracting a whole bid item, insert one hundred percent (100%); if less, insert actual percentage.**

LIST OF SUBCONTRACTORS

The Bidder shall list each subcontractor performing work in an amount in excess of one-half of one percent (1/2%) of the prime contractor's total bid, or, in the case of bids for the construction of streets or highways, including bridges, in excess of one-half of one percent (1/2%) of the prime contractor's total bid or ten thousand dollars ($10,000), whichever is greater. Complete columns (1) and (2) and submit with the bid. Complete columns (3) and (4) and submit with the bid or email to the District within 24 hours after the bid opening. Failure to provide complete information in columns (1) through (4) within the time specified shall render the bid non-responsive.

Subcontractors listed must not be debarred from performing the designated work.

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BUSINESS NAME AND LOCATION (1)	CONTRACTOR LICENSE NUMBER (2)	BID ITEM NUMBER (SUBCONTRACTORS PROVIDING WORK TO MULTIPLE BID ITEMS OF WORK SHOULD BE LISTED FOR EACH BID ITEM SEPARATELY) (3)	PERCENTAGE OF BID ITEM PRICE SUBCONTRACTED AND DESCRIPTION OF THE PORTION OF BID ITEM WORK TO BE PERFORMED BY SUBCONTRACTOR (4)*
Sample: XYZ Contractors	XXXXXX	2	50% of Bid Item #2; Excess soil export
Sample: XYZ Contractors	XXXXXX	3	20% of Bid Item #3; Topsoil import
Boydston Masonry Atascadero CA	1016258	11	2% Masonry

*** If you are subcontracting a whole bid item, insert one hundred percent (100%); if less, insert actual percentage.**

NON-COLLUSION DECLARATION-CONTRACTOR
To be Executed by Bidder and Submitted with Bid

The undersigned declares:

I am the President [title] of Newton Construction & Management, Inc. [company name], the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 6/16/26 [date], at San Luis Obispo [city], California [state].

Signature

Eric Newton
Print Name

FALSE CLAIMS

Bidder shall complete the False Claims Act Certification below or in the alternative, provide the information requested under False Claims Act Violations below. Failure to certify or provide the requested information shall render the bid non-responsive.

"False Claims Act" as used herein is defined as either or both the Federal False Claims Act, 31 U.S.C. § 3729, *et seq.*, and the California False Claims Act, Government Code § 12650, et seq.

FALSE CLAIMS ACT CERTIFICATION

I Eric Newton hereby certify that neither
Print name

Newton Construction & Management, Inc.
Contractor name

nor Eric Newton
Name of qualifying person licensed by Contractors State License Board

has been determined by a court or tribunal of competent jurisdiction to have violated the False Claims Act as defined above.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 18th day of June 2026 at San Luis Obispo CA
(Month and year) (City and State)

By _____
(Signature of owner, officer, manager or licensee responsible for submission of Bid Proposal)

FALSE CLAIMS ACT VIOLATIONS

With regard to any determinations by a tribunal or court of competent jurisdiction that the False Claims Act, as defined above, has been violated by (1) the Contractor submitting this Bid Proposal or (2) the qualifying person licensed by the State Contractors License Board to perform the work described in this Bid Proposal, shall provide on a separate sheet the following information: (1) the date of the determination of the violation, (2) the identity of the tribunal or court, (3) the identity of the government contract or project involved, (4) the identity of the government department involved, (5) the amount of fine imposed, and (6) any exculpatory information of which the Agency should be aware.

PROJECT NAME
BID NO. XX-XXXX

CIVIL LITIGATION AND ARBITRATION HISTORY

Bidder shall provide the certification or information requested below. Failure to certify or provide such certification or information shall render the bid non-responsive.

For five (5) years preceding the submittal date of this Bid Proposal, identify civil litigation and arbitration arising out of the performance of a construction contract within the State of California in which the (1) Contractor submitting this bid proposal or (2) the qualifying person licensed by the State Contractors Licensing Board to perform the work described in this Bid Proposal was a named as a party in a lawsuit brought by or against the project owner or any action to confirm, vacate or modify an arbitration award involving an owner.

CIVIL LITIGATION AND ARBITRATION CERTIFICATION

If the Bidder has no civil litigation and arbitration history to report as described above, complete the following:

I Eric Newton certify that neither
Print name

Newton Construction & Management, Inc.
Contractor name

nor Eric Newton
Name of qualifying person licensed by Contractors State License Board

has been involved in civil litigation and arbitration as described above.

I declare under penalty of perjury that the foregoing is true and correct.

Executed this 16 day of June 2026 at San Luis Obispo CA
(Month and year) **(City and State)**

By _____
(Signature of owner, officer, manager or licensee responsible for submission of Bid Proposal)

Do not include litigation and arbitration which are limited solely to enforcement of mechanics' liens or stop notices. Provide on a separate sheet (1) the name and court case identification number of each case, (2) the jurisdiction in which it was filed, and (3) the outcome of the litigation, e.g. whether the case is pending, a judgment was entered, a settlement was reached, or the case was dismissed.

PROJECT NAME
BID NO. XX-XXXX

CRIMINAL CONVICTIONS

Bidder shall provide the certification or information requested below. Failure to certify or provide such certification or information shall render the bid non-responsive.

CRIMINAL CONVICTION CERTIFICATION

If the Bidder has no criminal convictions to report as described above, complete the following:

I Eric Newton hereby certify that neither
Print name

Newton Construction & Management, Inc.
Contractor name

nor Eric Newton
Name of qualifying person licensed by Contractors State License Board

has been convicted of a criminal violation as described above.

I declare under penalty of perjury that the foregoing is true and correct.

Executed this 16 day of June 2026 at San Luis Obispo CA
(Month and year) **(City and State)**

By _____
(Signature of owner, officer, manager or licensee responsible for submission of Bid Proposal)

For the five (5) years preceding the date of this Bid Proposal is due, identify on a separate sheet any criminal conviction in any jurisdiction in the United States for a violation of law arising out of the performance of a construction contract (1) by the Contractor submitting this Bid Proposal or (2) by the qualifying person licensed by the State Contractors License Board to perform the work described in the Bid Proposal.

Provide on the following page labeled "Criminal Convictions Information." (1) the date of conviction, (2) the name and court case identification number, (3) the identity of the law violated, (4) the identity of the prosecuting agency, (5) the contract or project involved, (6) the punishment imposed, and (7) any exculpatory information of which the Agency should be aware.

PROJECT NAME
BID NO. XX-XXXX

VIOLATION OF LAW OR A SAFETY REGULATION

Has the Bidder, any officer of the Bidder, or any employee who has proprietary interest in the Bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of a law or a safety regulation?

☐ **Yes** ☑ **No**

If the answer is yes, explain the circumstances in the following space.

Newton Construction & Management, Inc. Name of bidder (print)	, Eric Newton Signature
2436 Broad Street Address	783608 B C10 A C16 State Contractors' License No. & Classification
San Luis Obispo CA 93401 City Zip Code	805-544-5583 Telephone

STATE OF CALIFORNIA
dca
DEPARTMENT OF CONSUMER AFFAIRS

CONTRACTORS
STATE LICENSE BOARD
ACTIVE LICENSE

License Number **783608** Entity CORP

Business Name NEWTON CONSTRUCTION & MANAGEMENT INC

Classification(s) B C10 A C16

Expiration Date 09/30/2026 www.cslb.ca.gov

DIR State of California Department of Industrial Relations EST. 1927

Home Get started Sign up Log in

Home > Customer Account Lookup >

1000001399 - NEWTON CONSTRUCTION & MANAGEMENT, INC.

1000001399 - NEWTON CONSTRUCTION & MANAGEMENT, INC.

Customer Account Lookup

PWCR	1000001399
Legal Entity Name	NEWTON CONSTRUCTION & MANAGEMENT, INC.
Contractor Status	DIR Approved
Doing Business As (DBA)	Newton Construction & Management, Inc.
CSLB	783608
Business Structure	Corporation - S corp
Business Phone	8055445583
President	Eric Newton
Ext	
Email	shauna@newtonconstruction.com
Registration Start Date	2025-07-01
Registration End Date	2028-06-30

Crafts

Painter Operating Engineer Laborer and Related Classifications Carpenter and Related Trades OPERATING ENGINEER (BUILDING CONSTRUCTION) Laborer and Related Classifications (Building Construction) Cement Mason

Address

Mailing Address	2436 BROAD STREET
Physical Address	
Mailing Address - City	SAN LUIS OBISPO
Physical Address - City	
Mailing Address - State	CA
Physical Address - State	
Mailing Address - Zip	93401
Physical Address - Zip	
Mailing Address - Country	United States
Physical Address - Country	

Related Lists

Registration Dates (8)

California Environmental Protection Agency

Air Resources Board

January 1, 2026

CERTIFICATE OF REPORTED COMPLIANCE
OFF-ROAD DIESEL VEHICLE REGULATION

is issued to

NEWTON CONSTRUCTION & MANAGEMENT, INC.

This certificate indicates that the fleet listed above has reported off-road diesel vehicles to the California Air Resources Board and has certified they are in compliance with title 13 CCR, section 2449. All applicable vehicles owned by the individual, company, or agency must be reported and labeled, as specified in Section 2449, with all possible completeness, else this certificate is null and void. **Certificate expires 2/28/2027**

Michelle Buffington

Michelle Buffington
Chief, Mobile Source Control Division
California Air Resources Board

Off-road Diesel Fleet Identification

123933

To verify the authenticity of this certificate, enter this number at
http://www.arb.ca.gov/doors/compliance_cert1.html

Cambria Skatepark Project

Bid No. N/A

NOTICE TO BIDDERS

This Addendum forms a part of the Contract Documents and modifies the Notice Inviting Bids, Instructions to Bidders, Plans, and Specifications. Bidders shall acknowledge receipt of this Addendum in their bid proposal.

1. REVISION TO BID OPENING DATE AND TIME

NOTICE IS HEREBY GIVEN that the bid deadline is extended to 11:00 a.m. on June 22, 2026. All bids shall be submitted in accordance with the Notice Inviting Bids, as modified by this Addendum.

The bid deadline is extended to provide bidders a reasonable opportunity to evaluate revisions to the Contract Documents, including clarification of proprietary specifications and establishment of an approved 'equal or better' substitution pathway.

2. REVISION TO LIQUIDATED DAMAGES

The liquidated damages provision is revised to $1,500 per calendar day. All other provisions relating to contract time remain unchanged.

3. PROPRIETARY REFERENCES

References to Spohn Ranch, Spohncrete, or proprietary systems shall mean 'Spohn Ranch or approved equal' and establish minimum performance standards only.

4. SUBSTITUTIONS (EQUAL OR BETTER)

Substitution requests must be submitted prior to the bid deadline and approved by Addendum. Requests shall include sufficient technical information, installation methods, and comparable project experience. The District retains sole discretion to determine equivalency.

5. SPOHN RANCH ROLE

Spohn Ranch may be utilized at the bidder's option as a supplier of proprietary materials. Use is not required if an approved equal is accepted. Spohn Ranch shall not perform installation, construction labor, or bid interpretation.

6. BIDDER RESPONSIBILITY

Bidders are responsible for providing all work in compliance with the Contract Documents and ensuring any alternatives meet all requirements. Non-compliance may result in rejection of the bid.

7. ACKNOWLEDGMENT

Failure to acknowledge receipt of this Addendum in the bid proposal may result in rejection of the bid.

Company Name Newton Construction & Management Inc
Contact Person Eric Newton
Signature _____
Date 6/1/26

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING

PO Box 199
Cambria, CA 93428
805.706.0401

To: CCSD Skate Park Bidders

CDS Project #: 22-011 Cambria Skate Park

Subject: RFI responses

Please see below for a list of questions and responses provided by Civil Design Studio:

Question #1: Fencing Plan

references a detail on L8.0, but there's no L8.0. There are a lot of questions about the fencing plan.

Answer:

Please disregard the reference to sheet L8.0. The correct reference is detail "A", sheet F-1. The fence product specified is "Montage Plus" provided by Ameristar (see web link below). Style is "majestic" (M), two-rail, 6 foot height, color = black. Posts shall be embedded in the turn-down wall (see question #3 below)

Please note that the contractor may provide an alternative product with equal construction at the contractor's option.

https://www.ameristarperimeter.com/us/en/products/ornamental-fence-gates/montage/montage-plus

Question #2: Restroom Building

referencing a foundation (sheet # SD-1). This one is referencing a foundation applicable by others. They are referencing a footing here, but there's no information. Are they providing it or not?

Answer:

There is no perimeter footing required. The requirements for the building include: 2" sand over 6" base over compacted native pad. See below for details:

- Engineered Compacted Building Pad: Please reference sheet C400, note 28, which states that the building pad preparation shall comply with section 7.1.2 of the project soils report for subgrade compaction.
- 6" of class 2 base compacted to 95% is required over the engineered building pad
- Sheet SD-1 requires 2" of coarse sand

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING

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Cambria, CA 93428
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Question #2: Restroom Building

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- Engineered Compacted Building Pad: Please reference sheet C400, note 28, which states that the building pad preparation shall comply with section 7.1.2 of the project soils report for subgrade compaction.
- 6" of class 2 base compacted to 95% is required over the engineered building pad
- Sheet SD-1 requires 2" of coarse sand

FORM OF BID BOND

(10% of the Proposal Amount)

KNOW ALL PERSONS BY THESE PRESENTS that we NEWTON CONSTRUCTION & MANAGEMENT, INC. as Principal, and NATIONWIDE MUTUAL INSURANCE COMPANY as Surety, are held and firmly bound unto Cambria Community Services District, hereinafter called the District in the sum of Dollars ($ 10%), for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

The conditions of this obligation are such that whereas the Principal submitted to the District a certain Bid Proposal, attached hereto and hereby made a part hereof, to enter into a contract in writing for the **Skatepark Project**, and will furnish all required certificates of insurance and bonds as required by the Contract.

NOW THEREFORE, if said Bid Proposal shall be rejected; or in the alternate, if said Bid Proposal shall be accepted, and the Principal shall execute and deliver a contract in the prescribed Form of Contract, shall deliver certificates evidencing that the required insurance is in effect and shall execute and deliver Performance and Payment Bonds in the forms prescribed, and shall in all other respects perform the Contract created by the acceptance of said Bid Proposal, then this obligation shall be void; otherwise this obligation shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for any and all default of the Principal hereunder shall be the amount of this obligation as herein stated. In the event suit is brought upon this bond by District and judgment is recovered, Surety shall pay all costs incurred by District in said suit, including a reasonable attorney and expert fees and costs to be fixed by the court.

The Surety, for the value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall in no way be impaired or affected by an extension of the time within which the District may accept such a Bid Proposal; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument this 17TH day of JUNE, 20 26, the name of each party being hereto written below and these presents duly signed by each party's undersigned representative, pursuant to authority of its governing body. This bond shall be authenticated by way of notarized acknowledgment, including a copy of the power of attorney, for the Surety.

ATTEST:

(Principal) NEWTON CONSTRUCTION & MANAGEMENT, INC.

(Address) 2436 BROAD STREET

SAN LUIS OBISPO, CA 93401

(By) _____ Eric Newton

(Title) President

ATTEST:

(Surety) NATIONWIDE MUTUAL INSURANCE COMPANY

(Address) 500 N. BRAND BLVD. #2000

GLENDALE, CA 91203

(By) _____ KEVIN VEGA

(Title) ATTORNEY-in-FACT

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:
BRITTON CHRISTIANSEN; KEVIN VEGA; PHILIP E VEGA

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf on the date thereof any and all: (i)bonds and undertakings; (ii) Proposal Bonds; (ii) Letters of Surety; (iv) Consent of Surety; and (v) other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 23rd day of October, 2025.

Antonio C. Albanese, **Vice President** of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF OHIO COUNTY OF FRANKLIN: ss
On this 23rd day of October, 2025, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.

Karen L. Kam
Notary Public, State of Ohio
No. 2018-RE-719796
Commission Expires July 7, 2028

Notary Public
My Commission Expires
July 7, 2028

CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 17th day of June, 2026.

Assistant Secretary

BDJ 1(10-25)00

No. 1805-1

STATE OF CALIFORNIA

DEPARTMENT OF INSURANCE

SAN FRANCISCO

Amended

Certificate of Authority

THIS IS TO CERTIFY *that, pursuant to the Insurance Code of the State of California,*

Nationwide Mutual Insurance Company

of Ohio, organized under the laws of Ohio, subject to its Articles of Incorporation or other fundamental organizational documents, is hereby authorized to transact within this State, subject to all provisions of this Certificate, the following classes of insurance:

Fire, Marine, Surety, Disability, Plate Glass, Liability, Workers' Compensation, Common Carrier Liability, Boiler and Machinery, Burglary, Sprinkler, Team and Vehicle, Automobile, Aircraft, Legal, and Miscellaneous

as such classes are now or may hereafter be defined in the Insurance Laws of the State of California.

THIS CERTIFICATE *is expressly conditioned upon the holder hereof now and hereafter being in full compliance with all, and not in violation of any, of the applicable laws and lawful requirements made under authority of the laws of the State of California as long as such laws or requirements are in effect and applicable, and as such laws and requirements now are, or may hereafter be changed or amended.*

IN WITNESS WHEREOF, *effective as of the 22nd day of May, 2013, I have hereunto set my hand and caused my official seal to be affixed this 22nd day of May, 2013.*

Dave Jones
Insurance Commissioner

By

Valerie J. Sarfaty
for Nettie Hoge
Chief Deputy

NOTICE:
Qualification with the Secretary of State must be accomplished as required by the California Corporations Code promptly after issuance of this Certificate of Authority. Failure to do so will be a violation of Insurance Code section 701 and will be grounds for revoking this Certificate of Authority pursuant to the covenants made in the application therefor and the conditions contained herein.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

} ss.

County of LOS ANGELES }

On June 17th, 2026 before me, Philip Vega, Notary Public
Here Insert Name and Title of the Officer

personally appeared Kevin Vega, Attorney-in-Fact
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

PHILIP VEGA
Notary Public - California
Los Angeles County
Commission # 2490569
My Comm. Expires May 31, 2028

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title of Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
☐ Individual
☐ Corporate Officer Title(s):
☐ Partner - ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Right Thumbprint of Signer
Top of thumb here

Signer is Representing:

Signer's Name:
☐ Individual
☐ Corporate Officer Title(s):
☐ Partner - ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Right Thumbprint of Signer
Top of thumb here

Signer is Representing:

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(10% of the Proposal Amount)

KNOW ALL PERSONS BY THESE PRESENTS that we NEWTON CONSTRUCTION & MANAGEMENT, INC. as Principal, and NATIONWIDE MUTUAL INSURANCE COMPANY _____ as Surety, are held and firmly bound unto Cambria Community Services District, hereinafter called the District in the sum of Dollars ($ 10%), for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

The conditions of this obligation are such that whereas the Principal submitted to the District a certain Bid Proposal, attached hereto and hereby made a part hereof, to enter into a contract in writing for the **Skatepark Project**, and will furnish all required certificates of insurance and bonds as required by the Contract.

NOW THEREFORE, if said Bid Proposal shall be rejected; or in the alternate, if said Bid Proposal shall be accepted, and the Principal shall execute and deliver a contract in the prescribed Form of Contract, shall deliver certificates evidencing that the required insurance is in effect and shall execute and deliver Performance and Payment Bonds in the forms prescribed, and shall in all other respects perform the Contract created by the acceptance of said Bid Proposal, then this obligation shall be void; otherwise this obligation shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for any and all default of the Principal hereunder shall be the amount of this obligation as herein stated. In the event suit is brought upon this bond by District and judgment is recovered, Surety shall pay all costs incurred by District in said suit, including a reasonable attorney and expert fees and costs to be fixed by the court.

The Surety, for the value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall in no way be impaired or affected by an extension of the time within which the District may accept such a Bid Proposal; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument this 17TH day of JUNE, 20 26, the name of each party being hereto written below and these presents duly signed by each party's undersigned representative, pursuant to authority of its governing body. This bond shall be authenticated by way of notarized acknowledgment, including a copy of the power of attorney, for the Surety.

ATTEST:

(Principal) NEWTON CONSTRUCTION & MANAGEMENT, INC.

(Address) 2436 BROAD STREET

SAN LUIS OBISPO, CA 93401

(By) _____ Eric Newton

(Title) President

ATTEST:

(Surety) NATIONWIDE MUTUAL INSURANCE COMPANY

(Address) 500 N. BRAND BLVD. #2000

GLENDALE, CA 91203

(By) _____ KEVIN VEGA

(Title) ATTORNEY-in-FACT

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

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each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf on the date thereof any and all: (i)bonds and undertakings; (ii) Proposal Bonds; (ii) Letters of Surety; (iv) Consent of Surety; and (v) other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

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"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

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IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 23rd day of October, 2025.

Antonio C. Albanese, **Vice President** of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

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On this 23rd day of October, 2025, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.

Karen L. Kam
Notary Public, State of Ohio
No. 2018-RE-719796
Commission Expires July 7, 2028

Notary Public
My Commission Expires
July 7, 2028

CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 17th day of June, 2026.

Assistant Secretary

BDJ 1(10-25)00

No. 1805-1

STATE OF CALIFORNIA

DEPARTMENT OF INSURANCE

SAN FRANCISCO

Amended

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Dave Jones
Insurance Commissioner

By

Valerie J. Sarfaty
for Nettie Hoge
Chief Deputy

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State of California }

} ss.

County of LOS ANGELES }

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Here Insert Name and Title of the Officer

personally appeared Kevin Vega, Attorney-in-Fact
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:
Signature of Notary Public

PHILIP VEGA
Notary Public - California
Los Angeles County
Commission # 2490569
My Comm. Expires May 31, 2028

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title of Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer Title(s): _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Right Thumbprint of Signer
Top of thumb here

Signer is Representing:

Signer's Name: _____
☐ Individual
☐ Corporate Officer Title(s): _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Right Thumbprint of Signer
Top of thumb here

Signer is Representing:

CALIFORNIA skateparks

Professional Skatepark Design-Build Services

Statement of Qualifications // Cambria Skatepark, CA

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Construction Approach ..... Pg 31

Sustainability ..... Pg 36

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This Statement of Qualifications includes data that shall not be disclosed outside the Client and shall not be duplicated or used - in whole or in part - for any purpose other than to evaluate this Statement of Qualifications. Copyright California Skateparks. 2026.

Jacksonville Art Walk Skatepark

Firm Background

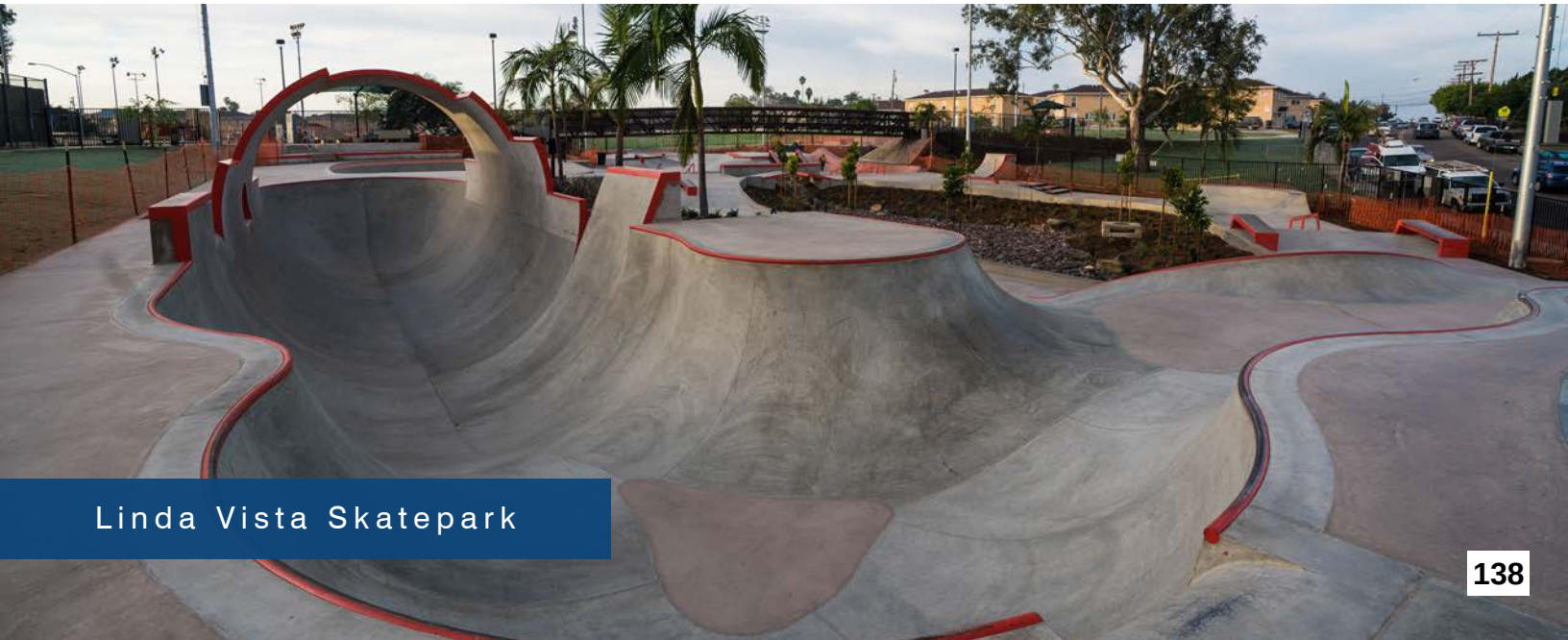
CALIFORNIA skateparks

California Skateparks

California Skateparks (CSP) is a full-service design/build corporation based in Upland, California specializing in the development of public and private environments for action sports throughout the United States and around the world. Founded by Joe Ciaglia in 1998, California Skateparks has over 25 years of experience creating a diverse range of public and private skateparks, training facilities, competition courses, plazas, skate spots, bowls, and landscape projects. These projects have not only increased opportunities for a variety of action sports, but have contributed to the environmental, social, and economic sustainability of the communities in which they are located.

California Skateparks is a fully licensed, bonded, and insured contractor specializing in all aspects of skatepark development. What sets California Skateparks apart from other skatepark providers is our impeccable attention to aesthetics and details, in parallel with our understanding of skateboarding and the action-sports industry. We have adapted traditional construction standards and practices to skatepark construction, and developed some of our own; thus giving us a real-world understanding of skatepark development and enabling us to meet the expectations of all action sports athletes.

Through experience and selective recruiting, we have formed a disciplined company comprised of an award-winning design team, diligent construction managers, and comprehensive administrators—all of whom will ensure a successful project and a great Client experience. Our staff of over 145 experienced and creative professional employees includes registered landscape architects, general contractors, civil and structural engineers, skatepark designers, graphic designers, professional athletes, construction professionals, event coordinators, business-development managers, sponsorship facilitators, and other practitioners who all possess the skills and experience to successfully complete high-quality projects on time and within budget. Together, we are the world's most experienced and respected skatepark design/build team with more than 400 highly recognized projects and 3.5-million square feet of skatepark construction over the last decade.



Linda Vista Skatepark

Firm Background

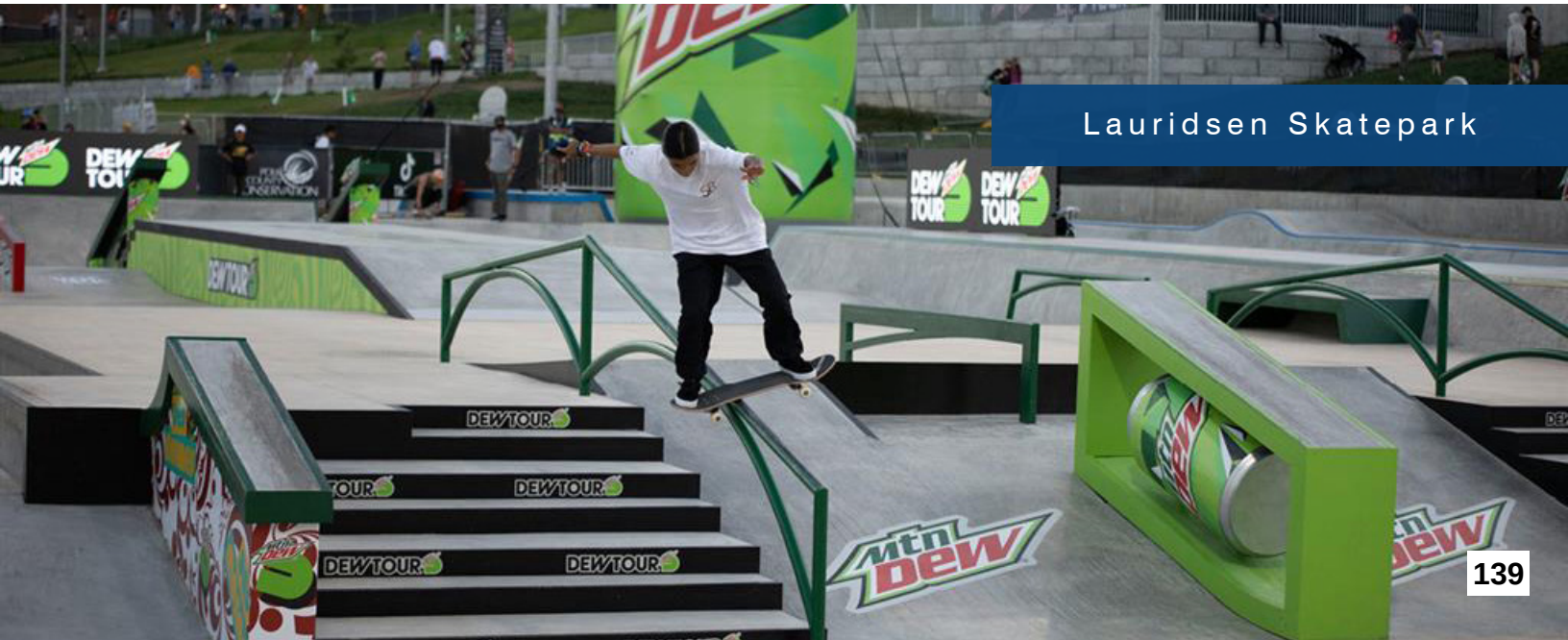
CALIFORNIA skateparks

California Skateparks

Some of the most notable, world-class facilities that our team at California Skateparks has created includes numerous public concrete skateparks and private projects for Rob Dyrdek, Tony Hawk, Nyjah Huston, Leticia Bufoni, Camp Woodward, Nike, RedBull, and municipalities all over the world. In addition, we currently produce high-profile event courses for World Skate, Street League Skateboarding, Dew Tour, X Games, Vans Park Series, and many others. We take great pride in our work and have gained the reputation for developing skateparks with the highest craftsmanship possible.

While our work speaks for itself, our design and construction processes are the primary reason for our success. Through the utilization of state-of-the-art technology, combined with attention to aesthetics and detail, California Skateparks delivers a focused, cohesive effort from concept to completion. Our professionalized services fully encompass the wide range of needs necessary to build architecture and landscapes for all action sports. Whether we are the general contractor—or a sub to a general contractor—our passion, knowledge, and expertise go hand-in-hand to deliver a superior product to our competitors. California Skateparks follows a construction process and uses sustainable design-build practices that have been proven to be efficient and effective through years of experience developing successful skateparks, large-scale public works, multi-use park facilities, and residential / commercial landscapes.

Equally as important to quality workmanship, is our attention to Client satisfaction and stakeholder collaboration. California Skateparks prides itself on developing and maintaining strong, healthy, and progressive relationships to ensure projects are delivered to the expectations of the stakeholders. From pre-planning workshops to community participation seminars, from detailed design charrettes through to construction, and on to grand openings and maintenance programs, our diverse team is committed to delivering a top-quality experience and producing best-in-class facilities that exceed project objectives. California Skateparks is committed to creating high-quality skateparks for our Clients, the community, and for the future of action sports.



Lauridsen Skatepark

Firm Background

CALIFORNIA skateparks

Action Sports are Universal

Action Sports have quickly become a worldwide phenomenon, primarily because they have the ability to captivate and attract individuals from all walks of life. California Skateparks understands that action sports appeal to a wide array of participants; ranging from a variety of ages, sexes, economical backgrounds, ethnicities, and abilities. It doesn't matter if you are young or old, rich or poor, a seasoned professional or absolute beginner—action sports are for everyone. Furthermore, the combination of all these backgrounds create a culture that is unified through the shared passion of its participants. Our team is excited for the opportunity to develop skatepark projects into spaces that utilizes action sports to unify the athletic community. Very rarely does an activity exist where individuals from so many backgrounds can come together and partake in a similar interest that is so meaningful to each of their lives.

California Skateparks takes pride in creating environments where such a diverse set of participants can skate and hang out with other like-minded individuals. Additionally, skateparks provide places for people to freely express themselves in athletic ways, build their physical and mental health, and create life-long friendships. Through the addition of any community skatepark, the local community will expand its ability to create a diverse culture of action-sports athletes who all share a common interest / goal, and will create a community that respects and regards one another. Furthermore, skateparks not only provide for the local community on a daily basis, but can be a used by the regional and national community during a variety of action sport events. Skateboarding, BMX, and other action sports are universal activities that are valued by so many different walks of life and California Skateparks is here to help build state-of-the-art skateparks that will be used by everyone who loves these activities!

Surprise Farms Skatepark

Team and Resumes

CALIFORNIA skateparks

California Skateparks' Team and Resumes

California Skateparks is comprised of some the most experienced individuals throughout the national and international skatepark industry, all of which have dedicated their lives to developing spaces for action sports. Furthermore, California Skateparks has built professional relationships with other dedicated skatepark specialists and contractors from around the country and World, creating a vast labor pool for California Skateparks to pull from. Through decades of dedication and these tight knit partnerships, the California Skateparks team has revolutionized the industry and has created some of the World's most progressive, iconic, and famous community skateparks and legacy projects. California Skateparks owes it success to these passionate and committed individuals.

The following pages highlight California Skateparks' key team members who are essential in designing and building California Skateparks' municipal skatepark projects. Each team member plays a highly specialized roll, which has been refined through years of internal collaboration and coordination. California Skateparks' team possesses the unmatched experience and knowledge needed to successfully complete any skatepark project on budget and within any time frame.

Watts Skatepark

CALIFORNIA skateparks

Joe Ciaglia

Founder // President

Joe Ciaglia is the founder and driving force behind California Skateparks, with over three decades of experience advancing the design and construction of modern skateparks. As an entrepreneur and builder, Joe is constantly pushing to improve upon what has been done before—refining construction techniques, evolving design standards, and raising the overall quality of skatepark facilities. Nothing leaves the office without his review, ensuring that every project meets the highest standards of creativity, functionality, and constructability.

A key aspect of Joe's approach is his ability to think beyond the skatepark itself—value engineering materials and systems, including carpentry elements, to meet strict municipal budgets while enhancing the integration of the skatepark within the larger park environment. His work consistently reflects a balance between innovation, practicality, and responsiveness to community needs.

Core Strengths

- Visionary leadership in skatepark development
- Innovation in construction methodologies
- Design oversight with a focus on progression and functionality
- Constructability and detailing at the highest level
- Value engineering across disciplines, including carpentry and park integration
- Long-term process improvement
- Mentorship and team leadership

Relevant Experience

- Stoner Skate Plaza – Los Angeles, CA
- Borchard Skatepark – Thousand Oaks, CA
- Upland Skatepark – Upland, CA
- Santa Clarita Skatepark – Santa Clarita, CA
- Napa Skatepark – Napa, CA
- Lake Cunningham Skatepark - San Jose, CA
- Carpinteria Skatepark – Carpinteria, CA
- SLO Skatepark – San Luis Obispo, CA
- Endless Wave Numero Dos – Oxnard, CA
- Multiple City of Los Angeles Skatepark Projects – Los Angeles, CA

CALIFORNIA skateparks

Zach Wormhoudt

Design Manager // Principle Landscape Architect

As a Landscape Architect with nearly thirty-five years of professional experience, Zach has established himself as a highly respected figure within the industry. With a Bachelor of Science in Landscape Architecture from Cal Poly, San Luis Obispo, he built a strong academic foundation that has supported a long and distinguished career. Over the course of his professional journey, he has developed a reputation for deep technical expertise and an innovative approach to design, planning, and project execution.

Zach's career spans a diverse range of groundbreaking projects, beginning with his involvement in the development of the world's first public skatepark—an experience that helped shape his forward-thinking design philosophy and commitment to community-centered spaces. Since then, he has served as a Project Manager on numerous high-profile developments, consistently demonstrating strong leadership, attention to detail, and the ability to successfully manage multifaceted project demands.

Core Strengths

- Skatepark design leadership
- Licensed landscape architecture and public park integration
- User-driven design informed by skateboarding experience
- Municipal focused design and progression planning
- Design-to-construction coordination
- Integration of skateparks within broader park environments

Relevant Experience

- SLO Skatepark – San Luis Obispo, CA
- Watts Skatepark – Los Angeles, CA
- Lake Cunningham Skatepark - San Jose, CA
- Napa Skatepark – Napa, CA
- A Gathering Place Skatepark – Tulsa, OK
- Art Walk Skatepark – Jacksonville, FL
- Venice Beach Skatepark – Los Angeles, CA
- Lauridsen Skatepark – Des Moines, IA
- Riverside Skatepark – New York, NY
- Milpitas Skatepark – Milpitas, CA
- Endless Wave Numero Dos – Oxnard, CA

CALIFORNIA skateparks

Bill Minadeo

Project Manager // Construction Manager

As the Lead Project Manager for California Skateparks, Bill has built a distinguished career traveling globally to oversee the planning, design, and construction of hundreds of competition and public skatepark projects. His experience spans diverse environments and project scales, giving him a well-rounded perspective on delivering successful results in this specialized field. Through years of hands-on leadership, he has developed a strong understanding of the full construction process, from concept through completion.

Bill brings a deep knowledge of the construction standards, techniques, and quality control requirements to build high-performing, first-class skateparks. He is skilled at managing timelines, budgets, and project challenges while ensuring each facility meets both functional goals and community expectations.

Core Strengths

- Global project management and logistics
- Delivery of Olympic and World Skate competition venues
- High-performance construction execution
- Shotcrete construction and quality control
- Schedule-driven project delivery
- Coordination between design and field execution

Relevant Experience

- Tribeca Skatepark – New York, NY
- Silver Comet Skatepark – Powder Springs, GA
- Art Walk Skatepark – Jacksonville, FL
- Tuttle Skatepark – Columbus, OH
- Lauridsen Skatepark – Des Moines, IA
- Kennesaw Skatepark – Kennesaw, GA
- Macon Skatepark – Macon, GA
- Lakewood Skatepark – Cleveland, OH
- Woodward East – Woodward, PA
- Railroad Skatepark – Dallas, TX

CALIFORNIA skateparks

Mario Rodriguez

Construction Manager // Project Estimator

As a Licensed Contractor and California Skateparks' lead Construction Manager, Mario has built an exceptional career through extensive, hands-on experience across numerous skatepark construction sites. Widely regarded as one of the most seasoned professionals in the industry, he has spent countless hours in the field overseeing daily operations and ensuring projects meet the highest standards. His deep understanding of construction sequencing and job site coordination allows him to anticipate challenges and implement effective solutions.

Mario brings strong expertise in construction and crew management, leading teams with efficiency and a focus on safety and quality. He is also highly skilled in project planning, cost estimating, and scheduling, helping ensure projects stay on track and within budget from pre-construction through completion.

Core Strengths

- Field-driven construction management
- Crew leadership and job site coordination
- Project estimating and cost control
- Scheduling and sequencing of complex builds
- Value engineering and practical problem-solving
- Quality control for cast-in-place concrete construction

Relevant Experience

- Venice Beach Skatepark – Los Angeles, CA
- Borchard Skatepark – Thousand Oaks, CA
- Endless Wave Numero Dos – Oxnard, CA
- Riverside Skatepark – Riverside, CA
- Half Moon Bay Skatepark – Half Moon Bay, CA
- Linda Vista Skatepark – San Diego, CA
- Milpitas Skatepark – Milpitas, CA
- Nipomo Skatepark - Nipomo, CA
- Lake Cunningham Skatepark - San Jose, CA
- Watts Skatepark – Los Angeles, CA

Similar Projects

CALIFORNIA skateparks

Rassekh Skatepark

Location: Lake Oswego, Oregon

Services: Design/Build

Size: 10,280 SF

Completed: June 2024

In order to create a successful project that met the needs of the passionate and concerned action sports community, California Skateparks went through a rigorous public input process to develop the Rassekh Skatepark's design. California Skateparks' design team ran multiple online surveys and in-person meetings to ensure that everyone was able to give input and feedback throughout the entire design process. Through this process, California Skateparks was able to craft a skatepark that truly reflected the needs and gave a sense of ownership to the local community.

During the construction of the Rassekh Skatepark, California Skatepark construction team hired several local skatepark builders to help in the creation of this core community asset. California Skateparks helped educate these local builders on contemporary skatepark construction methods and created key relationships with community leaders for future projects. The Rassekh Skatepark has quickly become a successful and beloved space for all local action sport athletes, and is seen as place built by and for the community.

Similar Projects

CALIFORNIA skateparks

Hermiston Skatepark

Location: Hermiston, Oregon

Services: Design/Build

Size: 9,500 SF

Completed: May 2024

As one of California Skateparks most recently opened public projects, the Hermiston Skatepark is the perfect multi-use recreational facility for action sport athletes of all ages, skill levels, and disciples. With an array of street and transition features of varying heights and styles, there is no shortage of obstacles to foster growth in developing riders and plenty of elements to keep more advanced athletes continually challenged. Furthermore, the Hermiston Skatepark is complete with key site amenities (bathrooms, water fountains, benches, planting areas, etc. for resting athletes, families, spectators, and pedestrians.

The Hermiston Skatepark has quickly gained notoriety throughout the region for its contemporary design and aforementioned amenities. It is a must stop for all action sport enthusiasts traveling through Northern Oregon in search of a fun and inviting skatepark.

Similar Projects

CALIFORNIA skateparks

Jacksonville Art Walk Skatepark

Location: Jacksonville, Florida

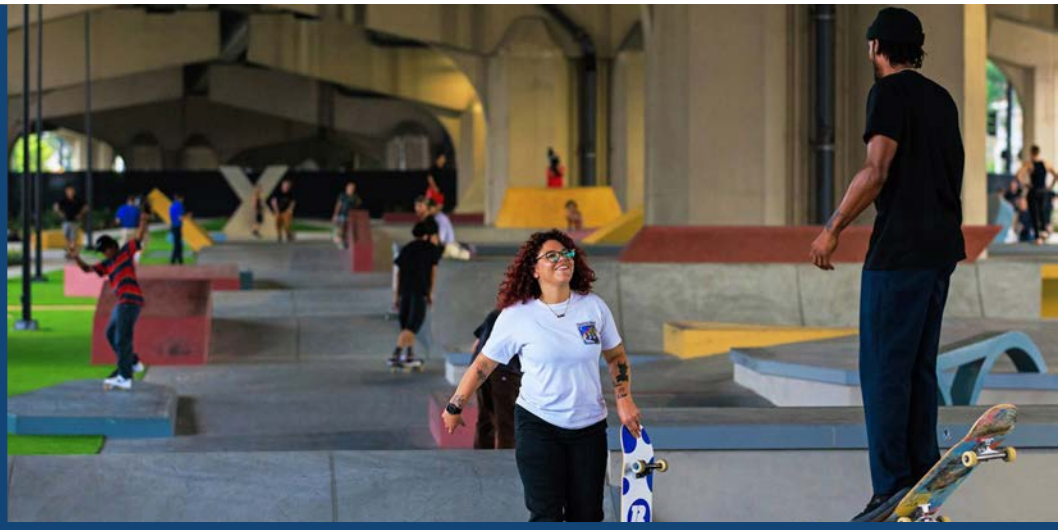
Services: Design/Build

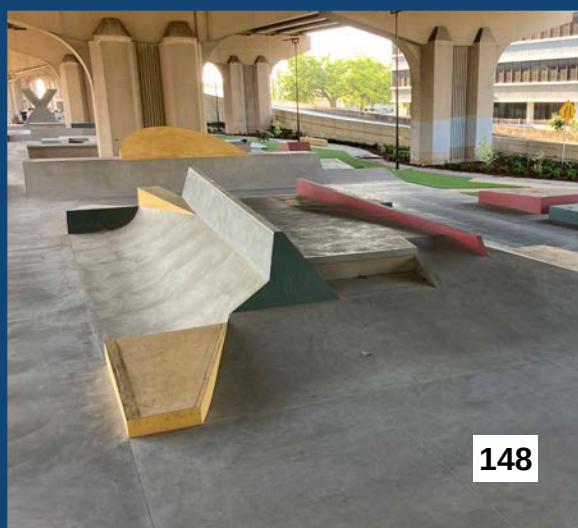
Size: 35,895 SF

Completed: March 2024

This bright and artistic project is one of California Skateparks' most recently opened destination skateparks. As part of the larger "Art Walk" park development, California Skateparks' team had the unique opportunity to design an expansive street plaza with countless geometric skate-able art sculptures, integrated Street League features, and a massive skateable "JAX" sign; all of which played into the overall master plan's aesthetic. Additionally, with being located under Interstate 95, protected from the persistent Florida storms, the Jacksonville Art Walk Skatepark has a prime location that every action sport athlete dreams of.

California Skateparks construction team's quality of work and attention to detail was the driving force behind make this intricate design a reality. From the immense amount of metal work, complex layout, large overhanging art features, and bright concrete / metal color work the level of craftsmanship had to be top notch. With the combination of California Skateparks' build quality and innovative design, the Jacksonville Art Walk Skatepark has become one of Florida's most contemporary and iconic skatepark projects.





Similar Projects

CALIFORNIA skateparks

Silver Comet Linear Park Skatepark

Location: Powder Springs, Georgia

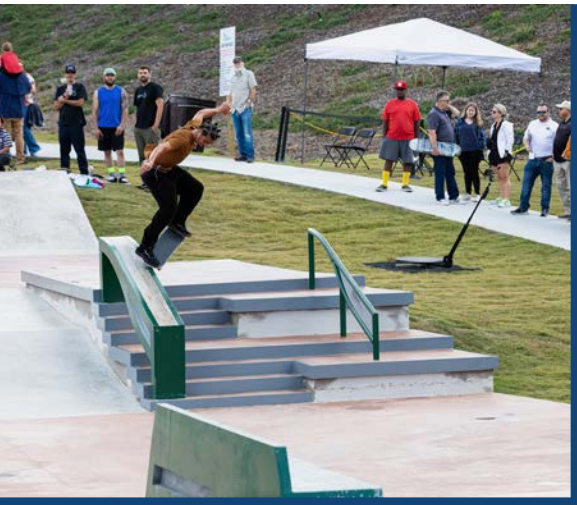
Services: Design/Build

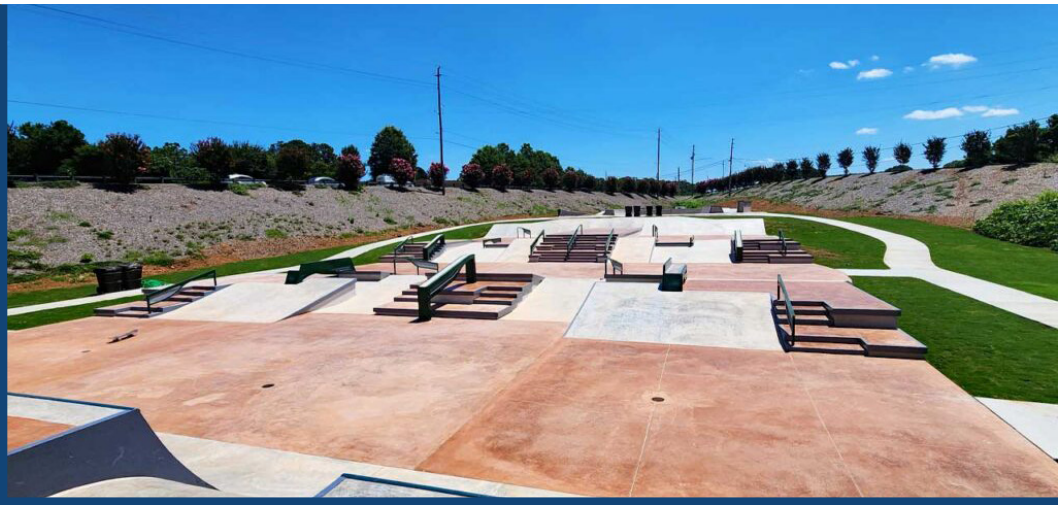
Size: 22,600 SF

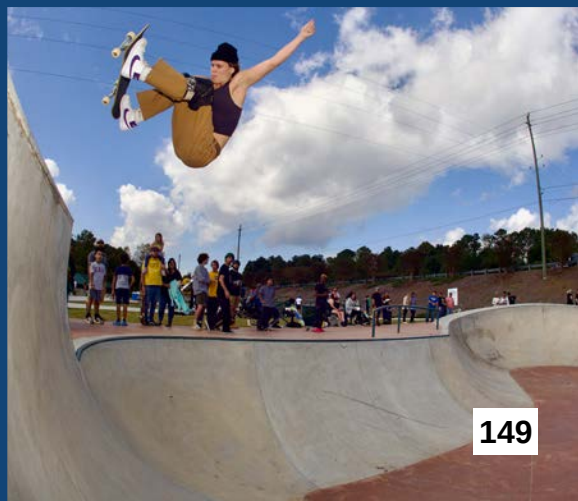
Completed: October 2023

As California Skateparks' most recently opened legacy skatepark, the Silver Comet Linear Park Skatepark features the first World Skate certified street and park courses in the United States! The street course is a mirror design with a range of feature heights that allows for equal opportunity for all athlete stances, styles, and skill levels. Although the park course may not have a mirrored layout, the varying features found within the bowl are mirrored and strategically positioned to maximize equal opportunity and flow for all skaters. Both the street and park courses are tied together with a bright colorway and intricate metal design.

For the grand opening event, the City of Powder Springs and California Skateparks utilized the intentionally designed open spaces and amphitheater style slope for spectator seating, a MC stage, professional athlete lounge area, vendors tents, food trucks, etc. Even with all these temporary supporting amenities, there was room to spare at the park. Knowing that the park has the appropriate space and a world-class field of play required for large scale action-sports events, the City of Powder Springs is excited for the possibility to host future national, international, and Olympic qualifying events.







Similar Projects

CALIFORNIA skateparks

Carpinteria Skatepark

Location: Carpinteria, California

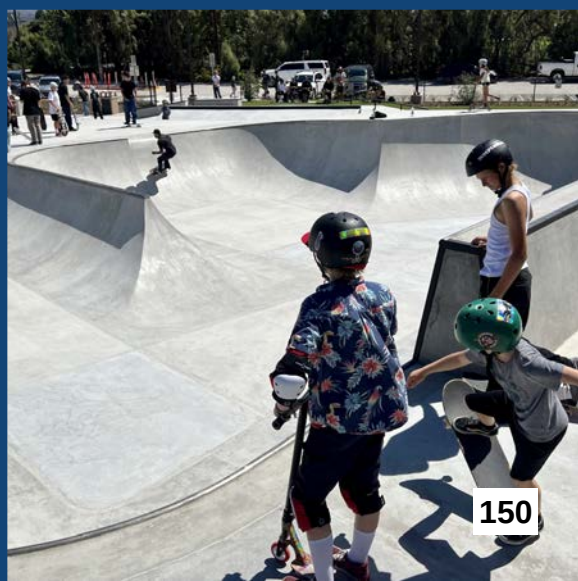
Services: Build

Size: 16,100 SF

Completed: July 2023

Built by California Skateparks, the Carpinteria Skatepark includes a large flow bowl with a mini-ramp area and layback extension, a street plaza with several rail and ledge features, a raised skate-able stage for events, and an iconic over vert clamshell.

Although California Skateparks did not design the skatepark, California Skateparks was asked by the City of Carpinteria and the action sports community to make a few feature changes during the construction of the skatepark to address concerns about the original design. Through these design changes and the quality craftsmanship of California Skateparks' construction team, the Carpinteria Skatepark has quickly become known as a state-of-the-art community asset and a must visit skatepark for action sport athletes traveling down the California Coast.



Similar Projects

CALIFORNIA skateparks

Woodward East Skateparks (SLS Plaza, Progression Centre, and Snake Run Expansion)

Location: Woodward, Pennsylvania

Services: Design/Build

Size: 21,800 SF

Completed: June 2023

California Skateparks has been a long time design/build contractor for Camp Woodward and in just the past year has provided Woodward East with three new skateparks; Street League Skateboarding (SLS) Plaza, Progression Centre, and Snake Run Expansion!

The SLS Plaza was designed to give campers the same terrain that is found on the Street League courses and is used by top professionals. California Skateparks' has been the sole course provider for Street League Skateboarding since its conception and fully understood how to create a SLS Plaza that mirrored the professional courses, all while being fun and accessible to amateur skaters.

The Progression Centre was developed to give first time campers the opportunity to quickly learn the basics of skateboarding. All the features were specifically designed at a smaller scale to foster growth and progression in a non-threatening and enjoyable way!

Lastly, the Snake Run Expansion was a set of switchbacks designed to connect the upper and lower portions of the existing Snake Run in a controlled way. Within these switchbacks are several skatepark features that can be rolled, bypassed, or used; depending on the skill levels of the athletes.

Similar Projects

CALIFORNIA skateparks

Nipomo Community Park Skatepark

Location: Nipomo, California

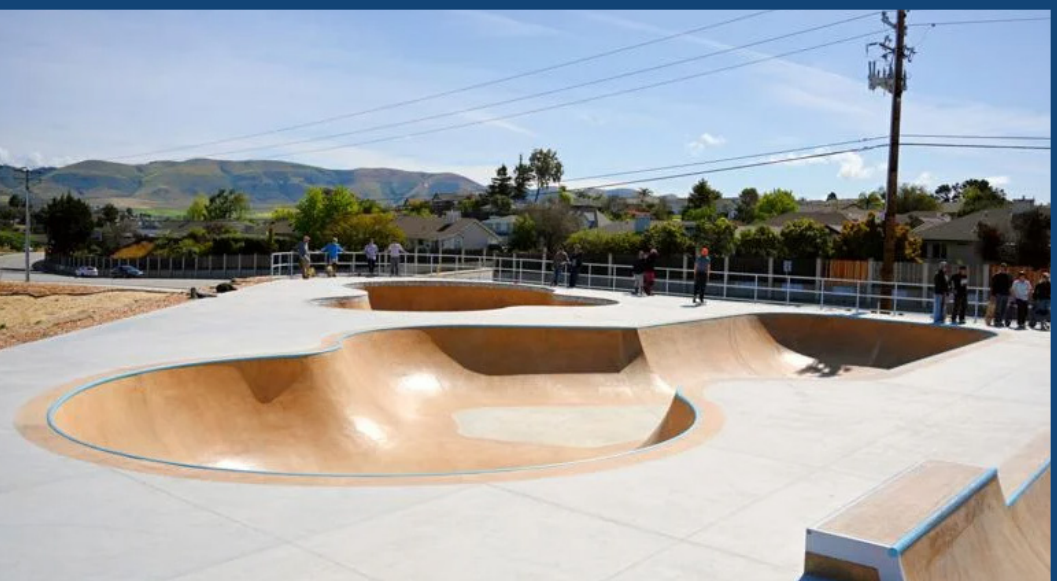
Services: Build

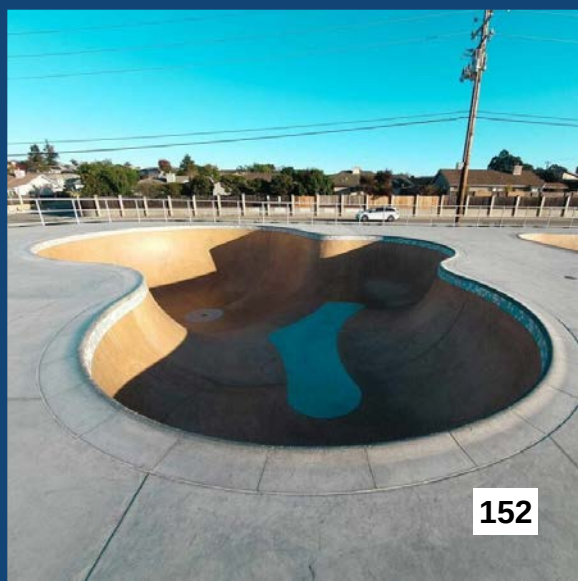
Size: 23,500 SF

Completed: February 2023

The spectacular and bright colored Nipomo Community Park Skatepark was expertly built by California Skatepark and features a large street plaza, flow bowl, and backyard pool. California Skateparks' construction team built this custom skatepark per plans and specifications, which included the installment of concrete turndown walls, ornamental metal edging, skatepark ledges and rails, stairs sets, colored shotcrete, pool coping, and concrete decks. Through the construction and attention to detail of all of these skatepark elements, California Skateparks was able to create one of the highest quality skateparks throughout California.

The Nipomo Community Skatepark has been labeled a hidden gem and has seen a huge influx of popularity over the past year in large part due to the construction quality and reputation of California Skateparks throughout the entire action sports community.





Similar Projects

CALIFORNIA skateparks

Tuttle Skatepark

Location: Columbus, Ohio

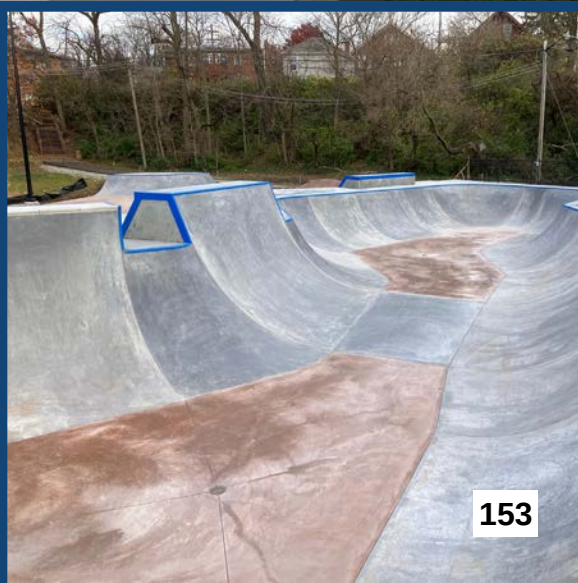
Services: Design/Build

Size: 12,700 SF

Completed: November 2021

This 12,700 square foot skatepark provides Columbus with an essential recreational facility that not only contributes to the physical health of its citizens, but the overall social wellbeing of the community. Through a variety of interactive webinars and online surveys, California Skateparks was able to work with local athletes to further develop the layout and features found within the park. Through this process, our design team was able to take our preliminary designs and rework them in order to better reflect the needs of the end users.

The Tuttle Skateparks presents both transition and street oriented elements. The combination of these two styles of features create a hybrid skatepark that appeals to athletes of differing disciplines. By creatively blending these two riding surfaces together, California Skateparks was able to successfully address the diverse needs of the Columbus action sports community.



Similar Projects

CALIFORNIA skateparks

Lauridsen Skatepark

Location: Des Moines, Iowa

Services: Design/Build

Size: 88,000 SF

Completed: May 2021

As California Skateparks' premier public skatepark project, the Lauridsen Skatepark is the largest municipal skatepark in the entire United States. This massive concrete destination park was specifically designed to provide for the local and regional community on a day-to-day basis, as well as serve as a competition venue for national and international action-sport events. In fact, the Lauridsen Skatepark hosted the 2021 Dew Tour, the last Olympic qualifying event before the Tokyo 2020 Olympic Games, on the same weekend as the grand opening!

The Lauridsen Skatepark features a 5-Star certified competition street and park course, backyard pool, snake run, flow bowl, kid zone, skate promenade, and a skateable art installation that spells out "WOW". With the combination of all these areas, there is no shortage of elements for any action-sports athlete. In addition, the park features sports lighting, spectator viewing areas, pedestrian walkways, restrooms, hydration stations, and skateboard themed signage. The Lauridsen Skatepark, and all of its elements, has quickly redefined what a destination and legacy skatepark entails.

Similar Projects

CALIFORNIA skateparks

La Colonia Skatepark

Location: Solana Beach, California

Services: Design/Build

Size: 8,200 SF

Completed: May 2019

La Colonia Skatepark was designed and built by the California Skateparks team. The California Skatepark designers on this project implemented a variety of small banks, quarter pipes, stairs, rails, china banks, and ledges, that could be used by virtually anyone. With so many friendly obstacles, La Colonia Skatepark is a perfect place for beginner and intermediate skaters to learn the basics and fundamentals of skating. La Colonia Skatepark also promotes a family friendly environment that encourages children, teens, and parents to partake in the action sport community and culture.

In addition to the beginner friendly terrain, La Colonia Skatepark stands as an aesthetic asset for the City of Solana Beach. California Skateparks artistically crafted the entire park and ensured that every inch of the park was given the proper attention it deserved. A custom mosaic art installation and entrance sign, along with a wavy wall concept was implemented to further elevate the quality of the project. This, along with a bright sky-blue color scheme, help turn this small park into an iconic skate spot.

Similar Projects

CALIFORNIA skateparks

A Gathering Place Skatepark and Pumptrack

Location: Tulsa, Oklahoma

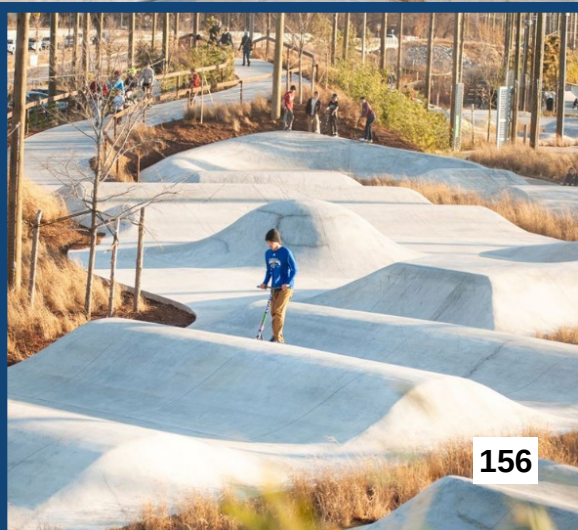
Services: Design/Build

Size: 26,150 SF

Completed: September 2018

A Gathering Place Skatepark provides the local community with a fun and friendly environment for action sport enthusiast of all ages and skill levels. California Skateparks designed and built this public skatepark in order to compliment the many other family friendly amenities present throughout the park's master plan. Two concrete pumptracks, multiple street plazas, a backyard pool, a flatland area, and a snake run were all added to provide a variety of terrain for beginners and experts athletes.

In addition to the friendly skate elements, the design team incorporated numerous green spaces in and throughout the park. These lush planting areas heighten the overall aesthetic of the park, minimize environmental impact, and help catch runaway skateboards. The skatepark also features sport lighting to allow skaters and other action sport athletes to ride late into the night. With the combination of all these amenities, A Gathering Place Skatepark provides Tulsa, Oklahoma with a sustainable, one-of-a-kind facility that can be enjoyed by all and has quickly become known as a "must go" for families in search of alternative outdoor activities.



Similar Projects

CALIFORNIA skateparks

El Sereno Skatepark

Location: Los Angeles, California

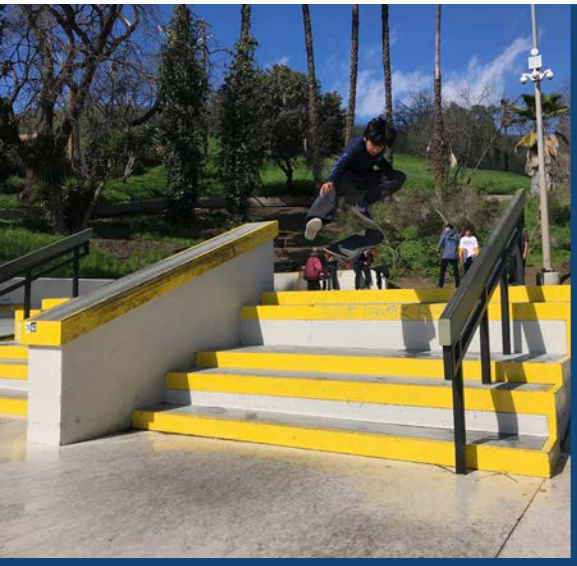
Services: Design/Build

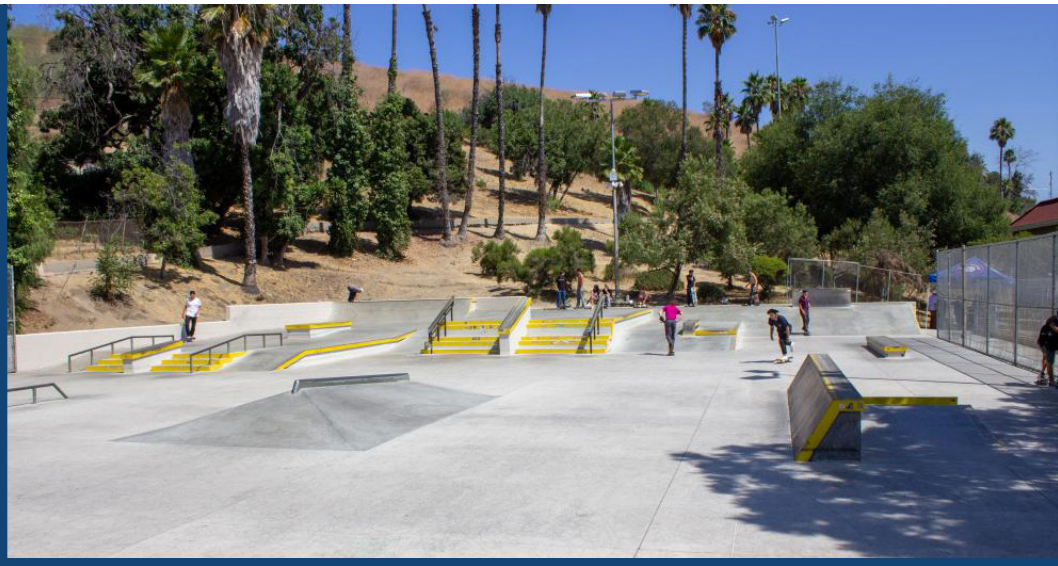
Size: 12,455 SF

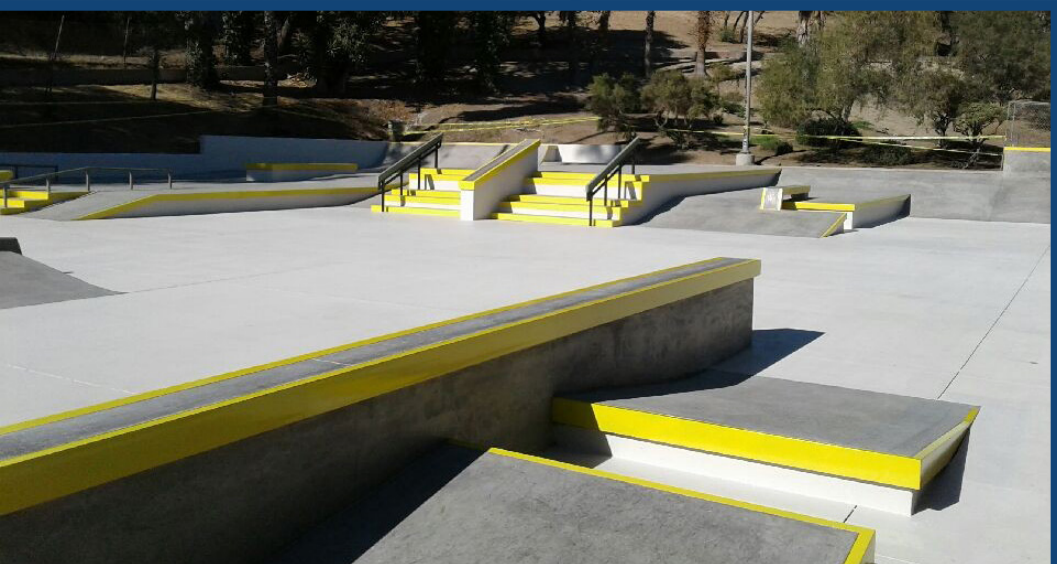
Completed: August 2018

Designed and built atop several neglected tennis courts, the El Sereno Skatepark now offers local skaters and action sport athletes with a state-of-the-art skate plaza that features street inspired obstacles. These obstacles include a variety of stair sets, hand rails, ledges, curbs, and banks. The City of Los Angeles wanted this park to be a place where individuals of all ages and skill levels could practice their craft safely and productively. The skatepark also offers lights, which allows these athletes to freely skate and ride at their convenience.

El Sereno Skatepark was also designed so that it could host local skate events and jams. This additional benefit further strengthens the local action sport community by attracting new riders, supporting experienced athletes, and promoting local businesses. Furthermore, skate camps and other after-school activities are held at the park, thus introducing individuals to the benefits of skating and further growing the action sport community.







Similar Projects

CALIFORNIA skateparks

Linda Vista Skatepark

Location: San Diego, California

Services: Design/Build

Size: 35,500 SF

Completed: January 2018

Located in San Diego, the Linda Vista Skatepark features an array of zones that cater to a variety of action sport disciples. These areas include a looping street plaza, a ditch run, a flow bowl, a backyard bowl, a vert bowl, and a snake run featuring a signature full-pipe. It is one of the most, if not the most, progressive and recognizable skateparks in the world! The Linda Vista Skatepark achieves this not only because of the aforementioned list of elements, but also because it takes full advantage of the landscape in which it sits.

The skatepark is nestled in a valley of the Linda Vista Park and incorporates the natural terrain by forming amphitheater style viewing into the existing slope and implementing an integrated water retention area that runs directly through the center of the park. Furthermore, the skatepark connects an existing sidewalk that would have otherwise had to be rerouted around the park with a pedestrian bridge that soars directly above the skatepark. In turn, this pedestrian bridge provides onlookers with a vantage point that is completely unique to this park. The Linda Vista Skatepark gives users every possible type of terrain to ride, and creates a space that is not only woven into the fabric of the landscape but into the fabric of the community itself.

Similar Projects

CALIFORNIA skateparks

San Luis Obispo Skatepark

Location: San Luis Obispo, California

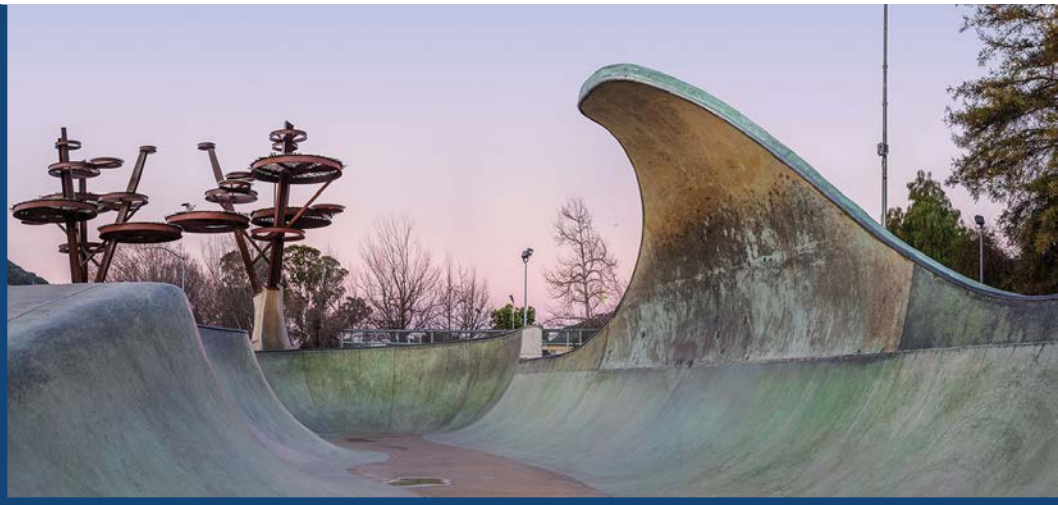
Services: Design/Build

Size: 17,750 SF

Completed: February 2015

San Luis Obispo Skatepark was built within the Santa Rosa Park, which is adjacent to the historic Highway 1, and located between Downtown San Luis Obispo and the Cal Poly campus. This prime location of the skatepark has greatly contributed to the skatepark's popularity and usage by local families, college students, and Central California tourists. Additionally, this 16,000 square foot skatepark has hosted several regional competitions and events, thus furthering San Luis Obispo Skatepark's recognition throughout California's action sports community.

The design of the San Luis Obispo Skatepark came forth after several interactive public design workshops. After these workshops, it became clear that the skaters of San Luis Obispo wanted a unique and creative skatepark with a variety of signature terrain features. With San Luis Obispo's connection to the central coast surfing culture, our designers developed a large over-vert, cantilever wave feature that stands as the park's centerpiece. In addition to the wave feature; Highway 1, Spanish, and skate themed obstacles where all added to further pay homage to the local culture of San Luis Obispo.



Design Approach

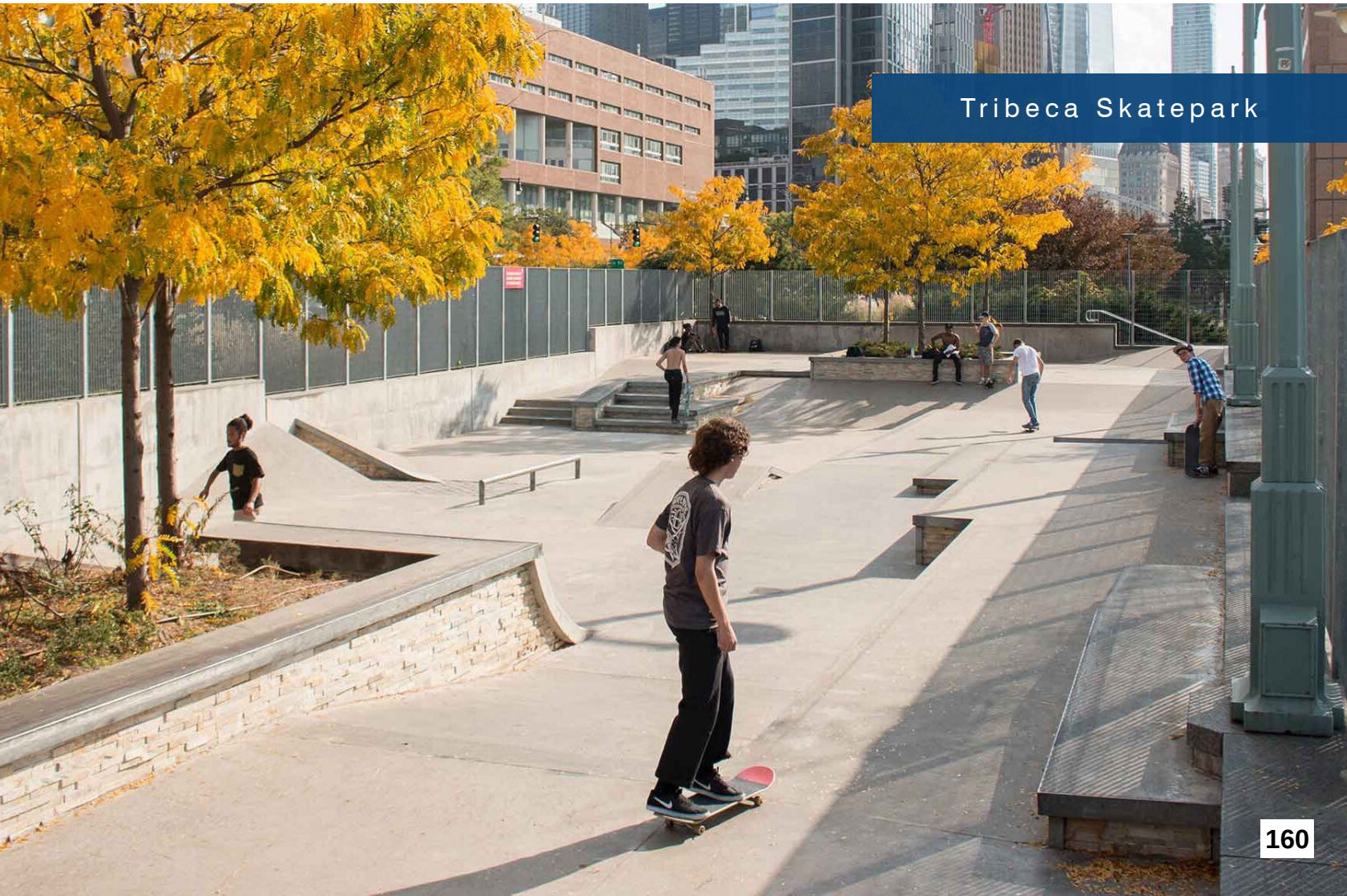
CALIFORNIA skateparks

Overview

California Skateparks' design process can be inclusive of the community, various stakeholders, and City staff. Our Landscape Architects will work closely with the City to ensure that there is seamless coordination of ideas and concepts consistent with the overall master plan.

California Skateparks' Landscape Architects and skatepark designers will take the 'high level' ideas from the City, marry those ideas with those gained from the community, and craft an accommodating, well-studied compromised solution for the skatepark. Additionally, our team will perform an in-depth site analysis to fully understand the immediate and surrounding environment. This site analysis will lay the foundation for our entire design process.

Once California Skateparks has reviewed the site analysis, our design team will begin to develop a custom design that echoes the needs of future users, reflects the local culture, and plays off of existing grades and elevations. Our goal as a skatepark designer is to create landscapes that are not only enjoyed by a variety of action sport athletes, but to provide an aesthetic environment that can be appreciated by both spectators and pedestrians. Additionally, California Skateparks always strives to incorporate sustainable elements and materials to guarantee that our parks can be enjoyed by future generations.



Tribeca Skatepark

Design Approach

CALIFORNIA skateparks

Design Breakdown

This info-graphic showcases the steps California Skateparks takes to ensure that a design reflects the clients criteria and public input.

Pre-Design: Project Definition and Information

Project Definition
Pre-Design Meeting
Program Outline
Budget Restraints
Style of Skatepark
Scope of Work
Geo-technical Report
Survey Information
Project Base Map
Site Inventory and Analysis
Public Meeting

Conceptual Process: Project Creative Design

Concept Design
Preliminary Cost Estimate
Renderings
In-House Review
City Review
Final Concept Design
Approval by City
Revised Preliminary Cost Estimate

Design Development: Project Definition of Details and Cost

Design Development
Refinement of Concept Design
30% Construction Documents
Cost Estimate
City Review
Final Design Development
Approved by Client
Revised Cost Estimate

Construction Documents: Documents to Build Project

In-House Project Back-check
Value Engineering
Revise Construction Documents
Finals Red-lines
Client Approval
Specifications
Final Cost Estimate
Final Construction Documents

Construction Administration: Project Construction Observation

Bidding Assistance
Construction Observation
Site Visits
Punch List
Contract Administration
Final Acceptance

Design Approach

CALIFORNIA skateparks

Schedules & Timelines

Prior to the start of the project, California Skateparks will develop a detailed master schedule to define all design-build tasks; their duration and competition dates; document submittal dates; and allowances for Client review periods. Regularly occurring meetings with the California Skateparks team and the Client will also be scheduled in conjunction with relative tasks and be incorporated into the master schedule. The development of this detailed master schedule not only ensures that California Skateparks and the Client fully understand the projects' scope and task durations, but is core to California Skateparks' method of keeping the project on schedule.

Client Communication & Reporting

California Skateparks is committed to providing the City with an organized communication approach to assist in smooth coordination between all parties. We will set up communication channels at the start of the project that can be used throughout the entire duration of the project. Conference calls and Zoom meetings (a free conference calling and screen sharing program) will be hosted by California Skateparks throughout the project. During meetings we will discuss project status, design, progress, milestones, and deadlines. California Skateparks will distribute meeting minutes along with task lists to all participants after each meeting. California Skateparks will also distribute Auto CAD files, schedules, community outreach material, preliminary designs, 3D renders, construction documents, technical specifications, opinion of probable costs, bidding assistance, and construction administration / observations services to all parties involved with the project.

Borchard Park Skatepark

Design Approach

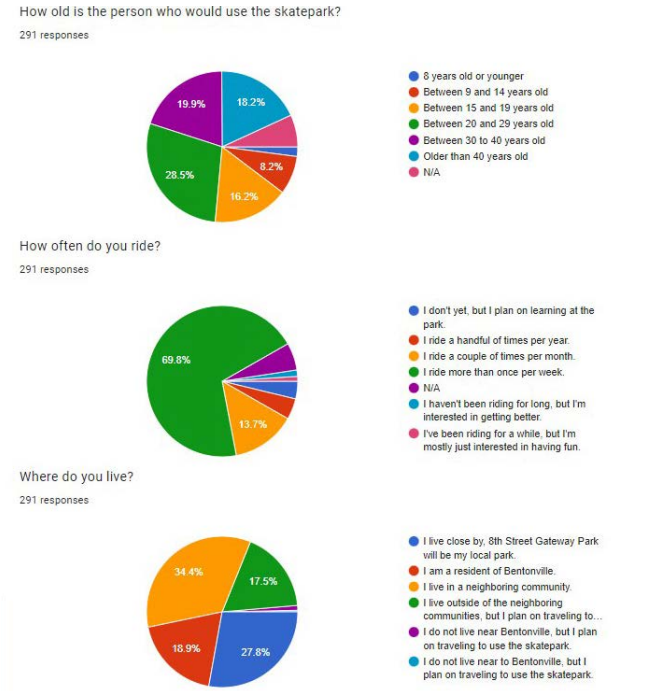
CALIFORNIA skateparks

Public Input Process

California Skateparks is excited about the opportunity to engage with the community regarding the design of any new skatepark project. The City and stakeholders are the driving force behind this process, and will be included in every aspect of the design phase. California Skateparks fully intends on working closely with the City and action sport athletes to craft a final plan that is responsive to the desires of the community. Online surveys and public meetings are key to this process and will be used to ensure a successful project.

In response to the 2020 COVID-19 Pandemic, California Skateparks developed and utilized online surveys to virtually gather a wide variety of relevant data and demographics from the community in order to help lay a foundation for design. With the success of these surveys and the key analytics gathered from them, our design team has continued to use these online surveys to efficiently gain valuable base information and receive feedback on preliminary designs. Furthermore, the information gathered can be compiled into an info-graphic report so that the data can be easily viewed, understood, and analyzed.

In addition to the use of online surveys, California Skateparks still understands the value that in-person public meetings have on a project. In-person public meetings provide great opportunities for the community to give their personal input and share their thoughts and concerns about the project. By partaking in interactive design stations, open Q & A's with the design team, one-on-one conversations with the skatepark designers, or preliminary design critiques; the community will have plenty of ways to give feedback to ensure the end product truly reflects the needs of the local community. The combination of both in-person public meetings and online survey ensures a final design that has full community support!



8th Street Gateway Skatepark

8th Street Gateway Skatepark

Design Approach

CALIFORNIA skateparks

One-of-a-kind Projects

California Skateparks is always striving to create projects that are innovative, iconic, and memorable. By working closely with professional athletes and analyzing skatepark industry trends, California Skateparks is able to consistently craft modern and intriguing designs. These designs not only implement new and creative design solutions, but push the boundaries of what action sports entail. Recently, these design trends tend to focus on the development of fun, interactive, and artistic features that can be enjoyed by athletes of all skill levels.

Furthermore, California Skateparks takes inspiration from local cultures to develop features that pay homage to the places in which they are located. Take the San Luis Obispo Skatepark for example. This skatepark pays homage to the cities' deep-rooted surfing culture by implementing a large concrete wave into the snake run. Additionally, San Luis Obispo's natural, Spanish, and skate cultures are all portrayed throughout the many features found within the park. Regardless of the project, park concepts will be thoroughly explored and developed through California Skateparks 3D rendering capabilities, and be shared with the city officials and stakeholders for review. By exploring this design process, California Skateparks ensures that all of our projects will become memorable, iconic, and cultural facility for all to enjoy.

Another aspect that sets California Skateparks apart from our competitors is our ability to collaborate with local artists to create iconic, action sport-friendly sculptures. Not only do these art sculptures add to the usability of our projects, but allow local artists to get involved in the creation of a valuable community assets. Additionally, these art pieces provide a perfect opportunity to promote the local culture of the surrounding environment. One recent example of when California Skatepark coordinated with local artists to create a memorable action sport-friendly art sculpture is at the Lauridsen Skatepark in Iowa. Our design team worked closely with a local sculptor and metal worker to create an iconic "WOW" sign that serves as a central focal point for the project. This massive art installation also serves as a ridable feature and was implemented into the design to improve flow and provide users with essential turnaround points. Even though the Lauridsen Skatepark is fairly new, the "WOW" sign has already become an iconic landmark for the City of Des Moines.

Lauridsen Skatepark

Design Approach

CALIFORNIA skateparks

Cost Estimating

Our cost management system is highly disciplined and integrated into several other management reporting systems we use. This ensures that all aspects of our projects completely coincide with each other, and that all are accurate in real time. Our value engineering begins early on in the design process. We anticipate details even prior to receiving final plans from the professional surveyors. This allows us to evaluate costs from the beginning, as well as to ascertain the true value versus a perceived cost. There are always a variety of options and the cost versus benefit ratio is in constant flux. We evaluate, interpret, and present options to the Client in clear terms. Our past projects clearly demonstrate how our value engineering methods have already provided time and money savings to our many clients, all while creating world class public spaces on time and under budget.

In order to truly understand the site, we use our in-house 3D site modeling capabilities. We create 3D models based on either CAD or line data from plans. This model can incorporate sub-grade adjustments, as well as any wall over excavation and layback. We can then overlay Google Earth imagery to note any specific conflicts or problems. Downloading this information to hand-held GPS devices allows our team to walk the site and see the final plans in the real world, providing yet another way to identify potential conflicts before breaking ground.

8th St Gateway Skatepark

Construction Approach

CALIFORNIA skateparks

Overview

California Skateparks stresses the importance of being an integral part of the construction process. Design documents cannot substitute for field coordination and requirements for shaping a quality facility. We help shape the concept in the field from quality concrete finish samples, transition templates for perfectly troweled radii, steel coping setback guides, and much more.

Aside from the skate feature characteristic, the quality of construction is crucial for long term satisfaction. Constructing a cast-in-place skatepark using structural concrete has always been our method and we are proud to offer this quality service to any municipal skatepark project. Delivering quality material and specialty labor will ensure a safe, enduring, low-maintenance, and complete project fulfillment.

The construction phase will begin with the permit process. As a longstanding contractor, California Skateparks is familiar with the numerous permits that are required and necessary to the procurement process. California Skateparks will submit all plans which will meet or exceed all City, Regional, and Federal codes, rules, and regulations. We will start this process when our construction documents and specifications are complete, in order to begin construction as soon as possible. California Skateparks will make any changes or modifications to plans recommended by city departments during the plan checking process. California Skateparks fully understands that the more informed the City inspection staff is on our project the smoother the construction process will flow. This is why we dedicated specific individual for permitting and site inspections throughout the project.

Consistent weekly and sometimes daily communication will be necessary to coordinate any activities, deliveries, utility tie-ins, or other overlapping and near proximity construction work. Clear and open lines of communication with the Client is a must in this project and we will take all necessary steps in working together.

Bursa Cable Skatepark

Construction Approach

CALIFORNIA skateparks

Construction Breakdown

This info-graphic showcases the steps California Skateparks takes to ensure that a project is built efficiently, effectively, and safely.

Pre-Construction:
Packaging of all Pre-Construction Info

Permits
Complete Quantities Breakdown
Construction Schedule
Construction Process
Internal Construction Preparation
Preliminary Submittal List
Vendor List
Signed Contract
Insurance Certificate
Bonds
Project Start Date
Project Completion Date
Pre-Construction Conference

Construction:
Build Project

Construction Schedule
Shop Drawing/Submittal Log
Source Local Materials
Labor Analysis
Approach to Work
Mobilization
Demolition
Rough Grading
Layout of Park
Install Vertical Walls
Install Steps and Banks
Install Flatwork
Detailing
Clean and Paint All Metals
Clean and Stain Concrete
Install Landscape
Install Other Admentities
Demobilize

Post Construction:
Project Close-Out

Submittal
Notice of Completion
Grand Opening Date
Punch List
Warranty
Maintenance Manual
As-Built Plans
Final Project Photography
Grand Opening
Organize Athletes
Product Give Away

Construction Approach

CALIFORNIA skateparks

Quality Assurance and Quality Control

We apply rigorous Quality Assurance (QA) and Quality Control (QC) measures to ensure the extraordinary attention we give to the design vision and refinement is successfully translated into a high quality and durable product.

Quality cannot be accomplished without a team effort. The main focus of our QC program is the City and anyone who is affected by the services and projects we deliver. Our main goal is Client satisfaction, so we continually monitor the work and processes, and make changes as needed. This program will be updated as needed throughout the project.

QA guards against defects and deficiencies before and during the execution of the work, while QC provides tools to evaluate completed activities and conformance of design elements with the project's requirements. QC procedures during the design phase includes document reviews, mock ups, and other forms of validation and review. QC for one process will serve as QA for subsequent processes in a continuing loop of review, comment tracking, refinement, and validation. We continually monitor the processes and make changes as needed to deliver the quality expected by our Clients and ourselves. Again, the program is updated as often as needed throughout the life of the project.

We can easily anticipate where hidden bumps in the road may reside and have plans in place to navigate around those bumps when, and if, they occur. Providing reactionary measures is an inefficient and costly solution, especially since the majority of our experience is on concrete municipal skatepark projects.

Lake Cunningham Skatepark

Construction Approach

CALIFORNIA skateparks

Quality Assurance and Quality Control

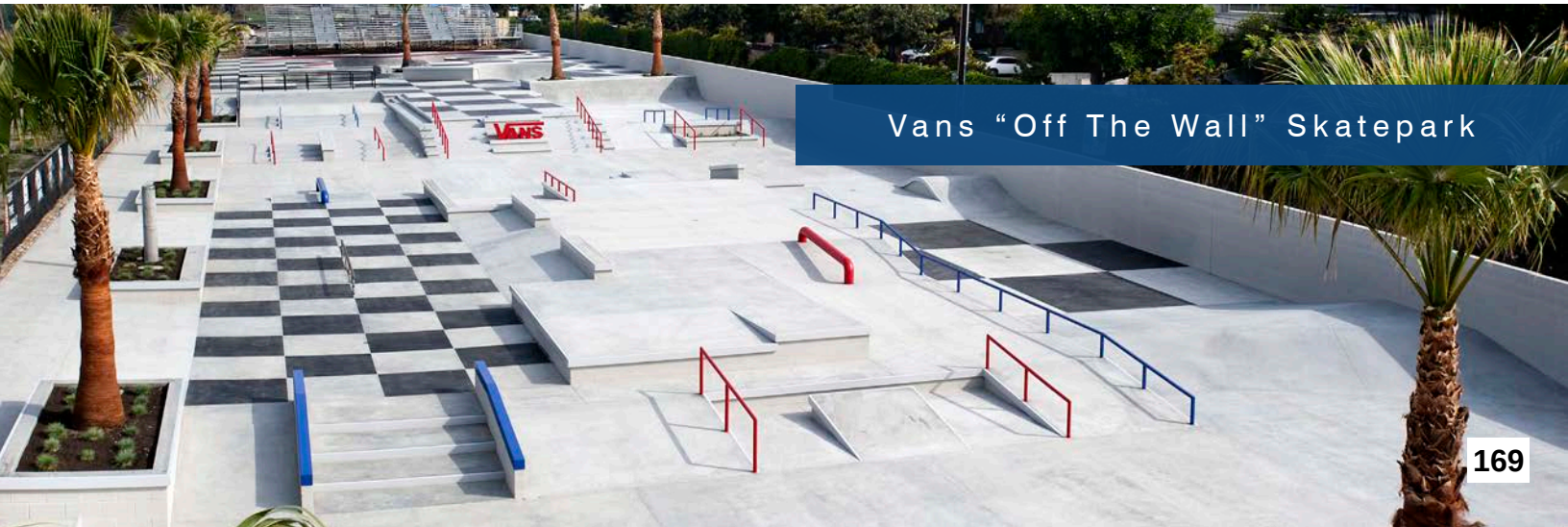
We understand that all of our project demands a level of quality that is outwardly shown and understood. In addition to our California Skatepark QA/QC inspections, City inspections, the engineer's inspections, and permit inspections; our end product is constantly judged by the public for years to come.

All of our projects have high quality demands and we excel at meeting those demands. Of particular note, is our Huntington Beach Vans Skatepark project. This high-profile project is in the heart of Huntington Beach, which is home to many past and present professional skaters, and as such, its finishes had a very high standard. Every day professional riders skate the park in order to train on both street and transitional terrain. In order to meet that goal, we had to review the quality of work on a continual basis. When a product was delivered to the site that did not meet the standard, it was rejected. The project has a significant amount of custom blended concrete where means and methods directly affect the final quality.

Diligent management of this process was essential in ensuring a quality finish to meet the absolute highest standards for many of the best skaters in the world without excessive removal and reconstruction. These are just a few examples of how our QA plan is implemented. As previously mentioned, it is an ongoing process on all of our projects.

We use simple steps to ensure quality work:

- Assign responsibility
- Delineate scope of work and expectations to subcontractors
- Identify important aspects of the quality we expect from their work
- Identify potential risks as well as mistakes we have seen in the past
- Collect and organize data for our daily quality control checklist
- Require subcontractor to fill out quality control checklist daily
- Follow up on quality control list from each subcontractor to ensure accuracy
- Take immediate action when the standards are not maintained and issue non-conformance notices
- Communicate results to subcontractors and make immediate adjustments
- Recognize subcontractors when quality meets or exceeds our standard.



Vans "Off The Wall" Skatepark

Construction Approach

CALIFORNIA skateparks

Safety

California Skateparks quality of construction is without question the best in the skatepark industry and has quickly become one of the highest in general construction standards. As we begin work on any new skatepark project, City Staff will quickly learn that our quality does not stop with our beautiful finished products, but is evident in every hour of every day. Our crews take great pride in our job site; clean job sites lead to fewer injuries, better productivity, efficient inspections, and an overall higher quality of work.

California Skateparks puts safety first and has a reputable Safety Management Program in place that follows ZAP's zero accident policy. We utilize 3E's MSDS On Demand program with Spill & Exposure Hot-lines. This program is a user-friendly way to provide our employees and sub-consultants with access to MSDS information 24/7 in case of an emergency. Furthermore, all construction areas will be contained and inaccessible to unauthorized persons. Bike lanes and sidewalks will be left open if at all possible, and when unsafe, will be clearly marked and closed, per permitting requirements. Additionally, all of our active construction sites require Personal Protective Equipment (PPE) 100% of the time.

Prior to beginning daily scheduled work, a job hazard analysis (JHA) is performed by the supervisor and hazards are addressed with the entire crew based on their daily responsibilities. The JHA is completed electronically via an iPad, so information is quickly transmitted from the site to headquarters. We take ownership in knowing that we have ultimate oversight and responsibility to ensure that the project is successfully delivered. With a collaborative working relationship, California Skateparks will provide CMAR services to satisfy your expectations and meet your required deadline, within budget. We are the single point of contact for owners, subcontractors, and other stakeholders, coordinating all solutions to issues that may arise.

California Skateparks follows a construction, quality control, and safety process that has proven to be efficient and effective through years of developing successful skateparks, large scale public works, and multi-use park facilities. By using the key elements of our philosophy and approach we are able to meet our client's needs and expectations with confidence.

Upcounty Skatepark

Sustainability

Sustainability

California Skateparks understands that sustainable practices are at the core of strengthening local communities. By partaking in environmental, social, and economical sustainability practices, California Skateparks ensures that our final products will have as little impact on the surrounding natural environment and the most influence on local communities, all while limiting the overall cost to the Client. These three cornerstones of sustainability and their corresponding practices are how we at California Skateparks aim to limit our carbon footprint, and create a social fabric that provides for everyone associated and involved with the action sports community.

To help meet our sustainability goals, California Skatepark pursues a variety of green initiatives and guidelines, including both LEED and SITES frameworks. By following the guidelines presented by these certifying agencies, California Skateparks ensures that our projects are designed, built, and operated in the most sustainable way possible.

The following pages have further descriptions of each of the three sustainability cornerstones and the different strategies that are taken to ensure that our company and projects encompass these green initiatives.

Linda Vista Skatepark

Sustainability

CALIFORNIA skateparks

Environmental Sustainability

Minimizing California Skateparks' environmental impact and reducing our carbon footprint is at the core of this sustainability cornerstone. In order to achieve environmental sustainability, California Skateparks closely follows both LEED and SITES guidelines. The environmental practices outlined by these certifying agencies include energy efficiency, water conservation, site selection, material selection, day lighting, and waste reduction; all of which are strongly taken in to consideration whenever California Skateparks is developing any skatepark project. A perfect example of a California Skatepark project that followed LEED and SITES outlines was the Gathering Place Skatepark in Tulsa, Oklahoma. This project utilizes a variety of green technologies and design techniques, including a water retention / bio-infiltration area that cuts through the middle of the park and a native plant palette that is integrated throughout the entire project. Furthermore, the park was built with a variety eco-friendly materials and methods that are conducive to other LEED and SITES certified projects. Since its opening in 2018, The Gathering Place Skatepark has quickly become known as one of the most sustainable and progressive skateparks in the world. In addition to the many sustainable methods and practices that California Skatepark already employs, our team is constantly exploring new eco-friendly materials and sustainable practices to incorporate into our future projects. The following list showcases a variety of design strategies and construction procedures outlined in the LEED and SITES guidelines that California Skatepark utilizes to ensure environmental sustainability.

Alternative Transportation
Construction Waste Management
Drought Tolerant Landscapes
Flood Preparedness
Fly Ash Concrete
FSC Certified Wood
Heat Island Effect Reduction
Innovative Design
Integrated Bioswales
LED / Solar Lighting
Light Pollution Reduction
Local Resources Usage
On-Site Renewable Energy
Pollution Control
Reduce Greenhouse Gas Emissions
Recycled Materials
Site Protection and Restoration
Storm Water Management
Waste & Recycling Management
Water Efficiency

A Gathering Place Skatepark

Sustainability

CALIFORNIA skateparks

Social Sustainability

California Skateparks believes the most important reason to build a skatepark is the positive impact it has on the social fabric of a community. Whether it be providing an inclusive place where at-risk youth can freely express themselves or a safe environment that promotes both physical and mental health, skateparks have a unique, natural ability to create social sustainability in every community. Furthermore, skateparks can become home to many educational opportunities and social resources for teens, families, and athletes of all ages. Whether an individual is just learning to skate, a seasoned athlete, or an intrigued pedestrian; a skatepark provides a variety of social usages for a diverse set of users. California Skateparks is able to further promote social sustainability by working closely with outreach programs and non-profit organizations, like The Tony Hawk Foundation. These programs help local municipalities create and fund public skateparks that will in turn provide for the action sports community. Another example of how California Skateparks was able to give back to the community is through the creation of the Lake Havasu City Tinnell Memorial Sports Park. This skatepark is dedicated to a local fallen soldier and BMX rider, Patrick Tinnell; along with Colin Sasseen, a 14-year-old who lost his life skating in his front yard. After hearing of the community's tragic losses, California Skateparks donated a portion of the project to create a safe skatepark for the local community of Lake Havasu. Below is a list of ways our designs and projects ensure social growth and sustainability throughout local action sport communities.

Provides Educational Opportunities
Encourages Outreach Programs
Engages the Community
Promotes Equal Opportunity
Develops Growth in Youth
Strengthens Metal Well-Being
Promotes Physical Well-Being
Improves Quality of Life
Implements a Sense of Belonging
Develops a Safe Environment
Provides Social Resources
Creates a Space for At-Risk Youth
Employs Sponsorships
Works with Non-Profits

Tinnell Memorial Sports Park

173

Sustainability

CALIFORNIA skateparks

Economical Sustainability

California Skateparks promotes economical sustainability through constant coordination and collaboration with its many Clients, stakeholders, sub-contractors, and employees. California Skateparks follows a variety of initiatives, including the B Corporations and OSHA guidelines, to ensure that our company promotes proper corporate governance and risk management. Quality assurance and quality control programs are used to ensure that our project deliverables and final products will be up to the highest of standards. In addition, California Skateparks utilizes stringent construction safety training to guarantee that our employees are well versed in site safety and all disciplines of risk management. California Skateparks also takes pride in maintaining positive relations with all of our Clients and stakeholders. Through collaborative processes, California Skateparks is able to create an end product that reflects the needs and wants of both the Client and the local community. As with our Clients and stakeholders, we work closely with every one of our sub-contractors. In order to strengthen local economies, California Skateparks strives to hire regional sub-contracts whenever possible. This practice further supports local communities and promotes economic sustainability. With the combination of all these management practices and strategies, California Skateparks is able to create skateparks that are less expensive for the Client and more assessable for action sports communities around the world. The following is a list of practices that follow an array of social initiatives that are aimed at growing California Skateparks' economical sustainability.

Buying and Hiring Locally
Client Relations
Crisis Management
Employee Relations
Energy Efficiency
Promote Safety
Proper Employee Training
Quality Assurance
Quality Control
Research into Green Alternatives
Resource Efficiency
Risk Management
Stakeholders Relations
Sub-Contractor Relations
Sustainability Policies

Nike Templo Mayor

Capacity / Warranty / Thank You

Capacity

California Skateparks strategically schedules design-build teams to each project to ensure appropriate time and staff availability is given to meet all project schedule requirements. Additionally, California Skateparks' leadership team constantly manages a handful of incoming and outgoing projects, guaranteeing that every project is given the appropriate resources required to provide first-class service to our Clients.

Warranty

Our confidence in our construction quality is echoed by the enthusiasm of our Clients, and is backed by our comprehensive warranty. California Skateparks guarantees that all work will be free from defect of materials and workmanship for a period of one year from the final acceptance date. Furthermore, California Skateparks agrees to repair and replace, at its own expense, any defective work within a reasonable period of time.

California Skateparks also offers a simple maintenance program to prolong the life of any skatepark project. Outlined in this maintenance program are instructions on how City Staff shall perform routine maintenance and inspections for skatepark projects.

Thank you

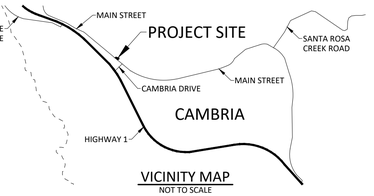
From the team at California Skateparks, we would like to thank you for taking the time to read our Statement of Qualifications. California Skateparks is ready to start work on any project as soon as possible, and also offer event services to help facilitate a successful grand opening. We look forward to strengthening your action sports community and helping celebrate the new skatepark!

Genuine regards,

Joe Ciaglia
President // CEO
California Skateparks

PUBLIC IMPROVEMENT PLANS
FOR
MAIN STREET IMPROVEMENTS
COMMUNITY OF CAMBRIA, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

DIGALERT
DIAL TOLL FREE
811 OR
(1-800-227-2600)
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

LEGEND

- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- EXISTING ELECTRIC LINE
- FLOWLINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY LINE
- STREET CENTERLINE
- ASPHALT PAVING
- CONCRETE IN DRIVE AISLE
- CONCRETE IN PEDESTRIAN AREA
- DETECTABLE WARNING SURFACE
- EXISTING SANITARY SEWER MANHOLE
- SANITARY SEWER MANHOLE
- DOUBLE DETECTOR CHECK
- EXISTING UTILITY POLE
- AIR VENT
- FINISH SURFACE GRADE
- EXISTING FIRE HYDRANT
- FIRE HYDRANT
- EXISTING WATER METER
- WATER METER
- EXISTING WATER VALVE
- PROPOSED ELEVATION
- EXISTING ELEVATION

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION	IRR	IRRIGATION
AC	ASPHALTIC CONCRETE	JP	JOINT POLE
ARCH	ARCHITECT	L/A	LANDSCAPE AREA
AV	AIR VAC RELEASE	LP	LIGHT POLE / LOW POINT
BLDG	BUILDING	MH	MANHOLE
BCR	BEGIN CURB RETURN	MJ	MECHANICAL JOINT
BEG	BEGINNING	MON	MONUMENT
BF	BLIND FLANGE	NG	NATURAL GRADE
BFE	BASE FLOOD ELEVATION	NAP	NOT A PART
BSW	BACK OF SIDEWALK	OH / OHD	OVERHEAD UTILITY
BVC	BEGIN VERTICAL CURVE	P/A	PLANTER AREA
BW	BOTTOM OF WALL	P/L	PROPERTY LINE
BO	BLOW OFF	PC	POINT OF CURVATURE
C/L	CENTERLINE	PCCR	POINT OF COMPOUND CURVE
CB	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE
CMU	CONCRETE MASONRY UNIT	PE	PAD ELEVATION
CO	CLEANOUT	PI	POINT OF INFLECTION
CONC	CONCRETE	POC	POINT OF CONNECTION (UTILITY)
DDC	DOUBLE DETECTOR CHECK	PP	POWER POLE
D/W	DRIVEWAY	PRCR	POINT OF REVERSE CURVE
ECR	END CURB RETURN	PS	PARKING STRIPE
EG	EXISTING GRADE	PT	POINT OF TANGENCY
(E)	EXISTING	PUE	PUBLIC UTILITY EASEMENT
EL	ELEVATION	PVI	POINT OF VERTICAL INFLECTION
ENG	ENGINEER	R/W, ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RP	REDUCED PRESSURE BACKFLOW DEVICE
ESMT	EASEMENT	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SG	SUB-GRADE ELEVATION
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FF	FINISHED FLOOR ELEVATION	STA	STATION
FG	FINISHED GROUND ELEVATION	TB	THRUST BLOCK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOW LINE	TEL	TELEPHONE
FLG	FLANGED	TF	TOP OF FOOTING
FS	FINISHED SURFACE ELEVATION	TI	TRAFFIC INDEX
GB	GRADE BREAK	TG	TOP OF GRATE
GM	GAS METER	TW	TOP OF WALL
GV	GAS VALVE	VC	VERTICAL CURVE
GTD	GRADE TO DRAIN	VLT	VAULT
GUY	GUY WIRE ANCHOR	WDID	WASTE DISCHARGE IDENTIFICATION NUMBER
HB	HOSE BIB	WL	WATERLINE
HP	HIGH POINT	WM	WATER METER
IE	SEWER INVERT ELEVATION	WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE		
INV	STORM DRAIN INVERT ELEVATION		

UTILITY INFORMATION

ELECTRICITY: PACIFIC GAS AND ELECTRIC
WWW.PGE.COM
1-(800)-PGE-5000

WATER/SEWER: CAMBRIA COMMUNITY SERVICES DISTRICT
1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CA 93401
(805)-927-6223

NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY
1314 BROAD STREET
SAN LUIS OBISPO, CA 93401
(800)-427-2200

TRASH SERVICE: MIDSTATE SOLID WASTE & RECYCLING
3360 LA CRUZ WAY
PASO ROBLES, CA 93446
(805)-434-9112

SURVEY NOTES

SITE BENCHMARK:
SCRIBED "X" ON SIDEWALK, ELEVATION 29.70' (NAVD 88)

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS PROJECT IS A LINE BETWEEN THE FOLLOWING TWO LOCATIONS:
- A SCRIBED "X" ON THE END OF THE SIDEWALK AT THE WESTERN CORNER OF THE LIBRARY
- A FOUND REBAR AT THE SOUTHERN CORNER OF THE LIBRARY PROPERTY

THE LINE BETWEEN THESE TWO POINTS HAS A BEARING OF S 49° 56' 24" E

ORIGIN OF SURVEY INFORMATION:
THE TOPOGRAPHIC INFORMATION SHOWN IN THESE DRAWINGS AND USED TO DESIGN THE INFORMATION SHOWN ON THESE DRAWINGS WAS PERFORMED AND PREPARED BY GB LAND SURVEYING ON MAY 10, 2021. IF DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION THE SURVEYOR AND CONTRACTOR WILL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY AND PRIOR TO CONTINUING CONSTRUCTION.

PROJECT INFORMATION

ZONING: COMMERCIAL RETAIL (CR)
APN: 013-101-072
FLOOD ZONE: ZONE AE

SITE AREA: 1.4 AC

AREA DISTURBED: 0.20 ACRES (OFFSITE)
0.27 ACRES (ONSITE) PER SEPARATE PLANS
0.47 ACRES (TOTAL)

WDID NUMBER: NOT REQUIRED - LESS THAN 1.0 ACRE

GRADING INFORMATION*

CUT QUANTITY: 800 CUBIC YARDS
FILL QUANTITY: 250 CUBIC YARDS
NET CUT/FILL: 550 CUBIC YARDS EXPORT

* EARTHWORK QUANTITIES ARE PROVIDED FOR PERMITTING INFORMATION ONLY. THE QUANTITIES SHOWN ABOVE ARE NOT INTENDED FOR USE BY THE CONTRACTOR WHEN ESTIMATING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO GENERATE AND/OR VERIFY EARTHWORK QUANTITIES.

PROFESSIONAL ENGINEERS NOTICE TO CONTRACTOR

1. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.
2. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
3. THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE TO OR PROTECTION OF THESE LINES.

DEMOLITION GENERAL NOTES

1. UTILITIES: THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND BEST RECOLLECTION OF FACILITY STAFF, THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR POT HOLE TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR PROTECTION OF ALL EXISTING UTILITY LINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND DISPOSE OF ALL STRUCTURES ABOVE AND OR BELOW GROUND UNLESS OTHERWISE NOTED. ANY HAZARDOUS MATERIALS ENCOUNTERED SHALL BE HANDLED AND REMOVED AS REQUIRED BY LOCAL AND/OR STATE LAWS AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING HARDSCAPE IMPROVEMENTS , UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY THESE PLANS.
4. ALL JOIN LINES SHALL BE SAW CUT ON A NEAT, STRAIGHT LINE PARALLEL WITH THE JOIN. THE CUT EDGE SHALL BE PROTECTED FROM CRUSHING, AND ALL BROKEN EDGES SHALL BE RECUT PRIOR TO JOINING.
5. ALL EXISTING OBJECTIONABLE MATERIALS THAT CONFLICT WITH PROPOSED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, UTILITIES AND APPURTENANCES, TREES, SIGNS, AND STRUCTURES, ETC. SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AT NO COST TO THE OWNER, UNLESS OTHERWISE INDICATED HEREIN, OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING STREETS FROM DAMAGES CAUSED BY HIS OPERATIONS. ANY CURBS DAMAGED DURING HIS OPERATIONS SHALL BE SAWCUT AND REPLACED AT NO COST TO THE OWNER. ANY EXISTING PAVING IDENTIFIED AS POTENTIALLY NEEDING TO BE REPLACED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.
7. THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION AND DISPOSAL OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS.

COUNTY OF SAN LUIS OBISPO STANDARD UTILITY NOTES

ALL WIRE AND GAS UTILITY CONNECTION, DISTRIBUTION LINES, AND SERVICE LOCATIONS SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHOULD NOT BE CONSIDERED FINAL DESIGN. UTILITY PURVEYORS MAY NEED TO ALTER THEIR DESIGN FROM WHAT IS DEPICTED HEREIN BASED UPON FUTURE DESIGN MODIFICATIONS OR DURING CONSTRUCTION. THIS MAY RESULT IN ADDITIONAL REDESIGN COSTS OR CHARGES TO THE OWNER FOR THIS WORK.

NO REVISIONS TO WHAT IS DEPICTED HEREIN SHALL BE CONSTRUCTED WITHOUT THE PRIOR APPROVAL OF THE COUNTY PUBLIC WORKS. NO ABOVE GROUND FACILITIES SHALL BE LOCATED WHERE THE BLOCK THE ACCESSIBLE PATH OF TRAVEL OR INTERSECTION OR DRIVEWAY SIGHT DISTANCE.

PRIOR TO FINAL PROJECT ACCEPTANCE IT WILL BE THE OWNER'S RESPONSIBILITY TO VERIFY FINAL UTILITY ALIGNMENTS AND ENSURE THAT ADEQUATE EASEMENTS FOR SUCH FACILITIES ARE PROVIDED.

GRADING GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION AND AMENDMENTS OF THE CALIFORNIA BUILDING CODE. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE APPLICABLE CITY/COUNTY STANDARDS AND CALTRANS STANDARD SPECIFICATIONS, LATEST ADOPTED EDITION AND AMENDMENTS. IN THE EVENT THAT THERE IS A CONFLICT BETWEEN CODES, THE CONTRACTOR WILL NOTIFY THE CIVIL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
   1.1. CHAPTER 18, APPENDIX J OF THE 2019 CBC
   1.2. SAN LUIS OBISPO COUNTY TITLE 19 AND 23
   1.3. THE SOILS ENGINEERING REPORT BY GEOSOLUTIONS, INC. TITLED "SOILS ENGINEERING REPORT - MAIN STREET SKATE PARK - APN: 013-101-072, CAMBRIA AREA - SAN LUIS OBISPO COUNTY, CALIFORNIA" AND DATED AUGUST 17, 2021 (GEOSOLUTIONS PROJECT NO. SL12170-1).
   1.4. THE INFILTRATION TESTING REPORT BY GEOSOLUTIONS, INC. DATED AUGUST 17, 2021 (GEOSOLUTIONS PROJECT NO. SL12170-1).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING AND DISPOSAL OF THE PROPOSED WORK AREA. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIAL LEGALLY AND IS RESPONSIBLE FOR COMPLYING WITH LOCAL RECYCLING ORDINANCES.
3. NO FILL SHALL BE PLACED ON THE EXISTING GROUND SURFACE UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL, DELETERIOUS MATERIAL AND SCARIFIED AND COMPACTED PER THE GEOTECHNICAL RECOMMENDATIONS.
4. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN TWO FEET HORIZONTAL TO ONE FOOT VERTICAL, 2:1.
5. FILLS SHALL BE COMPACTED TO THE MINIMUM PERCENTAGE OF MAXIMUM DRY DENSITY AS SPECIFIED IN THE PROJECT SOILS REPORT AND CERTIFIED BY THE GEOTECHNICAL ENGINEER.
6. ALL EXISTING FILLS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE ANY ADDITIONAL FILLS ARE ADDED.
7. ALL EXPOSED SLOPES SHALL BE PLANTED OR HYDROSEEDED PER THE PROJECT LANDSCAPE OR EROSION CONTROL PLANS AND IRRIGATED UNTIL GROUND COVER IS ESTABLISHED.
8. THE STOCKPILING OF EXCESS MATERIAL IS SUBJECT TO THE APPROVAL OF THE COUNTY.
9. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
10. ALL CUT SLOPES SHALL BE INVESTIGATED BY THE GEOTECHNICAL ENGINEER DURING GRADING TO DETERMINE IF ANY SLOPE STABILITY PROBLEMS EXIST. SHOULD EXCAVATION DISCLOSE ANY GEOTECHNICAL HAZARDS OR POTENTIAL GEOTECHNICAL HAZARDS THE GEOTECHNICAL ENGINEER SHALL RECOMMEND NECESSARY TREATMENT TO THE CONTRACTOR.
11. THE FINAL COMPACTION REPORT AND APPROVAL FROM THE GEOTECHNICAL ENGINEER SHALL CONTAIN DETAILS REGARDING THE TYPE OF FIELD TESTING PERFORMED INCLUDING THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE, NUCLEAR GAUGE, OR DRIVE RING SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
12. SANITARY FACILITIES SHALL BE MAINTAINED ON SITE THROUGHOUT THE DURATION OF CONSTRUCTION.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF AND PROTECT ALL EXISTING UTILITIES AND TO ENSURE THAT SERVICE IS NOT DISRUPTED TO EXISTING FACILITIES.
14. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS AND APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT EXISTING STRUCTURES AND ADJACENT PROPERTIES DURING THE CONSTRUCTION PROJECT. IN ALL CASES, THE CONTRACTOR AND/OR OWNER SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING EXISTING DRAINAGE PATTERNS.
15. ALL PLANTERS ADJACENT TO THE FOUNDATIONS SHALL BE SEALED ALONG THE SIDE OF THE FOUNDATION FOOTING AND EXTENDED UNDER THE PLANTER A MINIMUM OF 12" TO PREVENT MOISTURE FROM REACHING THE FOUNDATION SUB-GRADE SOILS.
16. EXPORTED MATERIAL SHALL BE TAKEN TO A LEGAL DUMP SITE OR PERMITTED RECEIVING SITE APPROVED BY THE LOCAL AGENCY HAVING JURISDICTION.
17. PERMISSION IS REQUIRED FROM THE ADJACENT PROPERTY OWNER WHENEVER WORK IS PROPOSED OR NECESSARY ACROSS THE PROJECT'S PROPERTY LINES.
18. ANY DIRT, ROCK, DEBRIS OR CONSTRUCTION MATERIAL THAT IS TRACKED OR DROPPED WITHIN THE PUBLIC RIGHT OF WAY DURING THE TRANSPORTATION OF THAT MATERIAL OR EQUIPMENT ASSOCIATED WITH THE PROJECT SHALL BE CLEANED OR REMOVED DAILY.
19. DIRT ACCESS RAMP OVER CURBS AND GUTTERS TO THE CONSTRUCTION SITE ARE PROHIBITED. WHEN NECESSARY FOR ENTRANCE TO SUCH CONSTRUCTION SITES, TEMPORARY ASPHALT RAMPS WITH A MINIMUM OF A 3" DIAMETER PIPE WILL CONSTRUCTED TO CONVEY GUTTER DRAINAGE.
20. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND OBTAINING REQUIRED PERMITS FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (OSHA).
21. PROPOSED REVISIONS TO THE GRADING PLAN SHALL BE DRAWN IN RED PENCIL ON BOND COPIES OF THE APPROVED PLANS. THESE COPIES SHALL BE SUBMITTED TO THE OWNER AND ENGINEER FOR APPROVAL. AFTER APPROVAL IS GIVEN, THE OWNER MAY REQUIRE AS-BUILT THE PLANS.
22. RULE 403. AIR QUALITY CONTROL MUST BE IMPLEMENTED DURING CONSTRUCTION:
   22.1. A PERSON SHALL NOT CAUSE OR ALLOW THE EMISSIONS OF FUGITIVE DUST FROM ANY TRANSPORT, HANDLING, CONSTRUCTION OR STORAGE ACTIVITY SO THAT THE PRESENCE OF SUCH DUST REMAINS VISIBLE IN THE ATMOSPHERE BEYOND THE PROPERTY LINE OF THE EMISSION SOURCE. (DOES NOT APPLY TO EMISSION EMANATING FROM UNPAVED ROADWAYS OPEN TO PUBLIC TRAVEL OR FARM ROADS. THIS EXCLUSION SHALL NOT APPLY TO INDUSTRIAL OR COMMERCIAL FACILITIES).
   22.2. A PERSON SHALL TAKE EVERY RESPONSIBLE PRECAUTION TO MINIMIZE FUGITIVE DUST EMISSIONS FROM WRECKING, EXCAVATION, GRADING, CLEARING OF LAND AND SOLID WASTE DISPOSAL OPERATIONS.
   22.3. A PERSON SHALL NOT CAUSE OR ALLOW PARTICULATE MATTER TO EXCEED 100 MICROGRAMS PER CUBIC METER WHEN DETERMINED AS THE DIFFERENCE BETWEEN UPWIND AND DOWNWIND SAMPLES COLLECTED ON HIGH VOLUME SAMPLERS AT THE PROPERTY LINE FOR A MINIMUM OF FIVE HOURS.
   22.4. A PERSON SHALL TAKE EVERY REASONABLE PRECAUTION TO PREVENT VISIBLE PARTICULATE MATTER FROM BEING DEPOSITED UPON PUBLIC ROADWAYS. PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE REMOVAL OF PARTICULATE MATTER FROM EQUIPMENT PRIOR TO THE MOVEMENT ON PAVED STREETS ONTO WHICH SUCH MATERIAL HAS BEEN DEPOSITED.
   22.5. SUBSECTIONS (22.1) AND (22.2) SHALL NOT BE APPLICABLE WHEN THE WIND SPEED INSTANTANEOUSLY EXCEEDS 40 KILOMETERS (25 MILES) PER HOUR, OR WHEN THE AVERAGE WIND SPEED IS GREATER THAN 25 KILOMETERS (15 MILES) PER HOUR. THE AVERAGE WIND SPEED DETERMINATIONS SHALL BE ON A 15 MINUTE AVERAGE AT THE NEAREST OFFICIAL AIR-MONITORING STATION OR BY A WIND INSTRUMENT LOCATED AND MONITORED ON SITE.
23. CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM, MONDAY THROUGH FRIDAY AND BETWEEN THE HOURS OF 9:00 AM AND 6:00 PM SATURDAYS, UNLESS OTHERWISE AUTHORIZED BY THE OWNER AND COUNTY.
24. CONTRACTOR SHALL USE LOW EMISSION MOBILE CONSTRUCTION EQUIPMENT DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES, WHERE FEASIBLE.
25. CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION ENGINES TUNED CONSISTENT WITH MANUFACTURER'S SPECIFICATIONS DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
26. CONTRACTOR SHALL USE LOW SULFUR FUEL FOR STATIONARY CONSTRUCTION EQUIPMENT AS REQUIRED BY AQMD RULE 431.1 AND 431.2 AND SHALL USE EXISTING POWER SOURCES AND CLEAN FUEL GENERATORS WHEN POSSIBLE AS FEASIBLE DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
27. CONSTRUCTION PARKING SHALL BE ONSITE. TRAFFIC CONTROL AND ACCESS SHALL BE IN ACCORDANCE WITH THE AGENCY HAVING JURISDICTION OVER THE PROJECT.
28. THE SPEED OF CONSTRUCTION VEHICLES ON-SITE SHALL BE LIMITED TO 15 MILES PER HOUR. SIGN SHALL BE POSTED, SEE COA 27.
29. TRUCKS AND LARGE CONSTRUCTION VEHICLES SHALL OBTAIN APPROVED ROUTES FROM THE COUNTY OF SAN LUIS OBISPO PUBLIC WORKS.
30. THE CONTRACTOR SHALL CONTROL DUST IN AREAS USED FOR OFF-PAVEMENT PARKING, MATERIAL LAYDOWN AREAS OR THOSE AREAS AWAITING FUTURE CONSTRUCTION. FREQUENTLY ACCESSED AREAS SHALL BE PAVED OR BASED AS EARLY AS POSSIBLE TO MINIMIZE DIRT TRACKOUT THE PUBLIC RIGHT OF WAY.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING MEASURE:
   31.1. CESSATION OF ACTIVITIES DURING A STAGE-2 SMOG EPISODE. CALL 800-242-4022 FOR THE DAILY SMOG FORECAST.
   31.2. TRUCK ROUTES AND SCHEDULES FOR THE RECEIPT OF MATERIALS SHALL BE COORDINATED WITH THE APPROPRIATE AGENCIES.
   31.3. WHERE FEASIBLE, ON-ROAD AND OFF-ROAD VEHICLES AND EQUIPMENT SHALL BE TURNED OFF AND SUBSEQUENTLY RESTARTED IF THE ANTICIPATED DURATION OF IDLING IS EXPECTED TO EXCEED FIVE MINUTES.
32. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING HIGH WIND DUST CONTROL MEASURE WHEN INSTANTANEOUS WIND SPEEDS EXCEED 25 MILES PER HOUR:
   32.1. TERMINATION / MODIFICATION OF SCRAPERS, GRADERS OR DOZERS ON UNPAVED SURFACES UNTIL WINDS SUBSIDE.
   32.2. APPLICATION OF WATER AS NEEDED TO ANY UNPAVED SURFACE WITH VEHICLE OR EQUIPMENT OPERATIONS.
   32.3. APPLICATION OF WATER OR OTHER DUST CONTROL MATERIAL TO ANY PREVIOUSLY GRADED SURFACE IF DUST EMANATION IS VISIBLE FROM SUCH A SURFACE.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EQUIPMENT TO PREVENT VISIBLE SOOT FROM REDUCING LIGHT TRANSMISSION THROUGH THE EXHAUST STACK BY MORE THAN 20 PERCENT FOR MORE THAN THREE MINUTES PER HOUR AND USE LOW SULFUR FUEL AS REQUIRED BY THE APPROPRIATE AGENCY.
34. TRUCKS USED IN HAULING DIRT TO OR FROM THE SITE ON PUBLIC ROADS WILL BE COVERED OR WILL MAINTAIN A SIX INCH DIFFERENTIAL BETWEEN THE MAXIMUM HEIGHT OF ANY MATERIAL HAULED AND THE TOP OF THE TRAILER. HAUL TRUCK DRIVERS WILL LOAD PRIOR TO LEAVING THE SITE TO PREVENT SOIL LOSS DURING TRANSPORTATION.
35. PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE, EXISTING SURVEY MONUMENTS SHALL BE NOTED AND DOCUMENTED BEFORE CONSTRUCTION. IF ANY MONUMENTS ARE DISTURBED DURING CONSTRUCTION THE CONTRACTOR SHALL PAY A LICENSED LAND SURVEYOR OR REGISTERED ENGINEER TO RESET SUCH MONUMENTS.
36. PAD CERTIFICATION IS REQUIRED. A SOILS OR CIVIL ENGINEER SHALL DETERMINE THAT THE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE.

UTILITY GENERAL NOTES

1. ALL WATER LINES SHALL BE CLASS 150 PVC, PER ASTM D-1784 WITH SOLVENT WELD FITTINGS. THRUST BLOCK SIZES AND SPECIFICATIONS SHALL BE PER SAN LUIS OBISPO COUNTY STANDARD W-1 AND W-1a (USING TEST PRESSURE OF 200PSI).
2. WATER MAIN AND SEWER MAIN CROSSINGS SHALL COMPLY WITH STATE AND COUNTY HEALTH DEPARTMENT REGULATIONS. WATER SERVICE LINES AND SEWER LATERALS SHALL NOT BE IN THE SAME TRENCH. WATER AND SEWER LINES ONSITE SHALL HAVE A TEN FOOT MINIMUM HORIZONTAL CLEARANCE WHENEVER POSSIBLE. WATER MAINS SHALL CLEAR ABOVE ALL SEWER LATERALS BY A MINIMUM OF ONE FOOT VERTICAL CLEARANCE OR UNDER BY 3' MINIMUM. WHEN WATER LINE CROSSES UNDER SEWER, OR MINIMUM CLEARANCE OVER SEWER IS NOT ACHIEVED, SEWER SHALL BE ENCASED IN CONCRETE 10' EACH SIDE OF CROSSING.
3. MINIMUM DOMESTIC WATER LINE COVER SHALL BE 24" FOR 3" DIAMETER AND SMALLER, 36" OF COVER FOR 4" DIAMETER AND LARGER. MINIMUM FIRE MAIN COVER SHALL BE 48".
4. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TESTS OF ALL TRENCH BACKFILL AND SUBMIT THEM TO THE CONSTRUCTION MANAGER FOR APPROVAL. ALL BACKFILL SHALL HAVE A SAND EQUIVALENT OF 30 OR BETTER.
5. WATER SERVICE, SEWER, FIRE SYSTEM AND ROOF DRAIN POINTS OF CONNECTION TO THE BUILDINGS SHALL BE INSTALLED BY THE BUILDING PLUMBING CONTRACTOR.
6. MINIMUM BEARING AREA FOR THRUST BLOCKS SHALL BE ACCORDING TO THE THRUST BLOCK SCHEDULE SHOWN ON THESE PLANS.
7. A PIPE "DEFLECTOR' OR "REROUNDER" SHALL NOT BE USED TO REROUND OVERDEFLECTED PIPES.
8. ALL VALVE AND CLEANOUT COVERS TO HAVE TRAFFIC RATED VANDAL PROOF COVERS AND ADJUSTED BY CONTRACTOR TO FINISH GRADE AFTER PAVING. ALL COVERS SHALL INDICATE "S" FOR SEWER, "W" FOR WATER, AND "SD" FOR STORM DRAIN.
9. UNDERGROUND STEEL UTILITIES SHOULD BE PROTECTED FROM CORROSION WITH 40 MIL EXTRUDED POLYETHYLENE, 20 MIL PLASTIC TAPE OVER PRIMER PER AWWA STANDARD C209, OR HOT APPLIED COAL TAR ENAMEL OR TAPE PER AWWA STANDARD C203.
10. BARE STEEL APPURTENANCES SUCH AS BOLTS, JOINT HARNESSES OR FLEXIBLE COUPLINGS SHOULD BE COATED WITH A COAL TAR OR RUBBER-BASED MASTIC AFTER ASSEMBLY.
11. SEWER PIPE SHOWN ON PLAN SHALL BE SDR 35 PVC PIPE PER PARAGRAPH 7.2.1.2 "PIPE" OF THE COUNTY OF SAN LUIS OBISPO PUBLIC IMPROVEMENT STANDARDS. SEWER LATERALS SHALL COMPLY WITH DETAIL S-3 OF THE COUNTY OF SAN LUIS OBISPO PUBLIC IMPROVEMENT STANDARDS. IN ADDITION, ALL SEWER MAINS INSTALLATIONS SHALL CONTAIN TRACER WIRE AND WARNING TAPE PER COUNTY OF SAN LUIS OBISPO PUBLIC WORKS STANDARDS, PARAGRAPH 7.2.3.F
12. CONTRACTOR SHALL EXPOSE ALL EXISTING WATER AND SEWER PIPELINES AT PROPOSED CONNECTION POINTS TO CONFIRM MATERIAL TYPES LOCATION, AND ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
13. ALL WATERLINES SHALL HAVE UNDERGROUND WARNING TAPE. THIS TAPE SHALL BE IN ACCORDANCE WITH DETAIL U-4 (NOTE 5) AND PARAGRAPH 6.2.2.F.2 "WARNING TAPE" OF THE SAN LUIS OBISPO COUNTY PUBLIC IMPROVEMENT STANDARDS. METALLIC TRACER TAPE SHALL NOT BE ALLOWED. ALL NON-METALLIC WATER PIPES SHALL HAVE TRACER WIRE PER PARAGRAPH 6.2.2.F.1 "TRACER WIRE" OF THE COUNTY OF SAN LUIS OBISPO PUBLIC IMPROVEMENT STANDARDS.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR AND COORDINATE THE RELOCATION OF ANY EXISTING UTILITIES DEEMED NECESSARY BY THE PROPOSED IMPROVEMENT.
15. WHENEVER IT BECOMES NECESSARY TO TUNNEL UNDER EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL SUPPORT THOSE IMPROVEMENTS IN A MANNER APPROVED BY THE PROJECT ENGINEER OR THE CONTRACTOR SHALL SAWCUT, REMOVE AND REPLACE THOSE IMPROVEMENTS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
16. PRIOR TO PLACING OF UNDERGROUND UTILITIES, THE LOCATION OF ALL UNDERGROUND FACILITIES (ELECTRICAL, TELEPHONE, CABLE TV, GAS, ETC.) SHALL BE MARKED.
17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES (BY

EXHIBIT B – REVISED CONDITIONS OF APPROVAL
DEVELOPMENT PLAN/COASTAL DEVELOPMENT PERMIT
C-DRC2024-00007 CAMBRIA CSD

Approved Development

This approval authorizes:

a. Construction of a new skateboard park, landscaping, fencing, one all-gender restroom and paved parking lot with 7 spaces.

b. Drainage and public right of way improvements on Main Street.

c. Disturbance of 0.47 acres of the 1.4 acre parcel.

d. Maximum height of 12 feet and 4 inches from average natural grade for the purposes of the restroom.

The project includes the following modifications:

e. The required number of parking spaces, as required by Coastal Zone Land Use Ordinance Section 23.04.166, to be reduced from 11 spaces to 7 spaces.

f. The minimum front setback, as required by Coastal Zone Land Use Ordinance Section 23.08.070, to be reduced from 25 feet to 0 feet.

g. The minimum distance from a residential land use, required by Coastal Zone Land Use Ordinance Section 23.08.070, to be reduced from 1,000 feet to 180 feet.

h. The construction of sidewalk along the entire frontage of the site, required by Coastal Zone Land Use Ordinance Section 23.05.106. The extent of sidewalk construction will be reduced- starting at the end of the existing sidewalk to the southwest at the library and ending at the existing PG&E utility vault to northwest of proposed driveway entrance.

Conditions required to be completed at the time of application for construction permits

Site Development

1. **At the time of application for construction permits,** submit a revised landscape and fencing plan to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
   a. Streetscape plants on a depressed grade to prevent drainage issues, to the satisfaction of Public Works.
   b. Landscape plants between the skateboard park and the library should be effective at buffering noise.
   c. Identify which trees are replacing the removed willow and blackwood trees.
   d. A landscaping plan shall use native, drought tolerant and fire resistant species that are compatible with the habitat values of the surrounding area and vegetation will be propagated from appropriate native stock.

2. **At the time of application for construction permits,** the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

3. **At the time of application for construction permits,** all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Clearance Letter, prepared by the Cambria CSD Fire Department for this proposed project and dated April 27, 2023.

Services

4. **At the time of application for construction permits,** the applicant shall provide a letter from the Cambria CSD stating they are willing and able to provide water and sewer service to the property.

Access

5. **At the time of application for construction permits,** the applicant shall submit to the Department of Public Works an encroachment permit application, plans, fees, and post a cash damage bond, to install improvements within the public right-of-way in accordance with County Public Improvement Standards, unless already constructed and acceptable or design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards. The plans are to include, as applicable:
   a. Street plan and profile for widening Main Street to complete the project side of an A-2 urban road section with 6-feet Class II bike lane, 8-feet parking, with curb, gutter, and sidewalk within necessary dedicated right-of-way easements. The new sidewalk is to be extended from existing sidewalk to the southeast at library to the existing PG&E utility vault to northwest of proposed driveway entrance.
   b. A new Main Street site access shall be constructed in accordance with B-2 urban driveway approach and A-5 sight distance standards.
   c. Drainage ditches, culverts, and other structures (if drainage calculations require).
   d. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
   e. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.
   f. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).

6. **At the time of application for construction permits,** the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the County or its designated representative. In addition, prior to building permit issuance, the owner must post a performance bond. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

7. **At the time of application for construction permits,** the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire, or the regulating fire agency standards and specifications back to the nearest public maintained roadway.

Drainage and Flood Hazard

8. **At the time of application for construction permits,** the applicant shall submit complete drainage plans for review and approval in accordance with Section 23.05.040 of the Land Use Ordinance.

9. **At the time of application for construction permits,** the applicant shall show the 100-year flood hazard boundary on the project plans and provide evidence that all new structures comply with County flood hazard construction standards Section 23.07.060.

10. **At the time of application for construction permits,** the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 23.05.036 of the Land Use Ordinance.

11. **At the time of application for construction permits,** the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.

Stormwater Pollution Prevention Plan (SWPPP)

12. **At the time of application for construction permits,** if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California's Construction General Permit. Sites that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by San Luis Obispo County Codes.

Stormwater Control Plan (SWCP)

13. **At the time of application for construction or grading permits,** the applicant shall demonstrate whether the project is subject to post-construction stormwater requirements by submitting a Stormwater Control Plan application or Stormwater Post Construction Requirements (PCRs) Waiver Request Form.
   a. The applicant must submit a SWCP for all regulated projects subject to Performance Requirement #2 and above. The SWCP must be prepared by an appropriately licensed professional and submitted to the County for review and approval. Applicants must utilize the County's latest SWCP template.
   b. If post-construction stormwater control measures (SCMs) are proposed, the applicant must submit a draft Stormwater Operations and Maintenance Plan for review by the County. The plan must consist of the following Planning & Building Department forms;
      1. Structural Control Measure Description (Exhibit B)
      2. Stormwater System Contact Information
      3. Stormwater System Plans and Manuals
   c. If applicable, following approval by the County, the applicant shall record with the County Clerk-Recorder the Stormwater Operation and Maintenance Plan and an agreement or provisions in the CCRs for the purpose of documenting on-going and permanent storm drainage control, management, treatment, inspection and reporting.

Conditions to be completed prior to issuance of a construction permit

Fees

14. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

15. **Prior to the issuance of construction permits,** and in accordance with Title 13.01 of the County Code, the applicant must pay to the Department of Public Works the North Coast Area B Road Improvement Fee based on the latest adopted area fee schedule.

    The applicant shall be responsible for paying to the Department of Public Works the North Coast Area B Road Improvement Fee consistent with the approved fee schedule at the time of issuance of building permit, or within 30 days of land use permit approval if no building permit is required. In accordance with Government Code section 66020(d)(1), the County provides notice to the applicant that the 90-day approval period in which the applicant may protest imposition of the Road Improvement Fee has begun.

Offers

16. **Prior to issuance of construction permits,** the applicant may be required to offer for dedication to the public drainage easement(s) as necessary to contain both existing and proposed drainage features where those features accept public road storm flows. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

17. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for **prior to final building inspection.** If bonded for, landscaping shall be installed within 60 days after final building inspection. If installed or bonded for, the landscaping shall thereafter be maintained in a viable condition in perpetuity. If landscaping is for screening, such landscape must be maintained to provide the required or better screening in perpetuity.

18. **Prior to final inspection**, the applicant shall obtain final inspection and approval from Cal Fire of all required fire/life safety measures.

19. **Prior to establishment of the use**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Fire Safety

20. **Prior to occupancy or final inspection,** which ever occurs first, the applicant shall obtain final inspection and approval from Cambria CSD Fire Department of all required fire/life safety measures.

Services

21. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain a final inspection to ensure all conditions of the Cambria CSD will-serve letter have been met.

Access

22. **Prior to commencing permitted activities,** all work in the public right-of-way must be constructed or reconstructed to the satisfaction of the Public Works Inspector and in accordance with the County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans.

Stormwater Control Plan (SWCP)

23. **Prior to acceptance of the improvements (if applicable),** the Stormwater Operations and Maintenance plan and General Notice must be updated to reflect as-built changes, approved by the County, and re-recorded with the County Clerk-Recorder as amendments to the original document.

On-going conditions of approval (valid for the life of the project)

24. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.040 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

25. All conditions of this approval run with the land and shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

Access

26. **On-going condition of approval (valid for the life of the project),** and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage, tree planting, fences, etc., without a valid encroachment permit issued by the Department of Public Works with a maintenance plan.

27. **On-going condition of approval (valid for the life of the project),** the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, maintaining County driveway sight distance standards, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity.

Drainage and Flood Hazard

28. **On-going condition of approval (valid for the life of the project),** in accordance with 8.68.130 (Article III), non-stormwater discharges into the county storm drain system shall require an encroachment permit as described in Chapter 13.08 of the County Code. Permits shall only be issued when applicant successfully demonstrates compliance with all requirements of Article III.

Solid Waste and Recycling

29. ***On-going condition of approval (valid for the life of the project),*** the applicant shall provide solid waste disposal service in accordance with County Code Chapter 8.98 – Mandatory Recycling and Chapter 8.99 – Mandatory Organic Waste Disposal Reduction Program. Depending on project type, requirements may include source separation containers for recyclable materials and organic materials from other solid waste; required education, information materials, training, inspections, and other measures to comply with County requirements for mandatory recycling and organic waste reduction; and specific requirements for Tier One and Tier Two commercial edible food generators, such as large grocery stores, venues, events, on-site food facilities, etc.

REGISTERED PROFESSIONAL ENGINEER — MONTE R SOTO — No. 74736 — CIVIL — STATE OF CALIFORNIA

REVISIONS	
DATE	DESCRIPTION
PROJECT DATA:	

CIVIL DESIGN STUDIO
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PUBLIC IMPROVEMENT PLANS FOR C-DRC2024-00007
MAIN STREET IMPROVEMENTS

CONDITIONS OF APPROVAL

DESIGN / DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
MRS / JTI	JSN 4 / 20 / 2026	/ / DEVELOPMENT SERVICES MANAGER DATE
JOB #	COUNTY W.O. #	February 10, 2026
	201R11N144	PRINCIPAL ENGINEER DATE

CA COORDINATES	COUNTY POST MILES	COUNTY ROAD #	SHEET
		5145	OF 9 2

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These notes are subject to change. Please check the Department website to confirm you have the most current version.

A1: General Notes

A. No construction shall be started without plans approved by the Department of Public Works (Department). The Department shall be notified at least 24-hours prior to starting of construction and of the time and location of the preconstruction conference. Any construction performed without approved plans or prior notification to the Department may be rejected and will be at the contractor's and/or owner's risk.

B. For any construction performed that is not in compliance with plans or permits approved for the project, the Department may revoke all active permits and recommend that County Code Enforcement provide a written notice or stop work order in accordance with Section 22.52.190 [or 23.10] of the Land Use Ordinance.

C. All construction work and installations shall conform to the most current County's Public Improvement Standards, and all work shall be subject to the approval of the Department.

D. The project owner and contractor shall be responsible for providing and/or maintaining all weather access at all times to existing properties located in the vicinity of work. Additionally, they shall be responsible for maintaining all existing services including utility, garbage collection, mail distribution, etc., to all existing properties located in the vicinity of work.

E. On-site hazards to public safety shall be shielded by construction fencing. Fencing shall be maintained by the Developer and Contractor until such time that the project is completed and occupied, potential hazards have been mitigated, or alternative protective measures have been installed.

F. Soils tests shall be done in accordance with the County's Public Improvement Standards. All tests must be made within 15-days prior to the placing material. The test results shall clearly indicate the location and source of the material.

G. Roadway compaction tests shall be made on subgrade material, aggregate base material, and material as specified by the soils engineer. Said tests shall be made prior to the placement of the next material lift.

H. Subgrade material shall be compacted to a relative compaction of 95-percent in the zone between finished subgrade elevation and a minimum of 1-foot below. All material in fill sections below the zone mentioned above shall be compacted to 90-percent relative compaction.

I. A registered civil engineer shall certify that the improvements, when completed, are in accordance with the plans prior to the request to the Department for a final inspection. Record Drawings shall be prepared after construction is completed. The civil engineer certifying the improvements and preparing as-built plans should be present when the final inspection is made by the Department.

J. An Engineer of Work Agreement and an Engineer Checking and Inspection Agreement are required prior to the start of construction. The Department shall be notified in writing of

any changes to the Engineer of Work Agreement. Construction shall not proceed without an Engineer of Work.

K. All relevant utility companies shall be notified prior to the start of construction.

L. An encroachment permit issued by the Department is required for all work done within the County Right-of-Way. The encroachment permit may establish additional construction, utility, and traffic control requirements.

M. The encroachment inspector, acting on behalf of the Department, may require revisions in the plans to solve unforeseen problems that may arise in the field. All revisions shall be subject to the approval of the Developer's Engineer of Work.

N. The structural section shall be based on soils tests taken at the time of construction and using a Traffic Index of _____ for _____ (road name). The structural section shall be approved by the Department prior to road construction.

O. Hydro-seeding or other permanent erosion control shall be placed and established with 90-percent coverage on all disturbed surfaces (other than paved or gravel surfaces) prior to the final inspection.

P. For any public improvements to be maintained by the County, if environmental permits from the U.S. Army Corps of Engineers, the Central Coast Regional Water Quality Control Board/State Water Resources Control Board, or the California Department of Fish and Wildlife are required, the Developer shall:

1. submit a copy of all such completed permits to the Department, or
2. document that the regulatory agencies determined that said permit is not required, prior to acceptance of the completed improvements for County maintenance and release of improvement security. Any mitigation monitoring required by said permits will remain the responsibility of the Developer.

Q. When the project site earthwork is not intended to balance, a separate grading permit for the sending or receiving property may be required. A copy of the permit/s or evidence that no permits are required shall be submitted to the Department prior to commencing project earthwork.

In addition, the following note should be placed on utility improvement plans:

All wire and gas utility connections, distribution lines, and service locations shown on these plans are for information only and should not be considered final designs. Utility purveyors may need to alter their design from what is depicted herein based upon future design modifications or during construction. This may result in additional redesign costs or charges to the owner for this work. No revisions to what are depicted herein shall be constructed without the prior approval of the County of San Luis Obispo Department of Public Works. No above-ground facilities shall be located where they block the accessible path of travel or intersection or driveway sight distance. Prior to final project acceptance, it will be the owner's responsibility to verify final utility alignments and ensure that adequate easements for such facilities are provided.

These notes are subject to change. Please check the Department website to confirm you have the most current version.

A2: Erosion Control Notes

A. Sediment and erosion control Best Management Practices (BMP) shall be implemented on all projects at all times and shall include: pollutant source control, protection of stockpiles, protection of slopes, protection of all disturbed areas, protection of site access points, and perimeter containment measures.

B. Appropriate BMP shall be installed prior to the commencement of grading and site disturbance activities. The intent of the BMP shall be to prevent disturbed sediment from entering drainage conveyances, generating fugitive dust, or migrating onto adjacent properties or the public Right-of-Way.

C. Site inspections and appropriate maintenance of all BMP and erosion control measures shall be conducted and documented throughout construction and especially prior to, during, and after rain events.

D. The Developer shall be responsible for the installation and maintenance of all BMP as specified by the approved Erosion and Sediment Control plan until such time that the project is accepted as complete by the County or until the California Construction General Permit for Stormwater Discharge Notice of Termination is approved by the State Water Resources Control Board.

E. Erosion control BMP may be relocated, modified, or added depending on field conditions encountered during construction. Additional BMP shall be installed at the discretion of the site superintendent, Engineer of Work, County Inspector, Qualified SWPPP Practitioner (QSP), or State Water Resources Control Board. Guidelines for installing appropriate erosion control devices shall be included in the plans with additional measures/devices noted.

F. Sediment and erosion control BMP shall be available, installed, and/or applied prior to commencement of construction, installed appropriately as construction progresses, and maintained in operable condition until final stabilization of the site is achieved. Sediment and erosion control BMP are required year-round.

G. Wet Weather Preparation: The Contractor, Developer, and Engineer of Work shall be responsible to review the condition of the project site prior to October 15 (rainy season) and to coordinate an enhanced BMP implementation plan for wet weather conditions. A locally based standby crew for emergency work shall be available at all times during the rainy season (October 15 through April 15). Necessary materials shall be available and stock piled at convenient locations to facilitate rapid maintenance or repair of the BMP throughout the rainy season.

H. In the event of a failure, the Developer and/or his representative shall be responsible for cleanup and all associated costs or damage. In the event that damage occurs within the Right-of-Way and the County is required to perform cleanup, the owner shall be responsible for County reimbursement of all associated costs or damage.

I. In the event of repeated failure and/or lack of performance by the Developer and/or Contractor to correct sediment and erosion control related problems, the Department may revoke all active permits. The County may issue a written notice or stop work order in accordance with Section 22.52.190 or 23.10 of the Land Use Ordinance. Daily penalties may be assessed by County Code Enforcement for failure to comply.

J. Final stabilization of the site shall be established on all disturbed surfaces prior to final acceptance. Where vegetation is used for final stabilization, vegetation must be mixed and applied in accordance with the below table and specifications. Temporary erosion control measures shall remain in place until final stabilization is achieved.

Hydroseed Mix for Stabilization

Species	Pounds per Acre
California Brome (*Bromus carinatus* "Cucamonga")	12 lbs/ac
Small Fescue (*Festuca microstachys*)	5 lbs/ac
Tomcat Clover (*Trifolium willdenovii*)	2 lbs/ac
California Poppy (*Eschscholzia californica*)	1.5 lbs/ac
Sky Lupine (*Lupinus nanus*)	2 lbs/ac
Goldfields (*Lasthenia californica*)	0.5 lb/ac

Install seed mix at rate of 23 pounds per acre on all disturbed, uncompacted soils. Incorporate compost, fiber, and tackifier per applicator specifications based on site slope and soil type.

K. The County Air Pollution Control District (APCD) may have additional project specific erosion control requirements. The Contractor, Developer, and Engineer of Work shall be responsible for maintaining self-regulation of these requirements.

L. If Construction General Permit for Stormwater Discharge enrollment is necessary, the Developer (or legally responsible agent) shall submit the required Permit Registration Documents to the State Water Resources Control Board and provide proof of enrollment to the County prior to commencement of construction activities. The project Waste Discharge Identification Number (WDID#) is: _____.

These notes are subject to change. Please check the Department website to confirm you have the most current version.

A3: Traffic Control Notes

A. The encroachment permit applicant shall be responsible to assure that the appropriate existing traffic controls remain in place and functional during all construction phases. The Contractor shall cover any conflicting signs that exist along the roadway.

B. No work shall commence without the construction signs installed and other necessary traffic control devices on site. Stationary mounted construction area signs shall be fluorescent orange, and all signage and markings must conform with the California Manual on Traffic Control Devices (CAMUTCD) requirements.

C. No lane closures are permitted on the roads and between the times listed in the Department's "Lane Closure Restriction List" (listed below).

D. At the conclusion of each workday, all paved traveled-way surfaces shall be restored to an all-weather, traversable condition. There shall not be a drop-off along the edge of traveled way >0.15-feet. "Low Shoulder" signs shall be placed along the traveled way where there is any drop-off. Drop-offs >0.15-feet shall require either:

a. Backfilling the drop-off to a minimum 4:1 slope;

b. Providing appropriate steel plates over excavation;

c. Providing temporary concrete railing along the work zone in conformance with the State Standard Specifications.

E. Excavations beyond 10-feet from the edge of traveled way may utilize portable delineators at appropriate spacing along with "Open Trench" signs.

F. Where steel plates are used, they shall be pinned and have a cold-mix slope of 12:1 placed on all sides. For roadways with travel speeds over 40 mph, the existing pavement shall be milled and the steel plate set flush to the road surface. They shall be friction-coated for traction. Appropriate warning signs shall be placed in accordance with the CAMUTCD.

G. Pedestrian access shall be afforded through the work area on County streets and roads, either by providing necessary facilities for safe and viable access, or by providing appropriate CAMUTCD advance warning to pedestrians to use alternate routes. Bicycle routes and lanes, when impacted by construction, shall be signed to afford safe passage through the work zone or to designate alternate routes. For both pedestrians and bicycles, surfaces shall be maintained free of loose debris and gravel.

H. No construction equipment or materials shall be parked or stored within 10-feet of the edge of the traveled way. When construction equipment or materials are stored within the Right-of-Way, the shoulder area shall be signed as closed and portable delineators shall be used to mark a taper in advance of the material or equipment.

I. Removal of existing pavement striping or markings shall be by sandblasting or grinding. When the change of position will be greater than 2-feet, the removed striping shall be

further obscured by use of a Chip Seal, as required by State Standard Specifications. The Chip Seal shall extend the full width of the lane or roadway, or as directed by the Department.

J. Parking restrictions shall be posted 24-hours before any work starts. Posting shall be done by the Contractor.

K. All private driveways and side streets shall be kept open at all times, except when construction takes place immediately in front of the driveway or side street.

L. Any work that disturbs normal traffic signal operations shall be coordinated with the Department at least 3-business days prior to beginning the work involving the signal. The Contractor shall replace all traffic signal loop detectors damaged during construction, within 5-days of the completion of construction involving the signal. Any damage to existing in-pavement loop detectors will require replacement within 5-days of the start of any trench cut work. Intersection detection shall be replaced with video detection system(s) acceptable to the Department. All components shall be available on the job site prior to commencing the trench work which will affect the loop(s). All costs, including Department operations time, shall be paid by the Developer.

M. All delineators shall be equipped with nighttime reflective bands and spaced at no greater than 50-foot intervals along tapers, lane control, and/or edge of work zone.

N. The operator of any transit operation affected by the work shall be notified 2-working days prior to work commencing.

O. All flaggers shall hold current certifications. As defined under Cal OSHA Construction Safety Order Section 1599, all flaggers on the roadway shall be trained by qualified and experienced personnel to the aspects noted in Section 1599. The Developer or Project Engineer shall be responsible to ensure that the Contractor or other agents utilize trained personnel only. All workers within the roadway shall wear Type 2 CAL-OSHA high-visibility vests.

REGISTERED PROFESSIONAL ENGINEER MONTE R SOTO No. 74736 CIVIL STATE OF CALIFORNIA

REVISIONS

DATE	DESCRIPTION

PROJECT DATA:

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
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PUBLIC IMPROVEMENT PLANS FOR C-DRC2024-00007
MAIN STREET IMPROVEMENTS

COUNTY GENERAL NOTES

DESIGN / DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
MRS / JTI	JSN 4 / 20 / 2026	/ / DEVELOPMENT SERVICES MANAGER DATE
JOB # _____	COUNTY W.O. # 201R11N144	February 10, 2026 PRINCIPAL ENGINEER DATE

CA COORDINATES	COUNTY POST MILES	COUNTY ROAD #	SHEET
_____	_____	5145	OF 9 3

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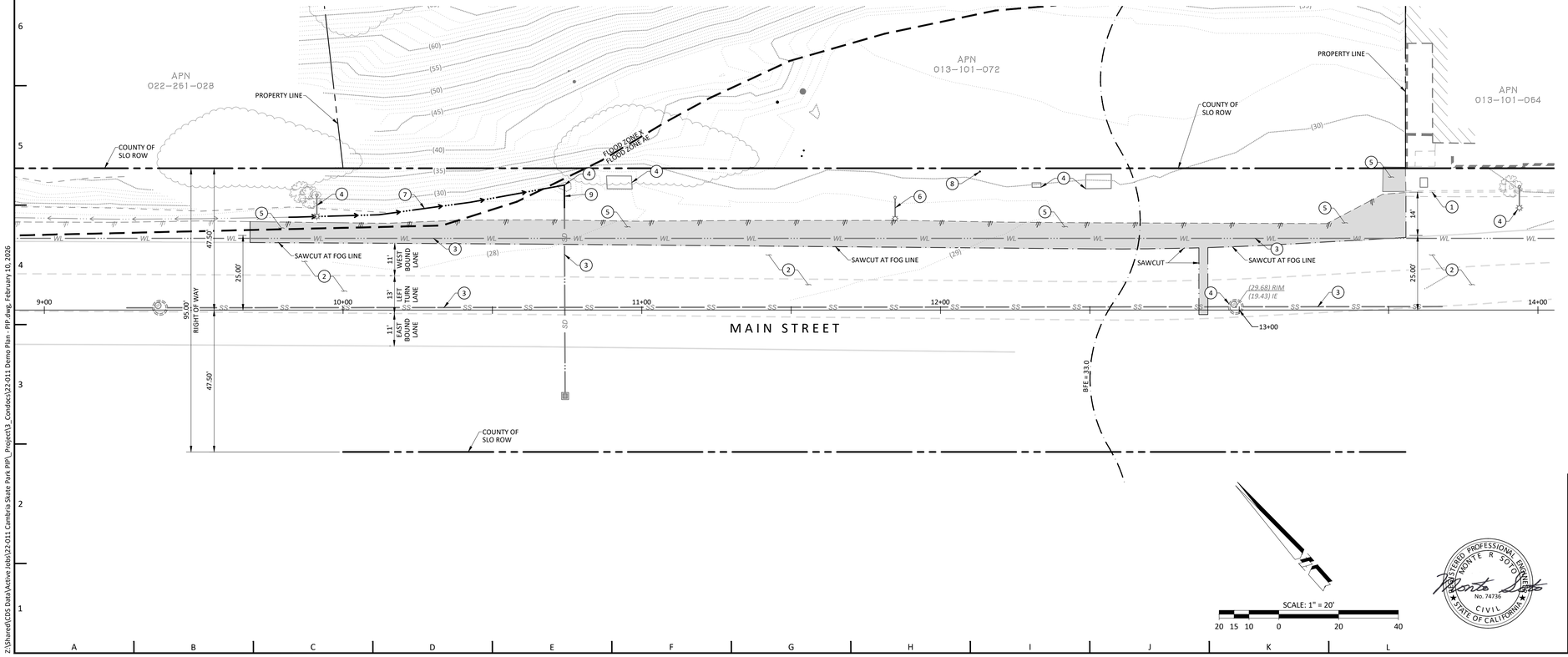

LEGEND

5 ASPHALT DEMOLITION

EXISTING TOPOGRAPHIC NOTES

1. EXISTING CURB, GUTTER, AND SIDEWALK - PROTECT IN PLACE
2. EXISTING ASPHALT - PROTECT IN PLACE
3. EXISTING UTILITY LINE - PROTECT IN PLACE
4. EXISTING UTILITY FEATURE - PROTECT IN PLACE
5. EXISTING ASPHALT - REMOVE AND DISPOSE OF
6. EXISTING STREET LIGHT - RELOCATE PER MAIN STREET STA 9+68.86 TO 13+55.79, SHEET 3
7. EXISTING FLOWLINE TO BE MODIFIED PER MAIN STREET STA 9+68.86 TO 13+55.79, SHEET 3
8. EXISTING TREE WITHIN RIGHT OF WAY (4" WILLOW) - REMOVE AND DISPOSE OF
9. EXISTING STORM DRAIN - REMOVE AND DISPOSE OF PORTION OF STORM DRAIN. REFERENCE SHEET 5

DEMOLITION GENERAL NOTES

1. UTILITIES: THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND BEST RECOLLECTION OF FACILITY STAFF, THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR POT HOLE TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR PROTECTION OF ALL EXISTING UTILITY LINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND DISPOSE OF ALL STRUCTURES ABOVE AND OR BELOW GROUND UNLESS OTHERWISE NOTED. ANY HAZARDOUS MATERIALS ENCOUNTERED SHALL BE HANDLED AND REMOVED AS REQUIRED BY LOCAL AND/OR STATE LAWS AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING HARDSCAPE IMPROVEMENTS, UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY THESE PLANS.
4. ALL JOIN LINES SHALL BE SAW CUT ON A NEAT, STRAIGHT LINE PARALLEL WITH THE JOIN. THE CUT EDGE SHALL BE PROTECTED FROM CRUSHING, AND ALL BROKEN EDGES SHALL BE RECUT PRIOR TO JOINING.
5. ALL EXISTING OBJECTIONABLE MATERIALS THAT CONFLUCT WITH PROPOSED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, UTILITIES AND APPURTENANCES, TREES, SIGNS, AND STRUCTURES, ETC. SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AT NO COST TO THE OWNER, UNLESS OTHERWISE INDICATED HEREIN, OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING STREETS FROM DAMAGES CAUSED BY HIS OPERATIONS. ANY CURBS DAMAGED DURING HIS OPERATIONS SHALL BE SAWCUT AND REPLACED AT NO COST TO THE OWNER. ANY EXISTING PAVING IDENTIFIED AS POTENTIALLY NEEDING TO BE REPLACED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.
7. THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION AND DISPOSAL OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS.

REGISTERED PROFESSIONAL ENGINEER
MONTE R SOTO
No. 74736
CIVIL
STATE OF CALIFORNIA

REVISIONS

DATE	DESCRIPTION

PROJECT DATA:

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | CA 93428
805.706.0401
www.civil-studio.com

PUBLIC IMPROVEMENT PLANS FOR C-DRC2024-00007
MAIN STREET IMPROVEMENTS

EXISTING CONDITIONS AND DEMOLITION PLAN

DESIGN / DRAWN: MRS / JTI	COUNTY PLAN CHECKER: JSN 4 / 20 / 2026	APPROVED FOR COUNTY REQUIREMENTS / / DEVELOPMENT SERVICES MANAGER DATE
JOB #:	COUNTY W.O. #: 201R11N144	February 10, 2026 PRINCIPAL ENGINEER DATE

CA COORDINATES	COUNTY POST MILES	COUNTY ROAD #	SHEET
		5145	4 OF 9

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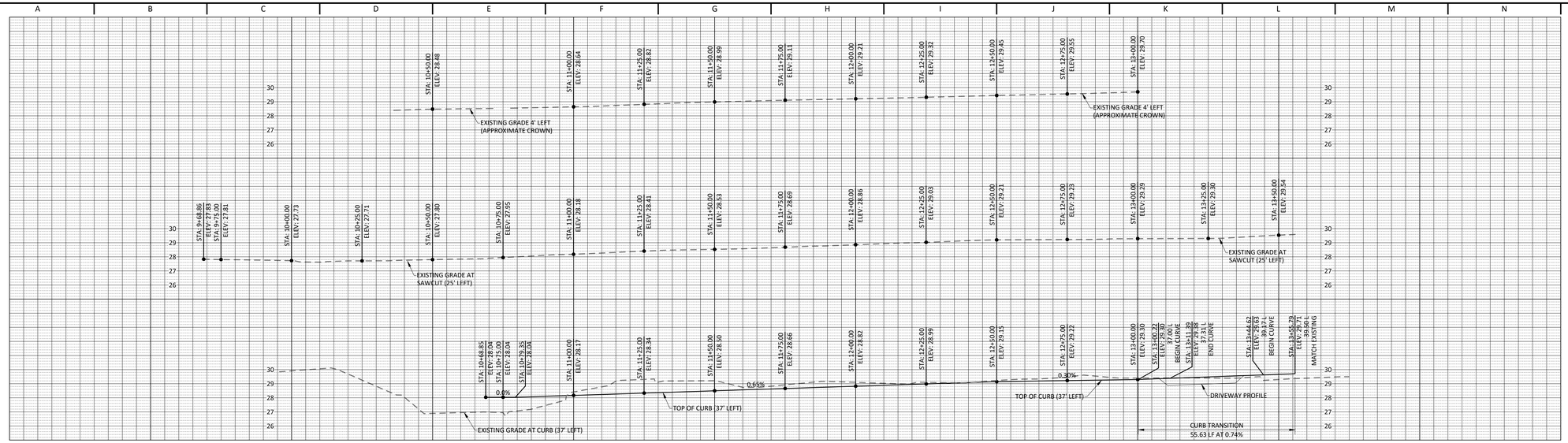

ROAD CONSTRUCTION NOTES

(21) CONSTRUCT AC PAVING OVER CLASS 2 BASE PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. R-2a. THE ROAD STRUCTURAL SECTION SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION AND BASED ON THE SUBGRADE R VALUE AND A TRAFFIC INDEX OF 8.0. PRIOR TO CONSTRUCTION THE STRUCTURAL SECTION CALCULATIONS SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL. IN NO CASE SHALL THE ZONE OF COMPACTION BE LESS THAN 24 INCHES. HOT MIX ASPHALT SHALL CONFORM TO SAN LUIS OBISPO COUNTY PUBLIC IMPROVEMENT STANDARDS. ASPHALT BINDER SHALL CONFORM TO PG 64-10 AS SPECIFIED IN SECTION 92 OF THE STATE STANDARD SPECIFICATIONS.

(22) CONSTRUCT 24' COMMERCIAL DRIVEWAY PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. B-3a

(23) CONSTRUCT 18" TYPE "A" CURB AND GUTTER PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2

(24) CONSTRUCT INTEGRAL SIDEWALK PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-4

(25) CONSTRUCT 24" OVERSIDE DRAIN PER DETAIL "B", SHEET 8. CONSTRUCT CURB CUT IN CURB AND GUTTER WHERE OVERSIDE DRAIN CONNECTS TO CURB AND GUTTER

(26) CONSTRUCT ROCK SLOPE PROTECTION PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. H-5

(27) PLANTER AREA BEHIND CURB SHALL BE DEPRESSED TO PREVENT STORM WATER FROM SPILLING INTO THE STREET. CONSTRUCT AN EARTHEN SWALE TO DIRECT EXCESS STORM WATER TO THE BASIN. SWALE FLOWLINE SHALL BE 3" BELOW TOP OF CURB ELEVATION.

(28) GRIND AND OVERLAY FROM SAWCUT TO EDGE OF TRAVEL LANE PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING R-1 AND R-2

(29) REPAIR EXISTING SIDEWALK AT SAWCUT PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. R-4

(30) REPAINT STRIPING OF FOG LINE PER COUNTY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS.

NOTES 31 TO 40 NOT USED

(41) EXISTING STORM DRAIN LINE - PROTECT IN PLACE

(42) CONSTRUCT STORM DRAIN INLET PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. D-2. CONNECT TO EXISTING 24" CMP. DISPOSE OF REMAINDER OF CMP AND BACKFILL DEPRESSION BEHIND NEW DRAIN INLET TO DIRECT WATER INTO DRAIN INLET. STORM DRAIN INLET SHALL BE APPROXIMATELY 3' X 2' PER COUNTY STANDARD.

NOTES 43 TO 50 NOT USED

(51) EXISTING SANITARY SEWER MANHOLE - PROTECT IN PLACE

(52) FURNISH AND INSTALL SANITARY SEWER LATERAL PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. S-3. REPAIR TRENCH IN RIGHT OF WAY PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. R-3 AND U-4.

NOTES 53 TO 60 NOT USED

(61) FURNISH AND INSTALL 1" WATER SERVICE CONNECTION WITH R.P. BACKFLOW PREVENTION PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING W-4. CONFIRM METER AND BACKFLOW WITH CCSD INSPECTOR. REPAIR TRENCH IN RIGHT OF WAY PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. R-3 AND U-4.

NOTES 62 TO 70 NOT USED

(71) EXISTING UTILITY VAULT - PROTECT IN PLACE

(72) RELOCATE EXISTING STREET LIGHT PER COUNTY OF SAN LUIS OBISPO PUBLIC WORKS INSPECTOR DIRECTION

LEGEND

(21) ASPHALT

(22) CONCRETE IN DRIVE AISLE

(24) CONCRETE IN PEDESTRIAN AREA

ROADWAY DESIGN PARAMETERS

ROAD NAME / NUMBER	CURRENT ADT	FORECAST ADT	DESIGN HOUR VOLUME (DHV)	TRUCKS (T)	DIRECTIONAL SPLIT (D)	DESIGN SPEED (MPH)	TRAFFIC INDEX (TI)	PAVEMENT CONDITION INDEX (PCI)
MAIN STREET (#5145)	5845	8685	689	146	55%	35	8.0000	78

SCALE: 1" = 20'

20 15 10 0 20 40

REGISTERED PROFESSIONAL ENGINEER MONTE R SOTOMEIER No. 74736 CIVIL STATE OF CALIFORNIA

REVISIONS	
DATE	DESCRIPTION

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PUBLIC IMPROVEMENT PLANS FOR C-DRC2024-00007
MAIN STREET IMPROVEMENTS

MAIN STREET STA 9+68.86 TO 13+55.79

DESIGN / DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
MRS / JTI	JSN 4 / 20 / 2026	/ / DEVELOPMENT SERVICES MANAGER DATE
JOB #	COUNTY W.O. # 201R11N144	February 10, 2026 PRINCIPAL ENGINEER DATE

CA COORDINATES	COUNTY POST MILES	COUNTY ROAD #	SHEET
		5145	OF 9 5

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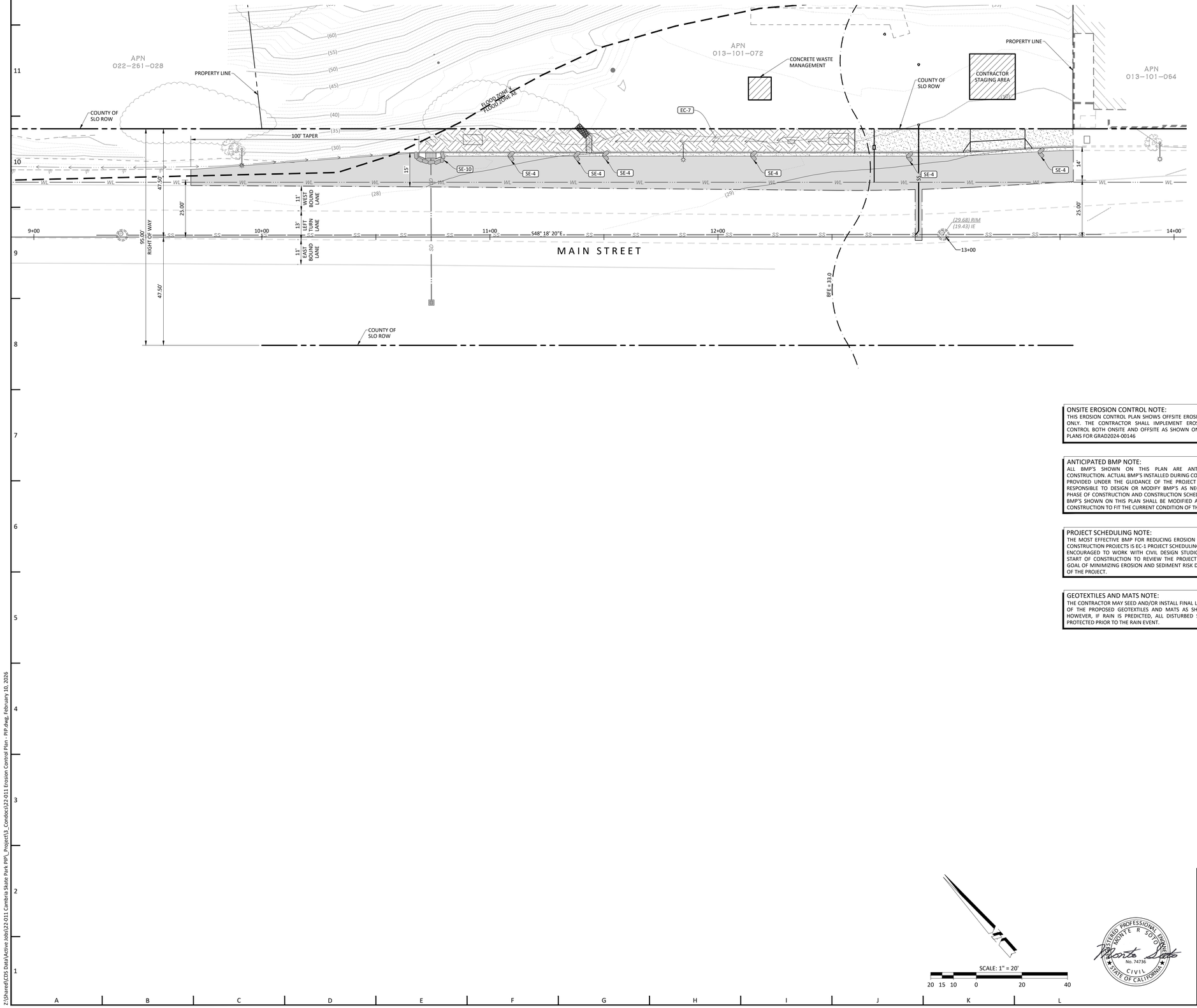

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH CALIFORNIA GENERAL PERMIT.
3. THE OWNER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT OR UNTIL A NOTICE OF TERMINATION HAS BEEN ACCEPTED BY RWQCB. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION AT THE DIRECTION OF THE PROJECT QSP. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE QSD, QSP, AGENCY INSPECTOR, OR RWQCB.
4. PER THE CALIFORNIA GENERAL PERMIT, THERE IS NO IDENTIFIED RAINY SEASON. EROSION CONTROL MEASURES ARE REQUIRED AT ALL TIMES. REFER TO PROJECT SWPPP FOR BMP DETAILS.
5. IN THE EVENT OF A FAILURE, THE OWNER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE AGENCY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR AGENCY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
6. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS.
7. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 75% COVERAGE ON ALL DISTURBED SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
8. THE AGENCY MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.
9. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA GENERAL PERMIT. THE OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI).
10. NAME OF PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM:

NAME: MONTE SOTO, P.E., QSD

PHONE: 805-234-5210

ONSITE EROSION CONTROL NOTE:
THIS EROSION CONTROL PLAN SHOWS OFFSITE EROSION CONTROL DEVICES ONLY. THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL BOTH ONSITE AND OFFSITE AS SHOWN ON THIS PLAN AND THE PLANS FOR GRAD2024-00146

ANTICIPATED BMP NOTE:
ALL BMP'S SHOWN ON THIS PLAN ARE ANTICIPATED PRIOR TO CONSTRUCTION. ACTUAL BMP'S INSTALLED DURING CONSTRUCTION SHALL BE PROVIDED UNDER THE GUIDANCE OF THE PROJECT QSP, WHO SHALL BE RESPONSIBLE TO DESIGN OR MODIFY BMP'S AS NECESSARY DUE TO THE PHASE OF CONSTRUCTION AND CONSTRUCTION SCHEDULE. THEREFORE, THE BMP'S SHOWN ON THIS PLAN SHALL BE MODIFIED AS NECESSARY DURING CONSTRUCTION TO FIT THE CURRENT CONDITION OF THE PROJECT.

PROJECT SCHEDULING NOTE:
THE MOST EFFECTIVE BMP FOR REDUCING EROSION AND SEDIMENT FROM CONSTRUCTION PROJECTS IS EC-1 PROJECT SCHEDULING. THE CONTRACTOR IS ENCOURAGED TO WORK WITH CIVIL DESIGN STUDIO, INC. PRIOR TO THE START OF CONSTRUCTION TO REVIEW THE PROJECT SCHEDULE WITH THE GOAL OF MINIMIZING EROSION AND SEDIMENT RISK DURING THE DURATION OF THE PROJECT.

GEOTEXTILES AND MATS NOTE:
THE CONTRACTOR MAY SEED AND/OR INSTALL FINAL LANDSCAPING IN PLACE OF THE PROPOSED GEOTEXTILES AND MATS AS SHOWN ON THIS PLAN. HOWEVER, IF RAIN IS PREDICTED, ALL DISTURBED SOIL AREAS SHALL BE PROTECTED PRIOR TO THE RAIN EVENT.

BMP SELECTION AND LEGEND

BMP'S SPECIFIED ON THIS PLAN REFERENCE THE NOVEMBER 2009 EDITION OF THE CASQA "CALIFORNIA STORMWATER HANDBOOK". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN BMP DETAILS AVAILABLE AT WWW.CASQA.ORG.

THE FOLLOWING BMPS ARE NOT SHOWN IN SPECIFIC LOCATIONS ON THIS PLAN AND ARE APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL INCORPORATE THESE BMPS INTO THE PROJECT SCOPE:

EC-1	PROJECT SCHEDULING
EC-2	PRESERVATION OF EXISTING VEGETATION
NS-1	WATER CONSERVATION
NS-3	PAVING AND GRINDING
NS-6	DISCHARGE REPORTING
NS-7	POTABLE WATER / IRRIGATION
NS-8	VEHICLE CLEANING
NS-9	VEHICLE FUELING
NS-10	VEHICLE MAINTENANCE
NS-12	CONCRETE CURING
NS-13	CONCRETE FINISHING
SE-7	STREET SWEEPING
WE-1	WIND EROSION CONTROL

THE FOLLOWING BMPS ARE SPECIFIED ON THIS PLAN:

EC-7	GEOTEXTILES AND MATS
SE-4	CHECK DAM
SE-5	FIBER ROLLS
SE-10	STORM DRAIN INLET PROTECTION
WM-8	CONCRETE WASTE (WASH OUT)

THE FOLLOWING BMPS SHALL BE USED IN THE CONTRACTOR STAGING AREA:

WM-1	MATERIAL STORAGE
WM-2	MATERIAL USAGE
WM-3	STOCKPILE MANAGEMENT
WM-4	SPILL PREVENTION KIT
WM-5	SOLID WASTE (TRASH)
WM-6	HAZARDOUS WASTE MANAGEMENT
WM-9	SEPTIC / SANITARY FACILITIES

SCALE: 1" = 20'

20 15 10 0 20 40

REGISTERED PROFESSIONAL ENGINEER MONTE R SOTO No. 74736 CIVIL STATE OF CALIFORNIA

REVISIONS	
DATE	DESCRIPTION

PROJECT DATA:

CIVIL DESIGN STUDIO
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PUBLIC IMPROVEMENT PLANS FOR C-DRC2024-00007
MAIN STREET IMPROVEMENTS

EROSION CONTROL PLAN

DESIGN / DRAWN: MRS / JTI	COUNTY PLAN CHECKER: JSN 4 / 20 / 2026	APPROVED FOR COUNTY REQUIREMENTS	
JOB #:	COUNTY W.O. #: 201R11N144	DEVELOPMENT SERVICES MANAGER / DATE	/ /
		PRINCIPAL ENGINEER / DATE	February 10, 2026
CA COORDINATES	COUNTY POST MILES	COUNTY ROAD #: 5145	SHEET 6 OF 9

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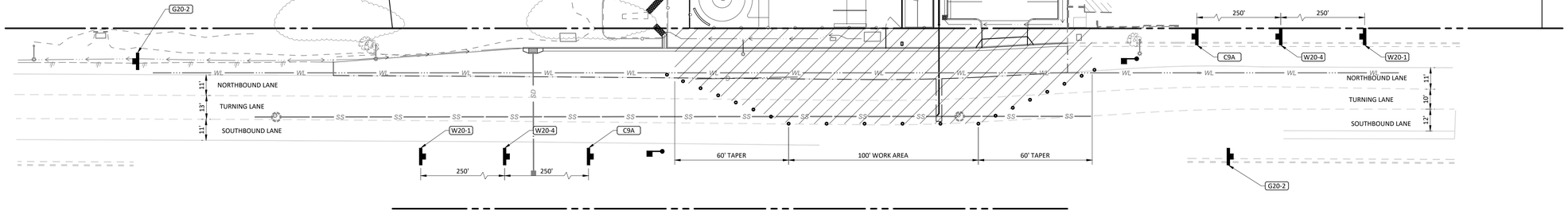
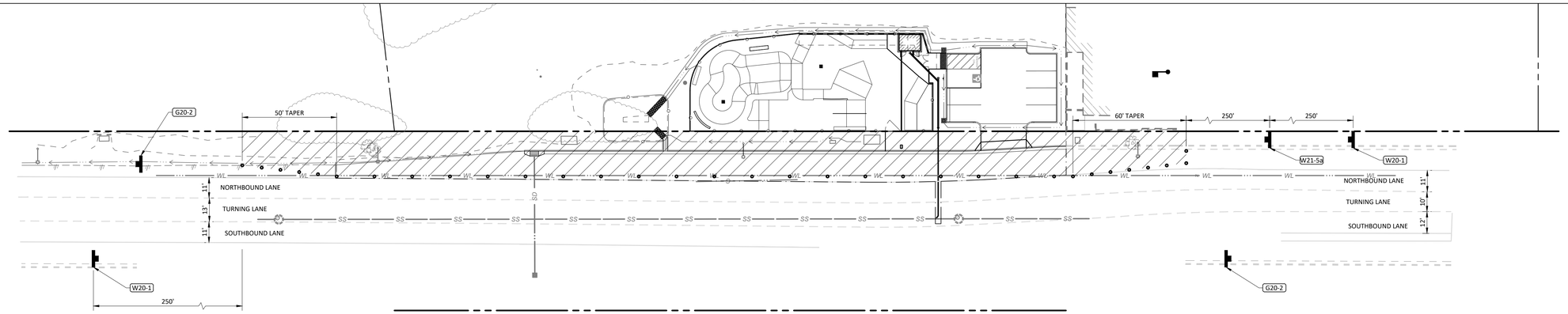


PHASE 1 TRAFFIC CONTROL PLAN

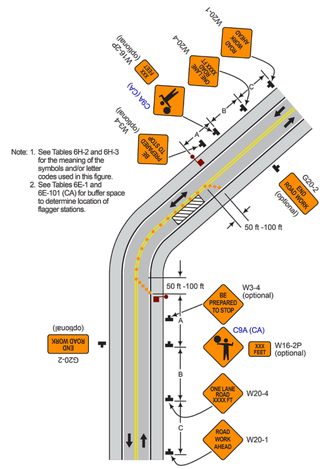


PHASE 2 TRAFFIC CONTROL PLAN

California MUTCD 2014 Edition
(FHWA's MUTCD 2009 Edition, including Revisions 1,2, &3, as amended for use in California)

Page 1179

Figure 6H-10 (CA). Lane Closure on Two-Lane Road Using Flaggers (TA-10)



Typical Application 10

Chapter 6H – Typical Applications
Part 6 – Temporary Traffic Control

November 7, 2014

PROJECT SPECIFIC TRAFFIC CONTROL NOTES

1. TRAFFIC CONTROL FOR THIS PROJECT WILL BE COMPLETED IN TWO PHASES.
   1.1. PHASE 1 - FOR CONSTRUCTION OF THE SEWER LATERAL, THE CONTRACTOR SHALL IMPLEMENT A LANE CLOSURE WITH FLAGGER PER CA MUTCD FIGURE 6H-10 (CA).
   1.2. PHASE 2 - FOR SHOULDER CONSTRUCTION INCLUDING SAWCUTTING, ASPHALT PAVING, CURB, GUTTER, AND SIDEWALK CONSTRUCTION, THE CONTRACTOR SHALL INSTALL TRAFFIC CONES TO DELINEATE THE WORK ZONE.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (CAMUTCD).
3. WORK AREA (AS DEFINED ON THIS PLAN) SHALL BE BORDERED BY DELINEATORS. ALL DELINEATORS SHALL BE EQUIPPED WITH NIGHTTIME REFLECTIVE BANDS.
4. COUNTY OF SAN LUIS OBISPO TITLE 15, TRAFFIC REGULATIONS CODE IDENTIFIES MAIN STREET IN CAMBRIA AS COUNTY ROAD 3175 WITH A REGULATED SPEED LIMIT OF 30 MILES PER HOUR. TABLE 6C-3(CA) FROM THE CA MUTCD REQUIRES A MINIMUM TAPER LENGTH OF 60FT FOR SHOULDER WORK WITH A SPEED OF 30 MILES PER HOUR. THE DOWN STREAM TAPER PER TABLE 6C-3(CA) IS 50FT.

TEMPORARY TRAFFIC CONTROL SIGNS USED IN THIS PLAN	
SIGN DESIGNATION PER MUTCD	SIGN DESCRIPTION
C9A	FLAGGER SYMBOL
W20-1	ROAD WORK AHEAD
W20-4	ONE LANE ROAD
W21-5a	RIGHT SHOULDER CLOSED
G20-2	END ROAD WORK

ADDITIONAL TRAFFIC CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE THAT THE APPROPRIATE EXISTING TRAFFIC CONTROLS REMAIN IN PLACE AND FUNCTIONAL DURING ALL CONSTRUCTION PHASES. CONTRACTOR SHALL COVER ANY CONFLICTING SIGNS THAT EXIST ALONG THE ROADWAY.
2. NO WORK SHALL COMMENCE WITHOUT THE CONSTRUCTION SIGNS INSTALLED AND OTHER NECESSARY TRAFFIC CONTROL DEVICES ON SITE.
3. AT THE CONCLUSION OF EACH WORK DAY, THERE SHALL NOT BE A DROP-OFF ALONG THE EDGE OF TRAVELED WAY GREATER THAN 0.15'. "LOW SHOULDER" SIGNS SHALL BE PLACED ALONG THE TRAVELED WAY WHERE THERE IS A DROP-OFF. DROP-OFFS GREATER THAN 0.15' WILL REQUIRE EITHER:
   A. PROVIDING APPROPRIATE STEEL PLATES OVER EXCAVATION;
   B. PROVIDING TEMPORARY CONCRETE RAILING ALONG THE WORK ZONE IN CONFORMANCE WITH THE STATE STANDARD PLANS AND SPECIFICATIONS.
4. ALL PAVED TRAVELED-WAY SURFACES SHALL BE RESTORED TO AN ALL-WEATHER, TRAVERSABLE CONDITION AT THE END OF EACH WORK DAY.
5. PEDESTRIAN ACCESS SHALL BE AFFORDED THROUGH THE WORK AREA ON CITY ROADS EITHER BY PROVIDING NECESSARY FACILITIES FOR SAFE AND VIABLE ACCESS, OR BY PROVIDING APPROPRIATE ADVANCE WARNING TO PEDESTRIANS TO UTILIZE ALTERNATE ROUTES. BICYCLE ROUTES AND LANES, WHEN IMPACTED BY CONSTRUCTION, SHALL BE SIGNED TO AFFORD SAFE PASSAGE THROUGH THE WORK ZONE OR TO DESIGNATE ALTERNATE ROUTES. FOR BOTH PEDESTRIANS AND BICYCLES, SURFACES SHALL BE MAINTAINED FREE OF LOOSE DEBRIS OR GRAVEL.
6. NO CONSTRUCTION EQUIPMENT OR MATERIALS SHALL BE PARKED OR STORED WITHIN SIX FEET OF THE TRAVELED WAY.
7. EXISTING PAVEMENT STRIPING SHALL NOT BE REMOVED PER THIS PROJECT. IF DETERMINED BY THE COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PUBLIC WORKS THAT SECTIONS OF ASPHALT OR STRIPING HAVE BEEN DAMAGED, THE CONTRACTOR WILL BE REQUIRED TO REPLACE PAVEMENT/STRIPING TO THE SATISFACTION OF THE COUNTY PUBLIC WORKS INSPECTOR.
8. PARKING RESTRICTIONS MUST BE POSTED 72 HOURS BEFORE WORK STARTS. POSTING IS AT THE EXPENSE OF THE CONTRACTOR. POSTING SHALL BE VERIFIED BY THE COUNTY INSPECTOR.
9. ALL PRIVATE DRIVEWAYS AND SIDE STREETS SHALL BE KEPT OPEN AT ALL TIMES EXCEPT WHEN CONSTRUCTION TAKES PLACE DIRECTLY IN FRONT OF THE DRIVEWAY/SIDE STREET.
10. ANY WORK THAT DISTURBS NORMAL TRAFFIC OPERATIONS SHALL BE COORDINATED WITH THE DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION AT LEAST 72 HOURS PRIOR TO BEGINNING THE WORK
11. ALL DELINEATORS SHALL BE EQUIPPED WITH NIGHTTIME REFLECTIVE BANDS AND BE SPACED NO GREATER THAN 20 FOOT INTERVALS ALONG TAPERS, LANE CONTROL, AND/OR ALONG EDGE OF WORK ZONE.
12. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.

TRAFFIC CONTROL LEGEND

- WORK SPACE / STAGING AREA
- APPROXIMATE LOCATION OF TEMPORARY TRAFFIC SIGN
- C9A — TEMPORARY TRAFFIC SIGN DESIGNATION PER MUTCD SPECIFICATIONS
- PLACE TEMPORARY TRAFFIC CONE (MIN 18" HEIGHT) PER PLAN.
- FLAGGER LOCATION

REGISTERED PROFESSIONAL ENGINEER — WINTER R. SOTOMAYOR — No. 74736 — CIVIL — STATE OF CALIFORNIA

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PUBLIC IMPROVEMENT PLANS FOR C-DRC2024-00007
MAIN STREET IMPROVEMENTS

TRAFFIC CONTROL PLAN

DESIGN / DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
MRS / JTI	JSN 4 / 20 / 2026	/ / DEVELOPMENT SERVICES MANAGER DATE
JOB #	COUNTY W.O. # 201R11N144	February 10, 2026 PRINCIPAL ENGINEER DATE

CA COORDINATES	COUNTY POST MILES	COUNTY ROAD #	SHEET
		5145	OF 9 7

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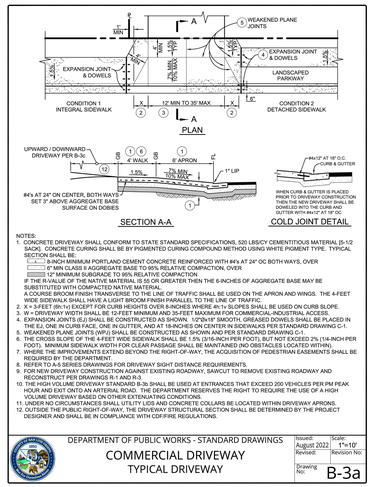
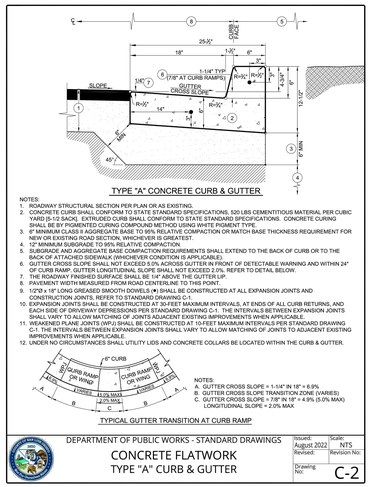


NOTES:
1. CONCRETE DRIVEWAY SHALL CONFORM TO STATE STANDARD SPECIFICATIONS, 520 LBS/CY CEMENTITIOUS MATERIAL (5-1/2 SACK). CONCRETE CURING SHALL BE BY POIMENTUM CURING COMPOUND METHOD USING WHITE PIGMENT TYPE. TYPICAL SECTION SHALL BE:
   - 6-INCH MINIMUM PORTLAND CEMENT CONCRETE REINFORCED WITH #4's AT 24" OC BOTH WAYS, OVER
   - 6-INCH CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION, OVER
   - 12" MINIMUM SUBGRADE TO 95% RELATIVE COMPACTION
   - IF THE R-VALUE OF THE NATIVE MATERIAL IS 50 OR GREATER THEN THE 6-INCHES OF AGGREGATE BASE MAY BE SUBSTITUTED WITH COMPACTED NATIVE MATERIAL.
2. A COURSE BROOM FINISH TRANSVERSE TO THE LINE OF TRAFFIC SHALL BE USED ON THE APRON AND WINGS. THE 4-FEET WIDE SIDEWALK SHALL HAVE A LIGHT BROOM FINISH PARALLEL TO THE LINE OF TRAFFIC.
3. A 1/4 SHEET (4+1/2 INCH) OF CURB HEIGHTS OVER 8-INCHES WHERE 4h:1v SLOPES SHALL BE USED ON CURB SLOPE.
4. W = DRIVEWAY WIDTH SHALL BE 12-FEET MINIMUM AND 35-FEET MAXIMUM FOR COMMERCIAL-INDUSTRIAL ACCESS.
5. EXPANSION JOINTS (EJ) SHALL BE CONSTRUCTED AS SHOWN. 1/2"Ø SMOOTH, GREASED DOWELS SHALL BE PLACED IN THE EJ, ONE IN CURB FACE, ONE IN GUTTER, AND AT 18-INCHES ON CENTER IN SIDEWALKS PER STANDARD DRAWING C-1.
6. WEAKENED PLANE JOINTS (WPJ) SHALL BE CONSTRUCTED AS SHOWN AND PER STANDARD DRAWING C-1.
7. THE CROSS SLOPE OF THE 4-FEET WIDE SIDEWALK SHALL BE 1.5% (3/16-INCH PER FOOT), BUT NOT EXCEED 2% (1/4-INCH PER FOOT). THE MAXIMUM SLOPE IN ANY DIRECTION FOR CLEAR PASSAGE SHALL BE MAINTAINED (NO OBSTACLES LOCATED WITHIN).
8. WHERE THE IMPROVEMENTS EXTEND BEYOND THE RIGHT-OF-WAY, THE ACQUISITION OF PEDESTRIAN EASEMENTS SHALL BE REQUIRED BY THE DEPARTMENT.
9. REFER TO A-5 SERIES DRAWINGS FOR DRIVEWAY SIGHT DISTANCE REQUIREMENTS.
10. FOR NEW DRIVEWAY CONSTRUCTION AGAINST EXISTING ROADWAY, SAWCUT TO REMOVE EXISTING ROADWAY AND RECONSTRUCT PER DRAWINGS R-1 AND R-3.
11. THE HIGH VOLUME DRIVEWAY STANDARD B-3b SHALL BE USED AT ENTRANCES THAT EXCEED 200 VEHICLES PER PM PEAK HOUR AND EXIT ONTO AN ARTERIAL ROAD. THE DEPARTMENT RESERVES THE RIGHT TO REQUIRE THE USE OF A HIGH VOLUME DRIVEWAY BASED ON OTHER EXTENUATING CONDITIONS.
12. UNDER NO CIRCUMSTANCES SHALL UTILITY LIDS AND CONCRETE COLLARS BE LOCATED WITHIN DRIVEWAY APRONS.
13. OUTSIDE THE PUBLIC RIGHT-OF-WAY, THE DRIVEWAY STRUCTURAL SECTION SHALL BE DETERMINED BY THE PROJECT DESIGNER AND SHALL BE IN COMPLIANCE WITH CDFIRE REGULATIONS.

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS
COMMERCIAL DRIVEWAY
TYPICAL DRIVEWAY

Issued:	Scale:
August 2022	1" = 10'
Revised:	Revision No:
Drawing No:	B-3a



NOTES:
1. ROADWAY STRUCTURAL SECTION PER PLAN OR AS RESTING.
2. CONCRETE CURB SHALL CONFORM TO STATE STANDARD SPECIFICATIONS, 520 LBS CEMENTITIOUS MATERIAL PER CUBIC YARD (5-1/2 SACK). EXTRUDED CURB SHALL CONFORM TO STATE STANDARD SPECIFICATIONS. CONCRETE CURING SHALL BE BY POIMENTUM CURING COMPOUND METHOD USING WHITE PIGMENT TYPE.
3. 6" MINIMUM CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION OR MATCH BASE THICKNESS REQUIREMENT FOR NEW OR EXISTING ROAD SECTION, WHICHEVER IS GREATEST.
4. 12" MINIMUM SUBGRADE TO 95% RELATIVE COMPACTION.
5. SUBGRADE AND AGGREGATE BASE COMPACTION REQUIREMENTS SHALL EXTEND TO THE BACK OF CURB OR TO THE BACK OF ATTACHED SIDEWALK (WHICHEVER CONDITION IS APPLICABLE).
6. GUTTER CROSS SLOPE SHALL NOT EXCEED 5.0% ACROSS GUTTER IN FRONT OF DETECTABLE WARNING AND WITHIN 24" OF CURB RAMP. GUTTER LONGITUDINAL SLOPE SHALL NOT EXCEED 2.0%. REFER TO DETAIL BELOW.
7. THE ROADWAY FINISHED SURFACE SHALL BE 1/4" ABOVE THE GUTTER LIP.
8. PAVEMENT WIDTH MEASURED FROM ROAD CENTERLINE TO THIS POINT.
9. 1/2"Ø x 18" LONG GREASED SMOOTH DOWELS at 18" SHALL BE CONSTRUCTED AT ALL EXPANSION JOINTS AND CONSTRUCTION JOINTS. REFER TO STANDARD DRAWING C-1.
10. EXPANSION JOINTS SHALL BE CONSTRUCTED AT 30-FEET MAXIMUM INTERVALS, AT ENDS OF ALL CURB RETURNS, AND EACH SIDE OF DRIVEWAY DEPRESSIONS PER STANDARD DRAWING C-1. THE INTERVALS BETWEEN EXPANSION JOINTS SHALL VARY TO ALLOW MATCHING OF JOINTS TO ADJACENT EXISTING IMPROVEMENTS WHEN APPLICABLE.
11. WEAKENED PLANE JOINTS (WPJ) SHALL BE CONSTRUCTED AT 10-FEET MAXIMUM INTERVALS PER STANDARD DRAWING C-1. THE INTERVALS BETWEEN EXPANSION JOINTS SHALL VARY TO ALLOW MATCHING OF JOINTS TO ADJACENT EXISTING IMPROVEMENTS WHEN APPLICABLE.
12. UNDER NO CIRCUMSTANCES SHALL UTILITY LIDS AND CONCRETE COLLARS BE LOCATED WITHIN THE CURB & GUTTER.

NOTES:
A. GUTTER CROSS SLOPE = 1-1/4" IN 18" = 6.9%
B. GUTTER CROSS SLOPE TRANSITION ZONE (VARIES)
C. GUTTER CROSS SLOPE = 7/8" IN 18" = 4.9% (5.0% MAX)
GUTTER LONGITUDINAL SLOPE = 2.0% MAX

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS
CONCRETE FLATWORK
TYPE "A" CURB & GUTTER

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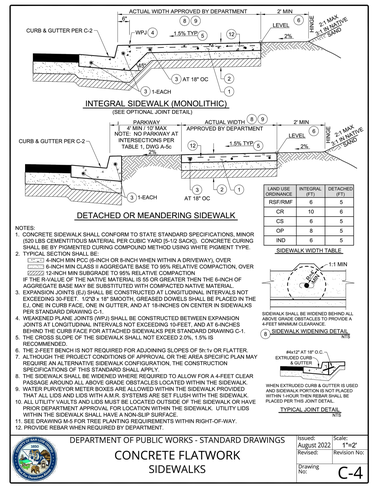

LAND USE ZONING	INTEGRAL (ET)	DETACHED (ET)
RSF/RMF	6	5
CR	10	6
CS	6	6
OP	8	5
IND	6	6

NOTES:
1. CONCRETE SIDEWALK SHALL CONFORM TO STATE STANDARD SPECIFICATIONS, MINOR (520 LBS CEMENTITIOUS MATERIAL PER CUBIC YARD (5-1/2 SACK)). CONCRETE CURING SHALL BE BY POIMENTUM CURING COMPOUND METHOD USING WHITE PIGMENT TYPE.
2. TYPICAL SECTION SHALL BE:
   - 4-INCH MIN PCC (6-INCH OR 8-INCH WHEN WITHIN A DRIVEWAY), OVER
   - 6-INCH MIN CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION, OVER
   - 12-INCH MIN SUBGRADE TO 95% RELATIVE COMPACTION
   - IF THE R-VALUE OF THE NATIVE MATERIAL IS 50 OR GREATER THEN THE 6-INCH OF AGGREGATE BASE MAY BE SUBSTITUTED WITH COMPACTED NATIVE MATERIAL.
3. EXPANSION JOINTS (EJ) SHALL BE CONSTRUCTED AT LONGITUDINAL INTERVALS NOT EXCEEDING 30-FEET. 1/2"Ø x 18" SMOOTH, GREASED DOWELS SHALL BE PLACED IN THE EJ, ONE IN CURB FACE, ONE IN GUTTER, AND AT 18-INCHES ON CENTER IN SIDEWALKS PER STANDARD DRAWING C-1.
4. WEAKENED PLANE JOINTS (WPJ) SHALL BE CONSTRUCTED BETWEEN EXPANSION JOINTS AT LONGITUDINAL INTERVALS NOT EXCEEDING 10-FEET, AND AT 6-INCHES MINIMUM AND 10-INCHES MAXIMUM FROM ATTACHED SIDEWALK PER STANDARD DRAWING C-1.
5. THE CROSS SLOPE OF THE SIDEWALK SHALL NOT EXCEED 2.0%, 1.5% IS RECOMMENDED.
6. THE 2-FEET BENCH IS NOT REQUIRED FOR ADJACENT SIDEWALK OPEN SPACE OR TV's OR FLATTER.
7. ALTHOUGH THE PROJECT CONDITIONS OF APPROVAL OR THE AREA SPECIFIC PLAN MAY REQUIRE AN ALTERNATIVE SIDEWALK CONFIGURATION, THE CONSTRUCTION SPECIFICATIONS OF THIS STANDARD SHALL APPLY.
8. THE SIDEWALK SHALL BE WIDENED WHERE REQUIRED TO ALLOW FOR A 4-FEET CLEAR PASSAGE AROUND ALL ABOVE GRADE OBSTACLES LOCATED WITHIN THE SIDEWALK.
9. WATER PURVEYOR METER BOXES ARE ALLOWED WITHIN THE SIDEWALK PROVIDED THAT ALL LIDS AND LIDS WITH A M.R. SYSTEMS ARE SET FLUSH WITH THE SIDEWALK.
10. ALL UTILITY VAULTS AND LIDS MUST BE LOCATED OUTSIDE OF THE SIDEWALK OR HAVE THEIR TOP SURFACE FLUSH WITH THE SIDEWALK. UTILITY LIDS WITHIN THE SIDEWALK SHALL HAVE A NON-SKID SURFACE.
11. SEE DRAWING M-5 FOR TREE PLANTING REQUIREMENTS WITHIN RIGHT-OF-WAY.
12. PROVIDE REBAR WHEN REQUIRED BY DEPARTMENT

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS
CONCRETE FLATWORK
SIDEWALKS

Issued:	Scale:
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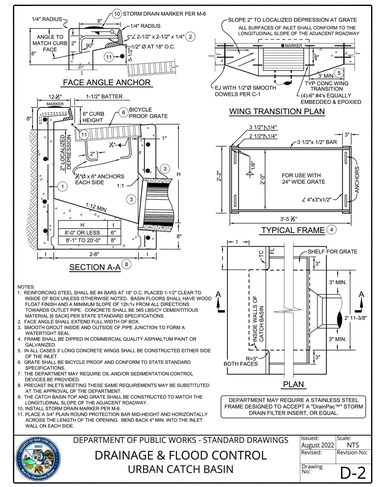
Drawing No:	C-4



NOTES:
1. REINFORCING STEEL SHALL BE #4 BARS AT 18" O.C. PLACED 1-1/2" CLEAR TO INSIDE OF BOX UNLESS OTHERWISE NOTED. BASIN FLOORS SHALL HAVE WOOD TOWELED FINISH WITH MINIMUM SLOPE OF 1/2-IN FROM ALL DIRECTIONS.
2. CONCRETE SHALL BE MIN. CONTAIN 520 LBS/CY CEMENTITIOUS MATERIAL (5 SACK) PER STATE STANDARD SPECIFICATIONS.
3. FACE ANGLE SHALL EXTEND FULL WIDTH OF BOX.
4. SMOOTH GROUT INSIDE AND OUTSIDE OF PIPE JUNCTION TO FORM A WATERTIGHT SEAL.
5. FRAME SHALL BE DIPPED IN COMMERCIAL QUALITY ASPHALTUM PAINT OR EQUIVALENT.
6. IN ALL CASES, 2 LONG CONCRETE WINGS SHALL BE CONSTRUCTED EITHER SIDE OF THE INLET.
7. GRATE SHALL BE BICYCLE PROOF AND CONFORM TO STATE STANDARD SPECIFICATIONS.
8. CONSTRUCTION MAY REQUIRE OIL AND/OR SEDIMENTATION CONTROL DEVICES BE PROVIDED.
9. PRECAST INLETS MEETING THESE SAME REQUIREMENTS MAY BE SUBSTITUTED AT THE APPROVAL OF THE DEPARTMENT.
10. THE CATCH BASIN TOP AND GRATE SHALL BE CONSTRUCTED TO MATCH THE LONGITUDINAL SLOPE OF THE ADJACENT ROADWAY.
11. INSTALL STEEL REINFORCING MARKER POST.
12. THE GRATE SHALL HAVE A PROTECTION BAR MID-HEIGHT AND HORIZONTALLY ACROSS THE LENGTH OF THE OPENING. BEND BACK 4" MIN. INTO THE INLET WALL ON EACH SIDE.

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS
DRAINAGE & FLOOD CONTROL
URBAN CATCH BASIN

Issued:	Scale:
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Drawing No:	D-2

W50 STANDARD ROCK WEIGHT, SELECT A W50 GREATER THAN DETERMINED STABLE ROCK WEIGHT (W)	TRENCH DEPTH (Z) IN FEET, 1.5 TIMES D50 OF STANDARD W50	RSP-CLASS METHOD B PLACEMENT	RSP-FABRIC TYPE NONWOVEN OR WOVEN
25 LBS	0.66	1.0	BACKING No 2 — A or B
75 LBS	0.95	1.5	BACKING No 1 — A or B
200 LBS	1.32	2.0	LIGHT — B
1/4 TON	1.79	2.7	1/4 TON — B
1/2 TON	2.26	3.4	1/2 TON — B
1 TON	2.85	4.3	1 TON — B

ROCK SIZE RSP CLASS	TRENCH DEPTH RANGE (Z)	TYPE OF RSP FABRIC
BACKING No 2	10"-15"	A or B
BACKING No 1	12"-18"	A or B
LIGHT	18"-24"	B
1/4 TON	30"-36"	B
1/2 TON	36"-42"	B
1 TON	48"-60"	B

CONSTRUCTION NOTES:
A. EXCAVATE AND/OR FILL DISSIPATER TRENCH TO DIMENSIONS (X, Y AND Z, SHOW ON PLAN SET (SQUARED EDGES NOT REQUIRED).
B. INSTALL FLARED END SECTION APPROPRIATELY SIZED FOR CULVERT.
C. PLACE RSP-FABRIC LOOSELY AND PIN IT TO ALL SIDES AND BOTTOM OF TRENCH.
D. PLACE RSP-CLASS OF DISSIPATER ROCK IN TRENCH. ROCK SHALL NOT PROTRUDE ABOVE CULVERT FLOWLINE OR ADJACENT GROUND. MATCH DISSIPATER GRADE WITH DOWNSTREAM FLOWLINE AND ADJACENT GROUND.
E. TRIM RSP FABRIC SO THAT NONE PROTRUDES ABOVE GROUND.

DESIGN METHOD:
1. DETERMINE ROCK SIZE BASED ON CULVERT OUTLET VELOCITY.
   a. FIRST TRIAL ROCK SIZE BY N.K. BERRY'S EQUATION (1946). SEE USER EM-25:
      $d = 0.0128V^2$
      WHERE DIAMETER (d) FEET, VELOCITY (V) FPS, AND SG = 2.65
   b. COMPARE TO CALTRANS BANK & SHORE EQUATION 1 WITH V1.5H (IF H<1.5 SIZE WILL BE SMALL) AND SG = 2.65
      STABLE ROCK WEIGHT $W = 0.000568W^3$
   c. EQUATION GIVES ROCK SIZE ON BANK, USUALLY SMALLER THAN BERRY FOR BEDLOAD MOVEMENT ALONG CHANNEL BOTTOM
   c. ALSO COMPARE ABOVE ROCK SIZE TO HEC-14 CHART, FIGURE II-C-1, ON PAGE II-9 (1970), ORIGINALLY FROM SEARCY (1967).
   d. SELECT FINAL ROCK SIZE BASED ON ENGINEERING JUDGMENT AND FIELD EXPERIENCE. ADJUST (x) BASED ON SITE SPECIFIC CONSTRAINTS.
2. DETERMINING STABLE ROCK WEIGHT (W), SETTLING STABLE ROCK WEIGHT (W), SETTLING
3. EXTEND FES 3'-0" TO 5'-0" INTO RSP TO PREVENT HEADCUT.
4. TABLE FOR STANDARD ROCK SIZES, D50, Z, RSP CLASS, FABRIC TYPE).
5. RSP FABRIC DETAILS.

DEPARTMENT MAY REQUIRE A STAINLESS STEEL FRAME DESIGNED TO ACCEPT A "DrainPlus™ STORM DRAIN FILTER INSERT, OR EQUAL.

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS
HYDROLOGY
ROCK SLOPE PROTECTION SIZING

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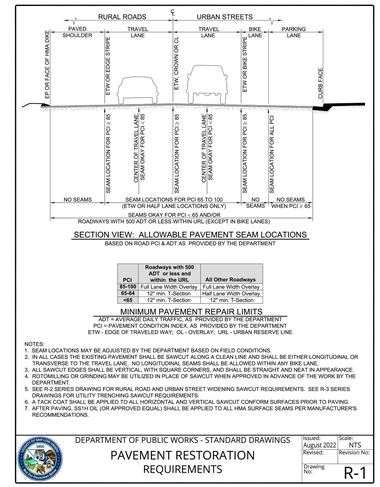
Drawing No:	H-5



SECTION VIEW: ALLOWABLE PAVEMENT SEAM LOCATIONS
BASED ON ROAD PCI & ADT AS PROVIDED BY THE DEPARTMENT

PCI	Roadways with 500 ADT or less and within the URL	All Other Roadways
85-100	Full Lane Width Overlay	Full Lane Width Overlay
65-84	12" min. T-Section	Half Lane Width Overlay
<65	12" min. T-Section	12" min. T-Section

MINIMUM PAVEMENT REPAIR LIMITS
ADT = AVERAGE DAILY TRAFFIC, AS PROVIDED BY THE DEPARTMENT
PCI = PAVEMENT CONDITION INDEX, AS PROVIDED BY THE DEPARTMENT
ETW - EDGE OF TRAVELED WAY; OL - OVERLAY; URL - URBAN RESERVE LINE

NOTES:
1. SEAM LOCATIONS MAY BE ADJUSTED BY THE DEPARTMENT BASED ON FIELD CONDITIONS.
2. IN ALL CASES THE EXISTING PAVEMENT SHALL BE SAWCUT ALONG A CLEAN LINE AND SHALL BE EITHER LONGITUDINAL OR TRANSVERSE TO THE TRAVEL LANE. NO LONGITUDINAL SEAMS SHALL BE ALLOWED WITHIN ANY BIKE LANE.
3. ALL SAWCUT EDGES SHALL BE VERTICAL, WITH SQUARE CORNERS, AND SHALL BE STRAIGHT AND NEAT IN APPEARANCE.
4. ROTOMILLING OR GRINDING MAY BE UTILIZED IN PLACE OF SAWCUT WHEN APPROVED IN ADVANCE OF THE WORK BY THE DEPARTMENT.
5. SEE R-2 SERIES DRAWING FOR RURAL ROAD AND URBAN STREET WIDENING SAWCUT REQUIREMENTS. SEE R-3 SERIES DRAWINGS FOR UTILITY TRENCHING SAWCUT REQUIREMENTS.
6. A TACK COAT SHALL BE APPLIED TO ALL HORIZONTAL AND VERTICAL CONFORM SURFACES PRIOR TO PAVING.
7. AFTER PAVING, SS1H OIL (OR APPROVED EQUAL) SHALL BE APPLIED TO ALL HMA SURFACE SEAMS PER MANUFACTURER'S RECOMMENDATIONS.

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS
PAVEMENT RESTORATION
REQUIREMENTS

Issued:	Scale:
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Drawing No:	R-1

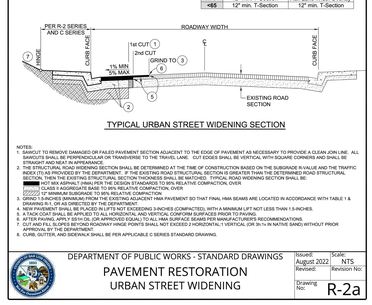
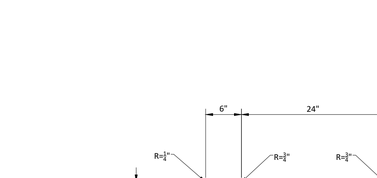


Table 1: Minimum Pavement Width Repair Limits (see R-1)

PCI	Roadways with 500 ADT or less and within the URL	All Other Roadways
85-100	Full Lane Width Overlay	Full Lane Width Overlay
65-84	12" min. T-Section	Half Lane Width Overlay
<65	12" min. T-Section	12" min. T-Section



NOTES:
1. SAWCUT TO REMOVE DAMAGED OR FAILED PAVEMENT SECTION ADJACENT TO THE EDGE OF PAVEMENT AS NECESSARY TO PROVIDE A CLEAN JOIN LINE. ALL SAWCUTS SHALL BE PERPENDICULAR OR TRANSVERSE TO THE TRAVEL LANE. CUT EDGES SHALL BE VERTICAL WITH SQUARE CORNERS AND SHALL BE STRAIGHT AND NEAT IN APPEARANCE.
2. THE STRUCTURAL ROAD WIDENING SECTION SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION BASED ON THE SUBGRADE R-VALUE AND THE TRAFFIC INDEX (TI) AS PROVIDED BY THE DEPARTMENT. IF EXISTING ROAD STRUCTURAL SECTION IS GREATER THAN THE DETERMINED ROAD STRUCTURAL SECTION, THE EXISTING ROAD STRUCTURAL SECTION SHALL BE MATCHED FOR WIDENING SECTION SHALL BE:
   - HOT MIX ASPHALT (HMA) PER THE DESIGN STANDARDS TO 95% RELATIVE COMPACTION, OVER
   - CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION, OVER
   - 12" MINIMUM SUBGRADE TO 95% RELATIVE COMPACTION
3. GRIND 1.5-INCHES (MINIMUM) FROM THE EXISTING ADJACENT HMA PAVEMENT SO THAT FINAL HMA SEAMS ARE LOCATED IN ACCORDANCE WITH TABLE 1 & DRAWING R-1, OR AS DIRECTED BY THE DEPARTMENT.
4. NEW PAVEMENT SHALL BE PLACED IN LIFTS NOT EXCEEDING 3-INCHES (COMPACTED), WITH A MINIMUM LIFT NOT LESS THAN 1.5-INCHES.
5. A TACK COAT SHALL BE APPLIED TO ALL HORIZONTAL AND VERTICAL CONFORM SURFACES PRIOR TO PAVING.
6. AFTER PAVING APPLY SS1H OIL (OR APPROVED EQUAL) TO ALL HMA SURFACE SEAMS PER MANUFACTURER'S RECOMMENDATIONS.
7. CUT AND FILL SLOPES BEYOND ROADWAY HINGE POINTS SHALL NOT EXCEED 2 HORIZONTAL:1 VERTICAL (OR 3v:1v IN NATIVE SAND) WITHOUT PRIOR APPROVAL BY THE DEPARTMENT.
8. CURB, GUTTER, AND SIDEWALK SHALL BE PER APPLICABLE C SERIES STANDARD DRAWING.

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS
PAVEMENT RESTORATION
URBAN STREET WIDENING

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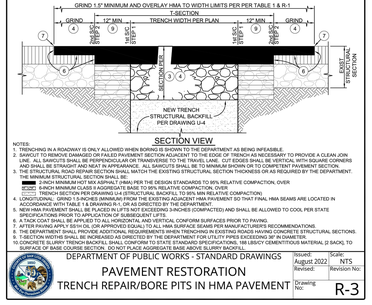

Table 1: Minimum Lane Width Repair Limits (see R-1)

PCI	Roadways with 500 ADT or less and within the URL	All Other Roadways
85-100	Full Lane Width Overlay	Full Lane Width Overlay
65-84	12" min. T-Section	Half Lane Width Overlay
<65	12" min. T-Section	12" min. T-Section

NOTES:
1. TRENCHING IN A ROADWAY IS ONLY ALLOWED WHEN BORING IS SHOWN TO THE DEPARTMENT AS BEING INFEASIBLE
2. SAWCUT TO REMOVE DAMAGED OR FAILED PAVEMENT SECTION ADJACENT TO THE EDGE OF TRENCH AS NECESSARY TO PROVIDE A CLEAN JOIN LINE. ALL SAWCUTS SHALL BE PERPENDICULAR OR TRANSVERSE TO THE TRAVEL LANE. CUT EDGES SHALL BE VERTICAL WITH SQUARE CORNERS AND SHALL BE STRAIGHT AND NEAT IN APPEARANCE. ALL SAWCUTS SHALL BE TO MINIMUM SHOWN OR TO COMPETENT PAVEMENT SECTION.
3. THE STRUCTURAL ROAD REPAIR SECTION SHALL MATCH THE EXISTING STRUCTURAL SECTION THICKNESS OR AS REQUIRED BY THE DEPARTMENT. IF EXISTING ROAD STRUCTURAL SECTION SHALL BE:
   - 2-INCH MINIMUM HOT MIX ASPHALT (HMA) PER THE DESIGN STANDARDS TO 95% RELATIVE COMPACTION, OVER
   - 6-INCH MINIMUM CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION, OVER
   - 12" MINIMUM SUBGRADE TO 95% RELATIVE COMPACTION
4. LONGITUDINAL: GRIND 1.5-INCHES (MINIMUM) FROM THE EXISTING ADJACENT HMA PAVEMENT SO THAT FINAL HMA SEAMS ARE LOCATED IN ACCORDANCE WITH TABLE 1 & DRAWING R-1, OR AS DIRECTED BY THE DEPARTMENT.
5. NEW HMA PAVEMENT SHALL BE PLACED IN LIFTS NOT EXCEEDING 3-INCHES (COMPACTED) AND SHALL BE ALLOWED TO COOL PER STATE SPECIFICATIONS PRIOR TO APPLICATION OF SUBSEQUENT LIFTS.
6. A TACK COAT SHALL BE APPLIED TO ALL HORIZONTAL AND VERTICAL CONFORM SURFACES PRIOR TO PAVING.
7. AFTER PAVING APPLY SS1H OIL (OR APPROVED EQUAL) TO ALL HMA SURFACE SEAMS PER MANUFACTURER'S RECOMMENDATIONS.
8. THE DEPARTMENT SHALL PROVIDE ADDITIONAL REQUIREMENTS WHEN TRENCHING IN EXISTING ROADS HAVING CONCRETE STRUCTURAL SECTIONS.
9. T-SECTION WIDTHS SHALL BE INCREASED AS DIRECTED BY THE DEPARTMENT FOR UTILITY PIPES EXCEEDING 36" IN DIAMETER.
10. CONCRETE SLURRY TRENCH BACKFILL SHALL CONFORM TO STATE STANDARD SPECIFICATIONS, 190 LBS/CY CEMENTITIOUS MATERIAL (2 SACK), TO SURFACE OF BASE COURSE SECTION. DO NOT PLACE AGGREGATE BASE ABOVE SLURRY BACKFILL.

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS
PAVEMENT RESTORATION
TRENCH REPAIR/BORE PITS IN HMA PAVEMENT

Issued:	Scale:
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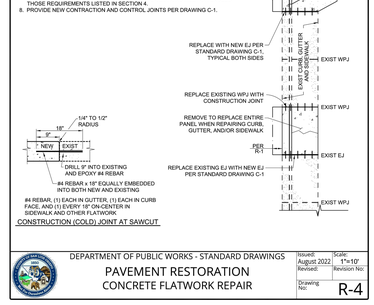
Drawing No:	R-3



NOTES:
1. WHEN REMOVING AND REPLACING EXISTING CURB, GUTTER, DRIVEWAY, CURB RAMP OR OTHER IMPROVEMENT ABUTTING THE ROADWAY THE PAVEMENT SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH R-1.
2. ALL SAWCUTTING SHALL BE DONE WITH AN ABRASIVE TYPE CUTTING WHEEL THAT PROVIDES A CLEAN JOINT EDGE. SAWCUTTING SHALL ALWAYS BE PERPENDICULAR OR TRANSVERSE TO THE EXISTING DIRECTION OF TRAVEL.
3. WHEN REMOVING EXISTING IMPROVEMENTS, ALL REQUIRED SAWCUTTING SHALL BE DONE AT THE NEAREST EXISTING EXPANSION JOINT OR WEAKENED PLANE JOINT FOR REMOVAL OF ENTIRE PANEL(S). NEW CURB, GUTTER AND SIDEWALK SHALL BE CONSTRUCTED TO THE RESPECTIVE COUNTY STANDARD.
4. WHEN REMOVING EXISTING CURB, GUTTER AND SIDEWALK TO INSTALL NEW DRIVEWAYS, CURB RAMP, OR OTHER IMPROVEMENTS THEN SAWCUTTING SHALL BE DONE AT THE NEAREST EXISTING EXPANSION JOINT OR WEAKENED PLANE JOINT FOR REMOVAL OF ENTIRE PANEL(S). NEW IMPROVEMENTS SHALL BE INSTALLED PER THEIR RESPECTIVE STANDARD DRAWING.
5. THE ROAD STRUCTURAL SECTION ADJACENT TO THE REPAIR OR REPLACEMENT SHALL BE CONSTRUCTED IN CONFORMANCE WITH STANDARD DRAWING R-3a.
6. IN ALL CASES, EXPANSION JOINTS SHALL BE REPLACED PER STANDARD DRAWING C-1, AND WEAKENED PLANE JOINTS SHALL BE REPLACED WITH CONSTRUCTION JOINTS.
7. REPAIR OF EXISTING IMPROVEMENTS SHALL BE REQUIRED BY THE DEPARTMENT WHEN THE VERTICAL (LIFT) AND HORIZONTAL (GAP) DIFFERENTIALS BETWEEN EXISTING CONCRETE SECTIONS MEET OR EXCEED THOSE REQUIREMENTS LISTED IN SECTION 4.
8. PROVIDE NEW CONTRACTION AND CONTROL JOINTS PER DRAWING C-1.

DEPARTMENT OF PUBLIC WORKS - STANDARD DRAWINGS
PAVEMENT RESTORATION
CONCRETE FLATWORK REPAIR

Issued:	Scale:
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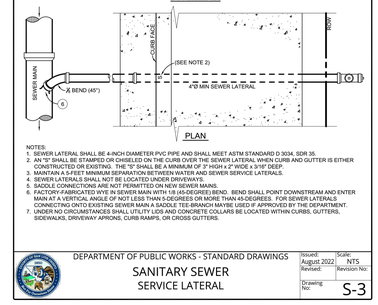
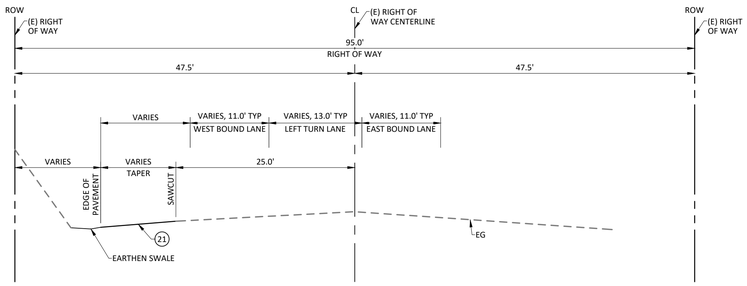
Drawing No:	R-4

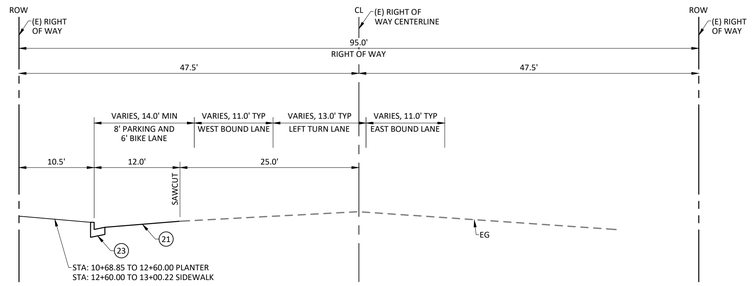


NOTES:
1. SEWER LATERAL SHALL BE 4-INCH DIAMETER PVC PIPE AND SHALL MEET ASTM STANDARD D 3034, SDR 35.
2. AN "S



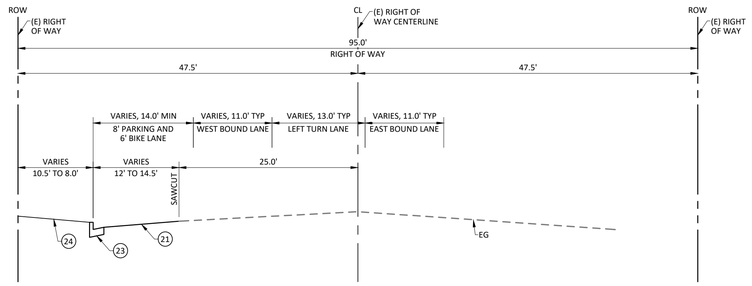
MAIN STREET TYPICAL SECTION 9+68.86 TO 10+68.85

SCALE: 1" = 10' HORZ
1" = 5' VERT



MAIN STREET TYPICAL SECTION 10+68.85 TO 13+00.22

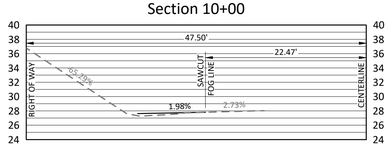
SCALE: 1" = 10' HORZ
1" = 5' VERT



MAIN STREET TYPICAL SECTION 13+00.22 TO 13+55.79

SCALE: 1" = 10' HORZ
1" = 5' VERT

Section 10+00



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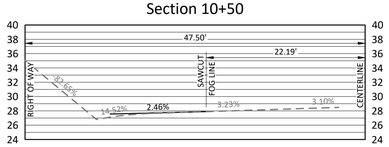
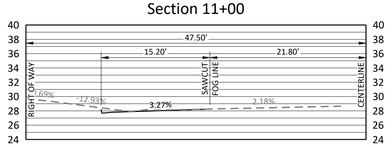


Section 11+00



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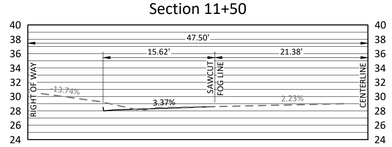
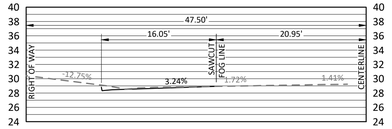


Section 12+00



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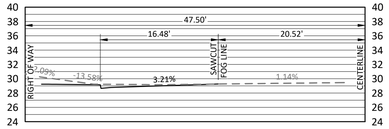
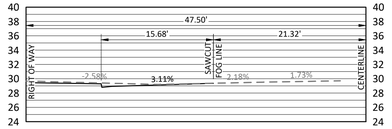
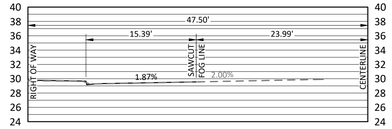


Section 13+00



Section 13+50



REVISIONS	
DATE	DESCRIPTION
PROJECT DATA:	

REGISTERED PROFESSIONAL ENGINEER
MONTE R SOTO
No. 74736
CIVIL
STATE OF CALIFORNIA

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | CA 93428
805.706.0401
www.civil-studio.com

PUBLIC IMPROVEMENT PLANS FOR C-DRC2024-00007
MAIN STREET IMPROVEMENTS

DETAIL SHEET

DESIGN / DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
MRS / JTI	JSN	/ /
	4 / 20 / 2026	DEVELOPMENT SERVICES MANAGER — DATE
JOB #	COUNTY W.O. #	February 10, 2026
	201R11N144	PRINCIPAL ENGINEER — DATE

CA COORDINATES	COUNTY POST MILES	COUNTY ROAD #	SHEET
		5145	OF 9 — 9

Z:\Shared\GIS Data\Active Jobs\22-011 Cambria Skate Park PIP_Project\3_Condocs\22-011 Detail Sheet - PIP.dwg, February 10, 2026

GRADING GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION AND AMENDMENTS OF THE CALIFORNIA BUILDING CODE. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE APPLICABLE CITY/COUNTY STANDARDS AND CALTRANS STANDARD SPECIFICATIONS, LATEST ADOPTED EDITION AND AMENDMENTS. IN THE EVENT THAT THERE IS A CONFLICT BETWEEN CODES, THE CONTRACTOR WILL NOTIFY THE CIVIL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
   - 1.1. CHAPTER 18 AND APPENDIX J OF THE 2022 CBC
   - 1.2. SAN LUIS OBISPO COUNTY TITLE 19 AND 23
   - 1.3. THE SOILS ENGINEERING REPORT BY GEOSOLUTIONS, INC. TITLED "SOILS ENGINEERING REPORT - MAIN STREET SKATE PARK - APN: 013-101-072, CAMBRIA AREA - SAN LUIS OBISPO COUNTY, CALIFORNIA" AND DATED AUGUST 17, 2021 (GEOSOLUTIONS PROJECT NO. SL12170-1).
   - 1.4. THE INFILTRATION TESTING REPORT BY GEOSOLUTIONS, INC. DATED AUGUST 17, 2021 (GEOSOLUTIONS PROJECT NO. SL12170-1).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING AND DISPOSAL OF THE PROPOSED WORK AREA. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIAL LEGALLY AND IS RESPONSIBLE FOR COMPLYING WITH LOCAL RECYCLING ORDINANCES.
3. NO FILL SHALL BE PLACED ON THE EXISTING GROUND SURFACE UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL, DELETERIOUS MATERIAL AND SCARIFIED AND COMPACTED PER THE GEOTECHNICAL RECOMMENDATIONS.
4. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN TWO FEET HORIZONTAL TO ONE FOOT VERTICAL, 2:1.
5. FILLS SHALL BE COMPACTED TO THE MINIMUM PERCENTAGE OF MAXIMUM DRY DENSITY AS SPECIFIED IN THE PROJECT SOILS REPORT AND CERTIFIED BY THE GEOTECHNICAL ENGINEER.
6. ALL EXISTING FILLS SHALL BE BE APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE ANY ADDITIONAL FILLS ARE ADDED.
7. ALL EXPOSED SLOPES SHALL BE PLANTED PER THE PROJECT LANDSCAPE PLANS AND IRRIGATED UNTIL GROUND COVER IS ESTABLISHED.
8. THE STOCKPILING OF EXCESS MATERIAL IS SUBJECT TO THE APPROVAL OF THE AGENCY.
9. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
10. ALL CUT SLOPES SHALL BE INVESTIGATED BY THE GEOTECHNICAL ENGINEER DURING GRADING TO DETERMINE IF ANY SLOPE STABILITY PROBLEMS EXIST. SHOULD EXCAVATION DISCLOSE ANY GEOTECHNICAL HAZARDS OR POTENTIAL GEOTECHNICAL HAZARDS THE GEOTECHNICAL ENGINEER SHALL RECOMMEND NECESSARY TREATMENT TO THE CONTRACTOR.
11. THE FINAL COMPACTION REPORT AND APPROVAL FROM THE GEOTECHNICAL ENGINEER SHALL CONTAIN DETAILS REGARDING THE TYPE OF FIELD TESTING PERFORMED INCLUDING THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE, NUCLEAR GAUGE, OR DRIVE RING SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
12. SANITARY FACILITIES SHALL BE MAINTAINED ON SITE THROUGHOUT THE DURATION OF CONSTRUCTION.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF AND PROTECT ALL EXISTING UTILITIES AND TO ENSURE THAT SERVICE IS NOT DISRUPTED TO EXISTING FACILITIES.
14. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS AND APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT EXISTING STRUCTURES AND ADJACENT PROPERTIES DURING THE CONSTRUCTION PROJECT. IN ALL CASES, THE CONTRACTOR AND/OR OWNER SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING EXISTING DRAINAGE PATTERNS.
15. ALL PLANTERS ADJACENT TO THE FOUNDATIONS SHALL BE SEALED ALONG THE SIDE OF THE FOUNDATION FOOTING AND EXTENDED UNDER THE PLANTER A MINIMUM OF 12" TO PREVENT MOISTURE FROM REACHING THE FOUNDATION SUB-GRADE SOILS.
16. EXPORTED MATERIAL SHALL BE TAKEN TO A LEGAL DUMP SITE OR PERMITTED RECEIVING SITE APPROVED BY THE LOCAL AGENCY HAVING JURISDICTION.
17. PERMISSION IS REQUIRED FROM THE ADJACENT PROPERTY OWNER WHENEVER WORK IS PROPOSED OR NECESSARY ACROSS THE PROJECT'S PROPERTY LINES.
18. ANY DIRT, ROCK, DEBRIS OR CONSTRUCTION MATERIAL THAT IS TRACKED OR DROPPED WITHIN THE PUBLIC RIGHT OF WAY DURING THE TRANSPORTATION OF THAT MATERIAL OR EQUIPMENT ASSOCIATED WITH THE PROJECT SHALL BE CLEANED OR REMOVED DAILY.
19. DIRT ACCESS RAMP OVER CURBS AND GUTTERS TO THE CONSTRUCTION SITE ARE PROHIBITED. WHEN NECESSARY FOR ENTRANCE TO SUCH CONSTRUCTION SITES, TEMPORARY ASPHALT RAMPS WITH A MINIMUM OF A 3" DIAMETER PIPE SHALL BE CONSTRUCTED TO CONVEY GUTTER DRAINAGE.
20. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND OBTAINING REQUIRED PERMITS FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (OSHA).
21. PROPOSED REVISIONS TO THE GRADING PLAN SHALL BE DRAWN IN RED PENCIL ON BOND COPIES OF THE APPROVED PLANS. THESE COPIES SHALL BE SUBMITTED TO THE OWNER AND ENGINEER FOR APPROVAL. AFTER APPROVAL IS GIVEN, THE OWNER MAY REQUIRE AS-BUILT OF THE PLANS.
22. RULE 403. AIR QUALITY CONTROL MUST BE IMPLEMENTED DURING CONSTRUCTION:
   - 22.1. A PERSON SHALL NOT CAUSE OR ALLOW THE EMISSIONS OF FUGITIVE DUST FROM ANY TRANSPORT, HANDLING, CONSTRUCTION OR STORAGE ACTIVITY SO THAT THE PRESENCE OF SUCH DUST REMAINS VISIBLE IN THE ATMOSPHERE BEYOND THE PROPERTY LINE OF THE EMISSION SOURCE. (DOES NOT APPLY TO EMISSION EMANATING FROM UNPAVED ROADWAYS OPEN TO PUBLIC TRAVEL OR FARM ROADS. THIS EXCLUSION SHALL NOT APPLY TO INDUSTRIAL OR COMMERCIAL FACILITIES).
   - 22.2. A PERSON SHALL TAKE EVERY RESPONSIBLE PRECAUTION TO MINIMIZE FUGITIVE DUST EMISSIONS FROM WRECKING, EXCAVATION, GRADING, CLEARING OF LAND AND SOLID WASTE DISPOSAL OPERATIONS.
   - 22.3. A PERSON SHALL NOT CAUSE OR ALLOW PARTICULATE MATTER TO EXCEED 100 MICROGRAMS PER CUBIC METER WHEN DETERMINED AS THE DIFFERENCE BETWEEN UPWIND AND DOWNWIND SAMPLES COLLECTED ON HIGH VOLUME SAMPLERS AT THE PROPERTY LINE FOR A MINIMUM OF FIVE HOURS.
   - 22.4. A PERSON SHALL TAKE EVERY REASONABLE PRECAUTION TO PREVENT VISIBLE PARTICULATE MATTER FROM BEING DEPOSITED UPON PUBLIC ROADWAYS. PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE REMOVAL OF PARTICULATE MATTER FROM EQUIPMENT PRIOR TO THE MOVEMENT ON PAVED STREETS ONTO WHICH SUCH MATERIAL HAS BEEN DEPOSITED.
   - 22.5. SUBSECTIONS (22.1) AND (22.2) SHALL NOT BE APPLICABLE WHEN THE WIND SPEED INSTANTANEOUSLY EXCEEDS 40 KILOMETERS (25 MILES) PER HOUR, OR WHEN THE AVERAGE WIND SPEED IS GREATER THAN 25 KILOMETERS (15 MILES) PER HOUR. THE AVERAGE WIND SPEED DETERMINATIONS SHALL BE ON A 15 MINUTE AVERAGE AT THE NEAREST OFFICIAL AIR-MONITORING STATION OR BY A WIND INSTRUMENT LOCATED AND MONITORED ON SITE.
23. CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM, MONDAY THROUGH FRIDAY AND BETWEEN THE HOURS OF 9:00 AM AND 6:00 PM SATURDAYS, UNLESS OTHERWISE AUTHORIZED BY THE OWNER AND AGENCY.
24. CONTRACTOR SHALL USE LOW EMISSION MOBILE CONSTRUCTION EQUIPMENT DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES, WHERE FEASIBLE.
25. CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION ENGINES TUNED CONSISTENT WITH MANUFACTURER'S SPECIFICATIONS DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
26. CONTRACTOR SHALL USE LOW SULFUR FUEL FOR STATIONARY CONSTRUCTION EQUIPMENT AS REQUIRED BY AQMD RULE 431.1 AND 431.2 AND SHALL USE EXISTING POWER SOURCES AND CLEAN FUEL GENERATORS WHEN POSSIBLE AS FEASIBLE DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
27. CONSTRUCTION PARKING SHALL BE ONSITE. TRAFFIC CONTROL AND ACCESS SHALL BE IN ACCORDANCE WITH THE AGENCY HAVING JURISDICTION OVER THE PROJECT.
28. THE SPEED OF CONSTRUCTION VEHICLES ON-SITE SHALL BE LIMITED TO 15 MILES PER HOUR.
29. TRUCKS AND LARGE CONSTRUCTION VEHICLES SHALL OBTAIN APPROVED ROUTES FROM THE AGENCY'S PUBLIC WORKS DEPARTMENT.
30. THE CONTRACTOR SHALL CONTROL DUST IN AREAS USED FOR OFF-PAVEMENT PARKING, MATERIAL LAYDOWN AREAS OR THOSE AREAS AWAITING FUTURE CONSTRUCTION. FREQUENTLY ACCESSED AREAS SHALL BE PAVED OR BASED AS EARLY AS POSSIBLE TO MINIMIZE DIRT TRACKING ONTO THE PUBLIC RIGHT OF WAY.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING MEASURE:
   - 31.1. CESSATION OF ACTIVITIES DURING A STAGE-2 SMOG EPISODE. CALL 800-242-4022 FOR THE DAILY SMOG FORECAST.
   - 31.2. TRUCK ROUTES AND SCHEDULES FOR THE RECEIPT OF MATERIALS SHALL BE COORDINATED WITH THE APPROPRIATE AGENCIES.
   - 31.3. WHERE FEASIBLE, ON-ROAD AND OFF-ROAD VEHICLES AND EQUIPMENT SHALL BE TURNED OFF AND SUBSEQUENTLY RESTARTED IF THE ANTICIPATED DURATION OF IDLING IS EXPECTED TO EXCEED FIVE MINUTES.
32. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING HIGH WIND DUST CONTROL MEASURE WHEN INSTANTANEOUS WIND SPEEDS EXCEED 25 MILES PER HOUR:
   - 32.1. TERMINATION / MODIFICATION OF SCRAPERS, GRADERS OR DOZERS ON UNPAVED SURFACES UNTIL WINDS SUBSIDE.
   - 32.2. APPLICATION OF WATER AS NEEDED TO ANY UNPAVED SURFACE WITH VEHICLE OR EQUIPMENT OPERATIONS.
   - 32.3. APPLICATION OF WATER OR OTHER DUST CONTROL MATERIAL TO ANY PREVIOUSLY GRADED SURFACE IF DUST EMANATION IS VISIBLE FROM SUCH A SURFACE.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EQUIPMENT TO PREVENT VISIBLE SOOT FROM REDUCING LIGHT TRANSMISSION THROUGH THE EXHAUST STACK BY MORE THAN 20 PERCENT FOR MORE THAN THREE MINUTES PER HOUR AND USE LOW SULFUR FUEL AS REQUIRED BY THE APPROPRIATE AGENCY.
34. TRUCKS USED IN HAULING DIRT TO OR FROM THE SITE ON PUBLIC ROADS WILL BE COVERED OR WILL MAINTAIN A SIX INCH DIFFERENTIAL BETWEEN THE MAXIMUM HEIGHT OF ANY MATERIAL HAULED AND THE TOP OF THE TRAILER. HAUL TRUCK DRIVERS WILL LOAD PRIOR TO LEAVING THE SITE TO PREVENT SOIL LOSS DURING TRANSPORTATION.
35. PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE, EXISTING SURVEY MONUMENTS SHALL BE NOTED AND DOCUMENTED BEFORE CONSTRUCTION. IF ANY MONUMENTS ARE DISTURBED DURING CONSTRUCTION THE CONTRACTOR SHALL PAY A LICENSED LAND SURVEYOR OR REGISTERED ENGINEER TO RESET SUCH MONUMENTS.

PROFESSIONAL ENGINEERS NOTICE TO CONTRACTOR

1. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.
2. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
3. THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE TO OR PROTECTION OF THESE LINES.

DEMOLITION GENERAL NOTES

1. UTILITIES: THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND BEST RECOLLECTION OF FACILITY STAFF, THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR POT HOLE TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR PROTECTION OF ALL EXISTING UTILITY LINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND DISPOSE OF ALL STRUCTURES ABOVE AND OR BELOW GROUND UNLESS OTHERWISE NOTED. ANY HAZARDOUS MATERIALS ENCOUNTERED SHALL BE HANDLED AND REMOVED AS REQUIRED BY LOCAL AND/OR STATE LAWS AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING HARDSCAPE IMPROVEMENTS , UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY THESE PLANS.
4. ALL JOIN LINES SHALL BE SAW CUT ON A NEAT, STRAIGHT LINE PARALLEL WITH THE JOIN. THE CUT EDGE SHALL BE PROTECTED FROM CRUSHING, AND ALL BROKEN EDGES SHALL BE RECUT PRIOR TO JOINING.
5. ALL EXISTING OBJECTIONABLE MATERIALS THAT CONFLICT WITH PROPOSED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, UTILITIES AND APPURTENANCES, TREES, SIGNS, AND STRUCTURES, ETC. SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AT NO COST TO THE OWNER, UNLESS OTHERWISE INDICATED HEREIN, OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING STREETS FROM DAMAGES CAUSED BY HIS OPERATIONS. ANY CURBS DAMAGED DURING HIS OPERATIONS SHALL BE SAWCUT AND REPLACED AT NO COST TO THE OWNER. ANY EXISTING PAVING IDENTIFIED AS POTENTIALLY NEEDING TO BE REPLACED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.
7. THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION AND DISPOSAL OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS.

ACCESSIBILITY NOTICE TO CONTRACTOR

1. ALL SLOPES IN DIRECTION OF TRAVEL SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUM ALLOWED GRADES BY THE AMERICANS WITH DISABILITIES ACT ACCESS GUIDE (ADAAG), AND THE CALIFORNIA BUILDING CODE (CBC) IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ADAAG AND CBC AND IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT THAN SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE DESIGN ENGINEER SHALL BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
2. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL PHASES OF WORK RELATING TO ADAAG AND CBC ACCESS FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR A CONSTRUCTION TOLERANCE, THE CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS CALLED OUT BY ADAAG AND CBC ARE SUBJECT TO REJECTION BY THE INSPECTOR AND MAY BE REQUIRED TO BE REMOVED AND REPLACED.
3. SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUB-CONTRACTORS DURING THE GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF ADAAG AND CBC RELATED ITEMS OF THIS PROJECT BY THE INSPECTING AUTHORITY OR OTHER AFFECTED PARTIES.
4. COMPLIANCE WITH THE ADAAG AND CBC CONSTRUCTION REQUIREMENTS AND CALIFORNIA TITLE 24 WILL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS.

PROJECT INFORMATION

ZONING:	COMMERCIAL RETAIL (CR)
APN:	013-101-072
FLOOD ZONE:	ZONE AE
SITE AREA:	1.4 AC
AREA DISTURBED:	0.20 ACRES (OFFSITE) 0.27 ACRES (ONSITE) PER SEPARATE PLANS 0.47 ACRES (TOTAL)
WDID NUMBER:	NOT REQUIRED - LESS THAN 1.0 ACRE
GRADING INFORMATION*	
CUT QUANTITY:	800 CUBIC YARDS
FILL QUANTITY:	250 CUBIC YARDS
NET CUT/FILL:	550 CUBIC YARDS EXPORT

EXPORT LOCATION IS ASSUMED TO BE THE BIANCHI QUARRY, LOCATED ON SANTA ROSA CREEK ROAD IN CAMBRIA (OPERATED BY CRYE CONSTRUCTION).

* EARTHWORK QUANTITIES ARE PROVIDED FOR PERMITTING INFORMATION ONLY. THE QUANTITIES SHOWN ABOVE ARE NOT INTENDED FOR USE BY THE CONTRACTOR WHEN ESTIMATING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO GENERATE AND/OR VERIFY EARTHWORK QUANTITIES.

UTILITY INFORMATION

ELECTRICITY:	PACIFIC GAS AND ELECTRIC WWW.PGE.COM 1-(800)-PGE-5000
WATER/SEWER:	CAMBRIA COMMUNITY SERVICES DISTRICT 1316 TAMSON DRIVE, SUITE 201 CAMBRIA, CA 93401 (805)-927-6223
NATURAL GAS:	SOUTHERN CALIFORNIA GAS COMPANY 1314 BROAD STREET SAN LUIS OBISPO, CA 93401 (800)-427-2200
TELEPHONE/CABLE TV:	CHARTER COMMUNICATIONS 7555 SAN LUIS AVENUE ATASCADERO, CA 93422 1-(888)-438-2427
TRASH SERVICE:	MIDSTATE SOLID WASTE & RECYCLING 3360 LA CRUZ WAY PASO ROBLES, CA 93446 (805)-434-9112

SURVEY NOTES

BENCHMARK:
SCRIBED "X" ON SIDEWALK, ELEVATION 29.70' (NAVD 88)

BASIS OF BEARING:
NORTH AMERICAN DATUM OF 1983 (NAD 83)

ORIGIN OF SURVEY INFORMATION:
THE TOPOGRAPHIC INFORMATION SHOWN IN THESE DRAWINGS AND USED TO DESIGN THE INFORMATION SHOWN ON THESE DRAWINGS WAS PERFORMED AND PREPARED BY GB LAND SURVEYING ON MAY 10, 2021. IF DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION THE SURVEYOR AND CONTRACTOR WILL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY AND PRIOR TO CONTINUING CONSTRUCTION.

PROJECT PARTICIPANTS

PROPERTY OWNER:	CAMBRIA COMMUNITY SERVICES DISTRICT 1316 TAMSON DRIVE, SUITE 201 CAMBRIA, CA 93428 805.927.6223
AGENCY:	COUNTY OF SAN LUIS OBISPO 976 OSOS STREET, SUITE 200 SAN LUIS OBISPO, CA 93401 805.781.5600
CIVIL ENGINEER:	CIVIL DESIGN STUDIO, INC. MONTE SOTO, P.E., QSD P.O. BOX 199 CAMBRIA, CA 93428 805.706.0401
GEOTECHNICAL ENGINEER:	GEOSOLUTIONS, INC. KRAIG CROZIER 220 HIGH STREET SAN LUIS OBISPO, CA 93401 805.543.8539

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION	IRR	IRRIGATION
		JP	JOINT POLE
AC	ASPHALTIC CONCRETE	L/A	LANDSCAPE AREA
ARCH	ARCHITECT	LP	LIGHT POLE / LOW POINT
AV	AIR VAC RELEASE	MH	MANHOLE
BLDG	BUILDING	MJ	MECHANICAL JOINT
BCR	BEGIN CURB RETURN	MON	MONUMENT
BEG	BEGINNING	NG	NATURAL GRADE
BF	BLIND FLANGE	NAP	NOT A PART
BFE	BASE FLOOD ELEVATION	OH / OHD	OVERHEAD UTILITY
BSW	BACK OF SIDEWALK	P/A	PLANTER AREA
BVC	BEGIN VERTICAL CURVE	P/L	PROPERTY LINE
BW	BOTTOM OF WALL	PC	POINT OF CURVATURE
BO	BLOW OFF	PCCR	POINT OF COMPOUND CURVE
C/L	CENTERLINE	PCC	PORTLAND CEMENT CONCRETE
CB	CATCH BASIN	PE	PAD ELEVATION
CMU	CONCRETE MASONRY UNIT	PI	POINT OF INFLECTION
CO	CLEANOUT	POC	POINT OF CONNECTION (UTILITY)
CONC	CONCRETE	PP	POWER POLE
DDC	DOUBLE DETECTOR CHECK	PRCR	POINT OF REVERSE CURVE
D/W	DRIVEWAY	PS	PARKING STRIPE
ECR	END CURB RETURN	PT	POINT OF TANGENCY
EG	EXISTING GRADE	PUE	PUBLIC UTILITY EASEMENT
EL	ELEVATION	PVI	POINT OF VERTICAL INFLECTION
ENG	ENGINEER	R/W, ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RP	REDUCED PRESSURE BACKFLOW DEVICE
ESMT	EASEMENT		
EVC	END VERTICAL CURVE	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SG	SUB-GRADE ELEVATION
FF	FINISHED FLOOR ELEVATION	SS	SANITARY SEWER
FG	FINISHED GROUND ELEVATION	STA	STATION
FH	FIRE HYDRANT	TB	THRUST BLOCK
FL	FLOW LINE	TC	TOP OF CURB
FLG	FLANGED	TEL	TELEPHONE
FS	FINISHED SURFACE ELEVATION	TF	TOP OF FOOTING
GB	GRADE BREAK	TI	TRAFFIC INDEX
GM	GAS METER	TG	TOP OF GRATE
GV	GAS VALVE	TW	TOP OF WALL
GTD	GRADE TO DRAIN	VC	VERTICAL CURVE
GUY	GUY WIRE ANCHOR	VLT	VAULT
HB	HOSE BIB	WDID	WASTE DISCHARGE IDENTIFICATION NUMBER
HP	HIGH POINT	WL	WATERLINE
IE	SEWER INVERT ELEVATION	WM	WATER METER
ICV	IRRIGATION CONTROL VALVE	WV	WATER VALVE
INV	STORM DRAIN INVERT ELEVATION		

MODIFIED SLO COUNTY FORM BLD-1032

TABLE 1705.6 (2022 CALIFORNIA BUILDING CODE)

CHECK IF REQUIRED	VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
X	1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X
X	2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X
X	3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.		X
X	4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	
X	5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X

1

UTILITY GENERAL NOTES

1. ALL WATER LINES 3" AND SMALLER SHALL BE SCHEDULE 80 PVC, PER ASTM D-1784 WITH SOLVENT WELD FITTINGS. ALL WATER LINES 4" AND GREATER SHALL BE CLASS 235 C900 PVC WITH THRUST BLOCKS AT ALL APPLICABLE FITTINGS.
2. WATER MAIN AND SEWER MAIN CROSSINGS SHALL COMPLY WITH STATE AND AGENCY HEALTH DEPARTMENT REGULATIONS. WATER SERVICE LINES AND SEWER LATERALS SHALL NOT BE IN THE SAME TRENCH. WATER AND SEWER LINES ONSITE SHALL HAVE A TEN FOOT MINIMUM HORIZONTAL CLEARANCE WHENEVER POSSIBLE. WATER MAINS SHALL CLEAR ABOVE ALL SEWER LATERALS BY A MINIMUM OF ONE FOOT VERTICAL CLEARANCE OR UNDER BY 3' MINIMUM. WHEN WATER LINE CROSSES UNDER SEWER, OR MINIMUM CLEARANCE OVER SEWER IS NOT ACHIEVED, SEWER SHALL NOT HAVE JOINTS WITHIN 10' EACH SIDE OF CROSSING.
3. MINIMUM WATER LINE COVER SHALL BE 24" FOR 3" DIAMETER AND SMALLER, 36" OF COVER FOR 4" DIAMETER AND LARGER. FIRE LINES SHALL BE 48" OF COVER.
4. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TESTS OF ALL TRENCH BACKFILL AND SUBMIT THEM TO THE CONSTRUCTION MANAGER FOR APPROVAL. ALL BACKFILL SHALL HAVE A SAND EQUIVALENT OF 30 OR BETTER.
5. WATER SERVICE, SEWER, FIRE SYSTEM AND ROOF DRAIN POINTS OF CONNECTION TO THE BUILDINGS SHALL BE INSTALLED BY THE BUILDING PLUMBING CONTRACTOR.
6. MINIMUM BEARING AREA FOR THRUST BLOCKS SHALL BE ACCORDING TO THE THRUST BLOCK SCHEDULE SHOWN ON THESE PLANS.
7. A PIPE "DEFLECTOR' OR "REROUNDER" SHALL NOT BE USED TO REROUND OVERDEFLECTED PIPES.
8. ALL VALVE AND CLEANOUT COVERS TO HAVE TRAFFIC RATED VANDAL PROOF COVERS AND ADJUSTED BY CONTRACTOR TO FINISH GRADE AFTER PAVING. ALL COVERS SHALL INDICATE "S" FOR SEWER, "W" FOR WATER, AND "SD" FOR STORM DRAIN.
9. UNDERGROUND STEEL UTILITIES SHOULD BE PROTECTED FROM CORROSION WITH 40 MIL EXTRUDED POLYETHYLENE, 20 MIL PLASTIC TAPE OVER PRIMER PER AWWA STANDARD C209, OR HOT APPLIED COAL TAR ENAMEL OR TAPE PER AWWA STANDARD C203.
10. BARE STEEL APPURTENANCES SUCH AS BOLTS, JOINT HARNESSES OR FLEXIBLE COUPLINGS SHOULD BE COATED WITH A COAL TAR OR RUBBER-BASED MASTIC AFTER ASSEMBLY.
11. SEWER PIPE SHOWN ON PLAN SHALL SHALL BE POLYVINYL CHLORIDE PLASTIC PIPE (OR APPROVED ALTERNATE MATERIAL) AND COMPLY WITH ASTM D3034 FOR 4" THROUGH 15" SDR 35/26 SEWER PIPE. SEWER PIPE SHALL HAVE A STANDARD DIMENSION RATIO (SDR) OF 35 OF STRONGER.
12. CONTRACTOR SHALL EXPOSE ALL WATER AND SEWER PIPELINES AT PROPOSED CONNECTION POINTS TO CONFIRM MATERIAL TYPES LOCATION, AND ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
13. ALL WATERLINES SHALL HAVE UNDERGROUND WARNING TAPE PLACED 12" ABOVE THE LINES IN THE TRENCH. NON-METALIC LINES SHALL HAVE METALLIC LINED TAPE.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR AND COORDINATE THE RELOCATION OF ANY EXISTING UTILITIES DEEMED NECESSARY BY THE PROPOSED IMPROVEMENT.
15. WHENEVER IT BECOMES NECESSARY TO TUNNEL UNDER EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL SUPPORT THOSE IMPROVEMENTS IN A MANNER APPROVED BY THE PROJECT ENGINEER OR THE CONTRACTOR SHALL SAWCUT, REMOVE AND REPLACE THOSE IMPROVEMENTS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
16. PRIOR TO PLACING OF UNDERGROUND UTILITIES, THE LOCATION OF ALL UNDERGROUND FACILITIES (ELECTRICA

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Trevor Keith *Director of Planning & Building*

April 22, 2024

CAMBRIA COMM SERVICES DISTRICT
PO BOX 65
CAMBRIA, CA 93428-0065

SUBJECT: Notice of Final County Action, Development Plan, C-DRC2024-00007

Dear Sir/Madam,

This letter is to notify you that application **C-DRC2024-00007** was **Approved** by the **Planning Commission** on **April 11, 2024,** based on the adopted findings and subject to the conditions of approval, both of which are attached for your records.

If the use authorized by this approval has not been established or if substantial work on the property towards the establishment of the use is not in progress after a period of 24 months from the date of this approval or such other time period as may be designated through approved conditions, this approval shall expire and become void unless an extension of time has been granted pursuant to the provisions of Section 22.64.070 of the County Land Use Ordinance. If the use authorized by this approval, once established, is or has been unused, abandoned, discontinued, or has ceased for a period of six (6) months or conditions have not been complied with, such approval shall become void.

Pursuant to County Land Use Ordinance Section 22.70.050 or County Real Property Division Ordinance Section 21.04.020 or Coastal Zone Land Use Ordinance Section 23.01.042, any aggrieved person may appeal this decision to the Board of Supervisors within 14 calendar days of the decision. Appeals must be filed, in writing and on the appropriate form, with the Department of Planning & Building. An appeal fee, set by ordinance, applies to all inland appeals and coastal appeals where no legitimate coastal resource issues related to the County's Local Coastal Plan are raised in the appeal. If the appeal fee is applicable, it must be paid at the time the appeal is filed. An original signature is required on the appeal form, facsimiles (digital or hard copy) will not be accepted.

Any aggrieved person or the Coastal Commission itself may appeal a decision by the Board of Supervisors to the California Coastal Commission within 10 working days after the decision. All county-level appeals must be exhausted before an appeal may be filed with the Coastal Commission. Appeals to the Coastal Commission must be filed directly with the Coastal Commission office. Please contact the Commission's Santa Cruz office at (831) 427-4863 for additional information.

Please note that no construction permits may be issued until the appeal period(s) described above have expired without any appeals being filed.

If you have any questions regarding your project, please contact **Andy Knighton** at 805-781-5142.

Sincerely,

Brenda Chang
Secretary
County of San Luis Obispo
Department of Planning & Building

976 Osos Street, Room 300
San Luis Obispo, CA 93408 (805) 781-5600 / 771-1TY/TRS

EXHIBIT A – FINDINGS
DEVELOPMENT PLAN/COASTAL DEVELOPMENT PERMIT
C-DRC2024-00007 CAMBRIA CSD

CEQA Exemption

A. The project qualifies for a Categorical Exemption (Class 2) pursuant to CEQA Guidelines Section 15302 (Replacement or Reconstruction). A Class 2 Categorical Exemption consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project includes the construction of a community skateboard park and associated site improvements, including a parking area; a restroom facility; landscaping; and frontage, drainage, and utility improvements. The proposed skateboard park facility would be constructed within the footprint of the existing building pad that has been historically used as a community skateboard park at the project site. The project improvements would not increase capacity and the project would not result in potentially significant environmental impacts. The project is not located in an area which may have an impact on an environmental resource of hazardous or critical concern which is designated, precisely mapped and officially adopted by a federal, state or local agency. Further, there are no unusual circumstances surrounding the project. There are no unusual circumstances as the project is similar to the existing, principal use of the site. The location of the proposed project is not within any hazardous waste site compiled pursuant to Gov. Code § 65962.5. The proposed project does not involve or does not cause a substantial adverse change in the significance of a historical resource.

Development Plan/Coastal Development Permit

B. The proposed project or use is consistent with the San Luis Obispo County General Plan and Local Coastal Plan because the use is an allowed use and, as conditioned, is consistent with all of the General Plan and Local Coastal Plan policies.

C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.

D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the addition does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety, and welfare concerns.

E. The proposed project will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the skateboard park is an allowable use for this site and will not conflict with the surrounding lands and uses.

F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Main Street, an arterial road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Adjustments

H. Modification of parking standards, required by Coastal Zone Land Use Ordinance Section 23.04.166, is justified because the characteristics of the use or its immediate vicinity do not necessitate 11 parking spaces. Most users will skateboard or be dropped off at the park, and the reduced parking will be adequate to accommodate on the site all parking needs generated by the use, and no traffic problems will result from the proposed modification of parking standards.

I. Modification of the front setback standard, required by Coastal Zone Land Use Ordinance Section 23.08.070, is justified because the site's constraining topography does not necessitate a 25-foot front setback. Grading on the steep slopes at the rear of the property can be avoided by reducing the required 25-foot front setback to 0 feet, which will allow the skateboard park to be constructed on the flat portion of the site, reduce site disturbance, and avoid the need for geologic/soils reports and engineering (i. e. 10-foot retaining walls).

J. Modification of the residential land use setback standard, required by Coastal Zone Land Use Ordinance Section 23.08.070, is justified because there are steep slopes separating the skateboard park from the existing residences that cause the noise produced from the skateboard park to not exceed the exterior noise standards at these residences (45 dB Acoustics, March 2023). Therefore a 1,000-foot setback from residential uses is not necessary. There will be a linear distance of approximately 180 feet between the skateboard park and the residences, and an elevation change of approximately 35 feet.

K. Modification of the sidewalk standards, required by Coastal Zone Land Use Ordinance Section 23.05.106, is justified because there is a utility box in the frontage of the property that would cost a substantial amount to relocate and cannot be circumvented. The cost of relocating the utility box would be extremely high and can be avoided by requiring only the area between the Cambria Library and the utility box to be constructed with sidewalk.

Sensitive Resource Area

L. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation and will preserve and protect such features through the site design because the skateboard park has been designed to avoid removal of any Monterey Pine trees. In the event any Monterey Pine trees that are six inches or more in diameter, 4.5 feet above ground are impacted, the applicant shall be subject to a replanting ratio of 3:1.

M. Natural features and topography have been considered in the design and siting of all proposed physical improvements because the project will be located on the flattest portion of the property that was already disturbed for the previous skateboard park.

N. The proposed clearing of topsoil, trees, is the minimum necessary to achieve safe and convenient access and siting of proposed structures and will not create significant adverse effects on the identified sensitive resource, because the project is located on a previously disturbed area of the property, avoids grading on steep slopes, and proposes to remove 4 non-special status trees.

O. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because the project proposes drainage improvements, including a drainage basin, and will ensure historic drainage is not impacted.

Environmentally Sensitive Habitat Areas

P. There will be no significant negative impact on the identified sensitive habitat and the proposed use will be consistent with the biological continuance of the habitat, because the project has been designed to avoid impacts to habitat to the maximum feasible and does not propose to remove any Monterey Pine Trees.

Q. The proposed use will not significantly disturb the habitat, because the project is located within an existing urban developed neighborhood.

Archeological Sensitive Area

R. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and sufficiently protected because the proposed project will be located within a previously disturbed area. The project site is located in an Archeologically Sensitive Area. An archaeological surface survey was submitted (Central Coast Archaeological Research Consultants, July 2022). The survey did not find any cultural resources and recommended that no further archaeological studies are necessary. No impacts to significant cultural resources are anticipated and the project is conditioned to cease construction in the event archaeological/cultural resources are discovered during ground-disturbing activities.

EXHIBIT B – REVISED CONDITIONS OF APPROVAL
DEVELOPMENT PLAN/COASTAL DEVELOPMENT PERMIT
C-DRC2024-00007 CAMBRIA CSD

Approved Development

This approval authorizes:

a. Construction of a new skateboard park, landscaping, fencing, one all-gender restroom and paved parking lot with 7 spaces.
b. Drainage and public right of way improvements on Main Street.
c. Disturbance of 0.47 acres of the 1.4 acre parcel.
d. Maximum height of 12 feet and 4 inches from average natural grade for the purposes of the restroom.

The project includes the following modifications:

e. The required number of parking spaces, as required by Coastal Zone Land Use Ordinance Section 23.04.166, to be reduced from 11 spaces to 7 spaces.
f. The minimum front setback, as required by Coastal Zone Land Use Ordinance Section 23.08.070, to be reduced from 25 feet to 0 feet.
g. The minimum distance from a residential land use, required by Coastal Zone Land Use Ordinance Section 23.08.070, to be reduced from 1,000 feet to 180 feet.
h. The construction of sidewalk along the entire frontage of the site, required by Coastal Zone Land Use Ordinance Section 23.05.106. The extent of sidewalk construction will be reduced- starting at the end of the existing sidewalk to the southwest at the library and ending at the existing PG&E utility vault to northwest of proposed driveway entrance.

Conditions required to be completed at the time of application for construction permits

Site Development

1. **At the time of application for construction permits,** submit a revised landscape and fencing plan to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
   a. Streetscape plants on a depressed grade to prevent drainage issues, to the satisfaction of Public Works.
   b. Landscape plants between the skateboard park and the library should be effective at buffering noise.
   c. Identify which trees are replacing the removed willow and blackwood trees.
   d. A landscaping plan shall use native, drought tolerant and fire resistant species that are compatible with the habitat values of the surrounding area and vegetation will be propagated from appropriate native stock.

2. **At the time of application for construction permits,** the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

3. **At the time of application for construction permits,** all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Clearance Letter, prepared by the Cambria CSD Fire Department for this proposed project and dated April 27, 2023.

Services

4. **At the time of application for construction permits,** the applicant shall provide a letter from the Cambria CSD stating they are willing and able to provide water and sewer service to the property.

Access

5. **At the time of application for construction permits,** the applicant shall submit to the Department of Public Works an encroachment permit application, plans, fees, and post a cash damage bond, to install improvements within the public right-of-way in accordance with County Public Improvement Standards, unless already constructed and acceptable or design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards. The plans are to include, as applicable:
   a. Street plan and profile for widening Main Street to complete the project side of an A-2 urban road section with 6-feet Class II bike lane, 8-feet parking, with curb, gutter, and sidewalk within necessary dedicated right-of-way easements. The new sidewalk is to be extended from existing sidewalk to the southeast at library to the existing PG&E utility vault to northwest of proposed driveway entrance.
   b. A new Main Street site access shall be constructed in accordance with B-2 urban driveway approach and A-5 sight distance standards.
   c. Drainage ditches, culverts, and other structures (if drainage calculations require).
   d. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
   e. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.
   f. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).

6. **At the time of application for construction permits,** the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the County or its designated representative. In addition, prior to building permit issuance, the owner must post a performance bond. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

7. **At the time of application for construction permits,** the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire, or the regulating fire agency standards and specifications back to the nearest public maintained roadway.

Drainage and Flood Hazard

8. **At the time of application for construction permits,** the applicant shall submit complete drainage plans for review and approval in accordance with Section 23.05.040 of the Land Use Ordinance.

9. **At the time of application for construction permits,** the applicant shall show the 100-year flood hazard boundary on the project plans and provide evidence that all new structures comply with County flood hazard construction standards Section 23.07.060.

10. **At the time of application for construction permits,** the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 23.05.036 of the Land Use Ordinance.

11. **At the time of application for construction permits,** the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.

Stormwater Pollution Prevention Plan (SWPPP)

12. **At the time of application for construction permits,** if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California's Construction General Permit. Sites that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by San Luis Obispo County Codes.

Stormwater Control Plan (SWCP)

13. **At the time of application for construction or grading permits,** the applicant shall demonstrate whether the project is subject to post-construction stormwater requirements by submitting a Stormwater Control Plan application or Stormwater Post Construction Requirements (PCRs) Waiver Request Form.
   a. The applicant must submit a SWCP for all regulated projects subject to Performance Requirement #2 and above. The SWCP must be prepared by an appropriately licensed professional and submitted to the County for review and approval. Applicants must utilize the County's latest SWCP template.
   b. If post-construction stormwater control measures (SCMs) are proposed, the applicant must submit a draft Stormwater Operations and Maintenance Plan for review by the County. The plan must consist of the following Planning & Building Department forms;
      1. Structural Control Measure Description (Exhibit B)
      2. Stormwater System Contact Information
      3. Stormwater System Plans and Manuals
   c. If applicable, following approval by the County, the applicant shall record with the County Clerk-Recorder the Stormwater Operation and Maintenance Plan and an agreement or provisions in the CCRs for the purpose of documenting on-going and permanent storm drainage control, management, treatment, inspection and reporting.

Conditions to be completed prior to issuance of a construction permit

Fees

14. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

15. **Prior to the issuance of construction permits,** and in accordance with Title 13.01 of the County Code, the applicant must pay to the Department of Public Works the North Coast Area B Road Improvement Fee based on the latest adopted area fee schedule.

    The applicant shall be responsible for paying to the Department of Public Works the North Coast Area B Road Improvement Fee consistent with the approved fee schedule at the time of issuance of building permit, or within 30 days of land use permit approval if no building permit is required. In accordance with Government Code section 66020(d)(1), the County provides notice to the applicant that the 90-day approval period in which the applicant may protest imposition of the Road Improvement Fee has begun.

Offers

16. **Prior to issuance of construction permits,** the applicant may be required to offer for dedication to the public drainage easement(s) as necessary to contain both existing and proposed drainage features where those features accept public road storm flows. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

17. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for **prior to final building inspection.** If bonded for, landscaping shall be installed within 60 days after final building inspection. If installed or bonded for, the landscaping shall thereafter be maintained in a viable condition in perpetuity. If landscaping is for screening, such landscape must be maintained to provide the required or better screening in perpetuity.

18. **Prior to final inspection,** the applicant shall obtain final inspection and approval from Cal Fire of all required fire/life safety measures.

19. **Prior to establishment of the use**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Fire Safety

20. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria CSD Fire Department of all required fire/life safety measures.

Services

21. **Prior to occupancy or final inspection,** whichever occurs first, the applicant shall obtain a final inspection to ensure all conditions of the Cambria CSD will-serve letter have been met.

Access

22. **Prior to commencing permitted activities,** all work in the public right-of-way must be constructed or reconstructed to the satisfaction of the Public Works Inspector and in accordance with the County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans.

Stormwater Control Plan (SWCP)

23. **Prior to acceptance of the improvements (if applicable),** the Stormwater Operations and Maintenance plan and General Notice must be updated to reflect as-built changes, approved by the County, and re-recorded with the County Clerk-Recorder as amendments to the original document.

On-going conditions of approval (valid for the life of the project)

24. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.040 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

25. All conditions of this approval run with the land and shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

Access

26. **On-going condition of approval (valid for the life of the project),** and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage, tree planting, fences, etc., without a valid encroachment permit issued by the Department of Public Works with a maintenance plan.

27. **On-going condition of approval (valid for the life of the project),** the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, maintaining County driveway sight distance standards, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity.

Drainage and Flood Hazard

28. **On-going condition of approval (valid for the life of the project),** in accordance with 8.68.130 (Article III), non-stormwater discharges into the county storm drain system shall require an encroachment permit as described in Chapter 13.08 of the County Code. Permits shall only be issued when applicant successfully demonstrates compliance with all requirements of Article III.

Solid Waste and Recycling

29. ***On-going condition of approval (valid for the life of the project),*** the applicant shall provide solid waste disposal service in accordance with County Code Chapter 8.98 – Mandatory Recycling and Chapter 8.99 – Mandatory Organic Waste Disposal Reduction Program. Depending on project type, requirements may include source separation containers for recyclable materials and organic materials from other solid waste; required education, information materials, training, inspections, and other measures to comply with County requirements for mandatory recycling and organic waste reduction; and specific requirements for Tier One and Tier Two commercial edible food generators, such as large grocery stores, venues, events, on-site food facilities, etc.

PLAN PREPARED BY:
CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | CA 93428
805.706.0401 | www.civil-studio.com

ENGINEER OF RECORD:

PROFESSIONAL ENGINEER – CIVIL – No. 74736 – STATE OF CALIFORNIA – REGISTERED – EXPIRES 12/31/2025

PROJECT NAME:
CAMBRIA SKATE PARK

PROJECT LOCATION:
975 MAIN STREET
CAMBRIA, CA 93428
APN: 013-101-072

PLANS PREPARED FOR:
CAMBRIA COMMUNITY SERVICES DISTRICT
1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CA 93428

REVISIONS:

1	1ST PLAN CHECK CORRECTIONS
2	2ND PLAN CHECK CORRECTIONS
3	3RD PLAN CHECK CORRECTIONS

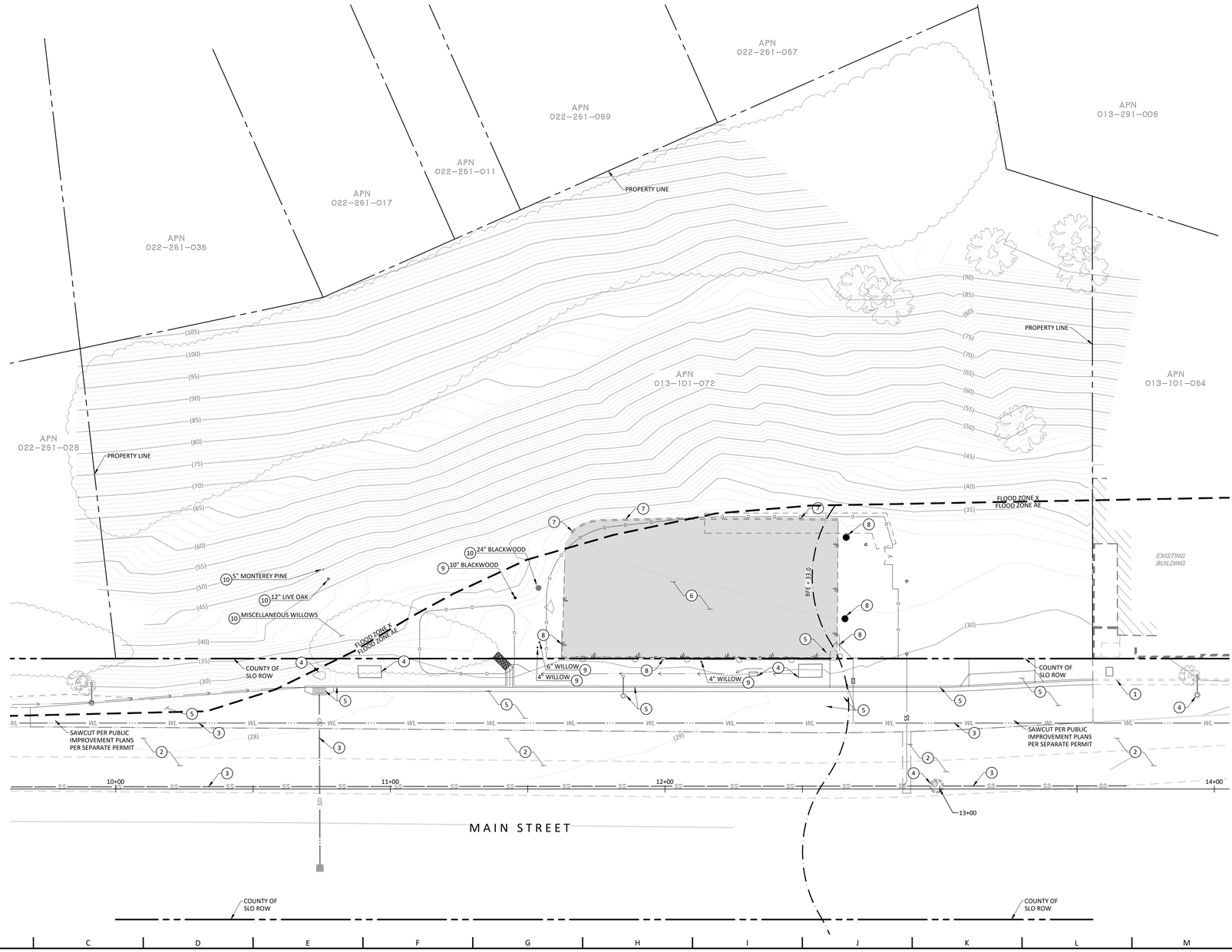
REVIEWED BY:	MRS
PREPARED BY:	JTI
DATE:	MARCH 10, 2025
CDS JOB #:	22-011

CONDITIONS OF APPROVAL

C101

SHEET 2 OF 8 SHEETS

Z:\Shared\CDS Data\Active Jobs\22-011 Cambria Skate Park PIP_Project\3_Condocs\22-011 Title Sheet.dwg, March 11, 2026



EXISTING TOPOGRAPHIC NOTES

1. EXISTING CURB, GUTTER, AND SIDEWALK - PROTECT IN PLACE
2. EXISTING ASPHALT - PROTECT IN PLACE
3. EXISTING UTILITY LINE - PROTECT IN PLACE
4. EXISTING UTILITY FEATURE - PROTECT IN PLACE
5. EXISTING IMPROVEMENTS PER PUBLIC IMPROVEMENT PLANS PER SEPARATE PERMIT
6. EXISTING ASPHALT - REMOVE AND DISPOSE OF
7. EXISTING CURB - REMOVE AND DISPOSE OF
8. EXISTING FENCE - REMOVE AND DISPOSE OF
9. EXISTING TREE - REMOVE AND DISPOSE OF
10. EXISTING TREE - PROTECT IN PLACE

DEMOLITION GENERAL NOTES

1. UTILITIES: THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND BEST RECOLLECTION OF FACILITY STAFF, THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR POT HOLE TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR PROTECTION OF ALL EXISTING UTILITY LINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND DISPOSE OF ALL STRUCTURES ABOVE AND OR BELOW GROUND UNLESS OTHERWISE NOTED. ANY HAZARDOUS MATERIALS ENCOUNTERED SHALL BE HANDLED AND REMOVED AS REQUIRED BY LOCAL AND/OR STATE LAWS AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING HARDSCAPE IMPROVEMENTS, UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY THESE PLANS.
4. ALL JOIN LINES SHALL BE SAW CUT ON A NEAT, STRAIGHT LINE PARALLEL WITH THE JOIN. THE CUT EDGE SHALL BE PROTECTED FROM CRUSHING, AND ALL BROKEN EDGES SHALL BE RECUT PRIOR TO JOINING.
5. ALL EXISTING OBJECTIONABLE MATERIALS THAT CONFLICT WITH PROPOSED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, UTILITIES AND APPURTENANCES, TREES, SIGNS, AND STRUCTURES, ETC. SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AT NO COST TO THE OWNER, UNLESS OTHERWISE INDICATED HEREIN, OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING STREETS FROM DAMAGES CAUSED BY HIS OPERATIONS. ANY CURBS DAMAGED DURING HIS OPERATIONS SHALL BE SAWCUT AND REPLACED AT NO COST TO THE OWNER. ANY EXISTING PAVING IDENTIFIED AS POTENTIALLY NEEDING TO BE REPLACED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.
7. THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION AND DISPOSAL OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS.

PLAN PREPARED BY:
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CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | CA 93428
805.706.0401 | www.civil-studio.com

ENGINEER OF RECORD:

PROFESSIONAL ENGINEER * REGISTERED * STATE OF CALIFORNIA * No. 74736 * CIVIL * EXPIRES 12/31/26

PROJECT NAME:
CAMBRIA SKATE PARK

PLANS PREPARED FOR:
CAMBRIA COMMUNITY SERVICES DISTRICT
1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CA 93428

PROJECT LOCATION:
975 MAIN STREET
CAMBRIA, CA 93428
APN: 013-101-072

REVISIONS:	
1	1ST PLAN CHECK CORRECTIONS
2	2ND PLAN CHECK CORRECTIONS
3	3RD PLAN CHECK CORRECTIONS

REVIEWED BY:	MRS
PREPARED BY:	JTI
DATE:	MARCH 10, 2025
CDS JOB #:	22-011

EXISTING CONDITIONS AND DEMOLITION PLAN

C200

SHEET 3 OF 8 SHEETS

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NOTE:
ALL EXTERIOR LIGHTING ON THE PROPOSED BUILDING SHALL BE DIRECTED DOWNWARD TO MAINTAIN NIGHT SKY VISIBILITY AND SHALL COMPLY WITH SLO COUNTY TITLE 23.04.320. IN ADDITION, CONTRACTOR SHALL VERIFY THAT THE FINAL INSTALLATION OF ANY EXTERIOR LIGHTING RESULTS IN PRESERVATION OF NIGHT SKY VISIBILITY TO THE MAXIMUM EXTENT POSSIBLE.

PUBLIC IMPROVEMENTS NOTE:
FRONTAGE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT. THE CONTRACTOR SHALL COMPLETE ALL PUBLIC IMPROVEMENTS (PER SEPARATE PLAN AND ENCROACHMENT PERMIT) PRIOR TO OCCUPANCY OF THE PROJECT. REFERENCE PUBLIC IMPROVEMENT PLANS FOR CONSTRUCTION DETAILS WITHIN THE PUBLIC RIGHT OF WAY.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE:

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

TITLED "SOILS ENGINEERING REPORT - MAIN STREET SKATE PARK - APN: 013-101-072, CAMBRIA AREA - SAN LUIS OBISPO COUNTY, CALIFORNIA" AND DATED AUGUST 17, 2021

GEOTECHNICAL ENGINEER: KRAIG CROZIER, GEOSOLUTIONS, INC.
PROJECT NO: SL12170-1

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT REGARDING GRADING AND SITE PREPARATION SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES. REFER TO THE CIVIL SITE PLAN FOR PAVING CROSS SECTIONS.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE:

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOLOGY REPORT PREPARED FOR THIS SITE AS FOLLOWS:

TITLED "ENGINEERING GEOLOGY INVESTIGATION" AND DATED SEPTEMBER 9, 2022

ENGINEERING GEOLOGIST: JEFFREY PFOST, GEOSOLUTIONS, INC.
PROJECT NO: SL12170-2

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT REGARDING GRADING AND SITE PREPARATION SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES. REFER TO THE CIVIL SITE PLAN FOR PAVING CROSS SECTIONS.

GRADING PLAN NOTES

CONCRETE CURBS AND/OR GUTTERS THAT HAVE BEEN CONSTRUCTED AT LESS THAN 0.5% SHALL BE PUDDLE TESTED TO VERIFY CORRECT DRAINAGE. CONTRACTOR SHALL REMOVE AND REPLACE SECTIONS OF CURB THAT DO NOT COMPLY WITH THIS PLAN. MAXIMUM ACCEPTABLE POND LENGTH SHALL BE 2'. MAXIMUM POND DEPTH SHALL BE .02'

MAXIMUM SLOPE IN ALL ADA PARKING STALLS AND LOADING AREAS SHALL BE 2.0% MAXIMUM IN ANY DIRECTION.

LEGEND

- (11) ASPHALT
- (12) CONCRETE IN DRIVE AISLE
- (13) CONCRETE IN PEDESTRIAN AREA
- (21) DETECTABLE WARNING SURFACE

CONSTRUCTION NOTES

(11) CONSTRUCT A MINIMUM 3" OF 3/4" TYPE "A" A.C. PAVING OVER 6" OF CLASS 2 BASE PER SOILS REPORT. NATIVE SUBGRADE SCARIFIED TO A MINIMUM OF 12" AND COMPACTED TO 95% RELATIVE COMPACTION PER SOILS REPORT. SEE DETAIL "B1", SHEET C801 FOR TYPICAL SECTION. SOILS ENGINEER HAS NOT PROVIDED AN R VALUE DURING THE DESIGN PHASE. CONTRACTOR SHALL CONFIRM THIS STRUCTURAL SECTION WITH THE SOILS ENGINEER PRIOR TO PERFORMING THE WORK. HOT MIX ASPHALT SHALL CONFORM TO SECTION 39 OF THE STATE SPECIFICATIONS. ASPHALT BINDER SHALL CONFORM TO PG 64-10 AS SPECIFIED IN SECTION 92 OF THE STATE STANDARD SPECIFICATIONS

(12) CONSTRUCT 6" P.C.C. (520-C-2500) OVER 6" CLASS 2 BASE WITH THICKENED EDGE AT PERIMETER PER SOILS REPORT. REBAR REINFORCEMENT SHALL BE #4 @ 18" O.C. NATIVE SUBGRADE SCARIFIED TO A MINIMUM OF 12" AND COMPACTED TO 95% RELATIVE COMPACTION PER SOILS REPORT. SEE DETAIL "B2", SHEET C801 FOR THICKENED EDGE DETAIL AND TYPICAL CROSS SECTION

(13) CONSTRUCT 4" P.C.C. (520-C-2500) OVER 6" CLASS 2 BASE WITH THICKENED EDGE AT PERIMETER PER SOILS REPORT. REBAR REINFORCEMENT SHALL BE #4 @ 18" O.C. NATIVE SUBGRADE SCARIFIED TO A MINIMUM OF 12" AND COMPACTED TO 95% RELATIVE COMPACTION PER SOILS REPORT. SEE DETAIL "B3", SHEET C801 FOR THICKENED EDGE DETAIL AND TYPICAL CROSS SECTION

(14) CONSTRUCT 0" CONCRETE CURB PER DETAIL "C0", SHEET C801

(15) CONSTRUCT 6" CONCRETE CURB PER DETAIL "C1", SHEET C801

(16) CONSTRUCT CONCRETE CURB AND GUTTER PER DETAIL "C2", SHEET C801

(17) CONSTRUCT 48" CONCRETE V-GUTTER PER DETAIL "C3", SHEET C801

(18) CONSTRUCT CURB CUT WITH TRANSITION PER DETAIL "C4", SHEET C801

(19) CONSTRUCT ACCESSIBLE STALL WITH STRIPING AND VAN ACCESSIBLE SIGNAGE PER DETAILS "A1", "A2", AND "A4", SHEET C800. PAVEMENT MAXIMUM SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2%

(20) FURNISH AND INSTALL PARKING ENTRANCE NOTIFICATION SIGN PER DETAIL "A3", SHEET C800

(21) FURNISH AND INSTALL DETECTABLE WARNING SURFACE (TRUNCATED DOMES) PER DETAIL "A5", SHEET C800

(22) CONSTRUCT ROCK SLOPE PROTECTION PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. H-5

(23) CONSTRUCT ROCK LINED SWALE (STEEP SLOPE) PER DETAIL "D0", SHEET C801

(24) CONSTRUCT ROCK LINED SWALE PER DETAIL "D1", SHEET C801

(25) CONSTRUCT EARTHEN SWALE PER DETAIL "D2", SHEET C801

(26) PAINT 4" WIDE WHITE PARKING STRIPE.

(27) CONSTRUCT ARCHITECTURAL SKATE PARK FEATURE PER SEPARATE PLAN

(28) INSTALL PRE-MANUFACTURERED BATHROOM BUILDING WITH HCD TAG, PUBLIC RESTROOM COMPANY PS-011 (OR APPROVED EQUAL). BUILDING SHALL BE FLOOD PROOF IN COMPLIANCE WITH FEMA REQUIREMENTS. SEE DETAIL "F", SHEET C802. BUILDING PAD PREPARATION SHALL COMPLY WITH SECTION 7.1.2 OF THE PROJECT SOILS REPORT. 1

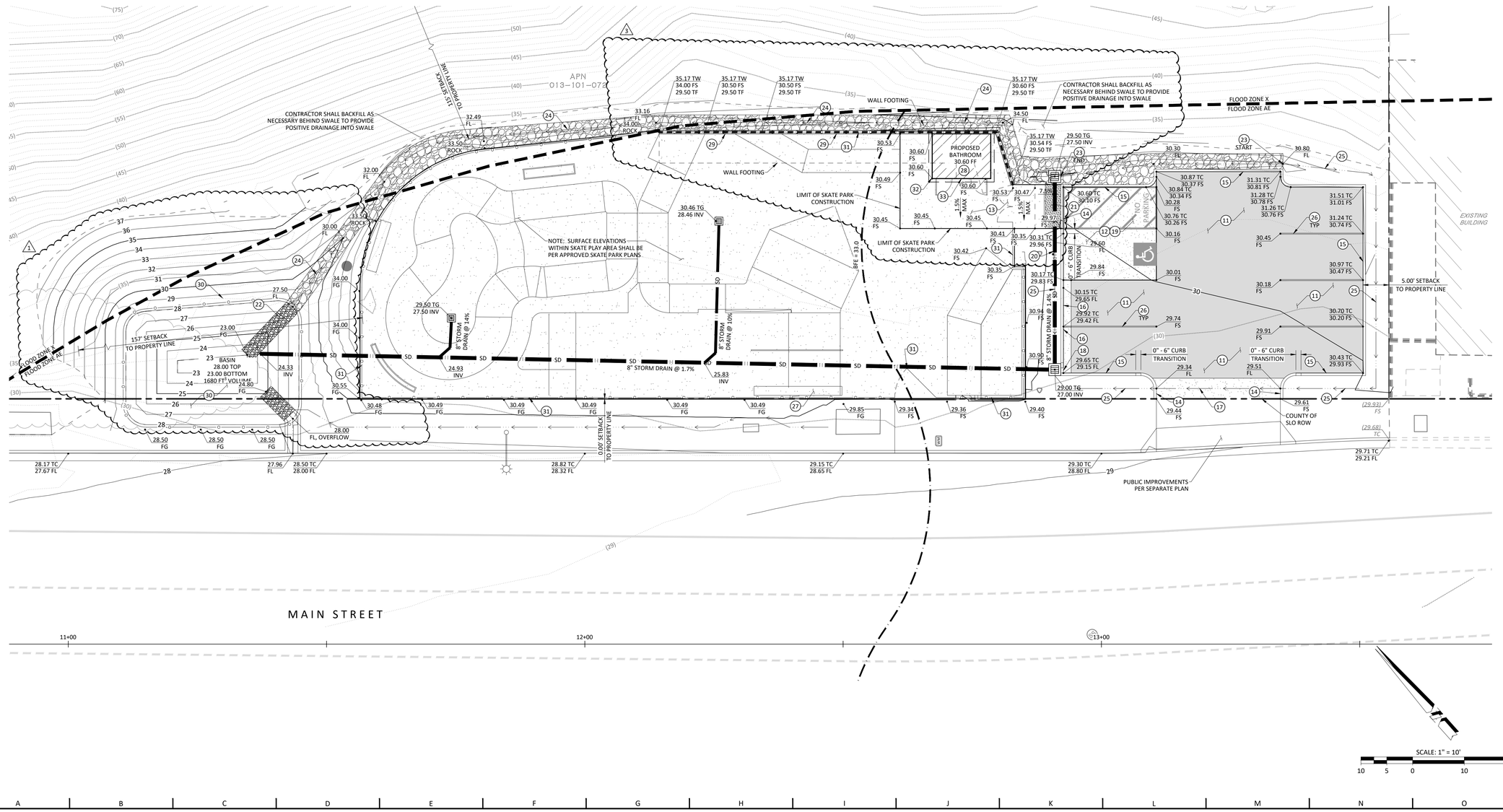
(29) CONSTRUCT RETAINING WALL PER DETAIL "E1", SHEET C801

(30) CONSTRUCT DEEP BASIN PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. D-1. OMIT RAMP

(31) BID ALTERNATE - CONTRACTOR TO PROVIDE OPTION FOR FENCE WITH TWO GATES AS SHOWN. FENCE TYPE PER LANDSCAPE ARCHITECT.

(32) FURNISH AND INSTALL W R MEADWOS DECK-O-FOAM (OR APPROVED EQUAL) FOAM EXPANSION JOINT AT PERIMETER OF THE BUILDING. VERIFY FOAM COMPLETELY COVERS ALL EXPOSED PORTIONS OF THE BUILDING FOUNDATION PRIOR TO POURING CONCRETE SLAB. FILL REMOVABLE SURFACE STRIP WITH SIKAFLEX SEALANT (OR APPROVED EQUAL)

(33) EXTERIOR LIGHTING ON THE PROPOSED BUILDING SHALL BE DIRECTED DOWNWARD TO MAINTAIN NIGHT SKY VISIBILITY AND SHALL COMPLY WITH SLO COUNTY TITLE 23.04.320. INSTALL LUMINAIRE LED AEL 12, 10 WATT, 4000K (OR APPROVED EQUAL) 1



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ENGINEER OF RECORD:
PROFESSIONAL ENGINEER ★ REGISTERED ★ STATE OF CALIFORNIA ★ No. 74736 ★ CIVIL
3/10/25

PROJECT NAME:
CAMBRIA SKATE PARK

PROJECT LOCATION:
975 MAIN STREET
CAMBRIA, CA 93428
APN: 013-101-072

PLANS PREPARED FOR:
CAMBRIA COMMUNITY SERVICES DISTRICT
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1 1ST PLAN CHECK CORRECTIONS
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3 3RD PLAN CHECK CORRECTIONS

REVIEWED BY: MRS
PREPARED BY: JTI
DATE: MARCH 10, 2025
CDS JOB #: 22-011

GRADING PLAN

C400

SHEET 4 OF 8 SHEETS

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NOTE:
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UTILITY CONSTRUCTION NOTES

- 41 FURNISH AND INSTALL 8" PVC SDR 35 STORM DRAIN PIPE (s = 0.005 MINIMUM)
- 42 AREA DRAIN. REFERENCE SPOHN RANCH SKATE PARK PLANS FOR THIS PROJECT FOR MATERIAL SPECIFICATIONS.
- 43 FURNISH AND INSTALL 18" MID STATE CONCRETE SQUARE CATCH BASIN (OR APPROVED EQUAL) PER MANUFACTURERS DETAILS.

NOTES 46 TO 50 NOT USED

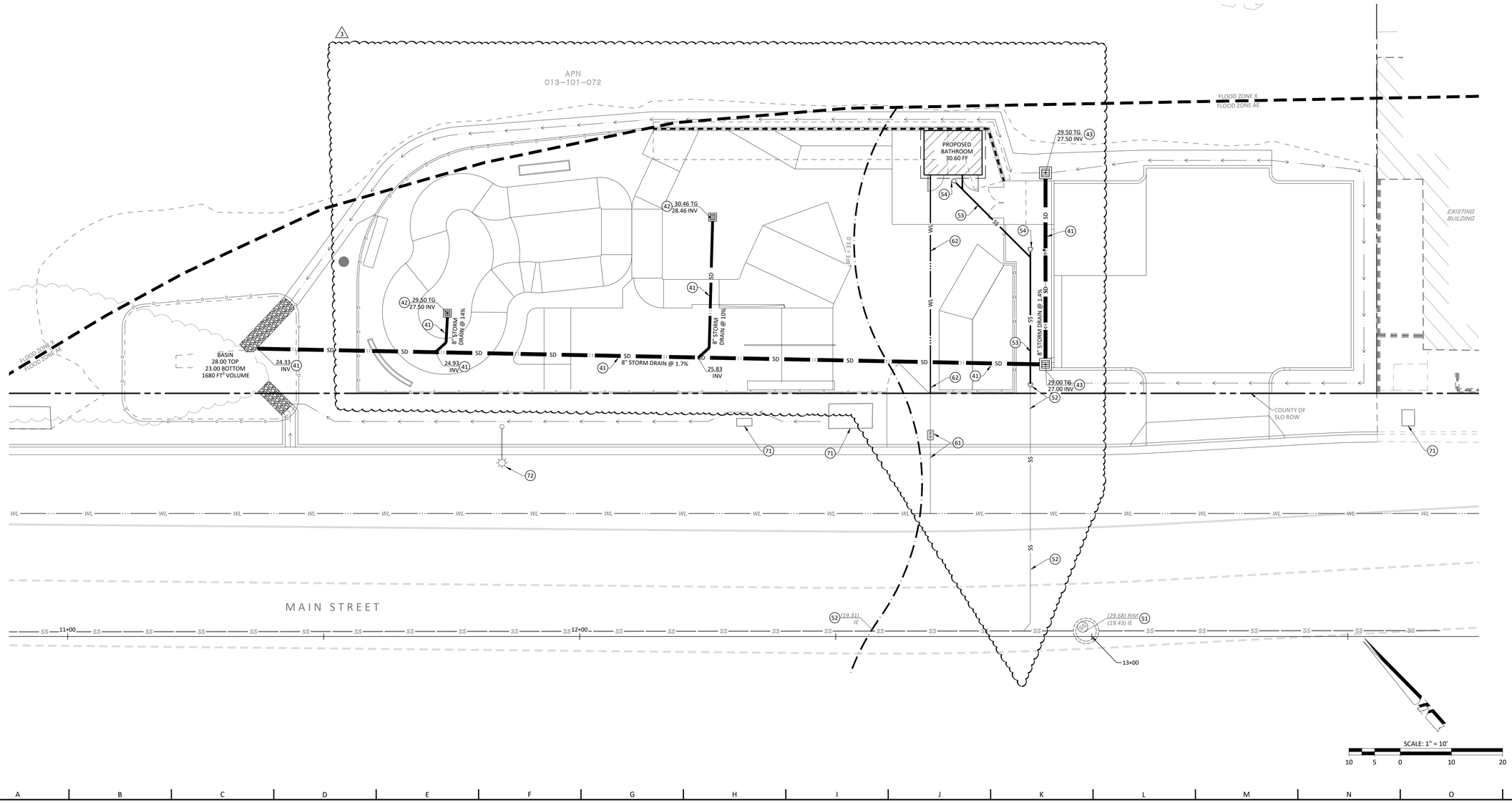
- 51 EXISTING SANITARY SEWER MANHOLE - PROTECT IN PLACE
- 52 EXISTING SANITARY SEWER SERVICE LATERAL PER PUBLIC IMPROVEMENT PLANS PER SEPARATE PERMIT
- 53 FURNISH AND INSTALL 4" PVC SDR 35 SANITARY SEWER LINE (S = 0.020 MINIMUM)
- 54 CONSTRUCT SANITARY SEWER CLEANOUT PER DETAIL, THIS SHEET

NOTE 55 TO 60 NOT USED

- 61 EXISTING 1" WATER SERVICE CONNECTION PER PUBLIC IMPROVEMENT PLANS PER SEPARATE PERMIT
- 62 FURNISH AND INSTALL 1" SCHEDULE 80 PVC WATER LINE

NOTE 63 TO 70 NOT USED

- 71 EXISTING UTILITY VAULT - PROTECT IN PLACE
- 72 RELOCATED STREET LIGHT PER PUBLIC IMPROVEMENT PLANS PER SEPARATE PERMIT



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REVIEWED BY: MRS
PREPARED BY: JTI
DATE: MARCH 10, 2025
CDS JOB #: 22-011

UTILITY PLAN

C500

SHEET 5 OF 8 SHEETS

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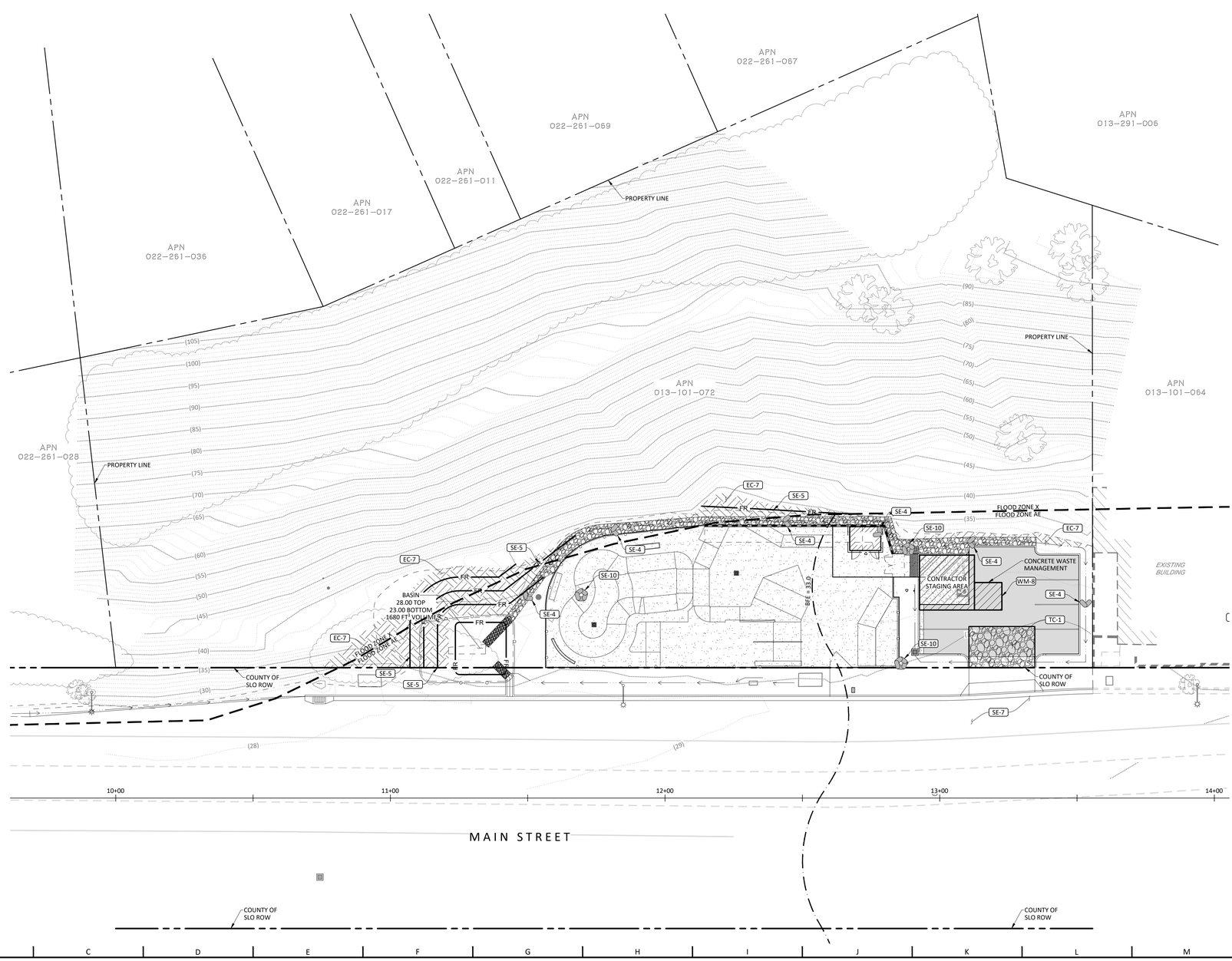

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH CALIFORNIA GENERAL PERMIT.
3. THE OWNER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT OR UNTIL A NOTICE OF TERMINATION HAS BEEN ACCEPTED BY RWQCB. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION AT THE DIRECTION OF THE PROJECT QSP. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE QSD, QSP, AGENCY INSPECTOR, OR RWQCB.
4. PER THE CALIFORNIA GENERAL PERMIT, THERE IS NO IDENTIFIED RAINY SEASON. EROSION CONTROL MEASURES ARE REQUIRED AT ALL TIMES. REFER TO PROJECT SWPPP FOR BMP DETAILS.
5. IN THE EVENT OF A FAILURE, THE OWNER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE AGENCY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR AGENCY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
6. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS.
7. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 75% COVERAGE ON ALL DISTURBED SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
8. THE AGENCY MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.
9. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA GENERAL PERMIT. THE OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI).
10. NAME OF PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM:

NAME: _____

PHONE: _____

BMP SELECTION AND LEGEND

BMP'S SPECIFIED ON THIS PLAN REFERENCE THE NOVEMBER 2009 EDITION OF THE CASQA "CALIFORNIA STORMWATER HANDBOOK". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN BMP DETAILS AVAILABLE AT WWW.CASQA.ORG.

THE FOLLOWING BMPS ARE NOT SHOWN IN SPECIFIC LOCATIONS ON THIS PLAN AND ARE APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL INCORPORATE THESE BMPS INTO THE PROJECT SCOPE:

EC-1	PROJECT SCHEDULING
EC-2	PRESERVATION OF EXISTING VEGETATION
NS-1	WATER CONSERVATION
NS-3	PAVING AND GRINDING
NS-6	DISCHARGE REPORTING
NS-7	POTABLE WATER / IRRIGATION
NS-8	VEHICLE CLEANING
NS-9	VEHICLE FUELING
NS-10	VEHICLE MAINTENANCE
NS-12	CONCRETE CURING
NS-13	CONCRETE FINISHING
WE-1	WIND EROSION CONTROL

THE FOLLOWING BMPS ARE SPECIFIED ON THIS PLAN:

EC-7	GEOTEXTILES AND MATS
SE-4	CHECK DAM
SE-5	FIBER ROLLS
SE-7	STREET SWEEPING
SE-10	STORM DRAIN INLET PROTECTION
TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT
WM-8	CONCRETE WASTE (WASH OUT)

THE FOLLOWING BMPS SHALL BE USED IN THE CONTRACTOR STAGING AREA:

WM-1	MATERIAL STORAGE
WM-2	MATERIAL USAGE
WM-3	STOCKPILE MANAGEMENT
WM-4	SPILL PREVENTION KIT
WM-5	SOLID WASTE (TRASH)
WM-6	HAZARDOUS WASTE MANAGEMENT
WM-9	SEPTIC / SANITARY FACILITIES

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ENGINEER OF RECORD:

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APN: 013-101-072

PLANS PREPARED FOR:
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REVISIONS:

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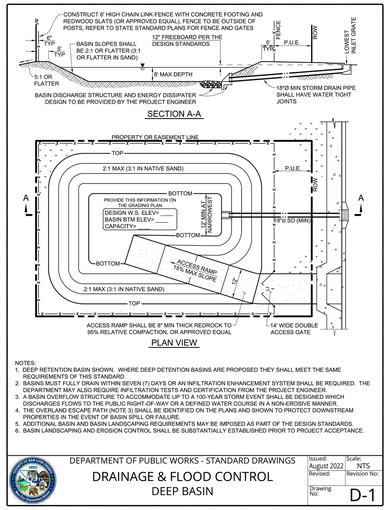
REVIEWED BY:	MRS
PREPARED BY:	JTI
DATE:	MARCH 10, 2025
CDS JOB #:	22-011

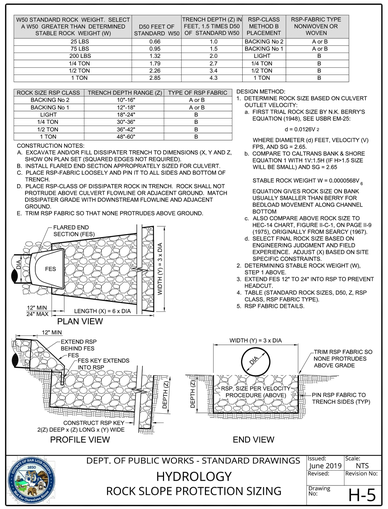
EROSION CONTROL PLAN

C700

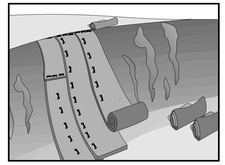
SHEET 6 OF 8 SHEETS

Z:\Shared\CDS Data\Active Jobs\22-011 Cambria Skate Park PRPL Project\3_Condocs\22-011 Erosion Central Plan.dwg, March 11, 2026





Geotextiles and Mats EC-7



Description and Purpose

Mattings, or Rolled Erosion Control Products (RECPs), can be made of natural or synthetic materials or a combination of the two. RECPs are used to cover the soil surface to reduce erosion from rainfall impact, hold soil in place, and absorb and hold moisture near the soil surface. Additionally, RECPs may be used to stabilize soils until vegetation is established or to reinforce non-woody surface vegetation.

Suitable Applications

RECPs are typically applied on slopes where erosion hazard is high and vegetation will be slow to establish. Mattings are also used on stream banks, swales and other drainage channels where moving water at velocities between 3 ft/s and 6 ft/s are likely to cause scour and wash out new vegetation, and in areas where the soil surface is disturbed and where existing vegetation has been removed. RECPs may also be used when seeding cannot occur (e.g., late season construction and/or the arrival of an early rain season). RECPs should be considered when the soils are fine grained and potentially erosive. RECPs should be considered in the following situations.

- Steep slopes, generally steeper than 3:1 (H:V)
- Slopes where the erosion potential is high
- Slopes and disturbed soils where mulch must be anchored
- Disturbed areas where plants are slow to develop

Categories

EC	Erosion Control	☑
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend: ☑ Primary Category ☑ Secondary Category

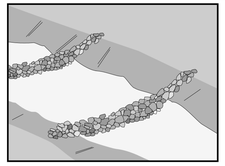
Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

EC-3 Hydraulic Mulch
EC-4 Hydroseeding

Check Dams SE-4



Description and Purpose

A check dam is a small barrier constructed of rock, gravel bags, sandbags, fiber rolls, or other proprietary products, placed across a constructed swale or drainage ditch. Check dams reduce the effective slope of the channel, thereby reducing scour and channel erosion by reducing flow velocity and increasing residence time within the channel, allowing sediment to settle.

Suitable Applications

Check dams may be appropriate in the following situations:

- To promote sedimentation behind the dam.
- To prevent erosion by reducing the velocity of channel flow in small intermittent channels and temporary swales.
- In small open channels that drain 10 acres or less.
- In steep channels where stormwater runoff velocities exceed 5 ft/s.
- During the establishment of grass linings in drainage ditches or channels.
- In temporary ditches where the short length of service does not warrant establishment of erosion-resistant linings.
- To act as a grade control structure.

Categories

EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend: ☑ Primary Category ☒ Secondary Category

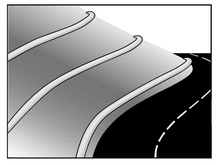
Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-5 Fiber Rolls
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-14 Biofilter Bags

Fiber Rolls SE-5



Description and Purpose

A fiber roll consists of straw, coir, or other biodegradable materials bound into a tight tubular roll wrapped by netting, which can be photodegradable or natural. Additionally, gravel core fiber rolls are available, which contain an imbedded ballast material such as gravel or sand for additional weight when staking the rolls are not feasible (such as use as inlet protection). When fiber rolls are placed at the toe and on the face of slopes along the contours, they intercept runoff, reduce its flow velocity, release the runoff as sheet flow, and provide removal of sediment from the runoff (through sedimentation). By interrupting the length of a slope, fiber rolls can also reduce sheet and rill erosion until vegetation is established.

Suitable Applications

Fiber rolls may be suitable:

- Along the toe, top, face, and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.
- At the end of a downward slope where it transitions to a steeper slope.
- Along the perimeter of a project.
- As check dams in unlined ditches with minimal grade.
- Down-slope of exposed soil areas.
- At operational storm drains as a form of inlet protection.

Categories

EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend: ☑ Primary Category ☒ Secondary Category

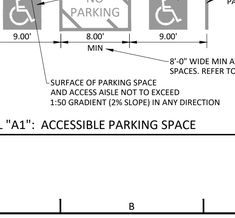
Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-14 Biofilter Bags

Street Sweeping and Vacuuming SE-7



Description and Purpose

Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

Suitable Applications

Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

Limitations

Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

Implementation

- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming efforts to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.
- Do not use kick brooms or sweeper attachments. These tend to spread the dirt rather than remove it.

Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend: ☑ Primary Objective ☒ Secondary Objective

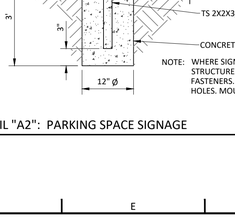
Targeted Constituents

Sediment	☑
Nutrients	
Trash	☑
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

Storm Drain Inlet Protection SE-10



Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

Suitable Applications

Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

Limitations

- Drainage area should not exceed 1 acre.
- In general straw bales should not be used as inlet protection.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.

Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend: ☑ Primary Category ☒ Secondary Category

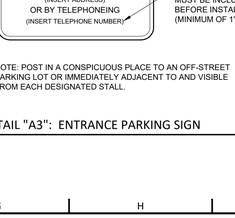
Targeted Constituents

Sediment	☑
Nutrients	
Trash	☒
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence
SE-5 Fiber Rolls
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-14 Biofilter Bags

Stabilized Construction Entrance/Exit TC-1



Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Suitable Applications

Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water

Categories

EC	Erosion Control	☒
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend: ☑ Primary Objective ☒ Secondary Objective

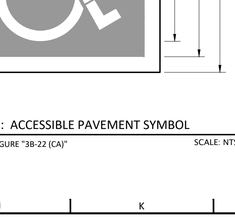
Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

Concrete Waste Management WM-8



Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Effluent Limits (NEL) and Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

Suitable Applications

Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
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NS	Non-Stormwater Management Control	☒
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Legend: ☑ Primary Category ☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

NOTE:
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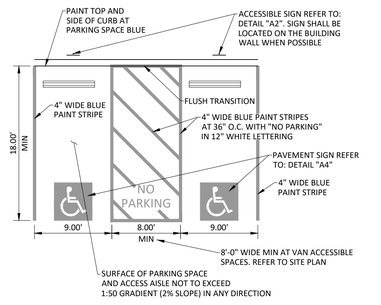
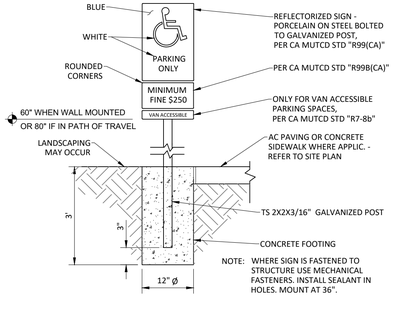
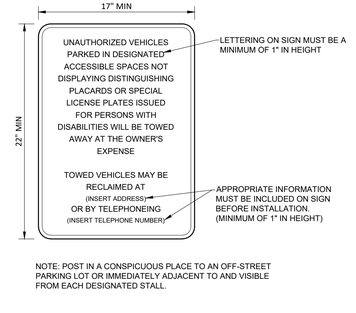


19 DETAIL "A1": ACCESSIBLE PARKING SPACE
SCALE: NTS

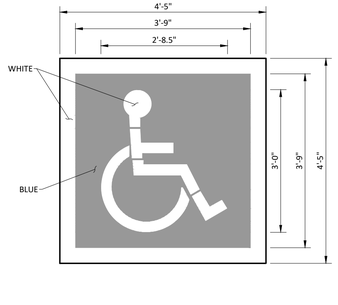


19 DETAIL "A2": PARKING SPACE SIGNAGE
SCALE: NTS

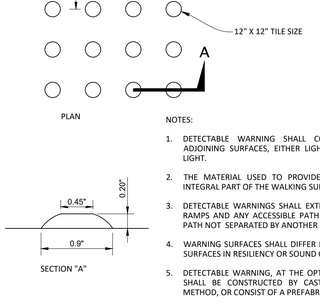


NOTE: POST IN A CONSPICUOUS PLACE TO AN OFF-STREET PARKING LOT OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH DESIGNATED STALL.

20 DETAIL "A3": ENTRANCE PARKING SIGN
SCALE: NTS



19 DETAIL "A4": ACCESSIBLE PAVEMENT SYMBOL
PER CA MUTCD FIGURE "3B-22 (CA)"
SCALE: NTS



NOTES:
1. DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT.
2. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
3. DETECTABLE WARNINGS SHALL EXTEND FULL WIDTH OF CURB RAMPS AND ANY ACCESSIBLE PATH THAT CROSSES VEHICULAR PATH NOT SEPARATED BY ANOTHER ELEMENT.
4. WARNING SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND ON CANE CONTACT.
5. DETECTABLE WARNING, AT THE OPTION OF THE CONTRACTOR, SHALL BE CONSTRUCTED BY CAST IN PLACE OR STAMPED METHOD, OR CONSIST OF A PREFABRICATED SURFACE.

21 DETAIL "A5": TRUNCATED DOMES
SCALE: NTS

PLAN PREPARED BY:
CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | CA 93428
805.706.0401 | www.civil-studio.com

ENGINEER OF RECORD:
PROFESSIONAL ENGINEER * REGISTERED * CIVIL * STATE OF CALIFORNIA * No. 74736 * MARK R. STOLTZ
Exp. 12/31/26

PROJECT NAME:
CAMBRIA SKATE PARK

PROJECT LOCATION:
975 MAIN STREET
CAMBRIA, CA 93428
APN: 013-101-072

PLANS PREPARED FOR:
CAMBRIA COMMUNITY SERVICES DISTRICT
1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CA 93428

REVISIONS:
1 1ST PLAN CHECK CORRECTIONS
2 2ND PLAN CHECK CORRECTIONS
3 3RD PLAN CHECK CORRECTIONS

REVIEWED BY: MRS
PREPARED BY: JTI
DATE: MARCH 10, 2025
CDS JOB #: 22-011

DETAIL SHEET

C800

SHEET 7 OF 8 SHEETS

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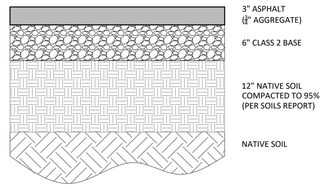
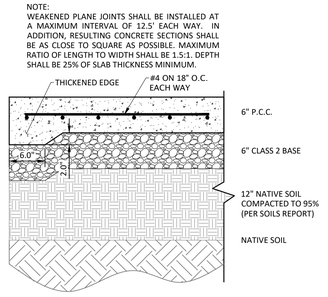


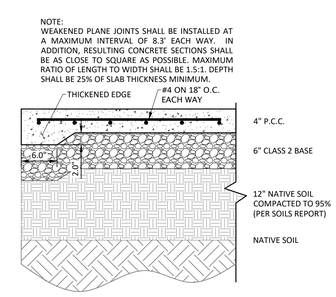
11 DETAIL "B1": AC PAVING

SCALE: 1" = 1'



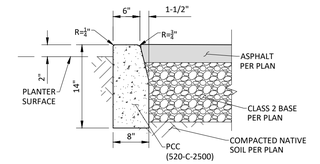
12 DETAIL "B2": CONCRETE IN DRIVE AISLES

SCALE: 1" = 1'



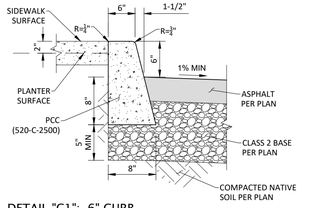
13 DETAIL "B3": CONCRETE IN PEDESTRIAN AREAS

SCALE: 1" = 1'



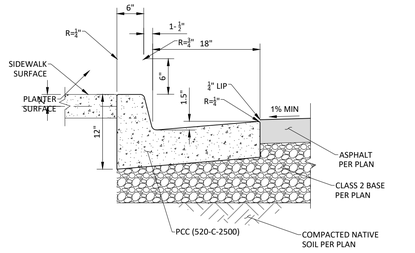
14 DETAIL "C0": 0" CURB

SCALE: 1" = 1'



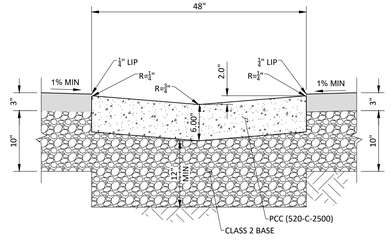
15 DETAIL "C1": 6" CURB

SCALE: 1" = 1'



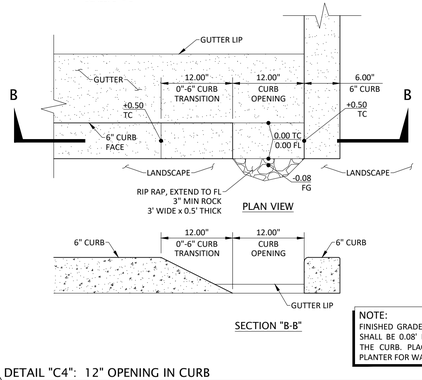
16 DETAIL "C2": 6" CURB AND 18" GUTTER

SCALE: 1" = 1'



17 DETAIL "C3": 48" V-GUTTER

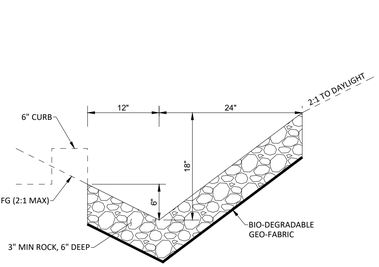
SCALE: NTS



NOTE:
FINISHED GRADE (TOP OF FROCKS) BEHIND CURB SHALL BE 0.08' LOWER THAN THE FLOWLINE OF THE CURB. PLACE ROCK BEHIND CURB CUT IN PLANTER FOR WATER DISSIPATION.

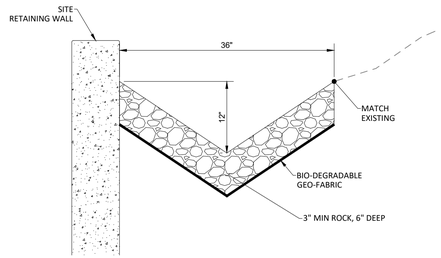
18 DETAIL "C4": 12" OPENING IN CURB

SCALE: NTS



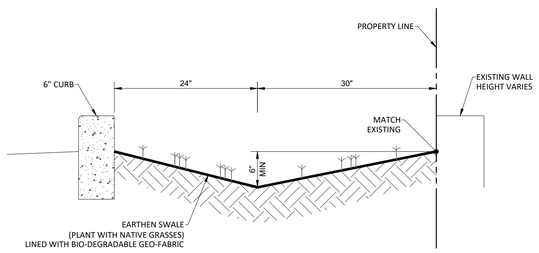
23 DETAIL "D0": ROCK LINED SWALE (STEEP SLOPE)

SCALE: NTS



24 DETAIL "D1": ROCK LINED SWALE

SCALE: NTS



25 DETAIL "D2": EARTHEN SWALE

SCALE: NTS

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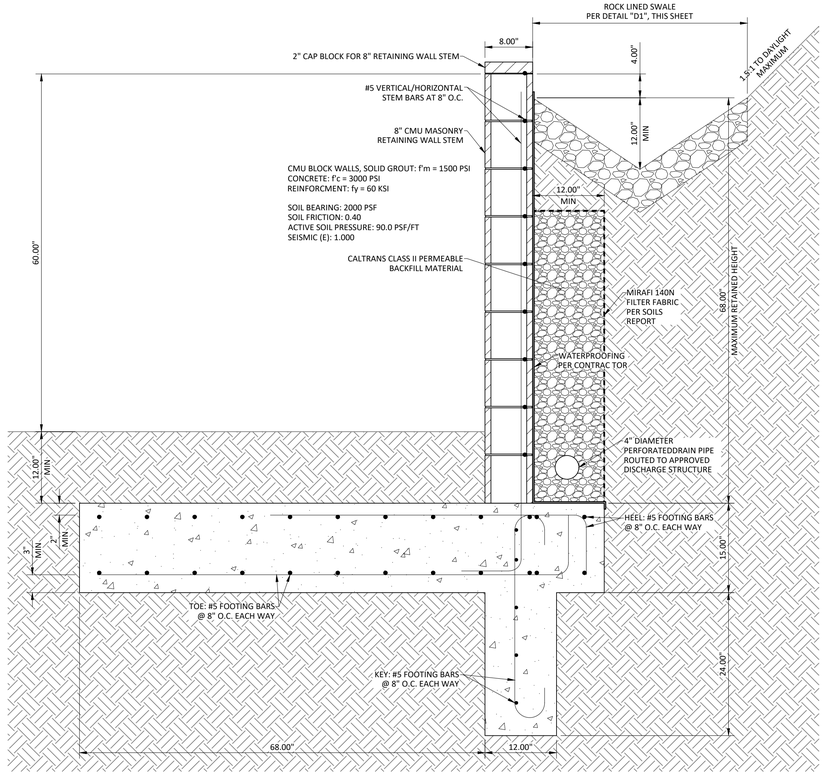
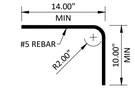


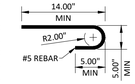
29 DETAIL "E1": CMU RETAINING WALL

SCALE: 1"=1'

STANDARD 90° HOOK



STANDARD 180° HOOK



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CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | CA 93428
805.706.0401 | www.civil-studio.com

ENGINEER OF RECORD:

PROFESSIONAL ENGINEER ★ CIVIL ★ ROBERT S. STOTO ★ No. 74736 ★ STATE OF CALIFORNIA

PROJECT NAME:
CAMBRIA SKATE PARK

PLANS PREPARED FOR:
CAMBRIA COMMUNITY SERVICES DISTRICT
1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CA 93428

PROJECT LOCATION:
975 MAIN STREET
CAMBRIA, CA 93428
APN: 013-101-072

REVISIONS:
1 1ST PLAN CHECK CORRECTIONS
2 2ND PLAN CHECK CORRECTIONS
3 3RD PLAN CHECK CORRECTIONS

REVIEWED BY: MRS
PREPARED BY: JTI
DATE: MARCH 10, 2025
CDS JOB #: 22-011

DETAIL SHEET

C801

SHEET 8 OF 8 SHEETS

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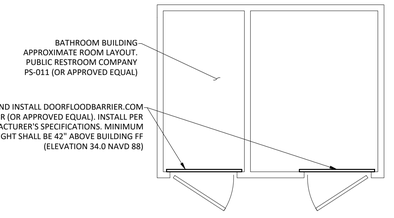
△3

NOTE:
THE CONTRACTOR SHALL REVIEW THE APPROVED FLOOD EMERGENCY PLAN PREPARED BY CIVIL DESIGN STUDIO. ALL UTILITY PENETRATIONS INTO THE PREMANUFACTURERED BETHROOM BUILDING SHALL BE SEALED TO PROVIDE A WATERTIGHT SEAL AROUND THE BUILDING. IN ADDITION, THE FLOOD SHIELD AND FRAME SHALL BE INSTALLED AND LOCATED ONSITE PER MANUFACTURER'S SPECIFICATIONS AND THE APPROVED FLOOD EMERGENCY PLAN. THE CONTRACTOR SHALL AFFIX A PERMANENT COPY OF THE FLOOD EMERGENCY PLAN AND INSTRUCTIONS IN A CONSPICUOUS LOCATION ON THE BATHROOM BUILDING.

NOTE:
THE PROPOSED BUILDING SHALL BE DRY-FLOODPROOFED IN ACCORDINACE WITH NFIP TECHNICAL BULLETIN 3. BUILDING MANUFACTURER SHALL PROVIDE A FLOOD BARRIER AT EACH BUILDING DOOR. FLOOD BARRIER SHALL BE DOORFLOODBARRIER.COM PART 5127MA, (OR APPROVED EQUAL).

ELECTRICAL COMPONENT NOTE:
THE LOWEST POINT OF ANY AND ALL ELECTRICAL COMPONENTS SHALL BE A MINIMUM OF 3.4' ABOVE THE BUILDING SLAB ELEVATION. ALL ELECTRICAL COMPONENTS, INCLUDING BURIED COMPONENTS, SHALL MEET ASCE STANDARD 7-24



28 DETAIL "F": BUILDING DRY FLOOD PROOF REQUIREMENT

SCALE: NTS

PLAN PREPARED BY:

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING

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805.706.0401 | www.civil-studio.com

ENGINEER OF RECORD:

PROFESSIONAL ENGINEER ★ CIVIL ★ STATE OF CALIFORNIA
ROBERT SCOTT SHEPHERD
No. 74736
(V-1)

PROJECT NAME:
CAMBRIA SKATE PARK

PROJECT LOCATION:
975 MAIN STREET
CAMBRIA, CA 93428
APN: 013-101-072

PLANS PREPARED FOR:
CAMBRIA COMMUNITY SERVICES DISTRICT
1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CA 93428

REVISIONS:

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3	3RD PLAN CHECK CORRECTIONS

REVIEWED BY:	MRS
PREPARED BY:	JTI
DATE:	MARCH 10, 2025
CDS JOB #:	22-011

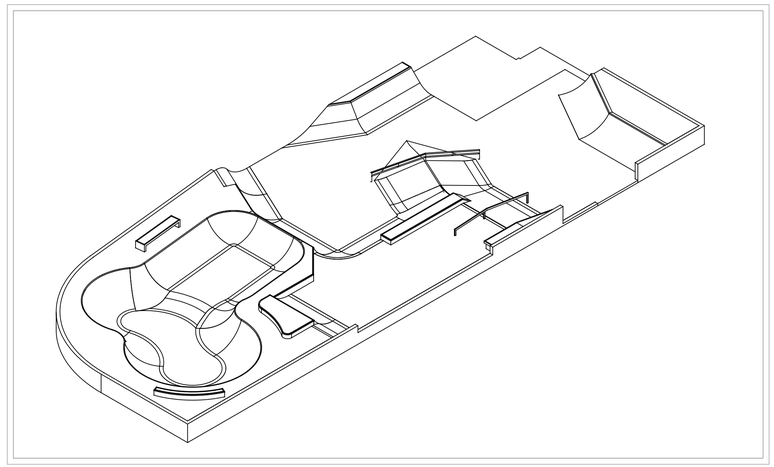
DETAIL SHEET

C802

SHEET ---- OF 8 SHEETS

Z:\Shared\CDS Data\Active Jobs\22-011 Cambria Skate Park PIP_Project\3_Condocs\22-011 Detail Sheet.dwg, March 11, 2026

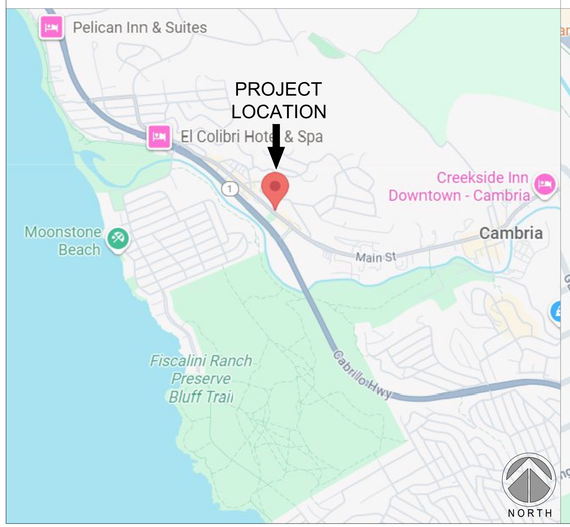
CONSTRUCTION PLAN SET
PREPARED FOR
CAMBRIA SKATEPARK



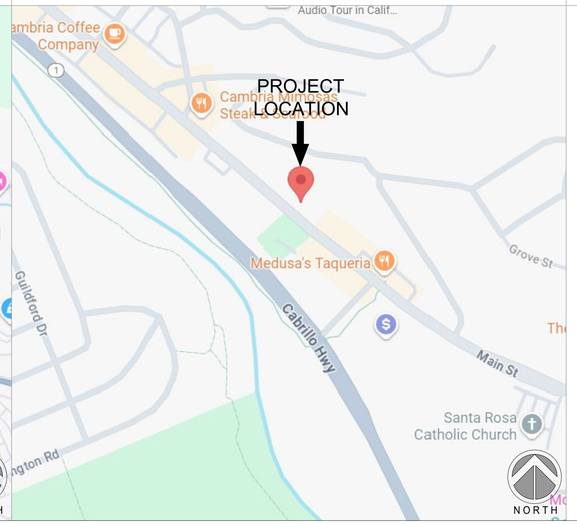
CITY OF CAMBRIA, CA

PLAN DATE IDENTIFIER
March 3, 2026
DATE OF LAST REVISIONS

VICINITY MAP



LOCATION MAP



PROJECT INFORMATION

OWNER/ DEVELOPER
CAMBRIA COMMUNITY SERVIES DISTRICT
1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CA 93428

SITE ADDRESS
975 MAIN STREET
CAMBRIA, CA 93428

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REVISIONS

NO	DATE	DESCRIPTION	BY
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STAMP:

SKATE PARK DESIGNED BY: CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE: CAMBRIA, CA

SHEET TITLE: TITLE SHEET

SHEET
SK1.0
1 OF 17

GENERAL NOTES

DESIGN CRITERIA

1. THESE GENERAL NOTES APPLY UNLESS NOTED OTHERWISE ON CONSTRUCTION DRAWINGS.

2. COMPLY WITH CURRENT LOCAL BUILDING CODE EXCEPT AS NOTED HEREIN.

3. TESTING SERVICES: OWNER TO BEAR ALL ASSOCIATED COSTS FOR TESTING SERVICES. COORDINATE THE FOLLOWING TESTING WITH THE OWNER SELECTED TESTING AGENCY (IF REQUIRED BY THE PROJECT SPECIFICATIONS):

   A. MATERIAL EVALUATIONS TESTS FOR CONCRETE MIX, AGGREGATE BASE, SUBGRADE, AND STRUCTURAL FILL.

   B. INSPECTION OF STRUCTURAL FILL PLACEMENT AND COMPACTION.

   C. INSPECTION OF FINAL SUBGRADE.

   D. BASE MATERIAL COMPACTION TEST FOR EVERY 2500 S.F. OF CONCRETE FLATWORK IN SKATEPARK AREA TO ENSURE 90% COMPACTION IN ACCORDANCE WITH CIVIL ENGINEERING SPECIFICATIONS AND TESTING AGENCY RECOMMENDATIONS.

SHOP DRAWINGS

1. THE SHOP DRAWING REVIEW IS INTENDED TO HELP THE SKATEPARK DESIGNER VERIFY THEIR DESIGN CONCEPT. THIS REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH DESIGN DRAWINGS & SPECIFICATIONS, WHICH HAVE A PRIORITY OVER SHOP DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR CONFIRMED & CORRELATED DIMENSIONS, FABRICATION PROCESSES, MEANS, METHODS, TECHNIQUES, SAFETY, AND COORDINATION OF THE WORK WITH OTHER TRADES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK THE ACCURACY OF HIS OWN SHOP DRAWINGS AND THOSE OF HIS SUBCONTRACTORS, PRIOR TO SUBMITTAL.

2. THE SHOP DRAWINGS WILL BE RETURNED FOR RESUBMITTAL IF A CURSORY REVIEW SHOWS MAJOR ERRORS WHICH SHOULD HAVE BEEN FOUND BY THE CONTRACTOR'S CHECKING. ALL SHOP DRAWINGS SHALL INCLUDE PLAN LAYOUTS SHOWING LOCATIONS OF ITEMS DETAILED ON THE SHOP DRAWINGS. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE CLOUDED ON SHOP DRAWINGS. ANY OF THE CHANGES WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES, SHALL NOT BE CONSIDERED REVIEWED AFTER SKATEPARK DESIGNER'S REVIEW UNLESS NOTED ACCORDINGLY.

3. ANY RESUBMITTAL OF A DETAIL SHEET WITH CHANGED INFORMATION SHALL BE ACCOMPANIED BY LOCATION PLAN IDENTIFYING THE MEMBERS INVOLVED, AND CLOUDING AROUND CHANGED INFORMATION.

4. ANY ENGINEERING SUBMITTED FOR REVIEW SHALL BE APPROPRIATELY SEALED. FULL RESPONSIBILITY OF SUCH ENGINEERING RESTS WITH THE PERSON SEALING THE DESIGN.

EARTHWORK

1. ESTABLISH AND MAINTAIN REQUIRED LINES AND GRADE ELEVATIONS.

2. REMOVE UPPER FOUR TO SIX INCHES OR MORE OF TOPSOILS CONTAINING SURFICIAL VEGETATION, GRASS, ROOTS, AND ORGANIC MATERIAL FROM WITHIN AND TO A POINT AT LEAST FIVE FEET BEYOND THE BUILDING LINES/SKATEPARK LIMITS. THESE SOILS ARE GENERALLY NOT CONSIDERED SUITABLE FOR RE-USE AS STRUCTURAL FILL AND SHOULD BE STOCKPILED IN DESIGNATED AREAS BEYOND THE CONSTRUCTION LIMITS, OR REMOVED FROM THE SITE. COORDINATE STOCKPILE LOCATION WITH OWNER. IF REMOVED FROM SITE, DISPOSE OF IN A LEGAL MANNER. STOCKPILED MATERIAL TO BE STABILIZED IF LEFT UNDISTURBED FOR GREATER THAN 7 DAYS.

3. COMPACT THE EXPOSED SUBGRADE ACROSS THE SITE TO ESTABLISH A FIRM AND UNYIELDING SURFACE. UNDER SUPERVISION OF CITY PROVIDED GEOTECHNICAL ENGINEER, PROOF-ROLL EXPOSED SUBGRADES WITH CONSTRUCTION EQUIPMENT TO ASSIST IN THE EVALUATION OF THE SUBGRADES ACROSS THE SITE. IF UNSTABLE AREAS ARE DETECTED, AN INITIAL ATTEMPT MUST BE MADE TO AERATE (12 INCHES MIN.) AND DENSIFY THE SUBGRADE BY RECOMPACTION WHERE NATURAL MOISTURE CONTENTS ARE AT APPROPRIATE LEVELS. IF THIS PROCEEDURE IS INEFFECTIVE, THE DISTURBED SOILS SHOULD BE UNDERCUT AND REPLACED WITH CLEAN FILL AND/OR STABILIZING MATERIALS. COMPACT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 STANDARD PROCTOR METHOD. FILL AND CONSOLIDATE DEPRESSED AREAS. A FIRM, NON-YIELDING SUBGRADE SHOULD BE ESTABLISHED PRIOR TO PROCEEDING WITH FILL PLACEMENT.

4. SOIL COMPACTION SHALL BE ACHIEVED BY MEANS OF PNEUMATIC TIRE ROLLERS, HOE PACKS, RIDE-ON DRUM ROLLER OR OTHER MECHANICAL TAMPERS (PLATE, RAMMER, OR WALK BEHIND ROLLER).

5. PROVIDE STRUCTURAL FILL AS REQUIRED TO MEET PROPOSED SUBGRADE ELEVATIONS IN ACCORDANCE WITH GRADING PLAN.

6. BUILD UP SUBGRADE USING STOCKPILED MATERIAL AND/OR APPROVED MATERIAL WITH LOW PLASTICITY. THE FILL SHOULD BE PLACED IN LIFTS THIN ENOUGH TO ATTAIN THE SPECIFIED COMPACTION LEVEL THROUGHOUT THE ENTIRE LIFT THICKNESS. PRIOR TO COMPACTION, MOISTURE CONDITION AS NEEDED. COMPACT EACH LIFT TO AT LEAST 90 PERCENT OF ASTM D698.

7. THE EARTHWORK SHALL BE DONE UNDER SUPERVISION OF A SOILS ENGINEER RETAINED BY THE OWNER (IF REQUIRED BY THE PROJECT), WHO SHALL VERIFY ABOVE SPECIFICATIONS FOR THE SUPPORT OF SLAB ON GRADE AND FOR THE CONTROL OF SOIL SWELLING. FIELD DENSITY TESTS TO DETERMINE THE LEVEL OF COMPACTION BEING ACHIEVED IN THE FILL SHALL BE PERFORMED ON EACH LIFT AT THE BEGINNING OF FILL PLACEMENT AND AT A FREQUENCY MUTUALLY AGREED UPON BY THE PROJECT TEAM FOR THE REMAINDER OF THE PROJECT.

8. EXCAVATION AND COMPACTION OF FILL FOR SUBGRADE PREP SHALL EXTEND A MINIMUM OF 2 FEET (NO MORE THAN 5 FEET MAXIMUM) BEYOND SKATE PARK FOOTPRINT.

9. PROCEED WITH SUB-BASE AS REQUIRED ONLY AFTER NONCONFORMING CONDITIONS HAVE BEEN CORRECTED AND SUBGRADE HAS BEEN INSPECTED. A FIRM, NON-YIELDING SUBGRADE SHOULD BE ESTABLISHED PRIOR TO BASE COURSE PLACEMENT.

10. PROVIDE THE SPECIFIED DEPTH OF COMPACTED AGGREGATE BASE MATERIAL IF REQUIRED. COMPACT AGGREGATE BASE TO 90% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 STANDARD PROCTOR METHOD IF REQUIRED.

11. PROCEED WITH CONCRETE ONLY AFTER NONCONFORMING CONDITIONS HAVE BEEN CORRECTED, SUBGRADE HAS BEEN INSPECTED, AND FORMWORK AND FIELD MOCK-UPS HAVE BEEN REVIEWED.

12. A SOILS REPORT DOES EXIST FOR THIS PROJECT. OWNER SHALL RETAIN A SOILS ENGINEER IF SO REQUIRED BY THE PROJECT, TO VERIFY EXCAVATIONS FOR ASSUMED ALLOWABLE SOIL BEARING, LOW SETTLEMENT AND SWELL POTENTIAL, AND TO MAKE ANY ADDITIONAL RECOMMENDATIONS.

FORMS

1. FORM MATERIALS: PLYWOOD, METAL, METAL-FRAMED PLYWOOD, OR OTHER APPROVED PANEL-TYPE MATERIALS FREE FROM DEFECTS AND DISTORTION, AND TO PROVIDE FULL-DEPTH, CONTINUOUS, STRAIGHT, SMOOTH EXPOSED SURFACES.

2. USE FLEXIBLE OR CURVED FORMS AS REQUIRED TO PROVIDE VERTICAL AND HORIZONTAL RADII AS INDICATED IN THE DRAWINGS.

3. PROVIDE 2" NOMINAL THICKNESS, SURFACED PLANK WOOD FORMS FOR STRAIGHT SECTIONS. USE FLEXIBLE METAL, 1" LUMBER, OR PLYWOOD FORMS FOR RADIUS BENDS. DO NOT OVERLAP FORMS, CREATING AN OFFSET FINISHED EDGE.

4. FORM-RELEASE AGENT: COMMERCIALLY FORMULATED FORM-RELEASE AGENT THAT WILL NOT BOND WITH, STAIN, OR ADVERSELY AFFECT CONCRETE SURFACES AND WILL NOT IMPAIR SUBSEQUENT TREATMENTS OF CONCRETE SURFACES.

5. EDGE FORMS AND SCREED CONSTRUCTION

   A. SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK.

   B. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.

REINFORCING

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. FOR REINFORCING THAT IS TO BE WELDED, CONFORM TO ASTM A706 GRADE 60. USE ASTM A-108 GRADE 60 FOR ALL WELDED ANCHORS.

2. JOINT DOWEL BARS: PLAIN STEEL DOWELS, ASTM A 615/A 615M, GRADE 60. CUT BARS TRUE TO LENGTH WITH ENDS SQUARE AND FREE OF BURRS.

3. SLIP DOWEL SLEEVES ARE ACCEPTABLE, SUCH AS SPEED DOWELS BY GREENSTREAK, INC., OR APPROVED EQUAL.

4. BAR SUPPORTS: BOLSTERS, CHAIRS, SPACERS AND OTHER DEVICES FOR SPACING, SUPPORTING, AND FASTENING REINFORCEMENTS BARS, AND DOWELS IN PLACE. MANUFACTURE BAR SUPPORTS ACCORDING TO CRSI'S "MANUAL OF STANDARD PRACTICE" FROM STEEL WIRE, PLASTIC, OR PRECAST CONCRETE OR FIBER-REINFORCED CONCRETE OF GREATER COMPRESSIVE STRENGTH THAN CONCRETE.

5. ALL REINFORCING BARS TO BE DEFORMED. CLEAR CONCRETE COVERAGES TO ANY REINFORCING INCLUDING TIES ARE AS FOLLOWS:

   A. 2" FORMED CONCRETE EXPOSED TO EARTH OR WEATHER.

   B. 1" SLABS AND JOISTS NOT EXPOSED TO WEATHER.

   C. 1-1/2" ALL OTHER.

6. SMALLER CLEARANCES PERMISSIBLE FOR PRECAST OR PRESTRESSED.

7. TENSION LAP SPLICES IN CONCRETE: UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING:

   A. #3, 9"; #4, 12". 30X DIAMETER FOR TOP BARS

8. MINIMUM CLEAR COVER FOR SPLICED REINFORCING IS GREATER THAN ONE BAR DIAMETER, AND MINIMUM CLEAR SPACING IS GREATER THAN TWO BAR DIAMETERS. SPLICE BOTTOM BAR OVER SUPPORTS AND TOP BAR AT MIDSPAN ONLY. WHERE BARS ARE SHOWN SPLICED, THEY MAY RUN CONTINUOUS AT CONTRACTOR'S OPTION.

CONCRETE

1. PROVIDE MIX DESIGNS THAT WILL MEET THE MINIMUM REQUIREMENTS LISTED HEREIN:

   A. MINIMUM 28-DAY STRENGTH: 4000 PSI

   B. TYPE I/II/IL CEMENT - WHICHEVER IS AVAILABLE LOCALLY

   C. SMALL TO MEDIUM AGGREGATE (1" MAX.)

   D. WATER/CEMENT RATIO OF .45 OR LESS

   E. MIX DESIGNS CONTAINING FLY ASH: THE AMOUNT OF FLY ASH USED SHALL NOT EXCEED 20% BY WEIGHT OF THE COMBINED WEIGHT OF FLY ASH PLUS CEMENT.

   F. AIR ENTRAINMENT NOT TO EXCEED 3%.

2. DO NOT INSTALL CONCRETE WORK OVER SATURATED, MUDDY, OR FROZEN SUBGRADE.

3. PROTECT ADJACENT WORK AND PROVIDE TEMPORARY BARRICADES AS REQUIRED FOR PROTECTION OF PROJECT WORK AND PUBLIC SAFETY.

4. MECHANICALLY VIBRATE ALL CONCRETE FLATWORK WHEN PLACED, EXCEPT THAT SLABS ON GRADE AND SLABS ON DECK NEED TO BE VIBRATED ONLY AROUND EMBEDDED ITEMS.

5. CONCRETE CYLINDERS SHALL BE TAKEN AND TESTED PER THE ACI CODE, WHEN REQUIRED BY THE PROJECT. FREQUENCY= 1 SET OF CYLINDERS PER 50 CY'S PLACED. OWNER TO BEAR ALL COSTS.

6. ALL REINFORCING, INCLUDING DOWELS AND ANCHOR BOLTS, SHALL BE SECURELY TIED IN LOCATION BEFORE PLACING CONCRETE OR GROUT. DOWELS WILL NOT BE ALLOWED TO BE "STABBED" IN.

7. IN AN EFFORT TO CONTROL SHRINKAGE AND QUALITY, FLATWORK/FLOORS SHOULD BE PLACED IN SECTIONS OF 25 CY'S OR LESS.

8. CONDUITS, PIPES, AND SLEEVES EMBEDDED IN CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 6.3.

CONCRETE PLACEMENT

1. CONSOLIDATE CONCRETE BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPADING, RODDING OR TAMPING. USE EQUIPMENT AND PROCEDURES TO CONSOLIDATE CONCRETE ACCORDING TO RECOMMENDATIONS IN ACI 309R.

   A. CONSOLIDATE CONCRETE ALONG FACE OF FORMS AND ADJACENT TO TRANSVERSE JOINTS WITH AN INTERNAL VIBRATOR. KEEP VIBRATOR AWAY FROM JOINT ASSEMBLIES, REINFORCEMENT, OR SIDE FORMS. USE ONLY SQUARE-FACED SHOVELS FOR HAND-SPREADING AND CONSOLIDATION. CONSOLIDATE WITH CARE TO PREVENT DISLOCATING REINFORCEMENT, DOWELS, AND JOINT DEVICES.

2. COLD WEATHER PLACEMENT: COMPLY WITH ACI 306.1 AND AS FOLLOWS. PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS, OR LOW TEMPERATURES.

   A. WHEN AIR TEMPERATURE HAS FALLEN TO OR IS EXPECTED TO FALL BELOW 40 DEG F, UNIFORMLY HEAT WATER AND AGGREGATES BEFORE MIXING TO OBTAIN A CONCRETE MIXTURE TEMPERATURE OF NOT LESS THAN 50 DEG F AT POINT OF PLACEMENT.

   B. DO NOT USE FROZEN MATERIALS OR MATERIALS CONTAINING ICE OR SNOW.

   C. DO NOT USE CALCIUM CHLORIDE, SALT, OR OTHER MATERIALS CONTAINING ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS, UNLESS OTHERWISE SPECIFIED AND APPROVED IN MIX DESIGNS.

3. HOT-WEATHER PLACEMENT: PLACE CONCRETE ACCORDING TO RECOMMENDATION IN ACI 305R AND AS FOLLOWS WHEN HOT-WEATHER CONDITIONS EXIST:

   A. COOL INGREDIENTS BEFORE MIXING TO MAINTAIN CONCRETE TEMPERATURE AT TIME OF PLACEMENT BELOW 100 DEG FAHRENHEIT. CHILLED MIXING WATER OR CHOPPED ICE MAY BE USED TO CONTROL TEMPERATURE, PROVIDED WATER EQUIVALENT OF ICE IS CALCULATED TO TOTAL AMOUNT OF MIXING WATER. USING LIQUID NITROGEN TO COOL CONCRETE IS CONTRACTORS OPTION.

   B. FOG-SPRAY FORMS, REINFORCEMENT STEEL, AND SUBGRADE JUST BEFORE PLACING CONCRETE. KEEP SUBGRADE MOISTURE UNIFORM WITHOUT STANDING WATER, SOFT SPOTS, OR DRY AREAS.

4. **FINISH: ALL EXPOSED CONCRETE SURFACES ARE TO BE HARD STEEL TROWEL FINISH UNLESS OTHERWISE NOTED. TROWEL UNTIL ALL VISIBLE PORES ARE CLOSED. CEASE TROWELING BEFORE SURFACE BECOMES GLOSSY. DO NOT BROOM FINISH AND DO NOT TROWEL BURN SURFACE.**
   a. ALL EDGE TOOLING SHOULD BE 1/8 INCH RADIUS UNLESS OTHERWISE SPECIFIED.

5. COLOR: ALL CONCRETE SURFACES ARE TO BE NATURAL GRAY COLOR UNLESS OTHERWISE NOTED. MINOR VARIATIONS IN APPEARANCE OF COLORED CONCRETE, WHICH ARE SIMILAR TO NATURAL VARIATIONS IN COLOR AND APPEARANCE OF UNCOLORED CONCRETE, ARE ACCEPTABLE. DO NOT BROOM FINISH AND DO NOT TROWEL BURN SURFACE.

CONCRETE PROTECTION AND CURING

1. GENERAL: PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. COMPLY WITH ACI 306.1 FOR COLD-WEATHER PROTECTION AND FOLLOW RECOMMENDATIONS IN ACI 305R FOR HOT-WEATHER PROTECTION DURING CURING. KEEP MOIST FOR NECESSARY AMOUNT OF TIME TO REACH CONCRETE STRENGTH AND INHIBIT MOISTURE LOSS AFTER PLACING.

2. EVAPORATION RETARDANT: WATERBORNE, MONOMOLECULAR FILM FORMING, MANUFACTURED FOR APPLICATION TO FRESH CONCRETE, SUCH AS EUCOBAR EVAPORATION RETARDANT BY THE EUCLID CHEMICAL COMPANY. APPLY EVAPORATION RETARDANT TO CONCRETE SURFACES IF HOT, DRY, OR WINDY CONDITIONS CAUSE MOISTURE LOSS BEFORE AND DURING FINISHING OPERATIONS. APPLY TO EXPOSED SURFACE OF CONCRETE ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS AS NECESSARY.

3. BEGIN CURING AFTER FINISHING CONCRETE, BUT NOT BEFORE FREE WATER HAS DISAPPEARED FROM CONCRETE SURFACE.

4. CURING METHODS: CURE CONCRETE BY CURING COMPOUND, MOISTURE CURING, MOISTURE-RETAINING-COVER CURING, OR A COMBINATION OF THESE AS FOLLOWS:

   A. CURING COMPOUND: MEET REQUIREMENTS OF MANUFACTURER'S CURRENT PRINTED APPLICATION INSTRUCTIONS AND COVERAGE RATE CHART. FOR HORIZONTAL APPLICATIONS, IMMEDIATELY APPLY AFTER ALL SURFACE WATER HAS DISAPPEARED AND THE CONCRETE SURFACE IS HARD ENOUGH TO WALK ON. FOR VERTICAL APPLICATIONS, APPLY IMMEDIATELY AFTER REMOVING THE CONCRETE FORMS. APPLY IN A UNIFORM AND CONTINUOUS MANNER. AVOID OVER-APPLICATION OR PUDDLING OF CURING COMPOUND. PROTECT SURFACE FROM WATER, ADJACENT SHOTCRETE WORK, AND DEBRIS.

   B. MOISTURE CURING: KEEP SURFACES CONTINUOUSLY MOIST FOR NOT LESS THAN SEVEN DAYS WITH THE FOLLOWING MATERIALS:
      - WATER.
      - CONTINUOUS WATER-FOG SPRAY.
      - ABSORPTIVE COVER, WATER SATURATED, AND KEPT CONTINUOUSLY WET. COVER CONCRETE SURFACES AND EDGES, OVERLAP SEAMS MIN. 6" BETWEEN ADJACENT ABSORPTIVE COVERS.

   C. MOISTURE-RETAINING-COVER CURING:
      COVER CONCRETE SURFACES WITH MOISTURE-RETAINING COVER FOR CURING CONCRETE, PLACED IN WIDEST PRACTICABLE WIDTH, WITH SIDES AND ENDS LAPPED AT LEAST 6 INCHES.

CURING MATERIALS

1. ABSORPTIVE COVER:
   AASHTO M 182, CLASS 2, BURLAP CLOTH MADE FROM JUTE OR KENAF, WEIGHING APPROXIMATELY 9OZ./SQ. YD. DRY.

2. MOISTURE-RETAINING COVER:
   ASTM C 171, POLYETHYLENE FILM OR WHITE BURLAP-POLYETHYLENE SHEET (BUR LENE).

3. WATER: POTABLE.

4. CURING COMPOUND: ASTM C-309, CLEAR, WATER-BASED, NO VOLATILE, NON-STAINING, MEMBRANE-FORMING, COMPATIBLE WITH SUBSEQUENT CONCRETE TREATMENTS. ACCEPTABLE PRODUCT: W.R. MEADOWS 1100-CLEAR, OR APPROVED EQUAL.

JOINT MATERIALS

1 EXPANSION AND ISOLATION JOINT FILLER STRIPS:
EXPANSION JOINT MATERIALS SHALL BE FLEXIBLE POLYETHYLENE CLOSED CELL FOAM OR SIMILAR AND SUPPLIED BY CONCRETE CONTRACTOR. DECK-O-FOAM OR EQUIVALENT.

2 EXPANSION JOINT SEALANT: SIKAFLEX - 1A NS TG POLYURETHANE ELASTOMERIC SEALANT, OR APPROVED EQUAL. COLOR OF CAULK SHOULD RESEMBLE NATURAL COLOR OF CONCRETE (ALUMINUM GRAY OR LIMESTONE).

3 SAW CUT JOINT SEALANT: SIKAFLEX-1C SL HIGH PERFORMANCE, SELF-LEVELING, 1-PART POLYURETHANE SEALANT, OR APPROVED EQUAL. COLOR OF CAULK SHOULD RESEMBLE NATURAL COLOR OF CONCRETE (ALUMINUM GRAY OR LIMESTONE)

4 JOINTS ARE TO BE CLEANED PRIOR TO SEALING. JOINTS TO BE CUT TO BE CONSISTENT WITH SAW CUT DETAIL - 1/8" WIDE BY 1/4" DEPTH OF SLAB. INSPECTIONS ARE REQUIRED PRIOR TO SEALING.

JOINTS

1. GENERAL: CONSTRUCT CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGINGS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE.

2. JOINTING PLAN IS TO PROVIDE GUIDANCE TO THE CONTRACTOR FOR THE USE OF SAWCUTS, COLD + EXPANSION JOINTS. ACTUAL FIELD VARIANCES MAY BE NECESSARY AND WILL TAKE PRECEDENCE OVER THE GUIDE. CONTRACTOR SHALL CUT/JOINT CONCRETE AS NEEDED TO HELP MINIMIZE CRACKING AND ENHANCE SKATEABILITY.

3. EXPANSION JOINTS: FORM EXPANSION JOINTS WITH SPECIFIED JOINT-FILLER STRIPS WHERE INDICATED. EXTEND JOINT FILLERS FULL WIDTH AND DEPTH OF JOINT.

4. INSTALL DOWEL BARS AND SUPPORT ASSEMBLIES AT JOINTS WHERE INDICATED. LUBRICATE OR ASPHALT-COAT ONE-HALF DOWEL LENGTH TO PREVENT CONCRETE BONDING TO ONE SIDE OF JOINT. SPEED DOWELS, OR SIMILAR, ARE AN ACCEPTABLE ALTERNATIVE.

5. CONTROL JOINTS: FORM WEAKENED-PLANE JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTROL JOINTS FOR A DEPTH AS INDICATED IN THE DRAWINGS (GENERALLY 1/4 OF THE PAVEMENT THICKNESS), AS FOLLOWS:

   A. SAWED JOINTS: FORM CONTROL JOINTS WITH POWER SAWS EQUIPPED WITH SHATTERPROOF ABRASIVE OR DIAMOND-RIMMED BLADES. CUT 1/8 INCH WIDE JOINTS INTO CONCRETE WHEN CUTTING ACTION WILL NOT TEAR, ABRADE, OR OTHERWISE DAMAGE SURFACE AN BEFORE DEVELOPING RANDOM CONTRACTION CRACKS. EARLY SAW CUTS ARE APPROXIMATELY 1 INCH DEEP, REGARDLESS OF PAVEMENT THICKNESS. REFER TO CONTROL JOINT GUIDE DRAWING OF PLAN SET IF APPLICABLE.

   B. ALIGN SAWCUTS WITH EXPANSION AND COLD JOINTS AND START FROM CORNERS WHERE POSSIBLE TO HELP MINIMIZE CRACKING. SAWCUTS SHOULD BE APPROXIMATELY 10'x12' AND/OR APPROXIMATELY 120 SQUARE FEET WITH ROUGHLY A 2:1 ASPECT RATIO BETWEEN SAWCUTS AND COLD OR EXPANSION JOINTS.

   C. IF SKATEPARK PROJECT DESIGN UTILIZES POURED STEPS, CONTROL JOINTS MUST BE CUT 3 - 4 FEET FROM THE EDGE OF THE TOP STEP.

6. POST CURE DETAIL WORK (AS NEEDED): GRIND SMOOTH ANY INCONSISTENCIES IN THE FINISH OR HIGH SPOTS BETWEEN POURS.

METALS

5. FURNISH MATERIALS AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED, AND AS NECESSARY TO COMPLETE THE CONTRACT, INCLUDING, BUT NOT LIMITED TO BOWL STEEL COPING, LEDGE STEEL EDGING, HANDRAILS, AND GRIND RAILS.

6. USING SKILLED WORKERS, FORM AND FABRICATE ITEMS OF WORK AS INDICATED AND AS REQUIRED TO MEET INSTALLATION CONDITIONS. MAKE PROVISIONS TO CONNECT WITH OR RECEIVE THE WORK OF OTHER TRADES.

7. USE MATERIALS OF SIZE AND THICKNESS SHOWN OR, IF NOT SHOWN, OF REQUIRED SIZE AND THICKNESS TO PRODUCE STRENGTH AND DURABILITY IN THE FINISHED PRODUCT.

8. UNLESS OTHERWISE INDICATED, WELD OR BOLT CONNECTIONS BETWEEN MEMBERS. WHERE POSSIBLE, CONCEAL CONNECTIONS ON THE FINISHED WORK. FIT OR MITER EXPOSED JOINTS TO HAIRLINE TOLERANCE OR USE WELDED JOINTS. ON FINISHED SURFACES, GRIND ALL WELDS SMOOTH AND FLUSH WITH BASE METAL.

9. WELD CONNECTIONS WHICH ARE NOT TO BE LEFT AS EXPOSED JOINTS, BUT CANNOT BE SHOP WELDED BECAUSE OF SHIPPING SIZE LIMITATIONS.

10. CAP ALL EXPOSED TUBE OR PIPE ENDS. USE SIZE AND THICKNESS OF MATERIAL SHOWN. PROPERLY FIT AND WELD CAP AT JOINT, GRIND WELD SMOOTH AND FLUSH WITH BASE METAL.

11. BEND PIPE OR TUBING WITHOUT COLLAPSING OR DEFORMING THE WALLS, SO AS TO PRODUCE A SMOOTH UNIFORM CURVED SECTION AND MAINTAIN UNIFORM SECTIONAL SHAPE.

12. WHERE ITEMS ARE TO BE IMBEDDED IN CONCRETE OR MASONRY, PROVIDE WELDED-ON ANCHORS OR LUGS AS INDICATED OR REQUIRED.

13. PROVIDE TEMPORARY BRACING OR ANCHORS IN FORMWORK FOR ITEMS WHICH ARE TO BE BUILT INTO CONCRETE OR SIMILAR CONSTRUCTION.

14. FASTENING TO IN-PLACE CONSTRUCTION: PROVIDE ANCHORING DEVICES AND FASTENERS WHERE NECESSARY FOR SECURING MISCELLANEOUS METAL FABRICATIONS TO IN-PLACE CONSTRUCTION INCLUDING THREADED FASTENERS FOR CONCRETE INSERTS, OR OTHER CONNECTORS AS REQUIRED.

15. GALVANIZING REPAIR--USE A HIGH ZINC DUST CONTENT PAINT FOR RE-GALVANIZING WELDS IN GALVANIZED STEEL. HOT GALVANIZED SOLDER IS ALSO ACCEPTABLE. USE RUST-OLEUM COLD GALVANIZING COMPOUND SPRAY, OR SIMILAR.

16. ALL WELDING SHALL CONFORM TO REQUIREMENTS OF AWS STANDARDS. ALL WELDING SHALL BE SHIELDED METAL ARC WELDING. WELDS IN FINISH WORK SHALL BE FILLED OUT FLUSH, GROUND AND DISTRESSED.

17. ASTM A-36 FOR C, MC, ANGLES, AND PLATES.

18. ASTM A-53 GRADE B OR A-500 GRADE B OR A-501 GRADE B FOR STEEL PIPES.

19. ASTM A-123 STANDARD SPECIFICATION FOR ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS

20. ASTM A-780 STANDARD PRACTICE FOR REPAIR OF DAMAGED AND UNCOATED AREAS OF HOT-DIP GALVANIZED COATINGS.

SUPPLEMENTARY NOTES

1. THESE CONTRACT DOCUMENTS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE IMPROVEMENTS, WORKERS, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, MEANS AND METHODS, BRACING, SHORING, FORMS, SCAFFOLDING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD ELEMENTS IN PLACE DURING CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

2. OPTIONS AND SUBSTITUTIONS (APPROVED BY OWNER/SKATEPARK DESIGNER/ARCHITECT) ARE FOR CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ALL CHANGES AND ADDITIONAL COSTS NECESSARY AND SHALL COORDINATE ALL DETAILS WITH SKATEPARK DESIGNER THROUGH PRIME CONTRACTOR.

3. ANY ENGINEERING DESIGN PROVIDED BY CONTRACTOR OR OTHERS AND SUBMITTED FOR REVIEW SHALL BE WET SIGNED AND STAMPED BY AN INSURED REGISTERED STRUCTURAL OR CIVIL ENGINEER LICENSED IN THE STATE OF WHICH THE PROJECT IS LOCATED, IF REQUIRED BY CITY OR COUNTY.

4. UNLESS NOTED OTHERWISE, DETAILS ON CONSTRUCTION DRAWINGS ARE TYPICAL AS INDICATED BY CUTS, REFERENCES, OR TITLES. ALL DETAILS SHOWN SHALL BE IMPORTED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS, WHETHER SPECIFICALLY INDICATED OR NOT. TYPICAL DETAILS MAY OR MAY NOT BE REFERENCED ON THE DOCUMENTS, BUT SHALL APPLY AT ALL LOCATIONS, UNLESS NOTED OTHERWISE. WHERE NO DETAIL CUTS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK SHOWN ELSEWHERE ON THE PROJECT. FOR BIDDING PURPOSES, WHERE ANY SHOWN MEMBER OR STRUCTURAL ELEMENT IS NOT SIZED ON THE DOCUMENTS, THE LARGEST SIMILAR MEMBER USED IN THE PROJECT SHALL BE UTILIZED.

5. ALL DIMENSIONS AND ELEVATIONS SHOWN ON CONSTRUCTION DRAWINGS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS (IF REQUIRED BY THE PROJECT). RESOLVE ALL DISCREPANCIES WITH SKATEPARK DESIGNER AND PRIME CONTRACTOR PRIOR TO START OF CONSTRUCTION. DO NOT SCALE DRAWINGS.

6. CONTRACTOR SHALL ESTABLISH AND VERIFY IN FIELD ALL EXISTING CONDITIONS AFFECTING NEW CONSTRUCTION. CONTACT SKATEPARK DESIGNER AND PRIME CONTRACTOR IMMEDIATELY IF EXISTING CONDITIONS ARE NOT AS DEPICTED IN DRAWINGS.

7. ***SKATE FEATURE DESIGN AND LAYOUT ARE THE RESPONSIBILITY OF THE SKATEPARK DESIGNER.**

PAVEMENT TOLERANCES

1. CONTRACTOR MUST ACHIEVE POSITIVE DRAINAGE FOR ALL SURFACES WITHIN THE SKATEPARK AREA WHENEVER POSSIBLE.

REPAIRS AND PROTECTION

1. REMOVE AND REPLACE CONCRETE PAVEMENT THAT IS BROKEN, DAMAGED, OR DEFECTIVE, OR DOES NOT MEET REQUIREMENTS IN THIS SECTION. THE CONTRACTOR SHALL FIX ALL CRACKS AND DISPLACEMENTS LARGER THAN 1/8" UP TO THE PROJECT COMPLETION. REPAIRS SHALL BE MADE AT NO COST TO OWNER.

2. PROTECT CONCRETE FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 14 DAYS AFTER PLACEMENT. WHEN CONSTRUCTION TRAFFIC IS PERMITTED, MAINTAIN PAVEMENT AS CLEAN AS POSSIBLE BY REMOVING SURFACE STAINS AND SPILLAGE OF MATERIALS AS THEY OCCUR.

3. MAINTAIN CONCRETE PAVEMENT OF FREE STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL.

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SHOTCRETE SPECIFICATIONS

PART 1- GENERAL

1.1 SUMMARY

A. SPECIALTY CONSTRUCTION:

A.1. DESCRIPTION: SHOTCRETE APPLICATION, CUTTING, SCULPTING AND FINISH WORK HAS BEEN DEEMED AS SPECIALTY CONSTRUCTION WORK WITHIN THE CONSTRUCTION DOCUMENTS. ALL WORK RELATED TO THE SPECIALTY CONSTRUCTION SHALL BE COORDINATED BY THE PROJECT ENGINEER, AND THE PRE-QUALIFIED SPECIALTY CONTRACTOR, PRIOR TO THE START OF CONSTRUCTION.

1.2 QUALITY ASSURANCE

A. STANDARDS: COMPLY WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE FOLLOWING CODES AND STANDARDS, EXCEPT AS HEREIN MODIFIED:

A.1. AMERICAN CONCRETE INSTITUTE (ACI): 506, CHAPTER 13, WET METHOD. CHAPTER 5, SHOTCRETE CREW

A.2. ASTM: "AMERICAN SOCIETY FOR TESTING MATERIALS"

1.3 REFERENCE STANDARDS

A. ACI 305- RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING.

B. ACI 306- RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING.

C. ASTM C33- CONCRETE AGGREGATES

D. ASTM C94- READY-MIXED CONCRETE

E. ASTM C143- TEST FOR SLUMP OF PORTLAND CEMENT CONCRETE

F. ASTM C150- PORTLAND CEMENT

G. ASTM C260- AIR-ENTRAINING ADMIXTURES FOR CONCRETE

H. ASTM C494- CHEMICAL ADMIXTURES FOR CONCRETE

I. ASTM C618- FLY ASH AND RAW OR CALCINED NATURAL POZZOLANS FOR USE IN PORTLAND CEMENT CONCRETE.

1.4 JOB CONDITIONS

A. COORDINATION:

A.1. COORDINATE SCHEDULES OF CONCRETE WORK TO ALLOW ADEQUATE TIME FOR INSTALLATION OF OTHER RELATED WORK.

A.2. VERIFY THAT ANCHOR BOLTS AND OTHER EMBEDDED STEEL ITEMS TO BE CAST INTO CONCRETE ARE PROPERLY PLACED.

A.3. COORDINATE EARTHWORK AND SOILS REPORT RECOMMENDATIONS WITH PLACEMENT REQUIREMENTS.

A.4. COORDINATE WITH FORM-WORK AND FINISHES SECTIONS TO PROVIDE FINISH FLOORLEVELNESS AND FLATNESS AS SPECIFIED HEREIN. SLOPE TO DRAINS AT GRADES AND PERCENT SLOPE SHOWN IN THE CONSTRUCTION DRAWINGS.

PART 2- SHOTCRETE WORK

2.1 SHOTCRETE MIX DESIGN

A. PROVIDE MIX DESIGNS THAT WILL MEET THE MINIMUM REQUIREMENTS LISTED HEREIN:

A.1. MINIMUM 28-DAY STRENGTH: 4000 PSI

A.2. TYPE I/II/IL CEMENT - WHICHEVER IS AVAILABLE LOCALLY

A.3. SMALL AGGREGATE (1/2" MAX.)

A.4. WATER/CEMENT RATIO OF .45 OR LESS

A.5. AIR ENTRAINMENT NOT TO EXCEED 3%

B. MIX DESIGNS FOR SHOTCRETE CONTAINING FLY ASH: THE AMOUNT OF FLY ASH USED SHALL NOT EXCEED 20% BY WEIGHT OF THE COMBINED WEIGHT OF FLY ASH PLUS CEMENT.

2.2 CONCRETE APPLICATION EQUIPMENT

A. FOR WET MIX SHOTCRETE:

A.1. MIXING EQUIPMENT: CAPABLE OF THOROUGHLY MIXING AGGREGATE, CEMENT AND WATER IN SUFFICIENT QUANTITY TO MAINTAIN CONTINUOUS PLACEMENT.

A.2. AIR SUPPLY: CLEAN AIR ADEQUATE FOR MAINTAINING SUFFICIENT NOZZLE VELOCITY FOR PARTS OF WORK, AND FOR SIMULTANEOUS OPERATION OF BLOW PIPE FOR CLEANING AWAY REBOUND.

A.3. DELIVERY EQUIPMENT: CAPABLE OF DISCHARGING AGGREGATE-CEMENT-WATER MIXTURE ACCURATELY, UNIFORMLY, AND CONTINUOUSLY THROUGH DELIVERY HOSE.

PART 3- EXECUTION

3.1 INSPECTION

A. EXAMINATION: EXAMINE CONCRETE FORMWORK AND VERIFY THAT IT IS TRUE TO LINE AND DIMENSION, ADEQUATELY BRACED AGAINST VIBRATION, AND CONSTRUCTED TO PERMIT ESCAPE OF AIR AND REBOUND BUT TO PREVENT LEAKAGE DURING SHOTCRETING. CORRECT DEFICIENCIES.

B. NOTIFICATION: NOTIFY OTHER TRADES INVOLVED IN AMPLE TIME TO PERMIT THE PROPER INSTALLATION OF THEIR WORK. COOPERATE IN SETTING SUCH WORK.

C. EXISTING SURFACES: EXAMINE EXISTING CONCRETE SURFACES FOR UNSOUND MATERIAL. CORRECT DEFICIENCIES.

3.2 PREPARATION FOR INSTALLATION OF CONCRETE

A. FORMS: USE A FORM-COATING MATERIAL ON REMOVABLE FORMS TO PREVENT ABSORPTION OF MOISTURE AND TO PREVENT BOND WITH SHOTCRETE.

3.3 CONCRETE BATCHING AND MIXING

A. PROPORTIONS: MIX PROPORTIONS SHALL BE CONTROLLED BY WEIGHT BATCHING.

B. SCHEDULING: CONCRETE SHALL NOT EXCEED A TEMPERATURE OF 100 DEGREES FAHRENHEIT AT TIME OF PLACEMENT UNLESS PRE-APPROVED BY THE PROJECT ENGINEER.

3.4 CONCRETE PLACEMENT

A. PLACEMENT: USE SUITABLE DELIVERY EQUIPMENT AND PROCEDURES THAT WILL RESULT IN SHOTCRETE IN PLACE MEETING THE REQUIREMENTS OF THIS SPECIFICATION. DETERMINE OPERATING PROCEDURES FOR PLACEMENT IN, EXTENDED DISTANCES, AND AROUND ANY OBSTRUCTIONS WHERE PLACEMENT VELOCITIES AND MIX CONSISTENCY MUST BE ADJUSTED.

B. PLACEMENT TECHNIQUES:

B.1. CONTROL THICKNESS, METHOD OF SUPPORT, AIR PRESSURE, AND/OR WATER CONTENT OF SHOTCRETE TO PRECLUDE SAGGING OR SLOUGHING OFF. DISCONTINUE SHOTCRETING OR PROVIDE SUITABLE MEANS TO SCREEN THE NOZZLE STREAM IF WIND OR AIR CURRENTS CAUSE SEPARATION OF THE NOZZLE STREAM DURING PLACEMENT.

B.2. HOLD NOZZLE AS PERPENDICULAR TO SURFACE AS WORK WILL PERMIT, TO SECURE MAXIMUM COMPACTION WITH MINIMUM REBOUND.

B.3. IN SHOTCRETING WALLS, BEGIN APPLICATION AT BOTTOM. ENSURE WORK DOES NOT SAG.

B.4. LAYERING:

B.4.1. BUILD UP LAYERS BY MAKING SEVERAL PASSES OF NOZZLE OVER WORK AREA.

B.4.2. MAKE SURE SURFACE IS ADEQUATELY ROUGH TO WHICH, AFTER HARDENING, ADDITIONAL LAYERS OF SHOTCRETE ARE TO BE BONDED.

B.4.3. DAMPEN SURFACE (ACHIEVE SATURATED SURFACE DRY (SSD) CONDITION) JUST PRIOR TO APPLICATION OF SUCCEEDING LAYERS.

B.4.4. ALLOW EACH LAYER OF SHOTCRETE TO TAKE INITIAL SET BEFORE APPLYING SUCCEEDING LAYERS.

B.4.5. USE RADIAL TEMPLATES TO INSURE EXACT RADII FROM FLAT BOTTOM OF BOWL/PIPE TO FACE OF COPING. TEMPLATE SHALL BE FABRICATED FROM STEEL OR 3/4" MINIMUM PLYWOOD. CHECK EVERY HORIZONTAL FOOT WHEN APPLYING SHOTCRETE FOR CONFORMANCE OF INTENDED WALL RADII. BRACE TEMPLATE AND PLACE LEVELS AT ARC TO TANGENT CONNECTIONS TO INSURE NO KINKS WILL BE FORMED. KINKS AT THE BOTTOM OF BOWLS WILL NOT BE ACCEPTABLE. SLUMPING OF THE SHOTCRETE CAUSING COPING SETBACK WILL NOT BE ACCEPTABLE.

B.4.6. REMOVE ANY REBOUND OR ACCUMULATED LOOSE AGGREGATE FROM SURFACES TO BE COVERED PRIOR TO PLACING THE INITIAL OR ANY SUCCEEDING LAYERS OF SHOTCRETE. REBOUND SHALL NOT BE USED AS AGGREGATE.

B.5. PLACEMENT AROUND REINFORCEMENT:

B.5.1. HOLD THE NOZZLE AT SUCH DISTANCE AND ANGLE TO PLACE MATERIALS BEHIND REINFORCEMENT BEFORE ANY MATERIAL IS ALLOWED TO ACCUMULATE ON ITS FACE.

B.6. ACCESS: ALLOW EASY ACCESS TO SHOTCRETE SURFACES FOR SCREEDING AND FINISHING, PERMITTING UNINTERRUPTED APPLICATION.

3.5 REMOVAL OF SURFACE DEFECTS IN CONCRETE

A. GENERAL: REMOVE AND REPLACE SHOTCRETE WHICH LACKS UNIFORMITY, EXHIBITS SEGREGATION, HONEYCOMBING, OR LAMINATION, OR WHICH CONTAINS ANY DRY PATCHES, SLUGS, VOIDS OR POCKETS. REMOVE DEFECTIVE AREAS.

3.6 SHOTCRETE FINISH

A. FINISH: ALL EXPOSED SHOTCRETE SURFACES ARE TO BE HARD STEEL TROWEL FINISH UNLESS OTHERWISE NOTED. TROWEL UNTIL ALL VISIBLE POURS ARE CLOSED. CEASE TROWEL BEFORE GLASS FORMS ON SURFACE. DO NOT BROOM FINISH AND DO NOT BURN SURFACE.

B. GRINDING THE SURFACES WILL NOT BE AN ACCEPTABLE MEANS OF ACHIEVING THE INTENDED RADII/ANGLE.

C. COLOR: ALL SHOTCRETE SURFACES ARE TO BE NATURAL GRAY COLOR UNLESS OTHERWISE NOTED. MINOR VARIATIONS IN APPEARANCE OF COLORED CONCRETE, WHICH ARE SIMILAR TO NATURAL VARIATIONS IN COLOR AND APPEARANCE OF UNCOLORED CONCRETE, ARE ACCEPTABLE. DO NOT BROOM FINISH AND DO NOT TROWEL BURN SURFACE.

D. DURING THE CURING PERIOD, CONCRETE SHALL BE MAINTAINED AT A TEMPERATURE ABOVE 40 DEGREES FAHRENHEIT AND IN MOIST CONDITION. FOR INITIAL CURING, CONCRETE SHALL BE KEPT CONTINUOUSLY MOIST FOR 24 HOURS AFTER PLACEMENT IS COMPLETE. FINAL CURING SHALL CONTINUE FOR SEVEN DAYS AFTER PLACEMENT. COVER CONCRETE WITH POLYETHYLENE PLASTIC TO MAINTAIN TEMPERATURE IF NECESSARY. LAP SEAMS IN THE PLASTIC 6" AND WEIGH DOWN.

E. THE CONTRACTOR SHALL FIX ALL CRACKS AND DISPLACEMENTS LARGER THAN 1/8" UP TO THE PROJECT COMPLETION.

3.7 CONCRETE PROTECTION AND CURING

1. GENERAL: PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. COMPLY WITH ACI 306.1 FOR COLD-WEATHER PROTECTION AND FOLLOW RECOMMENDATIONS IN ACI 305R FORHOT-WEATHER PROTECTION DURING CURING. KEEP MOIST FOR NECESSARY AMOUNT OF TIME TO REACH CONCRETE STRENGTH AND INHIBIT MOISTURE LOSS AFTER PLACING.
2. EVAPORATION RETARDANT: WATERBORNE, MONOMOLECULAR FILM FORMING, MANUFACTURED FOR APPLICATION TO FRESH CONCRETE, SUCH AS EUCOBAR EVAPORATION RETARDANT BY THE EUCLID CHEMICAL COMPANY. APPLY EVAPORATION RETARDANT TO CONCRETE SURFACES IF HOT, DRY, OR WINDY CONDITIONS CAUSE MOISTURE LOSS BEFORE AND DURINGFINISHING OPERATIONS. APPLY TO EXPOSED SURFACE OF CONCRETE ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS AS NECESSARY.
3. BEGIN CURING AFTER FINISHING CONCRETE, BUT NOT BEFORE FREE WATER HAS DISAPPEARED FROM CONCRETE SURFACE.
4. CURING METHODS: CURE CONCRETE BY CURING COMPOUND, MOISTURE CURING, MOISTURE-RETAINING-COVER CURING, OR A COMBINATION OF THESE AS FOLLOWS:

A. CURING COMPOUND: MEET REQUIREMENTS OF MANUFACTURER'S CURRENT PRINTED APPLICATION INSTRUCTIONS AND COVERAGE RATE CHART. FOR HORIZONTAL APPLICATIONS, IMMEDIATELY APPLY AFTER ALL SURFACE WATER HAS DISAPPEARED AND THE CONCRETE SURFACE IS HARD ENOUGH TO WALK ON. FOR VERTICAL APPLICATIONS, APPLY IMMEDIATELY AFTER REMOVING THE CONCRETE FORMS. APPLY IN A UNIFORM AND CONTINUOUS MANNER. AVOID OVER-APPLICATION OR PUDDLING OF CURING COMPOUND. PROTECT SURFACE FROM WATER, ADJACENT SHOTCRETE WORK, AND DEBRIS.

B. MOISTURE CURING: KEEP SURFACES CONTINUOUSLY MOIST FOR NOT LESS THAN SEVEN DAYS WITH THE FOLLOWING MATERIALS:

B.1. WATER.

B.2. CONTINUOUS WATER-FOG SPRAY.

B.3. ABSORPTIVE COVER, WATER SATURATED, AND KEPT CONTINUOUSLY WET. COVER CONCRETE SURFACES AND EDGES, OVERLAP SEAMS MIN. 6" BETWEEN ADJACENT ABSORPTIVE COVERS.

C. MOISTURE-RETAINING-COVER CURING:

C.1. COVER CONCRETE SURFACES WITH MOISTURE-RETAINING COVER FOR CURING CONCRETE, PLACED IN WIDEST PRACTICABLE WIDTH, WITH SIDES AND ENDS LAPPED AT LEAST 6 INCHES.

3.8 CURING MATERIALS

1. ABSORPTIVE COVER:

AASHTO M 182, CLASS 2, BURLAP CLOTH MADE FROM JUTE OR KENAF, WEIGHING APPROXIMATELY 9OZ./SQ. YD. DRY.

2. MOISTURE-RETAINING COVER:

ASTM C 171, POLYETHYLENE FILM OR WHITE BURLAP-POLYETHYLENE SHEET (BUR LENE).

3. WATER: POTABLE.
4. CURING COMPOUND: ASTM C-309, CLEAR, WATER-BASED, NO VOLATILE, NON-STAINING, MEMBRANE-FORMING, COMPATIBLE WITH SUBSEQUENT CONCRETE TREATMENTS. ACCEPTABLE PRODUCT: W.R. MEADOWS 1100-CLEAR, OR APPROVED EQUAL.

3.9 CONCRETE JOINTS

A. CLEANING: THE ENTIRE JOINT SHALL BE THOROUGHLY CLEANED AND WETTED PRIOR TO THE APPLICATION OF ADDITIONAL SHOTCRETE.

B. REINFORCEMENT: MAKE JOINTS PERPENDICULAR TO THE MAIN REINFORCEMENT. CONTINUE REINFORCEMENT ACROSS JOINTS.

3.10 CRACKING

A. SAW CUT CONTROL JOINTS AND CONSTRUCTION JOINTS MAY BE SHOWN IN IN THE CONSTRUCTION DRAWINGS FOR DIAGRAMMATIC PURPOSES ONLY. CONTRACTOR MAY INSTALL ALTERNATE CRACK CONTROL AT ITS DISCRETION.

B. THE CONTRACTOR SHALL FIX ALL CRACKS AND DISPLACEMENTS LARGER THAN 1/8" UP TO PROJECT COMPLETION.

PRECAST CONCRETE SKATEPARK COMPONENTS

NOTE: PRECAST CONCRETE SKATE ELEMENTS TO BE SPOHNCRETE PROVIDED BY SPOHN RANCH SKATEPARKS, INC.
6824 SOUTH CENTINELA AVENUE
LOS ANGELES, CALIFORNIA 90230
626.330.5803

PART 1 - GENERAL

1.1 CERTIFICATION

A. TO ENSURE THE HIGHEST LEVEL OF QUALITY IN DESIGN, CONSTRUCTION, AND INSTALLATION, THE FOLLOWING CERTIFICATIONS ARE REQUIRED:

A.1. ALL SKATEPARK FABRICATORS MUST BE LISTED AS AN APPROVED SKATEPARK CONTRACTOR BY SKATEPARK ASSOCIATION, USA

A.2. ALL STEEL COMPONENTS SHALL BE FABRICATED BY CERTIFIED WELDERS

A.3. ALL SKATEPARK INSTALLERS MUST BE FACTORY-CERTIFIED TECHNICIANS WHO HAVE PERFORMED AT LEAST TEN SIMILAR SKATEPARK INSTALLATIONS WITHIN THE LAST FIVE YEARS

1.2 PRODUCT DATA

A. SUBMIT MANUFACTURER'S PRODUCT LITERATURE INDICATING MATERIALS, FINISH, AND OTHER INFORMATION REQUIRED TO DEMONSTRATE COMPLIANCE FOR EACH COMPONENT. IF EQUIPMENT OR CONSTRUCTION METHOD IS OTHER THAN SPECIFIED, A DETAILED DESCRIPTION OF PROPOSED VARIATIONS FROM THE SPECIFICATIONS MUST BE INCLUDED WITH THE MANUFACTURER'S LITERATURE. IN ADDITION, INDEPENDENT TESTING DATA FOR PRODUCTS MUST BE SUBMITTED SHOWING THAT THE VARIATIONS ARE PROVEN EQUAL OR BETTER (WITH RESPECT TO DURABILITY, LONGEVITY AND STRENGTH) TO THE SPECIFICATIONS PRIOR TO BIDDING.

B. ANY PARTY DESIRING TO UTILIZE ALTERNATE CONSTRUCTION METHODS IS REQUIRED TO EXPLAIN IN DETAIL THE VARIATIONS FROM THE LISTED SPECIFICATIONS, AND RECEIVE APPROVAL PRIOR TO BIDDING. ALSO LIST ALL VARIATIONS IN THE SIZE; HEIGHT, LENGTH OR WIDTH OF ANY OBSTACLES THAT DO NO MATCH THOSE SPECIFIED IN THE LAYOUT DRAWINGS ATTACHED. FAILURE TO COMPLETE ALL EXPLANATIONS REQUIRED BY THE BIDDERS/CONTRACTORS PROPOSING ALTERNATE/SUBSTITUTE MATERIALS FROM THOSE SPECIFIED OR VARIATIONS ON THE SIZE; HEIGHT, LENGTH, OR WIDTH OF ANY OBSTACLES THAT DO NO MATCH THOSE SPECIFIED IN THE LAYOUT DRAWINGS ATTACHED MAY BE GROUNDS FOR REJECTION OF THE BID. IF AWARDED BID IS LATER FOUND TO NOT COMPLY WITH THESE SPECIFICATIONS AND THE DETAILED EXPLANATIONS WERE NOT PROVIDED THOROUGHLY AND COMPLETELY WITH THEIR BID SUBMISSION, IT WOULD BE THE VENDOR/CONTRACTOR'S RESPONSIBILITY TO REMEDY THE ITEMS/MATERIALS OF CONCERN AND COMPLY WITH THE SPECIFICATIONS. IF AN ACCEPTABLE CORRECTIVE ACTION CANNOT BE RECTIFIED, AT THE OWNER'S DISCRETION IT WILL BE THE VENDOR/CONTRACTOR'S RESPONSIBILITY TO REMOVE THE MATERIALS FROM THE OWNER'S PREMISES AT THE EXPENSE OF THE VENDOR/CONTRACTOR.

1.3 DRAWING SUBMITTALS

A. A SCALED PLAN VIEW DRAWING SHALL BE SUBMITTED THAT EXACTLY MATCHES THE ATTACHED DRAWING. ALL OBSTACLE HEIGHTS, WIDTHS, AND LENGTHS SHALL NOT VARY FROM THOSE SPECIFIED. A THREE-DIMENSIONAL DRAWING OF THE MAIN STRUCTURES SHALL ALSO BE SUBMITTED FOR REVIEW. THE SKATEPARK LAYOUT SHALL CONFORM TO INDUSTRY STANDARDS FOR SPACING AND PLACEMENT OF OBSTACLES.

1.4 SAMPLES

A. IF EQUIPMENT OR CONSTRUCTION METHOD PROPOSED IS OTHER THAN SPECIFIED, CONTRACTOR MUST SUBMIT SAMPLES FOR APPROVAL BY ENGINEER PRIOR TO BIDDING.

1.5 WARRANTY

A. PROVIDE CERTIFICATE OF WARRANTY THAT MEETS OR EXCEEDS THE REQUIREMENTS BELOW. IF THE MANUFACTURER'S STANDARD WARRANTY DOES NOT MEET THESE MINIMUM REQUIREMENTS, A CERTIFICATE OF EXTENDED WARRANTY FROM THE MANUFACTURER OR CONTRACTOR MUST BE INCLUDED. WARRANTY PERIODS MAY NOT BE EXPRESSED AS "LIFETIME" AND MUST BE EXPRESSED IN SPECIFIC YEARS AS REQUIRED BELOW. AS A MINIMU, MANUFACTURER SHALL PROVIDE PROOF OF A FIVE-YEAR LIMITED WARRANTY.

1.6 INSURANCE

A. MANUFACTURER MUST CARRY A MINIMUM OF $5 MILLION IN PRODUCT LIABILITY INSURANCE, AND PROVIDE PROOF OF SUCH INSURANCE WITH BID. DESIGNER MUST CARRY A MINIMUM OF $2 MILLION IN PROFESSIONAL LIABILITY INSURANCE, AND PROVIDE PROOF OF SUCH INSURANCE WITH BID.

1.7 QUALITY ASSURANCE

A. MANUFACTURER: AT LEAST FIFTEEN (15) COMPLETED SKATEPARKS CONSTRUCTED WITH THE EXACT SAME MATERIALS AND CONSTRUCTION TECHNIQUES. UPON REQUEST, PROVIDE LIST OF COMPLETED STRUCTURES TO THE OWNER'S REPRESENTATIVE WITH SKATEPARK OWNER'S NAME, ADDRESS, PHONE, AND REPRESENTATIVE'S NAME.

B. LEAD INSTALLER: AT LEAST TEN (10) COMPLETED SKATEPARKS CONSTRUCTED WITH THE EXACT SAME MATERIALS AND CONSTRUCTION TECHNIQUES. UPON REQUEST, PROVIDE LIST OF COMPLETED STRUCTURES TO THE OWNER'S REPRESENTATIVE WITH SKATEPARK OWNER'S NAME, ADDRESS, PHONE, AND REPRESENTATIVE'S NAME.

1.8 DEVIATIONS FROM SPECIFICATION

A. IF EQUIPMENT OFFERED DIFFERS FROM THE PROVISIONS CONTAINED IN THIS SPECIFICATION, SUCH DEVIATIONS MUST BE EXPLAINED IN DETAIL AND SUBMITTED WITH THE BID. TESTING DATA MUST BE PROVIDED PROVING EQUAL OR BETTER.

B. THE FOLLOWING DEVIATIONS FROM THE SPECIFICATIONS WILL NOT RECEIVE APPROVAL.

B.1. CONCRETE WITH COMPRESSIVE STRENGTH TESTED LESS THAN 4000 PSI AT 28 DAYS

B.2. CONCRETE THAT IS NOT REINFORCED WITH BOTH REINFORCING STEEL AND FIBERS

B.3. CONCRETE THAT IS NOT FORMED USING PRECISE TEMPLATES TO CONTROL GEOMETRY

B.4. CONCRETE WHOSE CURING ENVIRONMENT IS NOT PRECISELY CONTROLLED (TIME, TEMPERATURE, HUMIDITY, ETC.)

B.5. COPING AND EDGE PROTECTION THAT ARE NOT HOT-DIPPED GALVANIZED STEEL

B.6. ELEMENTS THAT DO NOT OFFER 6" WIDE HOT-DIPPED GALVANIZED STEEL EDGE AND COPING PROTECTION

B.7. ELEMENTS THAT REQUIRE METAL TRANSITION PLATES TO BE FASTENED WITH HARDWARE

B.8. ELEMENTS THAT REQUIRE TURNBUCKLES OR METAL SUPPORT STRUCTURES OF ANY KIND

B.9. ELEMENTS THAT REQUIRE FASTENERS OR HARDWARE OF ANY KIND FOR ANY PURPOSE OTHER THAN TO SECURE GRINDRAILS OR GUARDRAILS

B.10. ELEMENTS THAT CANNOT RETAIN EARTH ON THEIR OWN AND REQUIRE SEPARATE RETAINING WALLS OR STEPS IN ORDER TO CREATE A MULTI-LEVEL SKATEPARK

B.11. ELEMENTS THAT CANNOT BE INTEGRATED DIRECTLY INTO A SLAB (EXISTING OR NEW) TO PROVIDE A CONTINUOUS CONCRETE RIDING SURFACE, UNINTERRUPTED BY METAL TRANSITION PLATES

B.12. ELEMENTS DESIGNED WITH A CONTINUOUS RIDING SURFACE UP TO 16" WIDE COMPRISED OF MORE THAN ONE SECTION OR CONTAINING ANY VISIBLE SEAMS (I.E. LIGHT CAN PENETRATE FROM BEHIND THE RIDING SURFACE THROUGH THE FRONT OF THE RISING SURFACE)

B.13. ELEMENTS THAT CANNOT INCORPORATE CUSTOM TINTING (I.E. INTEGRAL CONCRETE COLOR, NOT SURFACE TREATMENTS), CUSTOM RELIEF PATTERNING (E.G. BRICK TEXTURE), OR GRANITE SURFACES.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. THE FOLLOWING SKATEPARK EQUIPMENT SPECIFICATIONS ARE BASED ON THOSE PROVIDED BY SPOHN RANCH, INC. 6824 S. CENTINELA AVE., LOS ANGELES, CA 90230, (626) 330-5803. ANY PROPOSAL SHALL MEET OR EXCEED THE SPECIFICATIONS HEREIN AS DETERMINED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. ALTERNATE/SUBSTITUTE MATERIALS WILL BE CONSIDERED FOR APPROVAL; HOWEVER, IT WILL BE THE SOLE DISCRETION OF THE OWNER OR OWNER'S REPRESENTATIVE TO DETERMINE IF SUCH PROPOSAL FOR ALTERNATE/SUBSTITUTE MATERIALS IS ACCEPTABLE. ALL PARTIES REQUESTING APPROVAL OF ALTERNATIVE CONSTRUCTION METHODS ON THIS PROJECT MUST SUBMIT ALL INFORMATION AND CERTIFICATIONS AS REQUIRED AND SPECIFIED HEREIN TEN DAYS PRIOR TO BID OR DUE DATE FOR APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE. SUBMITTAL PACKAGES THAT DO NOT INCLUDE ALL THE REQUIRED INFORMATION WILL BE RETURNED AND WILL NOT BE CONSIDERED FOR USE.

B. THE STANDARDS SPECIFICATIONS LISTED BELOW ARE SUBJECT TO CHANGE BASED UPON LOCAL CONDITIONS AND CODES. PLEASE SEE THE ATTACHED FIGURES TO ILLUSTRATE THE LETTERED DETAILS.

2.2 STANDARDS

A. CONCRETE MANUFACTURING AND TESTING PRACTICES ARE UNDERTAKEN IN ACCORDANCE WITH THE NATIONAL PRECAST CONCRETE ASSOCIATION (NPCA), AND THE AMERICAN STANDARDS & TESTING METHODS (ASTM) STANDARDS.

2.3 REFERENCE MATERIAL

A. ANNUAL BOOK OF ASTM STANDARDS, ASTM C 33 - STANDARD SPECIFICATION FOR CONCRETE AGGREGATES, VOL. 04.02, AMERICAN SOCIETY FOR TESTING AND MATERIALS, CONSHOHOCKEN, PENNSYLVANIA 1996.

2.4 TOLERANCES

A. ALL EXPOSED, GRINDABLE EDGES SHALL BE HOT-DIPPED GALVANIZED STEEL

B. COPING REVEALS SHALL NOT VARY MORE THAN 1/8" OVER THE SPAN OF 8'

C. ALL RADII SHALL NOT VARY MORE THAN 1/4" FROM THE STATED DIMENSION

2.5 CONSTRUCTION SPECIFICATIONS

A. FOUNDATION

A.1. SUB-GRADE

A.1.1. PREPARED NATIVE SOIL @ 90% COMPACTION

A.2. BASE MATERIAL

A.2.1. ~4" THICK AGGREGATE @ 90% COMPACTION

B. CONCRETE SLABS

B.1. DETAILS

B.1.1. MIN. 4" THICK W/ 6-8" THICKENED EDGE

B.1.2. MIN. 4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS

B.1.3. #3 REBAR STEEL REINFORCING @ 16" O.C. GRID

B.1.3.A. MINIMUM COVER FOR ALL REINFORCING SHALL BE 1.5"

C. FLOOR SLAB

C.1. HARD STEEL TROWEL FINISH

C.2. SAW-CUT CONTROL JOINTS NEXT DAY AT ~10' X 12' GRID

D. DECK SLAB

D.1. TIED-IN SMOOTH STEEL DOWELS (MIN. 16")

D.2. HARD STEEL TROWEL FINISH

D.3. SAW-CUT CONTROL JOINTS NEXT DAY AT ~10-12' GRID

E. PRECISION CAST MODULES

E.1. CONCRETE

E.1.1. TYPE II PORTLAND CEMENT

E.1.2. MAX. 3/4" AGGREGATE

E.1.3. MECHANICALLY VIBRATED IN PRECISE CONCRETE MOLD

E.1.4. CURED IN TEMPERATURE CONTROLLED ENVIRONMENT

E.1.5. MIN. 4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS

E.2. REINFORCING

E.2.1. #3 REBAR STEEL REINFORCING @ 12" O.C. GRID STEEL

E.2.2. FIBER REINFORCEMENT

E.2.3. MINIMUM COVER FOR ALL REINFORCING SHALL BE 1.5"

E.3. FINISHING

E.3.1. SURFACES

E.3.1.A. RIDING SURFACES HAND-FINISHED SMOOTH

E.3.2. JOINTS

E.3.2.A. HAND FINISHED WITH ELASTOMERIC CAULK SEALANT OR CEMENTITIOUS GROUT

E.4. STEEL

E.4.1. HOT-DIPPED GALVANIZED STEEL ANCHORED AT 12" O.C. WITH STEEL STUDS

E.4.1.1. ROUND COPING

E.4.1.1.1. 2" SCHEDULE 40 WITH SEAMS AND END CAPS WELDED AND GROUND SMOOTH, AS REQUIRED

E.4.1.2. SQUARE COPING

E.4.1.2.1. 1.5" X 2" X 3/16" THICK ANGLE WITH SEAMS WELDED AND GROUND SMOOTH, AS REQUIRED

E.4.1.2.2. 2" X 6" X 1/8" THICK BMX PLATE (OPTIONAL) WITH SEAMS WELDED AND GROUND SMOOTH, AS REQUIRED.

E.4.1.3. BMX PLATE COPING BACKER

E.4.1.3.1. 6" X 1/8" WELDED BEHIND THE COPING (OPTIONAL)

E.4.1.4. GRIND RAILS

E.4.1.4.1. RECTANGULAR - 3" X 2" X 1/8" THICKNESS

E.4.1.4.2. ROUND - 2" DIAMETER SCHEDULE 40

E.4.1.4.3. FITTED WITH WELDED END CAPS AND GROUND SMOOTH

E.4.1.4.4. 2" DIAMETER WELDED STEEL TUBE VERTICAL SUPPORTS ARE CAST INTO THE CONCRETE DURING POURING OR ANCHORED USING STUD-STYLE INTERLOCKING WEDGE ANCHORS

2.6 INSPECTION

A. INSPECT SUBGRADE, FORMS, REINFORCING STEEL, PIPES, CONDUITS, SLEEVES, HANGERS, ANCHORS, INSERTS, AND OTHER WORK REQUIRED TO BE BUILT INTO CONCRETE AND REPORT ANY DISCREPANCIES. NOTIFY OWNER'S REPRESENTATIVE AT LEAST 5 WORKING DAYS IN ADVANCE OF SCHEDULED PLACEMENT.

B. CORRECT UNSATISFACTORY WORK PRIOR TO PLACING CONCRETE.

C. REMOVE RUBBISH FROM FORMWORK IMMEDIATELY PRIOR TO PLACING CONCRETE.

2.7 REPAIRS AND PROTECTION

A. REMOVE AND REPLACE PRECAST CONCRETE SKATE ELEMENTS THAT ARE BROKEN, DAMAGED, DEFECTIVE, OR DO NOT MEET THE REQUIREMENTS OF THIS SECTION OR CONFORMANCE WITH ASTM F 2480 - STANDARD GUIDE FOR IN-GROUND SKATE PARKS.

B. PROTECT PRECAST CONCRETE SKATE ELEMENTS FROM DAMAGE UNTIL FINAL PAYMENT. EXCLUDE TRAFFIC FROM PRECAST CONCRETE SKATE ELEMENTS FOR AT LEAST 28 DAYS AFTER PLACEMENT.

2.8 OTHER

A. CONCRETE MANUFACTURING AND TESTING PRACTICES ARE UNDERTAKEN IN ACCORDANCE WITH THE NATIONAL PRECAST CONCRETE ASSOCIATION (NPCA), CANADIAN STANDARDS ASSOCIATION, AND AMERICAN STANDARDS & TESTING METHODS (ASTM) STANDARDS.

B. SAFETY AND PERFORMANCE GUIDELINES: COMPLY WITH ALL SAFETY AND PERFORMANCE REQUIREMENTS AND ALL APPLICABLE REFERENCES AS SPECIFIED IN THE ASTM F2480 STANDARD GUIDE FOR IN-GROUND SKATE PARKS.

PART 3 - EXECUTION

3.1 DELIVERY, STORAGE, AND HANDLING

A. COORDINATE WITH WORK OF CAST-IN-PLACE CONCRETE SECTION.

B. PRECAST CONCRETE SKATE ELEMENTS ARE TO BE STORED AT MANUFACTURERS FACILITY, ABOVE GROUND ON SKIDS OR OTHER SUPPORTS, UNTIL SITE IS READY FOR THEIR INSTALLATION.

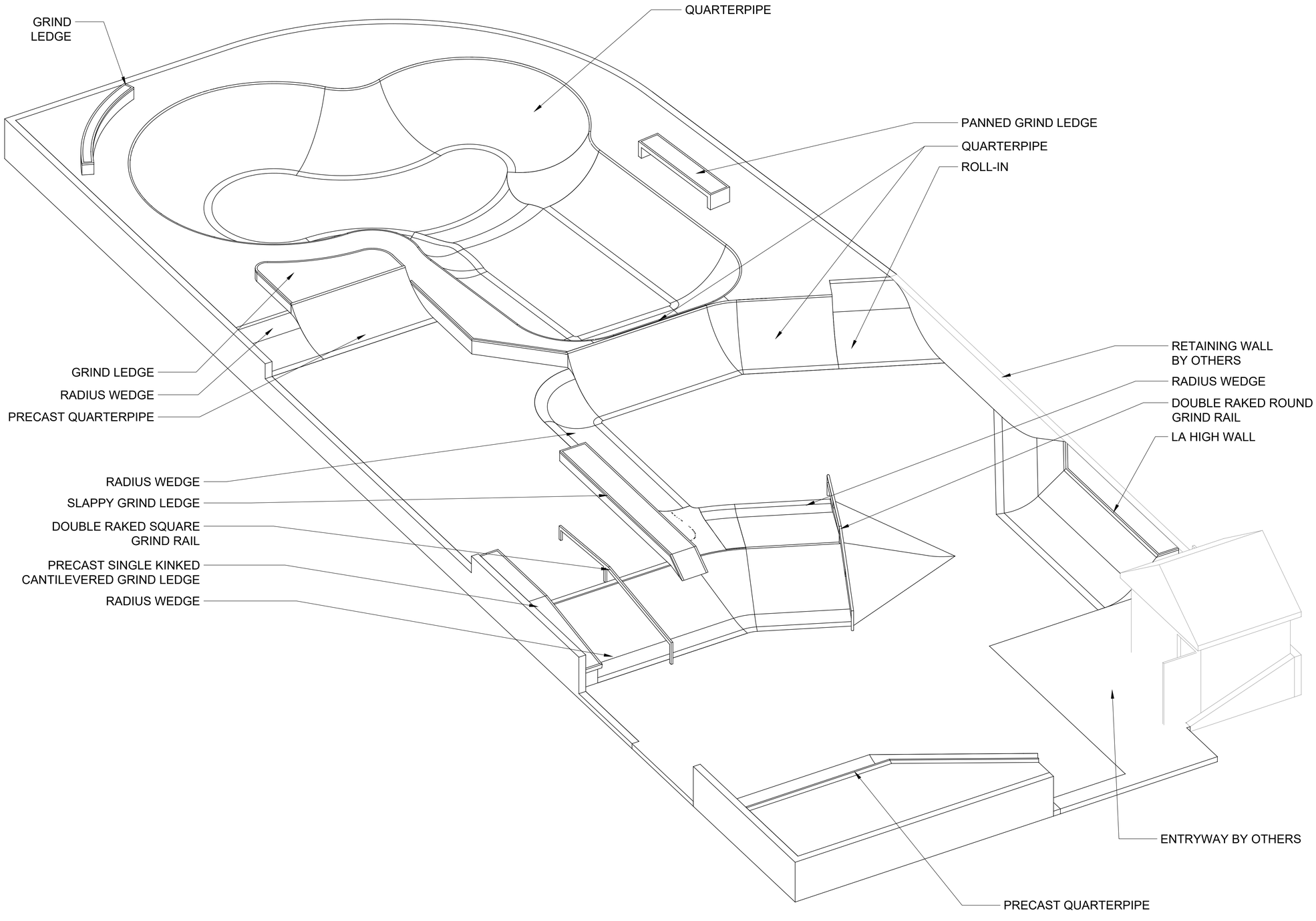
C. PRECAST CONCRETE SKATE ELEMENTS CAN BE PLACED AFTER A 7 DAY MINIMUM CURING TIME OF THE PRECAST FOOTINGS.

D. SUITABLE SKATE PARK SITE ACCESS IS REQUIRED FOR DELIVERY AND PLACEMENT OF PRECAST CONCRETE SKATE ELEMENTS. ACCESS MUST ALLOW TRACTOR-TRAILER(S) AND 70-TON CRANE (TYP.) TO PARK DIRECTLY ADJACENT TO FOOTINGS, WITHOUT OBSTRUCTION, FOR DELIVERY AND PLACEMENT OF ELEMENTS.

3.2 INSTALLATION

A. THE OWNER WILL PROVIDE A SITE PREPARED TO SPOHNCRETE FACTORY SPECIFICATIONS, WASTE DISPOSAL SERVICES, A SITE MAP WITH ROADS AND ACCESS ROUTES MARKED IN DETAIL FOR A CRANE, AND A SECURE AREA FOR STORAGE OF SKATEPARK EQUIPMENT AND TOOLS PRIOR TO AND DURING INSTALLATION.

B. THE MANUFACTURER WILL PROVIDE A CREW OF FACTORY-CERTIFIED INSTALLERS EXPERIENCED IN MUNICIPAL INSTALLATIONS TO ASSEMBLE THE SKATEPARK EQUIPMENT, AND ALL SPECIALTY AND BASIC TOOLS NECESSARY TO COMPLETE THE INSTALLATION. THESE FACTORY-CERTIFIED TECHNICIANS MUST HAVE PERFORMED AT LEAST TEN SIMILAR SKATEPARK INSTALLATIONS WITHIN THE LAST FIVE YEARS. ONLY SPOHNCRETE FACTORY-CERTIFIED INSTALLERS WITH AMPLE EXPERIENCE IN MUNICIPAL SKATEPARKS SHALL BE ALLOWED TO PLACE AND FINISH MODULES AS REQUIRED AS WELL AS BUILDING THE HIGHEST QUALITY SKATEPARKS, SPOHN RANCH, INC. STRIVES TO BUILD LONG-TERM RELATIONSHIPS BASED ON CONFIDENCE AND TRUST WITH OUR CLIENTS. WE STAND BESIDE,



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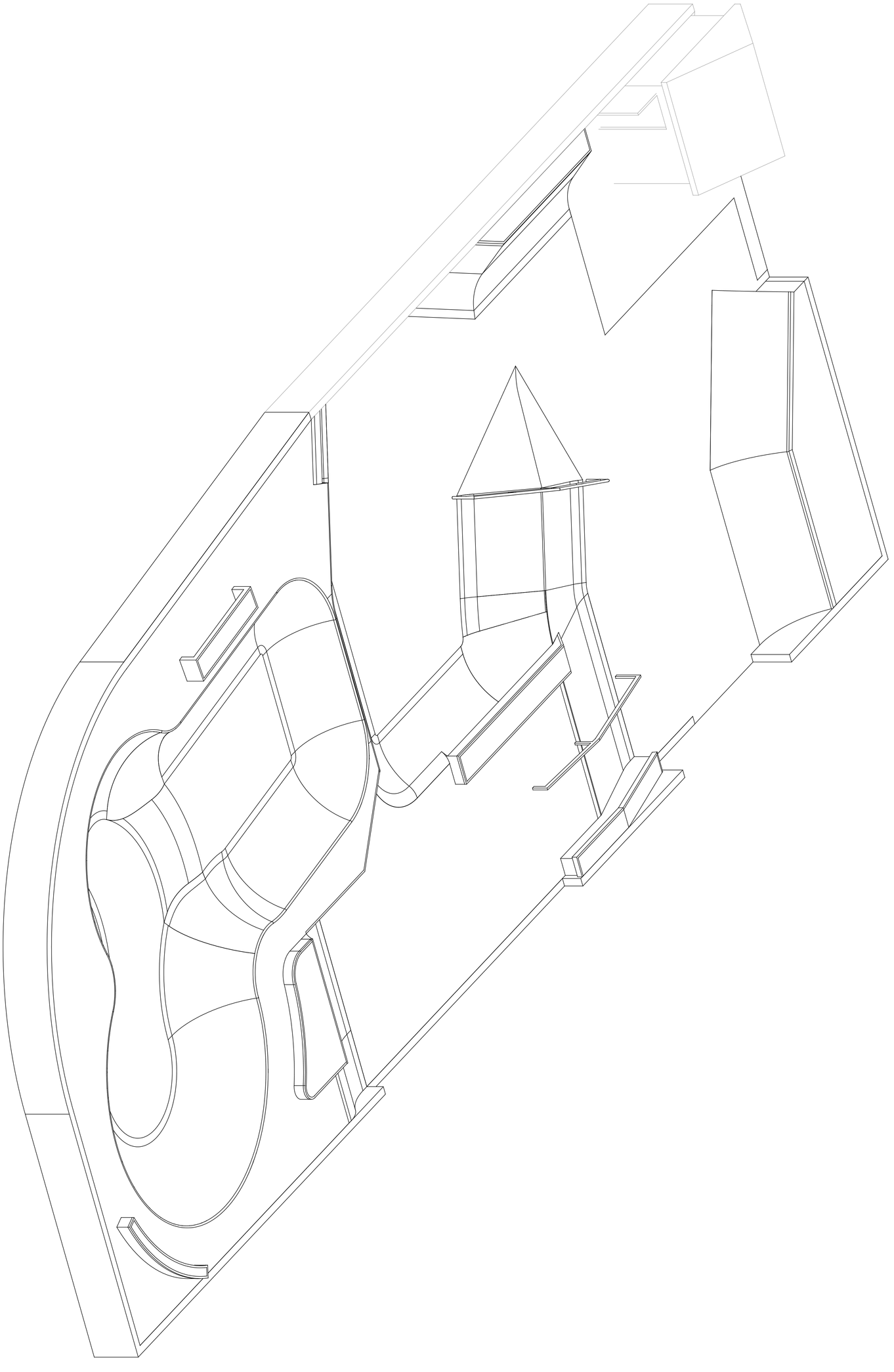
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
3D PERSPECTIVE

SHEET
SK3.0



SHEET
SK3.1
5 OF 17

PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
3D PERSPECTIVE

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CW

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PLAN CHECKED BY
DH, MB

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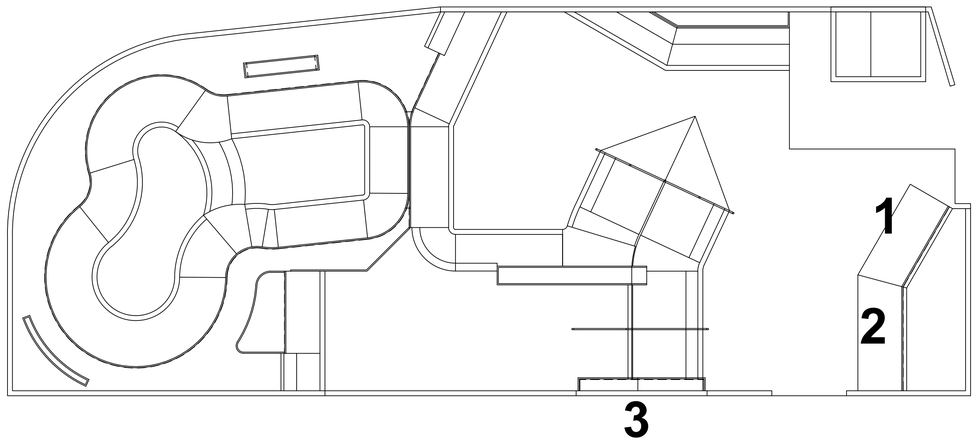
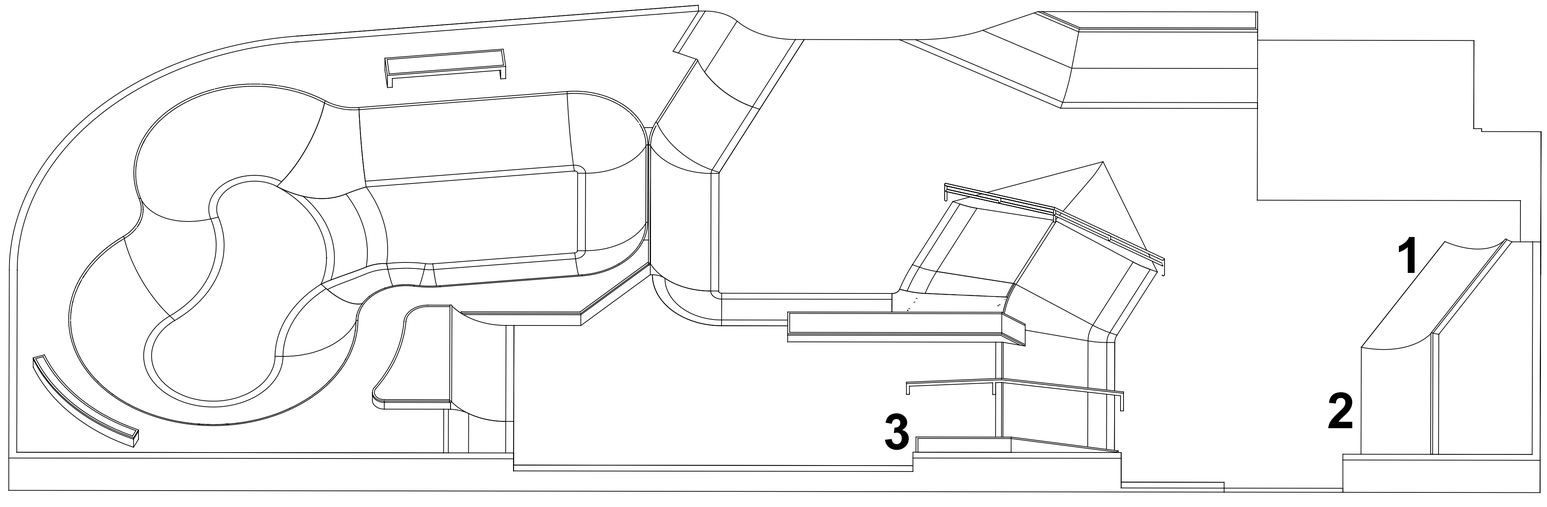
PRECAST COMPONENT LIST				
REF #	DESCRIPTION	COLOR	STEEL	QTY
1	QUARTERPIPE 14'-0"L x 6'-7 3/16"W x 3'-6"T	NATURAL GRAY	RAL #9017	1
2	QUARTERPIPE 15'-6"L x 6'-6 3/8"W x 3'-6"T	NATURAL GRAY	RAL #9017	1
3	RAKED GRIND LEDGE 16'-6 11/16"L x 1'-6"W x 1'-8"T	NATURAL GRAY	RAL #9017	1





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PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
PRECAST LAYOUT PLAN

SHEET
SK4.0

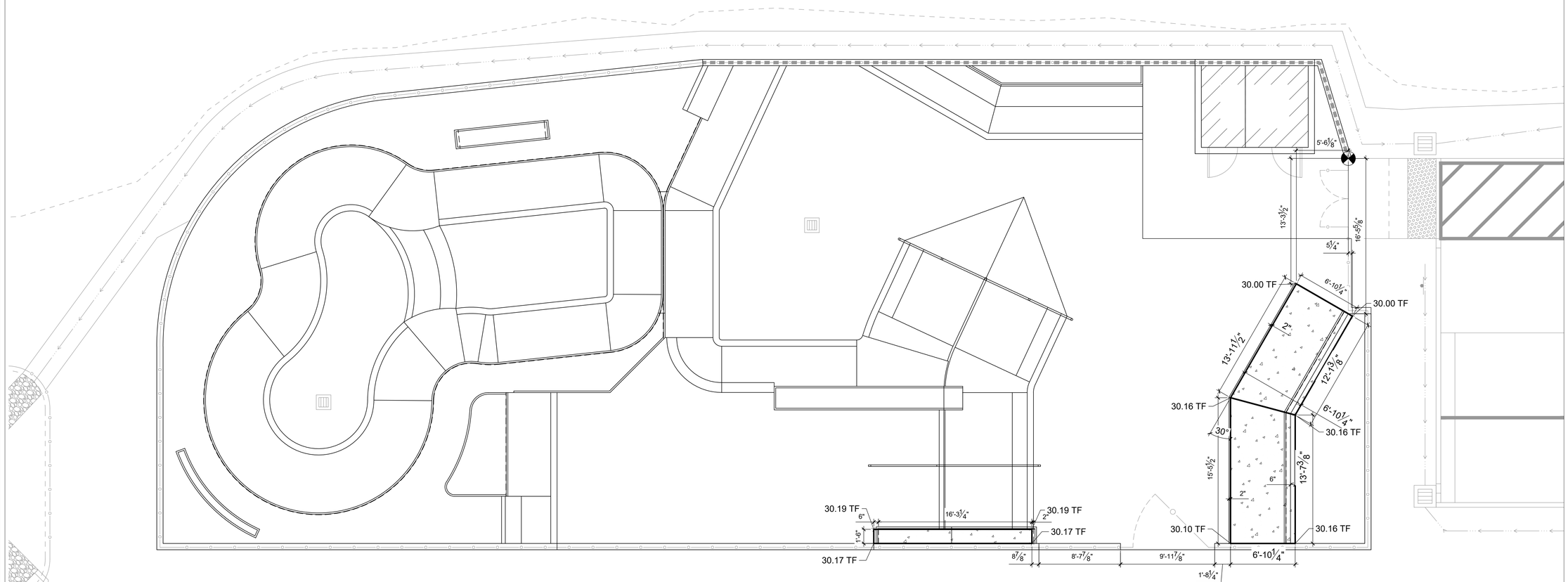
2025-12-18 11:40

FOOTING SCHEDULE

SYMBOL	CODE	DESCRIPTION
	1	CONCRETE FOOTER

PRECAST FOOTING NOTES :

1. ALL TOP OF FOOTING ELEVATIONS SHALL BE 5" (0.42") BELOW FINISH SURFACE ELEVATIONS OF CONCRETE SLAB, AND SHALL SLOPE AS SHOWN ON PLANS WITH A 2% MAXIMUM FALL.
2. FORM ENTIRE FOOTING SURFACE TO SLOPE IN THE SAME DIRECTION AS THE FINISHED SURFACE ELEVATIONS OF THE CONCRETE SLAB.
3. ALL PRECAST SLAB FOOTINGS SHALL COORDINATE WITH SKATEPARK GRADING PLAN SHEET SK8.0
4. HIGHPOINTS AND RIDGES CAN NOT BE PLACED IN FOOTINGS DUE TO PRECAST ELEMENT AND JOINTING ISSUES DURING INSTALLATION.
5. FOOTINGS SHALL NOT BE LEFT EXPOSED. ALL FOOTINGS SHALL BE COVERED.
6. REFER TO LANDSCAPE ARCHITECT / CIVIL ENGINEER DWGS FOR EARTHWORK. PREPARE SUBGRADE ACCORDING TO GEOTECHNICAL ENGINEER REPORT.
7. SEE CONSTRUCTION DETAILS ON SHEET SK11.0 + SK11.1 FOR PRECAST FOOTING PROFILES, INSTALLATION AND POSITIVE GRADING AWAY FROM ELEMENT
8. SEE SPECIFICATIONS ON SHEET SK2.1 FOR PRECAST ELEMENT INFORMATION



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PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
PC FOOTING PLAN

SHEET
SK4.1

JOINTING NOTES:

1. JOINTING LAYOUT PLAN HAS BEEN DEVELOPED TO PROVIDE GUIDANCE TO THE CONTRACTOR FOR THE USE OF SAWCUTS, COLD + EXPANSION JOINTS. ACTUAL FIELD VARIANCES MAY BE NECESSARY AND WILL TAKE PRECEDENCE OVER THIS GUIDE. A CONTRACTOR SHALL CUT/JOINT CONCRETE AS NEEDED TO HELP MINIMIZE CRACKING AND ENHANCE SKATEABILITY.

2. ALIGN SAWCUTS WITH EXPANSION AND COLD JOINTS AND START FROM CORNERS WHERE POSSIBLE TO HELP MINIMIZE CRACKING. SAWCUTS SHOULD BE APPROXIMATELY 10'x12' AND/OR APPROXIMATELY 120 SQUARE FEET WITH ROUGHLY A 2:1 ASPECT RATIO BETWEEN SAWCUTS AND COLD OR EXPANSION JOINTS.

3. ALL HORIZONTAL SAWCUTS TO BE FILLED WITH SELF-LEVELING POLYURETHANE BASE ELASTOMERIC SEALANT AND TOOLED FLAT. EXPANSION JOINTS AND VERTICAL SAWCUTS TO BE FILLED WITH POLYURETHANE BASED NONSAGGING ELASTOMERIC SEALANT AND TOOLED FLAT. COLOR OF JOINT SEALANT SHOULD RESEMBLE NATURAL COLOR OF CONCRETE (ALUMINUM GRAY / LIMESTONE, OR SIMILAR)

4. ALL JOINTS TO BE FILLED WITH SEALANT, SEE TYPICAL DETAILS FOR MORE INFORMATION.

GENERAL NOTES:

1. SEE SHEET SK5.0 FOR COLOR PLAN.

2. THE SLAB CONFIGURATION, NOTES, LOCATION OF EXPANSION JOINTS, COLD JOINTS, SAW CUTS, DETAIL REFERENCES, AND APPLICABLE DETAILS HAVE BEEN INCLUDED FOR CLARITY. JOINTS AND DETAILS SHOWN ARE FOR THE SKATEPARK ONLY. REFER TO THE LANDSCAPE PLANS FOR SCOPES BEYOND THE SKATEPARK.

3. SUGGESTED ORDER OF CONSTRUCTION FOR CONCRETE ELEMENTS WITHIN THE SKATEPARK FOOTPRINT:
   A. SUBSURFACE DRAINAGE
   B. SUBGRADE PREP - GRADE, MOISTURE CONDITION, AND COMPACT SKATEPARK FOOTPRINT TO +/- .1' OF SPECIFIED SUBGRADE ELEVATIONS.
   C. FINE GRADING
   D. PRECAST FOOTINGS
   E. PRECAST INSTALLATION
   F. GEOFOAM
   G. LEDGES AND MANUAL PADS
   H. BANKS AND TRANSITIONS
   I. GRIND RAIL FOOTING INSTALLATION
   J. FLOOR SLAB/FLATWORK

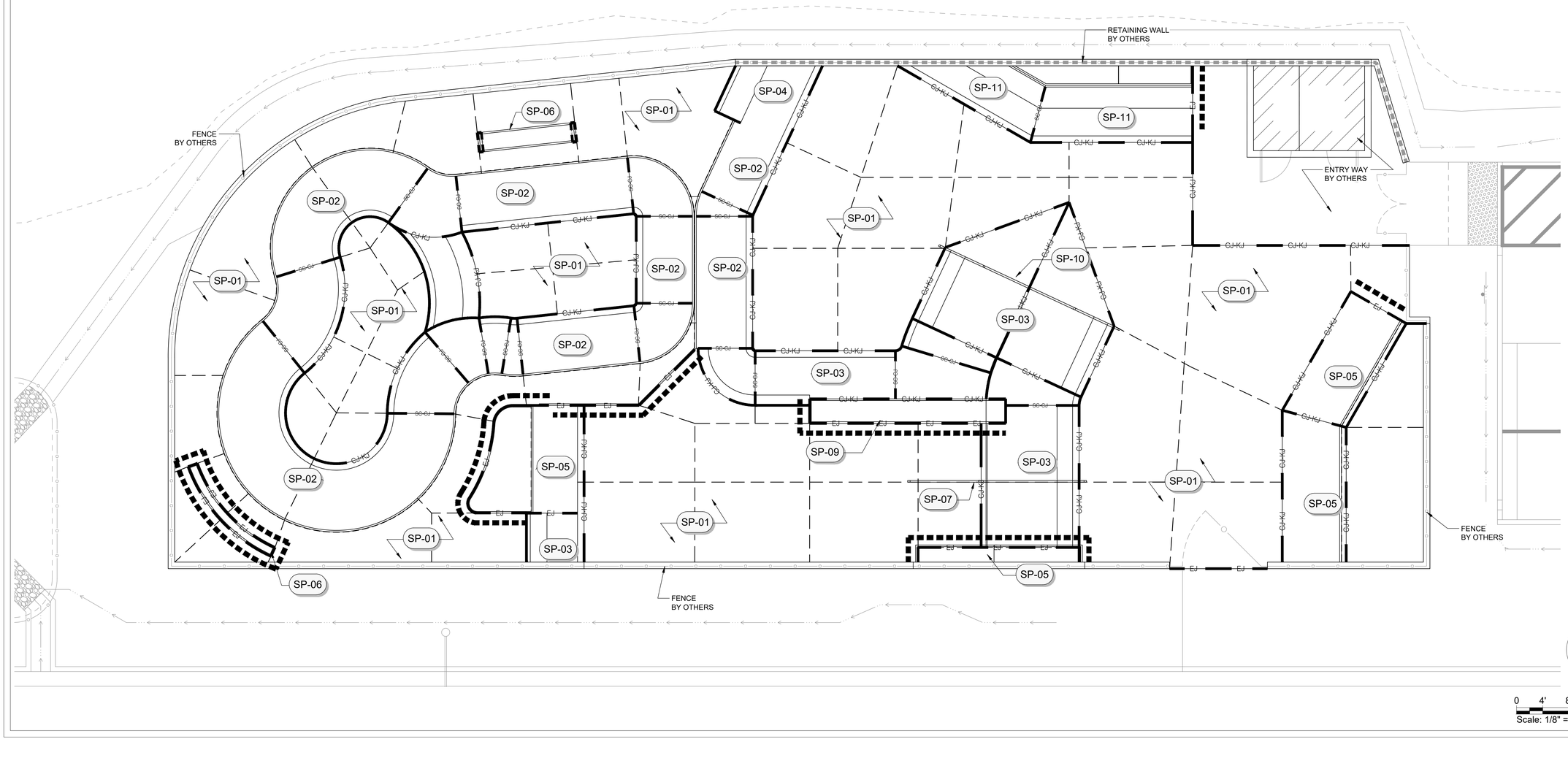
4. ALL EXPOSED CONCRETE AND SHOTCRETE SURFACES TO BE NATURAL GRAY IN COLOR WITH HARD STEEL TROWEL FINISH UNLESS OTHERWISE SPECIFIED.

INFORMATION SCHEDULE

CODE	DESCRIPTION	DETAIL
SP-01	5" THICK CONCRETE FLATWORK	1/SK11.0
SP-02	QUARTERPIPE	12/SK11.0
SP-03	RADIUS WEDGE	13/SK11.0
SP-04	ROLL-IN	14/SK11.0
SP-05	PRECAST SKATE FEATURE	6/SK11.1
SP-06	GRIND LEDGE	2/SK11.1
SP-07	RAKED SQUARE GRIND RAIL	3/SK11.1
SP-09	SLAPPY GRIND LEDGE	1/SK11.1
SP-10	DOUBLE RAKED ROUND GRIND RAIL	3/SK11.1
SP-11	LA HIGH WALL	4/SK11.1

JOINTING SCHEDULE

CODE	DESCRIPTION	DETAIL
H-01	EXPANSION JOINT — EJ — EJ	6/SK11.0
H-02	COLD JOINT OR KEY JOINT — CJ-KJ — CJ-KJ	8/SK11.0
H-03	SAWCUT JOINT	7/SK11.0
H-04	TURNDOWN EDGE AT FINISH SURFACE	3/SK11.0
H-05	TURNDOWN EDGE AT FINISH GRADE	4/SK11.0
H-06	SC OR CJ - FIELD DETERMINED — SC-CJ — SC-CJ	



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PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
INFORMATION PLAN

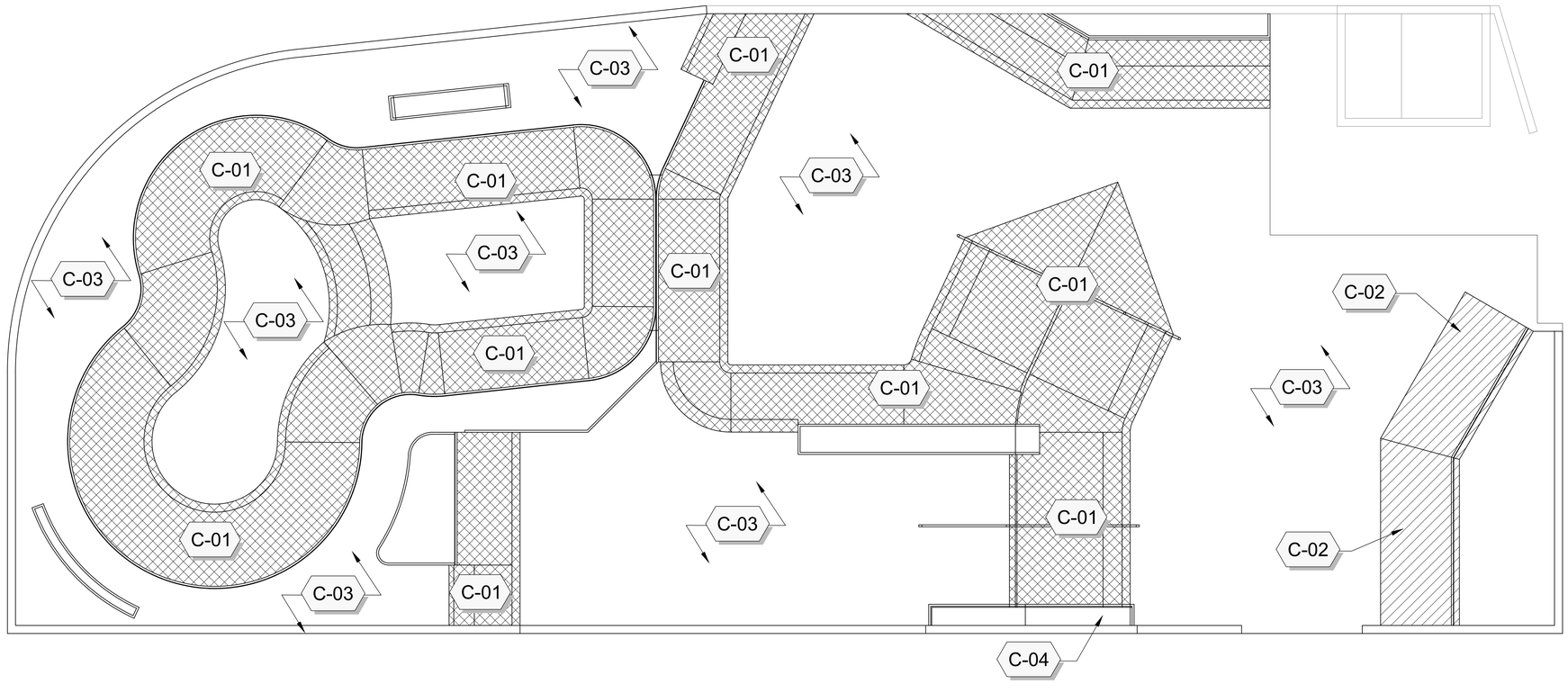
SHEET
SK5.0

8 OF 17

COLOR SCHEDULE		
SYMBOL	CODE	DESCRIPTION
	C-01	ADD-ALT COLORED CAST-IN-PLACE CONCRETE TO BE 'PALOMINO' BY EA PIGMENTS OR APPROVED EQUAL
	C-02	ADD ALT COLORED PRECAST CONCRETE TO BE `PALOMINO` BY EA PIGMENTS OR APPROVED EQUAL
	C-03	ALL OTHER CAST-IN-PLACE CONCRETE TO BE NATURAL GRAY
	C-04	PRECAST CONCRETE TO BE NATURAL GRAY

COLOR NOTES:

1. CONCRETE COLOR AVAILABLE FROM EA PIGMENTS 1-888-222-7501, OR APPROVED EQUAL.
2. PRECAST AND POURED IN PLACE CONCRETE COLOR MAY VARY SLIGHTLY IN FIELD.
3. FINISH: ALL EXPOSED CONCRETE SURFACES ARE TO BE HARD STEEL TROWEL FINISH UNLESS OTHERWISE NOTED. TROWEL UNTIL ALL VISIBLE PORES ARE CLOSED. CEASE TROWELING BEFORE SURFACE BECOMES GLOSSY. DO NOT BROOM FINISH AND DO NOT TROWEL BURN SURFACE.
4. REFER TO STEEL PLAN ON SHEET SK9.0 FOR STEEL FINISH.



NORTH

0 1' 5' 10'
Scale: 3/16" = 1'-0"

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PROJECT TITLE
CAMBRIA, CA

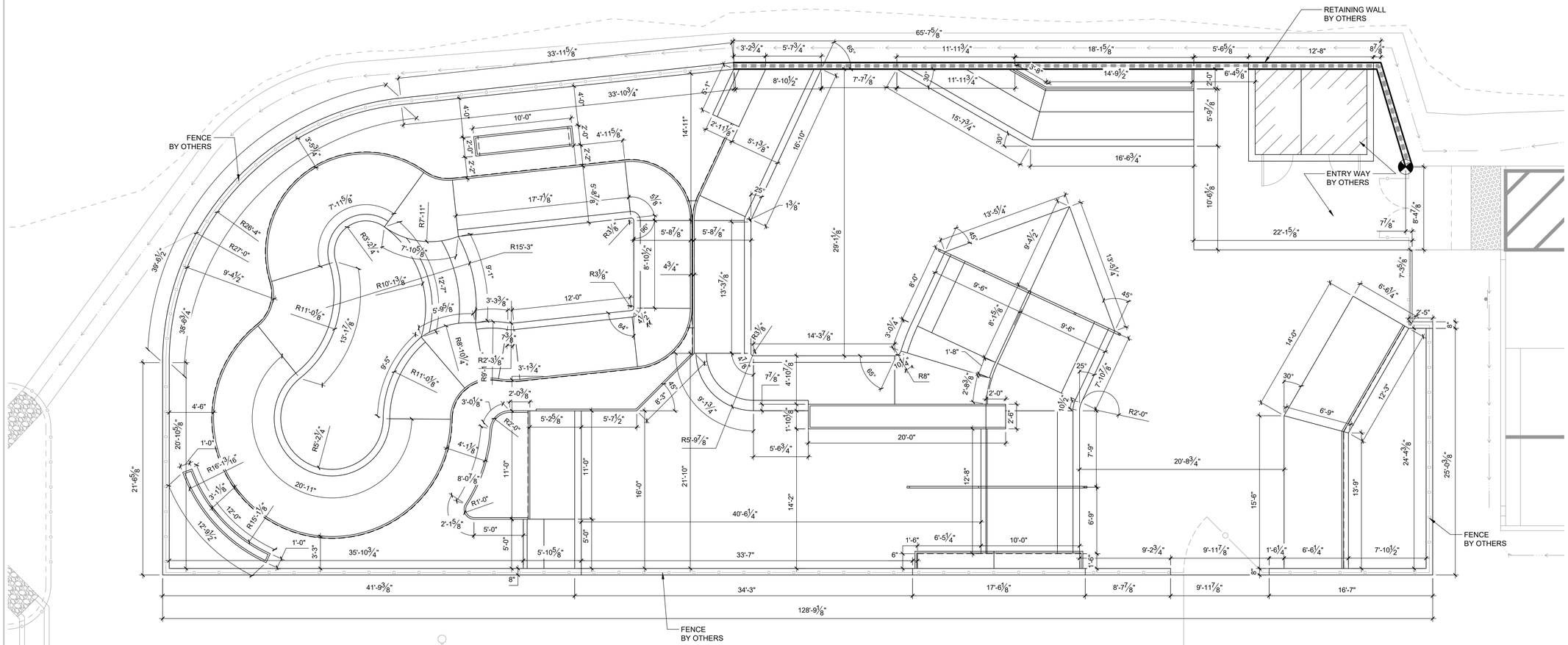
SHEET TITLE
COLOR PLAN

SHEET
SK6.0

CONSTRUCTION NOTES:

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES AND ORDINANCES.
2. ALL FORMS AND ALIGNMENTS OF PAVING, LAYOUT, AND SPECIAL PAVING AREAS SHALL BE REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO POURING (GIVE A MINIMUM OF 24 HOURS NOTICE)
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PUBLIC IMPROVEMENTS, INCLUDING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN-KIND ALL PUBLIC IMPROVEMENTS DAMAGED, BROKEN, OR REMOVED DURING CONSTRUCTION
4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS (UNLESS OTHERWISE NOTED).
5. ALL REBAR CROSSINGS TO BE TIED.
6. ALL CONSTRUCTION TO BE PLUMB AND TRUE, UNLESS OTHERWISE NOTED OR INDICATED.
7. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE SKATE PARK DESIGNER, OWNER/BUILDER OR OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE.
9. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC.. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. OBSERVATION VISITS TO THE JOB SITE BY THE SKATE PARK DESIGNER OR OWNER, DO NOT INCLUDE INSPECTION OF CONSTRUCTION PROCEDURES. THE VISIT SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
11. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.
12. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED CONSTRUCTION PRODUCT. THESE DOCUMENTS, ALTHOUGH PREPARED WITH CARE AND DILIGENCE, MAY CONTAIN ERRORS, OMISSIONS, CONTRADICTIONS, ETC. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS THOROUGHLY AND SHALL NOTIFY THE SKATE PARK DESIGNER IMMEDIATELY UPON ANY SUCH DISCOVERY OR DISCREPANCY. GOVERNING CODES SHALL THEN APPLY.
13. ALL SCALE DIMENSIONS ARE APPROXIMATE. WRITTEN DIMENSIONS AND DETAILS TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SITE DIMENSIONS PRIOR TO PROCEEDING WITH WORK AND CLARIFY WITH SKATE PARK DESIGNER, OWNER IF NECESSARY.
14. DESIGN, MATERIAL, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON DRAWINGS MAY BE CONSIDERED FOR USE. APPROVAL FOR SUBSTITUTIONS SHALL BE OBTAINED FROM THE SKATE PARK DESIGNER.
15. SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR FOR THE CLARIFICATION OF DESIGN CONCEPT DETAILS & SUBSTITUTIONS.
16. DURING WORK AND THROUGH ITS COMPLETION, THE CONTRACTOR SHALL KEEP THE SITE CLEAN TO THE SATISFACTION OF THE OWNER.
17. FINAL MATERIAL, FINISHES AND COLOR SHALL BE APPROVED BY OWNER AND SKATE PARK DESIGNER PRIOR TO INSTALLATION.
18. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS.
19. REFER TO SPECIFICATIONS FOR ANY ADDITIONAL INFORMATION.

**ALL COLD JOINTS AT THE BOTTOM OF ALL RADIUS TRANSITIONS & RADIUS BANKS SHALL BE LOCATED 8" MAX. FROM THE POINT OF TANGENCY. SEE TYPICAL DETAILS FOR CLARIFICATION.



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SKATE PARK DESIGNED BY: CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE: CAMBRIA, CA

SHEET TITLE: LAYOUT PLAN

SHEET: SK7.0

GRADING SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
L-01	AREA DRAIN	2	5/SK11.0

GRADING NOTES

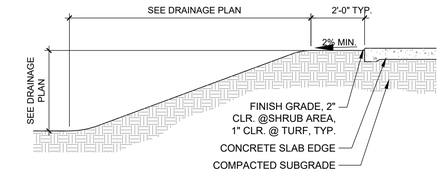
1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE LOCAL GRADING CODE AND ANY SPECIAL REQUIREMENTS OF THE GRADING PERMIT.
2. CONTRACTOR TO VERIFY GRADES AND NOTIFY OWNER'S CONSTRUCTION ADMINISTRATOR PRIOR TO START OF GRADING WORK.
3. SLOPES SHALL BE NO STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1) AND SHALL HAVE NOT LESS THAN 90% COMPACTION OUT TO THEIR FINISH SURFACES.
4. ALL PAVED AREAS SHALL SLOPE AS SHOWN ON PLANS WITH A 2% MAXIMUM FALL. PLANTED AREAS SHALL HAVE A MINIMUM 2% FALL.
5. FINISH GRADE SHALL HAVE A UNIFORM SURFACE, FREE OF LUMPS, BUMPS AND DEPRESSIONS AND ANY OBJECTS THAT MAY PREVENT A POSITIVE FLOW TO DRAIN.
6. ALL PROPOSED PAVING SURFACES SHALL MEET EXISTING PAVING SURFACES WITH SMOOTH AND CONTINUOUS TRANSITIONS AND FLUSH ALONG ENTIRE EDGE.
7. CONCRETE WALKS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND SHALL MEET ALL CITY AND COUNTY REQUIREMENTS.
8. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, EXISTING DRAINAGE STRUCTURES, PARKING LOT IMPROVEMENTS, AND FINISH FLOOR ELEVATIONS. NOTIFY THE OWNER'S CONSTRUCTION ADMINISTRATOR IMMEDIATELY UPON NOTING ANY DISCREPANCIES.
9. FINISH GRADE AT TURF AREAS SHALL BE ONE INCH BELOW FINISH SURFACE OF SIDEWALKS, CURBS OR PAVED AREAS. PLANTING AREA FINISH GRADE SHALL BE 2" BELOW SAME UNLESS OTHERWISE SPECIFIED.
10. ALL CONSTRUCTION AREAS SHALL BE FREE OF ROCK, DEBRIS, ETC. ALL EXISTING WEEDS SHALL BE REMOVED.
11. CONTRACTOR SHALL MEET EXISTING GRADE AT GRADING LIMITS WITH A SMOOTH AND CONTINUOUS TRANSITION.

GRADING LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- GB — GB — PROPOSED GRADE BREAK
- XXX.XX FS — PROPOSED ELEVATIONS
- PROPOSED FLOW DIRECTION

BS	BOTTOM OF STEP
FG	FINISH GRADE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT ELEVATION (MAY CHANGE IN FIELD)
PA	PLANTING AREA
TD	TOP OF DRAIN
TL	TOP OF LEDGE
TP	TOP OF PAD
TR	TOP OF RAIL
TS	TOP OF STEP

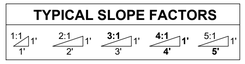
XXXX — EXISTING ELEVATION (VERIFY IN FIELD)



NOTES

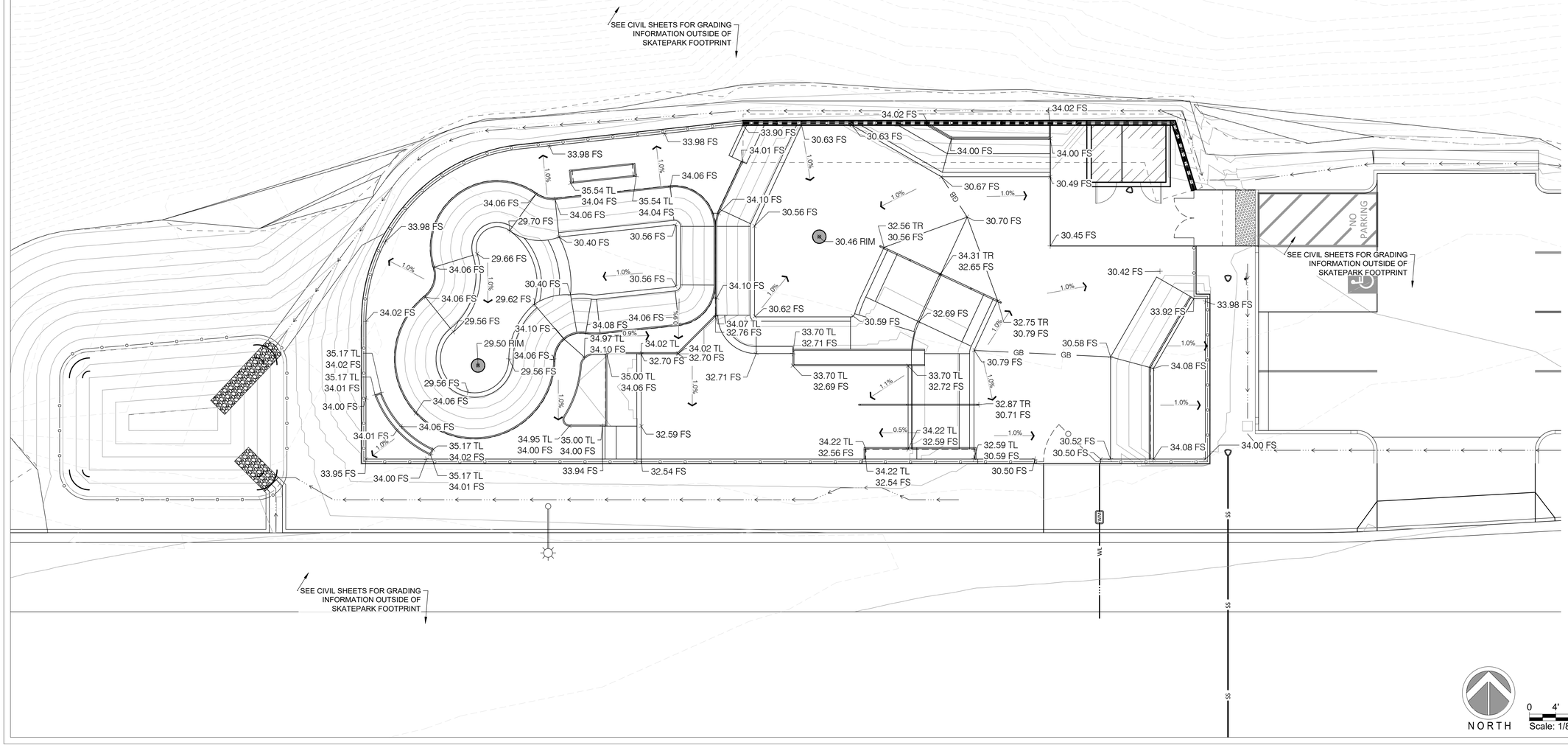
1. TYPICAL SLOPE DETAIL FOR INFORMATIONAL PURPOSES ONLY. ALL SLOPE GRADING AND DRAINAGE SHALL CONFORM TO APPROVED GRADING PLAN.

TYPICAL SLOPE FACTORS



1 TYPICAL SLOPE DETAIL

3/4" = 1'-0" P-HYB-CAM-12



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DOCUMENTS BY: AL, CR
PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
GRADING + DRAINAGE PLAN

SHEET
SK8.0

11 OF 17

GRADING SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
L-01	AREA DRAIN	2	5/SK11.0

GRADING NOTES

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- PROPOSED CONTOURS
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- XXX.XX FS — PROPOSED ELEVATIONS
- PROPOSED FLOW DIRECTION

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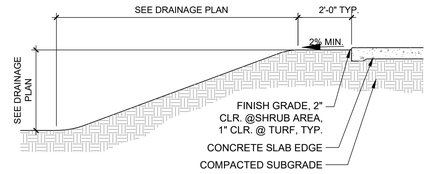
XXXX — EXISTING ELEVATION (VERIFY IN FIELD)



NOTES

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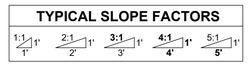
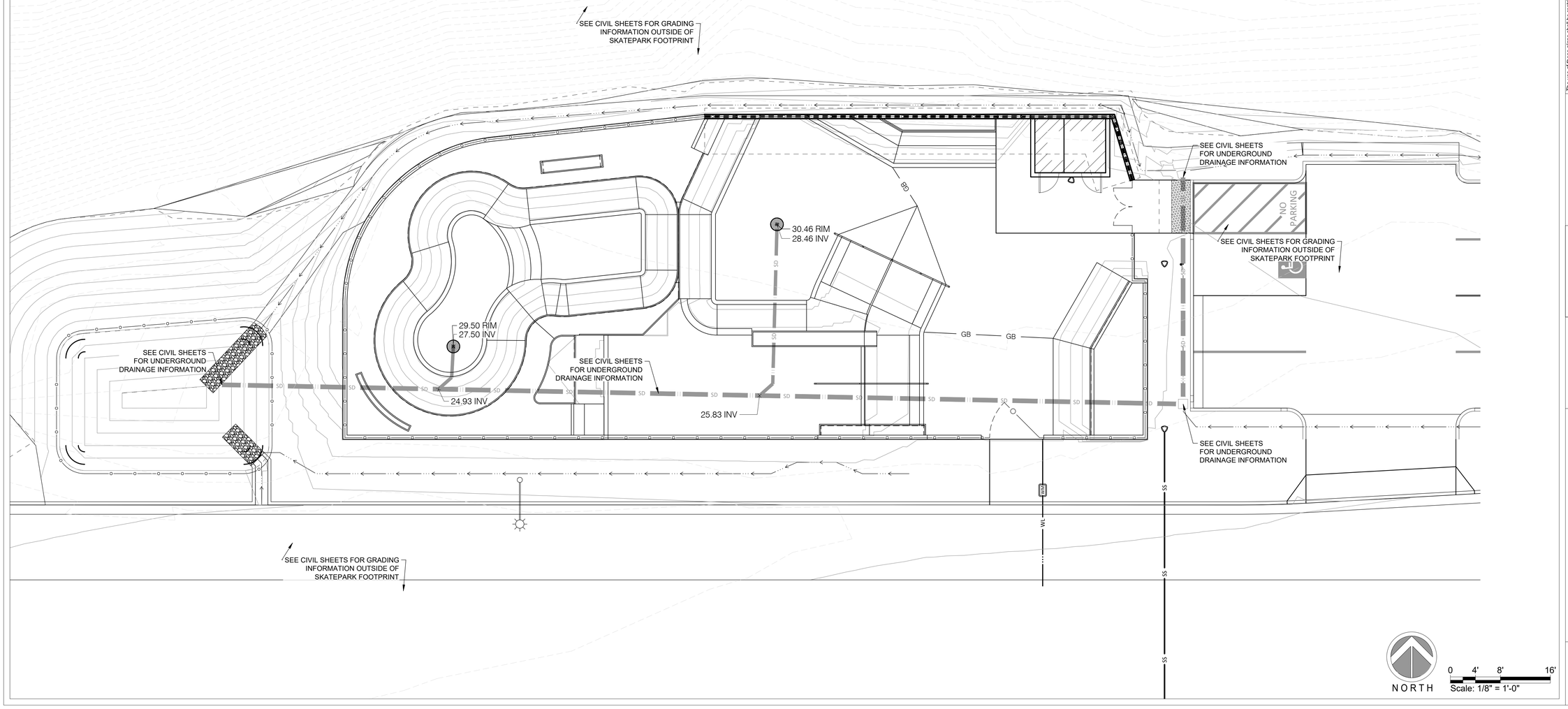
TYPICAL SLOPE FACTORS



1 TYPICAL SLOPE DETAIL

3/4" = 1'-0" P-HYB-CAM-12



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DOCUMENTS BY: AL, CR
PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
UNDERGROUND DRAINAGE PLAN

SHEET
SK8.1

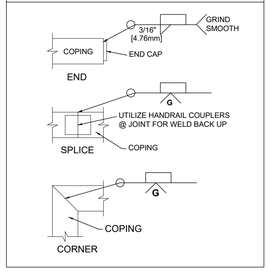
STEEL SCHEDULE

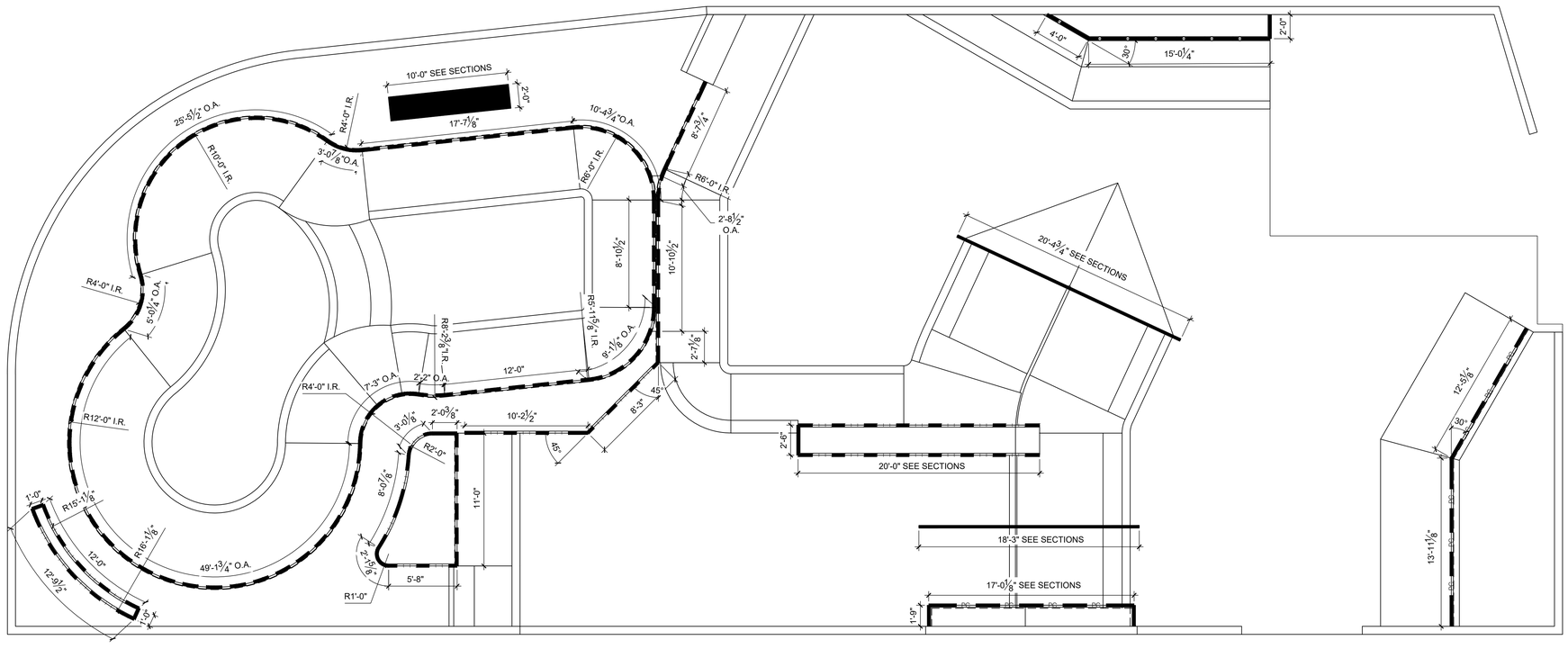
CODE	DESCRIPTION	DETAIL	FINISH
S-01	2-3/8" O.D. SCH. 40 STEEL COPING	11/SK11.0	POWDER COAT RAL #9017
S-02	1.5 X 2 X 3/16" THICK STEEL EDGING	9/SK11.0	POWDER COAT RAL #9017
S-03	2" STEEL STRAP	10/SK11.0	POWDER COAT RAL #9017
S-04	GRIND RAIL	15/SK11.0	POWDER COAT RAL #9017
S-05	PRECAST STEEL (PC)		POWDER COAT RAL #9017
S-06	STEEL PANNED ELEMENT		POWDER COAT RAL #9017

STEEL NOTES :

1. STEEL FINISH TO BE HOT DIPPED GALVANIZED OR POWDER COATED RAL #9017 (TRAFFIC BLACK) AS INDICATED IN LEGEND FINISH.
2. FINISH MUST OCCUR AFTER ALL WELDING IS COMPLETE.
3. CAP ALL EXPOSED TUBE OR PIPE ENDS AND ROUND ALL SHARP EDGES.
4. ALL WELDS TO BE ALL AROUND.
5. GRIND ALL WELDS SMOOTH BEFORE FINISHING.
6. FABRICATE STEEL GRIND EDGES IN LONG SECTIONS THAT WILL WORK FOR SHIPPING AND REDUCE THE NUMBER OF WELDS IN THE FIELD.
7. CLEAN METAL EDGES AFTER PLACEMENT OF CONCRETE.
8. POWDER COATING REPAIR - USE AN APPROPRIATELY COLOR MATCHED POWDER COAT TOUCH-UP SPRAY PAINT ON WELDED OR DAMAGED POWDER COATED SURFACES.
9. SEE SECTION 05 50 00 - METAL FABRICATIONS OF SPECBOOK FOR SKATEPARKS FOR ALL STEEL SPECIFICATIONS.

COPING / RAIL JOINT WELDS





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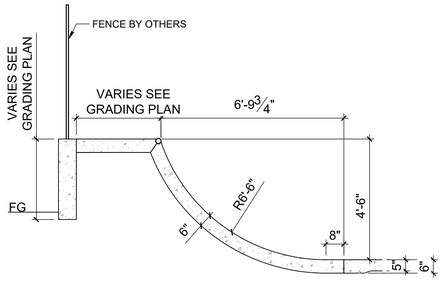
PROJECT TITLE
CAMBRIA, CA

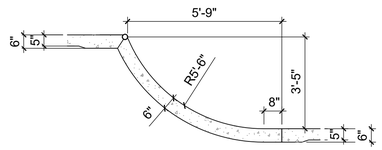
SHEET TITLE
STEEL PLAN

SHEET
SK9.0

13 OF 17



SECTION A



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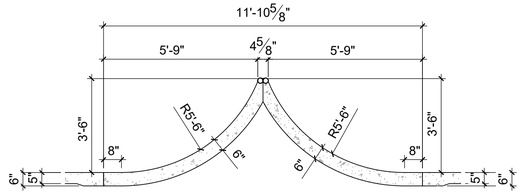

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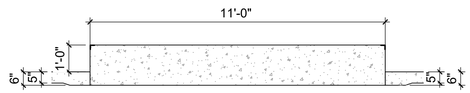

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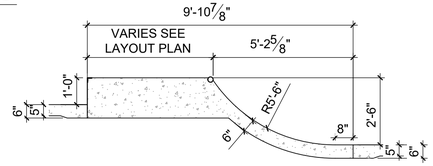

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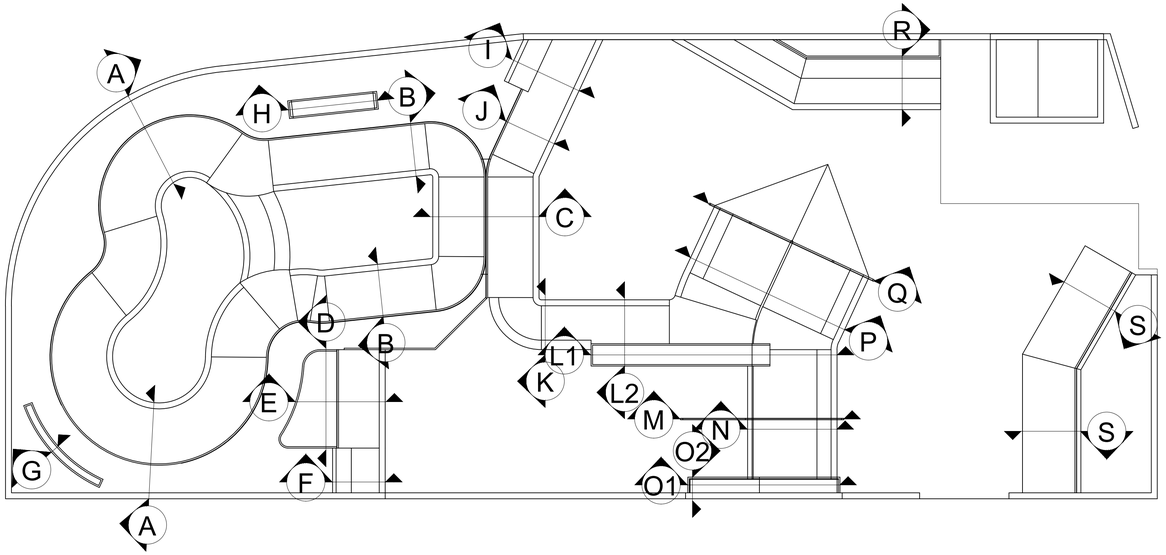

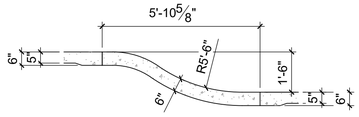

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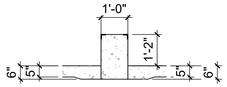

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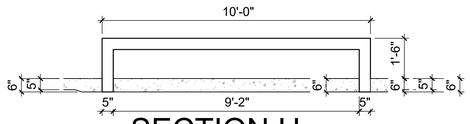

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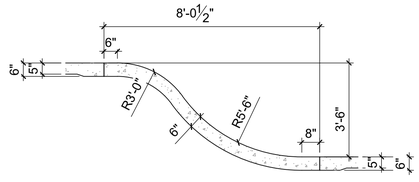

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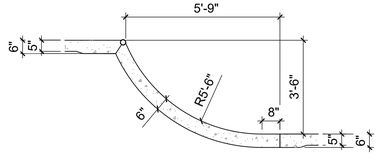

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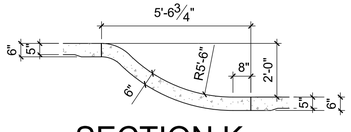

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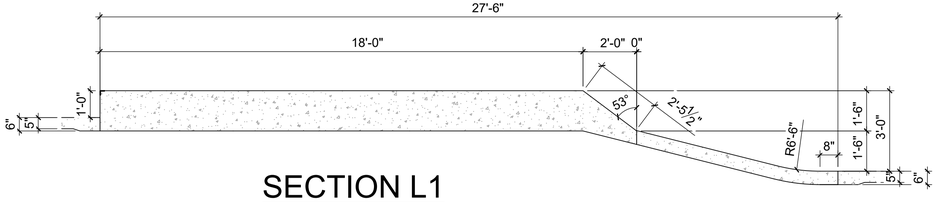

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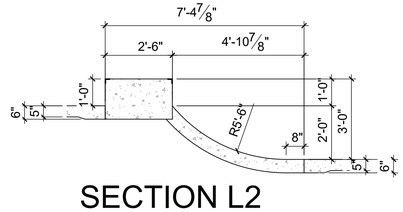

SECTION L2

NORTH

0 1' 2' 4'

Scale: 3/8" = 1'-0"

SPOHN RANCH SKATEPARKS

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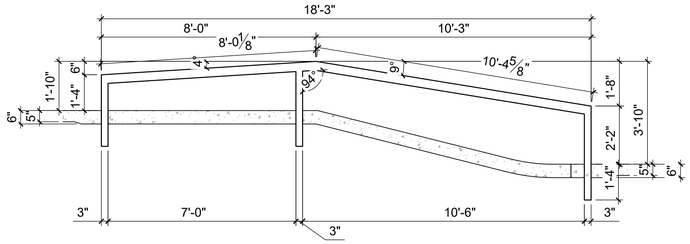
PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
SECTIONS

SHEET
SK10.0



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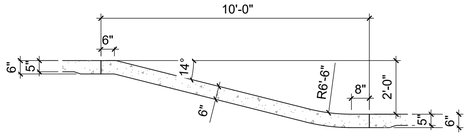
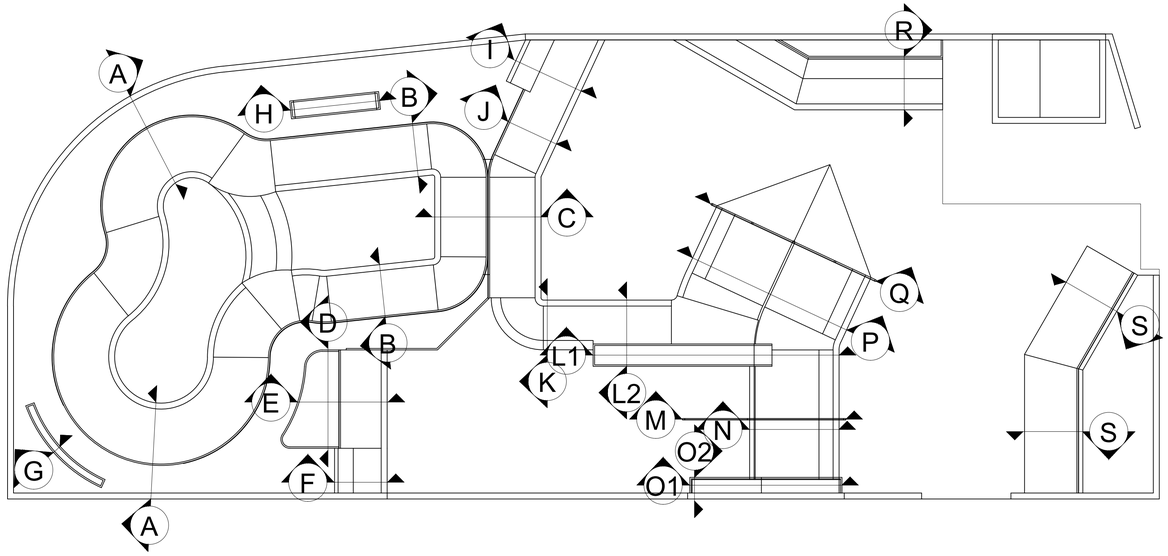
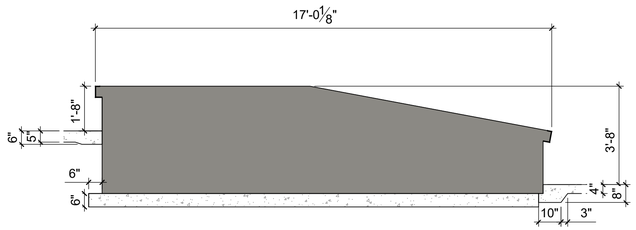
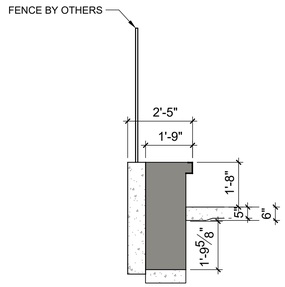


SECTION N





SECTION O1



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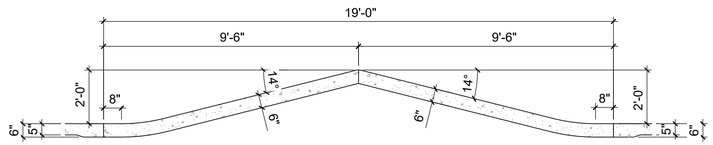

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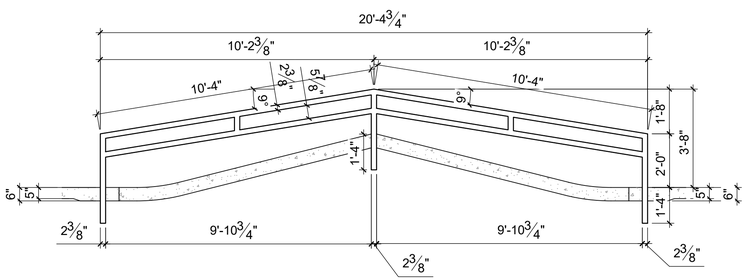

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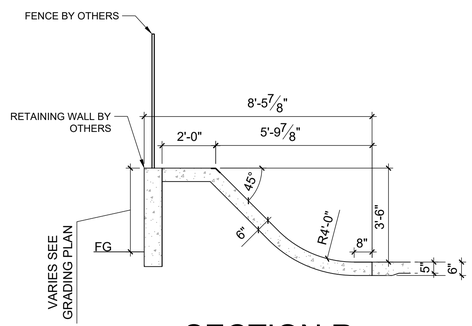
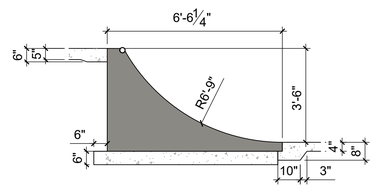


SECTION R



SECTION S

NORTH

0 1' 2' 4'

Scale: 3/8" = 1'-0"

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STAMP:

SKATE PARK DESIGNED BY: CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE
CAMBRIA, CA

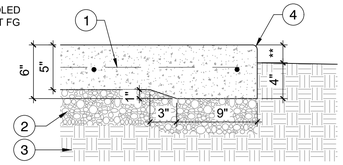
SHEET TITLE
SECTIONS

SHEET
SK10.1

1. *4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. BW
2. BASE COURSE, 4" DEEP MIN.
3. COMPACTED SUBGRADE
4. 1/2" TOOLED EDGE AT FG ONLY

*SKATEPARK SURFACE TO HAVE STEEL HARD-TROWEL FINISH. CEASE TROWELING BEFORE SURFACE BECOMES GLOSSY. DO NOT TROWEL BURN SURFACE.

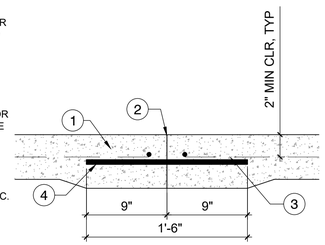
**DIMENSION SHALL BE 1" BELOW FINISH SURFACE IF SLAB EDGE IS ADJACENT TO TURF OR 2" BELOW FINISH SURFACE IF SLAB EDGE IS ADJACENT TO PLANTING AREA



1 SLAB EDGE

1 1/2" = 1'-0" P-HYB-CAM-01

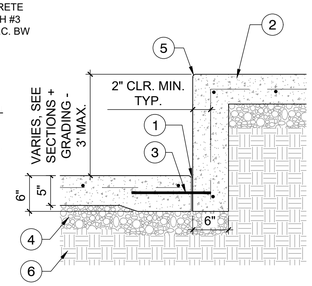
1. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. BW
2. COLD OR EXPANSION JOINT
3. SLEEVE FOR SLIP DOWEL OR WRAP/GREASE ONE END
4. 1/2" SMOOTH DOWEL OR REBAR DROP. SPACE 2'-6" O.C. ALONG JOINT



2 SLIP DOWEL

1 1/2" = 1'-0" P-HYB-CAM-20

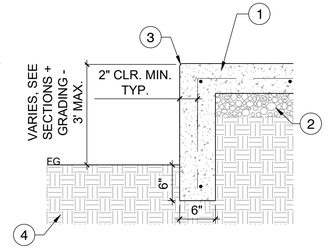
1. EXPANSION JOINT
2. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. BW
3. SLIP DOWEL
4. BASE COURSE
5. 1/2" TOOLED EDGE OR STEEL EDGING. SEE STEEL PLAN FOR LOCATION.
6. COMPACTED SUBGRADE



3 TURNDOWN EDGE AT FS

1" = 1'-0" P-HYB-CAM-02

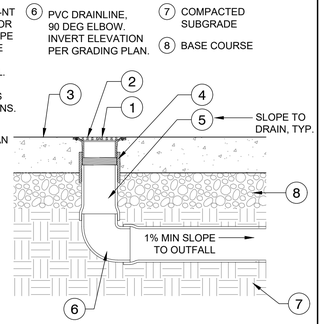
1. *4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. BW
2. BASE COURSE
3. 1/2" TOOLED EDGE OR STEEL EDGING. SEE STEEL PLAN FOR LOCATION.
4. COMPACTED SUBGRADE



4 TURNDOWN EDGE AT FINISHED GRADE

1" = 1'-0" P-HYB-CAM-03

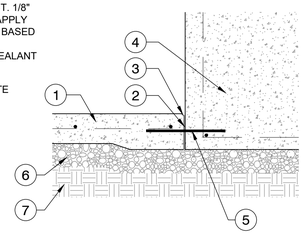
1. ZURN FD2210-PV4-NT ADJUSTABLE FLOOR DRAIN WITH 5" "TYPE B" NICKEL BRONZE STRAINER, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. TOP OF DRAIN. SEE GRADING PLAN
3. TYPICAL CONCRETE FLATWORK
4. ADJUSTABLE PVC OUTLET CONNECTION
5. SDR-35 DRAIN LINE. TYP. SEE GRADING + DRAINAGE PLAN FOR MORE INFO.
6. PVC DRAINLINE, 90 DEG ELBOW. INVERT ELEVATION PER GRADING PLAN.
7. COMPACTED SUBGRADE
8. BASE COURSE



5 AREA DRAIN

1 1/2" = 1'-0" P-HYB-CAM-10

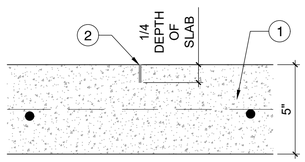
1. 4000 PSI CONCRETE FLATWORK #3 REBAR @ 16" O.C.
2. PRE-COMPRESSED EXPANSION MATERIAL 1/2" DECK-O-FOAM OR SIMILAR
3. EXPANSION JOINT. 1/8" TOOLED EDGE. APPLY POLYURETHANE BASED NON-SAGGING ELASTOMERIC SEALANT AND TOOL FLAT
4. CONCRETE SKATE ELEMENT
5. SLIP DOWEL
6. BASE COURSE
7. COMPACTED SUBGRADE



6 EXPANSION JOINT

1" = 1'-0" P-HYB-CAM-05

1. 4000 PSI CONCRETE FLATWORK #3 REBAR @ 16" O.C.
2. 1/8" SAW CUT - FILL JOINT WITH SELF LEVELING SEALANT AND TOOL FLAT. PROTECT SURROUNDING SURFACE FROM EXCESS SEALANT.

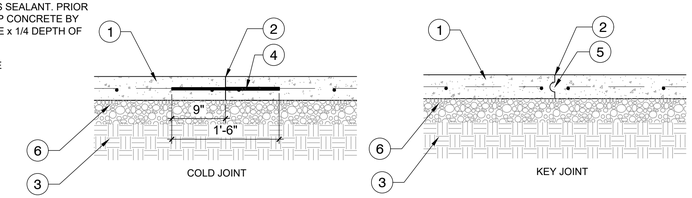


7 SAWCUT JOINT

3" = 1'-0" P-HYB-CAM-06

1. *4000 PSI CONCRETE FLAT WORK WITH #3 REBAR @ 16" O.C. BW
2. 1/8" TOOLED EDGE BOTH SIDES. FILL JOINT WITH SELF LEVELING SEALANT AND TOOL FLAT. PROTECT SURROUNDING SURFACE FROM EXCESS SEALANT. PRIOR TO SEALING JOINT, PREP CONCRETE BY CUTTING JOINT 1/8" WIDE x 1/4 DEPTH OF CONCRETE
3. COMPACTED SUBGRADE
4. SLIP DOWEL
5. KEY JOINT 1-5/8" O.D.
6. BASE COURSE

NOTE: CONSTRUCTION JOINT MAY BE BUILT AS EITHER COLD JOINT OR KEY JOINT OPTION. IT IS UP TO THE CONTRACTOR'S DISCRECTION.

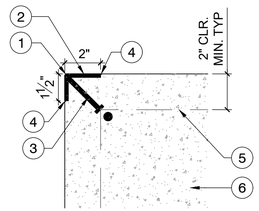


8 COLD JOINT / KEY JOINT

1" = 1'-0" P-HYB-CAM-33

1. 1/8" MIN. ROUTED EDGE GROUND SMOOTH
2. 1.5" x 2" x 3/16" THICK STEEL EDGING -SEE STEEL PLAN FOR LOCATION
3. COPING ANCHOR, 3/8" X 4" MIN. NELSON STUD OR SIMILAR @ 18" O.C.
4. 1/8" TOOLED EDGE BOTH SIDES
5. TYPICAL STEEL REINFORCEMENT
6. SKATE ELEMENT

SEE STEEL PLAN FOR FABRICATION + FINISH NOTES

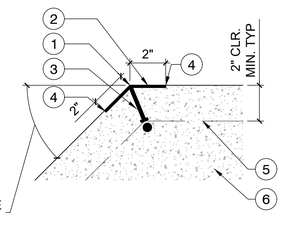


9 STEEL EDGING

3" = 1'-0" P-HYB-CAM-19

1. 1/8" MIN. ROUTED EDGE GROUND SMOOTH
2. 2" x 2" x .120" THICK STEEL STRAP EDGING -SEE STEEL PLAN FOR LOCATION
3. COPING ANCHOR, 3/8" X 4" MIN. NELSON STUD OR SIMILAR @ 18" O.C.
4. 1/8" TOOLED EDGE BOTH SIDES
5. TYPICAL STEEL REINFORCEMENT
6. SKATE ELEMENT

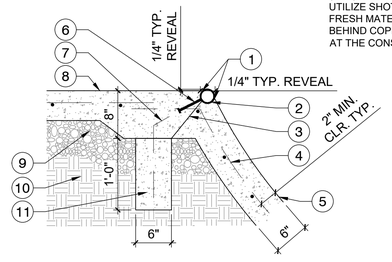
SEE STEEL PLAN FOR FABRICATION + FINISH NOTES



10 STEEL STRAP

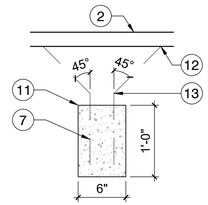
3" = 1'-0" P-HYB-CAM-27

1. 1/8" TOOLED EDGE BOTH SIDES OF COPING
2. STEEL COPING - SEE STEEL PLAN FOR LOCATION
3. CONSTRUCTION JOINT HAND SHAPED PRIOR TO CONCRETE CURING
4. TYPICAL STEEL REINFORCEMENT
5. BOWL TRANSITION
6. COPING ANCHOR, 3/8" X 4" MIN. NELSON STUD OR SIMILAR@ 18" O.C.
7. (2) #3 REBAR TIES TO SUPPORT COPING PRIOR TO CONCRETE PLACEMENT
8. 4000 PSI CONCRETE FLATWORK #3 REBAR @ 16" O.C.
9. BASE COURSE
10. COMPACTED SUB-GRADE
11. CONCRETE CYLINDER FOOTING. 8' O.C. ALONG BACK OF COPING & WHERE NEEDED ALONG SMALLER RADII
12. SPOT WELD TO COPING
13. TURN REBAR OUT 45 DEG



SEE STEEL PLAN FOR FABRICATION + FINISH NOTES

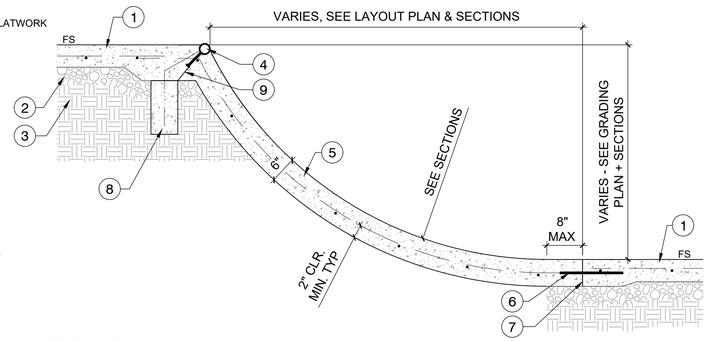
CONSTRUCTION NOTE: WHEN BUILDING SLAB/DECK BEHIND COPING CONSTRUCTION JOINT, FIRST SATURATE SURFACE DRY (SSD) PREVIOUSLY PLACED CONCRETE MATERIAL AND THEN UTILIZE SHOTCRETE PLACEMENT METHOD FOR THE INITIAL FRESH MATERIAL TO THE EXISTING MATERIAL OF DECK/SLAB BEHIND COPING FOR PROPER PLACEMENT AND CONSOLIDATION AT THE CONSTRUCTION JOINT.



11 STEEL COPING

1" = 1'-0" P-HYB-CAM-21

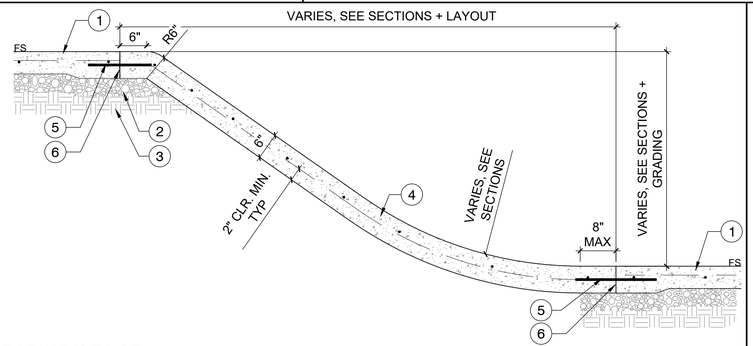
1. 4000 PSI CONCRETE FLATWORK #3 REBAR @ 16" O.C.
2. BASE COURSE
3. COMPACTED SUBGRADE
4. STEEL COPING
5. 4000 PSI SHOTCRETE WITH #3 REBAR @ 12" O.C. BW
6. SLIP DOWEL
7. COLD JOINT
8. CONCRETE CYLINDER FOOTING
9. CONSTRUCTION JOINT



12 TYPICAL QUARTERPIPE

3/4" = 1'-0" P-HYB-CAM-08

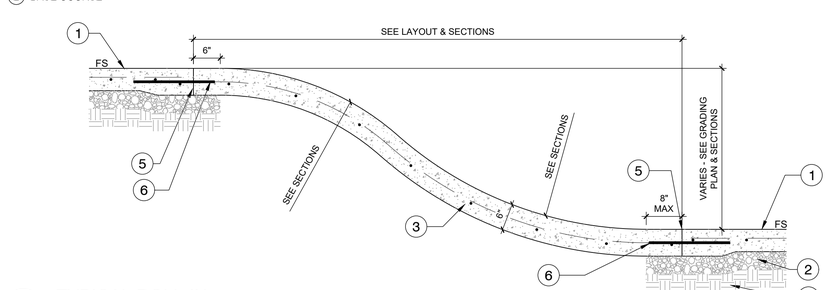
1. 4000 PSI CONCRETE FLATWORK #3 REBAR @ 16" O.C.
2. BASE COURSE
3. COMPACTED SUBGRADE
4. 4000 PSI SHOTCRETE WITH #3 REBAR @ 12" O.C. BW
5. SLIP DOWEL
6. COLD JOINT / KEY JOINT



13 TYPICAL RADIUS WEDGE

3/4" = 1'-0" P-HYB-CAM-31

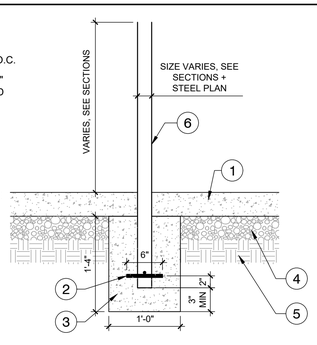
1. 4000 PSI CONCRETE FLATWORK #3 REBAR @ 16" O.C.
2. BASE COURSE
3. 4000 PSI SHOTCRETE WITH #3 REBAR @ 12" O.C. B.W.
4. COMPACTED SUB-GRADE
5. COLD JOINT / KEY JOINT
6. SLIP DOWEL



14 TYPICAL ROLL-IN

3/4" = 1'-0" P-HYB-CAM-32

1. 4000 PSI CONCRETE FLATWORK #3 REBAR @ 16" O.C.
2. (2) #3 REBAR 6" LONG. DRILLED THROUGH + CROSSED ABOVE TO STABILIZE
3. CONCRETE FOOTING
4. BASE COURSE
5. COMPACTED SUBGRADE
6. GRIND RAIL



15 TYPICAL GRIND RAIL FOOTING

1" = 1'-0" P-HYB-CAM-15

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REVISIONS

STAMP:

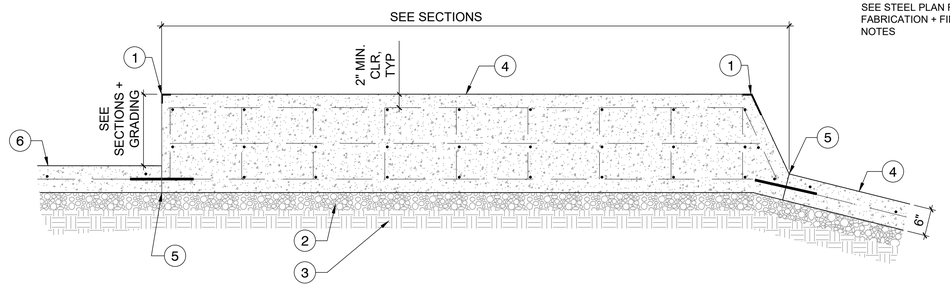
SKATE PARK DESIGNED BY: CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE: CAMBRIA, CA

SHEET TITLE: CONSTRUCTION DETAILS

SHEET: SK11.0

1. STEEL EDGING
2. BASE COURSE
3. COMPACTED SUBGRADE
4. 4000 PSI SHOTCRETE WITH #3 REBAR @ 12" O.C. BW
5. COLD JOINT
6. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. BW



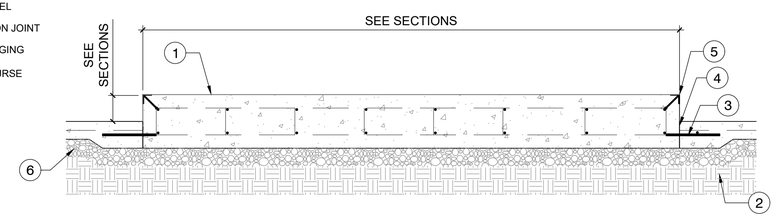
SEE STEEL PLAN FOR FABRICATION + FINISH NOTES

1 SLAPPY GRIND LEDGE

3/4" = 1'-0"

P-HYB-CAM-24

1. 4000 PSI CONCRETE WITH #3 REBAR @ 12" O.C. B.W.
2. COMPACTED SUBGRADE
3. SLIP DOWEL
4. EXPANSION JOINT
5. STEEL EDGING
6. BASE COURSE

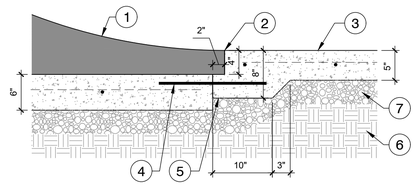


2 GRIND LEDGE

3/4" = 1'-0"

P-HYB-CAM-47

1. PRECAST SKATE ELEMENT
2. COLD JOINT
3. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. BW
4. SLIP DOWEL
5. VIBRATE CONCRETE TO PRODUCE EFFECTIVE CONSOLIDATION UNDER PRECAST SKATE ELEMENT ADJACENT TO FOOTING
6. COMPACTED SUB-GRADE
7. BASE COURSE

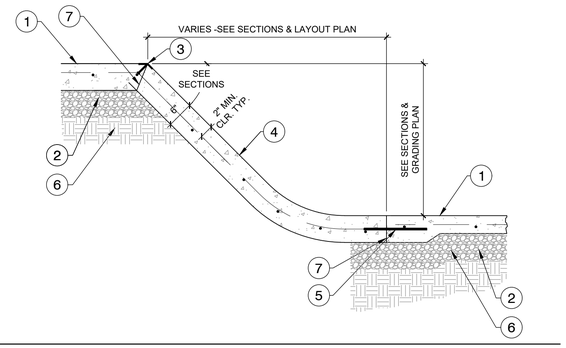


3 PRECAST TOE CONNECTION W/ FOOTER

1" = 1'-0"

P-HYB-CAM-09

1. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. BW
2. BASE COURSE
3. STEEL STRAP
4. 4000 PSI SHOTCRETE WITH #3 REBAR @ 12" O.C. BW
5. SLIP DOWEL
6. COMPACTED SUB-GRADE
7. COLD JOINT

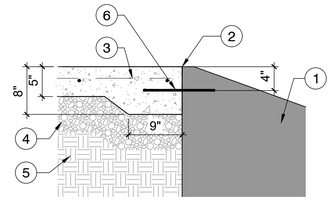


4 LA HIGH WALL

3/4" = 1'-0"

P-HYB-CAM-52

1. PRECAST SKATE ELEMENT
2. COLD JOINT
3. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. BW
4. BASE COURSE
5. COMPACTED SUBGRADE
6. #3 SMOOTH SLIP DOWEL 12" LONG @ 24" O.C.



5 PRECAST TOP CONNECTION

1" = 1'-0"

P-HYB-CAM-11

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REVISIONS

NO	DATE	DESCRIPTION	BY
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	.	.	.

STAMP:

SKATE PARK DESIGNED BY: CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
CONSTRUCTION DETAILS

SHEET
SK11.1

17 OF 17

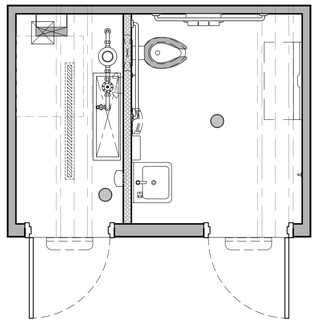
Restroom Building

CAMBRIA SKATE PARK

Cambria, CA

CODE COMPLIANCE

APPLICABLE CODES:	2025 CALIFORNIA BUILDING CODE 2025 CALIFORNIA PLUMBING CODE 2025 CALIFORNIA ELECTRICAL CODE 2025 CALIFORNIA GREEN CODE 2025 CALIFORNIA ENERGY CODE ADA TITLE II (28 CFR PART 35) & 2010 ADAS APPLICABLE TO STATE & LOCAL GOVERNMENT SERVICES, PROGRAMS & ACTIVITIES
OCCUPANCY & USE:	U (WITH ACCESSIBILITY PROVISIONS FOR RESTROOMS) / NON ACCESSIBLE MECHANICAL ROOM
TYPE OF CONSTRUCTION:	V-B
FIRE SPRINKLERS:	NO
HEIGHT & STORIES:	
BUILDING HEIGHT	12'-1"
NUMBER OF STORIES	1 STORY (1 STORY ALLOWED)
BUILDING AREA:	
RESTROOM & MECHANICAL ROOM	97 s.f.
CLIMATE ZONE:	5
PRC JOB NUMBER:	13119
PRC MODEL NUMBER:	PS-011
NUMBER OF BUILDING MODS:	1



DRAWING INDEX

SHEETS		PM PLAN REVIEW - 11/12/2025	DESIGN SUBMITTAL - 02/03/2026	PRC PLAN REVIEW - 02/12/2026	STRUCTURAL REVIEW - 02/13/2026	CONSTRUCTION DOCUMENTS - 03/10/2026		
T-1	TITLE SHEET	●	●	●	●	●		
AC	ACCESSIBILITY COMPLIANCE	●	●	●		●		
A-1	FLOOR PLAN, STRUCTURAL DESIGN & DOOR SCHEDULES	●	●	●	●	●		
A-1.1	BUILDING SECTIONS & ROOF FRAMING PLAN	●	●	●	●	●		
A-2	EXTERIOR ELEVATIONS & SCHEDULE	●	●	●	●	●		
A-3	INTERIOR ELEVATIONS & SCHEDULES	●	●	●		●		
P-1	PLUMBING PLAN & SCHEDULES	●	●	●		●		
E-1	ELECTRICAL PLAN & SCHEDULES	●	●	●		●		
S-1	CONCRETE SLAB & STEEL PERIMETER PLAN & DETAILS	●	●	●	●	●		

GENERAL NOTES

- THE STRUCTURAL DESIGN DETAILS HEREIN ARE SPECIFIC TO THE BUILDING SIZE AND MODULE CONFIGURATION SHOWN ON THE FLOOR PLAN OF THESE DRAWINGS.
- LOCATION OF THIS BUILDING SHALL MEET REQUIRED PROPERTY CODE SETBACKS PER LOCAL JURISDICTION.
- ACCESSIBILITY TO THIS STRUCTURE SHALL BE IN CONFORMANCE WITH LOCAL CODE INCLUDING ALL PATHWAYS, RAMPS AND PATHS OF TRAVEL FOR PARKING TO THE BUILDING.
- SOIL BEARING REQUIREMENT IS 1500 PSF, SUB GRADE COMPACTION AT 90%.
- BUILDING PLUMBING SYSTEM IS BASED UPON FULL FLOW EXISTING WATER SERVICE. LOSS OF REQUIRED FLOW RATE OF 10 GPM OR PRESSURE BELOW 35 PSI MAY NECESSITATE AN INTERMEDIATE WELL TANK AND CHECK VALVE IN LINE.
- ALL DIMENSIONS HEREIN ARE NOMINAL AND SUBJECT TO CHANGE AS LONG AS THEY DO NOT VIOLATE CODE.
- THIS BUILDING IS DESIGNATED AS A NON-HABITABLE SPACE AND IS NOT DESIGNED TO BE HEATED OR COOLED.
- THIS BUILDING DOES NOT CONFORM WITH TITLE 24 MINIMUM INSULATION REQUIREMENTS AS THIS IS A NON-HABITABLE STRUCTURE.
- THIS BUILDING IS LOCATED IN A WUI (WILDLAND URBAN INTERFACE) FIRE AREA AS DEFINED BY ORANGE COUNTY FIRE AUTHORITY AND CONFORMS WITH REQUIREMENTS FOR ROOFING AND EXTERIOR COVERINGS.
- ALL WORK REQUIRED TO BE COMPLETED ON SITE SUBJECT TO LOCAL REVIEW, APPROVAL AND INSPECTION BY LOCAL AHJ INCLUDING ANY & ALL SPECIAL INSPECTIONS AS APPLICABLE:
  - a. SITE CONCRETE FOUNDATION (IF APPLICABLE)
  - b. COMPACTED BUILDING PAD ENGINEERED
  - c. UNDER SLAB UTILITY PIPING (SEE NOTE)
  - d. ELECTRICAL SERVICE AS REQUIRED
  - e. WATER SERVICE AS REQUIRED
  - f. SEWER (DWV) SERVICE AS REQUIRED
  - g. CONCRETE WALKWAY COMPLIANT WITH PATH OF TRAVEL FROM ACCESSIBLE PARKING

  NOTE: PUBLIC RESTROOM COMPANY WILL ONLY FURNISH AND INSTALL UNDERGROUND UTILITIES (UNDER SLAB) EXTENDING 6 FEET (MAX.) BEYOND THE BUILDING LINE. MIN. OF 24" - MAX. OF 36" BELOW GRADE - U.N.O. ALL UTILITY BOXES TO BE PROVIDED BY OTHERS.
- SITE INSTALLATION DETAILS ARE NOTED ON SHEETS S-1 FOR STRUCTURAL CONNECTIONS, A-2 FOR WEATHERIZATION FINISH, P-1 FOR PLUMBING CONNECTIONS & E-1 FOR ELECTRICAL CONNECTIONS IN ACCORDANCE w/ SECTION 4368.
  - a. SERVICE HOOKUPS (PLUMBING AND ELECTRICAL CONNECTIONS).
  - b. PATCH AND FINISH AT CRANE PICK LOCATIONS AS NEEDED.
  - c. INSTALL AND CONNECT PLUMBING DRAIN TRAPS ASSEMBLIES PER P-1 HEREIN.

Utility Location

NOTE: FINAL LOCATIONS OF P.O.C. TO BE COORDINATED WITH P.R.C. AND TO BE CONFIRMED ON SITE . UTILITY BOXES TO BE PROVIDE BY OTHERS.

PROJECT INFORMATION

SITE ADDRESS: **CAMBRIA SKATE PARK -** 975 Main Street, Cambria, CA 93428

PROJECT OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
C1316 Tamsea Street, Suite 201
Cambria, CA 93428
CONTACT: Mathew McElhenie
PHONE: (805) 927-6230

STRUCTURAL ENGINEER:
ICC NTA, LLC
305 N. Oakland Ave
Nappanee, IN 46550
CONTACT: Brian K. Willis, P.E.
POSITION: Engineering Manager
PHONE: (574) 773-7975 x6534
E-MAIL: bwillis@icc-nta.org

DESIGNER / CERTIFIED MANUFACTURER:
PUBLIC RESTROOM COMPANY
2587 Business Parkway
Minden, NV 89423
CONTACT: Chad Kaufman
PHONE: (888) 888-2060
FAX: (888) 888-1448
E-MAIL: chad@publicrestroomcompany.com

1 COUNTY OF SAN LUIS OBISPO PUBLIC WORKS REVIEW / APPROVAL FOR ELEVATION OF ELECTRICAL COMPONENTS; DRY FLOOD PROOFING COMPONENTS AND MATERIALS; AND FLOOD RESISTANT STRUCTURAL DESIGN ONLY.

DESIGN LOADS

STRUCTURAL DESIGN CRITERIA

GRAVITY LOADS		SEISMIC	
FLOOR LIVE	125 psf	SEISMIC DESIGN CATEGORY	D
FLOOR DEAD	80 psf	SITE CLASS	D
MINIMUM DESIGN LOAD, Lr	18 psf	IMPORTANCE FACTOR	1.00
ROOF DEAD	10 psf	RISK CATEGORY	II
EXTERIOR WALL DEAD	50 psf	MAPPED ACCELERATIONS	
		S_S	1.380 g
		S_1	0.440 g
SNOW		S_{MS}	1.520 g
GROUND SNOW, P_g	3 psf	S_{M1}	1.070 g
FLAT-ROOF SNOW, P_f	2.52 psf	S_{DS}	1.013 g
EXPOSURE FACTOR, C_e	1	S_{D1}	0.713 g
THERMAL FACTOR, C_t	1.20	LONG-PERIOD TRANSITION PERIOD, T_L	8.0 sec
		BASIC SEISMIC-FORCE-RESISTING SYSTEM	A8
WIND		RESPONSE MODIFICATION FACTOR, R	5
ULTIMATE WIND SPEED, Vult	115 mph		
WIND SPEED, Vasd	90 mph		
EXPOSURE CATEGORY	C		
INTERNAL PRESSURE, Gcpi	+/- 0.18		
MEAN ROOF HEIGHT	15 ft		
BUILDING SHALL NOT BE PLACED ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT			

FLOOD

BUILDING **IS LOCATED** IN A FLOOD HAZARD AREA AS ESTABLISHED BY THE AUTHORITY HAVING JURISDICTION UNLESS SET ON A FOUNDATION DESIGNED IN ACCORDANCE WITH ASCE/SEI 25. THE FLOOD RESISTANT FOUNDATION SHALL BE DESIGNED BY A REGISTERED DESIGN PROFESSIONAL AND CONSTRUCTED TO RESIST ALL FLOOD LOADS WITHOUT TRANSFERRING LOADS TO THE MODULAR STRUCTURE.

COMPONENTS & CLADDING WIND LOADS (ASD)

COMPONENT	END ZONE (psf)	INTERIOR ZONE (psf)
WINDOWS & SIDING	+17.3 / -23.2	+17.3 / -18.8
DOORS	+16 / -20.5	+16 / -17.4
ROOF CLADDING	+11.4 / -46.7	+11.4 / -24.7
ROOF OVERHANGS	-49.6	-36.4

STRUCTURAL ONLY
This certification is for structural design only. No other matters of code compliance including but not limited to, accessibility, egress, clearance, and egress are the responsibility of others.

REGISTERED PROFESSIONAL ENGINEER
ERIC J. TOMPOS
No. C70218
Exp. 09-30-2026
CIVIL
STATE OF CALIFORNIA
03/11/2026

ICC NTA, LLC, 305 N. Oakland Ave
Nappanee, IN 46550
COA: 3367
These documents are applicable for the design criteria, statements and loading criteria specifically provided herein. These documents shall not be construed in any way to specify, certify or design any aspects of the building not contained herein. The building manufacturer shall provide these documents as required by the client and must be verified and approved by the local authority having jurisdiction. ICC NTA, LLC is not responsible for fabrication or erection. If it is suspected that these documents have been modified, substituted or altered in any way, contact ICC NTA, LLC at (574) 773-7975 to obtain a file copy.

No.	Description	Date
1	County of San Luis Obispo Public Works Comments	03/05/2026
2	Front wall changed to 6" masonry	03/09/2026

CONSTRUCTION DOCUMENTS
03/10/2026

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PUBLIC RESTROOM COMPANY
Building Better Places To Go.
2587 Business Pkwy, Minden, NV 89423
Ph: 888-888-2060 | Fax: 888-888-1448

PROJECT OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
Cambria, CA

PROJECT NAME AND LOCATION:
CAMBRIA SKATE PARK
Cambria, CA 93428

SHEET TITLE:
TITLE SHEET

Drawn by:	DF	Job No.	13119
Checked by:	MM		
Current Date:	03/10/2026		T-1
Start Date:	11/10/2025		

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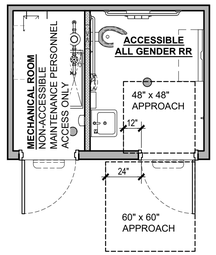
10-Mar-26 9:28 AM

PUBLIC RESTROOM COMPANY
Building Better Places To Go. 211

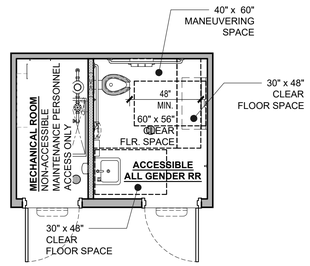
CONSTRUCTION DOCUMENTS - 03/10/2026

CAMBRIA SKATE PARK - Cambria, CA 93428



DOOR APPROACH

SCALE: N.T.S.



FIXTURE APPROACH

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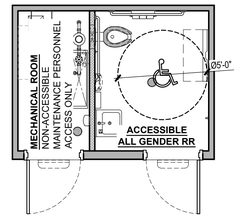
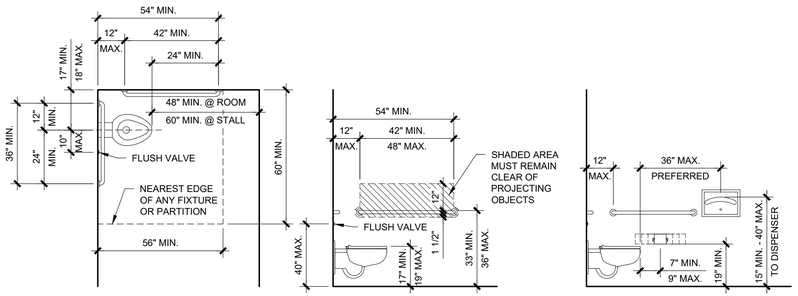


TURNING RADIUS

SCALE: N.T.S.



HC TOILET/GRAB BAR ELEVATION

ACCESSORIES ELEVATION

NOTE:
- SPACE BETWEEN GRAB BAR AND WALL TO BE 1 1/2" CLEAR
- GRAB BAR DIAMETER TO BE 1 1/4" to 1 1/2"
- GRAB BAR MUST BE ABLE TO SUPPORT 250lb POINT LOAD AND NOT ROTATE WITHIN THE FITTINGS

NOTE: NOT ALL ACCESSORIES MAY PERTAIN TO THIS PROJECT. ITEMS SHOWN ARE FOR REFERENCE ONLY.

	CODE SUMMARY HEIGHT A.F.F. / LOC	PUBLIC RESTROOM COMPANY STANDARDS*
GRAB BARS	33" MIN. / 36" MAX. TO TOP	34" TO TOP
TOILET LOCATION	17" MIN. / 18" MAX. TO CENTERLINE	17 1/2" TO CENTERLINE
TOILET/SEAT HEIGHT	17" MIN. / 19" MAX.	18" TO TOP OF SEATING SURFACE
TOILET FLUSH VALVE	40" MAX., 10" TO WIDE SIDE	CENTERLINES TO BE 28" AFF AND 10" FROM CENTER OF WC
TP DISPENSER	DISPENSER OUTLET TO BE 19" MIN. AFF & CENTER LINE OF FIXTURE TO BE 7"-9" FROM FACE OF WATER CLOSET	8" FROM FRONT OF WATER CLOSET TO CENTER OF DISPENSER & 30" TO TOP OF FIXTURE

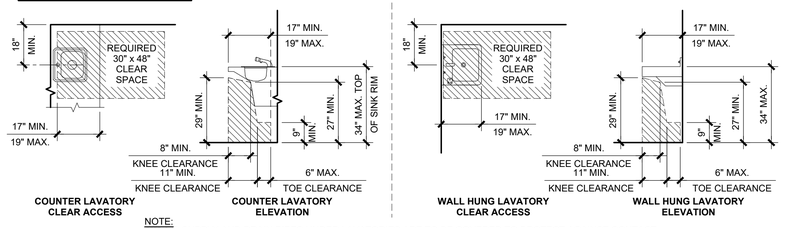
1 - TOILET DESIGN CRITERIA

2025 CBC ACCESSIBILITY STANDARDS

(SHOWING MINIMUMS AND MAXIMUMS)

* PUBLIC RESTROOM COMPANY STANDARDS ARE FOR PRODUCTION PERSONNEL TO BE USED AS A GUIDELINE TO ENSURE FIXTURES ARE INSTALLED WITHIN THE REQUIRED RANGES PER CODE, AND MAY NOT BE EXACT ONCE INSTALLED DUE TO FLOOR SLOPES, TOLERANCES, ETC.

NOTE:
NOT ALL ACCESSORIES PERTAIN TO THIS PROJECT. ITEMS SHOWN ARE FOR REPRESENTATION ONLY

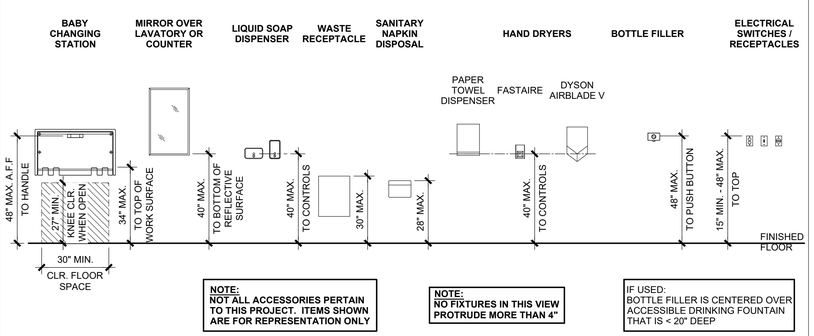


NOTE:
WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES ARE TO BE COVERED TO PROTECT AGAINST CONTACT

	CODE SUMMARY HEIGHT A.F.F. / LOC	PUBLIC RESTROOM COMPANY STANDARDS*
RIM HEIGHT (TOP OF LAV.)	34" MAX.	33" PREFERRED BUT MUST HAVE 29" KNEE SPACE MIN.
HEIGHT OF KNEE SPACE	29" MIN. AT FRONT APRON 27" MIN. AT 8" IN FROM FRONT	PER CODE
FRONT LAV TO TRAP	8" MIN.	PER CODE
TOE SPACE UNDER TRAP	9" MIN.	PER CODE
CONTROLS	DECK MOUNT AT 34" MAX.	33" PREFERRED
CLEAR SPACE	30" x 48"	PER CODE

2 - LAVATORY DESIGN CRITERIA

3 - NOT USED



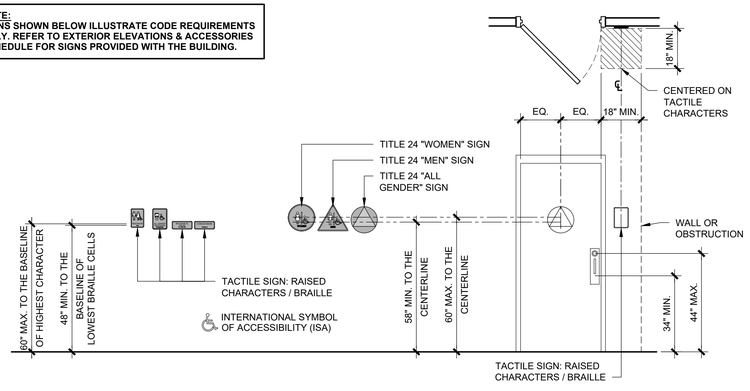
NOTE:
NOT ALL ACCESSORIES PERTAIN TO THIS PROJECT. ITEMS SHOWN ARE FOR REPRESENTATION ONLY

NOTE:
NO FIXTURES IN THIS VIEW PROTRUDE MORE THAN 4"

IF USED:
BOTTLE FILLER IS CENTERED OVER ACCESSIBLE DRINKING FOUNTAIN THAT IS < 20" DEEP

4 - MOUNTING HEIGHTS

NOTE:
SIGNS SHOWN BELOW ILLUSTRATE CODE REQUIREMENTS ONLY. REFER TO EXTERIOR ELEVATIONS & ACCESSORIES SCHEDULE FOR SIGNS PROVIDED WITH THE BUILDING.



5 - PERMANENT ROOM IDENTIFICATION SIGNS & TITLE 24 RESTROOM DOOR / GATE SIGNS

6 - NOT USED

FOR REFERENCE ONLY.

SHEET NOT REVIEWED BY COUNTY OF SAN LUIS OBISPO PUBLIC WORKS.

No.	Description	Date
1	County of San Luis Obispo Public Works Comments	03/05/2026
2	Front wall changed to 6" masonry	03/09/2026

CONSTRUCTION DOCUMENTS
03/10/2026

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2587 Business Pkwy, Minden, NV 89423
Ph: 888-888-2060 | Fax: 888-888-1448

PROJECT OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
Cambria, CA

PROJECT NAME AND LOCATION:
CAMBRIA SKATE PARK
Cambria, CA 93428

SHEET TITLE:
ACCESSIBILITY COMPLIANCE

Drawn by:	DF	Job No.	13119
Checked by:	MM		AC
Current Date:	03/10/2026		
Start Date:	11/10/2025		

DO NOT SCALE - DIMENSIONS PRESIDE

CONSTRUCTION DOCUMENTS - 03/10/2026

CAMBRIA SKATE PARK - Cambria, CA 93428

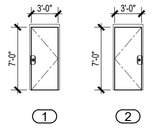
10-Mar-26 9:28 AM

DOOR, FRAME & HARDWARE SCHEDULE

DOOR NO.	ROOM NAME	SIZE	1 DOOR TYPE	2 FRAME TYPE	3.a HINGE	4 LOCK	5.a CLOSER	5.b PULL PLATE OUTSIDE	5.b PULL PLATE INSIDE	5.c THRESH	5.d SWEEP	6 OTHER
1	ACCESSIBLE ALL GENDER RR	3'-0" x 7'-0"	1.a	2.a	3.a	4.a.1	YES	YES	YES	YES	NO	-
2	MECHANICAL ROOM	3'-0" x 7'-0"	1.a	2.a	3.a	4.a.2	NO	YES	YES	YES	YES	6.a

SPECS:

1. **DOOR TYPE:**
   a) 14 GA. GALVANIZED HOLLOW METAL
2. **FRAME TYPE:**
   a) 6 3/4" WIDE 14 GA. GALVANIZED HOLLOW METAL (WELDED)
3. **HINGE:**
   a) PEMKO KCFM-83" HD (OR EQ.) CONTINUOUS GEAR HINGE WITH STAINLESS STEEL VANDAL RESISTANT SCREWS.
4. **LOCK:**
   a) DEADBOLT: SCHLAGE B600 SERIES (626 FINISH) WITH TEMPORARY CONSTRUCTION FULL SIZE INTERCHANGEABLE CORE (FSIC)
      1) B660 - KEY EXT. SIDE, INT. ADA THUMB TURN LOCKS & UNLOCKS WITH INDICATOR - EXT. SIDE "OCCUPIED / VACANT", INT. SIDE "LOCKED / UNLOCKED"
      2) B600 - KEY EXT. SIDE, INT. ADA THUMB TURN LOCKS & UNLOCKS
5. **HARDWARE:**
   a) CLOSER: LCN 4211 (CUSH ARM)
   b) PUSH / PULL PLATES: ROCKWOOD VRT24C x 91CFC US32DMS WITH BLACK COOL COATING HANDLE
   c) THRESHOLD: PEMKO 270A (OR EQ.)
   d) SWEEP: NGP 200NA36 (OR EQ.)
6. **OTHER:**
   a) CHECK CHAIN: IVES CS115-25 (OR EQ.)



NOTE:
DIMENSIONS ARE FOR DOORS ONLY, FRAMES ARE NOT INCLUDED.

STRUCTURAL DESIGN

COMPONENT	DESCRIPTION	SPECIFIC MATERIAL LIST	NOTES
SLAB			
PERIMETER FRAMEWORK	STRUCTURAL STEEL	L 6"x6"x5/16"	
REINFORCEMENT	REBAR MAT DESIGN	#4 MIN. GRADE 60 TOP: 8" O.C. EACH WAY BOT: 16" O.C. EACH WAY	
CONCRETE	8" MAT DESIGN	DESIGN BASIS IS MIN. 2500 PSI	NOTE #1
REBAR CONNECTION TO CONCRETE SLAB	STARTER BARS CONNECTION TO CONCRETE SLAB SHALL BE WITH 2 PART EPOXY w/ 5" MIN. EMBED DEPTH	RED HEAD A7+ EPOXY (OR EQUAL)	USE OF ADHESIVE ANCHORAGE SYSTEM BY PROVISIONS OF CODE REPORT ESR-3903 AND MANUFACTURER RECOMMENDATIONS
WALLS			
FRAMING (EXT.)			
TO CAP BEAM	C.M.U. BLOCK	4 x 8 x 16 OR 6 x 8 x 16 CONCRETE BLOCK. GROUT EVERY CELL w/ TYPE 'S' FINE GROUT. REINFORCING: HORIZONTAL - (2) 9 GA WIRES @ 8" O.C. (EVERY COURSE) VERTICAL - #3 REBAR @ 8" O.C. (EVERY CELL), EXCEPT USE #4 REBAR @ END OF WALLS, @ EACH SIDE OF OPENINGS, AND @ 10'-0" O.C. MAX.	USE TYPE 'S' FINE GROUT w/ A SLUMP OF 10"-11" FOR A "HIGH LIFT" GROUT POUR. GROUT POUR HEIGHT NOT TO EXCEED 12'-8"
CAP BEAM	STEEL	HSS 6 x 4 x 1/8 (ASTM / A 500 GRADE B)	
ABOVE CAP BEAM	WOOD	2x4 DF#2 OR BETTER STUDS @ 16" O.C.	
FRAMING (INT.)			
TO CAP BEAM	C.M.U.BLOCK	4 x 8 x 16 CONCRETE BLOCK. GROUT EVERY CELL w/ TYPE 'S' FINE GROUT. REINFORCING: HORIZONTAL - (2) 9 GA WIRES @ 8" O.C. (EVERY COURSE) VERTICAL - #3 REBAR @ 8" O.C. (EVERY CELL), EXCEPT USE #4 REBAR @ END OF WALLS, @ EACH SIDE OF OPENINGS, AND @ 10'-0" O.C. MAX.	USE TYPE 'S' FINE GROUT w/ A SLUMP OF 10"-11" FOR A "HIGH LIFT" GROUT POUR. GROUT POUR HEIGHT NOT TO EXCEED 12'-8"
CAP BEAM	STEEL	HSS 6 x 4 x 1/8 OR 8 x 4 x 3/16 (ASTM / A 500 Grade B)	
ABOVE CAP BEAM	WOOD	2x4 DF#2 OR BETTER STUDS @ 16" O.C.	
SHEATHING (ABOVE CAP BEAM)			
ALL FRAMED WALLS (EXT.)	WOOD	7/16" SHEATHING BOTH SIDES	NOTE #2
ALL FRAMED WALLS (INT.)	WOOD	7/16" SHEATHING BOTH SIDES	NOTE #2
ROOF			
RAFTERS	WOOD	2x6 DF#2 OR BETTER @ 24" O.C.	
LOOKOUTS	WOOD	2x6 DF#2 OR BETTER @ 24" O.C.	
SHEATHING	WOOD	5/8" SHEATHING TOP & BOTTOM	
SUB-FASCIA	WOOD	2x6 DF#2 OR BETTER WRAPPED w/ 16 GA. FORMED STEEL	

NOTES:
1. INTEGRAL ADDITIVES FOR MOISTURE, STAINING, ODOR & CORROSION RESISTANCE.
2. PAINT WALL SHEATHING FOR MOISTURE PROTECTION (MECHANICAL ROOM SIDE)

SHEAR WALL SCHEDULE

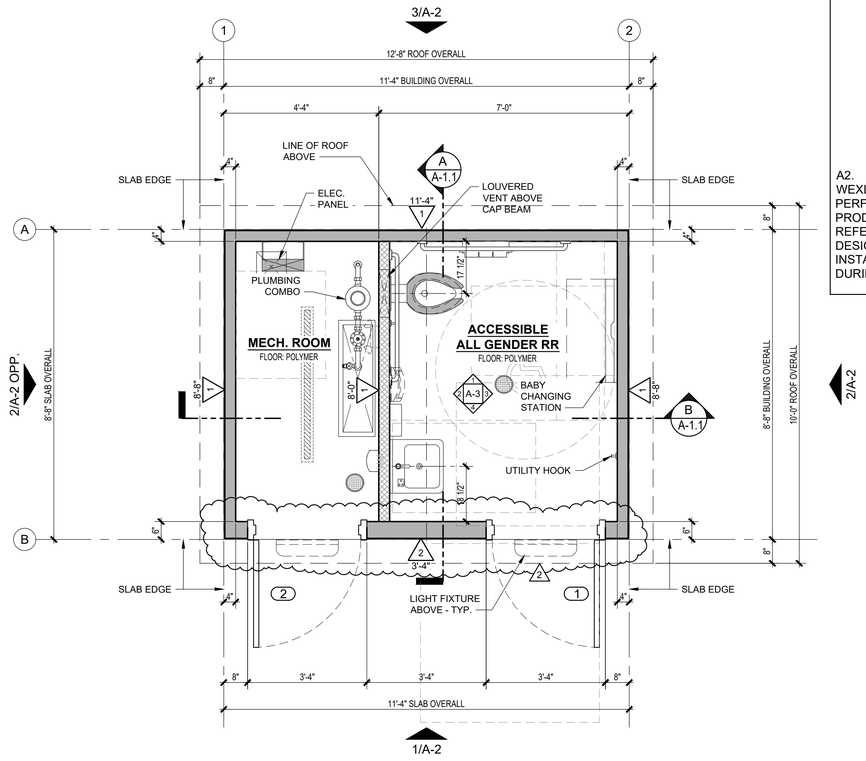
MARK & TYPE	BLOCK	REINFORCEMENT	CAP BEAM
1 C.M.U.	4 x 8 x 16 FULLY GROUTED	HORIZONTAL - (2) 9 GA WIRES @ 8" O.C. (EVERY COURSE) VERTICAL - #3 REBAR @ 8" O.C. (EVERY CELL), EXCEPT USE #4 REBAR @ END OF WALLS, @ EACH SIDE OF OPENINGS, AND @ 10'-0" O.C. MAX.	HSS 6 x 4 x 1/8
2 C.M.U.	6 x 8 x 16 FULLY GROUTED	HORIZONTAL - (2) 9 GA WIRES @ 8" O.C. (EVERY COURSE) VERTICAL - #3 REBAR @ 8" O.C. (EVERY CELL), EXCEPT USE #4 REBAR @ END OF WALLS, @ EACH SIDE OF OPENINGS, AND @ 10'-0" O.C. MAX.	HSS 8 x 4 x 3/16

GENERAL SHEET NOTES:

1. SD SHEETS REFERENCED HEREIN CONTAIN PROPRIETARY INFORMATION AND THEREFORE ARE NOT AN INTEGRAL PART OF THE PLANS. SD SHEETS SHALL BE UTILIZED FOR ENGINEERING PURPOSES AND INTERNAL USE ONLY.
2. SEAL ALL ROOF & EXTERIOR WALL PENETRATIONS AIR TIGHT.
3. LOCATION OF ALL PLUMBING & ELECTRICAL COMPONENTS IN THE MECHANICAL ROOM ARE SUBJECT TO CHANGE AS LONG AS THEY DO NOT VIOLATE CODE, FINAL LOCATIONS TBD.

WALL LEGEND:

- 4" C.M.U. SPLIT FACE
- 6" C.M.U. SPLIT FACE
- 4" C.M.U. PRECISION



1 / A-1 FLOOR PLAN
SCALE: 1/2"=1'-0"

FLOOD NOTES:

1. PER ASCE-24, SUMP PUMPS SHALL BE PROVIDED FOR DRYPROOFING. REFER TO ASCE-24 AND CALLOUT AND SHOW SUMP PUMP(S)

   THE SUMP PUMP CANNOT BE RELIED UPON FOR DRY FLOOD PROOFING.

A1. REFER TO THE LETTER FROM CAMBRIA COMMUNITY SERVICES DISTRICT ALLOWING THE SEWER SYSTEM TO MANAGE POTENTIAL LEAKAGE FROM THE DOOR COVERS BY THE FLOOR DRAINS IN THE ROOMS DURING AN EVENT.

2. Per ASCE-24, the doors shall have flood shields (i.e. gates) to create a watertight seal. This is especially important to prevent backflow through the system and infiltration of floodwaters into the system.
   The gates and their attachments shall be designed to resist the pressure associated with the flood load.
   Provide design meeting the criteria above. The design must accommodate activation of the gates (or implement the installation of removable gates) by human intervention.
   When removable gates are used, a flood emergency plan shall be approved by County of San Luis Obispo Public Works. See ASCE-24.

A2. REFER TO THE APPERTAINING DOCUMENT JACOB WEXLER, CHIEF ENGINEER OF SUPERIOR PERFORMANCE AND COMPLIANCE (FLOOD BARRIER PRODUCTS) THAT WILL BE UTILIZED FOR THE DOORS. REFER TO THE "FLOOD EMERGENCY PLAN" FROM CIVIL DESIGN STUDIO DATED APRIL 30, 2025 FOR INSTALLATION OF THE FLOOD SHIELDS AT THE DOORS DURING AN EVENT.

1. COUNTY OF SAN LUIS OBISPO PUBLIC WORKS REVIEW / APPROVAL FOR ELEVATION OF ELECTRICAL COMPONENTS; DRY FLOOD PROOFING COMPONENTS AND MATERIALS; AND FLOOD RESISTANT STRUCTURAL DESIGN ONLY.

STRUCTURAL ONLY
This certification is for structural design only. All other matters of code compliance including but not limited to allowable area, fire resistance, and egress are the responsibility of others.

REGISTERED PROFESSIONAL ENGINEER ERIC J. TOMPOS No. C70218 Exp: 09-30-2026 STATE OF CALIFORNIA CIVIL
03/11/2026

ICC NTA, LLC, 305 N. Oakland Ave
Napoleon, IN 46550
Ph: 336 570

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No.	Description	Date
1	County of San Luis Obispo Public Works Comments	03/05/2026
2	Front wall changed to 6" masonry	03/09/2026

10-Mar-26 9:28 AM

CONSTRUCTION DOCUMENTS
03/10/2026

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Ph: 888-888-2060 | Fax: 888-888-1448

PROJECT OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
Cambria, CA

PROJECT NAME AND LOCATION:
CAMBRIA SKATE PARK
Cambria, CA 93428

SHEET TITLE:
FLOOR PLAN, STRUCTURAL DESIGN & SCHEDULES

Drawn by:	DF
Checked by:	MM
Current Date:	03/10/2026
Start Date:	11/10/2025
Job No.	13119

A-1

DO NOT SCALE - DIMENSIONS PRESIDE

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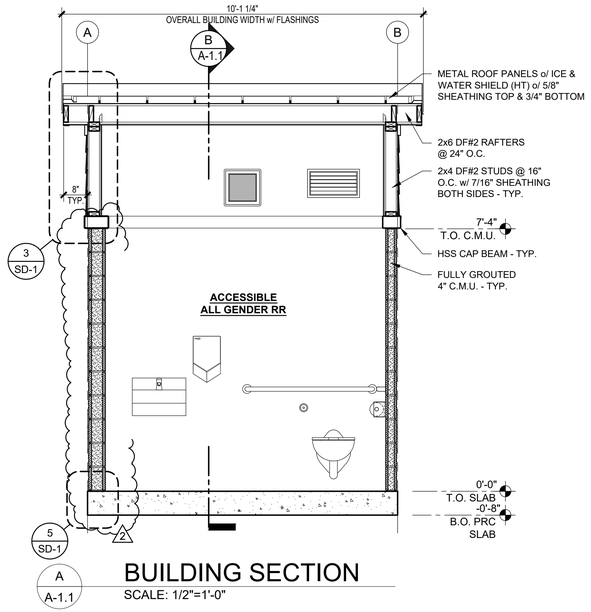
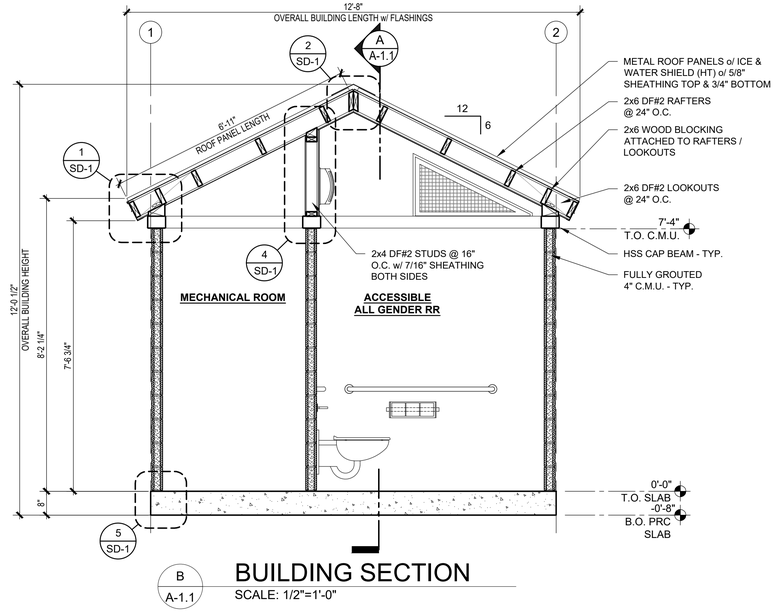
CONSTRUCTION DOCUMENTS - 03/10/2026

CAMBRIA SKATE PARK - Cambria, CA 93428



BUILDING SECTION

SCALE: 1/2"=1'-0"



BUILDING SECTION

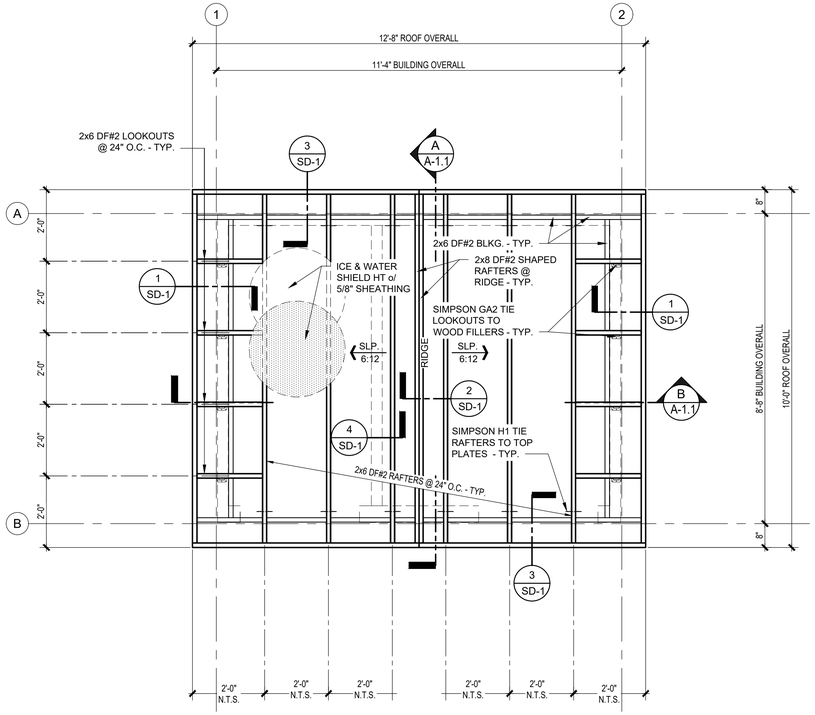
SCALE: 1/2"=1'-0"

WOOD FRAMED WALLS	
STUDS TO TOP & BOTTOM PLATES	(2) 0.131" x 3" NAILS
DOUBLE TOP PLATES	(2) 0.131" x 3" NAILS @ 16" O.C.
INTERIOR WALL SHEATHING (BOTH SIDES)	0.131" x 2" @ 6" O.C EDGES 12" O.C. FIELD
EXTERIOR WALL SHEATHING (BOTH SIDES)	0.131" x 2" @ 6" O.C EDGES 12" O.C. FIELD
BOTTOM PLATES & WOOD FILLERS TO CAP BEAM	#12 SELF TAPPING SCREWS CONFORMING TO ASTM C1513 OR EQUAL @ 12" O.C. STAGGERED & WITHIN 4" OF ENDS (ENSURE FULL THREAD ENGAGEMENT)
ROOF	
RAFTERS / LOOKOUTS TO TOP PLATES	(1) SIMPSON H1A TIE / (1) SIMPSON H2.5 @ END CONDITIONS
RAFTERS / LOOKOUTS TO WOOD FILLERS	(1) SIMPSON GA2 TIE
LOOKOUTS TO RAFTERS	(3) 0.131" x 3" NAILS, END GRAIN OR TOE NAILED
SHEATHING TO RAFTERS & LOOKOUTS	0.131" x 2.5" NAILS @ 4" O.C. EDGE, 8" O.C. FIELD
SUB FASCIA TO RAFTERS & LOOKOUTS	(3) 0.131" x 3" END GRAIN NAILS

FASTENING SCHEDULE

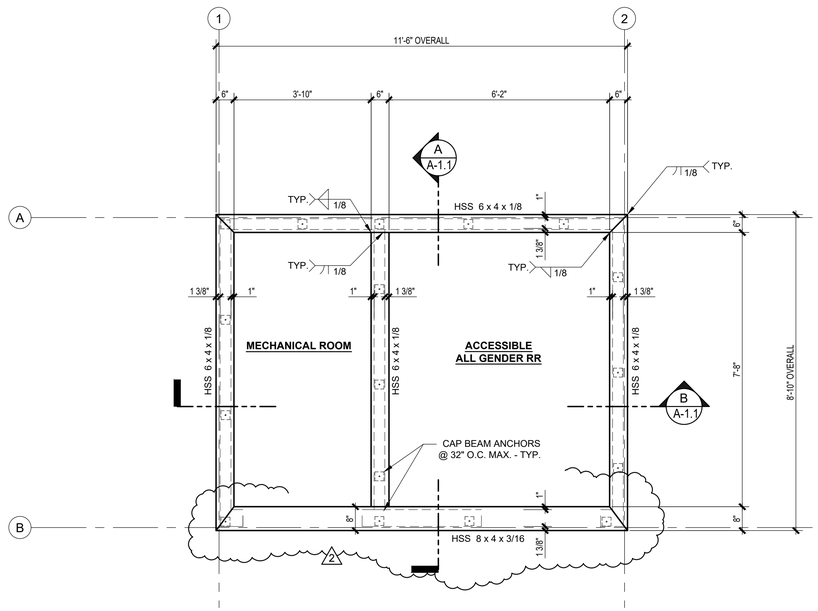
GENERAL SHEET NOTES:

1. SD SHEETS REFERENCED HEREIN CONTAIN PROPRIETARY INFORMATION AND THEREFORE ARE NOT AN INTEGRAL PART OF THE PLANS. SD SHEETS SHALL BE UTILIZED FOR ENGINEERING PURPOSES AND INTERNAL USE ONLY.



ROOF FRAMING PLAN

SCALE: 1/2"=1'-0"



TOP OF THE WALL CAP BEAM PLAN

SCALE: 1/2"=1'-0"

1 COUNTY OF SAN LUIS OBISPO PUBLIC WORKS REVIEW / APPROVAL FOR ELEVATION OF ELECTRICAL COMPONENTS; DRY FLOOD PROOFING COMPONENTS AND MATERIALS; AND FLOOD RESISTANT STRUCTURAL DESIGN ONLY.

STRUCTURAL ONLY

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REGISTERED PROFESSIONAL ENGINEER ERIC J. TOMPOS No. C70218 Exp: 09-30-2026 CIVIL STATE OF CALIFORNIA

03/11/2026

ICC NTA, LLC. 305 N. Oakland Ave
Nappanee, IN 46550
COA: 33677

These documents are applicable only to the elements and loading criteria specifically provided herein. These documents shall not be construed in any way to specify, certify or design any aspects of the building not contained herein. Specified design criteria and speed ratings are the minimum provided by the code. Specified design criteria and speed ratings are for installation in Cambria jurisdiction. ICC NTA, LLC is not responsible for fabrication or erection. If it is suspected that these documents have been modified, substituted or altered in any way, contact ICC NTA, LLC at (574) 773-7979 to obtain a file copy.

No.	Description	Date
1	County of San Luis Obispo Public Works Comments	03/05/2026
2	Front wall changed to 6" masonry	03/09/2026

CONSTRUCTION DOCUMENTS
03/10/2026

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PROJECT OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
Cambria, CA

PROJECT NAME AND LOCATION:
CAMBRIA SKATE PARK
Cambria, CA 93428

SHEET TITLE:
BUILDING SECTIONS, ROOF FRAMING & TOP OF THE WALL CAP BEAM PLANS & FASTENING SCHEDULE

Drawn by:	DF
Checked by:	MM
Current Date:	03/10/2026
Start Date:	11/10/2025
Job No.	13119

A-1.1

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CONSTRUCTION DOCUMENTS - 03/10/2026

CAMBRIA SKATE PARK - Cambria, CA 93428

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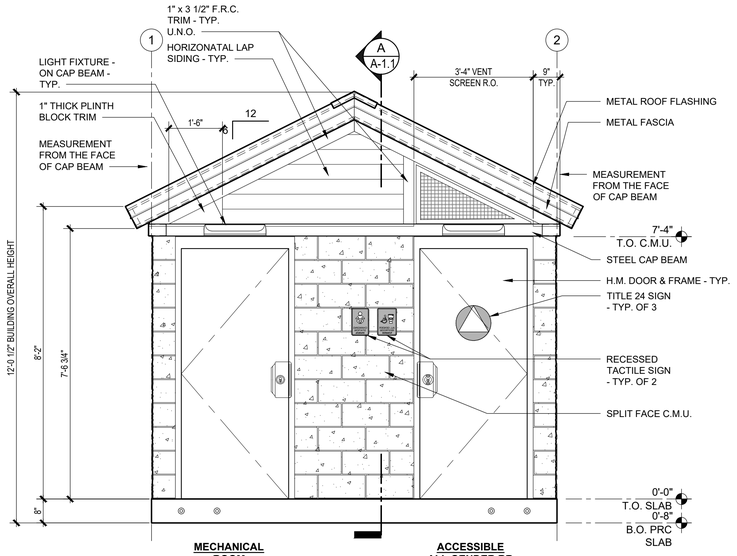
EXTERIOR FINISH SCHEDULE

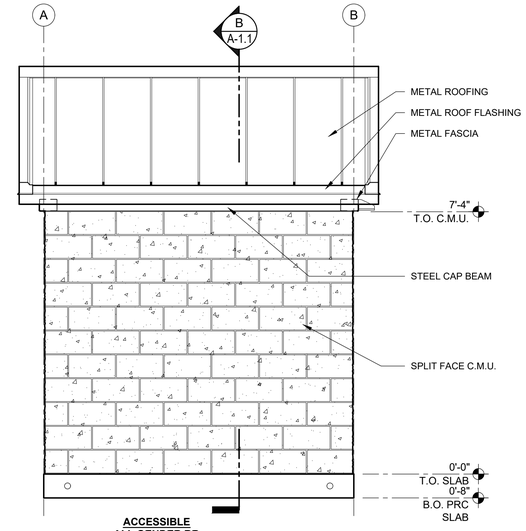
TYPE	DESCRIPTION	FINISH	BRAND / COLOR	NOTES
WALLS (TO 7'-4")				
C.M.U.	SPLIT FACE C.M.U.	PAINTED	PITTSBURGH PITT-TECH / SHARK - PPG1006-2	1 COAT PRIMER, 2 COATS FINISH - SEMI-GLOSS
CAP BEAM	STEEL	PAINTED	PITTSBURGH PITT-TECH / STONEHENGE GREIGE - PPG1024-5	1 COAT PRIMER, 2 COATS FINISH - SEMI-GLOSS
DOORS & FRAMES				
ALL DOORS & FRAMES	HOLLOW METAL	PAINTED	PITTSBURGH PITT-TECH / STONEHENGE GREIGE - PPG1024-5	1 COAT PRIMER, 2 COATS FINISH - SEMI-GLOSS
ABOVE CAP BEAM				
SIDING	F.R.C. HORIZONTAL LAP SIDING (5" EXPOSURE)	PAINTED	PITTSBURGH PITT-TECH / SHARK - PPG1006-2	1 COAT PRIMER, 2 COATS FINISH - SEMI-GLOSS
TRIM	1" THICK F.R.C. TRIM BOARDS (x SIZES NOTED)	PAINTED	PITTSBURGH PITT-TECH / STONEHENGE GREIGE - PPG1024-5	1 COAT PRIMER, 2 COATS FINISH - SEMI-GLOSS
VENT FRAMES	1 1/2" x 1 1/2" x 1/8" STEEL ANGLE BAR	PAINTED	PITTSBURGH PITT-TECH / MATCH TRIM	1 COAT PRIMER, 2 COATS FINISH - SEMI-GLOSS
VENT SCREENS	STAINLESS STEEL WIRE MESH (1" x 1" x 3/16")	NATURAL	-	-

TYPE	DESCRIPTION	FINISH	BRAND / COLOR	NOTES
ROOF				
ROOFING	26 GA. 16" STRIATED STANDING SEAM METAL ROOF PANELS	PREFINISHED	METAL SALES IMAGE II / BURNISHED SLATE (49)	o/ HT ICE & WATER SHIELD
FLASHINGS	26 GA. METAL	PREFINISHED	METAL SALES IMAGE II / MATCH ROOFING	-
FASCIA	WOOD WRAPPED w/ 16 GA. METAL	PAINTED	PITTSBURGH PITT-TECH / STONEHENGE GREIGE - PPG1024-5	1 COAT PRIMER, 2 COATS FINISH - SEMI-GLOSS
SOFFITS	F.R.C. BOARD w/ TEXTURED PATTERN	PAINTED	PITTSBURGH PITT-TECH / STONEHENGE GREIGE - PPG1024-5	1 COAT PRIMER, 2 COATS FINISH - SEMI-GLOSS
OTHER				
MISC. FLASHINGS	GALV. METAL OVER CAP BEAM & BELT BAND TRIM	PAINTED	PITTSBURGH PITT-TECH / MATCH ADJACENT COLOR	1 COAT PRIMER, 2 COATS FINISH - SEMI-GLOSS



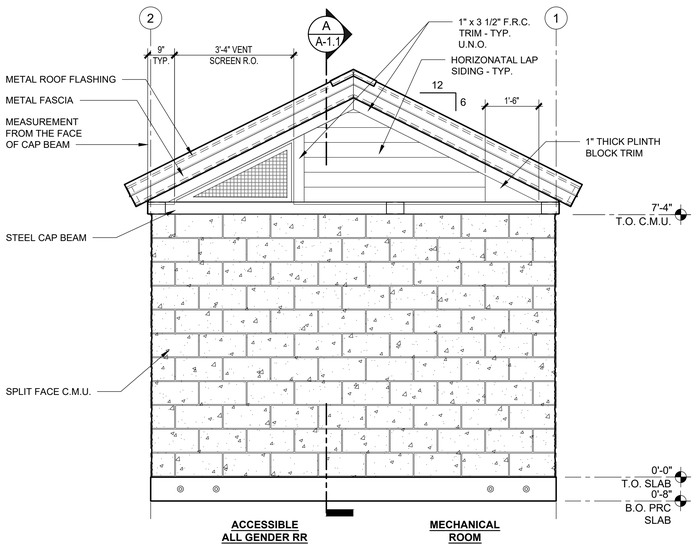
1 A-2 EXTERIOR ELEVATION

SCALE: 1/2" = 1'-0"



2 A-2 EXTERIOR ELEVATION

SCALE: 1/2" = 1'-0"



3 A-2 EXTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

NOTE:

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STRUCTURAL ONLY

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REGISTERED PROFESSIONAL ENGINEER ERIC J. TOMPOS No. C70218 Exp. 09-30-2026 STATE OF CALIFORNIA CIVIL

03/11/2026

ICC NTA, LLC, 305 N. Oakland Ave
Nappanee, IN 46550
COA: 3367

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No.	Description	Date
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2	Front wall changed to 6" masonry	03/09/2026

CONSTRUCTION DOCUMENTS
03/10/2026

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PROJECT OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
Cambria, CA

PROJECT NAME AND LOCATION:
CAMBRIA SKATE PARK
Cambria, CA 93428

SHEET TITLE:
EXTERIOR ELEVATIONS & FINISH SCHEDULE

Drawn by:	DF	Job No.	13119
Checked by:	MM		
Current Date:	03/10/2026		A-2
Start Date:	11/10/2025		

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CONSTRUCTION DOCUMENTS - 03/10/2026

CAMBRIA SKATE PARK - Cambria, CA 93428

RESTROOM ACCESSORIES & SPECIALTIES

MOUNT WITH VANDAL RESISTANT SS SCREWS

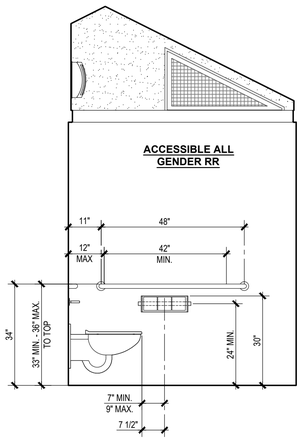
ACCESSORIES	QTY	SIZE/STYLE	MANUF./ITEM #	PRC#	FINISH / COLOR / STYLE	NOTES
GRAB BAR	1	48"	BOBRICK B-6806-48 (OR EQ.)	H1119	STAINLESS STEEL	MOUNT 33" MIN. - 36" MAX. A.F.F. TO TOP
GRAB BAR	1	42"	BOBRICK B-6806-42 (OR EQ.)	H1118	STAINLESS STEEL	MOUNT 33" MIN. - 36" MAX. A.F.F. TO TOP
TOILET PAPER HOLDER	1	VANDAL RESISTANT 3-ROLL	ROYCE ROLLS TP-3	H1152	STAINLESS STEEL	MOUNT 30" A.F.F. TO TOP
PAPER TOWEL DISPENSER	1	SURFACE MOUNTED	BOBRICK B-262	H1139	SPRAYED NICKEL	MOUNT 40" MAX. A.F.F. TO OPENING
UTILITY HOOK	1	SURFACE MOUNTED	BOBRICK B-670 (OR EQ.)	H1143	STAINLESS STEEL	MOUNT 48" A.F.F. TO TOP OF HOOK
BABY CHANGING STATION	1	SURFACE MOUNTED	FOUNDATIONS 200-EH-01	H1108	STAINLESS STEEL / POLY	MOUNT 34" MAX. A.F.F. TO TOP OF WORK SURFACE
SIGNS - TACTILE ROOM ID ACCESSIBLE "ALL GENDER"	1	RECTANGULAR - RECESSED	SIGN ELEMENTS	H1315	ALUMINUM BLUE	MOUNT 60" A.F.F. TO CENTER - SEE SHEET A-2
SIGNS - TACTILE "BABY CHANGING STATION"	1	RECTANGULAR - RECESSED	SIGN ELEMENTS	H1320	ALUMINUM BLUE	TOP TO MATCH ADJACENT SIGN HEIGHT - SEE SHEET A-2
SIGNS - CA TITLE 24 PICTOGRAM "ALL GENDER"	1	12" TRIANGLE / CIRCLE - SURF. MTD.	SIGN ELEMENTS	H1307	BLUE ON ALUMINUM	MOUNT 59" A.F.F. TO CENTER - SEE SHEET A-2
LOUVERED VENT	1	16" x 8"	SUNVENT #157FL	C1000	ALUMINUM / NATURAL	AT DEMISING WALL ABOVE CAP BEAM (INVERT LOUVERS)

INTERIOR FINISH SCHEDULE

COMPONENT	DESCRIPTION	FINISH	BRAND / COLOR	NOTES
FLOOR				
ALL ROOMS	CONCRETE	POLYMER COATING	CROWN POLYMERS / CROWNPRO 7072 SC	SKID RESISTANT COLOR CHIPS: TAN BLEND A1434 (#B22-2102)
WALLS				
RESTROOM	C.M.U. - PRECISION	BLOCK FILLER / PAINTED	PITTSBURGH / PURE WHITE - PITT-TECH	2 COATS BLOCK FILLER, 2 COATS FINISH - SEMI-GLOSS
CAP BEAM	STEEL	PAINTED	PITTSBURGH / PURE WHITE - PITT-TECH	1 COAT PRIMER, 2 COATS FINISH - SEMI-GLOSS
ABOVE CAP BEAM	F.R.C. - TEXTURED PATTERN	PAINTED	PITTSBURGH / PURE WHITE - PITT-TECH	1 COAT PRIMER, 2 COATS FINISH - SEMI-GLOSS
MECHANICAL ROOM	C.M.U. - PRECISION	BLOCK FILLER / PAINTED	PITTSBURGH / PURE WHITE - PITT-TECH	1 COAT BLOCK FILLER, 1 COAT FINISH - SEMI-GLOSS
CAP BEAM	STEEL	PAINTED	PITTSBURGH / PURE WHITE - PITT-TECH	1 COAT PRIMER, 2 COATS FINISH - SEMI-GLOSS
ABOVE CAP BEAM	WOOD SHEATHING	PAINTED	PITTSBURGH / PURE WHITE - PITT-TECH	1 COAT PRIMER, 2 COATS FINISH - SEMI-GLOSS
CEILING				
RESTROOM	F.R.C. - TEXTURED PATTERN	PAINTED	PITTSBURGH / PURE WHITE - PITT-TECH	1 COAT PRIMER, 2 COATS FINISH - SEMI-GLOSS
MECHANICAL ROOM	WOOD SHEATHING	PAINTED	PITTSBURGH / PURE WHITE - PITT-TECH	1 COAT PRIMER, 2 COATS FINISH - SEMI-GLOSS

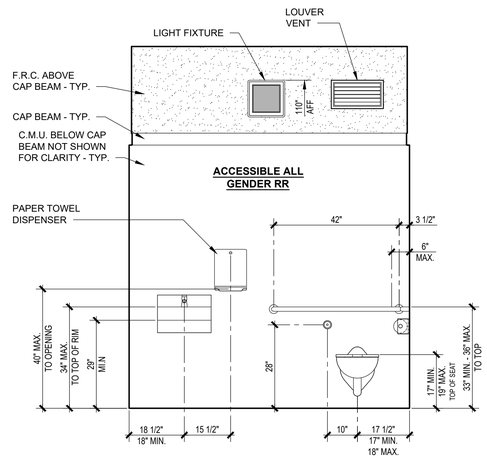
GENERAL SHEET NOTES:

1. LOCATION OF ALL PLUMBING & ELECTRICAL COMPONENTS IN THE MECHANICAL ROOM ARE SUBJECT TO CHANGE, FINAL LOCATIONS TBD.



1 A-3 INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"



2 A-3 INTERIOR ELEVATION

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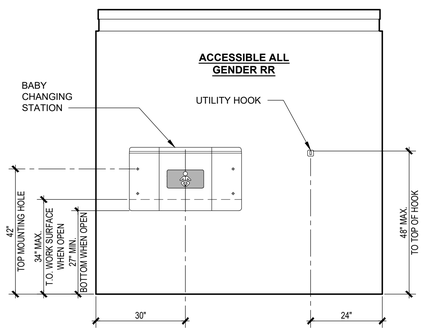
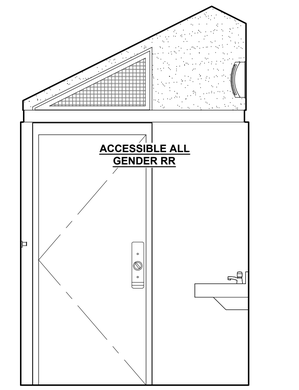


3 A-3 INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"



4 A-3 INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

FOR REFERENCE ONLY.

SHEET NOT REVIEWED BY COUNTY OF SAN LUIS OBISPO PUBLIC WORKS.

No.	Description	Date
1	County of San Luis Obispo Public Works Comments	03/05/2026
2	Front wall changed to 6" masonry	03/09/2026

CONSTRUCTION DOCUMENTS
03/10/2026

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PROJECT OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
Cambria, CA

PROJECT NAME AND LOCATION:
CAMBRIA SKATE PARK
Cambria, CA 93428

SHEET TITLE:
EQUIPMENT PLAN, INTERIOR ELEVATIONS & SCHEDULES

Drawn by:	DF	Job No.	13119
Checked by:	MM		
Current Date:	03/10/2026		A-3
Start Date:	11/10/2025		

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CONSTRUCTION DOCUMENTS - 03/10/2026

CAMBRIA SKATE PARK - Cambria, CA 93428

PLUMBING COMPONENTS SCHEDULE

QTY.	COMPONENT	DESCRIPTION	PRC #
1	WATER CLOSET - Stainless Steel, Wall Mount	ACORN 1675-W-1-HET 1.28 GPF-FVBO-ADA-PFS-316SS	K1299
1	FLUSH VALVE - Water Closet, Lever Type	ZURN Z6143AV-HET-7L-BG	K1521
1	TOILET SEAT - Black	BEMIS 1955SSCT	K1323
1	LAVATORY - Stainless Steel, Wall Mount, Rear Connect	ACORN 1652-LRB-1-DMS-03-M-316SS	K1099
1	LAVATORY FAUCET - Metered, Tempered	CHICAGO #333-E2805-665 PSHABCP	K1604.5
2	FLOOR DRAIN	ZURN Z451-2ZN-IP2-P13 (1/2 TRAP DIAMETER)	K1701
1	TRAP PRIMER	PROFLO #PFPR500	K1705
1	WATER HEATER - Electric, Tankless	STIEBEL DHC 3-2 CLASSIC	L1318.5
1	THERMOSTATIC TEMPERING VALVE	ACORN MODEL # ST70-12	K1615
1	HOSE BIBB - Interior, Mechanical Room	ACORN #8121-LF	K1575
1	PRESSURE GAUGE - 100 psi.	PROFLO PFXPG100K (FOR DOWNSTREAM)	K1689
1	BACKFLOW PREVENTER - Double Check Valve	WATTS LF007M2-QT-FZ - 1 1/2"	K1569.9
1	PRESSURE GAUGE - 200 psi.	PROFLO PFXPG200K (FOR UPSTREAM)	K1689.5
1	PRESSURE REDUCING VALVE - 1 1/2"	WATTS LF-25AUB-Z3 (Lead Free)	K1559
1	WATER FILTER - 1 1/2"	KEYSTONE CG10	K1591/92/94
1	BALL VALVE - 1 1/2"	NIBCO S-FP-600N	K1566
1	BALL VALVE - 1/2" (Isolation, drain & bleed valve)	NIBCO S-FP-600N	K1560
1	VENT CAP - 3"	SMITH 1748	K1582
1	CURB STOP - 1 1/2"	MUELLER H-15015	K1585
1	BALL VALVE - 1 1/4" - Prep for Future Tank	NIBCO S-FP600A-LF	K1563

PIPE SCHEDULE

TYPE OF SERVICE		PEX PIPE	TYPE "L" COPPER	TYPE "K" COPPER	SCHED. 40 PVC WATER	CAST IRON "NO HUB"	SCHED. 40 PVC DWV	SCHED. 40 ABS DWV
WATER	ABOVE GROUND		✓					
	BELOW GROUND			✓				
SANITARY DRAINAGE	ABOVE GROUND						✓	
	BELOW GROUND						✓	✓
SANITARY VENT	ABOVE GROUND						✓	
	ABOVE ROOF					✓		

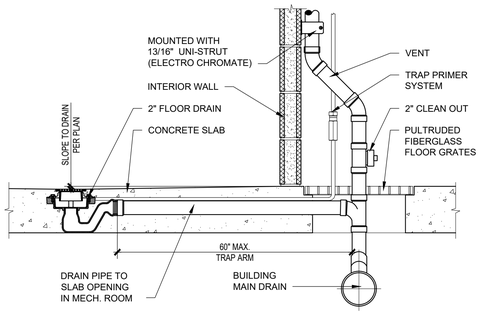
NOTES:

AS PER 2025 CA GREEN BUILDING STANDARDS CHAPTER 5 SECTION 5.303 - INDOOR WATER USE :

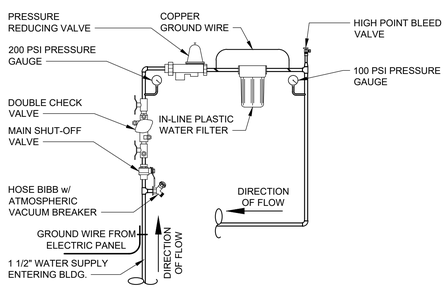
- WATER CLOSET FLUSH VALVE SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.

- LAVATORY METERING FAUCETS SHALL NOT EXCEED 0.20 GALLON PER CYCLE.

- THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH.

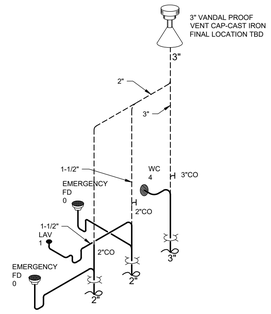


FLOOR DRAIN DETAIL



1 1/2" PRV & FILTER COMBO MANIFOLD

LEGEND:
CO = CLEAN OUT
VENT PIPE
WASTE PIPE



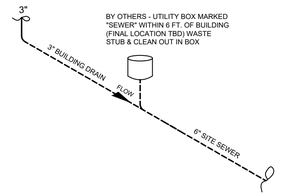
WASTE AND VENT PIPING:

- FIXTURE UNITS _____ 5
- SIZE OF BUILDING FLOOR DRAINS ____ 2"
- SIZE OF BUILDING MAIN SEWER _____ 3"
- AGGREGATE AREA _____ 7.1 SQ. IN.
- SIZE OF MAIN SEWER _____ 6"

ABOVE GROUND
BELOW GROUND

GENERAL NOTES:

- CONTINUATION OF WASTE TO MAIN SEWER TO BE DONE ON SITE BY OTHERS.
- V.T.R. SHALL BE CAST IRON WITH VANDAL CAP TO 24" BELOW ROOF.
- LAVATORY TRAPS IN UTILITY CHASE SHALL HAVE DRAIN PLUGS FOR WINTERIZATION.
- SLOPE ALL D.W.V. PIPING 1/4" NOM. DRAIN LINE TO BE SLOPED TO MAIN SEWER LINE.
- INSTALL GRATES AT FLOOR OPENING IF APPLICABLE.

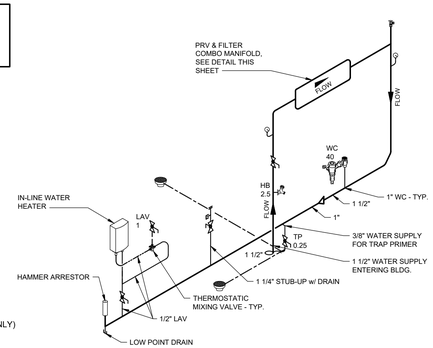


4 P-1 **WASTE & VENT PIPING ISOMETRIC**
SCALE: NOT TO SCALE

GENERAL SHEET NOTE:

LOCATION OF ALL PLUMBING COMPONENTS IN THE MECHANICAL ROOM ARE SUBJECT TO CHANGE, FINAL LOCATIONS TBD.

LEGEND:
COLD WATER LINE
1/2" TEMPERED WATER LINE INSULATED
1/2" HOT WATER LINE INSULATED
1/2" PEX IN SLAB FOR TRAP PRIMER



WATER PIPING:

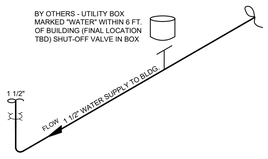
- FIXTURE UNITS _____ 44.75
- DEVELOPED LENGTH _____ 25' (BUILDING ONLY)
- ELEVATION DIFFERENCE _____ 1'-8"
- BUILDING REQ. PRESSURE _____ 46 to 60
- BUILDING WATER SUPPLY SIZE ___ 1 1/2"
- SITE WATER PRESSURE _____ 60 p.s.i. @ POC
- METER SIZE _____ 2"
- DISTANCE TO METER _____ 155'-6" to POC

NOTE:
PREP FOR DIAPHRAGM TANK

ABOVE GROUND
BELOW GROUND

GENERAL NOTES:

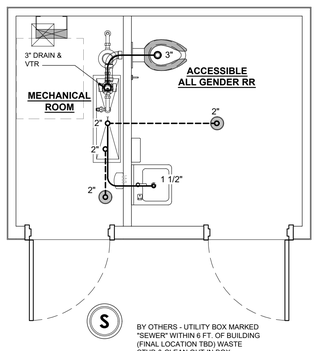
- HOT & TEMPERED WATER LINES (IF ANY) TO BE INSULATED
- HAMMER ARRESTORS INSTALLED TO CODE
- CONTINUATION OF WATER MAIN TO BE DONE ON SITE BY OTHERS
- SLOPE ALL WATER PIPING TO LOW POINT DRAIN FOR WINTERIZATION.



2 P-1 **WATER PIPING ISOMETRIC**
SCALE: NOT TO SCALE

LEGEND:
WASTE PIPE - ABOVE GROUND
WASTE PIPE - IN SLAB

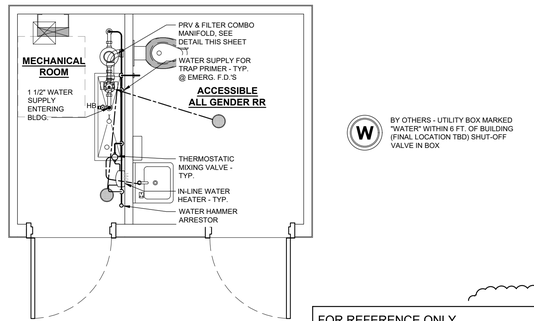
NOTE:
BELOW GROUND PLUMBING LAYOUT TO BE DETERMINED BASED ON FINAL UTILITY LOCATION PROVIDED BY OWNER / GENERAL CONTRACTOR



3 P-1 **PLUMBING PLAN - WASTE**
SCALE: NOT TO SCALE

LEGEND:
WATER MAIN - BELOW GROUND
COLD WATER LINE
1/2" TEMPERED WATER LINE INSULATED
1/2" PEX IN SLAB FOR TRAP PRIMER

NOTE:
BELOW GROUND PLUMBING LAYOUT TO BE DETERMINED BASED ON FINAL UTILITY LOCATION PROVIDED BY OWNER / GENERAL CONTRACTOR



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FOR REFERENCE ONLY.

SHEET NOT REVIEWED BY COUNTY OF SAN LUIS OBISPO PUBLIC WORKS.

1 P-1 **PLUMBING PLAN - WATER SUPPLY**
SCALE: NOT TO SCALE

No.	Description	Date
1	County of San Luis Obispo Public Works Comments	03/05/2026
2	Front wall changed to 6" masonry	03/09/2026

CONSTRUCTION DOCUMENTS
03/10/2026

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PROJECT OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
Cambria, CA

PROJECT NAME AND LOCATION:
CAMBRIA SKATE PARK
Cambria, CA 93428

SHEET TITLE:
PLUMBING PLANS & SCHEDULES

Drawn by:	DF	Job No.	13119
Checked by:	MM		P-1
Current Date:	03/10/2026		
Start Date:	11/10/2025		

DO NOT SCALE - DIMENSIONS PRESIDE

10/Mar/26 9:28 AM

CONSTRUCTION DOCUMENTS - 03/10/2026

CAMBRIA SKATE PARK - Cambria, CA 93428

ELECTRICAL COMPONENTS SCHEDULE

SYMBOL	QTY.	RATING	DESCRIPTION	MODEL	HEIGHT TO TOP	COMMENTS	PRC #
ELECTRICAL PANEL	1	100 AMP MAIN BREAKER	120/240 SINGLE PHASE w/ PLUG-ON BREAKERS; NEMA 1 ENCLOSURE	SQUARE D QO120M100P (OR EQUAL)	72" A.F.F. TOP OF PANEL	FURRED OUT AS NEEDED, BOTTOM TO BE +54"	L1902
LIGHT - RESTROOM (OCC)	1	15 WATTS	15 WATT LED	LUMINAIRE SWP1212-NODIM-15W-40K-120-OP-BRZ-OCC	SEE SHEET A-3	BUILT-IN OCCUPANCY SENSOR / BYPASS SWITCH	L1168.5
LIGHT - EXTERIOR	2	10 WATTS	10 WATT LED	LUMINAIRE AEL-12-NODIM-10W-40K-120-DP-BZH	MOUNTED ON CAP BEAM	ON TIME CLOCK / BYPASS SWITCH	L1162.5
LIGHT- MECHANICAL ROOM	1	15 WATTS	15 WATT LED	GREENLIGHTING AL-41L (SINGLE TUBE)	CEILING MOUNTED	MANUAL ON/OFF SWITCH w/ OCCUPANCY SENSOR; BOTTOM TO BE +54"	L1106
EMERGENCY LIGHT	1	3 WATTS	EMERGENCY LIGHT	LITHONIA MODEL #ELM2L (OR EQUAL)	ABOVE CAP BEAM	WIRE AHEAD OF SWITCH	L1198
RECEPTACLE - GFCI (GFCI)	1	1500 WATTS	20 AMP GFCI RECEPTACLE	LEVITON GFNT2-W	+54" A.F.F. TO BOTTOM	-	L1876
SWITCH	1	-	SINGLE POLE MANUAL ON/OFF SWITCH	LEVITON 1221-2W	MIN. +54" A.F.F. TO BOTTOM	MECHANICAL ROOM LIGHT	L1868
SWITCH	1	-	SINGLE POLE MANUAL ON/OFF SWITCH	LEVITON 1221-2W	MIN. +54" A.F.F. TO BOTTOM	BYPASS SWITCH FOR RESTROOM LIGHTING	L1868
SWITCH	1	-	SINGLE POLE MANUAL ON/OFF SWITCH	LEVITON 1221-2R	MIN. +54" A.F.F. TO BOTTOM	BYPASS SWITCH FOR EXTERIOR BUILDING LIGHTS	L1870
TIME CLOCK (TC)	1	-	7-DAY 1-CIRCUIT ELECTRONIC ASTRONOMIC TIME SWITCH	INTERMATIC ET8015C	MIN. +54" A.F.F. TO BOTTOM	CONTROLS EXTERIOR LIGHTING	L1882.5
WATER HEATER (WH)	1	3300 WATTS	IN-LINE WATER HEATER	STEIBEL DHC-3-2 - CLASSIC	-	-	L1318.5

LIGHTING CONTROLS SCHEDULE

AREA	CONTROLS
RESTROOM	OCCUPANCY SENSOR BUILT-IN TO LIGHT FIXTURE / BYPASS SWITCH "ON" OVERRIDES OCC. SENSOR FOR MAINTENANCE
MECHANICAL ROOM	MANUAL ON/OFF SWITCH (AREA HOUSES ELECTRICAL EQUIPMENT)
EXTERIOR	TIME CLOCK / BYPASS SWITCH "ON" OVERRIDES TIME CLOCK FOR MAINTENANCE

NOTES:

1. ALL CONDUCTORS ARE INSULATED THHN COPPER WIRES.
2. PROVIDE MAIN CIRCUIT BREAKER PANEL BOARD TO BE SUFFICIENTLY RATED TO WITHSTAND MAXIMUM AVAILABLE AT SITE PER AMEREN; MINIMUM 22 KAIC.
3. WIRING METHOD IN METALLIC CONDUIT. (MC CABLE, EMT, METALLIC FLEX.
4. INSTALL CEE GROUND IN SLAB, TERMINATING IN MECHANICAL ROOM.
5. GREEN GROUNDING CONDUCTOR IN ALL RACEWAYS.

PANEL SCHEDULE

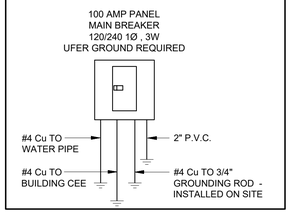
120/240V - SINGLE PHASE - 3 WIRE | MAIN BREAKER: 100 AMP | MAIN SCCR: 22,000 / BRANCH AIR: 10,000 - SERIES RATED TO MAIN

CKT	DESCRIPTION	CIR. BREAKER TRIP AMPS	WIRE SIZE	TOTAL V.A.	TOTAL V.A.	WIRE SIZE	CIR. BREAKER TRIP AMPS	DESCRIPTION	CKT
1	WATER HEATER / RR-1	20	12	1650	1500	12	20	DEDICATED DUPLEX RECEPTACLE - GFCI	2
3	" "	"	"	1650	18	12	20	MECHANICAL ROOM LIGHTS	4
5	EXTERIOR BUILDING LIGHTS	20	12	20	1				6
7	RESTROOM LIGHT	20	12	15	1				8
9					1				10
11				1	1				12
13				1	1				14
15				1	1				16
17				1	1				18
19				1	1				20
CONNECTED LOAD: PHASE A			TOTAL LOAD	1690	TOTAL LOAD			CONNECTED LOAD: PHASE B	
			TOTAL AMPS	14.083	TOTAL AMPS				
				26.467					

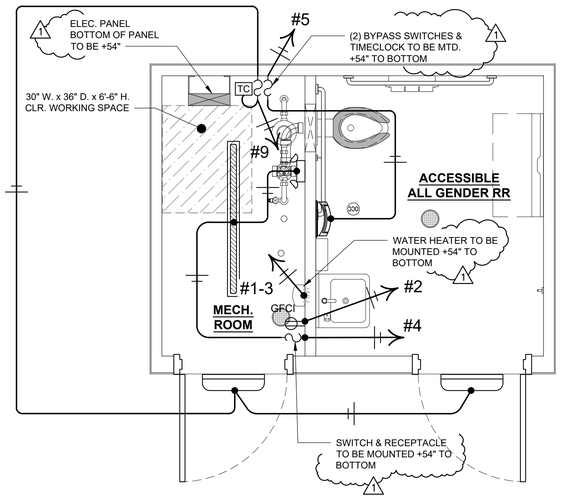
ELECTRICAL LOAD CALCULATIONS

PANEL: 120/240 VOLTS		SINGLE PHASE	100 AMP MAIN BREAKER		
COMPONENT		CONNECTED LOAD (V.A.)	CALCULATED LOAD (V.A.)		
EXTERIOR LIGHTING		20	CONNECTED LOAD x 1.25		25.00
INTERIOR LIGHTING		33	CONNECTED LOAD x 1.25		41.25
(1) WATER HEATER		3300	CONNECTED LOAD x 1.00		3300.00
(1) DEDICATED RECEPTACLE - GFCI		1500	CONNECTED LOAD x 1.00		1500.00
TOTAL LOAD		**4853**	**TOTAL LOAD**		**4866.25**
TOTAL CONNECTED LOAD	**KVA**	**4.853**	**TOTAL CALCULATED LOAD**	**KVA**	**4.866**
	AMPS	**20.221**		**AMPS**	**20.276**

ONE-LINE DIAGRAM



BY OTHERS - UTILITY BOX MARKED "ELECTRIC" - WITHIN 6 FT. OF BUILDING (FINAL LOCATION TBD) **E**



1 / E-1 **ELECTRICAL PLAN**
SCALE: NOT TO SCALE

FLOOD NOTES:

THE BOTTOM ELEVATION OF ALL ELECTRICAL COMPONENTS SHALL BE LOCATED @ BFE+1'
BFE = 3.4' + 1' = 4.4' OR 54"

FOR BURIED COMPNENTS AND OTHER ELECTRICAL COMPONENTS, REFER TO ASCE 7-24.

1 COUNTY OF SAN LUIS OBISPO PUBLIC WORKS REVIEW / APPROVAL FOR ELEVATION OF ELECTRICAL COMPONENTS; DRY FLOOD PROOFING COMPONENTS AND MATERIALS; AND FLOOD RESISTANT STRUCTURAL DESIGN ONLY.

No.	Description	Date
1	County of San Luis Obispo Public Works Comments	03/05/2026
2	Front wall changed to 6" masonry	03/09/2026

CONSTRUCTION DOCUMENTS 03/10/2026

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PROJECT OWNER: **CAMBRIA COMMUNITY SERVICES DISTRICT Cambria, CA**

PROJECT NAME AND LOCATION: **CAMBRIA SKATE PARK Cambria, CA 93428**

SHEET TITLE: **ELECTRICAL PLAN & SCHEDULES**

Drawn by:	DF	Job No.	13119
Checked by:	MM		
Current Date:	03/10/2026		E-1
Start Date:	11/10/2025		

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CONSTRUCTION DOCUMENTS - 03/10/2026

CAMBRIA SKATE PARK - Cambria, CA 93428

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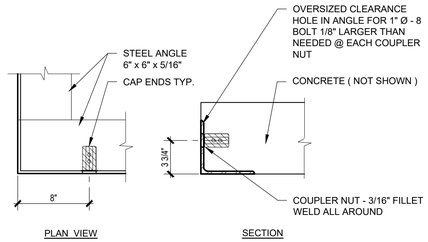
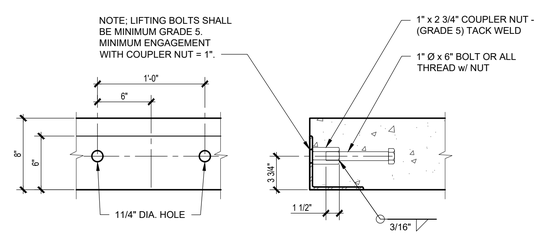


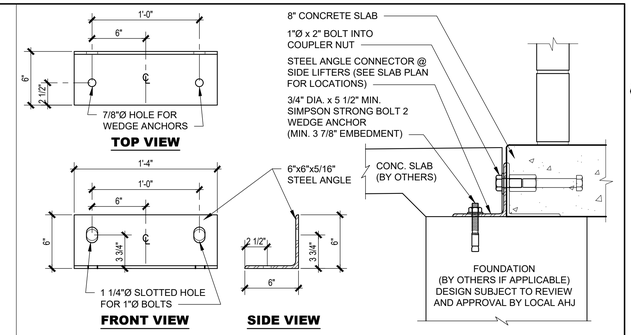
2 / S-1 CONCRETE SLAB EXTERIOR STEEL FRAME @ CORNER DETAIL

SCALE: 1 1/2"=1'-0"



3 / S-1 RIGGING EMBEDDED ANCHOR DETAIL

SCALE: 1 1/2"=1'-0"



4 / S-1 SLAB TO FOOTING CONNECTION DETAIL

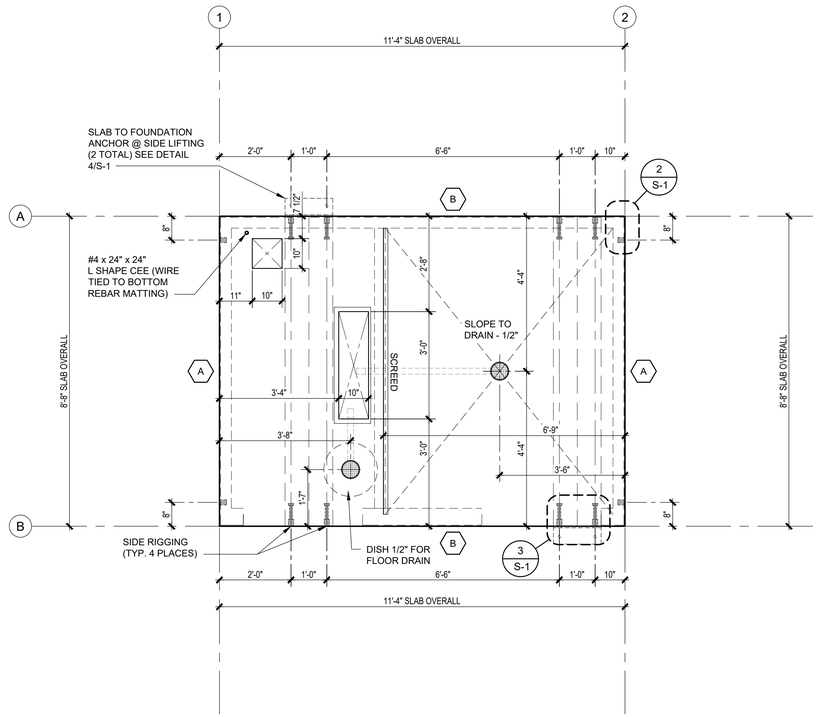
SCALE: 1 1/2"=1'-0"

NOTES: (LIGHT WEIGHT CONCRETE)

1. SLAB REINFORCEMENT:
   PERIMETER - (2) #5 BARS @ 8" O.C. TOP & BOTTOM.
   TOP MAT - #4 BARS @ 8" O.C. EACH WAY.
   BOTTOM MAT - #4 BARS @ 16" O.C. EACH WAY.
   LIFTING LOCATIONS - (3) #5 BARS @ 8" O.C. TOP & BOTTOM.
2. ALL REBAR TO BE GRADE 60.
3. ALL WELDABLE REINFORCEMENTS TO BE ASTM A706.
4. CONCRETE STRENGTH BASIS DESIGN IS MIN. 2500 PSI WITH SPECIAL ADDITIVE.
5. MINIMUM CONCRETE COVER = 1 1/2" FOR #4 AND #5 BARS.TOP BARS MAY BE LOWER ONLY WHERE REQUIRED BY SPECIFIED SLOPES.
6. REBAR SPLICES: #4 BARS - 20" LAP / #5 BARS - 24" LAP
7. TOP MAT: ADD TRIMMER BARS NEXT TO BLOCK OUTS IF CLEARANCE TO REGULAR LAYOUT IS GREATER THAN 2". TRIMMER BARS EXTEND 18" PAST OPENING, OR TERMINATE WITH 90° HOOK AND 8" EXTENSION. CENTER OF TRIMMER BARS TO BLOCK OUTS TO BE 2", TYP.
8. PROVIDE (2) DIAGONAL 24" LONG #4 REBARS (1 @ TOP MAT & 1 @ BOTTOM MAT) @ EACH SLAB OPENING.
9. SMALL BLOCK OUTS (8" x 8" MAX.) MAY BE ADDED AS REQUIRED FOR SERVICES. ADD DIAGONAL TRIMMER BARS IF CLEARANCE TO REGULAR LAYOUT IS GREATER THAN 2".
10. PROTECT PIPE & FLOOR DRAINS THAT WILL BE ENCASED IN THE CONCRETE BY PROVIDING AN APPROVED WRAP.
11. ONLY WHERE NOTED, IT IS ACCEPTABLE TO NOTCH HORIZONTAL LEG OF PERIMETER ANGLE.
12. ALL EXPOSED FACES OF SLAB PERIMETER STEEL ANGLES SHALL RECEIVE GALVANIZING PAINT COATING.

SLAB LOADS SCHEDULE

MARK	LOCATION	VERTICAL LOAD	LATERAL LOAD
A	WALL LINE (GRID) 1 & 2	404 plf	1339 lbf
B	WALL LINE (GRID) A & B	455 plf	2020 lbf



1 / S-1 CONCRETE SLAB PLAN

SCALE: 1/2"=1'-0"

1 COUNTY OF SAN LUIS OBISPO PUBLIC WORKS REVIEW / APPROVAL FOR ELEVATION OF ELECTRICAL COMPONENTS; DRY FLOOD PROOFING COMPONENTS AND MATERIALS; AND FLOOD RESISTANT STRUCTURAL DESIGN ONLY.

STRUCTURAL ONLY

This certification is for structural design only. All other matters of code compliance including but not limited to allowable area, fire resistance, and egress are the responsibility of others.

REGISTERED PROFESSIONAL ENGINEER BRIC J. TOMSON No. C70218 Exp. 09-30-2026 CIVIL STATE OF CALIFORNIA

03/11/2026

ICC NTA, LLC, 305 N. Oakland Ave
Nappanee, IN 46550
COA: 33877

These documents are applicable only to the elements and loading criteria specifically provided herein. These documents shall not be construed in any way to specify, certify or design any aspects of the building not contained herein. The applicability of these documents to the project must be reviewed by the client and must be verified and approved by the local authority having jurisdiction. ICC NTA, LLC is not responsible for fabrication or erection. If it is expected that these documents have been modified, substituted or altered in any way, contact ICC NTA, LLC at (574) 773-7973 to address this issue.

No.	Description	Date
1	County of San Luis Obispo Public Works Comments	03/05/2026
2	Front wall changed to 6" masonry	03/09/2026

CONSTRUCTION DOCUMENTS
03/10/2026

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PROJECT OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
Cambria, CA

PROJECT NAME AND LOCATION:
CAMBRIA SKATE PARK
Cambria, CA 93428

SHEET TITLE:
CONCRETE SLAB PLAN & DETAILS

Drawn by:	DF	Job No.	13119
Checked by:	MM		
Current Date:	03/10/2026		S-1
Start Date:	11/10/2025		

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10:Mar-26 9:28 AM

CONSTRUCTION DOCUMENTS - 03/10/2026

CAMBRIA SKATE PARK - Cambria, CA 93428

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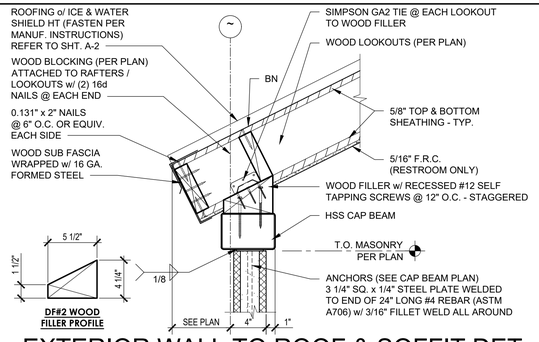
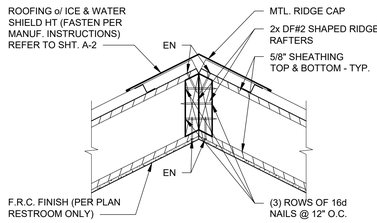


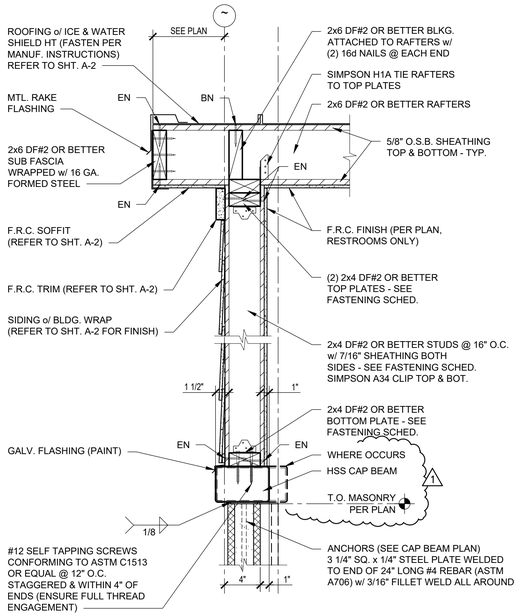
1 SD-1 EXTERIOR WALL TO ROOF & SOFFIT DET.

SCALE: 1 1/2"=1'-0"



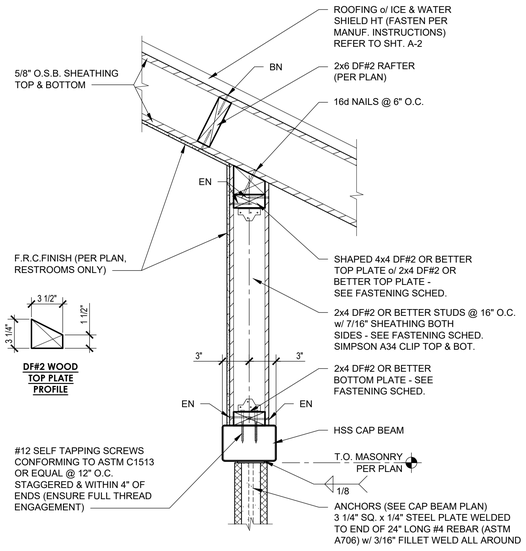
2 SD-1 RIDGE FRAMING DETAIL

SCALE: 1 1/2"=1'-0"



3 SD-1 EXTERIOR WALL TO ROOF & SOFFIT DET.

SCALE: 1 1/2"=1'-0"



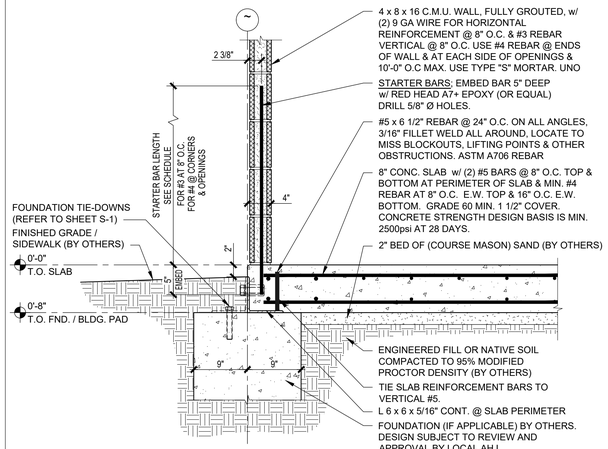
4 SD-1 DEMISING WALL FRAMING DETAIL

SCALE: 1 1/2"=1'-0"

MASONRY DESIGN STRESS IS f'm = 2500 PSI

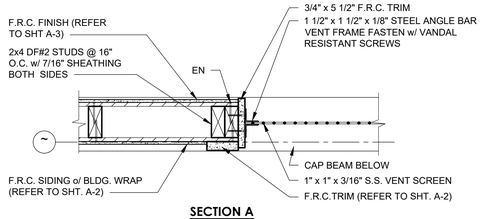
MASONRY UNITS	ASTM C 90 GRADE N-1	LIGHTWEIGHT MAS. DRY LOOSE BULK DENSITY 65 pcf
MORTAR	ASTM C 270 TYPE S	CLEAN SHARP SAND
GROUT	ASTM 476 OR EQUAL	6"-4" BLOCK -FINE

BAR Ø	MIN. EMBEDMENT (in)	MIN. OVERLAP / SPLICE (in)	MIN. REBAR LENGTH (in)
#3	5	18	23
#4	5	24	29
#5	5	30	35

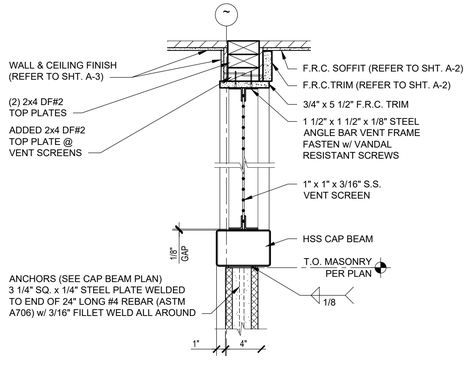


5 SD-1 SLAB & WALL DETAIL

SCALE: 1"=1'-0"



SECTION A



SECTION B

6 SD-1 EXTERIOR VENT SCREEN DETAILS

SCALE: 1 1/2"=1'-0"

1 COUNTY OF SAN LUIS OBISPO PUBLIC WORKS REVIEW / APPROVAL FOR ELEVATION OF ELECTRICAL COMPONENTS; DRY FLOOD PROOFING COMPONENTS AND MATERIALS; AND FLOOD RESISTANT STRUCTURAL DESIGN ONLY.

FOR INTERNAL USE ONLY

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STRUCTURAL ONLY

This certification is for structural design only. All other aspects of code compliance including but not limited to allowable area, fire resistance, and egress are the responsibility of others.

REGISTERED PROFESSIONAL ENGINEER ERIC J. TOMPOS No. C70218 Exp: 09-30-2026 CIVIL STATE OF CALIFORNIA

03/11/2026

ICC NTA, LLC, 305 N. Oakland Ave
Nappanee, IN 46550
CGA: 33877

These documents are applicable only to the elements and loading criteria specifically provided herein. These documents shall not be construed in any way to specify, certify or design any aspects of the building not contained herein. The adaptation of these documents to any other project must be done by the client and must be verified and approved by the local authority having jurisdiction. ICC NTA, LLC is not responsible for fabrication or erection. If it is suspected that these documents have been modified, substituted or altered in any way, contact ICC NTA, LLC at (574) 773-7577 to confirm validity.

No.	Description	Date
1	County of San Luis Obispo Public Works Comments	03/05/2026
2	Front wall changed to 6" masonry	03/09/2026

CONSTRUCTION DOCUMENTS 03/10/2026

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PUBLIC RESTROOM COMPANY
Building Better Places To Go.
2587 Business Pkwy, Minden, NV 89423
Ph: 888-888-2060 | Fax: 888-888-1448

PROJECT OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
Cambria, CA

PROJECT NAME AND LOCATION:
CAMBRIA SKATE PARK
Cambria, CA 93428

SHEET TITLE:
P.R.C. STANDARD DETAILS

Drawn by:	DF	Job No.	13119
Checked by:	MM		
Current Date:	03/10/2026		SD-1
Start Date:	11/10/2025		

DO NOT SCALE - DIMENSIONS PRESIDE

10-Mar-26 9:28 AM

CONSTRUCTION DOCUMENTS - 03/10/2026

CAMBRIA SKATE PARK - Cambria, CA 93428

PUBLIC RESTROOM COMPANY Building Better Places To Go. 220

IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST REMOTE CONTROL VALVE ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.

MWELO COMPLIANCE STATEMENT:

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE 1881 AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

JIM BURROWS, CLA #2737
APRIL 2025

IRRIGATION SCHEDULE

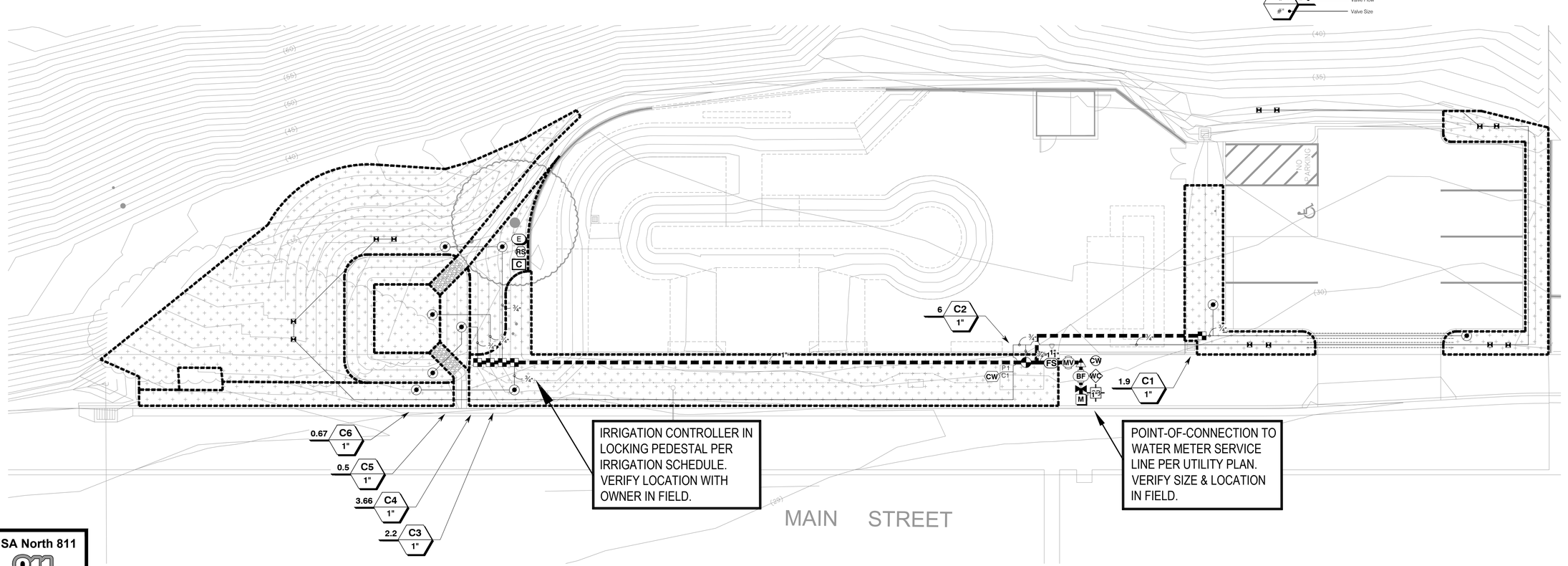
SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
H	RAIN BIRD RWS-M-B-C-1402 1402	360	30	0.5	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION. USE RAIN BIRD "EASY FIT" MCDF SERIES FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND DRIP DISTRIBUTION TUBING.	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 20PC emitters (1 assigned to each 1 gal. plant) 20PC emitters (2 assigned to each 5 gal. plant) 20PC emitters (7 assigned to each 15 gal. plant) 20PC emitters (8 assigned to each 24" Box plant)	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB 1" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	LANDSCAPE PRODUCTS INC. CWV SLIP SOCKET 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN.,2IN. SLIP SOCKET PLASTIC BALL VALVE. QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 125 PSI RATING. SAME SIZE AS MAINLINE.
MV	BUCKNER-SUPERIOR 3200 1" NORMALLY CLOSED BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 3/4IN.,1IN.1-1/2IN.,2IN.,2-1/2IN. AND 3IN..

	PRESSURE REDUCING VALVE WILKINS 500XL SERIES PRESSURE REDUCER, USE IF PRESSURE EXCEEDS 85 PSI. SET TO 75 PSI. PRESSURE REQUIRED DOWNSTREAM IS 44.3 PSI
BF	ZURN 975XL 1" REDUCED PRESSURE BACKFLOW DEVICE
C	RAIN BIRD ESPLXME2P 12 STATION, TRADITIONALLY-WIRED COMMERCIAL CONTROLLER W/ FACTORY INSTALLED PRO SMART MODULE. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE.
CW	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED.)
RS	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.
WC	WIRE CONNECTOR 3M DIRECT BURIAL WATER-PROOF WIRE CONNECTORS (U.L. APPROVED.)
FS	RAIN BIRD FS-150-P 1-1/2IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.0 GPM TO 100.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.
SB	STRONG BOX SBBC-20SS HIGH PROFILE, TUBE AND WIRE CONSTRUCTION SMOOTH TOUCH SURFACE, FRONT ENTRY STAINLESS STEEL BACKFLOW ENCLOSURE. 20IN.L, 46.5IN.H, 17.75IN.W.
P,X CW C,X	PULL BOX TWO (2) SPARE CONTROL WIRES FOR FUTURE USE IN JUNCTION BOX. P=PILOT WIRES, C=COMMON WIRES BUNDLED. COIL WIRES IN VALVE BOX PER DETAIL, AND RUN CONTINUOUS WIRE BACK TO CONTROLLER. LABEL EACH WIRE WITH A PLASTIC I.D. TAG AT THE WIRE BUNDLE AND AT THE CONTROLLER.
E	ELECTRICAL POC 120 VOLT ELECTRICAL POWER WITH DEDICATED CIRCUIT, PROVIDED BY ELECTRICIAN IF NEEDED, VERIFY ACTUAL LOCATION IN FIELD
M	WATER METER 1"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 3/4"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout
Valve Number
Valve Flow
Valve Size



USA North 811
Know what's below. Call before you dig.

REFER TO SHEET L-5 FOR WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) WORKSHEET

NORTH

SCALE: 1"=10'-0"
0 10 20 30 40

JBLA
Jim Burrows
Landscape Architecture
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
(805) 439-3209

REGISTERED LANDSCAPE ARCHITECT James T. Burrows No. 2737
Signed 12/31/2025
Renewal Date
04/30/2025
Date
STATE OF CALIFORNIA

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DATE	REVISION
04/30/25	plants per County list
	1
	2
	3
	4
	5
	6

OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
1640 1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CALIFORNIA 93428

PROJECT:
CAMBRIA SKATE PARK
MAIN STREET
CAMBRIA, CALIFORNIA

ISSUED: 04/30/2025

PLAN SET 'B'

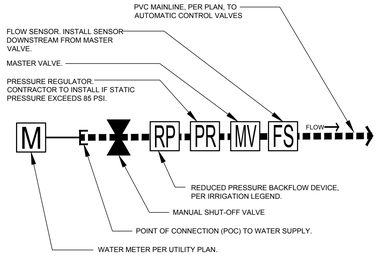
IRRIGATION PLAN

JBLA PLAN CONTROL

DESIGNED	JBLA
DRAWN	JBLA
CHECKED	JBLA
DATE	04/30/2025
JOB NO.	24-117
SHEET NUMBER	L-1
	1 OF 6 SHEETS

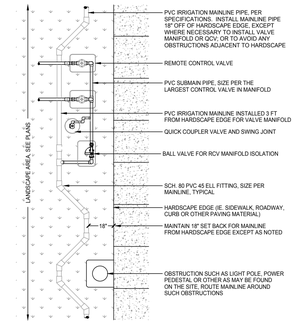
PLOT DATE: 4/30/2025 - FILE: I:\Jeanjoe\autocad\Documents_JBLA_JBLA #24-117 Cambria CSD Skate Park CDs (CDS)\JBLA-Cambria CSD Skate Park-IRR.dwg

E | POINT-OF-CONNECTION (P.O.C.)



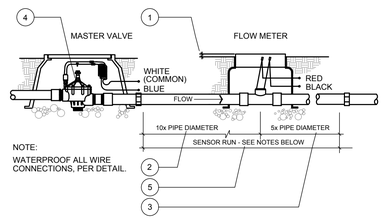
NOTES:
1. THE DIAGRAM ABOVE ILLUSTRATES THE TYPICAL SEQUENCING OF COMPONENTS WHERE THE IRRIGATION SYSTEM CONNECTS TO THE WATER SUPPLY.
2. REFER TO IRRIGATION LEGEND, DETAILS AND SPECIFICATION FOR IRRIGATION EQUIPMENT.

D | MAINLINE & VALVE LAYOUT



(POTABLE SYSTEMS - GREEN VALVE BOX LIDS / RECYCLED SYSTEMS - PURPLE VALVE BOX LIDS)

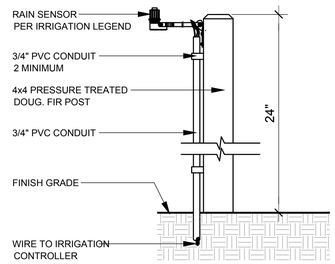
C | FLOW SENSOR



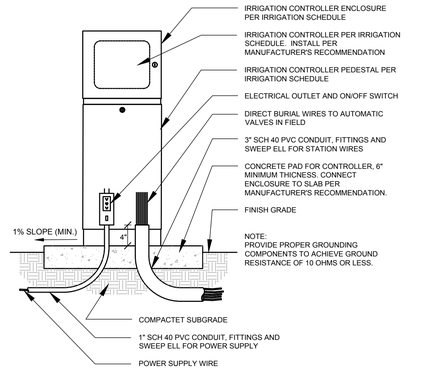
NOTE:
WATERPROOF ALL WIRE CONNECTIONS, PER DETAIL.

1. 1" IN LAWN AREAS, 2" IN PLANTING BEDS.
2. MINIMUM DISTANCE UPSTREAM 10x PIPE DIAMETER OF SENSOR INLET.
3. MINIMUM DISTANCE DOWNSTREAM 5x PIPE DIAMETER OF SENSOR INLET.
4. MASTER VALVE, PER DETAIL. INSTALL UPSTREAM OF FLOW SENSOR.
5. SENSOR TO BE PLACED IN STRAIGHT RUN ("SENSOR RUN") OF PIPE, WITH NO COUPLINGS, TEES OR OTHER INTERRUPTIONS IN PIPE.

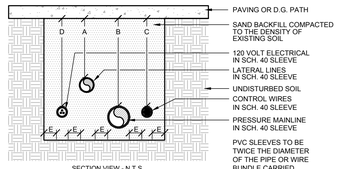
B | RAIN SENSOR (WIRED)



A | CONTROLLER



J | DRIP FLUSH VALVE



SECTION VIEW - N.T.S.

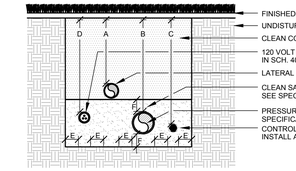
DIMENSION	A	B	C	D	E
DEPTH BELOW GRADE	24"	36"	36"	36"	6"

TIE A 36" LOOP IN ALL WIRING AT CHANGES OF DIRECTION GREATER THAN 30 DEGREES, UNTIE AFTER ALL CONECTIONS HAVE BEEN MADE.

NOTE:
ALL PVC MAINLINE, PVC LATERAL LINES, AND CONTROL WIRES SHALL BE SLEEVED BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC, 2 TIMES THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
ALL CURBS SHALL BE MARKED WITH A "SCORE" MARK TO DESIGNATE SLEEVE LOCATION. HORIZONTAL DIMENSION BETWEEN SLEEVES SHALL BE A MINIMUM OF 4 INCHES DEPTHS OF SLEEVES, BACKFILL, AND COMPACTION OF TRENCH SHALL BE IN ACCORDANCE WITH STANDARD PLAN NO. 223 FOR CROSSINGS OF STREETS AND SHALL BE IN ACCORDANCE STANDARD PLAN NO. 500 FOR CROSSINGS OF PARKING LOTS, SIDEWALKS, OR OTHER HARDSCAPE ELEMENTS.

VERIFY & INCORPORATE LOCAL AGENCY BACKFILL REQUIREMENTS.

I | PRESSURE REGULATOR



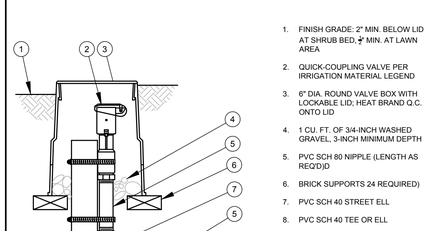
SECTION VIEW - N.T.S.

DIMENSION	A	B	C	D	E	F
1/2" TO 1 1/2" SIZE	12"	18"	18"	30"	6"	6"
2" TO 2 1/2" IN SIZE	12"	24"	24"	30"	6"	6"
3" AND LARGER	18"	24"	24"		6"	6"

NOTE:
ALL PLASTIC PIPING SHALL BE SNAKED WITHIN TRENCH.
BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS.
ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION SPECIFICATIONS.

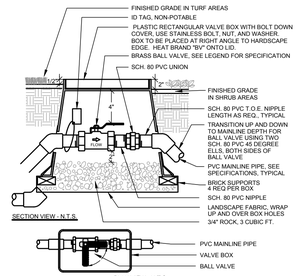
VERIFY & INCORPORATE LOCAL AGENCY BACKFILL REQUIREMENTS.

H | MASTER SHUT-OFF VALVE



NOTE:
BRASS ELLS, BRASS NIPPLES, UNION. FEMALE ADAPTER AND AND ALL NIPPLES SHALL BE SIZED TO MATCH THE MASTER CONTROL VALVE OR AS INDICATED ON THE DRAWINGS.
INSTALL VALVE BOXES 12" APART AS INDICATED ON DETAIL SID033.
EQUIPMENT SHALL BE INSTALLED SUCH THAT THERE IS NO LEVERAGE OR STRESS ON THE VALVE ASSEMBLY.
PIPE SHALL NOT COME INTO CONTACT WITH VALVE BOX.
USE A NON-HARDENING TEFLON PIPE SEALANT ON ALL THREADED CONNECTIONS.

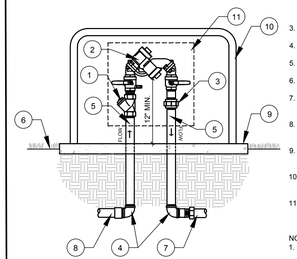
G | MANUAL SHUTOFF VALVE



BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE. INSTALL VALVE AND BOX PARALLEL TO HARDSCAPE EDGE. INSTALL BOX OFF-CENTER OF VALVE. INSTALL VALVE BOX EXTENSIONS AS REQ. TO ACHIEVE PROPER VALVE AND PIPE DEPTH
WRAP LANDSCAPE FABRIC AROUND SIDES AND BOTTOM OF BOX TO COVER ALL OPENINGS.

(POTABLE SYSTEMS - GREEN VALVE BOX LIDS / RECYCLED SYSTEMS - PURPLE VALVE BOX LIDS)

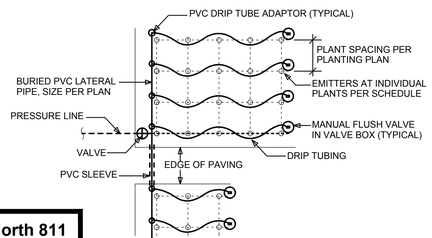
F | BACKFLOW PREVENTER (3/4" TO 2" SIZE)



1. BRONZE WYE STRAINER W/ CLEAN-OUT VALVE
2. REDUCED PRESSURE BACKFLOW PREVENTER PER IRRIGATION MATERIAL LEGEND
3. BRASS UNION
4. BRASS 90 ELL (TYPICAL)
5. BRASS NIPPLE (SIZE AS REQUIRED)
6. FINISH GRADE
7. SCH. 80 PVC MALE ADAPTER (TO IRRIGATION MAINLINE)
8. TO POINT OF CONNECTION -ADAPT AS REQUIRED
9. CONCRETE PAD, 4" THICKNESS MINIMUM
10. BACKFLOW ENCLOSURE PER IRRIGATION MATERIAL LEGEND
11. INSULATED BACKFLOW COVER. WHERE REQ'D, PER IRRIGATION MATERIAL LEGEND

NOTES:
1. INSTALL PER LOCAL CROSS-CONNECTION GUIDELINES.
2. MAINTAIN MIN. 12" CLEARANCE ON ALL SIDES FROM BUILDINGS, WALLS, ETC.

O | SLEEVE INSTALLATION

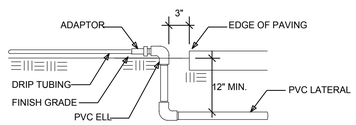


USA North 811
Know what's below. Call before you dig.

NOTE:
PLACE END OF DRIP TUBE 3 FOOT MAXIMUM FROM EDGE OF HARDSCAPE IN VALVE BOX WITH FLUSH VALVE AS SHOWN (TYPICAL).
SEE ADDITIONAL DETAIL FOR PLACEMENT OF EMITTERS.

PLAN VIEW

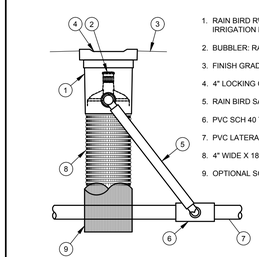
N | PIPE INSTALLATION



NOTE:
DO NOT RUN DRIP TUBING BELOW GRADE.

SECTION

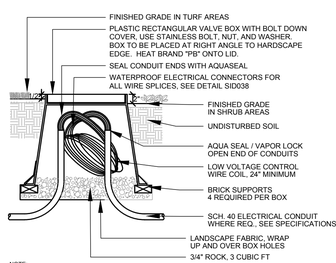
M | QUICK COUPLER VALVE



1. FINISH GRADE: 2" MIN. BELOW LID AT SHRUB BED, 3" MIN. AT LAWN AREA
2. QUICK-COUPLING VALVE PER IRRIGATION MATERIAL LEGEND
3. 6" DIA. ROUND VALVE BOX WITH LOCKABLE LID, HEAT BRAND Q.C. ONTO LID
4. 1 CU. FT. OF 3/4-INCH WASHED GRAVEL, 3-INCH MINIMUM DEPTH
5. PVC SCH 80 NIPPLE (LENGTH AS REQ'D)D
6. BRICK SUPPORTS 24 REQUIRED)
7. PVC SCH 40 STREET ELL
8. PVC SCH 40 TEE OR ELL
9. MAINLINE PIPE, PER IRRIGATION MATERIAL LEGEND
10. PVC SCH 40 ELL
11. 2"X2" REDWOOD STAKE WITH (2) STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

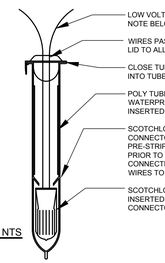
NOTE
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

L | ELECTRIC CONTROL VALVE (BUBBLER)



NOTE:
ALL CONTROL WIRE SPLICES SHALL BE INSTALLED INSIDE PULL BOXES.
ALL SPLICES SHALL BE MADE IN ACCORDANCE WITH STANDARD PLAN NO. 516.
WRAP LANDSCAPE FABRIC AROUND SIDES AND BOTTOM OF BOX TO COVER ALL OPENINGS.
(POTABLE SYSTEMS - GREEN VALVE BOX LIDS / RECYCLED SYSTEMS - PURPLE VALVE BOX LIDS)

K | ELECTRIC CONTROL VALVE (DRIP)



NOTE: WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KIT.

KIT SHALL INCLUDE A SCOTCHLOK Y-SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES REQUIRE A LARGER APPROVED WIRE CONNECTION.

T | DRIP TUBING SCHEMATIC LAYOUT

R | TREE BUBBLER (ROOT WATERING SYSTEM)

1. RAIN BIRD RWS ROOT WATERING SYSTEM, MODEL PER IRRIGATION MATERIALS LEGEND.
2. BUBBLER: RAIN BIRD 1402 0.5 GPM (INCLUDED)
3. FINISH GRADE/TOP OF MULCH
4. 4" LOCKING GRATE (INCLUDED)
5. RAIN BIRD SA-125050 1/2" SWING ASSEMBLY (INCLUDED)
6. PVC SCH 40 TEE OR EL
7. PVC LATERAL PIPE
8. 4" WIDE X 18" LONG SEMI-RIGID CANISTER (INCLUDED)
9. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS

NOTES:
- INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH TOP OF MULCH.
- OPTIONAL SAND SOCK (RWS-SOCK) FOR SANDY SOIL, CUT TO LENGTH.
- WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
- ONCE RWS HAS BEEN INSTALLED, FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

Q | CONTROL WIRE PULL BOX

P | WIRE CONNECTOR

JBLA
Jim Burrows
Landscape Architecture
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
(805) 439-3209

REGISTERED LANDSCAPE ARCHITECT — James M. Burrows — No. 2513 — Date 12/31/2025 — Renewal Date 04/30/2025 — STATE OF CALIFORNIA

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DATE	REVISION
04/30/25	1 plants per County list
	2
	3
	4
	5
	6

OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
1640 1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CALIFORNIA 93428

PROJECT:
CAMBRIA SKATE PARK
MAIN STREET
CAMBRIA, CALIFORNIA

ISSUED: 04/30/2025

PLAN SET 'B'

IRRIGATION DETAILS

DESIGNED	JBLA
DRAWN	JBLA
CHECKED	JBLA
DATE	04/30/2025
JOB NO.	24-117
SHEET NUMBER	L-2

2 OF 6 SHEETS

JBLA PLAN CONTROL

PLOT DATE: 4/30/2025 - FILE: I:\Jobs\[primetrust\Documents]_JBLA_JBLA Job Files\24-117 Cambria CSD Skate Park CDs (CSD)\BLA\BLA Cambria CSD Skate Park 606 DTL.dwg

SECTION 32 84 00 (SECTION 02810)

LANDSCAPE IRRIGATION

PART 1 - GENERAL

1.01 SECTION INCLUDES
A. Contractor will furnish all labor, materials, products, supplies, equipment, tools and transportation; perform all operations to complete installation of the irrigation system; and warranty of the irrigation system. The work will include, but not be limited to the following:
1. Procurement of all applicable licenses, permits, and fees.
2. Ascertainment of utility locations prior to construction.
3. Site inspection.
4. Installation of pipe and fittings, valves, sprinkler heads, drip tubing, emitters, and accessories.
5. Backflow prevention system.
6. Control system and accessories.
7. Cleanup, inspection, and approval.
8. Warranty of the irrigation system.

1.02 GENERAL
A. It is the intent of the specifications and drawings that the Contractor will provide and install a finished system which is complete in every respect and will be ready for operation satisfactory to the Owner and/or Owner's authorized representative (hereinafter called the Owner).
B. The work will include all materials, labor, services, transportation, and equipment necessary to perform the work as indicated on the drawings, in these specifications, and as necessary to complete the contract.
C. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The Contractor will carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work will be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features.
D. All work called for on the drawings by notes or details will be furnished and installed whether or not specifically mentioned in the specifications. When an item is shown on the plans but not shown on the specifications or vice versa, it will be deemed to be as shown on both. The Landscape Architect will have final authority for clarification.
E. The Contractor will not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Landscape Architect as soon as detected. In the event this notification is not performed, the Irrigation Contractor will assume full responsibility for any revision necessary.

1.03 RELATED SECTIONS
1. Section 32 93 00, Landscape Planting

1.04 REFERENCES
A. The following is a list of standards which may be referenced in this section:
1. ASTM A53: Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless.
2. ASTM D1784 - Specification for Rigid PVC Compounds and CPVC Compounds.
3. ASTM D1785 - Standard Specification for PVC Plastic Pipe, Schedules 40, 80, and 120.
4. ASTM D2241 - Standard Specification for Polyvinyl Chloride (PVC) Pressure-Rated Pipe (SDR Series).
5. ASTM D2464 - Standard Specification for Threaded Polyvinyl Chloride (PVC) Plastic Pipe Fittings, Schedule 80.
6. ASTM D2466 - Standard Specification for Polyvinyl Chloride (PVC) Plastic Pipe Fittings, Schedule 40.
7. ASTM D2467 - Standard Specification for Polyvinyl Chloride (PVC) Plastic Pipe Fittings, Schedule 80.
8. ASTM D2564 - Standard Specification for Solvent Cements for Polyvinyl Chloride (PVC) Plastic Pipe Systems.
9. ASTM D2672 - Standard Specification for Polyvinyl Chloride (PVC) Joints Using Solvent Cement.
10. ASTM D3139 - Joints for Plastic Pressure Pipe Using Flexible Elastomeric Seals.
11. ASTM D3350 - Standard Specification for Polyethylene Plastics Pipe and Fittings Materials.
12. ASTM F477 - Elastomeric Seals (Gaskets) for Joining Plastic Pipe.
13. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum); National Electrical Manufacturers Association.

1.05 DEFINITIONS
A. Mainline: Supply pipe from water source point of connection (POC) to remote control valves which is always pressured with water when master control valve, if specified, is open.
B. Lateral Line: Water delivery pipe downstream from remote control valve which is pressured with water only when the remote control valve is open.
C. Low voltage: As defined in NFPA 70 for circuits and equipment operating at less than 50 V or for remote-control, signaling power-limited circuits.
D. Spare Control Wire: Control wire that is intended as a backup in case of faults or unknown conditions.

1.06 SUBMITTALS
A. Materials List:
1. After award of contract and before any irrigation system materials are ordered from suppliers or delivered to the job site, submit to the Owner a complete list of all irrigation system materials, products and processes proposed to be furnished and installed as part of this contract. To illustrate compliance with the Project Documents.
2. The submittals will include the following information:
a. A title sheet with the job name, the Contractor's name, address and telephone number, submittal date and submittal number.
b. An index sheet showing the item number (i.e. 1,2,3, etc.); an item description (i.e. sprinkler head); the manufacturer's name (i.e. Hunter Industries); the item model number (i.e. I-40-ADV/36V); and the page(s) in the submittal set that contain the catalog cuts.
c. The catalog cuts will be one or two pages from the most recent manufacturer's catalog that indicate the product submitted. Do not submit parts lists, exploded diagrams, price lists or other extra information.
d. The catalog cuts will clearly indicate the manufacturer's name and the item model number. The item model number, all specified options and specified sizes will be circled on the catalog cuts.
e. Submittals for equipment indicated on the legend without manufacturer names, or "as approved", will contain the manufacturer, Class or Schedule, ASTM numbers and/or other certifications as indicated in these specifications.
f. Submittal format requirements:
i. Submittals will be provided as one complete package for the project. Multiple partial submittals will not be reviewed.
ii. Submittal package will be stapled or bound in such a way as to allow for disassembly for review processing.
iii. Submittal package will have all pages numbered in the lower right hand corner. Page numbers will correspond with submittal index.
3. The Landscape Architect or Owner will allow no substitutions without prior written acceptance.
4. Manufacturer's guarantees will not relieve the Contractor of his liability under the warranty. Such guarantees will only supplement the warranty.
5. The Landscape Architect or Owner will not review the submittal package unless provided in the format described above.
B. Substitutions:
1. If the Irrigation Contractor wishes to substitute any equipment or materials for those equipment or materials listed on the irrigation drawings and specifications, he may do so by providing the following information to the Landscape Architect or Owner for approval.
2. Provide a written statement indicating the reason for making the substitution.
3. Provide catalog cut sheets, technical data, and performance information for each substitute item.
4. Provide in writing the difference in installed price if the item is accepted.
C. Record Drawings:
1. Contractor will obtain a set of the project irrigation system before the start of work. This set of plans will be used for the sole purpose of generating and preparing Record Drawings. Actual locations and installation depths of irrigation system components will be drawn onto the Record Drawings plans as work proceeds, including:
a. Pipes;
b. Valves;
c. Heads;
d. Wiring;
e. Controllers;
f. Electrical service;
g. Miscellaneous irrigation components.

2. Contractor will show the location by dimensioning from two permanent references points all of the following (trees are not considered permanent reference points):
a. Point of connection (POC);
b. Mainline pipe and electrical conduit routing at all changes in direction and at 150-foot intervals on long straight runs;
c. Low voltage wiring that does not parallel the mainline;
d. Any direct burial equipment that does not have a utility box access from grade;
e. All moisture sensor locations and their exact depth below grade;
f. Other related items shown on plans or as may be directed by the Landscape Architect.

3. Contractor will transfer all the above information onto the Record Drawings in a neat and clear manner. Sign and date the Record Drawings and provide a statement on each sheet indicating:

"Record Drawings are complete and accurate"

Submit Record Drawings to the Landscape Architect or Owner for review and approval. Complete and accurate Record Drawings are a condition of project acceptance and authorization for final payment. Record Drawings will be submitted at same sheet size and scale as original plans.

D. Controller Charts:
Upon approval of the Record Drawings, a reduced-size copy will be prepared as follows and attached to the inside cover of each irrigation controller:
1. Prepare at a scale that will fit inside of controller enclosure. Scale shall be legible and no less than 1" = 50'. Use multiple pages as required.
2. Color-code and label to demonstrate extent of each hydrozone, valve number and location, and location of all components, labels and dimensions provided in the Record Drawings as described in Section 1.06(C) above.
3. Laminate all sheets with minimum 10 mil. Plastid.
4. Submit and obtain approval of Landscape Architect or Owner prior to requesting final observation of irrigation system.

1.07 QUALITY ASSURANCE
A. Site Supervisor: competent, experienced, and knowledgeable person who will be present at all times during execution of this portion of the work and who will be thoroughly familiar with the type of materials being installed and the manufacturer's recommended methods of installation and who will direct all work performed under this section.
B. Manufacturer's directions and detailed drawings will be followed in all cases where the manufacturer of articles used in this contract furnish directions covering points not shown in the drawings and specifications.
C. All local, municipal, and state laws, rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions will be carried out by the Contractor. Anything contained in these specifications will not be construed to conflict with any of the above rules and regulations of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings will take precedence.
D. All materials supplied for this project will be new and free from any defects. All defective materials will be replaced immediately at no additional cost to Owner.
E. The Contractor will secure the required licenses and permits including payments of charges and fees, give required notices to public authorities, verify permits secured or arrangements made by others affecting the work of this section. State of California licensed Contractor is recommended.
F. All electrical equipment will be NEMA Type 3, waterproofed for exterior installations. All electrical work will conform to local codes and ordinances.

1.08 EXISTING CONDITIONS
A. The Contractor will verify and be familiar with the locations, size and detail of points of connection provided as the source of water, electrical supply, and telephone line connection to the irrigation system.
B. Irrigation design is based on the available static water pressure shown on the drawings. Contractor will verify static water on the project prior to the start of construction. Should a discrepancy exist, notify the Landscape Architect and Owner prior to beginning construction.
C. Prior to cutting into the soil, the Contractor will locate all cables, conduits, sewer septic tanks, and other utilities as are commonly encountered underground and he will take proper precautions not to damage or disturb such improvements. If a conflict exists between such obstacles and the proposed work, the Contractor will promptly notify the Landscape Architect and Owner who will arrange for relocations. The Contractor will proceed in the same manner if a rock layer or any other such conditions are encountered.
D. The Contractor will protect all existing utilities and features to remain on and adjacent to the project site during construction. Contractor will repair, at his own cost; all damage resulting from his operations or negligence.
E. The Irrigation Contractor will coordinate with the General Contractor for installation of required pipe and wire sleeves as shown on the plans. Refer to Section 2.02 (H) below.
F. The Contractor will verify and be familiar with the existing irrigation systems in areas adjacent to and within the Project area of work.
G. The Contractor will protect all existing irrigation systems, in areas adjacent to and within the project area of work, from damage due to his operations.
H. Contractor will notify Owner if any existing system is temporarily shut off, capped or modified. Provide 48-hour notice, prior to turning off or modifying any existing irrigation system.
I. The Contractor will repair or replace all existing irrigation systems, in areas adjacent to and within the project area of work, damaged by the construction of this project. Adjacent irrigation systems will be made completely operational and provide complete coverage of the existing landscaped areas. All repairs will be complete to the satisfaction of the Owner.

1.09 INSPECTIONS
A. The Contractor will permit the Landscape Architect and Owner to visit and inspect at all times any part of the work and will provide safe access for such visits.
B. Where the specifications require work to be tested by the Contractor, it will not be covered over until accepted by the Landscape Architect or Owner. The Contractor will be solely responsible for notifying the Landscape Architect and Owner, a minimum of 48 hours in advance, where and when the work is ready for testing. Should any work be covered without testing or acceptance, it will be, if so ordered, uncovered at the Contractor's expense.
C. Inspections will be required for the following at a minimum:
1. System layout
2. Pressure test of irrigation mainline (Six hours at 125 PSI or 120% of static water pressure, whichever is greater). Mainline pressure loss during test will not exceed 2 PSI.
3. Coverage test of irrigation system. Test will be performed prior to any planting.
4. Final inspection prior to start of maintenance period
5. Final acceptance
D. Site observations and testing will not commence without the Record Drawings as prepared by the Irrigation Contractor. Record Drawings must complete and up to date for each site visit. Refer to Section 1.04.C Record Drawings.
E. Work that fails testing and is not accepted will be retested. Hourly rates and expenses of the Landscape Architect and Owner for re-inspection or retesting will be paid by the Irrigation Contractor at no additional expense to Owner.

1.10 DELIVERY, STORAGE, AND HANDLING
A. Use all means necessary to protect irrigation system materials before, during, and after installation and to protect the installation work and materials of all other trades. In the event of damage, immediately make all repairs and replacements necessary to the acceptance of the Landscape Architect or Owner and at no additional cost to the Owner.
B. Exercise care in handling, loading, unloading, and storing plastic pipe and fittings under cover until ready to install. Transport plastic pipe only on a vehicle with a bed long enough to allow the pipe to lay flat to avoid undue bending and concentrated external load. Store plastic pipe protected from direct sunlight. Support to prevent sagging and bending.

1.11 CLEANUP AND DISPOSAL
A. Dispose of waste, trash, and debris in accordance with applicable laws and ordinances and as prescribed by authorities having jurisdiction. Bury no such waste material and debris on the site. Burning of trash and debris will not be permitted. The Contractor will remove and dispose of rubbish and debris generated by his work and workmen at frequent intervals.
B. At the time of completion the entire site will be cleared of tools, equipment, rubbish and debris which will be disposed of off-site in a legal disposal area.

1.12 COMPLETION
A. Upon completion of the installation of the landscape and irrigation system the Landscape Architect or Owner will inspect the work, and if not accepted, will prepare a list of items ("punch list") to be completed by the Contractor. Punch list to be checked off by Contractor and submitted to Landscape Architect or Owner prior to any follow-up meeting to indicate that all punch list items have been completed. At that time the installation will be re-inspected and a Notice of Completion will be prepared by the Landscape Architect or Owner.
B. The Notice of Completion will state that the landscape and irrigation design was installed per the city-approved landscape design, irrigation and grading plans and meets or exceeds an average landscape irrigation efficiency of 0.71.
C. The Owner will have final authority on all portions of the work.
D. After the irrigation system has been completed, the Contractor will deliver Record Drawings per section 1.04(C) above and instruct Owner in the operation and maintenance of the irrigation system and will furnish a complete set of operating and maintenance instructions.

1.13 WARRANTY
A. The entire sprinkler system, including all work done under this contract, will be unconditionally warranted against all defects and fault of material and workmanship, including settling of backfilled areas below grade, for a period of one (1) year following the filing of the Notice of Completion.
B. Should any problem with the irrigation system be discovered within the warranty period, it will be corrected by the Contractor at no additional expense to Owner within ten (10) calendar days of receipt of written notice from Owner. When the nature of the repairs as determined by the Owner constitute an emergency (i.e. broken pressure line) the Owner may proceed to make repairs at the Contractor's expense. Any and all damages to existing improvement resulting either from faulty materials or workmanship, or from the necessary repairs to correct same, will be repaired to the satisfaction of the Owner by the Contractor, all at no additional cost to the Owner.
C. Any settling of trenches which may occur during the one-year period following acceptance will be repaired to the Owner's satisfaction by the Contractor without any additional expense to the Owner. Repairs will include the complete restoration of all damage to planting, paving or other improvements of any kind as a result of the work.
D. Warranty will be submitted on Contractor's own letterhead, as follows:

WARRANTY FOR SPRINKLER IRRIGATION SYSTEM

We hereby warranty that the irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, with ordinary wear and tear, unusual abuse, or neglect excepted. We agree to repair or replace any defective material during the period of one year from date of filing of the Notice of Completion and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We will make such repairs or replacements within 10 calendar days following written notification by the Owner. In the event of our failure to make such repairs or replacements within the time specified after receipt of written notice from Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

PROJECT NAME:

PROJECT LOCATION:

CONTRACTOR NAME:

ADDRESS:

TELEPHONE:

SIGNED:

PART 2 - PRODUCTS

2.01 GENERAL
Use only new materials of the manufacturer, size and type shown on the drawings and specifications. Materials or equipment installed or furnished that do not meet Landscape Architect's or Owner's standards will be rejected and will be removed from the site at no expense to the Owner.

2.02 MATERIALS
A. AUTOMATIC CONTROLLER
1. Automatic controller will be of the manufacturer, size, and type indicated on the drawings.
2. Controller enclosure will be of the manufacturer, size, and type indicated on the drawings.
B. SENSORS
1. Rain Sensor:
a. Rain Sensor will be of the manufacturer, size, and type indicated on the drawings.
2. Flow Sensor:
a. Flow Sensor will be of the manufacturer, size, and type indicated on the drawings.
C. WATER METER
1. Per Utility Plans; by others.
D. BACKFLOW PREVENTER
1. Backflow preventer will be of the manufacturer, size, and type indicated on the drawings.
2. Backflow preventer enclosure will be of the manufacturer, size, and type indicated on the drawings. Install Backflow preventer insulated cover if indicated on the drawings.
E. PRESSURE REGULATOR
1. Install Pressure Regulator as indicated on the drawings whenever pressure exceeds 85 psi.
F. VALVES
1. Ball Valves
a. Ball valves will be of the manufacturer, size, and type indicated on the drawings.
b. Ball valves will be constructed of PVC and will be fully ported. Ball valves will have threaded connections.
c. All ball valves will have a minimum working pressure of not less than 150 PSI and will conform to Aw-NA standards.
2. Remote Control Valves:
a. Remote control valves will be of the manufacturer, size, and type indicated on the drawings.
b. Remote control valves will be electrically operated.
3. Master Control Valves:
a. Master control valves will be of the manufacturer, size, and type indicated on the drawings.
b. Master control valves will be electrically operated with "normally closed" operation.
4. Quick Coupler Valves:
a. Quick Coupler valves will be of the manufacturer, size, and type indicated on the drawings.
G. VALVE BOXES
1. Valve boxes will be fabricated from a durable, weather-resistant plastic material resistant to sunlight and chemical action of soils, and will be of the manufacturer, size, and type indicated on the drawings.
2. The valve box cover will be the color indicated on the drawings and will be secured with a hidden latch mechanism or bolts.
3. Heat brand cover with identification of equipment and/or valve and controller number, as applicable.
4. Provide valve box extensions as needed; extensions will be by the same manufacturer as the valve box.
5. The plastic irrigation valve box cover will be an overlapping type.

H. PVC PIPE AND FITTINGS
1. Mainline pipe 3/4 inch to 3 inch in diameter will be Class 315 solvent weld PVC. Pipe will conform to ASTM D2241.
2. Lateral lines 3/4 inch to 3 inch in diameter downstream of the remote control valve will be Class 200 solvent weld PVC conforming to ASTM D2241.
3. Sleeves (pipe and wire) 3/4 inch to 4 inch will be Schedule 40 solvent weld PVC conforming to ASTM D1785. Sleeves will be twice the diameter of pipe or wire bundle carried. Place below all paving, hardscape, etc. as noted per plan and at depth noted in details, and/or as directed by Owner. Sleeves cracked or broken will not be accepted.
4. Pipe will be marked continuously with manufacturer's name, nominal pipe size, schedule or class, PVC type and grade, National Sanitation Foundation approval, Commercial Standards designation, and date of extrusion.
5. All plastic pipe will be extruded of an improved PVC virgin pipe compound in accordance with ASTM D2672, ASTM D2241 or ASTM D1785.
6. All solvent weld PVC fittings will be standard weight Schedule 40 (and Schedule 80 where specified on the irrigation detail sheet) and will be injection molded of an improved virgin PVC fitting compound. Slip PVC fittings will be the "deep socket" bracketed type. Threaded plastic fittings will be injection molded. All tees and ells will be side gated. All fittings will conform to ASTM D2464 and ASTM D2466.
7. All threaded nipples will be standard weight Schedule 80 with molded threads and will conform to ASTM D1785.
8. All solvent cementing of plastic pipe and fittings will be a two-step process, using primer and solvent cement applied per the manufacturer's recommendations. Cement will be of a fluid consistency, not gel-like or ropy. Solvent cementing will be in conformance with ASTM D2564 and ASTM D2855.
9. When connection is plastic to metal, female adapters will be hand tightened, plus one turn with a strap wrench. Joint compound will be non-lead base Teflon paste, tape, or equal.
I. METAL PIPE AND FITTINGS
1. Brass pipe will be 85 percent red brass, ANSI, IPS Standard 125 pounds, Schedule 40 screwed pipe.
2. Fittings will be medium brass, screwed 125-pound class.
3. Copper pipe and fittings will be Type "K" sweat soldered.
J. LOW VOLTAGE CONTROL WIRING
1. Remote control wire will be direct-burial AWG-UF type, size as indicated on the drawings, and in no case smaller than 14 gauge.
2. Connections will be of the manufacturer, size, and type as indicated on the drawings
3. Ground wires will be white in color. Control wires will be red; however, where two or more controllers are used, the control wires will be a different color for each controller. These colors will be noted on the Record Drawings located inside controller door).
4. Spare Control Wires:
a. Install one (1) spare common wire the full length of the mainline.
b. Install spare control wire(s) the full length of the mainline at a ratio of one (1) per each six (6) remote control valves. Provide a 36 inch loop at each valve.
K. IRRIGATION HEADS AND BUBBLERS
1. Irrigation heads will be of the manufacturer, size, type, with radius of throw, operating pressure, and discharge rate indicated on the drawings.
2. Tree Bubblers will be of the manufacturer, size, type, with radius of throw, operating pressure, and discharge rate indicated on the drawings
L. DRIP TUBING, FITTINGS AND EMITTERS
1. Drip Tubing will be of the manufacturer, size, and type indicated on the drawings. ¼" distribution tubing will not be used without written consent of landscape architect or Owner.
2. Fittings will be of the manufacturer, size, and type indicated on the drawings.
3. Emitters will be of the manufacturer, size, type, operating pressure, and discharge rate as indicated on the drawings. Emitters will be pressure compensating
4. Flush Valves will be of the manufacturer, size, and type indicated on the drawings.
M. CONCRETE
1. All concrete shall be 3,000 psi at 28 days, transit mixed. Provide certifications with each delivery.

PART 3 - EXECUTION

3.01 SITE CONDITIONS
A. Inspections:
1. Prior to all work of this section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.
2. Verify that irrigation system may be installed in strict accordance with all pertinent codes and regulations, the original design, the referenced standards, and the manufacturer's recommendations.
3. Call Underground Service Alert (811) 48 hours prior to start of work. Locate and field mark underground utilities prior to excavation. Make provisions to protect underground utilities and facilities throughout construction operations.
B. Discrepancies:
1. In the event of discrepancy, immediately notify the Landscape Architect or Owner.
2. Do not proceed with installation in areas of discrepancy until all discrepancies have been resolved.
C. Grades:
1. Before starting work, carefully check all grades to determine that work may safely proceed, keeping within the specified material depths with respect to finish grade.
2. Final grades will be accepted by the Engineer of record and Landscape Architect before work on this section will be allowed to begin.
D. Field Measurements:
1. Make all necessary measurements in the field to ensure precise fit of items in accordance with the original design.
2. Contractor will coordinate the installation of all irrigation materials with all other work.
3. All scaled dimensions are approximate. The Contractor will check and verify all size dimensions prior to proceeding with work under this section.
4. Exercise extreme care in excavating and working near existing utilities. Contractor will be responsible for damages to utilities, which are caused by his operations or neglect.
E. Diagrammatic Intent:
The drawings are essentially diagrammatic. The size and location of equipment and fixtures are drawn to scale where possible. Provide offsets in pipe and changes in equipment locations as necessary to conform with structures and to avoid obstructions or conflicts with other work at no additional expense to Owner.
F. Layout:
1. Prior to installation, the Contractor will stake out all pressure supply lines, routing and location of sprinkler heads, valves, backflow preventer, and automatic controller.
2. Layout irrigation system and make minor adjustments required due to differences between site and drawings. Where pipe is shown on drawings under paved areas, but running parallel and adjacent to planted areas, install the pipe in the planted areas.
G. Water Supply:
Connections to, or the installation of, the water supply will be at the locations shown on the drawings. Minor changes caused by actual site conditions will be made at no additional expense to Owner.
H. Electrical Service:
1. Connections to the electrical supply will be at the locations shown on the drawings. Minor changes caused by actual site conditions will be made at no additional expense to Owner.
2. Contractor will make electrical connections to the irrigation controller. Electrical power source to controller locations will be provided by others.

3.02 TRENCHING
A. Excavations will be straight with vertical sides, even grade, and support pipe continuously on bottom of trench. Trenching excavation will follow layout indicated on drawings to the depths below finished grade and as noted. Where lines occur under paved area, these dimensions will be considered below subgrade.
B. Provide minimum cover of 18 inches on pressure supply lines.
C. Provide minimum cover of 18 inches for control wires.
D. Provide minimum cover of 36 inches on pressure supply lines under vehicular travel ways.
E. Provide minimum cover of 12 inches for lateral (non-pressure) lines.
F. Pipes installed in a common trench will have a 4-inch minimum space between pipes.

3.03 PIPE INSTALLATION
A. Pipe under existing pavement may be installed by jacking, boring, or hydraulic driving. No hydraulic driving is permitted under asphalt pavement.
B. Cutting or breaking of existing pavement is not permitted.
C. Carefully inspect all pipe and fittings before installation, removing dirt, scale, burrs, and reaming. Install pipe with all markings up for visual inspection and verification.
D. Remove all dented and damaged pipe sections.
E. All lines shall have a minimum clearance of 4 inches from each other and 12 inches from lines of other trades.
F. Parallel lines will not be installed directly over each other.
G. In solvent welding, use only the specified primer and solvent cement and make all joints in strict accordance with the manufacturer's recommended methods including wiping all excess solvent from each weld. Allow solvent welds at least 15 minutes setup time before moving or handling and 24 hours curing time before filling.
H. PVC pipe will be installed in a manner which will provide for expansion and contraction as recommended by the pipe manufacturer.
I. Centerload all plastic pipe prior to pressure testing.
J. All threaded plastic-to-plastic connections will be assembled using Teflon tape or Teflon paste.
K. For plastic-to-metal connections, work the metal connections first. Use a non-hardening pipe dope an all threaded plastic-to-metal connections, except where noted otherwise. All plastic-to-metal connections will be made with plastic female adapters.

3.04 EQUIPMENT INSTALLATION
A. AUTOMATIC CONTROLLER
1. The exact location of the controller will be approved by the Landscape Architect or Owner before installation.
2. Construct concrete footings as indicated and as required to support the controller cabinet.
3. Install and wire in conformance with manufacturer's published instructions and specifications.
4. The Contractor will coordinate the electrical service to this location per Section 3.01.H Electrical Service, above. The Contractor is responsible for the final electrical hook up to the irrigation.
5. Wire only one valve per station unless expressly directed by the drawings.
B. SENSORS
1. Install per drawings and details.
C. BACKFLOW PREVENTER
1. The exact location of the backflow preventer will be approved by the Landscape Architect or Owner before installation.
2. Install per drawings and details.
D. VALVES AND PRESSURE REGULATOR
1. Remote control valves, pressure regulator (where required), quick coupler, and ball valves are to be installed in the approximate locations indicated on the drawings.
2. Valve will be installed in shrub areas whenever possible.
3. Install all valves as indicated in the details and drawings.
E. VALVE BOXES
1. Valve boxes will be installed in shrub areas whenever possible.
2. Each valve box will be installed with brick supports and 3/4-inch washed gravel backfill, 3-inch minimum depth, per details. Valve boxes will be installed with their tops 1/2 inch above the surface of surrounding finish grade in lawn areas and 2 inches above finish grade in ground cover areas.
3. Valves to be installed in valve boxes will be installed one valve per box.
F. IRRIGATION HEADS AND BUBBLERS
1. Sprinkler heads and bubblers will be installed as indicated on the drawings.
2. Sprinkler nozzles will be adjusted as required for proper arc and radius of coverage, gallonage discharge, and proper and adequate distribution of the water over the coverage pattern of the sprinkler, per manufacturer's specifications.
3. Riser nipples will be of the same size as the riser opening in the sprinkler body.
4. Lawn Sprinkler Heads
a. Install lawn sprinkler heads where indicated on the plans and in accordance with the manufacturer's recommendations.
b. Along walks and driveways where finished grade is established, set all heads one-quarter inch (¼") below surface of pavement at time of installation and one and one-half inches (1-1/2") from pavement. Stake all temporary risers.
c. Set all heads to final grade where lawn will be installed.
G. DRIP TUBING, FITTINGS AND EMITTERS
1. Emitters will be installed as indicated on the drawings.
2. Spacing of Emitters will not exceed maximum indicated on the drawings.
H. MISCELLANEOUS EQUIPMENT
1. Install all assemblies specified herein according to the respective detail drawings or specifications, using best standard practices.
2. Install devices such as rain sensors, master valves, basket strainers and flow sensors as indicated on the drawings and as recommended by the manufacturer.

3.05 PIPE INSTALLATION
A. Pipe under existing pavement may be installed by jacking, boring, or hydraulic driving. No hydraulic driving is permitted under asphalt pavement.
B. Cutting or breaking of existing pavement is not permitted.
C. Carefully inspect all pipe and fittings before installation, removing dirt, scale, burrs, and reaming. Install pipe with all markings up for visual inspection and verification.
D. Remove all dented and damaged pipe sections.
E. All lines shall have a minimum clearance of 4 inches from each other and 12 inches from lines of other trades.
F. Parallel lines shall not be installed directly over each other.
G. In solvent welding, use only the specified primer and solvent cement and make all joints in strict accordance with the manufacturer's recommended methods including wiping all excess solvent from each weld. Allow solvent welds at least 15 minutes setup time before moving or handling and 24 hours curing time before filling.
H. PVC pipe shall be installed in a manner which will provide for expansion and contraction as recommended by the pipe manufacturer.
I. Centerload all plastic pipe prior to pressure testing.
J. All threaded plastic-to-plastic connections shall be assembled using Teflon tape or Teflon paste.
K. For plastic-to-metal connections, work the metal connections first. Use a non-hardening pipe dope an all threaded plastic-to-metal connections, except where noted otherwise. All plastic-to-metal connections shall be made with plastic female adapters.

3.06 LOW VOLTAGE CONTROL WIRING
1. Low voltage control wiring will occupy the same trench and will be installed along the same route as the pressure supply lines (mainline) whenever possible.
2. Where more than one wire is placed in a trench, the wiring will be taped together in a bundle at intervals of 10 feet. Bundle will be secured to the mainline with tape at intervals of 20 feet.
3. Where low voltage control wiring cannot be located in same trench and route as pressure supply lines, install in schedule 40 electrical conduit, 18" minimum depth and twice the diameter of the wire bundle carried, with 3" wide detectable electrical marking tape with minimum 6" clear above pipe.
4. All connections will be of an approved type and will occur in a valve box. Provide an 18-inch service loop at each connection.
5. An expansion loop of 12 inches will be provided at each wire connection and/or directional change, and one of 24 inches will be provided at each remote control valve.
6. A continuous run of wire will be used between a controller and each remote control valve. Under no circumstances will splices be used without prior approval.

3.07 BACKFILLING
A. Verify local backfill requirements. Unless otherwise specified by local codes and ordinance, backfill material on all lines will be the same as adjacent soil, free of debris, litter, and rocks over 1/2 inch in diameter.
B. Backfill will be tamped in 4-inch layers under the pipe and uniformly on both sides for the full width of the trench and the full length of the pipe. Backfill materials will be sufficiently damp to permit thorough compaction, free of voids. Backfill will be compacted to dry density equal to adjacent undisturbed soil and will conform to adjacent grades.
C. Flooding trenches in lieu of tamping is not allowed.
D. Under no circumstances will truck wheels be used to compact backfill.
E. Provide sand backfill a minimum of 4 inches over and under all pipe below paved areas.

3.08 FLUSHING THE SYSTEM
A. Prior to installation of irrigation heads, the valves will be opened and a full head of water used to flush out the lines and risers.
B. Irrigation heads will be installed after flushing the system has been completed.

3.09 ADJUSTING THE SYSTEM
A. Contractor will adjust valves, align heads, and check the coverage of each system prior to coverage test.
B. If it is determined by the Landscape Architect or Owner that additional adjustments or nozzle changes will be required to provide proper coverage, all necessary changes or adjustments will be made prior to any planting.
C. The entire system will be operating properly before any planting operations commence.
D. Remote control valves are to be adjusted so that the irrigation heads and drip emitters operate at the pressure recommended by the manufacturer.

3.10 TESTING AND OBSERVATION
A. Do not allow or cause any of the work of this section to be covered up or enclosed until it has been observed, tested and accepted by the Landscape Architect or Owner.
B. The Contractor will be solely responsible for notifying the Landscape Architect or Owner a minimum of 48 hours in advance, where and when the work is ready for testing.
C. When the sprinkler system is completed, the Contractor will perform a coverage test of each system in its entirety to determine if the water coverage for the planted areas is complete and adequate in the presence of the Landscape Architect or Owner.
D. The Contractor will furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from the plans, or where the system has been willfully installed as indicated on the drawings when it is obviously inadequate, without bringing this to the attention of the Landscape Architect. This test will be accepted by the Landscape Architect or Owner and accomplished before starting any planting.
E. Final planting inspection will not commence without Record Drawings as prepared by the Irrigation Contractor.

3.11 MAINTENANCE
During the maintenance period the Contractor will adjust and maintain the irrigation system in a fully operational condition providing complete irrigation coverage to all intended plantings.

3.12 COMPLETION CLEANING
Clean up will be made as each portion of the work progresses. Refuse and excess dirt will be removed from the site, all walks and paving will be broomed, and any damage sustained on the work of others will be repaired to original conditions.

END OF SECTION

USA North 811
Know what's below.
Call before you dig.

PLOT DATE: 4/8/2025 - FILE: U:\empire\autocad\Documents_JBLA_Job Folder\24-117 Cambria CSD Skate Park CDs (CDS)\JBLA-Cambria CSD Skate Park-IRR-SYL.dwg

JBLA
Jim Burrows
Landscape Architecture
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
(805) 439-3209

REGISTERED LANDSCAPE ARCHITECT — James L. Burrows — No. 2973 — Date 12/31/2025 — Renewal Date 04/30/2025 — Date — STATE OF CALIFORNIA

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	DATE	REVISION
1	04/30/25	plants per County list
2		
3		
4		
5		
6		

OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
1640 1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CALIFORNIA 93428

PROJECT:
CAMBRIA SKATE PARK
MAIN STREET
CAMBRIA, CALIFORNIA

ISSUED: 04/30/2025

IRRIGATION SPECIFICATIONS

JBLA PLAN CONTROL: PLAN SET 'B'

DESIGNED	JBLA
DRAWN	JBLA
CHECKED	JBLA
DATE	04/30/2025
JOB NO.	24-117
SHEET NUMBER	L-3
3 OF 6 SHEETS	

GENERAL PLANTING NOTES

1. Refer to "Section 32 93 00 (Section 02900) Landscape Planting" for all planting procedures and requirements. The following notes include excerpts from these specifications for convenience. In case of discrepancy between these note and plans, the specifications shall prevail.
2. At the conclusion of rough grading, a soil analysis report shall be prepared per section 1.02 GENERAL (A). The Contractor will incorporate all Soils Report recommendations and will submit documentation to the Owner verifying implementation of all recommendations, per specifications.
3. Tree locations shown on plan may require adjustment in the field. Whenever feasible, trees should be planted a minimum of ten (10) feet from underground utilities, streetlights, hydrants, and out of drainage flow lines. Should this not be possible, contact the Landscape Architect or Owner for decision on placement.
4. Trees shall not be planted closer than four (4) feet from any walkway, driveway, curb or sidewalk except where tree wells or parkways are provided in the right-of-way. All trees planted within six (6) feet of walkway, driveway, curb, sidewalk or public utilities shall receive deep root barriers, per detail; do not wrap root ball.
5. Trees to be fully rooted but not root-bound, with a minimum caliper size of 1.5", displaying good branch structure, not diseased and in generally healthy condition. Refer to section 2.04 TREES, SHRUBS, AND GROUND COVERS (B).
6. All container grown plant materials must meet standard industry specifications for the container size indicated per section 2.04 TREES, SHRUBS, AND GROUND COVERS (B). If the contractor cannot locate material of acceptable size and specified species at the time of installation, contact Landscape Architect or Owner for approval of container size and/or species substitution. Downsizing or substitution of plant material without prior approval of Landscape Architect or Owner will not be acceptable.
4. Ground cover type shown shall be planted in planting areas as specified on plans. Groundcover shall be planted at uniform triangular spacing, per Plant Material Legend, and shall be continuous under tree canopies as shown on plan.
5. Plant materials shall not interfere with utilities and traffic sight lines.
6. When planting in established planting areas, contractor shall take utmost care to avoid damage to any existing plants or trees which are to be preserved per section 3.02 PREPARATION (F) Protection of Existing Features.
7. Contractor to provide copies of soil amendment delivery tickets to the Owner at the final inspection, prior to beginning of the maintenance period, per section 3.02 PREPARATION (A.2).
8. All planting areas to receive mulch layer, at depth specified, per legend and specifications
9. Contractor to contact the Owner for a final inspection of the landscape once all work is complete, prior to beginning of the maintenance period, per section 3.09 MAINTENANCE (A).
10. Contractor to warranty all work under these plans and specifications per section 3.10 WARRANTY (A).

EXISTING TREE PROTECTION NOTES

TREE PROTECTION FENCE NOTES

1. INSTALL 4' HEIGHT TREE PROTECTION FENCE (TPF) TO PROTECT CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES. LOCATE FENCE SIX (6) FEET BEYOND TREE CANOPY DRIPLINE, WHICH IS CONSIDERED TO BE THE LIMIT OF CRZ.
2. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. REMOVE TPF ONLY AFTER ALL SITE WORK HAS BEEN COMPLETED.
3. WEATHER-RESISTANT SIGN TO BE POSTED ON FENCE. SIGN SHALL READ "NO ENTRY-TREE PROTECTION AREA."

TREE PROTECTION GUIDELINES:

4. ANY REQUIRED TRENCHING SHOULD BE ROUTED IN A MANNER THAT MINIMIZES ROOT DAMAGE.
5. ALL WORK CONDUCTED IN THE GROUND WITHIN THE ROOT PROTECTION AREA OF ANY PROTECTED TREE SHOULD BE ACCOMPLISHED WITH HAND TOOLS.
6. CONSTRUCTION ACTIVITY SHOULD BE DIVERTED FROM THE CRITICAL ROOT ZONE. CUTTING OF ROOTS SHOULD BE AVOIDED (I.E., PLACE PIPES AND CABLES BELOW UNCUT ROOTS).
7. THE CRITICAL ROOT ZONE SHOULD BE IRRIGATED SUFFICIENTLY WITH CLEAN, POTABLE WATER TO KEEP THE TREE IN GOOD HEALTH AND VIGOR BEFORE, DURING, AND AFTER CONSTRUCTION. THIS MAY MEAN DEEPLY SOAKING THE GROUND PERIODICALLY.
8. NO CONSTRUCTION STAGING OR DISPOSAL OF CONSTRUCTION MATERIALS OR BYPRODUCTS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE.
9. TREE PROTECTION NOTE: CONTACT THE CITY ARBORIST TO REVIEW THE PROPOSED TREE PROTECTION MEASURES PRIOR TO COMMENCING WITH ANY DEMOLITION, GRADING, EXCAVATION OR CONSTRUCTION. ANY SAFETY PRUNING OR THE CUTTING OF SUBSTANTIAL ROOTS SHALL BE APPROVED BY THE CITY AND COMPLETED BY A CITY-APPROVED ARBORIST. CONTACT THE CITY ARBORIST AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN AREAS WHERE TREE PROTECTION AND INSPECTION ARE REQUIRED.

TREE PLACEMENT IN BIORETENTION AREAS

Trees in bioretention areas provide additional aesthetic and performance benefits. Follow these guidelines to maximize their success and survival:

- Provide sufficient landscape width (a rule of thumb is 8' min.)
- Locate trees on the side slopes (Zone B), not in areas that pond (Zone A). Trees improperly located, in narrow planters that pond, are unlikely to thrive and may eventually fail.
- Select trees that will tolerate seasonally wet soils.
- Select trees that do not have invasive roots.
- Trees should be located at least five feet from facility inlets to avoid erosion of soils around the root ball
- Securely stake trees planted in bioretention areas

MWELO COMPLIANCE STATEMENT:

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE 1881 AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

JIM BURROWS, CLA #2737
APRIL 2025

NOTES:

JUTE MESH
CONTRACTOR TO INSTALL JUTE MESH ON ALL SLOPES 2:1 OR STEEPER. INSTALL PRIOR TO INSTALLATION OF DRIP TUBING & EMITTERS, AND AFTER TRENCHING & INSTALLATION OF ROTOR / SPRAY IRRIGATION.

MULCH
MULCH ALL GROUND COVER AND PLANTER AREAS (EXCEPT WHERE JUTE MESH IS INSTALLED) WITH 3" MINIMUM LAYER 'WALK-ON' BARK.

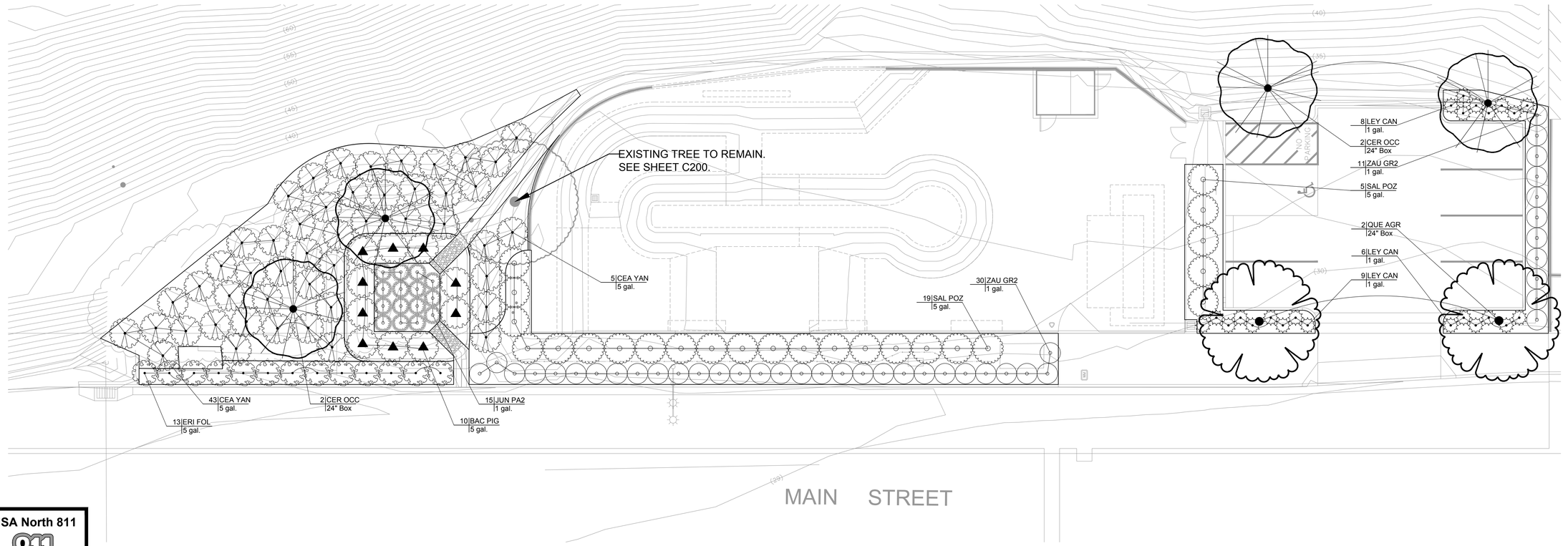
NOTE
PLANT LIST AND QUANTITIES ARE FOR CONVENIENCE ONLY; IN CASE OF DISCREPANCY BETWEEN THE PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL PREVAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THEIR OWN QUANTITIES PRIOR TO ORDERING AND INSTALLING PLANT MATERIALS BASED N THESE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.

LEGEND
VL = VERY LOW WATER USE
L = LOW WATER USE
M = MEDIUM WATER USE
H = HIGH WATER USE
G = GALLONS
B = BOX
STD. = STANDARD FORMS
L.B. = LOW BRANCHING FORM
DRB = DEEP ROOT BARRIER, AS REQUIRED PER PLANTING DETAIL SHEET.

*WATER-USE EVALUATION OF PLANT MATERIALS
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES						
	CER OCC	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX	VERY LOW	4	FIRE SAFE, NATIVE PLANT
	QUE AGR	QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX	VERY LOW	2	FIRE SAFE, NATIVE PLANT
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WELO	QTY	REMARKS
SHRUBS						
	BAC PIG	BACCHARIS PILULARIS `PIGEON POINT` / PIGEON POINT COYOTE BRUSH	5 GAL.	VERY LOW	10	
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS `YANKEE POINT` / YANKEE POINT CARMEL CREEPER	5 GAL.	VERY LOW	48	
	ERI FOL	ERIOGONUM FASCICULATUM FOLIOLOSUM / CALIFORNIA BUCKWHEAT	5 GAL.	VERY LOW	13	
	JUN PA2	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL.	VERY LOW	15	
	LEY CAN	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE	1 GAL.	VERY LOW	23	
	SAL POZ	SALVIA X `POZO BLUE` / POZO BLUE SAGE	5 GAL.	VERY LOW	24	
	ZAU GR2	ZAUSCHNERIA CALIFORNICA 'GHOSTLY RED' / CALIFORNIA FUCHSIA	1 GAL.	VERY LOW	41	GROUNDCOVER



REFER TO SHEET L-5 FOR WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) WORKSHEET

NORTH

SCALE: 1"=10'-0"
0 10 20 30 40

USA North 811
Know what's below. Call before you dig.

JBLA
Jim Burrows
Landscape Architecture
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
(805) 439-3209

REGISTERED LANDSCAPE ARCHITECT James T. Burrows No. 2737 STATE OF CALIFORNIA
12/31/2025 Renewal Date
04/30/2025 Date

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DATE	REVISION
04/30/25	plants per County list
1	
2	
3	
4	
5	
6	

OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
1640 1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CALIFORNIA 93428

PROJECT:
CAMBRIA SKATE PARK
MAIN STREET
CAMBRIA, CALIFORNIA

ISSUED: 04/30/2025

PLANTING PLAN

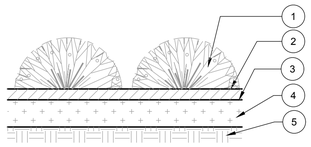
PLAN SET 'B'

JBLA PLAN CONTROL

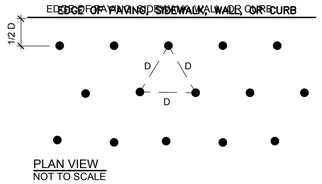
DESIGNED	JBLA
DRAWN	JBLA
CHECKED	JBLA
DATE	04/30/2025
JOB NO.	24-117
SHEET NUMBER	L-4
4 OF 6 SHEETS	

PLOT DATE: 4/30/2025 - FILE: J:\arch\photos\mwd\Documents_JBLA_JBLA Job Folder\24-117 Cambria CSD\JBLA\JBLA Cambria CSD Skate Park Ph.dwg

D | GROUND COVER PLANTING



SECTION VIEW
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

LEGEND

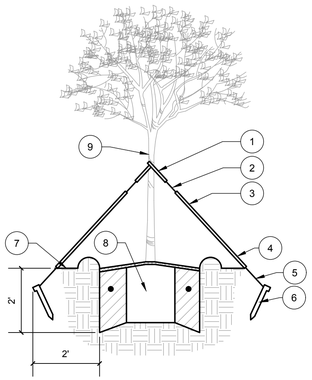
1. GROUND COVER: PLANT FROM CONTAINERS, FLATS OR LINERS, PER PLANT LEGEND
2. 3" LAYER OF MULCH - SEE SPECIFICATIONS
3. FINISH GRADE
4. AMENDED SOIL FOR PLANTING BACKFILL - SEE SOILS REPORT
5. NATIVE SUBGRADE

NOTE

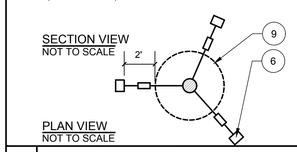
LOCATE PLANTS EQUAL DISTANCE (D) FROM EACH OTHER AS SHOWN.

D = SPACING IS PER SPECIES AS DESIGNATED IN PLANT MATERIAL LIST.

C | TREE & SHRUB PLANTING ON SLOPE



SECTION VIEW
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

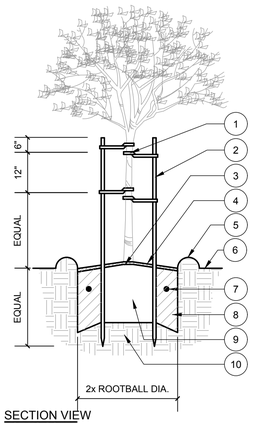
LEGEND

1. (3) TREE COLLARS (SEE NOTE 4).
2. (3) WIRE ROPE CLAMPS (SEE NOTE 4).
3. (3) 1/2" DIA. x 3' LONG PVC PIPE SLEEVE, ONE PER GUY WIRE.
4. 'DUCKBILL' TREE SUPPORT KIT, MODEL #40-DTS KIT, MANUF. BY MPS CIVIL PRODUCTS (803) 628-4326 www.earthanchor.com
5. 1/16:" WIRE CABLE (SEE NOTE 4).
6. 'DUCKBILL' ANCHOR (SEE NOTE 4).
7. FINISH GRADE
8. ROOTBALL. REFER TO TREE PLANTING DETAIL.
9. TREE - SIZE & SPECIES PER PLANTING LEGEND

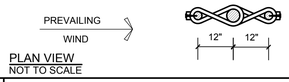
NOTE:
ATTACH GUYS TO MAJOR TRUNKS ONLY.

FOR 36" BOX TREES OR LARGER

B | SHRUB PLANTING



SECTION VIEW
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

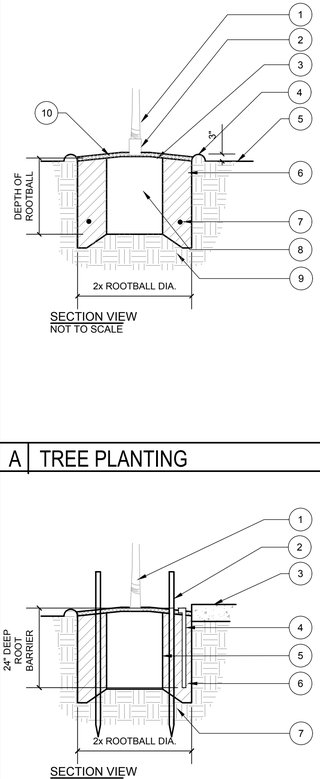
LEGEND

1. 'CINCH-TIE' BY V.I.T. CO. (619) 673-1760
2. LODGEPOLE PINE STAKE COPPER NAPHTHENATE IMPREGNATED. 2-1/2" DIA. x 12' LONG FOR 24" BOX AND SMALLER.
3. 12" DIA. MINIMUM, 3" THICK MULCH RING AROUND BASE AT TURF AREAS
4. TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE
5. 3" HIGH WATER BASIN - SEE SPECS
6. FINISH GRADE
7. PLANTING TABLET - SEE SCHEDULE FOR QTY.
8. BACKFILL MIX - SEE SOILS REPORT
9. ROOTBALL
10. NATIVE SUBGRADE

NOTE:
MIN. TWO TIES (TOP & BOTTOM) REQUIRED. USE THIRD TIE WHEN NECESSARY TO HOLD TREE IN UPRIGHT POSITION. TIES TO BE SECURED TO AVOID SLIPPAGE (WRAP STAKE TO FORM FIGURE EIGHT. NAIL W/ (1) GALV. NAIL THROUGH EACH TIE INTO POLE.

FOR 24" BOX TREES OR SMALLER

A | TREE PLANTING



SECTION VIEW
NOT TO SCALE

LEGEND

1. TREE - SIZE & SPECIES PER PLANTING LEGEND
2. ONE (1) 'ARBORGARD' POLYETHYLENE TREE TRUNK PROTECTOR FOR EACH TREE IN TURF. MANUF. BY DEEPROOT (800) 458-7668.
3. TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE.
4. 3" HIGH WATER BASIN - SEE SPECIFICATIONS
5. FINISH GRADE
6. AMENDED SOIL FOR PLANTING BACKFILL - SEE SOILS REPORT
7. PLANTING TABLETS - SEE SCHEDULE FOR QTY.
8. ROOTBALL
9. NATIVE SUBGRADE
10. 3" LAYER OF MULCH - SEE SPECIFICATIONS

G | TREE GUYING

F | TREE STAKING

Water Efficienct Landscape Worksheet

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.
One worksheet complete for point of connection (water meter).*

			ZONE 1
Select your city:	Cambria	Project name or address:	Cambria CSD Skate Park
Reference Evapotranspiration (ETo):	39.9	Landscape Area Sector Type:	Non-Residential

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o) 39.9 | Project Type: Non-Residential | 0.45

Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Med Water Use Trees	0.4	Bubbler	0.77	0.52	108	56	1388
Low Water Use	0.2	Drip	0.81	0.25	4,142	1023	25300
Med Water Use	0.4	Drip	0.81	0.49	-	0	0
High Water Use	0.8	Overhead	0.75	1.07	-	0	0
				Average	*Total*	*Total*	
				0.25	4,250	1,079	

Average ETAF for Regular Landscape Areas : **In Compliance**

Special Landscape Areas					
SLA-1	[redacted]	1	-	0	0
		Totals	0	0	

Total Landscape Area	4,250
Statewide ETAF	0.25
ETWU Total	26,688
Maximum Allowed Water Allowance (MAWA)*	47,311

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	1079
Total Area	4250
Average ETAF	0.25

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

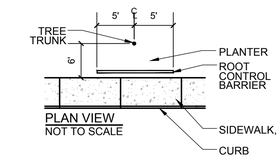
Percentage of MAWA
56%

All Landscape Areas	
Total ETAF x Area	1079
Total Area	4250
Average ETAF	0.25

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead

E | DEEP ROOT BARRIER (DRB)

SECTION VIEW
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

LEGEND

1. TREE PLANTING PER DETAIL A, THIS SHEET
2. TREE STAKING PER DETAIL F, THIS SHEET
3. PAVING, WHERE OCCURS PER PLAN
4. DEEP ROOT BARRIER: DEEPROOT MODEL #UB24-2. INSTALL PER PLAN & SPECIFICATIONS; DO NOT WRAP ROOTBALL.
5. ROOTBALL
6. AMENDED SOIL FOR PLANTING BACKFILL - SEE SOILS REPORT
7. NATIVE SUBGRADE

NOTES:
ALL TREES PLANTED WITHIN SIX (6) FEET OF WALKWAY, CURB, SIDEWALK OR PUBLIC UTILITIES SHALL RECEIVE DEEP ROOT BARRIERS. REFER TO PLAN VIEW, AT LEFT.

K | NOT USED

J | NOT USED

I | WATER EFFICIENT LANDSCAPE ORDINANCE (WELO)

H | PLANTING TABLET SCHEDULE & NOTES

PLANTING TABLET SCHEDULE

"BEST TABS 20-10-5" CONTROLLED-RELEASE FERTILIZER TABLETS

1 GALLON	CONTAINER RECEIVES . . . . . ,1	TABLETS
5 GALLON	CONTAINER RECEIVES . . . . . ,3	TABLETS
15 GALLON	CONTAINER RECEIVES . . . . . ,9	TABLETS
24" BOX	RECEIVES . . . . . ,12-14	TABLETS

LARGER SIZES: APPLY TWO (2) TABLETS FOR EACH 1/2" CALIPER SIZE OR TWO (2) TABLETS FOR EACH 1" TO 1-1/2" OF PLANT HEIGHT

NOTES

1. AT THE CONCLUSION OF ROUGH GRADING, AN AGRONOMIC SOILS ANALYSIS (SOIL REPORT) SHALL BE PREPARED BY THE OWNER PER SPECIFICATIONS. ALL RECOMMENDATIONS FROM SUCH REPORT SHALL BE INCORPORATED BY THE CONTRACTOR INTO INSTALLATION OF ALL PLANTING AREAS AND DOCUMENTATION SUBMITTED TO OWNER PER SPECIFICATIONS.
2. REFER TO SPECIFICATIONS FOR SAMPLING PROCEDURES AND LIST OF ALL ITEMS TO INCLUDE IN THE SOIL REPORT.
3. PLANTER BACKFILL MIX: REFER TO SOIL REPORT. AMENDMENTS SHALL BE THOROUGHLY MIXED PER SPECIFICATIONS.
4. REFER TO PLANS AND SPECIFICATION FOR DEPTH AND MATERIAL OF ALL TOP DRESSING AND MULCH.

USA North 811
811
Know what's below.
Call before you dig.

JBLA
Jim Burrows
Landscape Architecture
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
(805) 439-3209

REGISTERED LANDSCAPE ARCHITECT
James L. Burrows No. 2973
Signature
12/31/2025
Renewal Date
04/30/2025
Date
STATE OF CALIFORNIA

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DATE	REVISION
04/30/25	plants per County list

OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
1640 1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CALIFORNIA 93428

PROJECT:
CAMBRIA SKATE PARK
MAIN STREET
CAMBRIA, CALIFORNIA

ISSUED: 04/30/2025

PLAN SET 'B'

JBLA PLAN CONTROL

PLANTING DETAILS

DESIGNED	JBLA
DRAWN	JBLA
CHECKED	JBLA
DATE	04/30/2025
JOB NO.	24-117
SHEET NUMBER	L-5
5 OF 6 SHEETS	

PLOT DATE: 4/30/2025 - FILE: I:\serv\planning\documents_JBLA_Job Folders\24-117 Cambria CSD Skate Park CDs (2025)\BLA\BLA Cambria CSD Skate Park-PLOT.dwg

SECTION 32 93 00 (SECTION 02900)

LANDSCAPE PLANTING

PART 1 - GENERAL

1.01 SECTION INCLUDES
A. Contractor will furnish all labor, materials, products, supplies, equipment, tools and transportation; perform all operations to complete installation of the plantings; and warranty all plantings. The work will include, but not be limited to the following:
1. Procurement of all applicable licenses, permits, and fees.
2. Ascertainment of utility locations prior to construction.
3. Site inspection.
4. Planting of trees, shrubs, vines, and ground cover plants.
5. Soil preparation and fine grading.
6. Staking and guying of trees.
7. Mulching of all trees and landscape areas.
8. Cleanup, inspection, and approval.
9. Warranty of all plantings.

1.02 GENERAL
A. The Owner will have a soil analysis report (hereinafter called the Soils Report) prepared after completion of the rough grading; the Soil Report will include both native site soils and any imported soil. Soil sampling will be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants. The Soils Report will include soil texture; infiltration rate; pH; total soluble salts; sodium; percent organic matter; and recommendations. The Contractor will incorporate all Soils Report recommendations and will submit documentation to the Owner verifying implementation of all recommendations. The soil preparation specified below will be adjusted according to the Soils Report, after approval from Landscape Architect.
B. No substitutions for specified materials will be accepted in the base bid. Alternative bid proposals, which propose material substitutions, may be submitted in writing for consideration by the Owner and the Landscape Architect. Alternative proposals will be fully supported by necessary documentation showing compatibility/comparability with specified materials. Downsizing or substitution of plant material without prior approval of Landscape Architect or Owner will not be acceptable.
C. Additional work will be paid for at contract unit prices. If unit prices are not available, the work will be paid for on a time and material basis or for an agreed to lump sum amount.
D. Precautions have been taken to ensure accuracy and conformance of the Contract Documents with the design concept of the project. Nevertheless, Contractor will be responsible for confirming and correlating actual job site dimensions, for acquiring information that pertains solely to the fabrication process or to techniques of construction, and for coordinating the work with all other trades.

1.03 RELATED SECTIONS
1. Section 32 84 00, Landscape Irrigation

1.04 REFERENCES
A. The following is a list of standards which may be referenced in this section:
1. American Nursery and Landscape Association (ANLA): ANSI Z60.1, American Standard for Nursery Stock.

1.05 SUBMITTALS
A. Contractor will direct submittals and samples, as noted, to Owner and receive approval in writing before work commences. Contractor will submit the following for each type of product provided under work of this Section:
1. Organic Compost: Evidence of certification under the U.S. Composting Council (USCC) Seal of Testing Assurance (STA) Program.
2. Mulch: submit Weed free Certification and mulch sample for approval.
3. Work schedule showing approximate dates for commencement and completion of each item of work. Submit prior to commencement of work.
4. Submit all other required information and documents as requested or specified

1.06 QUALITY ASSURANCE
A. Site Supervisor: competent, experienced and knowledgeable person who will be present at all times during execution of this portion of the work and who will be thoroughly familiar with the type of materials being installed and the manufacturer's recommended methods of installation and who will direct all work performed under this section.
B. Staffing: experienced, competent and trained landscape personnel who will perform all tasks and services in a knowledgeable and professional manner. Workers shall act safely and professionally at all times while working on site.
C. Contractor shall be responsible for ensuring that contract specifications are being adhered to. Failure of the Owner to immediately reject unsatisfactory workmanship or to notify the Contractor of their deviation from the specification shall not relieve the Contractor of their responsibility to repair and/or replace unsatisfactory work.
D. Contractor shall obtain approvals as required by contract for suppliers, sub-contractors, and all mater.

1.07 DELIVERY, STORAGE, AND HANDLING
A. Plants are to be delivered to the site with tags bearing the botanic name as indicated by the plant list.
B. Plant Protection: Plants will be handled so that roots are adequately and continually protected from drying out and from other injury. Plant materials will be securely tarped during transportation to prevent wind burn. Protect root balls and plant containers which cannot be planted within twelve (12) hours of delivery with soil or other suitable material. Where possible, store plants in the shade. Keep all plant roots moist before, during, and after planting. Plants will be watered as soon as they arrive on the site and will be kept moist until they are planted.
C. Protect all materials used for construction from damage, deterioration, or loss of any kind while in storage and construction.

1.08 WARRANTY AND REPLACEMENT
A. Warranty trees, shrubs, ground covers, and other plant materials to root and thrive free from defects from any cause until final acceptance of project.
B. Replace plants when they are no longer in a satisfactory condition as determined by Owner prior to final acceptance. This includes plants that die back and loose the form and size originally specified.
1. Make replacements within seven (7) days of notification from Owner.
2. Remove dead plants within two (2) days of notification.
C. All replacements will be of the same kind and size as originally specified and will be installed as described in the Contract Documents. Repairs and replacements will be made at no expense to Owner.
D. Warranty will apply to originally specified and installed plants and other landscape materials, and any replacements made during the construction period.

PART 2 PRODUCTS

2.01 GENERAL
A. All materials used for construction will be new and without flaws or defects of any type and will be the best of their class and kind.
B. A complete list of plantings and necessary landscape materials is provided on the planting plan and details.

2.02 SOIL AMENDMENTS / FERTILIZERS / MULCHES / EDGING
A. Soil and Amendments:
1. In-Situ: Native site soil in-place on the site, such as tree pit excavation, may be used provided it is free from roots, limbs, rocks, construction debris, and other foreign material.
2. Provide all amendments and fertilizer prescribed In Soils Report.
B. Improved Planting:
1. Mix (Prepare Soil): Backfill planting pits and planters using an improved soil mix consisting of the following:
a. Eighty five percent (85%) onsite or imported topsoil.
b. Fifteen percent (15%) organic compost.
C. Fertilizer:
1. Trees and Shrubs: Per the Soils Report
2. Ground covers: Per the Soils Report.
3. Turf Grasses: Per the Soils Report.
D. Herbicide: Per the pest control advisor's recommendations.
E. Organic Mulch: Three (3") inch depth organic mulch materials made from recycled or post-consumer products; free from noxious weed seed and all foreign material harmful to plant life. Chips or other angular bark chips are not acceptable.
F. Edging: Per planting plan and details.
G. Organic Compost: Compost will have the following characteristics:
1. pH Range: 5.5-8.0.
2. Moisture Content: 35% - 55%.
3. Particle Size: Pass through one- (1-) inch screen or smaller.
4. Stability: Stable to highly stable, providing nutrients for plant growth.
5. Maturity/Growth Screening: Demonstrate ability to enhance plant growth.
6. Soluble Salt Concentrations: 2.5 dS (mmhos/cm) or less preferred.
7. Organic Matter Content: 30% – 70%.

2.03 WATER
A. Contractor will provide water for planting during the construction period.

2.04 TREES, SHRUBS, AND GROUND COVERS
A. Quantities: Furnish plants in quantities required to complete the work as indicated on the Planting plan and details.
B. Quality: Use plants which are symmetrical and typical of their species; healthy, well-branched, well rooted in container, and well-proportioned in respect to height and width; free from disease, injury, insects, and weak roots; and, conforming to the requirements of the American Standard for Nursery Stock (ANSI Z60.1). All plants are subject to inspection.
C. Botanic and Common Names: Nomenclature is in conformance with standard horticultural practice in the area.

2.05 MATERIALS FOR STAKING AND/OR GUYING TREES
A. Tree Stakes: Refer to Planting Detail Sheet.
B. Guying and Staking Wire: Galvanized steel twelve (12) gauge wire. Refer to Planting Detail Sheet

PART 3 EXECUTION

3.01 GENERAL
A. Contractor will appoint a competent resident superintendent. The superintendent will be on site whenever the work is in progress. The superintendent will not be replaced without notice to Owner. Workers will be competent in performance of work they are assigned.
B. Coordination: Coordinate work with other trades to ensure proper sequencing of construction.
C. Planting Time and Completion:
1. Plants will be planted only when weather and soil conditions permit and in accordance with locally accepted practices.

3.02 PREPARATION
A. Pre-planting Observation of Materials:
1. Owner or Landscape Architect will observe and approve plant material before planting. This observation may be either at the site, nursery, or holding area, at the option of Owner. Materials planted prior to approval are subject to rejection. Observation of materials may be sequenced by major planting areas to accommodate efficient planting operations. Acceptance of plant material at the nursery or holding area does not preclude rejection at the site. All rejected materials will be removed from the site, replaced, and reinspected before planting.
2. All fertilizers, backfill, seed, mulches, and soil amendments will be reviewed at the site by Owner or Landscape Architect before they are used in planting operations. Owner will check invoices to verify specified quantities have been delivered.
B. Pre-Construction Site Inspection:
1. Contractor and Owner will inspect site and determine it is complete and acceptable for landscape installation to proceed.
2. Beginning work of this section implies acceptance of existing conditions.
C. Grades: Grades have been established under work of another section to within one (1) inch, plus or minus, of required finished grades. Verify that grades are within one (1) inch, plus or minus, of required finished grades. Notify Owner prior to commencing soil preparation work if existing grades are not satisfactory or assume responsibility for conditions as they exist.
D. Contaminated Soil: Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of Owner and do not proceed until the contaminated soil is removed and replaced.
E. Dimensions: All scaled dimensions are approximate. Before proceeding with any work, carefully check and verify all dimensions and quantities and immediately inform Owner of any discrepancy between the plans and/or specifications and actual conditions.
F. Protection of Existing Features:
1. Protect all existing site development including, but not limited to, existing buildings, equipment, underground utilities, walls, materials, or vegetated areas including, but not limited to, trees, vines, shrubs, and ground covers. Any existing site development damaged by willful or negligent acts of Contractor or any of Contractor's employees will be replaced or repaired at no expense to Owner and in a manner satisfactory to Owner or Landscape Architect before project acceptance is given.
2. The above provision applies to onsite damage as well as to that which may occur to adjacent properties.
3. Until the project has been accepted, erect and maintain shoring, barricades, guards, warning signs, and lights as necessary or required for the protection of the public, the work, and the workers. To the same ends, provide traffic control and institute site security measures, as needed.
4. Contractor will be responsible for adhering to the following tree protection standards during construction:
a. During the construction stage, Contractor will not cause, or permit the cleaning of equipment or material, or the storage or disposal or waste material including, but not limited to, paints, solvents, asphalt, concrete, mortar, or any other material harmful to the life of a tree, within the drip line or root zone of each tree, or group of trees.
b. No damaging attachments, wires, signs, permits, or other objects may be fastened by any means to any tree preserved on this project.
5. Existing landscape areas to be preserved within the project area will be fenced and excluded from use for vehicle traffic, staging, or parking, unless specifically designated for these purposes on the planting plans or by the Owner.

3.03 SOIL PREPARATION
A. Weed and Debris Removal: All ground areas to be planted will be cleaned of all weeds and debris prior to any soil preparation or grading work. Any growing noxious weeds on the site will be pretreated with approved herbicide prior to grading. Annual or biennial weeds over two (2) feet tall will be mowed, raked, and removed prior to grading. Weeds and debris will be disposed of off the site.
B. Moisture Content: Soil will not be worked when moisture content is so great that excessive compaction occurs, nor when it is so dry that dust will form in the air or clods will not break readily. Water will be applied, if necessary, to bring soil to an optimum moisture content for tilling and planting.
C. Prior to spreading salvaged topsoil and seeding, thoroughly till or rip to a depth of twelve (12) inches all areas compacted by access, staging, or construction traffic. Till all remaining areas to a depth of six (6) inches. Channel bottom areas are to be ripped to a depth of at least twelve (12) inches on approximately two (2) to four (4) foot centers. The soils will be worked until no clods greater than two (2) inches in diameter remain, unless directed otherwise by Owner. Remove rocks and other objects three (3) inches or greater in any dimension.
D. Soil Conditioning: After soil preparation has been completed and high and low spots graded, add soil amendments as indicated below and rototill, making repeated passes with the cultivator to the depth specified until the amendments have been thoroughly mixed.
1. Organic Compost Soil Amendment will be applied at a rate of three (3) cubic yards per one-thousand (1,000) square feet or as shown on the planting plans, or as specified in the Soils Report.
2. Organic Compost will only be applied if required and designated on the plans and details.

3.04 FINE GRADING
A. When weeding, soil preparation, and soil conditioning have been completed and soil has been thoroughly water-settled, all planting areas will be smooth-graded and ready for placement of plant materials.
1. Grades: Finish grades will conform to site grading plans and produce a smooth, even surface without abrupt changes, including the interface with the adjacent undisturbed landscape. Minor adjustments of finish grades will be made at the direction of Owner or Landscape Architect, if required.
2. Drainage: All grades will provide for natural runoff of water without low spots or pockets. Flow-line grades will be accurately set and will be not less than two percent (2%) gradient wherever possible.
3. Shrub Areas: Finished grades will be one (1") inch minimum below top of adjacent pavement, headers, curbs, or wall, unless otherwise indicated on the plans and details.
4. Lawn Areas: Finished grade will be two (2") inches below top of adjacent pavement, curbs, or headers.
5. Slopes: Tops and toes of all slopes will be rounded to produce a gradual and natural-appearing transition between relatively level areas and slopes.
B. Inspection of turf / turf bed and grading will occur before sodding and/or seeding.

3.05 SHRUB AND TREE PLANTING
A. Established Location: Owner or Landscape Architect will approve location of trees and shrubs before any planting occurs.
B. Planting Pits:
1. Prepare planting pits per Planting Detail Sheet.
2. Roughen sides of the pit to remove any compacting or glazing.
C. Existing Tree Roots:
1. When the cutting of tree roots is necessary, each cut will be made as cleanly as possible for all roots over three (3) inches in diameter using the following method:
a. The line of excavation will be drawn out and appropriate excavation equipment used to clear the area at least six (6) inches in front of the actual finished excavation line. Roots can then be cut using tools such as axes, stump grinders, or trenchers.
b. Each root over three (3) inches in diameter will then be cut cleanly back to the final excavation line using a stump grinder operated by an experienced, licensed arborist. A sharp hand or bow saw is acceptable for roots under three (3) inches in diameter. Axes and trenchers do not cut roots cleanly and will not be used for final root cuts.
2. The Owner or Landscape Architect will be contacted prior to removal of branches over four (4) inches in diameter. All branches will be cut with a sharp pruner or saw. All cuts will be cleanly made back to the next crotch or tree, leaving the bark collar intact at the base of the cut.
D. Backfill Material: Tree and shrub planting pits will be backfilled with the specified improved planting mix. (Refer to Section 2.02.B.)
E. Planting:
1. Excavate planting pit to depth such that the top of the root ball, when planted, will be at finish grade.
2. Backfill one-half (1/2) of pit with backfill mixture and water thoroughly before placing any more backfill. Do not work wet soil.
3. Fertilize trees and shrubs with specified fertilizer at the rate recommended by the manufacturer.
4. Backfill the rest of the planting pit with backfill mixture. Water thoroughly on day of planting. Do not work wet soil.
5. Stake or guy all trees per Planting Detail Sheet.

3.06 MULCHING
A. Mulch all planting areas with three (3") inch deep mulch, per planting plans. Trees or shrubs planted in non-irrigated areas will be surrounded with a three (3") inch high water basin and mulched with three (3") inch deep mulch.

3.07 FIELD QUALITY CONTROL
A. Final Walk-Through:
1. The final walk-through will be performed at the completion of all planting operations under this contract by the Owner and/or the Landscape Architect.
2. At the time of the final walk-through, the Contractor shill have installed all landscape areas per these plans, details and specifications. Planting areas will be free of debris, and plant water basins will be in good repair. Debris and litter will be cleaned up, and walkways, curbs, and roads will be cleared of soil and debris. The inspection will not occur until these conditions are met.
3. Owner or Landscape Architect will identify any deficiencies in the form of a punch list.
4. Owner will give written notice of final acceptance when work has been performed in compliance with the contract documents.
5. Correct deficiencies within the first ten (10) days of the final walk-through. Correct work in accordance with the contract documents at no cost to Owner.
6. Final acceptance will not be given until all deficiencies are corrected. The Landscape Contractor will maintain site until final acceptance.

3.08 CLEANING
A. After all installation operations have been completed, remove all rubbish, excess soil, empty plant container and trash from the site daily. All scars, ruts or other marks in the area caused by this work will be repaired and the ground left in a neat, orderly condition. Leave site in broom-clean condition at the end of each working day. Hose down all paved areas, including walks and patios, upon completion of all work.

3.09 MAINTENANCE
A. After all work has been completed per plans, details and specifications, and the final walk-through has been conducted per section 3.07, the maintenance period will begin upon written approval by the Owner. Once inspected and accepted, all areas will be maintained for a period of ninety (90) calendar days or as long as is necessary to establish thriving trees, shrubs, turf, and ground cover without bare spots.
B. The Contractor will maintain during installation a sufficient number of men and adequate equipment to perform the work herein specified. Plant maintenance work will consist of applying water, weeding, caring of plants, including ground covers, shrubs, vines and trees, edging and mowing lawns, fertilizing, control of pests and diseases, and maintaining walks free of debris and dirt. Upon completion of each area of installation, the Contractor, Landscape Architect and Owner will conduct an inspection of completed area, along with the Owner's maintenance representative. At this time, a list of corrections, if any, will be made which are the responsibility of the Contractor.
C. Keep all areas weed-free, adequately watered, and neatly cultivated for the ninety (90) day period. Remove all debris from site and keep the entire site broom-clean. Mow turf areas weekly. Hydroseeded turf areas will be irrigated after the slurry mulch has been applied and allowed to set for one (1) day. The soil surface must be kept moist at all times during the germination period to avoid desiccation of seedlings.
D. Re-seed all bare spots in turf areas at two (2) week intervals and maintain until an even stand of turf, without bare spots, is obtained. Re-seed all slope areas that fail to germinate evenly. Repair all eroded surfaces at no cost to the Owner.
E. Damage to any planted area will be repaired immediately. Depressions caused by vehicles or foot traffic will be filled with topsoil, leveled and replanted. Exterminate gophers, moles and repair damage.
F. The project will be so cared for that a neat, clean condition will be presented at all times to the satisfaction of the Owner and Landscape Architect. The Landscape Contractor will be expected to make a minimum of one weekly visit for maintenance purposes.
G. At the end of the maintenance period, all areas that have been planted will be fertilized with commercial fertilizer, analysis and rate of application will be per the Soils Report.
H. The Contractor will request a final site visit seven (7) days prior to the end of the maintenance period. This request will be written and directed to the Owner and the Landscape Architect. Upon written acceptance of the project, the Contractor will be relieved of any further maintenance.
I. Owner reserves the right to extend maintenance period and/or reduce monthly progress payments for maintenance services any time Contractor fails or neglects to provide proper and adequate maintenance services in accordance with contract specifications as determined by Owner.

3.10 WARRANTY
A. All turf, hand-planted vines, shrubs and ground cover will be guaranteed to live and grow to a period of ninety (90) days after installation and acceptance by the Owner. Trees will be guaranteed for one year. Any material that fails to grow through the specified maintenance and warranty period will be replaced by the Contractor at no cost to the Owner.

END OF SECTION

USA North 811
Know what's below.
Call before you dig.

JBLA
Jim Burrows
Landscape Architecture
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
(805) 439-3209

REGISTERED LANDSCAPE ARCHITECT
James L. Burrows No. 2973
Signature
12/31/2025
Renewal Date
04/30/2025
Date
STATE OF CALIFORNIA

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	DATE	REVISION
1	04/30/25	plants per County list
2		
3		
4		
5		
6		

OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
1640 1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CALIFORNIA 93428

PROJECT:
CAMBRIA SKATE PARK
MAIN STREET
CAMBRIA, CALIFORNIA

ISSUED: 04/30/2025

PLANTING SPECIFICATIONS

JBLA PLAN CONTROL
PLAN SET 'B'

DESIGNED	JBLA
DRAWN	JBLA
CHECKED	JBLA
DATE	04/30/2025
JOB NO.	24-117
SHEET NUMBER	L-6
	6 OF 6 SHEETS

PLOT DATE: 4/30/2025 - FILE: Users/jimburrows/Documents/_JBLA_Job Folders/24-117 Cambria CSD Skate Park CDs (CSD)/JBLA-Cambria CSD Skate Park-PL-070..dwg

CONSTRUCTION NOTES-GENERAL

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL PROVIDE ALL LABOR, TRANSPORTATION, MATERIALS, AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
3. ALL WORK SHALL BE PERFORMED BY A CALIFORNIA LICENSED CONTRACTOR.
4. CONSTRUCTION AND INSTALLATION OF ALL WALL & FENCE ITEMS SHALL BE ACCORDING TO STATE, COUNTY AND LOCAL CODES, ORDINANCES AND UP TO CAL-OSHA SAFETY ORDERS REGARDING PERFORMANCE OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH THE NATURE AND LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ALL COSTS INCURRED DUE TO DAMAGE AND/OR REPLACEMENT OF SAID UTILITIES, INCLUDING DELAYS.
6. ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT IMMEDIATELY. ALL WORK RELATED TO THE PROBLEM AREA SHALL CEASE UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER (JOB SUPERINTENDENT) OR LANDSCAPE ARCHITECT IN WRITING. ANY CONTINUATION OF WORK PRIOR TO THE RESOLUTION OF DISCREPANCIES IS AT THE CONTRACTOR'S RISK AND EXPENSE.
7. ALL REVISIONS AND CHANGE ORDERS AND SPECIFICATIONS ARE SUBJECT TO REVIEW AND APPROVAL OF THE CITY BEFORE WORK MAY CONTINUE. MINOR CHANGES ARE TO BE TRANSMITTED BY TELEPHONE FACSIMILE TO THE CITY INSPECTOR. MAJOR CHANGES ARE TO BE DONE WITH TWO REVISED HARDCOPIES BEING SENT TO THE CITY WITH NOTIFICATION GIVEN TO INSPECTOR.
8. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) BEFORE START OF CONSTRUCTION AT (800) 422-4133 or 811. AN ENCROACHMENT PERMIT IS REQUIRED FOR POTHOLING TO VERIFY EXISTING LOCATION OF UTILITIES.

CONSTRUCTION SPECIFICATIONS

I. **GENERAL**

A. Contractual Relationship
In the performance of this contract, Contractor shall hold Landscape Architect and Owner harmless from any and all liability, costs and charges arising out of, or in connection with, contractors, employees, or it's agent's negligence, omissions, errors.

B. Errors or Conflicts
No deviations or alterations from the plans and specifications will be permitted unless authorized by the Owner or the Landscape Architect. Should deviation from plans and notes become necessary due to conflicting site conditions, Owner and Landscape Architect shall approve in advance any such deviation. No additional work will be authorized without the express written authorization from the Owner.

C. Additions, Deviations and Alterations
No deviations or alterations from the plans and specifications will be permitted unless authorized by the Owner or the Landscape Architect. Should deviation from plans and notes become necessary due to conflicting site conditions, Owner and Landscape Architect shall approve in advance any such deviation. No additional work will be authorized without the express written authorization from the Owner.

D. Interpretation
The Contractor shall comply with the obvious intent and meaning of these plans and specifications which shall be construed to include all labor, material, tools and equipment necessary to complete the work specified herein in a workmanlike manner in strict accordance with plans and notes. Should any questions arise as to the intent and interpretation of these plans and notes, Contractor shall refer to Owner and Landscape Architect whose decision thereon shall be final.

E. Observation and rejection of Materials and Workmanship
All materials and workmanship furnished or performed by Contractor shall be subject to final observation and acceptance by Owner and Landscape Architect upon completion of all contract work whether previously paid for or not. At any and all times during the performance of this contract, Contractor shall make available for observation, test and approval, materials and workmanship. Failure of such observers to make observation, tests or approvals shall not prejudice the right of Landscape Architect or Owner on final observation. Contractor shall promptly replace any and all material, workmanship and equipment which does not conform to the plans and notes. All materials used on this contract shall be new and the best marked quality unless specified otherwise. Observation and Rejection of Materials and Workmanship

F. Samples
When so required by the Owner or Landscape Architect, Contractor shall submit for approval samples of the various materials, and specify finish thereon.

G. Local Codes
All construction shall conform to all local building codes and ordinances. It is Contractor's responsibility to verify all codes prior to commencing work.

H. Utilities
Contractor shall be responsible for verifying the location of all underground utilities, electric cables, conduits, sprinkler lines and all utility lines prior to any construction.

I. Removal of Debris and Clean-Up
Contractor shall thoroughly clean and keep free of debris and waste material entire construction area to the satisfaction of the Owner.

J. General
The general conditions and any special conditions that Owner may require shall apply with the same force and effect as though written in full herein for all construction sections.

II. **METAL WORK**

Scope of Work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for completion of all metal work where shown on the drawings, including but not limited to the following:

VIII. Materials
1. Steel tubing in sizes shown on the drawings ASTM designation 500 and/or hand forged, cold rolled wrought iron in sizes as shown on the drawings.

2. Hardware - hinges, latches, bolts, washers, screws, etc., to be heavy duty.
3. Concrete - Class A concrete minimum 2,000 PSI at 28 days and/or 'Por-Rock' as shown on the drawings.
4. Paint - Zinc Chromate primer, 'Rustoleum' finish surface coats or equal. 'Metalizing' or galvanizing or powder coating if shown on the drawings.

B. Fabrication and Installation
1. Contractor shall make all measurement for fabrication in field prior to starting work.
2. Horizontal bars to taper with grade or step with grade as shown on the drawings. Vertical bars to be plumb.

C. Welding
1. Welding to comply with the requirements of standard code for ARC and gas welding.
2. Weld to only clean, rust-free surface.
3. All welds to be continuous and free of cracks, craters and porosity. Tack welds not acceptable.
4. Grind smooth all exposed welds, match adjoining surfaces.
5. Plug all open ends and tops, and weld.

D. Painting
1. Prime all metal work with one coat Zinc Chromate primer.
2. Paint all metal work with 2 coats 'Rustoleum' in semi-gloss or flat as shown on the drawings. Paint to be 4 mils minimum dry thickness each.
3. Prime and paint per above, all field welds.

E. Protection and Cleanup
1. Protect all existing work from paint overspray.
2. Obtain Fire Permit where required for on-site welding.
3. Upon completion of work, remove all scrap iron, debris, materials and tools from site.

END OF SECTION

END OF SECTION

WELDED ORNAMENTAL STEEL FENCE SPECIFICATION:
"MONTAGE PLUS" premium light commercial steel fence system with "Pool, Pet & Play" (PPP) configuration featuring a 3" airspace between the pickets.

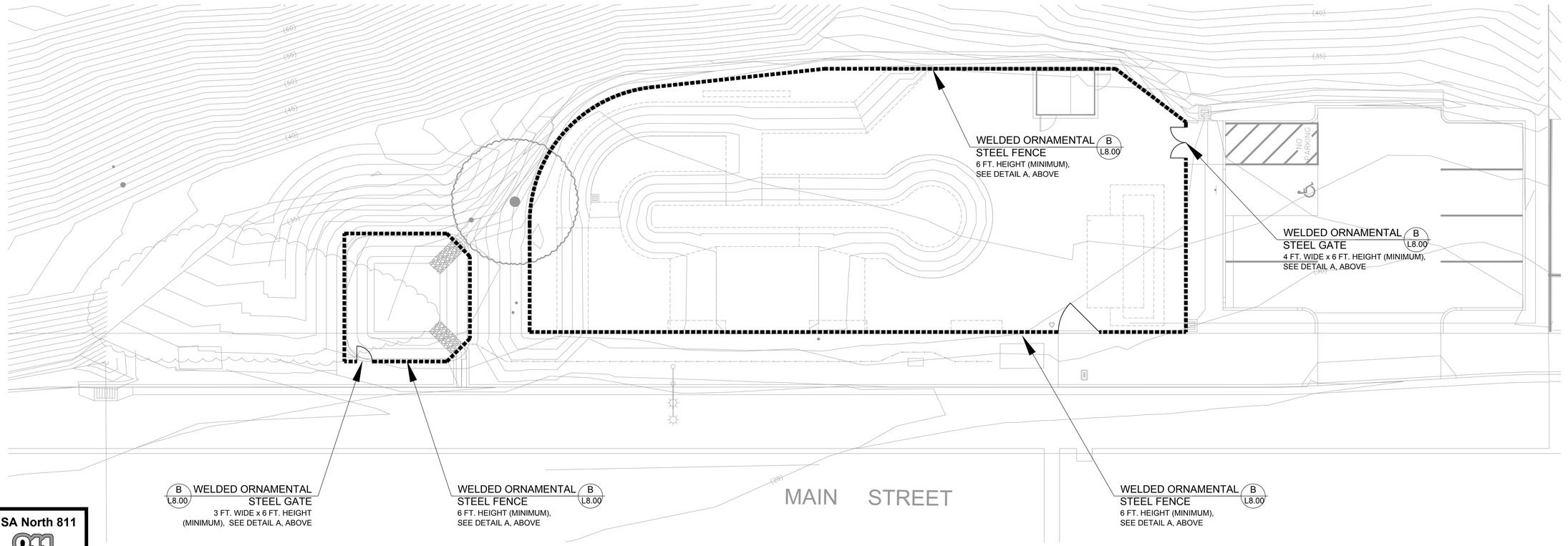
Style:
"Majestic" (M) two-rail, six (6) foot height (minimum)

Color:
Black (B)

Matching Gates:
Prefabricated gates to match, six (6) foot height, Width as noted on plan.

Manufactured by:
Ameristar Fence Products
1555 N. Mingo Road
Tulsa, Oklahoma 74116
(888) 333-3422
www.ameristarfence.com

A | WELDED ORNAMENTAL STEEL FENCE



REFER TO SHEET L-5 FOR WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) WORKSHEET

NORTH

SCALE: 1"=10'-0"
0 10 20 30 40

USA North 811
811
Know what's below. Call before you dig.

JBLA
Jim Burrows
Landscape Architecture
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
(805) 439-3209

REGISTERED LANDSCAPE ARCHITECT James L. Burrows No. 2772
12/31/2025 Renewal Date
04/30/2025 Date
STATE OF CALIFORNIA

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CAMBRIA, CALIFORNIA 93428

PROJECT:
CAMBRIA SKATE PARK
MAIN STREET
CAMBRIA, CALIFORNIA

ISSUED: 04/30/2025

PLAN SET 'B'

FENCING PLAN

JBLA PLAN CONTROL

DESIGNED	JBLA
DRAWN	JBLA
CHECKED	JBLA
DATE	04/30/2025
JOB NO.	24-117
SHEET NUMBER	F-1
	1 OF 1 SHEETS

PLOT DATE - 4/30/2025 - FILE: C:\Jim\jb\mstr\documents_JBLA Job Folder\24-117 Cambria CSD\JBLA\JBLA Cambria CSD Skate Park Fence.dwg

GRADING GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION AND AMENDMENTS OF THE CALIFORNIA BUILDING CODE. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE APPLICABLE CITY/COUNTY STANDARDS AND CALTRANS STANDARD SPECIFICATIONS, LATEST ADOPTED EDITION AND AMENDMENTS. IN THE EVENT THAT THERE IS A CONFLICT BETWEEN CODES, THE CONTRACTOR WILL NOTIFY THE CIVIL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
   - 1.1. CHAPTER 18 AND APPENDIX J OF THE 2022 CBC
   - 1.2. SAN LUIS OBISPO COUNTY TITLE 19 AND 23
   - 1.3. THE SOILS ENGINEERING REPORT BY GEOSOLUTIONS, INC. TITLED "SOILS ENGINEERING REPORT - MAIN STREET SKATE PARK - APN: 013-101-072, CAMBRIA AREA - SAN LUIS OBISPO COUNTY, CALIFORNIA" AND DATED AUGUST 17, 2021 (GEOSOLUTIONS PROJECT NO. SL12170-1).
   - 1.4. THE INFILTRATION TESTING REPORT BY GEOSOLUTIONS, INC. DATED AUGUST 17, 2021 (GEOSOLUTIONS PROJECT NO. SL12170-1).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING AND DISPOSAL OF THE PROPOSED WORK AREA. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIAL LEGALLY AND IS RESPONSIBLE FOR COMPLYING WITH LOCAL RECYCLING ORDINANCES.
3. NO FILL SHALL BE PLACED ON THE EXISTING GROUND SURFACE UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL, DELETERIOUS MATERIAL AND SCARIFIED AND COMPACTED PER THE GEOTECHNICAL RECOMMENDATIONS.
4. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN TWO FEET HORIZONTAL TO ONE FOOT VERTICAL, 2:1.
5. FILLS SHALL BE COMPACTED TO THE MINIMUM PERCENTAGE OF MAXIMUM DRY DENSITY AS SPECIFIED IN THE PROJECT SOILS REPORT AND CERTIFIED BY THE GEOTECHNICAL ENGINEER.
6. ALL EXISTING FILLS SHALL BE BE APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE ANY ADDITIONAL FILLS ARE ADDED.
7. ALL EXPOSED SLOPES SHALL BE PLANTED PER THE PROJECT LANDSCAPE PLANS AND IRRIGATED UNTIL GROUND COVER IS ESTABLISHED.
8. THE STOCKPILING OF EXCESS MATERIAL IS SUBJECT TO THE APPROVAL OF THE AGENCY.
9. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
10. ALL CUT SLOPES SHALL BE INVESTIGATED BY THE GEOTECHNICAL ENGINEER DURING GRADING TO DETERMINE IF ANY SLOPE STABILITY PROBLEMS EXIST. SHOULD EXCAVATION DISCLOSE ANY GEOTECHNICAL HAZARDS OR POTENTIAL GEOTECHNICAL HAZARDS THE GEOTECHNICAL ENGINEER SHALL RECOMMEND NECESSARY TREATMENT TO THE CONTRACTOR.
11. THE FINAL COMPACTION REPORT AND APPROVAL FROM THE GEOTECHNICAL ENGINEER SHALL CONTAIN DETAILS REGARDING THE TYPE OF FIELD TESTING PERFORMED INCLUDING THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE, NUCLEAR GAUGE, OR DRIVE RING SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
12. SANITARY FACILITIES SHALL BE MAINTAINED ON SITE THROUGHOUT THE DURATION OF CONSTRUCTION.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF AND PROTECT ALL EXISTING UTILITIES AND TO ENSURE THAT SERVICE IS NOT DISRUPTED TO EXISTING FACILITIES.
14. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS AND APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT EXISTING STRUCTURES AND ADJACENT PROPERTIES DURING THE CONSTRUCTION PROJECT. IN ALL CASES, THE CONTRACTOR AND/OR OWNER SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING EXISTING DRAINAGE PATTERNS.
15. ALL PLANTERS ADJACENT TO THE FOUNDATIONS SHALL BE SEALED ALONG THE SIDE OF THE FOUNDATION FOOTING AND EXTENDED UNDER THE PLANTER A MINIMUM OF 12" TO PREVENT MOISTURE FROM REACHING THE FOUNDATION SUB-GRADE SOILS.
16. EXPORTED MATERIAL SHALL BE TAKEN TO A LEGAL DUMP SITE OR PERMITTED RECEIVING SITE APPROVED BY THE LOCAL AGENCY HAVING JURISDICTION.
17. PERMISSION IS REQUIRED FROM THE ADJACENT PROPERTY OWNER WHENEVER WORK IS PROPOSED OR NECESSARY ACROSS THE PROJECT'S PROPERTY LINES.
18. ANY DIRT, ROCK, DEBRIS OR CONSTRUCTION MATERIAL THAT IS TRACKED OR DROPPED WITHIN THE PUBLIC RIGHT OF WAY DURING THE TRANSPORTATION OF THAT MATERIAL OR EQUIPMENT ASSOCIATED WITH THE PROJECT SHALL BE CLEANED OR REMOVED DAILY.
19. DIRT ACCESS RAMP OVER CURBS AND GUTTERS TO THE CONSTRUCTION SITE ARE PROHIBITED. WHEN NECESSARY FOR ENTRANCE TO SUCH CONSTRUCTION SITES, TEMPORARY ASPHALT RAMPS WITH A MINIMUM OF A 3" DIAMETER PIPE SHALL BE CONSTRUCTED TO CONVEY GUTTER DRAINAGE.
20. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND OBTAINING REQUIRED PERMITS FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (OSHA).
21. PROPOSED REVISIONS TO THE GRADING PLAN SHALL BE DRAWN IN RED PENCIL ON BOND COPIES OF THE APPROVED PLANS. THREE COPIES SHALL BE SUBMITTED TO THE OWNER AND ENGINEER FOR APPROVAL. AFTER APPROVAL IS GIVEN, THE OWNER MAY REQUIRE AS-BUILT OF THE PLANS.
22. RULE 403. AIR QUALITY CONTROL MUST BE IMPLEMENTED DURING CONSTRUCTION:
    - 22.1. A PERSON SHALL NOT CAUSE OR ALLOW THE EMISSIONS OF FUGITIVE DUST FROM ANY TRANSPORT, HANDLING, CONSTRUCTION OR STORAGE ACTIVITY SO THAT THE PRESENCE OF SUCH DUST REMAINS VISIBLE IN THE ATMOSPHERE BEYOND THE PROPERTY LINE OF THE EMISSION SOURCE. (DOES NOT APPLY TO EMISSION EMANATING FROM UNPAVED ROADWAYS OPEN TO PUBLIC TRAVEL OR FARM ROADS. THIS EXCLUSION SHALL NOT APPLY TO INDUSTRIAL OR COMMERCIAL FACILITIES).
    - 22.2. A PERSON SHALL TAKE EVERY RESPONSIBLE PRECAUTION TO MINIMIZE FUGITIVE DUST EMISSIONS FROM WRECKING, EXCAVATION, GRADING, CLEARING OF LAND AND SOLID WASTE DISPOSAL OPERATIONS.
    - 22.3. A PERSON SHALL NOT CAUSE OR ALLOW PARTICULATE MATTER TO EXCEED 100 MICROGRAMS PER CUBIC METER WHEN DETERMINED AS THE DIFFERENCE BETWEEN UPWIND AND DOWNWIND SAMPLES COLLECTED ON HIGH VOLUME SAMPLERS AT THE PROPERTY LINE FOR A MINIMUM OF FIVE HOURS.
    - 22.4. A PERSON SHALL TAKE EVERY REASONABLE PRECAUTION TO PREVENT VISIBLE PARTICULATE MATTER FROM BEING DEPOSITED UPON PUBLIC ROADWAYS. PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE REMOVAL OF PARTICULATE MATTER FROM EQUIPMENT PRIOR TO THE MOVEMENT ON PAVED STREETS ONTO WHICH SUCH MATERIAL HAS BEEN DEPOSITED.
    - 22.5. SUBSECTIONS (22.1) AND (22.2) SHALL NOT BE APPLICABLE WHEN THE WIND SPEED INSTANTANEOUSLY EXCEEDS 40 KILOMETERS (25 MILES) PER HOUR, OR WHEN THE AVERAGE WIND SPEED IS GREATER THAN 25 KILOMETERS (15 MILES) PER HOUR. THE AVERAGE WIND SPEED DETERMINATIONS SHALL BE ON A 15 MINUTE AVERAGE AT THE NEAREST OFFICIAL AIR-MONITORING STATION OR BY A WIND INSTRUMENT LOCATED AND MONITORED ON SITE.
23. CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM, MONDAY THROUGH FRIDAY AND BETWEEN THE HOURS OF 9:00 AM AND 6:00 PM SATURDAYS, UNLESS OTHERWISE AUTHORIZED BY THE OWNER AND AGENCY.
24. CONTRACTOR SHALL USE LOW EMISSION MOBILE CONSTRUCTION EQUIPMENT DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES, WHERE FEASIBLE.
25. CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION ENGINES TUNED CONSISTENT WITH MANUFACTURER'S SPECIFICATIONS DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
26. CONTRACTOR SHALL USE LOW SULFUR FUEL FOR STATIONARY CONSTRUCTION EQUIPMENT AS REQUIRED BY AQMD RULE 431.1 AND 431.2 AND SHALL USE EXISTING POWER SOURCES AND CLEAN FUEL GENERATORS WHEN POSSIBLE AS FEASIBLE DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
27. CONSTRUCTION PARKING SHALL BE ONSITE. TRAFFIC CONTROL AND ACCESS SHALL BE IN ACCORDANCE WITH THE AGENCY HAVING JURISDICTION OVER THE PROJECT.
28. THE SPEED OF CONSTRUCTION VEHICLES ON-SITE SHALL BE LIMITED TO 15 MILES PER HOUR.
29. TRUCKS AND LARGE CONSTRUCTION VEHICLES SHALL OBTAIN APPROVED ROUTES FROM THE AGENCY'S PUBLIC WORKS DEPARTMENT.
30. THE CONTRACTOR SHALL CONTROL DUST IN AREAS USED FOR OFF-PAVEMENT PARKING, MATERIAL LAYDOWN AREAS OR THOSE AREAS AWAITING FUTURE CONSTRUCTION. FREQUENTLY ACCESSED AREAS SHALL BE PAVED OR BASED AS EARLY AS POSSIBLE TO MINIMIZE DIRT TRACKING ONTO THE PUBLIC RIGHT OF WAY.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING MEASURE:
    - 31.1. CESSATION OF ACTIVITIES DURING A STAGE-2 SMOG EPISODE. CALL 800-242-4022 FOR THE DAILY SMOG FORECAST.
    - 31.2. TRUCK ROUTES AND SCHEDULES FOR THE RECEIPT OF MATERIALS SHALL BE COORDINATED WITH THE APPROPRIATE AGENCIES.
    - 31.3. WHERE FEASIBLE, ON-ROAD AND OFF-ROAD VEHICLES AND EQUIPMENT SHALL BE TURNED OFF AND SUBSEQUENTLY RESTARTED IF THE ANTICIPATED DURATION OF IDLING IS EXPECTED TO EXCEED FIVE MINUTES.
32. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING HIGH WIND DUST CONTROL MEASURE WHEN INSTANTANEOUS WIND SPEEDS EXCEED 25 MILES PER HOUR:
    - 32.1. TERMINATION / MODIFICATION OF SCRAPERS, GRADERS OR DOZERS ON UNPAVED SURFACES UNTIL WINDS SUBSIDE.
    - 32.2. APPLICATION OF WATER AS NEEDED TO ANY UNPAVED SURFACE WITH VEHICLE OR EQUIPMENT OPERATIONS.
    - 32.3. APPLICATION OF WATER OR OTHER DUST CONTROL MATERIAL TO ANY PREVIOUSLY GRADED SURFACE IF DUST EMANATION IS VISIBLE FROM SUCH A SURFACE.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EQUIPMENT TO PREVENT VISIBLE SOOT FROM REDUCING LIGHT TRANSMISSION THROUGH THE EXHAUST STACK BY MORE THAN 20 PERCENT FOR MORE THAN THREE MINUTES PER HOUR AND USE LOW SULFUR FUEL AS REQUIRED BY THE APPROPRIATE AGENCY.
34. TRUCKS USED IN HAULING DIRT TO OR FROM THE SITE ON PUBLIC ROADS WILL BE COVERED OR WILL MAINTAIN A SIX INCH DIFFERENTIAL BETWEEN THE MAXIMUM HEIGHT OF ANY MATERIAL HAULED AND THE TOP OF THE TRAILER. HAUL TRUCK DRIVERS WILL LOAD PRIOR TO LEAVING THE SITE TO PREVENT SOIL LOSS DURING TRANSPORTATION.
35. PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE, EXISTING SURVEY MONUMENTS SHALL BE NOTED AND DOCUMENTED BEFORE CONSTRUCTION. IF ANY MONUMENTS ARE DISTURBED DURING CONSTRUCTION THE CONTRACTOR SHALL PAY A LICENSED LAND SURVEYOR OR REGISTERED ENGINEER TO RESET SUCH MONUMENTS.

PROFESSIONAL ENGINEERS NOTICE TO CONTRACTOR

1. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.
2. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
3. THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE TO OR PROTECTION OF THESE LINES.

DEMOLITION GENERAL NOTES

1. UTILITIES: THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND BEST RECOLLECTION OF FACILITY STAFF, THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR POT HOLE TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR PROTECTION OF ALL EXISTING UTILITY LINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND DISPOSE OF ALL STRUCTURES ABOVE AND OR BELOW GROUND UNLESS OTHERWISE NOTED. ANY HAZARDOUS MATERIALS ENCOUNTERED SHALL BE HANDLED AND REMOVED AS REQUIRED BY LOCAL AND/OR STATE LAWS AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING HARDSCAPE IMPROVEMENTS , UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY THESE PLANS.
4. ALL JOIN LINES SHALL BE SAW CUT ON A NEAT, STRAIGHT LINE PARALLEL WITH THE JOIN. THE CUT EDGE SHALL BE PROTECTED FROM CRUSHING, AND ALL BROKEN EDGES SHALL BE RECUT PRIOR TO JOINING.
5. ALL EXISTING OBJECTIONABLE MATERIALS THAT CONFLICT WITH PROPOSED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, UTILITIES AND APPURTENANCES, TREES, SIGNS, AND STRUCTURES, ETC. SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AT NO COST TO THE OWNER, UNLESS OTHERWISE INDICATED HEREIN, OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING STREETS FROM DAMAGES CAUSED BY HIS OPERATIONS. ANY CURBS DAMAGED DURING HIS OPERATIONS SHALL BE SAWCUT AND REPLACED AT NO COST TO THE OWNER. ANY EXISTING PAVING IDENTIFIED AS POTENTIALLY NEEDING TO BE REPLACED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.
7. THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION AND DISPOSAL OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS.

ACCESSIBILITY NOTICE TO CONTRACTOR

1. ALL SLOPES IN DIRECTION OF TRAVEL SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUM ALLOWED GRADES BY THE AMERICANS WITH DISABILITIES ACT ACCESS GUIDE (ADAAG), AND THE CALIFORNIA BUILDING CODE (CBC) IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ADAAG AND CBC AND IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT THAN SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE DESIGN ENGINEER SHALL BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
2. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL PHASES OF WORK RELATING TO ADAAG AND CBC ACCESS FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR A CONSTRUCTION TOLERANCE, IN CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS CALLED OUT BY ADAAG AND CBC ARE SUBJECT TO REJECTION BY THE INSPECTOR AND MAY BE REQUIRED TO BE REMOVED AND REPLACED.
3. SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUB-CONTRACTORS DURING THE GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF ADAAG AND CBC RELATED ITEMS OF THIS PROJECT BY THE INSPECTING AUTHORITY OR OTHER AFFECTED PARTIES.
4. COMPLIANCE WITH THE ADAAG AND CBC CONSTRUCTION REQUIREMENTS AND CALIFORNIA TITLE 24 WILL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS.

PROJECT INFORMATION

ZONING:	COMMERCIAL RETAIL (CR)
APN:	013-101-072
FLOOD ZONE:	ZONE AE
SITE AREA:	1.4 AC
AREA DISTURBED:	0.20 ACRES (OFFSITE) 0.27 ACRES (ONSITE) PER SEPARATE PLANS 0.47 ACRES (TOTAL)
WDID NUMBER:	NOT REQUIRED - LESS THAN 1.0 ACRE
GRADING INFORMATION*	
CUT QUANTITY:	800 CUBIC YARDS
FILL QUANTITY:	250 CUBIC YARDS
NET CUT/FILL:	550 CUBIC YARDS EXPORT

EXPORT LOCATION IS ASSUMED TO BE THE BIANCHI QUARRY, LOCATED ON SANTA ROSA CREEK ROAD IN CAMBRIA (OPERATED BY CRYE CONSTRUCTION).

* EARTHWORK QUANTITIES ARE PROVIDED FOR PERMITTING INFORMATION ONLY. THE QUANTITIES SHOWN ABOVE ARE NOT INTENDED FOR USE BY THE CONTRACTOR WHEN ESTIMATING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO GENERATE AND/OR VERIFY EARTHWORK QUANTITIES.

UTILITY INFORMATION

ELECTRICITY:	PACIFIC GAS AND ELECTRIC WWW.PGE.COM 1-(800)-PGE-5000
WATER/SEWER:	CAMBRIA COMMUNITY SERVICES DISTRICT 1316 TAMSON DRIVE, SUITE 201 CAMBRIA, CA 93401 (805)-927-6223
NATURAL GAS:	SOUTHERN CALIFORNIA GAS COMPANY 1314 BROAD STREET SAN LUIS OBISPO, CA 93401 (800)-427-2200
TELEPHONE/CABLE TV:	CHARTER COMMUNICATIONS 7555 SAN LUIS AVENUE ATASCADERO, CA 93422 1-(888)-438-2427
TRASH SERVICE:	MIDSTATE SOLID WASTE & RECYCLING 3360 LA CRUZ WAY PASO ROBLES, CA 93446 (805)-434-9112

SURVEY NOTES

BENCHMARK:
SCRIBED "X" ON SIDEWALK, ELEVATION 29.70' (NAVD 88)

BASIS OF BEARING:
NORTH AMERICAN DATUM OF 1983 (NAD 83)

ORIGIN OF SURVEY INFORMATION:
THE TOPOGRAPHIC INFORMATION SHOWN IN THESE DRAWINGS AND USED TO DESIGN THE INFORMATION SHOWN ON THESE DRAWINGS WAS PERFORMED AND PREPARED BY GB LAND SURVEYING ON MAY 10, 2021. IF DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION THE SURVEYOR AND CONTRACTOR WILL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY AND PRIOR TO CONTINUING CONSTRUCTION.

PROJECT PARTICIPANTS

PROPERTY OWNER:	CAMBRIA COMMUNITY SERVICES DISTRICT 1316 TAMSON DRIVE, SUITE 201 CAMBRIA, CA 93428 805.927.6223
AGENCY:	COUNTY OF SAN LUIS OBISPO 976 OSOS STREET, SUITE 200 SAN LUIS OBISPO, CA 93401 805.781.5600
CIVIL ENGINEER:	CIVIL DESIGN STUDIO, INC. MONTE SOTO, P.E., QSD P.O. BOX 199 CAMBRIA, CA 93428 805.706.0401
GEOTECHNICAL ENGINEER:	GEOSOLUTIONS, INC. KRAIG CROZIER 220 HIGH STREET SAN LUIS OBISPO, CA 93401 805.543.8539

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION	IRR	IRRIGATION
		JP	JOINT POLE
AC	ASPHALTIC CONCRETE	L/A	LANDSCAPE AREA
ARCH	ARCHITECT	LP	LIGHT POLE / LOW POINT
AV	AIR VAC RELEASE	MH	MANHOLE
BLDG	BUILDING	MJ	MECHANICAL JOINT
BCR	BEGIN CURB RETURN	MON	MONUMENT
BEG	BEGINNING	NG	NATURAL GRADE
BF	BLIND FLANGE	NAP	NOT A PART
BFE	BASE FLOOD ELEVATION	OH / OHD	OVERHEAD UTILITY
BSW	BACK OF SIDEWALK	P/A	PLANTER AREA
BVC	BEGIN VERTICAL CURVE	P/L	PROPERTY LINE
BW	BOTTOM OF WALL	PC	POINT OF CURVATURE
BO	BLOW OFF	PCCR	POINT OF COMPOUND CURVE
C/L	CENTERLINE	PCC	PORTLAND CEMENT CONCRETE
CB	CATCH BASIN	PE	PAD ELEVATION
CMU	CONCRETE MASONRY UNIT	PI	POINT OF INFLECTION
CO	CLEANOUT	POC	POINT OF CONNECTION (UTILITY)
CONC	CONCRETE	PP	POWER POLE
DDC	DOUBLE DETECTOR CHECK	PRCR	POINT OF REVERSE CURVE
D/W	DRIVEWAY	PS	PARKING STRIPE
ECR	END CURB RETURN	PT	POINT OF TANGENCY
EG	EXISTING GRADE	PUE	PUBLIC UTILITY EASEMENT
EL	ELEVATION	PVI	POINT OF VERTICAL INFLECTION
ENG	ENGINEER	R/W, ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RP	REDUCED PRESSURE BACKFLOW DEVICE
ESMT	EASEMENT		
EVC	END VERTICAL CURVE	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SG	SUB-GRADE ELEVATION
FF	FINISHED FLOOR ELEVATION	SS	SANITARY SEWER
FG	FINISHED GROUND ELEVATION	STA	STATION
FH	FIRE HYDRANT	TB	THRUST BLOCK
FL	FLOW LINE	TC	TOP OF CURB
FLG	FLANGED	TEL	TELEPHONE
FS	FINISHED SURFACE ELEVATION	TF	TOP OF FOOTING
GB	GRADE BREAK	TI	TRAFFIC INDEX
GM	GAS METER	TG	TOP OF GRATE
GV	GAS VALVE	TW	TOP OF WALL
GTD	GRADE TO DRAIN	VC	VERTICAL CURVE
GUY	GUY WIRE ANCHOR	VLT	VAULT
HB	HOSE BIB	WDID	WASTE DISCHARGE IDENTIFICATION NUMBER
HP	HIGH POINT		
IE	SEWER INVERT ELEVATION	WL	WATERLINE
ICV	IRRIGATION CONTROL VALVE	WM	WATER METER
INV	STORM DRAIN INVERT ELEVATION	WV	WATER VALVE

MODIFIED SLO COUNTY FORM BLD-1032			
TABLE 1705.6 (2022 CALIFORNIA BUILDING CODE)			
CHECK IF REQUIRED	VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
X	1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X
X	2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X
X	3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.		X
X	4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	
X	5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X

1

UTILITY GENERAL NOTES

1. ALL WATER LINES 3" AND SMALLER SHALL BE SCHEDULE 80 PVC, PER ASTM D-1784 WITH SOLVENT WELD FITTINGS. ALL WATER LINES 4" AND GREATER SHALL BE CLASS 235 C900 PVC WITH THRUST BLOCKS AT ALL APPLICABLE FITTINGS.
2. WATER MAIN AND SEWER MAIN CROSSINGS SHALL COMPLY WITH STATE AND AGENCY HEALTH DEPARTMENT REGULATIONS. WATER SERVICE LINES AND SEWER LATERALS SHALL NOT BE IN THE SAME TRENCH. WATER AND SEWER LINES ONSITE SHALL HAVE A TEN FOOT MINIMUM HORIZONTAL CLEARANCE WHENEVER POSSIBLE. WATER MAINS SHALL CLEAR ABOVE ALL SEWER LATERALS BY A MINIMUM OF ONE FOOT VERTICAL CLEARANCE OR UNDER BY 3' MINIMUM. WHEN WATER LINE CROSSES UNDER SEWER, OR MINIMUM CLEARANCE OVER SEWER IS NOT ACHIEVED, SEWER SHALL NOT HAVE JOINTS WITHIN 10' EACH SIDE OF CROSSING.
3. MINIMUM WATER LINE COVER SHALL BE 24" FOR 3" DIAMETER AND SMALLER, 36" OF COVER FOR 4" DIAMETER AND LARGER. FIRE LINES SHALL BE 48" OF COVER.
4. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TESTS OF ALL TRENCH BACKFILL AND SUBMIT THEM TO THE CONSTRUCTION MANAGER FOR APPROVAL. ALL BACKFILL SHALL HAVE A SAND EQUIVALENT OF 30 OR BETTER.
5. WATER SERVICE, SEWER, FIRE SYSTEM AND ROOF DRAIN POINTS OF CONNECTION TO THE BUILDINGS SHALL BE INSTALLED BY THE BUILDING PLUMBING CONTRACTOR.
6. MINIMUM BEARING AREA FOR THRUST BLOCKS SHALL BE ACCORDING TO THE THRUST BLOCK SCHEDULE SHOWN ON THESE PLANS.
7. A PIPE "DEFLECTOR' OR "REROUNDER" SHALL NOT BE USED TO REROUND OVERDEFLECTED PIPES.
8. ALL VALVE AND CLEANOUT COVERS TO HAVE TRAFFIC RATED VANDAL PROOF COVERS AND ADJUSTED BY CONTRACTOR TO FINISH GRADE AFTER PAVING. ALL COVERS SHALL INDICATE "S" FOR SEWER, "W" FOR WATER, AND "SD" FOR STORM DRAIN.
9. UNDERGROUND STEEL UTILITIES SHOULD BE PROTECTED FROM CORROSION WITH 40 MIL EXTRUDED POLYETHYLENE, 20 MIL PLASTIC TAPE OVER PRIMER PER AWWA STANDARD C209, OR HOT APPLIED COAL TAR ENAMEL OR TAPE PER AWWA STANDARD C203.
10. BARE STEEL APPURTENANCES SUCH AS BOLTS, JOINT HARNESSES OR FLEXIBLE COUPLINGS SHOULD BE COATED WITH A COAL TAR OR RUBBER-BASED MASTIC AFTER ASSEMBLY.
11. SEWER PIPE SHOWN ON PLAN SHALL SHALL BE POLYVINYL CHLORIDE PLASTIC PIPE (OR APPROVED ALTERNATE MATERIAL) AND COMPLY WITH ASTM D3034 FOR 4" THROUGH 15" SDR 35/26 SEWER PIPE. SEWER PIPE SHALL HAVE A STANDARD DIMENSION RATIO (SDR) OF 35 OF STRONGER.
12. CONTRACTOR SHALL EXPOSE ALL WATER AND SEWER PIPELINES AT PROPOSED CONNECTION POINTS TO CONFIRM MATERIAL TYPES LOCATION, AND ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
13. ALL WATERLINES SHALL HAVE UNDERGROUND WARNING TAPE PLACED 12" ABOVE THE LINES IN THE TRENCH. NON-METALIC LINES SHALL HAVE METALLIC LINED TAPE.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR AND COORDINATE THE RELOCATION OF ANY EXISTING UTILITIES DEEMED NECESSARY BY THE PROPOSED IMPROVEMENT.
15. WHENEVER IT BECOMES NECESSARY TO TUNNEL UNDER EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL SUPPORT THOSE IMPROVEMENTS IN A MANNER APPROVED BY THE PROJECT ENGINEER OR THE CONTRACTOR SHALL SAWCUT, REMOVE AND REPLACE THOSE IMPROVEMENTS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
16. PRIOR TO PLACING OF UNDERGROUND UTILITIES, THE LOCATION OF ALL UNDERGROUND FACILIT

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Trevor Keith *Director of Planning & Building*

April 22, 2024

CAMBRIA COMM SERVICES DISTRICT
PO BOX 65
CAMBRIA, CA 93428-0065

SUBJECT: Notice of Final County Action, Development Plan, C-DRC2024-00007

Dear Sir/Madam,

This letter is to notify you that application **C-DRC2024-00007** was **Approved** by the **Planning Commission** on **April 11, 2024,** based on the adopted findings and subject to the conditions of approval, both of which are attached for your records.

If the use authorized by this approval has not been established or if substantial work on the property towards the establishment of the use is not in progress after a period of 24 months from the date of this approval or such other time period as may be designated through approved conditions, this approval shall expire and become void unless an extension of time has been granted pursuant to the provisions of Section 22.64.070 of the County Land Use Ordinance. If the use authorized by this approval, once established, is or has been unused, abandoned, discontinued, or has ceased for a period of six (6) months or conditions have not been complied with, such approval shall become void.

Pursuant to County Land Use Ordinance Section 22.70.050 or County Real Property Division Ordinance Section 21.04.020 or Coastal Zone Land Use Ordinance Section 23.01.042, any aggrieved person may appeal this decision to the Board of Supervisors within 14 calendar days of the decision. Appeals must be filed, in writing and on the appropriate form, with the Department of Planning & Building. An appeal fee, set by ordinance, applies to all inland appeals and coastal appeals where no legitimate coastal resource issues related to the County's Local Coastal Plan are raised in the appeal. If the appeal fee is applicable, it must be paid at the time the appeal is filed. An original signature is required on the appeal form, facsimiles (digital or hard copy) will not be accepted.

Any aggrieved person or the Coastal Commission itself may appeal a decision by the Board of Supervisors to the California Coastal Commission within 10 working days after the decision. All county-level appeals must be exhausted before an appeal may be filed with the Coastal Commission. Appeals to the Coastal Commission must be filed directly with the Coastal Commission office. Please contact the Commission's Santa Cruz office at (831) 427-4863 for additional information.

Please note that no construction permits may be issued until the appeal period(s) described above have expired without any appeals being filed.

If you have any questions regarding your project, please contact **Andy Knighton** at 805-781-5142.

Sincerely,

Brenda Chang
Secretary
County of San Luis Obispo
Department of Planning & Building

976 Osos Street, Room 300
San Luis Obispo, CA 93408 (805) 781-5600 / 771-1TY/TRS

EXHIBIT A – FINDINGS
DEVELOPMENT PLAN/COASTAL DEVELOPMENT PERMIT
C-DRC2024-00007 CAMBRIA CSD

CEQA Exemption

A. The project qualifies for a Categorical Exemption (Class 2) pursuant to CEQA Guidelines Section 15302 (Replacement or Reconstruction). A Class 2 Categorical Exemption consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project includes the construction of a community skateboard park and associated site improvements, including a parking area; a restroom facility; landscaping; and frontage, drainage, and utility improvements. The proposed skateboard park facility would be constructed within the footprint of the existing building pad that has been historically used as a community skateboard park at the project site. The project improvements would not increase capacity and the project would not result in potentially significant environmental impacts. The project is not located in an area which may have an impact on an environmental resource of hazardous or critical concern which is designated, precisely mapped and officially adopted by a federal, state or local agency. Further, there are no unusual circumstances surrounding the project. There are no unusual circumstances as the project is similar to the existing, principal use of the site. The location of the proposed project is not within any hazardous waste site compiled pursuant to Gov. Code § 65962.5. The proposed project does not involve or does not cause a substantial adverse change in the significance of a historical resource.

Development Plan/Coastal Development Permit

B. The proposed project or use is consistent with the San Luis Obispo County General Plan and Local Coastal Plan because the use is an allowed use and, as conditioned, is consistent with all of the General Plan and Local Coastal Plan policies.

C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.

D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the addition does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety, and welfare concerns.

E. The proposed project will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the skateboard park is an allowable use for this site and will not conflict with the surrounding lands and uses.

F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Main Street, an arterial road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Adjustments

H. Modification of parking standards, required by Coastal Zone Land Use Ordinance Section 23.04.166, is justified because the characteristics of the use or its immediate vicinity do not necessitate 11 parking spaces. Most users will skateboard or be dropped off at the park, and the reduced parking will be adequate to accommodate on the site all parking needs generated by the use, and no traffic problems will result from the proposed modification of parking standards.

I. Modification of the front setback standard, required by Coastal Zone Land Use Ordinance Section 23.08.070, is justified because the site's constraining topography does not necessitate a 25-foot front setback. Grading on the steep slopes at the rear of the property can be avoided by reducing the required 25-foot front setback to 0 feet, which will allow the skateboard park to be constructed on the flat portion of the site, reduce site disturbance, and avoid the need for geologic/soils reports and engineering (i. e. 10-foot retaining walls).

J. Modification of the residential land use setback standard, required by Coastal Zone Land Use Ordinance Section 23.08.070, is justified because there are steep slopes separating the skateboard park from the existing residences that cause the noise produced from the skateboard park to not exceed the exterior noise standards at these residences (45 dB Acoustics, March 2023). Therefore a 1,000-foot setback from residential uses is not necessary. There will be a linear distance of approximately 180 feet between the skateboard park and the residences, and an elevation change of approximately 35 feet.

K. Modification of the sidewalk standards, required by Coastal Zone Land Use Ordinance Section 23.05.106, is justified because there is a utility box in the frontage of the property that would cost a substantial amount to relocate and cannot be circumvented. The cost of relocating the utility box would be extremely high and can be avoided by requiring only the area between the Cambria Library and the utility box to be constructed with sidewalk.

Sensitive Resource Area

L. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation and will preserve and protect such features through the site design because the skateboard park has been designed to avoid removal of any Monterey Pine trees. In the event any Monterey Pine trees that are six inches or more in diameter, 4.5 feet above ground are impacted, the applicant shall be subject to a replanting ratio of 3:1.

M. Natural features and topography have been considered in the design and siting of all proposed physical improvements because the project will be located on the flattest portion of the property that was already disturbed for the previous skateboard park.

N. The proposed clearing of topsoil, trees, is the minimum necessary to achieve safe and convenient access and siting of proposed structures and will not create significant adverse effects on the identified sensitive resource, because the project is located on a previously disturbed area of the property, avoids grading on steep slopes, and proposes to remove 4 non-special status trees.

O. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because the project proposes drainage improvements, including a drainage basin, and will ensure historic drainage is not impacted.

Environmentally Sensitive Habitat Areas

P. There will be no significant negative impact on the identified sensitive habitat and the proposed use will be consistent with the biological continuance of the habitat, because the project has been designed to avoid impacts to habitat to the maximum feasible and does not propose to remove any Monterey Pine Trees.

Q. The proposed use will not significantly disturb the habitat, because the project is located within an existing urban developed neighborhood.

Archeological Sensitive Area

R. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and sufficiently protected because the proposed project will be located within a previously disturbed area. The project site is located in an Archeologically Sensitive Area. An archaeological surface survey was submitted (Central Coast Archaeological Research Consultants, July 2022). The survey did not find any cultural resources and recommended that no further archaeological studies are necessary. No impacts to significant cultural resources are anticipated and the project is conditioned to cease construction in the event archaeological/cultural resources are discovered during ground-disturbing activities.

EXHIBIT B – REVISED CONDITIONS OF APPROVAL
DEVELOPMENT PLAN/COASTAL DEVELOPMENT PERMIT
C-DRC2024-00007 CAMBRIA CSD

Approved Development

This approval authorizes:

a. Construction of a new skateboard park, landscaping, fencing, one all-gender restroom and paved parking lot with 7 spaces.

b. Drainage and public right of way improvements on Main Street.

c. Disturbance of 0.47 acres of the 1.4 acre parcel.

d. Maximum height of 12 feet and 4 inches from average natural grade for the purposes of the restroom.

The project includes the following modifications:

e. The required number of parking spaces, as required by Coastal Zone Land Use Ordinance Section 23.04.166, to be reduced from 11 spaces to 7 spaces.

f. The minimum front setback, as required by Coastal Zone Land Use Ordinance Section 23.08.070, to be reduced from 25 feet to 0 feet.

g. The minimum distance from a residential land use, required by Coastal Zone Land Use Ordinance Section 23.08.070, to be reduced from 1,000 feet to 180 feet.

h. The construction of sidewalk along the entire frontage of the site, required by Coastal Zone Land Use Ordinance Section 23.05.106. The extent of sidewalk construction will be reduced- starting at the end of the existing sidewalk to the southwest at the library and ending at the existing PG&E utility vault to northwest of proposed driveway entrance.

Conditions required to be completed at the time of application for construction permits

Site Development

1. **At the time of application for construction permits,** submit a revised landscape and fencing plan to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
   a. Streetscape plants on a depressed grade to prevent drainage issues, to the satisfaction of Public Works.
   b. Landscape plants between the skateboard park and the library should be effective at buffering noise.
   c. Identify which trees are replacing the removed willow and blackwood trees.
   d. A landscaping plan shall use native, drought tolerant and fire resistant species that are compatible with the habitat values of the surrounding area and vegetation will be propagated from appropriate native stock.

2. **At the time of application for construction permits,** the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

3. **At the time of application for construction permits,** all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Clearance Letter, prepared by the Cambria CSD Fire Department for this proposed project and dated April 27, 2023.

Services

4. **At the time of application for construction permits,** the applicant shall provide a letter from the Cambria CSD stating they are willing and able to provide water and sewer service to the property.

Access

5. **At the time of application for construction permits,** the applicant shall submit to the Department of Public Works an encroachment permit application, plans, fees, and post a cash damage bond, to install improvements within the public right-of-way in accordance with County Public Improvement Standards, unless already constructed and acceptable or design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards. The plans are to include, as applicable:
   a. Street plan and profile for widening Main Street to complete the project side of an A-2 urban road section with 6-feet Class II bike lane, 8-feet parking, with curb, gutter, and sidewalk within necessary dedicated right-of-way easements. The new sidewalk is to be extended from existing sidewalk to the southeast at library to the existing PG&E utility vault to northwest of proposed driveway entrance.
   b. A new Main Street site access shall be constructed in accordance with B-2 urban driveway approach and A-5 sight distance standards.
   c. Drainage ditches, culverts, and other structures (if drainage calculations require).
   d. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
   e. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.
   f. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).

6. **At the time of application for construction permits,** the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the County or its designated representative. In addition, prior to building permit issuance, the owner must post a performance bond. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

7. **At the time of application for construction permits,** the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire, or the regulating fire agency standards and specifications back to the nearest public maintained roadway.

Drainage and Flood Hazard

8. **At the time of application for construction permits,** the applicant shall submit complete drainage plans for review and approval in accordance with Section 23.05.040 of the Land Use Ordinance.

9. **At the time of application for construction permits,** the applicant shall show the 100-year flood hazard boundary on the project plans and provide evidence that all new structures comply with County flood hazard construction standards Section 23.07.060.

10. **At the time of application for construction permits,** the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 23.05.036 of the Land Use Ordinance.

11. **At the time of application for construction permits,** the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.

Stormwater Pollution Prevention Plan (SWPPP)

12. **At the time of application for construction permits,** if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California's Construction General Permit. Sites that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by San Luis Obispo County Codes.

Stormwater Control Plan (SWCP)

13. **At the time of application for construction or grading permits,** the applicant shall demonstrate whether the project is subject to post-construction stormwater requirements by submitting a Stormwater Control Plan application or Stormwater Post Construction Requirements (PCRs) Waiver Request Form.
   a. The applicant must submit a SWCP for all regulated projects subject to Performance Requirement #2 and above. The SWCP must be prepared by an appropriately licensed professional and submitted to the County for review and approval. Applicants must utilize the County's latest SWCP template.
   b. If post-construction stormwater control measures (SCMs) are proposed, the applicant must submit a draft Stormwater Operations and Maintenance Plan for review by the County. The plan must consist of the following Planning & Building Department forms;
      1. Structural Control Measure Description (Exhibit B)
      2. Stormwater System Contact Information
      3. Stormwater System Plans and Manuals
   c. If applicable, following approval by the County, the applicant shall record with the County Clerk-Recorder the Stormwater Operation and Maintenance Plan and an agreement or provisions in the CCRs for the purpose of documenting on-going and permanent storm drainage control, management, treatment, inspection and reporting.

Conditions to be completed prior to issuance of a construction permit

Fees

14. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

15. **Prior to the issuance of construction permits,** and in accordance with Title 13.01 of the County Code, the applicant must pay to the Department of Public Works the North Coast Area B Road Improvement Fee based on the latest adopted area fee schedule.

    The applicant shall be responsible for paying to the Department of Public Works the North Coast Area B Road Improvement Fee consistent with the approved fee schedule at the time of issuance of building permit, or within 30 days of land use permit approval if no building permit is required. In accordance with Government Code section 66020(d)(1), the County provides notice to the applicant that the 90-day approval period in which the applicant may protest imposition of the Road Improvement Fee has begun.

Offers

16. **Prior to issuance of construction permits,** the applicant may be required to offer for dedication to the public drainage easement(s) as necessary to contain both existing and proposed drainage features where those features accept public road storm flows. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

17. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for **prior to final building inspection.** If bonded for, landscaping shall be installed within 60 days after final building inspection. If installed or bonded for, the landscaping shall thereafter be maintained in a viable condition in perpetuity. If landscaping is for screening, such landscape must be maintained to provide the required or better screening in perpetuity.

18. **Prior to final inspection,** the applicant shall obtain final inspection and approval from Cal Fire of all required fire/life safety measures.

19. **Prior to establishment of the use**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Fire Safety

20. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria CSD Fire Department of all required fire/life safety measures.

Services

21. **Prior to occupancy or final inspection,** whichever occurs first, the applicant shall obtain a final inspection to ensure all conditions of the Cambria CSD will-serve letter have been met.

Access

22. **Prior to commencing permitted activities,** all work in the public right-of-way must be constructed or reconstructed to the satisfaction of the Public Works Inspector and in accordance with the County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans.

Stormwater Control Plan (SWCP)

23. **Prior to acceptance of the improvements (if applicable),** the Stormwater Operations and Maintenance plan and General Notice must be updated to reflect as-built changes, approved by the County, and re-recorded with the County Clerk-Recorder as amendments to the original document.

On-going conditions of approval (valid for the life of the project)

24. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.040 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

25. All conditions of this approval run with the land and shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

Access

26. **On-going condition of approval (valid for the life of the project),** and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage, tree planting, fences, etc., without a valid encroachment permit issued by the Department of Public Works with a maintenance plan.

27. **On-going condition of approval (valid for the life of the project),** the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, maintaining County driveway sight distance standards, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity.

Drainage and Flood Hazard

28. **On-going condition of approval (valid for the life of the project),** in accordance with 8.68.130 (Article III), non-stormwater discharges into the county storm drain system shall require an encroachment permit as described in Chapter 13.08 of the County Code. Permits shall only be issued when applicant successfully demonstrates compliance with all requirements of Article III.

Solid Waste and Recycling

29. ***On-going condition of approval (valid for the life of the project),*** the applicant shall provide solid waste disposal service in accordance with County Code Chapter 8.98 – Mandatory Recycling and Chapter 8.99 – Mandatory Organic Waste Disposal Reduction Program. Depending on project type, requirements may include source separation containers for recyclable materials and organic materials from other solid waste; required education, information materials, training, inspections, and other measures to comply with County requirements for mandatory recycling and organic waste reduction; and specific requirements for Tier One and Tier Two commercial edible food generators, such as large grocery stores, venues, events, on-site food facilities, etc.

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P.O. Box 199 | Cambria | CA 93428
805.706.0401 | www.civil-studio.com
PLAN PREPARED BY:
ENGINEER OF RECORD:

PROJECT NAME: CAMBRIA SKATE PARK

PROJECT LOCATION: 975 MAIN STREET, CAMBRIA, CA 93428, APN: 013-101-072

PLANS PREPARED FOR: CAMBRIA COMMUNITY SERVICES DISTRICT, 1316 TAMSON DRIVE, SUITE 201, CAMBRIA, CA 93428

REVISIONS:

1	1ST PLAN CHECK CORRECTIONS
2	2ND PLAN CHECK CORRECTIONS
3	3RD PLAN CHECK CORRECTIONS

REVIEWED BY:	MRS
PREPARED BY:	JTI
DATE:	MARCH 10, 2025
CDS JOB #:	22-011

CONDITIONS OF APPROVAL

C101

SHEET 2 OF 8 SHEETS

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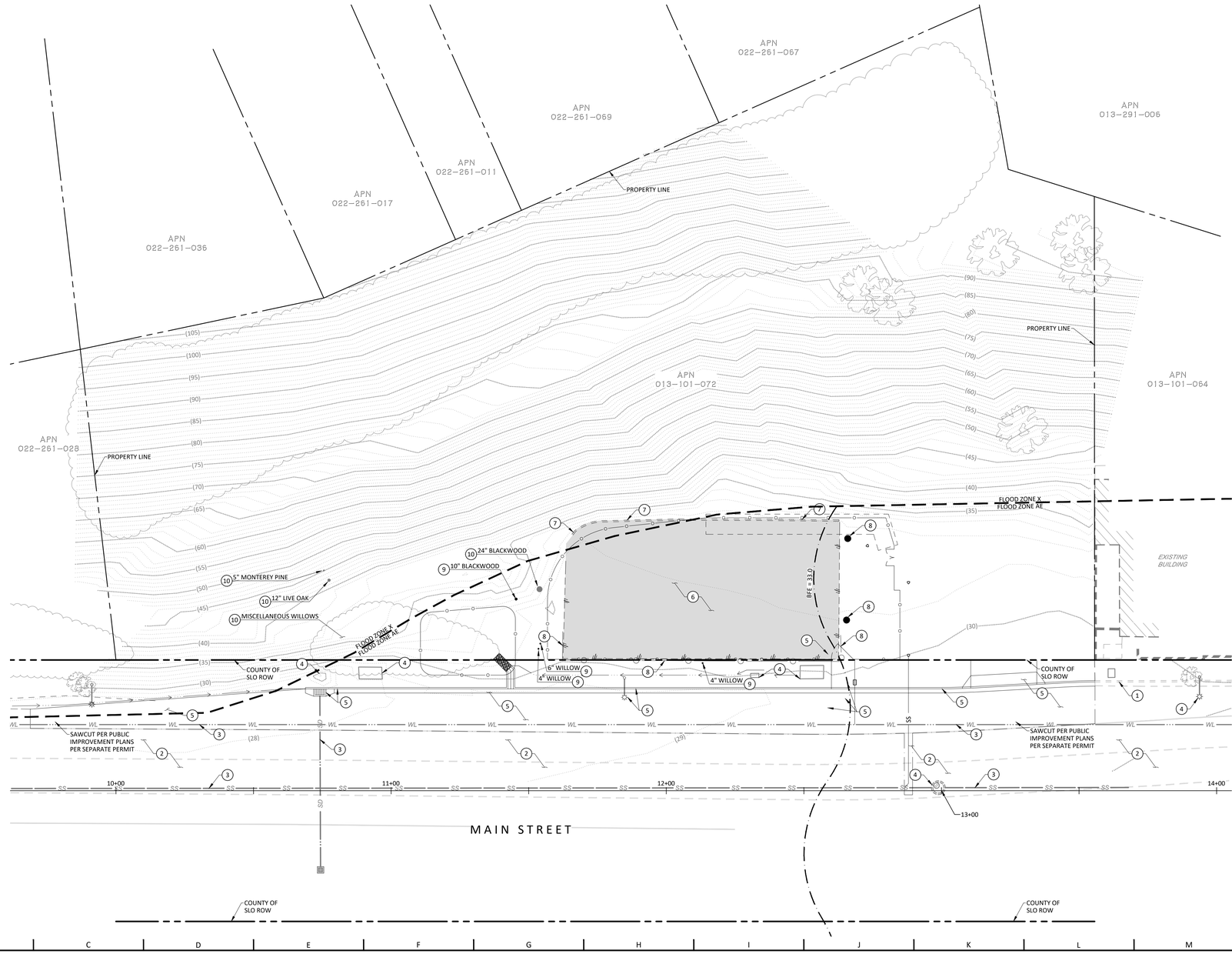

EXISTING TOPOGRAPHIC NOTES

1. EXISTING CURB, GUTTER, AND SIDEWALK - PROTECT IN PLACE
2. EXISTING ASPHALT - PROTECT IN PLACE
3. EXISTING UTILITY LINE - PROTECT IN PLACE
4. EXISTING UTILITY FEATURE - PROTECT IN PLACE
5. EXISTING IMPROVEMENTS PER PUBLIC IMPROVEMENT PLANS PER SEPARATE PERMIT
6. EXISTING ASPHALT - REMOVE AND DISPOSE OF
7. EXISTING CURB - REMOVE AND DISPOSE OF
8. EXISTING FENCE - REMOVE AND DISPOSE OF
9. EXISTING TREE - REMOVE AND DISPOSE OF
10. EXISTING TREE - PROTECT IN PLACE

DEMOLITION GENERAL NOTES

1. UTILITIES: THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND BEST RECOLLECTION OF FACILITY STAFF, THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR POT HOLE TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR PROTECTION OF ALL EXISTING UTILITY LINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND DISPOSE OF ALL STRUCTURES ABOVE AND OR BELOW GROUND UNLESS OTHERWISE NOTED. ANY HAZARDOUS MATERIALS ENCOUNTERED SHALL BE HANDLED AND REMOVED AS REQUIRED BY LOCAL AND/OR STATE LAWS AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING HARDSCAPE IMPROVEMENTS, UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY THESE PLANS.
4. ALL JOIN LINES SHALL BE SAW CUT ON A NEAT, STRAIGHT LINE PARALLEL WITH THE JOIN. THE CUT EDGE SHALL BE PROTECTED FROM CRUSHING, AND ALL BROKEN EDGES SHALL BE RECUT PRIOR TO JOINING.
5. ALL EXISTING OBJECTIONABLE MATERIALS THAT CONFLICT WITH PROPOSED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, UTILITIES AND APPURTENANCES, TREES, SIGNS, AND STRUCTURES, ETC. SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AT NO COST TO THE OWNER, UNLESS OTHERWISE INDICATED HEREIN, OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING STREETS FROM DAMAGES CAUSED BY HIS OPERATIONS. ANY CURBS DAMAGED DURING HIS OPERATIONS SHALL BE SAWCUT AND REPLACED AT NO COST TO THE OWNER. ANY EXISTING PAVING IDENTIFIED AS POTENTIALLY NEEDING TO BE REPLACED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.
7. THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION AND DISPOSAL OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS.

LEGEND

6 ASPHALT DEMOLITION

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ENGINEER OF RECORD:

PROFESSIONAL ENGINEER
REGISTERED
No. 74736
CIVIL
STATE OF CALIFORNIA
NOT VALID WITHOUT SIGNATURE AND SEAL

PROJECT NAME:
CAMBRIA SKATE PARK

PLANS PREPARED FOR:
CAMBRIA COMMUNITY SERVICES DISTRICT
1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CA 93428

PROJECT LOCATION:
975 MAIN STREET
CAMBRIA, CA 93428
APN: 013-101-072

REVISIONS:

1	1ST PLAN CHECK CORRECTIONS
2	2ND PLAN CHECK CORRECTIONS
3	3RD PLAN CHECK CORRECTIONS

REVIEWED BY:	MRS
PREPARED BY:	JTI
DATE:	MARCH 10, 2025
CDS JOB #:	22-011

EXISTING CONDITIONS AND DEMOLITION PLAN

C200

SHEET 3 OF 8 SHEETS

Z:\Shared\CDS Data\Active Jobs\22-011 Cambria Skate Park PIP_Project\3_Condocs\22-011 Demo Plan.dwg, March 11, 2026

NOTE:
ALL EXTERIOR LIGHTING ON THE PROPOSED BUILDING SHALL BE DIRECTED DOWNWARD TO MAINTAIN NIGHT SKY VISIBILITY AND SHALL COMPLY WITH SLO COUNTY TITLE 23.04.320. IN ADDITION, CONTRACTOR SHALL VERIFY THAT THE FINAL INSTALLATION OF ANY EXTERIOR LIGHTING RESULTS IN PRESERVATION OF NIGHT SKY VISIBILITY TO THE MAXIMUM EXTENT POSSIBLE.

PUBLIC IMPROVEMENTS NOTE:
FRONTAGE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT. THE CONTRACTOR SHALL COMPLETE ALL PUBLIC IMPROVEMENTS (PER SEPARATE PLAN AND ENCROACHMENT PERMIT) PRIOR TO OCCUPANCY OF THE PROJECT. REFERENCE PUBLIC IMPROVEMENT PLANS FOR CONSTRUCTION DETAILS WITHIN THE PUBLIC RIGHT OF WAY.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE:

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

TITLED "SOILS ENGINEERING REPORT - MAIN STREET SKATE PARK - APN: 013-101-072, CAMBRIA AREA - SAN LUIS OBISPO COUNTY, CALIFORNIA" AND DATED AUGUST 17, 2021

GEOTECHNICAL ENGINEER: KRAIG CROZIER, GEOSOLUTIONS, INC.
PROJECT NO: SL12170-1

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT REGARDING GRADING AND SITE PREPARATION SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES. REFER TO THE CIVIL SITE PLAN FOR PAVING CROSS SECTIONS.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE:

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOLOGY REPORT PREPARED FOR THIS SITE AS FOLLOWS:

TITLED "ENGINEERING GEOLOGY INVESTIGATION" AND DATED SEPTEMBER 9, 2022

ENGINEERING GEOLOGIST: JEFFREY PFOST, GEOSOLUTIONS, INC.
PROJECT NO: SL12170-2

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT REGARDING GRADING AND SITE PREPARATION SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES. REFER TO THE CIVIL SITE PLAN FOR PAVING CROSS SECTIONS.

GRADING PLAN NOTES

CONCRETE CURBS AND/OR GUTTERS THAT HAVE BEEN CONSTRUCTED AT LESS THAN 0.5% SHALL BE PUDDLE TESTED TO VERIFY CORRECT DRAINAGE. CONTRACTOR SHALL REMOVE AND REPLACE SECTIONS OF CURB THAT DO NOT COMPLY WITH THIS PLAN. MAXIMUM ACCEPTABLE POND LENGTH SHALL BE 2'. MAXIMUM POND DEPTH SHALL BE .02'

MAXIMUM SLOPE IN ALL ADA PARKING STALLS AND LOADING AREAS SHALL BE 2.0% MAXIMUM IN ANY DIRECTION.

LEGEND

- (11) ASPHALT
- (12) CONCRETE IN DRIVE AISLE
- (13) CONCRETE IN PEDESTRIAN AREA
- (21) DETECTABLE WARNING SURFACE

CONSTRUCTION NOTES

(11) CONSTRUCT A MINIMUM 3" OF 3/4" TYPE "A" A.C. PAVING OVER 6" OF CLASS 2 BASE PER SOILS REPORT. NATIVE SUBGRADE SCARIFIED TO A MINIMUM OF 12" AND COMPACTED TO 95% RELATIVE COMPACTION PER SOILS REPORT. SEE DETAIL "B1", SHEET C801 FOR TYPICAL SECTION. SOILS ENGINEER HAS NOT PROVIDED AN R VALUE DURING THE DESIGN PHASE. CONTRACTOR SHALL CONFIRM THIS STRUCTURAL SECTION WITH THE SOILS ENGINEER PRIOR TO PERFORMING THE WORK. HOT MIX ASPHALT SHALL CONFORM TO SECTION 39 OF THE STATE SPECIFICATIONS. ASPHALT BINDER SHALL CONFORM TO PG 64-10 AS SPECIFIED IN SECTION 92 OF THE STATE STANDARD SPECIFICATIONS

(12) CONSTRUCT 6" P.C.C. (520-C-2500) OVER 6" CLASS 2 BASE WITH THICKENED EDGE AT PERIMETER PER SOILS REPORT. REBAR REINFORCEMENT SHALL BE #4 @ 18" O.C. NATIVE SUBGRADE SCARIFIED TO A MINIMUM OF 12" AND COMPACTED TO 95% RELATIVE COMPACTION PER SOILS REPORT. SEE DETAIL "B2", SHEET C801 FOR THICKENED EDGE DETAIL AND TYPICAL CROSS SECTION

(13) CONSTRUCT 4" P.C.C. (520-C-2500) OVER 6" CLASS 2 BASE WITH THICKENED EDGE AT PERIMETER PER SOILS REPORT. REBAR REINFORCEMENT SHALL BE #4 @ 18" O.C. NATIVE SUBGRADE SCARIFIED TO A MINIMUM OF 12" AND COMPACTED TO 95% RELATIVE COMPACTION PER SOILS REPORT. SEE DETAIL "B3", SHEET C801 FOR THICKENED EDGE DETAIL AND TYPICAL CROSS SECTION

(14) CONSTRUCT 0" CONCRETE CURB PER DETAIL "C0", SHEET C801

(15) CONSTRUCT 6" CONCRETE CURB PER DETAIL "C1", SHEET C801

(16) CONSTRUCT CONCRETE CURB AND GUTTER PER DETAIL "C2", SHEET C801

(17) CONSTRUCT 48" CONCRETE V-GUTTER PER DETAIL "C3", SHEET C801

(18) CONSTRUCT CURB CUT WITH TRANSITION PER DETAIL "C4", SHEET C801

(19) CONSTRUCT ACCESSIBLE STALL WITH STRIPING AND VAN ACCESSIBLE SIGNAGE PER DETAILS "A1", "A2", AND "A4", SHEET C800. PAVEMENT MAXIMUM SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2%

(20) FURNISH AND INSTALL PARKING ENTRANCE NOTIFICATION SIGN PER DETAIL "A3", SHEET C800

(21) FURNISH AND INSTALL DETECTABLE WARNING SURFACE (TRUNCATED DOMES) PER DETAIL "A5", SHEET C800

(22) CONSTRUCT ROCK SLOPE PROTECTION PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. H-5

(23) CONSTRUCT ROCK LINED SWALE (STEEP SLOPE) PER DETAIL "D0", SHEET C801

(24) CONSTRUCT ROCK LINED SWALE PER DETAIL "D1", SHEET C801

(25) CONSTRUCT EARTHEN SWALE PER DETAIL "D2", SHEET C801

(26) PAINT 4" WIDE WHITE PARKING STRIPE.

(27) CONSTRUCT ARCHITECTURAL SKATE PARK FEATURE PER SEPARATE PLAN

(28) INSTALL PRE-MANUFACTURERED BATHROOM BUILDING WITH HCD TAG, PUBLIC RESTROOM COMPANY PS-011 (OR APPROVED EQUAL). BUILDING SHALL BE FLOOD PROOF IN COMPLIANCE WITH FEMA REQUIREMENTS. SEE DETAIL "F", SHEET C802. BUILDING PAD PREPARATION SHALL COMPLY WITH SECTION 7.1.2 OF THE PROJECT SOILS REPORT. 1

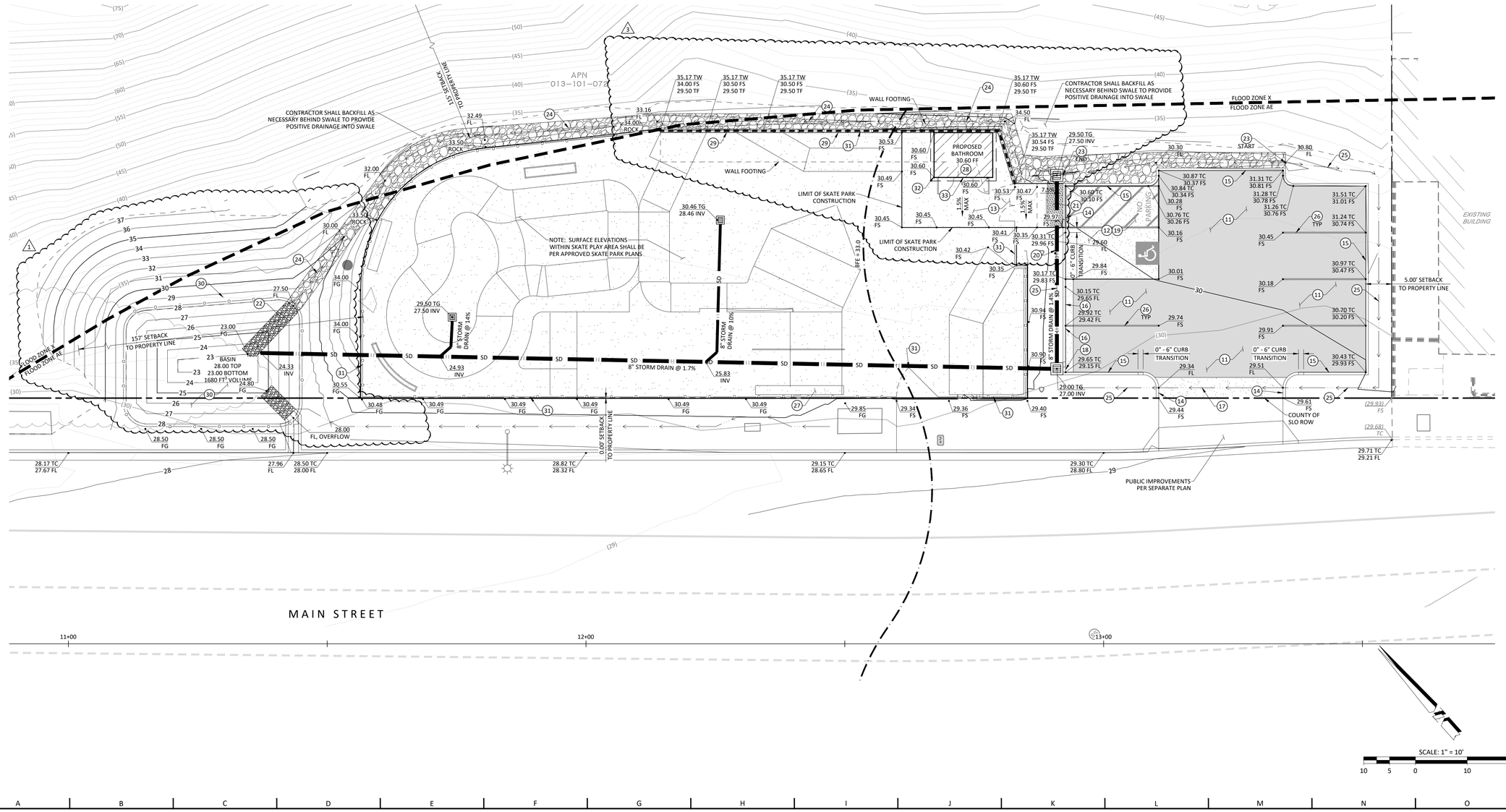
(29) CONSTRUCT RETAINING WALL PER DETAIL "E1", SHEET C801

(30) CONSTRUCT DEEP BASIN PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. D-1. OMIT RAMP

(31) BID ALTERNATE - CONTRACTOR TO PROVIDE OPTION FOR FENCE WITH TWO GATES AS SHOWN. FENCE TYPE PER LANDSCAPE ARCHITECT.

(32) FURNISH AND INSTALL W R MEADWOS DECK-O-FOAM (OR APPROVED EQUAL) FOAM EXPANSION JOINT AT PERIMETER OF THE BUILDING. VERIFY FOAM COMPLETELY COVERS ALL EXPOSED PORTIONS OF THE BUILDING FOUNDATION PRIOR TO POURING CONCRETE SLAB. FILL REMOVABLE SURFACE STRIP WITH SIKAFLEX SEALANT (OR APPROVED EQUAL)

(33) EXTERIOR LIGHTING ON THE PROPOSED BUILDING SHALL BE DIRECTED DOWNWARD TO MAINTAIN NIGHT SKY VISIBILITY AND SHALL COMPLY WITH SLO COUNTY TITLE 23.04.320. INSTALL LUMINAIRE LED AEL 12, 10 WATT, 4000K (OR APPROVED EQUAL) 1



PLAN PREPARED BY:
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ENGINEER OF RECORD:

PROFESSIONAL ENGINEER ★ REGISTERED ★ CIVIL ★ STATE OF CALIFORNIA ★ No. 74736 ★ EXPIRES 12/31/2026

PROJECT NAME:
CAMBRIA SKATE PARK

PROJECT LOCATION:
975 MAIN STREET
CAMBRIA, CA 93428
APN: 013-101-072

PLANS PREPARED FOR:
CAMBRIA COMMUNITY SERVICES DISTRICT
1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CA 93428

REVISIONS:
1 1ST PLAN CHECK CORRECTIONS
2 2ND PLAN CHECK CORRECTIONS
3 3RD PLAN CHECK CORRECTIONS

REVIEWED BY: MRS
PREPARED BY: JTI
DATE: MARCH 10, 2025
CDS JOB #: 22-011

GRADING PLAN

C400

SHEET 4 OF 8 SHEETS

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NOTE:
ALL EXTERIOR LIGHTING ON THE PROPOSED BUILDING SHALL BE DIRECTED DOWNWARD TO MAINTAIN NIGHT SKY VISIBILITY AND SHALL COMPLY WITH SLO COUNTY TITLE 23.04.320. IN addition, CONTRACTOR SHALL VERIFY THAT THE FINAL INSTALLATION OF ANY EXTERIOR LIGHTING RESULTS IN PRESERVATION OF NIGHT SKY VISIBILITY TO THE MAXIMUM EXTENT POSSIBLE.

UTILITY CONSTRUCTION NOTES

- (41) FURNISH AND INSTALL 8" PVC SDR 35 STORM DRAIN PIPE (S = 0.005 MINIMUM)
- (42) AREA DRAIN. REFERENCE SPOHN RANCH SKATE PARK PLANS FOR THIS PROJECT FOR MATERIAL SPECIFICATIONS.
- (43) FURNISH AND INSTALL 18" MID STATE CONCRETE SQUARE CATCH BASIN (OR APPROVED EQUAL) PER MANUFACTURERS DETAILS.

NOTES 46 TO 50 NOT USED

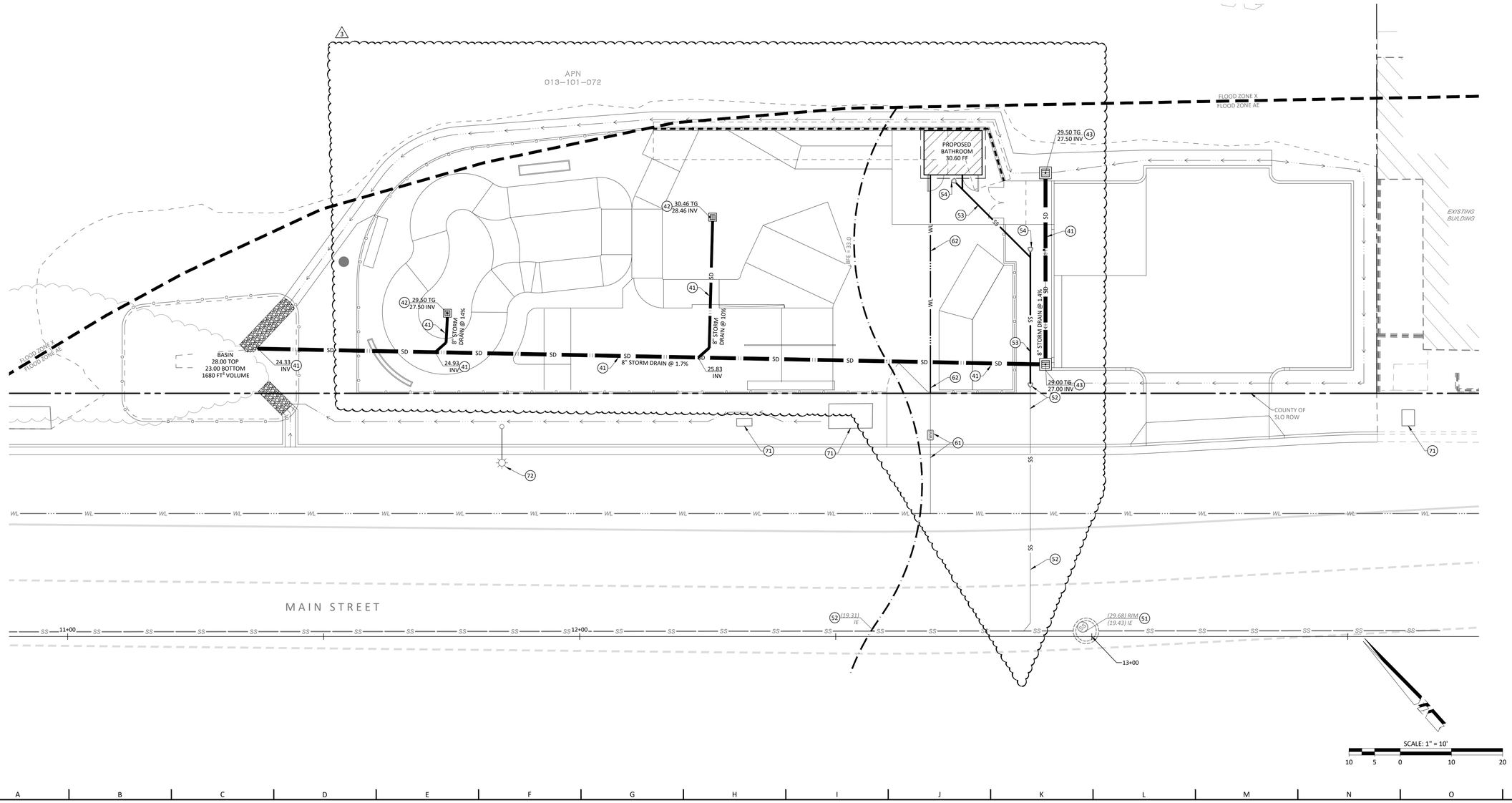
- (51) EXISTING SANITARY SEWER MANHOLE - PROTECT IN PLACE
- (52) EXISTING SANITARY SEWER SERVICE LATERAL PER PUBLIC IMPROVEMENT PLANS PER SEPARATE PERMIT
- (53) FURNISH AND INSTALL 4" PVC SDR 35 SANITARY SEWER LINE (S = 0.020 MINIMUM)
- (54) CONSTRUCT SANITARY SEWER CLEANOUT PER DETAIL, THIS SHEET

NOTE 55 TO 60 NOT USED

- (61) EXISTING 1" WATER SERVICE CONNECTION PER PUBLIC IMPROVEMENT PLANS PER SEPARATE PERMIT
- (62) FURNISH AND INSTALL 1" SCHEDULE 80 PVC WATER LINE

NOTE 63 TO 70 NOT USED

- (71) EXISTING UTILITY VAULT - PROTECT IN PLACE
- (72) RELOCATED STREET LIGHT PER PUBLIC IMPROVEMENT PLANS PER SEPARATE PERMIT



SCALE: 1" = 10'
10 5 0 10 20

PLAN PREPARED BY:
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REVIEWED BY: MRS
PREPARED BY: JTI
DATE: MARCH 10, 2025
CDS JOB #: 22-011

UTILITY PLAN

C500

SHEET 5 OF 8 SHEETS

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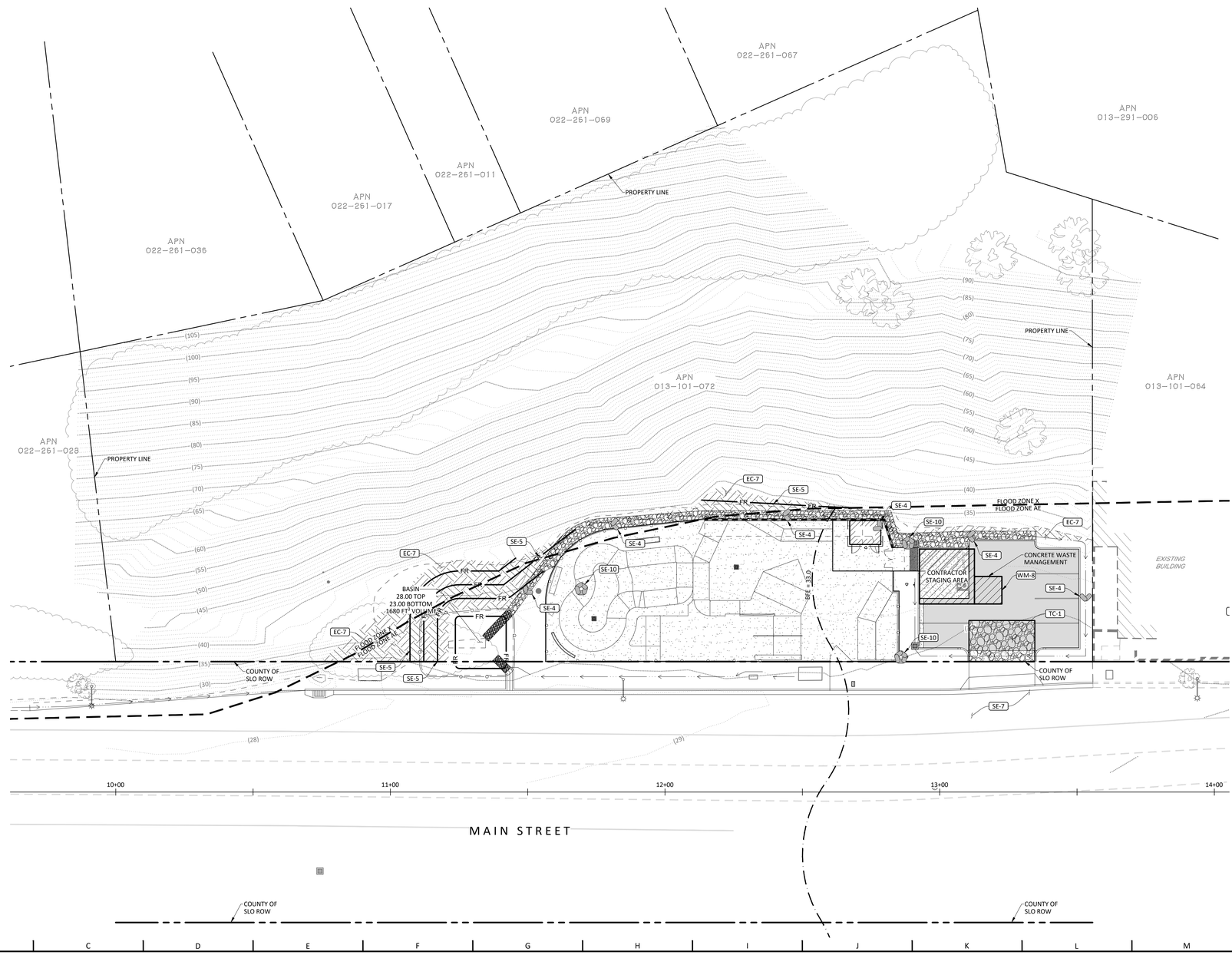

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH CALIFORNIA GENERAL PERMIT.
3. THE OWNER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT OR UNTIL A NOTICE OF TERMINATION HAS BEEN ACCEPTED BY RWQCB. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION AT THE DIRECTION OF THE PROJECT QSP. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE QSD, QSP, AGENCY INSPECTOR, OR RWQCB.
4. PER THE CALIFORNIA GENERAL PERMIT, THERE IS NO IDENTIFIED RAINY SEASON. EROSION CONTROL MEASURES ARE REQUIRED AT ALL TIMES. REFER TO PROJECT SWPPP FOR BMP DETAILS.
5. IN THE EVENT OF A FAILURE, THE OWNER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE AGENCY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR AGENCY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
6. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS.
7. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 75% COVERAGE ON ALL DISTURBED SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
8. THE AGENCY MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.
9. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA GENERAL PERMIT. THE OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI).
10. NAME OF PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM:

NAME: _____

PHONE: _____

BMP SELECTION AND LEGEND

BMP'S SPECIFIED ON THIS PLAN REFERENCE THE NOVEMBER 2009 EDITION OF THE CASQA "CALIFORNIA STORMWATER HANDBOOK". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN BMP DETAILS AVAILABLE AT WWW.CASQA.ORG.

THE FOLLOWING BMPS ARE NOT SHOWN IN SPECIFIC LOCATIONS ON THIS PLAN AND ARE APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL INCORPORATE THESE BMPS INTO THE PROJECT SCOPE:

EC-1	PROJECT SCHEDULING
EC-2	PRESERVATION OF EXISTING VEGETATION
NS-1	WATER CONSERVATION
NS-3	PAVING AND GRINDING
NS-6	DISCHARGE REPORTING
NS-7	POTABLE WATER / IRRIGATION
NS-8	VEHICLE CLEANING
NS-9	VEHICLE FUELING
NS-10	VEHICLE MAINTENANCE
NS-12	CONCRETE CURING
NS-13	CONCRETE FINISHING
WE-1	WIND EROSION CONTROL

THE FOLLOWING BMPS ARE SPECIFIED ON THIS PLAN:

EC-7	GEOTEXTILES AND MATS
SE-4	CHECK DAM
SE-5	FIBER ROLLS
SE-7	STREET SWEEPING
SE-10	STORM DRAIN INLET PROTECTION
TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT
WM-8	CONCRETE WASTE (WASH OUT)

THE FOLLOWING BMPS SHALL BE USED IN THE CONTRACTOR STAGING AREA:

WM-1	MATERIAL STORAGE
WM-2	MATERIAL USAGE
WM-3	STOCKPILE MANAGEMENT
WM-4	SPILL PREVENTION KIT
WM-5	SOLID WASTE (TRASH)
WM-6	HAZARDOUS WASTE MANAGEMENT
WM-9	SEPTIC / SANITARY FACILITIES

SCALE: 1" = 20'

20 15 10 0 20 40

PLAN PREPARED BY:
CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | CA 93428
805.706.0401 | www.civil-studio.com

ENGINEER OF RECORD:

PROFESSIONAL ENGINEER ★ REGISTERED ★ CIVIL ★ STATE OF CALIFORNIA
ROBERT L. SITO
No. 74736
Civil
12/31/26

PROJECT NAME:
CAMBRIA SKATE PARK

PROJECT LOCATION:
975 MAIN STREET
CAMBRIA, CA 93428
APN: 013-101-072

PLANS PREPARED FOR:
CAMBRIA COMMUNITY SERVICES DISTRICT
1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CA 93428

REVISIONS:

1	1ST PLAN CHECK CORRECTIONS
2	2ND PLAN CHECK CORRECTIONS
3	3RD PLAN CHECK CORRECTIONS

REVIEWED BY:	MRS
PREPARED BY:	JTI
DATE:	MARCH 10, 2025
CDS JOB #:	22-011

EROSION CONTROL PLAN

C700

SHEET 6 OF 8 SHEETS

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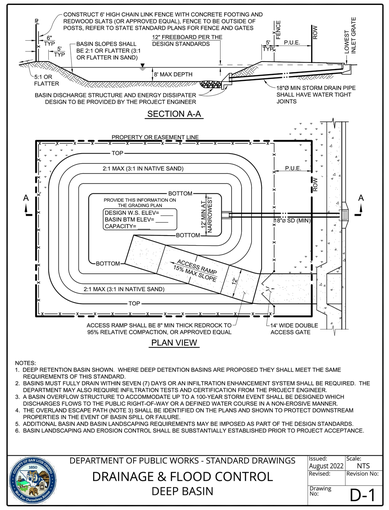
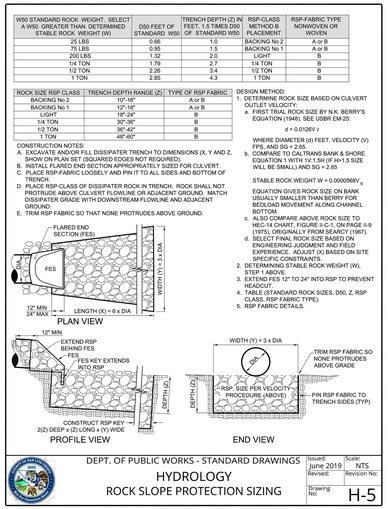
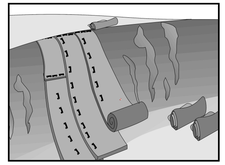




Geotextiles and Mats EC-7



Description and Purpose

Mattings, or Rolled Erosion Control Products (RECPs), can be made of natural or synthetic materials or a combination of the two. RECPs are used to cover the soil surface to reduce erosion from rainfall impact, hold soil in place, and absorb and hold moisture near the soil surface. Additionally, RECPs may be used to stabilize soils until vegetation is established or to reinforce non-woody surface vegetation.

Suitable Applications

RECPs are typically applied on slopes where erosion hazard is high and vegetation will be slow to establish. Mattings are also used on stream banks, swales and other drainage channels where moving water at velocities between 3 ft/s and 6 ft/s are likely to cause scour and wash out new vegetation, and in areas where the soil surface is disturbed and where existing vegetation has been removed. RECPs may also be used when seeding cannot occur (e.g., late season construction and/or the arrival of an early rain season). RECPs should be considered when the soils are fine grained and potentially erosive. RECPs should be considered in the following situations.

- Steep slopes, generally steeper than 3:1 (H:V)
- Slopes where the erosion potential is high
- Slopes and disturbed soils where mulch must be anchored
- Disturbed areas where plants are slow to develop

Categories

EC	Erosion Control	☑
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend: ☑ Primary Category ☑ Secondary Category

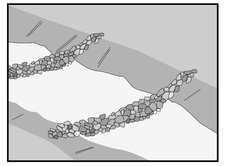
Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

EC-3 Hydraulic Mulch
EC-4 Hydroseeding

Check Dams SE-4



Description and Purpose

A check dam is a small barrier constructed of rock, gravel bags, sandbags, fiber rolls, or other proprietary products, placed across a constructed swale or drainage ditch. Check dams reduce the effective slope of the channel, thereby reducing scour and channel erosion by reducing flow velocity and increasing residence time within the channel, allowing sediment to settle.

Suitable Applications

Check dams may be appropriate in the following situations:

- To promote sedimentation behind the dam.
- To prevent erosion by reducing the velocity of channel flow in small intermittent channels and temporary swales.
- In small open channels that drain 10 acres or less.
- In steep channels where stormwater runoff velocities exceed 5 ft/s.
- During the establishment of grass linings in drainage ditches or channels.
- In temporary ditches where the short length of service does not warrant establishment of erosion-resistant linings.
- To act as a grade control structure.

Categories

EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend: ☑ Primary Category ☒ Secondary Category

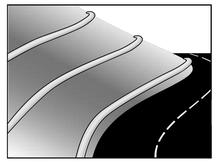
Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-5 Fiber Rolls
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-14 Biofilter Bags

Fiber Rolls SE-5



Description and Purpose

A fiber roll consists of straw, coir, or other biodegradable materials bound into a tight tubular roll wrapped by netting, which can be photodegradable or natural. Additionally, gravel core fiber rolls are available, which contain an imbedded ballast material such as gravel or sand for additional weight when staking the rolls are not feasible (such as use as inlet protection). When fiber rolls are placed at the toe and on the face of slopes along the contours, they intercept runoff, reduce its flow velocity, release the runoff as sheet flow, and provide removal of sediment from the runoff (through sedimentation). By interrupting the length of a slope, fiber rolls can also reduce sheet and rill erosion until vegetation is established.

Suitable Applications

Fiber rolls may be suitable:

- Along the toe, top, face, and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.
- At the end of a downward slope where it transitions to a steeper slope.
- Along the perimeter of a project.
- As check dams in unlined ditches with minimal grade.
- Down-slope of exposed soil areas.
- At operational storm drains as a form of inlet protection.

Categories

EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend: ☑ Primary Category ☒ Secondary Category

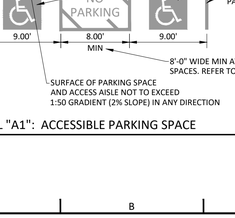
Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-14 Biofilter Bags

Street Sweeping and Vacuuming SE-7



Description and Purpose

Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

Suitable Applications

Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

Limitations

Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

Implementation

- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming efforts to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.
- Do not use kick brooms or sweeper attachments. These tend to spread the dirt rather than remove it.

Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend: ☑ Primary Objective ☒ Secondary Objective

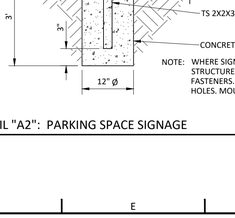
Targeted Constituents

Sediment	☑
Nutrients	
Trash	☑
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

Storm Drain Inlet Protection SE-10



Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

Suitable Applications

Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

Limitations

- Drainage area should not exceed 1 acre.
- In general straw bales should not be used as inlet protection.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.

Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend: ☑ Primary Category ☒ Secondary Category

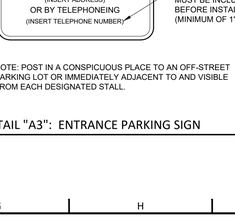
Targeted Constituents

Sediment	☑
Nutrients	
Trash	☒
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence
SE-5 Fiber Rolls
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-14 Biofilter Bags

Stabilized Construction Entrance/Exit TC-1



Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Suitable Applications

Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water

Categories

EC	Erosion Control	☒
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend: ☑ Primary Objective ☒ Secondary Objective

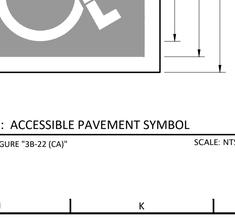
Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

Concrete Waste Management WM-8



Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Effluent Limits (NEL) and Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

Suitable Applications

Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend: ☑ Primary Category ☒ Secondary Category

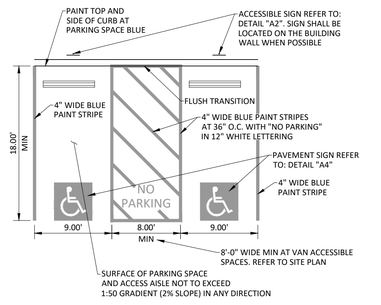
Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	
Organics	

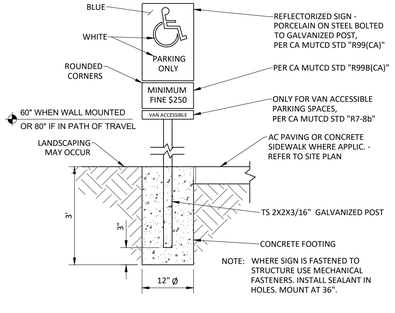
Potential Alternatives

None

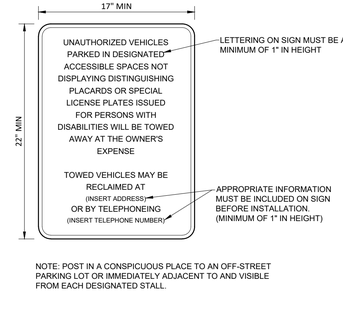
NOTE:
DETAILS ON THIS SHEET ARE PROVIDED FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ORIGINAL COPIES OF THE DETAILS FROM EACH APPLICABLE AGENCY.



19 DETAIL "A1": ACCESSIBLE PARKING SPACE
SCALE: NTS

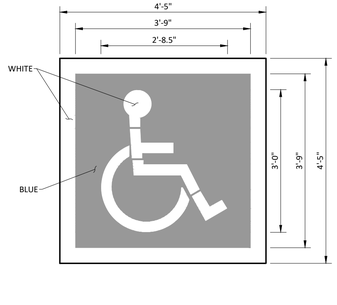


19 DETAIL "A2": PARKING SPACE SIGNAGE
SCALE: NTS

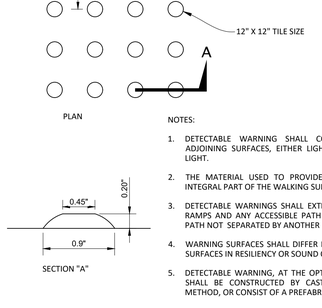


NOTE: POST IN A CONSPICUOUS PLACE TO AN OFF-STREET PARKING LOT OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH DESIGNATED STALL.

20 DETAIL "A3": ENTRANCE PARKING SIGN
SCALE: NTS



19 DETAIL "A4": ACCESSIBLE PAVEMENT SYMBOL
PER CA MUTCD FIGURE "3B-22 (CA)"
SCALE: NTS



NOTES:
1. DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT.
2. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
3. DETECTABLE WARNINGS SHALL EXTEND FULL WIDTH OF CURB RAMPS AND ANY ACCESSIBLE PATH THAT CROSSES VEHICULAR PATH NOT SEPARATED BY ANOTHER ELEMENT.
4. WARNING SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND ON CANE CONTACT.
5. DETECTABLE WARNING, AT THE OPTION OF THE CONTRACTOR, SHALL BE CONSTRUCTED BY CAST IN PLACE OR STAMPED METHOD, OR CONSIST OF A PREFABRICATED SURFACE.

21 DETAIL "A5": TRUNCATED DOMES
SCALE: NTS

PLAN PREPARED BY:
CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | CA 93428
805.706.0401 | www.civil-studio.com

ENGINEER OF RECORD:
PROFESSIONAL ENGINEER * REGISTERED * CIVIL * No. 74736 * STATE OF CALIFORNIA
Exp. 6/30/2027

PROJECT NAME:
CAMBRIA SKATE PARK

PROJECT LOCATION:
975 MAIN STREET
CAMBRIA, CA 93428
APN: 013-101-072

PLANS PREPARED FOR:
CAMBRIA COMMUNITY SERVICES DISTRICT
1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CA 93428

REVISIONS:
1 1ST PLAN CHECK CORRECTIONS
2 2ND PLAN CHECK CORRECTIONS
3 3RD PLAN CHECK CORRECTIONS

REVIEWED BY: MRS
PREPARED BY: JTI
DATE: MARCH 10, 2025
CDS JOB #: 22-011

DETAIL SHEET

C800

SHEET 7 OF 8 SHEETS

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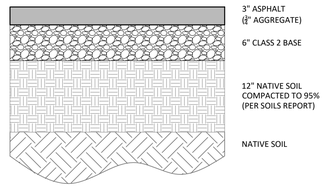
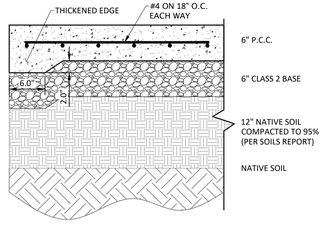


11 DETAIL "B1": AC PAVING

SCALE: 1" = 1'

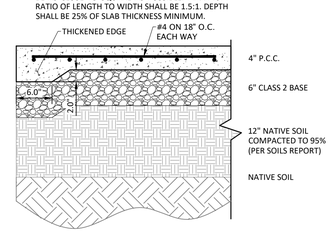
NOTE:
WEAKENED PLANE JOINTS SHALL BE INSTALLED AT A MAXIMUM INTERVAL OF 12.5' EACH WAY. IN ADDITION, RESULTING CONCRETE SECTIONS SHALL BE AS CLOSE TO SQUARE AS POSSIBLE. MAXIMUM RATIO OF LENGTH TO WIDTH SHALL BE 1.5:1. DEPTH SHALL BE 25% OF SLAB THICKNESS MINIMUM.



12 DETAIL "B2": CONCRETE IN DRIVE AISLES

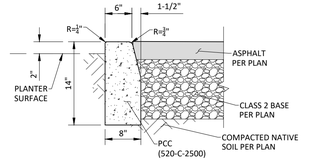
SCALE: 1" = 1'

NOTE:
WEAKENED PLANE JOINTS SHALL BE INSTALLED AT A MAXIMUM INTERVAL OF 8.3' EACH WAY. IN ADDITION, RESULTING CONCRETE SECTIONS SHALL BE AS CLOSE TO SQUARE AS POSSIBLE. MAXIMUM RATIO OF LENGTH TO WIDTH SHALL BE 1.5:1. DEPTH SHALL BE 25% OF SLAB THICKNESS MINIMUM.



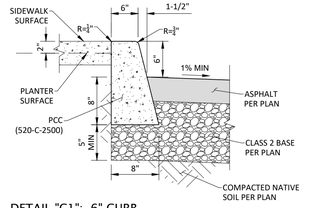
13 DETAIL "B3": CONCRETE IN PEDESTRIAN AREAS

SCALE: 1" = 1'



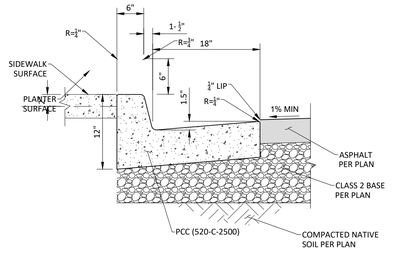
14 DETAIL "C0": 0" CURB

SCALE: 1" = 1'



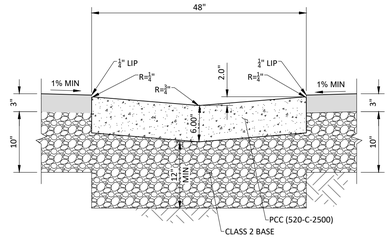
15 DETAIL "C1": 6" CURB

SCALE: 1" = 1'



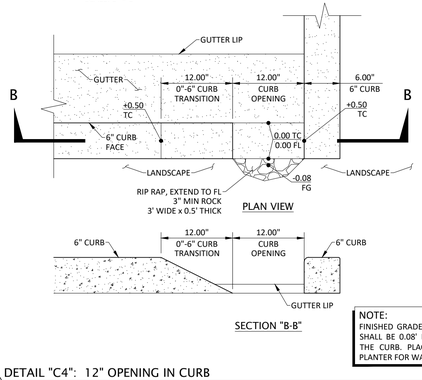
16 DETAIL "C2": 6" CURB AND 18" GUTTER

SCALE: 1" = 1'



17 DETAIL "C3": 48" V-GUTTER

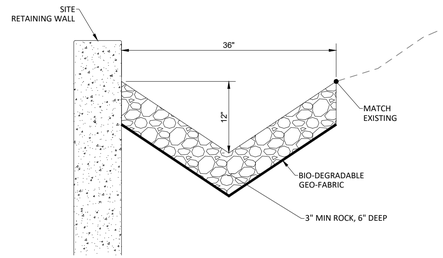
SCALE: NTS



NOTE:
FINISHED GRADE (TOP OF FROCKS) BEHIND CURB SHALL BE 0.08' LOWER THAN THE FLOWLINE OF THE CURB. PLACE ROCK BEHIND CURB CUT IN PLANTER FOR WATER DISSIPATION.

18 DETAIL "C4": 12" OPENING IN CURB

SCALE: NTS

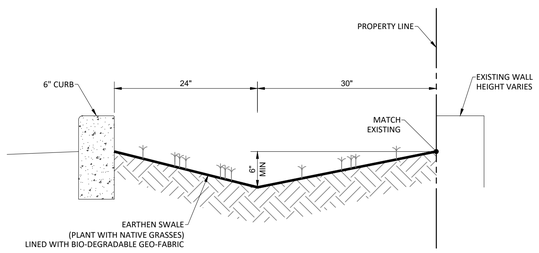


23 DETAIL "D0": ROCK LINED SWALE (STEEP SLOPE)

SCALE: NTS

24 DETAIL "D1": ROCK LINED SWALE

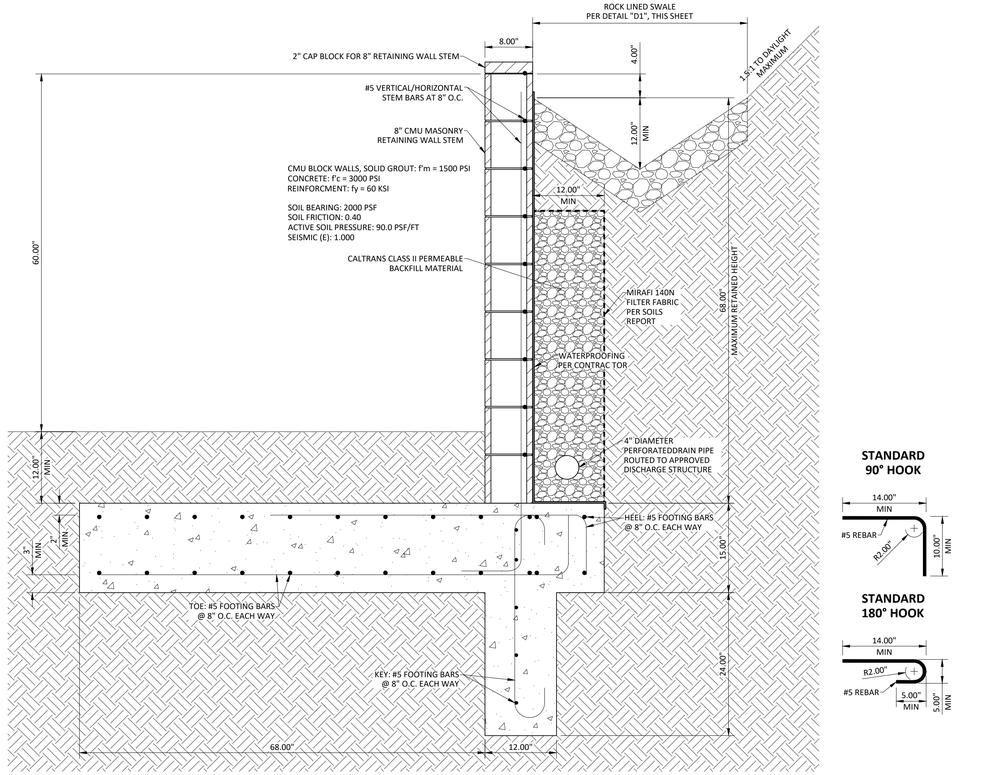
SCALE: NTS



25 DETAIL "D2": EARTHEN SWALE

SCALE: NTS

NOTE:
DETAILS ON THIS SHEET ARE PROVIDED FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ORIGINAL COPIES OF THE DETAILS FROM EACH APPLICABLE AGENCY.



29 DETAIL "E1": CMU RETAINING WALL

SCALE: 1"=1'

PLAN PREPARED BY:
CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | CA 93428
805.706.0401 | www.civil-studio.com

ENGINEER OF RECORD:

PROFESSIONAL ENGINEER ★ CIVIL ★ STATE OF CALIFORNIA ★ No. 74736 ★ REGISTERED ★ EXPIRES 12/31/2026

PROJECT NAME:
CAMBRIA SKATE PARK

PLANS PREPARED FOR:
CAMBRIA COMMUNITY SERVICES DISTRICT
1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CA 93428

PROJECT LOCATION:
975 MAIN STREET
CAMBRIA, CA 93428
APN: 013-101-072

REVISIONS:
1 1ST PLAN CHECK CORRECTIONS
2 2ND PLAN CHECK CORRECTIONS
3 3RD PLAN CHECK CORRECTIONS

REVIEWED BY: MRS
PREPARED BY: JTI
DATE: MARCH 10, 2025
CDS JOB #: 22-011

DETAIL SHEET

C801

SHEET 8 OF 8 SHEETS

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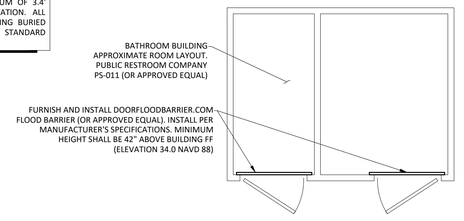
NOTE:
THE CONTRACTOR SHALL REVIEW THE APPROVED FLOOD EMERGENCY PLAN PREPARED BY CIVIL DESIGN STUDIO. ALL UTILITY PENETRATIONS INTO THE PREMANUFACTURERED BETHROOM BUILDING SHALL BE SEALED TO PROVIDE A WATERTIGHT SEAL AROUND THE BUILDING. IN ADDITION, THE FLOOD SHIELD AND FRAME SHALL BE INSTALLED AND LOCATED ONSITE PER MANUFACTURER'S SPECIFICATIONS AND THE APPROVED FLOOD EMERGENCY PLAN. THE CONTRACTOR SHALL AFFIX A PERMANENT COPY OF THE FLOOD EMERGENCY PLAN AND INSTRUCTIONS IN A CONSPICUOUS LOCATION ON THE BATHROOM BUILDING.

NOTE:
THE PROPOSED BUILDING SHALL BE DRY-FLOODPROOFED IN ACCORDINACE WITH NFIP TECHNICAL BULLETIN 3. BUILDING MANUFACTURER SHALL PROVIDE A FLOOD BARRIER AT EACH BUILDING DOOR. FLOOD BARRIER SHALL BE DOORFLOODBARRIER.COM PART 5127MA, (OR APPROVED EQUAL).

ELECTRICAL COMPONENT NOTE:
THE LOWEST POINT OF ANY AND ALL ELECTRICAL COMPONENTS SHALL BE A MINIMUM OF 3.4' ABOVE THE BUILDING SLAB ELEVATION. ALL ELECTRICAL COMPONENTS, INCLUDING BURIED COMPONENTS, SHALL MEET ASCE STANDARD 7-24



28 DETAIL "F": BUILDING DRY FLOOD PROOF REQUIREMENT

SCALE: NTS

PLAN PREPARED BY:
CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | CA 93428
805.706.0401 | www.civil-studio.com

ENGINEER OF RECORD:

PROFESSIONAL ENGINEER ★ JOSEPH R. TORRES ★ No. 74736 ★ STATE OF CALIFORNIA ★ CIVIL

PROJECT NAME:
CAMBRIA SKATE PARK

PROJECT LOCATION:
975 MAIN STREET
CAMBRIA, CA 93428
APN: 013-101-072

PLANS PREPARED FOR:
CAMBRIA COMMUNITY SERVICES DISTRICT
1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CA 93428

REVISIONS:

1	1ST PLAN CHECK CORRECTIONS
2	2ND PLAN CHECK CORRECTIONS
3	3RD PLAN CHECK CORRECTIONS

REVIEWED BY:	MRS
PREPARED BY:	JTI
DATE:	MARCH 10, 2025
CDS JOB #:	22-011

DETAIL SHEET

C802

SHEET ---- OF 8 SHEETS

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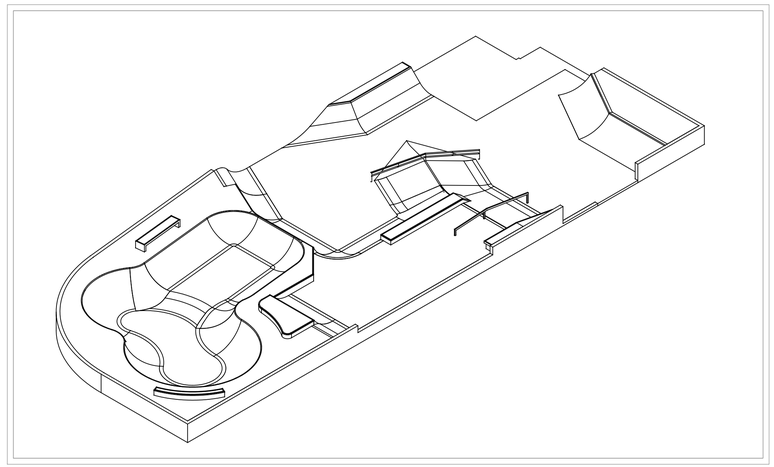
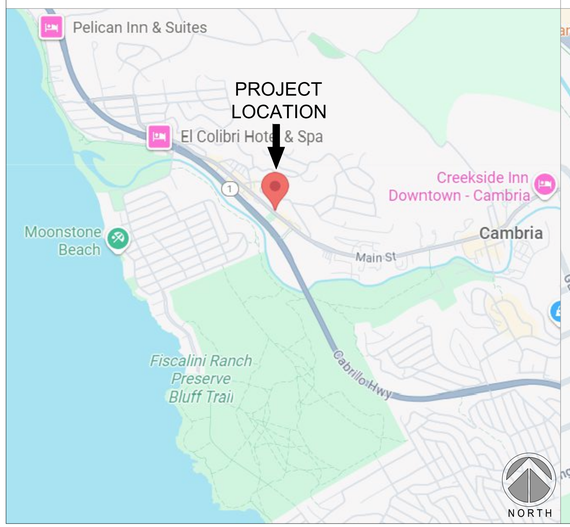
CONSTRUCTION PLAN SET
PREPARED FOR
CAMBRIA SKATEPARK



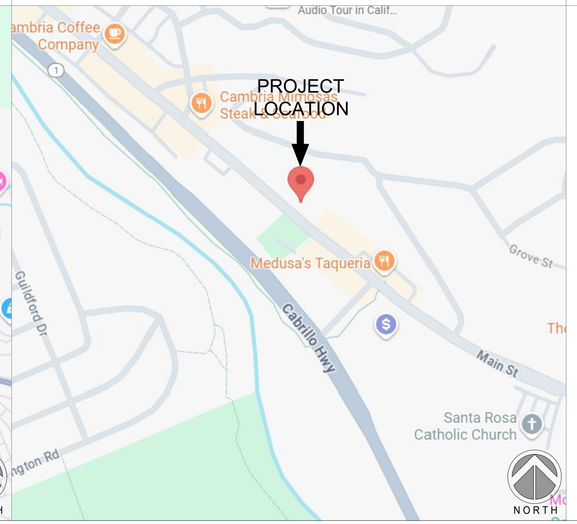
CITY OF CAMBRIA, CA

PLAN DATE IDENTIFIER
March 3, 2026
DATE OF LAST REVISIONS

VICINITY MAP



LOCATION MAP



PROJECT INFORMATION

OWNER/ DEVELOPER
CAMBRIA COMMUNITY SERVIES DISTRICT
1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CA 93428

SITE ADDRESS
975 MAIN STREET
CAMBRIA, CA 93428

SHEET INDEX

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SK2.0	SPECIFICATIONS
SK2.1	SPECIFICATIONS
SK3.0	3D PERSPECTIVE
SK3.1	3D PERSPECTIVE
SK4.0	PC LAYOUT PLAN
SK4.1	PC FOOTING PLAN
SK5.0	INFORMATION PLAN
SK6.0	COLOR PLAN
SK7.0	LAYOUT PLAN
SK8.0	GRADING + DRAINAGE PLAN
SK8.1	UNDERGROUND DRAINAGE PLAN
SK9.0	STEEL PLAN
SK10.0	SECTIONS
SK10.1	SECTIONS
SK11.0	CONSTRUCTION DETAILS
SK11.1	CONSTRUCTION DETAILS

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SPOHN RANCH SKATEPARKS
DESIGN. BUILD. COME TOGETHER.
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REVISIONS

NO	DATE	DESCRIPTION	BY
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

STAMP:

SKATE PARK DESIGNED BY: CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE: CAMBRIA, CA

SHEET TITLE: TITLE SHEET

SHEET
SK1.0
1 OF 17

GENERAL NOTES

DESIGN CRITERIA

1. THESE GENERAL NOTES APPLY UNLESS NOTED OTHERWISE ON CONSTRUCTION DRAWINGS.

2. COMPLY WITH CURRENT LOCAL BUILDING CODE EXCEPT AS NOTED HEREIN.

3. TESTING SERVICES: OWNER TO BEAR ALL ASSOCIATED COSTS FOR TESTING SERVICES. COORDINATE THE FOLLOWING TESTING WITH THE OWNER SELECTED TESTING AGENCY (IF REQUIRED BY THE PROJECT SPECIFICATIONS):

   A. MATERIAL EVALUATIONS TESTS FOR CONCRETE MIX, AGGREGATE BASE, SUBGRADE, AND STRUCTURAL FILL.

   B. INSPECTION OF STRUCTURAL FILL PLACEMENT AND COMPACTION.

   C. INSPECTION OF FINAL SUBGRADE.

   D. BASE MATERIAL COMPACTION TEST FOR EVERY 2500 S.F. OF CONCRETE FLATWORK IN SKATEPARK AREA TO ENSURE 90% COMPACTION IN ACCORDANCE WITH CIVIL ENGINEERING SPECIFICATIONS AND TESTING AGENCY RECOMMENDATIONS.

SHOP DRAWINGS

1. THE SHOP DRAWING REVIEW IS INTENDED TO HELP THE SKATEPARK DESIGNER VERIFY THEIR DESIGN CONCEPT. THIS REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH DESIGN DRAWINGS & SPECIFICATIONS, WHICH HAVE A PRIORITY OVER SHOP DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR CONFIRMED & CORRELATED DIMENSIONS, FABRICATION PROCESSES, MEANS, METHODS, TECHNIQUES, SAFETY, AND COORDINATION OF THE WORK WITH OTHER TRADES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK THE ACCURACY OF HIS OWN SHOP DRAWINGS AND THOSE OF HIS SUBCONTRACTORS, PRIOR TO SUBMITTAL.

2. THE SHOP DRAWINGS WILL BE RETURNED FOR RESUBMITTAL IF A CURSORY REVIEW SHOWS MAJOR ERRORS WHICH SHOULD HAVE BEEN FOUND BY THE CONTRACTOR'S CHECKING. ALL SHOP DRAWINGS SHALL INCLUDE PLAN LAYOUTS SHOWING LOCATIONS OF ITEMS DETAILED ON THE SHOP DRAWINGS. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE CLOUDED ON SHOP DRAWINGS. ANY OF THE CHANGES WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES, SHALL NOT BE CONSIDERED REVIEWED AFTER SKATEPARK DESIGNER'S REVIEW UNLESS NOTED ACCORDINGLY.

3. ANY RESUBMITTAL OF A DETAIL SHEET WITH CHANGED INFORMATION SHALL BE ACCOMPANIED BY LOCATION PLAN IDENTIFYING THE MEMBERS INVOLVED, AND CLOUDING AROUND CHANGED INFORMATION.

4. ANY ENGINEERING SUBMITTED FOR REVIEW SHALL BE APPROPRIATELY SEALED. FULL RESPONSIBILITY OF SUCH ENGINEERING RESTS WITH THE PERSON SEALING THE DESIGN.

EARTHWORK

1. ESTABLISH AND MAINTAIN REQUIRED LINES AND GRADE ELEVATIONS.

2. REMOVE UPPER FOUR TO SIX INCHES OR MORE OF TOPSOILS CONTAINING SURFICIAL VEGETATION, GRASS, ROOTS, AND ORGANIC MATERIAL FROM WITHIN AND TO A POINT AT LEAST FIVE FEET BEYOND THE BUILDING LINES/SKATEPARK LIMITS. THESE SOILS ARE GENERALLY NOT CONSIDERED SUITABLE FOR RE-USE AS STRUCTURAL FILL AND SHOULD BE STOCKPILED IN DESIGNATED AREAS BEYOND THE CONSTRUCTION LIMITS, OR REMOVED FROM THE SITE. COORDINATE STOCKPILE LOCATION WITH OWNER. IF REMOVED FROM SITE, DISPOSE OF IN A LEGAL MANNER. STOCKPILED MATERIAL TO BE STABILIZED IF LEFT UNDISTURBED FOR GREATER THAN 7 DAYS.

3. COMPACT THE EXPOSED SUBGRADE ACROSS THE SITE TO ESTABLISH A FIRM AND UNYIELDING SURFACE. UNDER SUPERVISION OF CITY PROVIDED GEOTECHNICAL ENGINEER, PROOF-ROLL EXPOSED SUBGRADES WITH CONSTRUCTION EQUIPMENT TO ASSIST IN THE EVALUATION OF THE SUBGRADES ACROSS THE SITE. IF UNSTABLE AREAS ARE DETECTED, AN INITIAL ATTEMPT MUST BE MADE TO AERATE (12 INCHES MIN.) AND DENSIFY THE SUBGRADE BY RECOMPACTION WHERE NATURAL MOISTURE CONTENTS ARE AT APPROPRIATE LEVELS. IF THIS PROCEEDURE IS INEFFECTIVE, THE DISTURBED SOILS SHOULD BE UNDERCUT AND REPLACED WITH CLEAN FILL AND/OR STABILIZING MATERIALS. COMPACT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 STANDARD PROCTOR METHOD. FILL AND CONSOLIDATE DEPRESSED AREAS. A FIRM, NON-YIELDING SUBGRADE SHOULD BE ESTABLISHED PRIOR TO PROCEEDING WITH FILL PLACEMENT.

4. SOIL COMPACTION SHALL BE ACHIEVED BY MEANS OF PNEUMATIC TIRE ROLLERS, HOE PACKS, RIDE-ON DRUM ROLLER OR OTHER MECHANICAL TAMPERS (PLATE, RAMMER, OR WALK BEHIND ROLLER).

5. PROVIDE STRUCTURAL FILL AS REQUIRED TO MEET PROPOSED SUBGRADE ELEVATIONS IN ACCORDANCE WITH GRADING PLAN.

6. BUILD UP SUBGRADE USING STOCKPILED MATERIAL AND/OR APPROVED MATERIAL WITH LOW PLASTICITY. THE FILL SHOULD BE PLACED IN LIFTS THIN ENOUGH TO ATTAIN THE SPECIFIED COMPACTION LEVEL THROUGHOUT THE ENTIRE LIFT THICKNESS. PRIOR TO COMPACTION, MOISTURE CONDITION AS NEEDED. COMPACT EACH LIFT TO AT LEAST 90 PERCENT OF ASTM D698.

7. THE EARTHWORK SHALL BE DONE UNDER SUPERVISION OF A SOILS ENGINEER RETAINED BY THE OWNER (IF REQUIRED BY THE PROJECT), WHO SHALL VERIFY ABOVE SPECIFICATIONS FOR THE SUPPORT OF SLAB ON GRADE AND FOR THE CONTROL OF SOIL SWELLING. FIELD DENSITY TESTS TO DETERMINE THE LEVEL OF COMPACTION BEING ACHIEVED IN THE FILL SHALL BE PERFORMED ON EACH LIFT AT THE BEGINNING OF FILL PLACEMENT AND AT A FREQUENCY MUTUALLY AGREED UPON BY THE PROJECT TEAM FOR THE REMAINDER OF THE PROJECT.

8. EXCAVATION AND COMPACTION OF FILL FOR SUBGRADE PREP SHALL EXTEND A MINIMUM OF 2 FEET (NO MORE THAN 5 FEET MAXIMUM) BEYOND SKATE PARK FOOTPRINT.

9. PROCEED WITH SUB-BASE AS REQUIRED ONLY AFTER NONCONFORMING CONDITIONS HAVE BEEN CORRECTED AND SUBGRADE HAS BEEN INSPECTED. A FIRM, NON-YIELDING SUBGRADE SHOULD BE ESTABLISHED PRIOR TO BASE COURSE PLACEMENT.

10. PROVIDE THE SPECIFIED DEPTH OF COMPACTED AGGREGATE BASE MATERIAL IF REQUIRED. COMPACT AGGREGATE BASE TO 90% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 STANDARD PROCTOR METHOD IF REQUIRED.

11. PROCEED WITH CONCRETE ONLY AFTER NONCONFORMING CONDITIONS HAVE BEEN CORRECTED, SUBGRADE HAS BEEN INSPECTED, AND FORMWORK AND FIELD MOCK-UPS HAVE BEEN REVIEWED.

12. A SOILS REPORT DOES EXIST FOR THIS PROJECT. OWNER SHALL RETAIN A SOILS ENGINEER IF SO REQUIRED BY THE PROJECT, TO VERIFY EXCAVATIONS FOR ASSUMED ALLOWABLE SOIL BEARING, LOW SETTLEMENT AND SWELL POTENTIAL, AND TO MAKE ANY ADDITIONAL RECOMMENDATIONS.

FORMS

1. FORM MATERIALS: PLYWOOD, METAL, METAL-FRAMED PLYWOOD, OR OTHER APPROVED PANEL-TYPE MATERIALS FREE FROM DEFECTS AND DISTORTION, AND TO PROVIDE FULL-DEPTH, CONTINUOUS, STRAIGHT, SMOOTH EXPOSED SURFACES.

2. USE FLEXIBLE OR CURVED FORMS AS REQUIRED TO PROVIDE VERTICAL AND HORIZONTAL RADII AS INDICATED IN THE DRAWINGS.

3. PROVIDE 2" NOMINAL THICKNESS, SURFACED PLANK WOOD FORMS FOR STRAIGHT SECTIONS. USE FLEXIBLE METAL, 1" LUMBER, OR PLYWOOD FORMS FOR RADIUS BENDS. DO NOT OVERLAP FORMS, CREATING AN OFFSET FINISHED EDGE.

4. FORM-RELEASE AGENT: COMMERCIALLY FORMULATED FORM-RELEASE AGENT THAT WILL NOT BOND WITH, STAIN, OR ADVERSELY AFFECT CONCRETE SURFACES AND WILL NOT IMPAIR SUBSEQUENT TREATMENTS OF CONCRETE SURFACES.

5. EDGE FORMS AND SCREED CONSTRUCTION

   A. SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK.

   B. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.

REINFORCING

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. FOR REINFORCING THAT IS TO BE WELDED, CONFORM TO ASTM A706 GRADE 60. USE ASTM A-108 GRADE 60 FOR ALL WELDED ANCHORS.

2. JOINT DOWEL BARS: PLAIN STEEL DOWELS, ASTM A 615/A 615M, GRADE 60. CUT BARS TRUE TO LENGTH WITH ENDS SQUARE AND FREE OF BURRS.

3. SLIP DOWEL SLEEVES ARE ACCEPTABLE, SUCH AS SPEED DOWELS BY GREENSTREAK, INC., OR APPROVED EQUAL.

4. BAR SUPPORTS: BOLSTERS, CHAIRS, SPACERS AND OTHER DEVICES FOR SPACING, SUPPORTING, AND FASTENING REINFORCEMENTS BARS, AND DOWELS IN PLACE. MANUFACTURE BAR SUPPORTS ACCORDING TO CRSI'S "MANUAL OF STANDARD PRACTICE" FROM STEEL WIRE, PLASTIC, OR PRECAST CONCRETE OR FIBER-REINFORCED CONCRETE OF GREATER COMPRESSIVE STRENGTH THAN CONCRETE.

5. ALL REINFORCING BARS TO BE DEFORMED. CLEAR CONCRETE COVERAGES TO ANY REINFORCING INCLUDING TIES ARE AS FOLLOWS:

   A. 2" FORMED CONCRETE EXPOSED TO EARTH OR WEATHER.

   B. 1" SLABS AND JOISTS NOT EXPOSED TO WEATHER.

   C. 1-1/2" ALL OTHER.

6. SMALLER CLEARANCES PERMISSIBLE FOR PRECAST OR PRESTRESSED.

7. TENSION LAP SPLICES IN CONCRETE: UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING:

   A. #3, 9"; #4, 12". 30X DIAMETER FOR TOP BARS

8. MINIMUM CLEAR COVER FOR SPLICED REINFORCING IS GREATER THAN ONE BAR DIAMETER, AND MINIMUM CLEAR SPACING IS GREATER THAN TWO BAR DIAMETERS. SPLICE BOTTOM BAR OVER SUPPORTS AND TOP BAR AT MIDSPAN ONLY. WHERE BARS ARE SHOWN SPLICED, THEY MAY RUN CONTINUOUS AT CONTRACTOR'S OPTION.

CONCRETE

1. PROVIDE MIX DESIGNS THAT WILL MEET THE MINIMUM REQUIREMENTS LISTED HEREIN:

   A. MINIMUM 28-DAY STRENGTH: 4000 PSI

   B. TYPE I/II/IL CEMENT - WHICHEVER IS AVAILABLE LOCALLY

   C. SMALL TO MEDIUM AGGREGATE (1" MAX.)

   D. WATER/CEMENT RATIO OF .45 OR LESS

   E. MIX DESIGNS CONTAINING FLY ASH: THE AMOUNT OF FLY ASH USED SHALL NOT EXCEED 20% BY WEIGHT OF THE COMBINED WEIGHT OF FLY ASH PLUS CEMENT.

   F. AIR ENTRAINMENT NOT TO EXCEED 3%.

2. DO NOT INSTALL CONCRETE WORK OVER SATURATED, MUDDY, OR FROZEN SUBGRADE.

3. PROTECT ADJACENT WORK AND PROVIDE TEMPORARY BARRICADES AS REQUIRED FOR PROTECTION OF PROJECT WORK AND PUBLIC SAFETY.

4. MECHANICALLY VIBRATE ALL CONCRETE FLATWORK WHEN PLACED, EXCEPT THAT SLABS ON GRADE AND SLABS ON DECK NEED TO BE VIBRATED ONLY AROUND EMBEDDED ITEMS.

5. CONCRETE CYLINDERS SHALL BE TAKEN AND TESTED PER THE ACI CODE, WHEN REQUIRED BY THE PROJECT. FREQUENCY= 1 SET OF CYLINDERS PER 50 CY'S PLACED. OWNER TO BEAR ALL COSTS.

6. ALL REINFORCING, INCLUDING DOWELS AND ANCHOR BOLTS, SHALL BE SECURELY TIED IN LOCATION BEFORE PLACING CONCRETE OR GROUT. DOWELS WILL NOT BE ALLOWED TO BE "STABBED" IN.

7. IN AN EFFORT TO CONTROL SHRINKAGE AND QUALITY, FLATWORK/FLOORS SHOULD BE PLACED IN SECTIONS OF 25 CY'S OR LESS.

8. CONDUITS, PIPES, AND SLEEVES EMBEDDED IN CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 6.3.

CONCRETE PLACEMENT

1. CONSOLIDATE CONCRETE BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPADING, RODDING OR TAMPING. USE EQUIPMENT AND PROCEDURES TO CONSOLIDATE CONCRETE ACCORDING TO RECOMMENDATIONS IN ACI 309R.

   A. CONSOLIDATE CONCRETE ALONG FACE OF FORMS AND ADJACENT TO TRANSVERSE JOINTS WITH AN INTERNAL VIBRATOR. KEEP VIBRATOR AWAY FROM JOINT ASSEMBLIES, REINFORCEMENT, OR SIDE FORMS. USE ONLY SQUARE-FACED SHOVELS FOR HAND-SPREADING AND CONSOLIDATION. CONSOLIDATE WITH CARE TO PREVENT DISLOCATING REINFORCEMENT, DOWELS, AND JOINT DEVICES.

2. COLD WEATHER PLACEMENT: COMPLY WITH ACI 306.1 AND AS FOLLOWS. PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS, OR LOW TEMPERATURES.

   A. WHEN AIR TEMPERATURE HAS FALLEN TO OR IS EXPECTED TO FALL BELOW 40 DEG F, UNIFORMLY HEAT WATER AND AGGREGATES BEFORE MIXING TO OBTAIN A CONCRETE MIXTURE TEMPERATURE OF NOT LESS THAN 50 DEG F AT POINT OF PLACEMENT.

   B. DO NOT USE FROZEN MATERIALS OR MATERIALS CONTAINING ICE OR SNOW.

   C. DO NOT USE CALCIUM CHLORIDE, SALT, OR OTHER MATERIALS CONTAINING ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS, UNLESS OTHERWISE SPECIFIED AND APPROVED IN MIX DESIGNS.

3. HOT-WEATHER PLACEMENT: PLACE CONCRETE ACCORDING TO RECOMMENDATION IN ACI 305R AND AS FOLLOWS WHEN HOT-WEATHER CONDITIONS EXIST:

   A. COOL INGREDIENTS BEFORE MIXING TO MAINTAIN CONCRETE TEMPERATURE AT TIME OF PLACEMENT BELOW 100 DEG FAHRENHEIT. CHILLED MIXING WATER OR CHOPPED ICE MAY BE USED TO CONTROL TEMPERATURE, PROVIDED WATER EQUIVALENT OF ICE IS CALCULATED TO TOTAL AMOUNT OF MIXING WATER. USING LIQUID NITROGEN TO COOL CONCRETE IS CONTRACTORS OPTION.

   B. FOG-SPRAY FORMS, REINFORCEMENT STEEL, AND SUBGRADE JUST BEFORE PLACING CONCRETE. KEEP SUBGRADE MOISTURE UNIFORM WITHOUT STANDING WATER, SOFT SPOTS, OR DRY AREAS.

4. **FINISH: ALL EXPOSED CONCRETE SURFACES ARE TO BE HARD STEEL TROWEL FINISH UNLESS OTHERWISE NOTED. TROWEL UNTIL ALL VISIBLE PORES ARE CLOSED. CEASE TROWELING BEFORE SURFACE BECOMES GLOSSY. DO NOT BROOM FINISH AND DO NOT TROWEL BURN SURFACE.**
   a. ALL EDGE TOOLING SHOULD BE 1/8 INCH RADIUS UNLESS OTHERWISE SPECIFIED.

5. COLOR: ALL CONCRETE SURFACES ARE TO BE NATURAL GRAY COLOR UNLESS OTHERWISE NOTED. MINOR VARIATIONS IN APPEARANCE OF COLORED CONCRETE, WHICH ARE SIMILAR TO NATURAL VARIATIONS IN COLOR AND APPEARANCE OF UNCOLORED CONCRETE, ARE ACCEPTABLE. DO NOT BROOM FINISH AND DO NOT TROWEL BURN SURFACE.

CONCRETE PROTECTION AND CURING

1. GENERAL: PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. COMPLY WITH ACI 306.1 FOR COLD-WEATHER PROTECTION AND FOLLOW RECOMMENDATIONS IN ACI 305R FOR HOT-WEATHER PROTECTION DURING CURING. KEEP MOIST FOR NECESSARY AMOUNT OF TIME TO REACH CONCRETE STRENGTH AND INHIBIT MOISTURE LOSS AFTER PLACING.

2. EVAPORATION RETARDANT: WATERBORNE, MONOMOLECULAR FILM FORMING, MANUFACTURED FOR APPLICATION TO FRESH CONCRETE, SUCH AS EUCOBAR EVAPORATION RETARDANT BY THE EUCLID CHEMICAL COMPANY. APPLY EVAPORATION RETARDANT TO CONCRETE SURFACES IF HOT, DRY, OR WINDY CONDITIONS CAUSE MOISTURE LOSS BEFORE AND DURING FINISHING OPERATIONS. APPLY TO EXPOSED SURFACE OF CONCRETE ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS AS NECESSARY.

3. BEGIN CURING AFTER FINISHING CONCRETE, BUT NOT BEFORE FREE WATER HAS DISAPPEARED FROM CONCRETE SURFACE.

4. CURING METHODS: CURE CONCRETE BY CURING COMPOUND, MOISTURE CURING, MOISTURE-RETAINING-COVER CURING, OR A COMBINATION OF THESE AS FOLLOWS:

   A. CURING COMPOUND: MEET REQUIREMENTS OF MANUFACTURER'S CURRENT PRINTED APPLICATION INSTRUCTIONS AND COVERAGE RATE CHART. FOR HORIZONTAL APPLICATIONS, IMMEDIATELY APPLY AFTER ALL SURFACE WATER HAS DISAPPEARED AND THE CONCRETE SURFACE IS HARD ENOUGH TO WALK ON. FOR VERTICAL APPLICATIONS, APPLY IMMEDIATELY AFTER REMOVING THE CONCRETE FORMS. APPLY IN A UNIFORM AND CONTINUOUS MANNER. AVOID OVER-APPLICATION OR PUDDLING OF CURING COMPOUND. PROTECT SURFACE FROM WATER, ADJACENT SHOTCRETE WORK, AND DEBRIS.

   B. MOISTURE CURING: KEEP SURFACES CONTINUOUSLY MOIST FOR NOT LESS THAN SEVEN DAYS WITH THE FOLLOWING MATERIALS:
      - WATER.
      - CONTINUOUS WATER-FOG SPRAY.
      - ABSORPTIVE COVER, WATER SATURATED, AND KEPT CONTINUOUSLY WET. COVER CONCRETE SURFACES AND EDGES, OVERLAP SEAMS MIN. 6" BETWEEN ADJACENT ABSORPTIVE COVERS.

   C. MOISTURE-RETAINING-COVER CURING:
      COVER CONCRETE SURFACES WITH MOISTURE-RETAINING COVER FOR CURING CONCRETE, PLACED IN WIDEST PRACTICABLE WIDTH, WITH SIDES AND ENDS LAPPED AT LEAST 6 INCHES.

CURING MATERIALS

1. ABSORPTIVE COVER:
   AASHTO M 182, CLASS 2, BURLAP CLOTH MADE FROM JUTE OR KENAF, WEIGHING APPROXIMATELY 9OZ./SQ. YD. DRY.

2. MOISTURE-RETAINING COVER:
   ASTM C 171, POLYETHYLENE FILM OR WHITE BURLAP-POLYETHYLENE SHEET (BUR LENE).

3. WATER: POTABLE.

4. CURING COMPOUND: ASTM C-309, CLEAR, WATER-BASED, NO VOLATILE, NON-STAINING, MEMBRANE-FORMING, COMPATIBLE WITH SUBSEQUENT CONCRETE TREATMENTS. ACCEPTABLE PRODUCT: W.R. MEADOWS 1100-CLEAR, OR APPROVED EQUAL.

JOINT MATERIALS

1 EXPANSION AND ISOLATION JOINT FILLER STRIPS:
EXPANSION JOINT MATERIALS SHALL BE FLEXIBLE POLYETHYLENE CLOSED CELL FOAM OR SIMILAR AND SUPPLIED BY CONCRETE CONTRACTOR. DECK-O-FOAM OR EQUIVALENT.

2 EXPANSION JOINT SEALANT: SIKAFLEX - 1A NS TG POLYURETHANE ELASTOMERIC SEALANT, OR APPROVED EQUAL. COLOR OF CAULK SHOULD RESEMBLE NATURAL COLOR OF CONCRETE (ALUMINUM GRAY OR LIMESTONE).

3 SAW CUT JOINT SEALANT: SIKAFLEX-1C SL HIGH PERFORMANCE, SELF-LEVELING, 1-PART POLYURETHANE SEALANT, OR APPROVED EQUAL. COLOR OF CAULK SHOULD RESEMBLE NATURAL COLOR OF CONCRETE (ALUMINUM GRAY OR LIMESTONE)

4 JOINTS ARE TO BE CLEANED PRIOR TO SEALING. JOINTS TO BE CUT TO BE CONSISTENT WITH SAW CUT DETAIL - 1/8" WIDE BY 1/4" DEPTH OF SLAB. INSPECTIONS ARE REQUIRED PRIOR TO SEALING.

JOINTS

1. GENERAL: CONSTRUCT CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGINGS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE.

2. JOINTING PLAN IS TO PROVIDE GUIDANCE TO THE CONTRACTOR FOR THE USE OF SAWCUTS, COLD + EXPANSION JOINTS. ACTUAL FIELD VARIANCES MAY BE NECESSARY AND WILL TAKE PRECEDENCE OVER THE GUIDE. CONTRACTOR SHALL CUT/JOINT CONCRETE AS NEEDED TO HELP MINIMIZE CRACKING AND ENHANCE SKATEABILITY.

3. EXPANSION JOINTS: FORM EXPANSION JOINTS WITH SPECIFIED JOINT-FILLER STRIPS WHERE INDICATED. EXTEND JOINT FILLERS FULL WIDTH AND DEPTH OF JOINT.

4. INSTALL DOWEL BARS AND SUPPORT ASSEMBLIES AT JOINTS WHERE INDICATED. LUBRICATE OR ASPHALT-COAT ONE-HALF DOWEL LENGTH TO PREVENT CONCRETE BONDING TO ONE SIDE OF JOINT. SPEED DOWELS, OR SIMILAR, ARE AN ACCEPTABLE ALTERNATIVE.

5. CONTROL JOINTS: FORM WEAKENED-PLANE JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTROL JOINTS FOR A DEPTH AS INDICATED IN THE DRAWINGS (GENERALLY 1/4 OF THE PAVEMENT THICKNESS), AS FOLLOWS:

   A. SAWED JOINTS: FORM CONTROL JOINTS WITH POWER SAWS EQUIPPED WITH SHATTERPROOF ABRASIVE OR DIAMOND-RIMMED BLADES. CUT 1/8 INCH WIDE JOINTS INTO CONCRETE WHEN CUTTING ACTION WILL NOT TEAR, ABRADE, OR OTHERWISE DAMAGE SURFACE AN BEFORE DEVELOPING RANDOM CONTRACTION CRACKS. EARLY SAW CUTS ARE APPROXIMATELY 1 INCH DEEP, REGARDLESS OF PAVEMENT THICKNESS. REFER TO CONTROL JOINT GUIDE DRAWING OF PLAN SET IF APPLICABLE.

   B. ALIGN SAWCUTS WITH EXPANSION AND COLD JOINTS AND START FROM CORNERS WHERE POSSIBLE TO HELP MINIMIZE CRACKING. SAWCUTS SHOULD BE APPROXIMATELY 10'x12' AND/OR APPROXIMATELY 120 SQUARE FEET WITH ROUGHLY A 2:1 ASPECT RATIO BETWEEN SAWCUTS AND COLD OR EXPANSION JOINTS.

   C. IF SKATEPARK PROJECT DESIGN UTILIZES POURED STEPS, CONTROL JOINTS MUST BE CUT 3 - 4 FEET FROM THE EDGE OF THE TOP STEP.

6. POST CURE DETAIL WORK (AS NEEDED): GRIND SMOOTH ANY INCONSISTENCIES IN THE FINISH OR HIGH SPOTS BETWEEN POURS.

METALS

5. FURNISH MATERIALS AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED, AND AS NECESSARY TO COMPLETE THE CONTRACT, INCLUDING, BUT NOT LIMITED TO BOWL STEEL COPING, LEDGE STEEL EDGING, HANDRAILS, AND GRIND RAILS.

6. USING SKILLED WORKERS, FORM AND FABRICATE ITEMS OF WORK AS INDICATED AND AS REQUIRED TO MEET INSTALLATION CONDITIONS. MAKE PROVISIONS TO CONNECT WITH OR RECEIVE THE WORK OF OTHER TRADES.

7. USE MATERIALS OF SIZE AND THICKNESS SHOWN OR, IF NOT SHOWN, OF REQUIRED SIZE AND THICKNESS TO PRODUCE STRENGTH AND DURABILITY IN THE FINISHED PRODUCT.

8. UNLESS OTHERWISE INDICATED, WELD OR BOLT CONNECTIONS BETWEEN MEMBERS. WHERE POSSIBLE, CONCEAL CONNECTIONS ON THE FINISHED WORK. FIT OR MITER EXPOSED JOINTS TO HAIRLINE TOLERANCE OR USE WELDED JOINTS. ON FINISHED SURFACES, GRIND ALL WELDS SMOOTH AND FLUSH WITH BASE METAL.

9. WELD CONNECTIONS WHICH ARE NOT TO BE LEFT AS EXPOSED JOINTS, BUT CANNOT BE SHOP WELDED BECAUSE OF SHIPPING SIZE LIMITATIONS.

10. CAP ALL EXPOSED TUBE OR PIPE ENDS. USE SIZE AND THICKNESS OF MATERIAL SHOWN. PROPERLY FIT AND WELD CAP AT JOINT, GRIND WELD SMOOTH AND FLUSH WITH BASE METAL.

11. BEND PIPE OR TUBING WITHOUT COLLAPSING OR DEFORMING THE WALLS, SO AS TO PRODUCE A SMOOTH UNIFORM CURVED SECTION AND MAINTAIN UNIFORM SECTIONAL SHAPE.

12. WHERE ITEMS ARE TO BE IMBEDDED IN CONCRETE OR MASONRY, PROVIDE WELDED-ON ANCHORS OR LUGS AS INDICATED OR REQUIRED.

13. PROVIDE TEMPORARY BRACING OR ANCHORS IN FORMWORK FOR ITEMS WHICH ARE TO BE BUILT INTO CONCRETE OR SIMILAR CONSTRUCTION.

14. FASTENING TO IN-PLACE CONSTRUCTION: PROVIDE ANCHORING DEVICES AND FASTENERS WHERE NECESSARY FOR SECURING MISCELLANEOUS METAL FABRICATIONS TO IN-PLACE CONSTRUCTION INCLUDING THREADED FASTENERS FOR CONCRETE INSERTS, OR OTHER CONNECTORS AS REQUIRED.

15. GALVANIZING REPAIR--USE A HIGH ZINC DUST CONTENT PAINT FOR RE-GALVANIZING WELDS IN GALVANIZED STEEL. HOT GALVANIZED SOLDER IS ALSO ACCEPTABLE. USE RUST-OLEUM COLD GALVANIZING COMPOUND SPRAY, OR SIMILAR.

16. ALL WELDING SHALL CONFORM TO REQUIREMENTS OF AWS STANDARDS. ALL WELDING SHALL BE SHIELDED METAL ARC WELDING. WELDS IN FINISH WORK SHALL BE FILLED OUT FLUSH, GROUND AND DISTRESSED.

17. ASTM A-36 FOR C, MC, ANGLES, AND PLATES.

18. ASTM A-53 GRADE B OR A-500 GRADE B OR A-501 GRADE B FOR STEEL PIPES.

19. ASTM A-123 STANDARD SPECIFICATION FOR ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS

20. ASTM A-780 STANDARD PRACTICE FOR REPAIR OF DAMAGED AND UNCOATED AREAS OF HOT-DIP GALVANIZED COATINGS.

SUPPLEMENTARY NOTES

1. THESE CONTRACT DOCUMENTS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE IMPROVEMENTS, WORKERS, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, MEANS AND METHODS, BRACING, SHORING, FORMS, SCAFFOLDING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD ELEMENTS IN PLACE DURING CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

2. OPTIONS AND SUBSTITUTIONS (APPROVED BY OWNER/SKATEPARK DESIGNER/ARCHITECT) ARE FOR CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ALL CHANGES AND ADDITIONAL COSTS NECESSARY AND SHALL COORDINATE ALL DETAILS WITH SKATEPARK DESIGNER THROUGH PRIME CONTRACTOR.

3. ANY ENGINEERING DESIGN PROVIDED BY CONTRACTOR OR OTHERS AND SUBMITTED FOR REVIEW SHALL BE WET SIGNED AND STAMPED BY AN INSURED REGISTERED STRUCTURAL OR CIVIL ENGINEER LICENSED IN THE STATE OF WHICH THE PROJECT IS LOCATED, IF REQUIRED BY CITY OR COUNTY.

4. UNLESS NOTED OTHERWISE, DETAILS ON CONSTRUCTION DRAWINGS ARE TYPICAL AS INDICATED BY CUTS, REFERENCES, OR TITLES. ALL DETAILS SHOWN SHALL BE IMPORTED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS, WHETHER SPECIFICALLY INDICATED OR NOT. TYPICAL DETAILS MAY OR MAY NOT BE REFERENCED ON THE DOCUMENTS, BUT SHALL APPLY AT ALL LOCATIONS, UNLESS NOTED OTHERWISE. WHERE NO DETAIL CUTS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK SHOWN ELSEWHERE ON THE PROJECT. FOR BIDDING PURPOSES, WHERE ANY SHOWN MEMBER OR STRUCTURAL ELEMENT IS NOT SIZED ON THE DOCUMENTS, THE LARGEST SIMILAR MEMBER USED IN THE PROJECT SHALL BE UTILIZED.

5. ALL DIMENSIONS AND ELEVATIONS SHOWN ON CONSTRUCTION DRAWINGS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS (IF REQUIRED BY THE PROJECT). RESOLVE ALL DISCREPANCIES WITH SKATEPARK DESIGNER AND PRIME CONTRACTOR PRIOR TO START OF CONSTRUCTION. DO NOT SCALE DRAWINGS.

6. CONTRACTOR SHALL ESTABLISH AND VERIFY IN FIELD ALL EXISTING CONDITIONS AFFECTING NEW CONSTRUCTION. CONTACT SKATEPARK DESIGNER AND PRIME CONTRACTOR IMMEDIATELY IF EXISTING CONDITIONS ARE NOT AS DEPICTED IN DRAWINGS.

7. ***SKATE FEATURE DESIGN AND LAYOUT ARE THE RESPONSIBILITY OF THE SKATEPARK DESIGNER.**

PAVEMENT TOLERANCES

1. CONTRACTOR MUST ACHIEVE POSITIVE DRAINAGE FOR ALL SURFACES WITHIN THE SKATEPARK AREA WHENEVER POSSIBLE.

REPAIRS AND PROTECTION

1. REMOVE AND REPLACE CONCRETE PAVEMENT THAT IS BROKEN, DAMAGED, OR DEFECTIVE, OR DOES NOT MEET REQUIREMENTS IN THIS SECTION. THE CONTRACTOR SHALL FIX ALL CRACKS AND DISPLACEMENTS LARGER THAN 1/8" UP TO THE PROJECT COMPLETION. REPAIRS SHALL BE MADE AT NO COST TO OWNER.

2. PROTECT CONCRETE FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 14 DAYS AFTER PLACEMENT. WHEN CONSTRUCTION TRAFFIC IS PERMITTED, MAINTAIN PAVEMENT AS CLEAN AS POSSIBLE BY REMOVING SURFACE STAINS AND SPILLAGE OF MATERIALS AS THEY OCCUR.

3. MAINTAIN CONCRETE PAVEMENT OF FREE STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL.

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SHOTCRETE SPECIFICATIONS

PART 1- GENERAL

1.1 SUMMARY

A. SPECIALTY CONSTRUCTION:

A.1. DESCRIPTION: SHOTCRETE APPLICATION, CUTTING, SCULPTING AND FINISH WORK HAS BEEN DEEMED AS SPECIALTY CONSTRUCTION WORK WITHIN THE CONSTRUCTION DOCUMENTS. ALL WORK RELATED TO THE SPECIALTY CONSTRUCTION SHALL BE COORDINATED BY THE PROJECT ENGINEER, AND THE PRE-QUALIFIED SPECIALTY CONTRACTOR, PRIOR TO THE START OF CONSTRUCTION.

1.2 QUALITY ASSURANCE

A. STANDARDS: COMPLY WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE FOLLOWING CODES AND STANDARDS, EXCEPT AS HEREIN MODIFIED:

A.1. AMERICAN CONCRETE INSTITUTE (ACI): 506, CHAPTER 13, WET METHOD. CHAPTER 5, SHOTCRETE CREW

A.2. ASTM: "AMERICAN SOCIETY FOR TESTING MATERIALS"

1.3 REFERENCE STANDARDS

A. ACI 305- RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING.

B. ACI 306- RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING.

C. ASTM C33- CONCRETE AGGREGATES

D. ASTM C94- READY-MIXED CONCRETE

E. ASTM C143- TEST FOR SLUMP OF PORTLAND CEMENT CONCRETE

F. ASTM C150- PORTLAND CEMENT

G. ASTM C260- AIR-ENTRAINING ADMIXTURES FOR CONCRETE

H. ASTM C494- CHEMICAL ADMIXTURES FOR CONCRETE

I. ASTM C618- FLY ASH AND RAW OR CALCINED NATURAL POZZOLANS FOR USE IN PORTLAND CEMENT CONCRETE.

1.4 JOB CONDITIONS

A. COORDINATION:

A.1. COORDINATE SCHEDULES OF CONCRETE WORK TO ALLOW ADEQUATE TIME FOR INSTALLATION OF OTHER RELATED WORK.

A.2. VERIFY THAT ANCHOR BOLTS AND OTHER EMBEDDED STEEL ITEMS TO BE CAST INTO CONCRETE ARE PROPERLY PLACED.

A.3. COORDINATE EARTHWORK AND SOILS REPORT RECOMMENDATIONS WITH PLACEMENT REQUIREMENTS.

A.4. COORDINATE WITH FORM-WORK AND FINISHES SECTIONS TO PROVIDE FINISH FLOORLEVELNESS AND FLATNESS AS SPECIFIED HEREIN. SLOPE TO DRAINS AT GRADES AND PERCENT SLOPE SHOWN IN THE CONSTRUCTION DRAWINGS.

PART 2- SHOTCRETE WORK

2.1 SHOTCRETE MIX DESIGN

A. PROVIDE MIX DESIGNS THAT WILL MEET THE MINIMUM REQUIREMENTS LISTED HEREIN:

A.1. MINIMUM 28-DAY STRENGTH: 4000 PSI

A.2. TYPE I/II/IL CEMENT - WHICHEVER IS AVAILABLE LOCALLY

A.3. SMALL AGGREGATE (1/2" MAX.)

A.4. WATER/CEMENT RATIO OF .45 OR LESS

A.5. AIR ENTRAINMENT NOT TO EXCEED 3%

B. MIX DESIGNS FOR SHOTCRETE CONTAINING FLY ASH: THE AMOUNT OF FLY ASH USED SHALL NOT EXCEED 20% BY WEIGHT OF THE COMBINED WEIGHT OF FLY ASH PLUS CEMENT.

2.2 CONCRETE APPLICATION EQUIPMENT

A. FOR WET MIX SHOTCRETE:

A.1. MIXING EQUIPMENT: CAPABLE OF THOROUGHLY MIXING AGGREGATE, CEMENT AND WATER IN SUFFICIENT QUANTITY TO MAINTAIN CONTINUOUS PLACEMENT.

A.2. AIR SUPPLY: CLEAN AIR ADEQUATE FOR MAINTAINING SUFFICIENT NOZZLE VELOCITY FOR PARTS OF WORK, AND FOR SIMULTANEOUS OPERATION OF BLOW PIPE FOR CLEANING AWAY REBOUND.

A.3. DELIVERY EQUIPMENT: CAPABLE OF DISCHARGING AGGREGATE-CEMENT-WATER MIXTURE ACCURATELY, UNIFORMLY, AND CONTINUOUSLY THROUGH DELIVERY HOSE.

PART 3- EXECUTION

3.1 INSPECTION

A. EXAMINATION: EXAMINE CONCRETE FORMWORK AND VERIFY THAT IT IS TRUE TO LINE AND DIMENSION, ADEQUATELY BRACED AGAINST VIBRATION, AND CONSTRUCTED TO PERMIT ESCAPE OF AIR AND REBOUND BUT TO PREVENT LEAKAGE DURING SHOTCRETING. CORRECT DEFICIENCIES.

B. NOTIFICATION: NOTIFY OTHER TRADES INVOLVED IN AMPLE TIME TO PERMIT THE PROPER INSTALLATION OF THEIR WORK. COOPERATE IN SETTING SUCH WORK.

C. EXISTING SURFACES: EXAMINE EXISTING CONCRETE SURFACES FOR UNSOUND MATERIAL. CORRECT DEFICIENCIES.

3.2 PREPARATION FOR INSTALLATION OF CONCRETE

A. FORMS: USE A FORM-COATING MATERIAL ON REMOVABLE FORMS TO PREVENT ABSORPTION OF MOISTURE AND TO PREVENT BOND WITH SHOTCRETE.

3.3 CONCRETE BATCHING AND MIXING

A. PROPORTIONS: MIX PROPORTIONS SHALL BE CONTROLLED BY WEIGHT BATCHING.

B. SCHEDULING: CONCRETE SHALL NOT EXCEED A TEMPERATURE OF 100 DEGREES FAHRENHEIT AT TIME OF PLACEMENT UNLESS PRE-APPROVED BY THE PROJECT ENGINEER.

3.4 CONCRETE PLACEMENT

A. PLACEMENT: USE SUITABLE DELIVERY EQUIPMENT AND PROCEDURES THAT WILL RESULT IN SHOTCRETE IN PLACE MEETING THE REQUIREMENTS OF THIS SPECIFICATION. DETERMINE OPERATING PROCEDURES FOR PLACEMENT IN, EXTENDED DISTANCES, AND AROUND ANY OBSTRUCTIONS WHERE PLACEMENT VELOCITIES AND MIX CONSISTENCY MUST BE ADJUSTED.

B. PLACEMENT TECHNIQUES:

B.1. CONTROL THICKNESS, METHOD OF SUPPORT, AIR PRESSURE, AND/OR WATER CONTENT OF SHOTCRETE TO PRECLUDE SAGGING OR SLOUGHING OFF. DISCONTINUE SHOTCRETING OR PROVIDE SUITABLE MEANS TO SCREEN THE NOZZLE STREAM IF WIND OR AIR CURRENTS CAUSE SEPARATION OF THE NOZZLE STREAM DURING PLACEMENT.

B.2. HOLD NOZZLE AS PERPENDICULAR TO SURFACE AS WORK WILL PERMIT, TO SECURE MAXIMUM COMPACTION WITH MINIMUM REBOUND.

B.3. IN SHOTCRETING WALLS, BEGIN APPLICATION AT BOTTOM. ENSURE WORK DOES NOT SAG.

B.4. LAYERING:

B.4.1. BUILD UP LAYERS BY MAKING SEVERAL PASSES OF NOZZLE OVER WORK AREA.

B.4.2. MAKE SURE SURFACE IS ADEQUATELY ROUGH TO WHICH, AFTER HARDENING, ADDITIONAL LAYERS OF SHOTCRETE ARE TO BE BONDED.

B.4.3. DAMPEN SURFACE (ACHIEVE SATURATED SURFACE DRY (SSD) CONDITION) JUST PRIOR TO APPLICATION OF SUCCEEDING LAYERS.

B.4.4. ALLOW EACH LAYER OF SHOTCRETE TO TAKE INITIAL SET BEFORE APPLYING SUCCEEDING LAYERS.

B.4.5. USE RADIAL TEMPLATES TO INSURE EXACT RADII FROM FLAT BOTTOM OF BOWL/PIPE TO FACE OF COPING. TEMPLATE SHALL BE FABRICATED FROM STEEL OR 3/4" MINIMUM PLYWOOD. CHECK EVERY HORIZONTAL FOOT WHEN APPLYING SHOTCRETE FOR CONFORMANCE OF INTENDED WALL RADII. BRACE TEMPLATE AND PLACE LEVELS AT ARC TO TANGENT CONNECTIONS TO INSURE NO KINKS WILL BE FORMED. KINKS AT THE BOTTOM OF BOWLS WILL NOT BE ACCEPTABLE. SLUMPING OF THE SHOTCRETE CAUSING COPING SETBACK WILL NOT BE ACCEPTABLE.

B.4.6. REMOVE ANY REBOUND OR ACCUMULATED LOOSE AGGREGATE FROM SURFACES TO BE COVERED PRIOR TO PLACING THE INITIAL OR ANY SUCCEEDING LAYERS OF SHOTCRETE. REBOUND SHALL NOT BE USED AS AGGREGATE.

B.5. PLACEMENT AROUND REINFORCEMENT:

B.5.1. HOLD THE NOZZLE AT SUCH DISTANCE AND ANGLE TO PLACE MATERIALS BEHIND REINFORCEMENT BEFORE ANY MATERIAL IS ALLOWED TO ACCUMULATE ON ITS FACE.

B.6. ACCESS: ALLOW EASY ACCESS TO SHOTCRETE SURFACES FOR SCREEDING AND FINISHING, PERMITTING UNINTERRUPTED APPLICATION.

3.5 REMOVAL OF SURFACE DEFECTS IN CONCRETE

A. GENERAL: REMOVE AND REPLACE SHOTCRETE WHICH LACKS UNIFORMITY, EXHIBITS SEGREGATION, HONEYCOMBING, OR LAMINATION, OR WHICH CONTAINS ANY DRY PATCHES, SLUGS, VOIDS OR POCKETS. REMOVE DEFECTIVE AREAS.

3.6 SHOTCRETE FINISH

A. FINISH: ALL EXPOSED SHOTCRETE SURFACES ARE TO BE HARD STEEL TROWEL FINISH UNLESS OTHERWISE NOTED. TROWEL UNTIL ALL VISIBLE POURS ARE CLOSED. CEASE TROWEL BEFORE GLASS FORMS ON SURFACE. DO NOT BROOM FINISH AND DO NOT BURN SURFACE.

B. GRINDING THE SURFACES WILL NOT BE AN ACCEPTABLE MEANS OF ACHIEVING THE INTENDED RADII/ANGLE.

C. COLOR: ALL SHOTCRETE SURFACES ARE TO BE NATURAL GRAY COLOR UNLESS OTHERWISE NOTED. MINOR VARIATIONS IN APPEARANCE OF COLORED CONCRETE, WHICH ARE SIMILAR TO NATURAL VARIATIONS IN COLOR AND APPEARANCE OF UNCOLORED CONCRETE, ARE ACCEPTABLE. DO NOT BROOM FINISH AND DO NOT TROWEL BURN SURFACE.

D. DURING THE CURING PERIOD, CONCRETE SHALL BE MAINTAINED AT A TEMPERATURE ABOVE 40 DEGREES FAHRENHEIT AND IN MOIST CONDITION. FOR INITIAL CURING, CONCRETE SHALL BE KEPT CONTINUOUSLY MOIST FOR 24 HOURS AFTER PLACEMENT IS COMPLETE. FINAL CURING SHALL CONTINUE FOR SEVEN DAYS AFTER PLACEMENT. COVER CONCRETE WITH POLYETHYLENE PLASTIC TO MAINTAIN TEMPERATURE IF NECESSARY. LAP SEAMS IN THE PLASTIC 6" AND WEIGH DOWN.

E. THE CONTRACTOR SHALL FIX ALL CRACKS AND DISPLACEMENTS LARGER THAN 1/8" UP TO THE PROJECT COMPLETION.

3.7 CONCRETE PROTECTION AND CURING

1. GENERAL: PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. COMPLY WITH ACI 306.1 FOR COLD-WEATHER PROTECTION AND FOLLOW RECOMMENDATIONS IN ACI 305R FORHOT-WEATHER PROTECTION DURING CURING. KEEP MOIST FOR NECESSARY AMOUNT OF TIME TO REACH CONCRETE STRENGTH AND INHIBIT MOISTURE LOSS AFTER PLACING.
2. EVAPORATION RETARDANT: WATERBORNE, MONOMOLECULAR FILM FORMING, MANUFACTURED FOR APPLICATION TO FRESH CONCRETE, SUCH AS EUCOBAR EVAPORATION RETARDANT BY THE EUCLID CHEMICAL COMPANY. APPLY EVAPORATION RETARDANT TO CONCRETE SURFACES IF HOT, DRY, OR WINDY CONDITIONS CAUSE MOISTURE LOSS BEFORE AND DURINGFINISHING OPERATIONS. APPLY TO EXPOSED SURFACE OF CONCRETE ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS AS NECESSARY.
3. BEGIN CURING AFTER FINISHING CONCRETE, BUT NOT BEFORE FREE WATER HAS DISAPPEARED FROM CONCRETE SURFACE.
4. CURING METHODS: CURE CONCRETE BY CURING COMPOUND, MOISTURE CURING, MOISTURE-RETAINING-COVER CURING, OR A COMBINATION OF THESE AS FOLLOWS:

A. CURING COMPOUND: MEET REQUIREMENTS OF MANUFACTURER'S CURRENT PRINTED APPLICATION INSTRUCTIONS AND COVERAGE RATE CHART. FOR HORIZONTAL APPLICATIONS, IMMEDIATELY APPLY AFTER ALL SURFACE WATER HAS DISAPPEARED AND THE CONCRETE SURFACE IS HARD ENOUGH TO WALK ON. FOR VERTICAL APPLICATIONS, APPLY IMMEDIATELY AFTER REMOVING THE CONCRETE FORMS. APPLY IN A UNIFORM AND CONTINUOUS MANNER. AVOID OVER-APPLICATION OR PUDDLING OF CURING COMPOUND. PROTECT SURFACE FROM WATER, ADJACENT SHOTCRETE WORK, AND DEBRIS.

B. MOISTURE CURING: KEEP SURFACES CONTINUOUSLY MOIST FOR NOT LESS THAN SEVEN DAYS WITH THE FOLLOWING MATERIALS:

B.1. WATER.

B.2. CONTINUOUS WATER-FOG SPRAY.

B.3. ABSORPTIVE COVER, WATER SATURATED, AND KEPT CONTINUOUSLY WET. COVER CONCRETE SURFACES AND EDGES, OVERLAP SEAMS MIN. 6" BETWEEN ADJACENT ABSORPTIVE COVERS.

C. MOISTURE-RETAINING-COVER CURING:

C.1. COVER CONCRETE SURFACES WITH MOISTURE-RETAINING COVER FOR CURING CONCRETE, PLACED IN WIDEST PRACTICABLE WIDTH, WITH SIDES AND ENDS LAPPED AT LEAST 6 INCHES.

3.8 CURING MATERIALS

1. ABSORPTIVE COVER:

AASHTO M 182, CLASS 2, BURLAP CLOTH MADE FROM JUTE OR KENAF, WEIGHING APPROXIMATELY 9OZ./SQ. YD. DRY.

2. MOISTURE-RETAINING COVER:

ASTM C 171, POLYETHYLENE FILM OR WHITE BURLAP-POLYETHYLENE SHEET (BUR LENE).

3. WATER: POTABLE.
4. CURING COMPOUND: ASTM C-309, CLEAR, WATER-BASED, NO VOLATILE, NON-STAINING, MEMBRANE-FORMING, COMPATIBLE WITH SUBSEQUENT CONCRETE TREATMENTS. ACCEPTABLE PRODUCT: W.R. MEADOWS 1100-CLEAR, OR APPROVED EQUAL.

3.9 CONCRETE JOINTS

A. CLEANING: THE ENTIRE JOINT SHALL BE THOROUGHLY CLEANED AND WETTED PRIOR TO THE APPLICATION OF ADDITIONAL SHOTCRETE.

B. REINFORCEMENT: MAKE JOINTS PERPENDICULAR TO THE MAIN REINFORCEMENT. CONTINUE REINFORCEMENT ACROSS JOINTS.

3.10 CRACKING

A. SAW CUT CONTROL JOINTS AND CONSTRUCTION JOINTS MAY BE SHOWN IN IN THE CONSTRUCTION DRAWINGS FOR DIAGRAMMATIC PURPOSES ONLY. CONTRACTOR MAY INSTALL ALTERNATE CRACK CONTROL AT ITS DISCRETION.

B. THE CONTRACTOR SHALL FIX ALL CRACKS AND DISPLACEMENTS LARGER THAN 1/8" UP TO PROJECT COMPLETION.

PRECAST CONCRETE SKATEPARK COMPONENTS

NOTE: PRECAST CONCRETE SKATE ELEMENTS TO BE SPOHNCRETE PROVIDED BY SPOHN RANCH SKATEPARKS, INC.
6824 SOUTH CENTINELA AVENUE
LOS ANGELES, CALIFORNIA 90230
626.330.5803

PART 1 - GENERAL

1.1 CERTIFICATION

A. TO ENSURE THE HIGHEST LEVEL OF QUALITY IN DESIGN, CONSTRUCTION, AND INSTALLATION, THE FOLLOWING CERTIFICATIONS ARE REQUIRED:

A.1. ALL SKATEPARK FABRICATORS MUST BE LISTED AS AN APPROVED SKATEPARK CONTRACTOR BY SKATEPARK ASSOCIATION, USA

A.2. ALL STEEL COMPONENTS SHALL BE FABRICATED BY CERTIFIED WELDERS

A.3. ALL SKATEPARK INSTALLERS MUST BE FACTORY-CERTIFIED TECHNICIANS WHO HAVE PERFORMED AT LEAST TEN SIMILAR SKATEPARK INSTALLATIONS WITHIN THE LAST FIVE YEARS

1.2 PRODUCT DATA

A. SUBMIT MANUFACTURER'S PRODUCT LITERATURE INDICATING MATERIALS, FINISH, AND OTHER INFORMATION REQUIRED TO DEMONSTRATE COMPLIANCE FOR EACH COMPONENT. IF EQUIPMENT OR CONSTRUCTION METHOD IS OTHER THAN SPECIFIED, A DETAILED DESCRIPTION OF PROPOSED VARIATIONS FROM THE SPECIFICATIONS MUST BE INCLUDED WITH THE MANUFACTURER'S LITERATURE. IN ADDITION, INDEPENDENT TESTING DATA FOR PRODUCTS MUST BE SUBMITTED SHOWING THAT THE VARIATIONS ARE PROVEN EQUAL OR BETTER (WITH RESPECT TO DURABILITY, LONGEVITY AND STRENGTH) TO THE SPECIFICATIONS PRIOR TO BIDDING.

B. ANY PARTY DESIRING TO UTILIZE ALTERNATE CONSTRUCTION METHODS IS REQUIRED TO EXPLAIN IN DETAIL THE VARIATIONS FROM THE LISTED SPECIFICATIONS, AND RECEIVE APPROVAL PRIOR TO BIDDING. ALSO LIST ALL VARIATIONS IN THE SIZE; HEIGHT, LENGTH OR WIDTH OF ANY OBSTACLES THAT DO NO MATCH THOSE SPECIFIED IN THE LAYOUT DRAWINGS ATTACHED. FAILURE TO COMPLETE ALL EXPLANATIONS REQUIRED BY THE BIDDERS/CONTRACTORS PROPOSING ALTERNATE/SUBSTITUTE MATERIALS FROM THOSE SPECIFIED OR VARIATIONS ON THE SIZE; HEIGHT, LENGTH, OR WIDTH OF ANY OBSTACLES THAT DO NO MATCH THOSE SPECIFIED IN THE LAYOUT DRAWINGS ATTACHED MAY BE GROUNDS FOR REJECTION OF THE BID. IF AWARDED BID IS LATER FOUND TO NOT COMPLY WITH THESE SPECIFICATIONS AND THE DETAILED EXPLANATIONS WERE NOT PROVIDED THOROUGHLY AND COMPLETELY WITH THEIR BID SUBMISSION, IT WOULD BE THE VENDOR/CONTRACTOR'S RESPONSIBILITY TO REMEDY THE ITEMS/MATERIALS OF CONCERN AND COMPLY WITH THE SPECIFICATIONS. IF AN ACCEPTABLE CORRECTIVE ACTION CANNOT BE RECTIFIED, AT THE OWNER'S DISCRETION IT WILL BE THE VENDOR/CONTRACTOR'S RESPONSIBILITY TO REMOVE THE MATERIALS FROM THE OWNER'S PREMISES AT THE EXPENSE OF THE VENDOR/CONTRACTOR.

1.3 DRAWING SUBMITTALS

A. A SCALED PLAN VIEW DRAWING SHALL BE SUBMITTED THAT EXACTLY MATCHES THE ATTACHED DRAWING. ALL OBSTACLE HEIGHTS, WIDTHS, AND LENGTHS SHALL NOT VARY FROM THOSE SPECIFIED. A THREE-DIMENSIONAL DRAWING OF THE MAIN STRUCTURES SHALL ALSO BE SUBMITTED FOR REVIEW. THE SKATEPARK LAYOUT SHALL CONFORM TO INDUSTRY STANDARDS FOR SPACING AND PLACEMENT OF OBSTACLES.

1.4 SAMPLES

A. IF EQUIPMENT OR CONSTRUCTION METHOD PROPOSED IS OTHER THAN SPECIFIED, CONTRACTOR MUST SUBMIT SAMPLES FOR APPROVAL BY ENGINEER PRIOR TO BIDDING.

1.5 WARRANTY

A. PROVIDE CERTIFICATE OF WARRANTY THAT MEETS OR EXCEEDS THE REQUIREMENTS BELOW. IF THE MANUFACTURER'S STANDARD WARRANTY DOES NOT MEET THESE MINIMUM REQUIREMENTS, A CERTIFICATE OF EXTENDED WARRANTY FROM THE MANUFACTURER OR CONTRACTOR MUST BE INCLUDED. WARRANTY PERIODS MAY NOT BE EXPRESSED AS "LIFETIME" AND MUST BE EXPRESSED IN SPECIFIC YEARS AS REQUIRED BELOW. AS A MINIMU, MANUFACTURER SHALL PROVIDE PROOF OF A FIVE-YEAR LIMITED WARRANTY.

1.6 INSURANCE

A. MANUFACTURER MUST CARRY A MINIMUM OF $5 MILLION IN PRODUCT LIABILITY INSURANCE, AND PROVIDE PROOF OF SUCH INSURANCE WITH BID. DESIGNER MUST CARRY A MINIMUM OF $2 MILLION IN PROFESSIONAL LIABILITY INSURANCE, AND PROVIDE PROOF OF SUCH INSURANCE WITH BID.

1.7 QUALITY ASSURANCE

A. MANUFACTURER: AT LEAST FIFTEEN (15) COMPLETED SKATEPARKS CONSTRUCTED WITH THE EXACT SAME MATERIALS AND CONSTRUCTION TECHNIQUES. UPON REQUEST, PROVIDE LIST OF COMPLETED STRUCTURES TO THE OWNER'S REPRESENTATIVE WITH SKATEPARK OWNER'S NAME, ADDRESS, PHONE, AND REPRESENTATIVE'S NAME.

B. LEAD INSTALLER: AT LEAST TEN (10) COMPLETED SKATEPARKS CONSTRUCTED WITH THE EXACT SAME MATERIALS AND CONSTRUCTION TECHNIQUES. UPON REQUEST, PROVIDE LIST OF COMPLETED STRUCTURES TO THE OWNER'S REPRESENTATIVE WITH SKATEPARK OWNER'S NAME, ADDRESS, PHONE, AND REPRESENTATIVE'S NAME.

1.8 DEVIATIONS FROM SPECIFICATION

A. IF EQUIPMENT OFFERED DIFFERS FROM THE PROVISIONS CONTAINED IN THIS SPECIFICATION, SUCH DEVIATIONS MUST BE EXPLAINED IN DETAIL AND SUBMITTED WITH THE BID. TESTING DATA MUST BE PROVIDED PROVING EQUAL OR BETTER.

B. THE FOLLOWING DEVIATIONS FROM THE SPECIFICATIONS WILL NOT RECEIVE APPROVAL.

B.1. CONCRETE WITH COMPRESSIVE STRENGTH TESTED LESS THAN 4000 PSI AT 28 DAYS

B.2. CONCRETE THAT IS NOT REINFORCED WITH BOTH REINFORCING STEEL AND FIBERS

B.3. CONCRETE THAT IS NOT FORMED USING PRECISE TEMPLATES TO CONTROL GEOMETRY

B.4. CONCRETE WHOSE CURING ENVIRONMENT IS NOT PRECISELY CONTROLLED (TIME, TEMPERATURE, HUMIDITY, ETC.)

B.5. COPING AND EDGE PROTECTION THAT ARE NOT HOT-DIPPED GALVANIZED STEEL

B.6. ELEMENTS THAT DO NOT OFFER 6" WIDE HOT-DIPPED GALVANIZED STEEL EDGE AND COPING PROTECTION

B.7. ELEMENTS THAT REQUIRE METAL TRANSITION PLATES TO BE FASTENED WITH HARDWARE

B.8. ELEMENTS THAT REQUIRE TURNBUCKLES OR METAL SUPPORT STRUCTURES OF ANY KIND

B.9. ELEMENTS THAT REQUIRE FASTENERS OR HARDWARE OF ANY KIND FOR ANY PURPOSE OTHER THAN TO SECURE GRINDRAILS OR GUARDRAILS

B.10. ELEMENTS THAT CANNOT RETAIN EARTH ON THEIR OWN AND REQUIRE SEPARATE RETAINING WALLS OR STEPS IN ORDER TO CREATE A MULTI-LEVEL SKATEPARK

B.11. ELEMENTS THAT CANNOT BE INTEGRATED DIRECTLY INTO A SLAB (EXISTING OR NEW) TO PROVIDE A CONTINUOUS CONCRETE RIDING SURFACE, UNINTERRUPTED BY METAL TRANSITION PLATES

B.12. ELEMENTS DESIGNED WITH A CONTINUOUS RIDING SURFACE UP TO 16" WIDE COMPRISED OF MORE THAN ONE SECTION OR CONTAINING ANY VISIBLE SEAMS (I.E. LIGHT CAN PENETRATE FROM BEHIND THE RIDING SURFACE THROUGH THE FRONT OF THE RISING SURFACE)

B.13. ELEMENTS THAT CANNOT INCORPORATE CUSTOM TINTING (I.E. INTEGRAL CONCRETE COLOR, NOT SURFACE TREATMENTS), CUSTOM RELIEF PATTERNING (E.G. BRICK TEXTURE), OR GRANITE SURFACES.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. THE FOLLOWING SKATEPARK EQUIPMENT SPECIFICATIONS ARE BASED ON THOSE PROVIDED BY SPOHN RANCH, INC. 6824 S. CENTINELA AVE., LOS ANGELES, CA 90230, (626) 330-5803. ANY PROPOSAL SHALL MEET OR EXCEED THE SPECIFICATIONS HEREIN AS DETERMINED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. ALTERNATE/SUBSTITUTE MATERIALS WILL BE CONSIDERED FOR APPROVAL; HOWEVER, IT WILL BE THE SOLE DISCRETION OF THE OWNER OR OWNER'S REPRESENTATIVE TO DETERMINE IF SUCH PROPOSAL FOR ALTERNATE/SUBSTITUTE MATERIALS IS ACCEPTABLE. ALL PARTIES REQUESTING APPROVAL OF ALTERNATIVE CONSTRUCTION METHODS ON THIS PROJECT MUST SUBMIT ALL INFORMATION AND CERTIFICATIONS AS REQUIRED AND SPECIFIED HEREIN TEN DAYS PRIOR TO BID OR DUE DATE FOR APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE. SUBMITTAL PACKAGES THAT DO NOT INCLUDE ALL THE REQUIRED INFORMATION WILL BE RETURNED AND WILL NOT BE CONSIDERED FOR USE.

B. THE STANDARDS SPECIFICATIONS LISTED BELOW ARE SUBJECT TO CHANGE BASED UPON LOCAL CONDITIONS AND CODES. PLEASE SEE THE ATTACHED FIGURES TO ILLUSTRATE THE LETTERED DETAILS.

2.2 STANDARDS

A. CONCRETE MANUFACTURING AND TESTING PRACTICES ARE UNDERTAKEN IN ACCORDANCE WITH THE NATIONAL PRECAST CONCRETE ASSOCIATION (NPCA), AND THE AMERICAN STANDARDS & TESTING METHODS (ASTM) STANDARDS.

2.3 REFERENCE MATERIAL

A. ANNUAL BOOK OF ASTM STANDARDS, ASTM C 33 - STANDARD SPECIFICATION FOR CONCRETE AGGREGATES, VOL. 04.02, AMERICAN SOCIETY FOR TESTING AND MATERIALS, CONSHOHOCKEN, PENNSYLVANIA 1996.

2.4 TOLERANCES

A. ALL EXPOSED, GRINDABLE EDGES SHALL BE HOT-DIPPED GALVANIZED STEEL

B. COPING REVEALS SHALL NOT VARY MORE THAN 1/8" OVER THE SPAN OF 8'

C. ALL RADII SHALL NOT VARY MORE THAN 1/4" FROM THE STATED DIMENSION

2.5 CONSTRUCTION SPECIFICATIONS

A. FOUNDATION

A.1. SUB-GRADE

A.1.1. PREPARED NATIVE SOIL @ 90% COMPACTION

A.2. BASE MATERIAL

A.2.1. ~4" THICK AGGREGATE @ 90% COMPACTION

B. CONCRETE SLABS

B.1. DETAILS

B.1.1. MIN. 4" THICK W/ 6-8" THICKENED EDGE

B.1.2. MIN. 4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS

B.1.3. #3 REBAR STEEL REINFORCING @ 16" O.C. GRID

B.1.3.A. MINIMUM COVER FOR ALL REINFORCING SHALL BE 1.5"

C. FLOOR SLAB

C.1. HARD STEEL TROWEL FINISH

C.2. SAW-CUT CONTROL JOINTS NEXT DAY AT ~10' X 12' GRID

D. DECK SLAB

D.1. TIED-IN SMOOTH STEEL DOWELS (MIN. 16")

D.2. HARD STEEL TROWEL FINISH

D.3. SAW-CUT CONTROL JOINTS NEXT DAY AT ~10-12' GRID

E. PRECISION CAST MODULES

E.1. CONCRETE

E.1.1. TYPE II PORTLAND CEMENT

E.1.2. MAX. 3/4" AGGREGATE

E.1.3. MECHANICALLY VIBRATED IN PRECISE CONCRETE MOLD

E.1.4. CURED IN TEMPERATURE CONTROLLED ENVIRONMENT

E.1.5. MIN. 4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS

E.2. REINFORCING

E.2.1. #3 REBAR STEEL REINFORCING @ 12" O.C. GRID STEEL

E.2.2. FIBER REINFORCEMENT

E.2.3. MINIMUM COVER FOR ALL REINFORCING SHALL BE 1.5"

E.3. FINISHING

E.3.1. SURFACES

E.3.1.A. RIDING SURFACES HAND-FINISHED SMOOTH

E.3.2. JOINTS

E.3.2.A. HAND FINISHED WITH ELASTOMERIC CAULK SEALANT OR CEMENTITIOUS GROUT

E.4. STEEL

E.4.1. HOT-DIPPED GALVANIZED STEEL ANCHORED AT 12" O.C. WITH STEEL STUDS

E.4.1.1. ROUND COPING

E.4.1.1.1. 2" SCHEDULE 40 WITH SEAMS AND END CAPS WELDED AND GROUND SMOOTH, AS REQUIRED

E.4.1.2. SQUARE COPING

E.4.1.2.1. 1.5" X 2" X 3/16" THICK ANGLE WITH SEAMS WELDED AND GROUND SMOOTH, AS REQUIRED

E.4.1.2.2. 2" X 6" X 1/8" THICK BMX PLATE (OPTIONAL) WITH SEAMS WELDED AND GROUND SMOOTH, AS REQUIRED.

E.4.1.3. BMX PLATE COPING BACKER

E.4.1.3.1. 6" X 1/8" WELDED BEHIND THE COPING (OPTIONAL)

E.4.1.4. GRIND RAILS

E.4.1.4.1. RECTANGULAR - 3" X 2" X 1/8" THICKNESS

E.4.1.4.2. ROUND - 2" DIAMETER SCHEDULE 40

E.4.1.4.3. FITTED WITH WELDED END CAPS AND GROUND SMOOTH

E.4.1.4.4. 2" DIAMETER WELDED STEEL TUBE VERTICAL SUPPORTS ARE CAST INTO THE CONCRETE DURING POURING OR ANCHORED USING STUD-STYLE INTERLOCKING WEDGE ANCHORS

2.6 INSPECTION

A. INSPECT SUBGRADE, FORMS, REINFORCING STEEL, PIPES, CONDUITS, SLEEVES, HANGERS, ANCHORS, INSERTS, AND OTHER WORK REQUIRED TO BE BUILT INTO CONCRETE AND REPORT ANY DISCREPANCIES. NOTIFY OWNER'S REPRESENTATIVE AT LEAST 5 WORKING DAYS IN ADVANCE OF SCHEDULED PLACEMENT.

B. CORRECT UNSATISFACTORY WORK PRIOR TO PLACING CONCRETE.

C. REMOVE RUBBISH FROM FORMWORK IMMEDIATELY PRIOR TO PLACING CONCRETE.

2.7 REPAIRS AND PROTECTION

A. REMOVE AND REPLACE PRECAST CONCRETE SKATE ELEMENTS THAT ARE BROKEN, DAMAGED, DEFECTIVE, OR DO NOT MEET THE REQUIREMENTS OF THIS SECTION OR CONFORMANCE WITH ASTM F 2480 - STANDARD GUIDE FOR IN-GROUND SKATE PARKS.

B. PROTECT PRECAST CONCRETE SKATE ELEMENTS FROM DAMAGE UNTIL FINAL PAYMENT. EXCLUDE TRAFFIC FROM PRECAST CONCRETE SKATE ELEMENTS FOR AT LEAST 28 DAYS AFTER PLACEMENT.

2.8 OTHER

A. CONCRETE MANUFACTURING AND TESTING PRACTICES ARE UNDERTAKEN IN ACCORDANCE WITH THE NATIONAL PRECAST CONCRETE ASSOCIATION (NPCA), CANADIAN STANDARDS ASSOCIATION, AND AMERICAN STANDARDS & TESTING METHODS (ASTM) STANDARDS.

B. SAFETY AND PERFORMANCE GUIDELINES: COMPLY WITH ALL SAFETY AND PERFORMANCE REQUIREMENTS AND ALL APPLICABLE REFERENCES AS SPECIFIED IN THE ASTM F2480 STANDARD GUIDE FOR IN-GROUND SKATE PARKS.

PART 3 - EXECUTION

3.1 DELIVERY, STORAGE, AND HANDLING

A. COORDINATE WITH WORK OF CAST-IN-PLACE CONCRETE SECTION.

B. PRECAST CONCRETE SKATE ELEMENTS ARE TO BE STORED AT MANUFACTURERS FACILITY, ABOVE GROUND ON SKIDS OR OTHER SUPPORTS, UNTIL SITE IS READY FOR THEIR INSTALLATION.

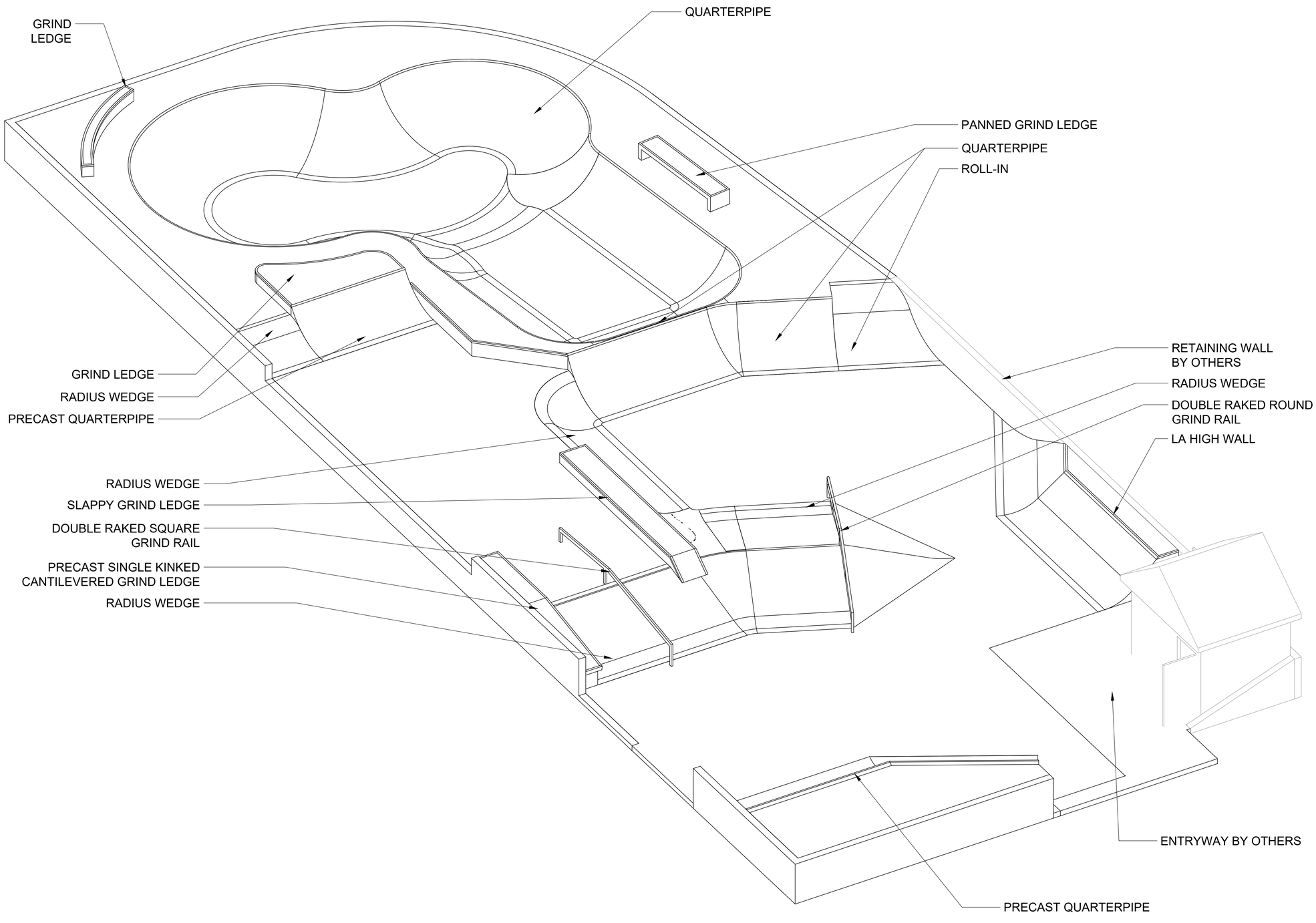
C. PRECAST CONCRETE SKATE ELEMENTS CAN BE PLACED AFTER A 7 DAY MINIMUM CURING TIME OF THE PRECAST FOOTINGS.

D. SUITABLE SKATE PARK SITE ACCESS IS REQUIRED FOR DELIVERY AND PLACEMENT OF PRECAST CONCRETE SKATE ELEMENTS. ACCESS MUST ALLOW TRACTOR-TRAILER(S) AND 70-TON CRANE (TYP.) TO PARK DIRECTLY ADJACENT TO FOOTINGS, WITHOUT OBSTRUCTION, FOR DELIVERY AND PLACEMENT OF ELEMENTS.

3.2 INSTALLATION

A. THE OWNER WILL PROVIDE A SITE PREPARED TO SPOHNCRETE FACTORY SPECIFICATIONS, WASTE DISPOSAL SERVICES, A SITE MAP WITH ROADS AND ACCESS ROUTES MARKED IN DETAIL FOR A CRANE, AND A SECURE AREA FOR STORAGE OF SKATEPARK EQUIPMENT AND TOOLS PRIOR TO AND DURING INSTALLATION.

B. THE MANUFACTURER WILL PROVIDE A CREW OF FACTORY-CERTIFIED INSTALLERS EXPERIENCED IN MUNICIPAL INSTALLATIONS TO ASSEMBLE THE SKATEPARK EQUIPMENT, AND ALL SPECIALTY AND BASIC TOOLS NECESSARY TO COMPLETE THE INSTALLATION. THESE FACTORY-CERTIFIED TECHNICIANS MUST HAVE PERFORMED AT LEAST TEN SIMILAR SKATEPARK INSTALLATIONS WITHIN THE LAST FIVE YEARS. ONLY SPOHNCRETE FACTORY-CERTIFIED INSTALLERS WITH AMPLE EXPERIENCE IN MUNICIPAL SKATEPARKS SHALL BE ALLOWED TO PLACE AND FINISH MODULES AS REQUIRED AS WELL AS BUILDING THE HIGHEST QUALITY SKATEPARKS, SPOHN RANCH, INC. STRIVES TO BUILD LONG-TERM RELATIONSHIPS BASED ON CONFIDENCE AND TRUST WITH OUR CLIENTS. WE STAND BESIDE,



SPOHN RANCH SKATEPARKS
DESIGN. BUILD. COME TOGETHER.
6824 S. CENTINELA AVE. - LOS ANGELES, CA 90230
OFFICE (626) 330-5803 ~ FAX (626) 330-5303

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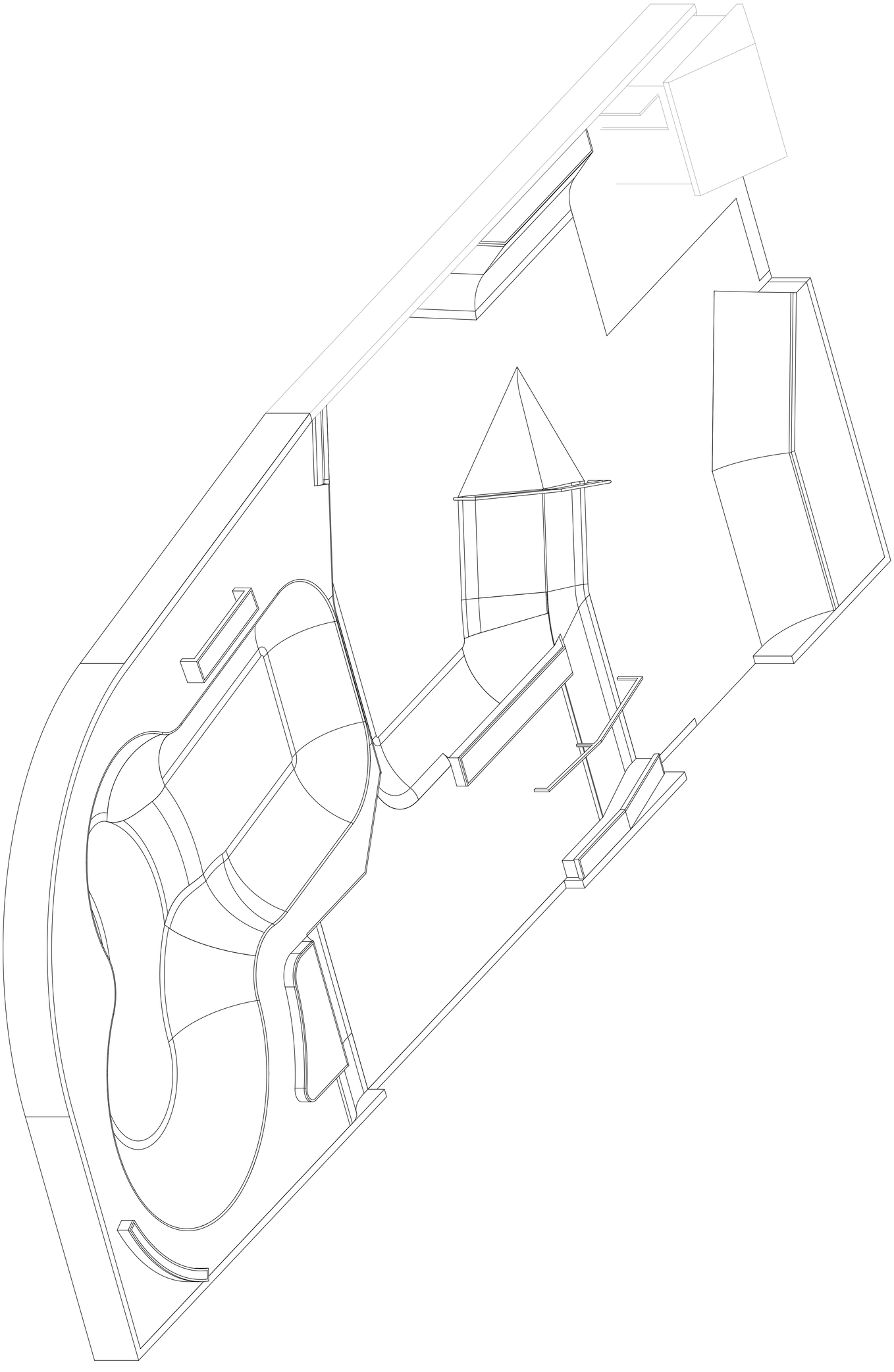
SKATE PARK DESIGNED BY: CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
3D PERSPECTIVE

SHEET
SK3.0



SHEET
SK3.1
5 OF 17

PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
3D PERSPECTIVE

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CW

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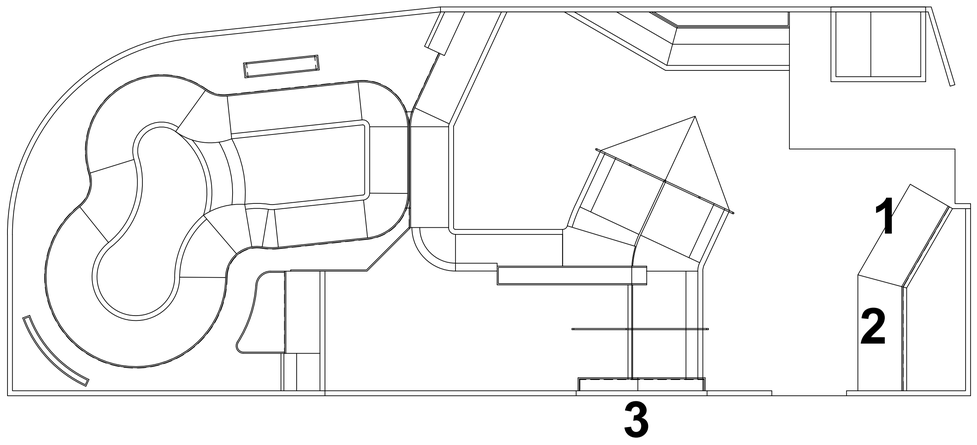
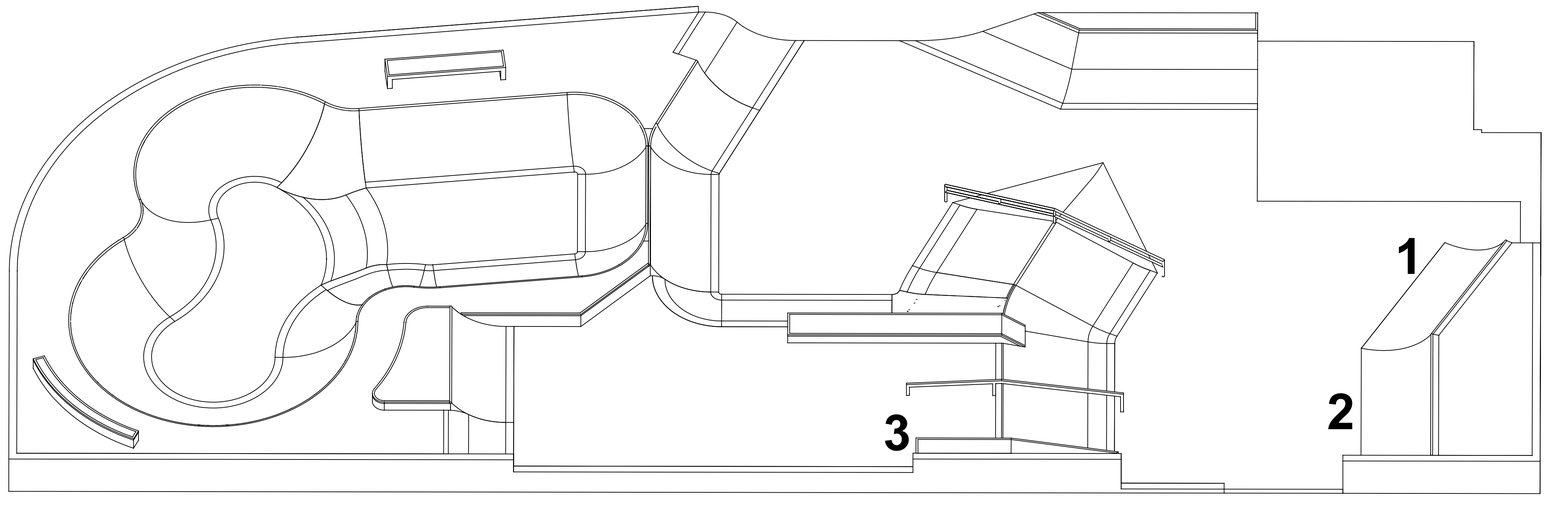
PRECAST COMPONENT LIST				
REF #	DESCRIPTION	COLOR	STEEL	QTY
1	QUARTERPIPE 14'-0"L x 6'-7 3/16"W x 3'-6"T	NATURAL GRAY	RAL #9017	1
2	QUARTERPIPE 15'-6"L x 6'-6 3/8"W x 3'-6"T	NATURAL GRAY	RAL #9017	1
3	RAKED GRIND LEDGE 16'-6 11/16"L x 1'-6"W x 1'-8"T	NATURAL GRAY	RAL #9017	1





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PLAN CHECKED BY: DH, MB
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PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
PRECAST LAYOUT PLAN

SHEET
SK4.0

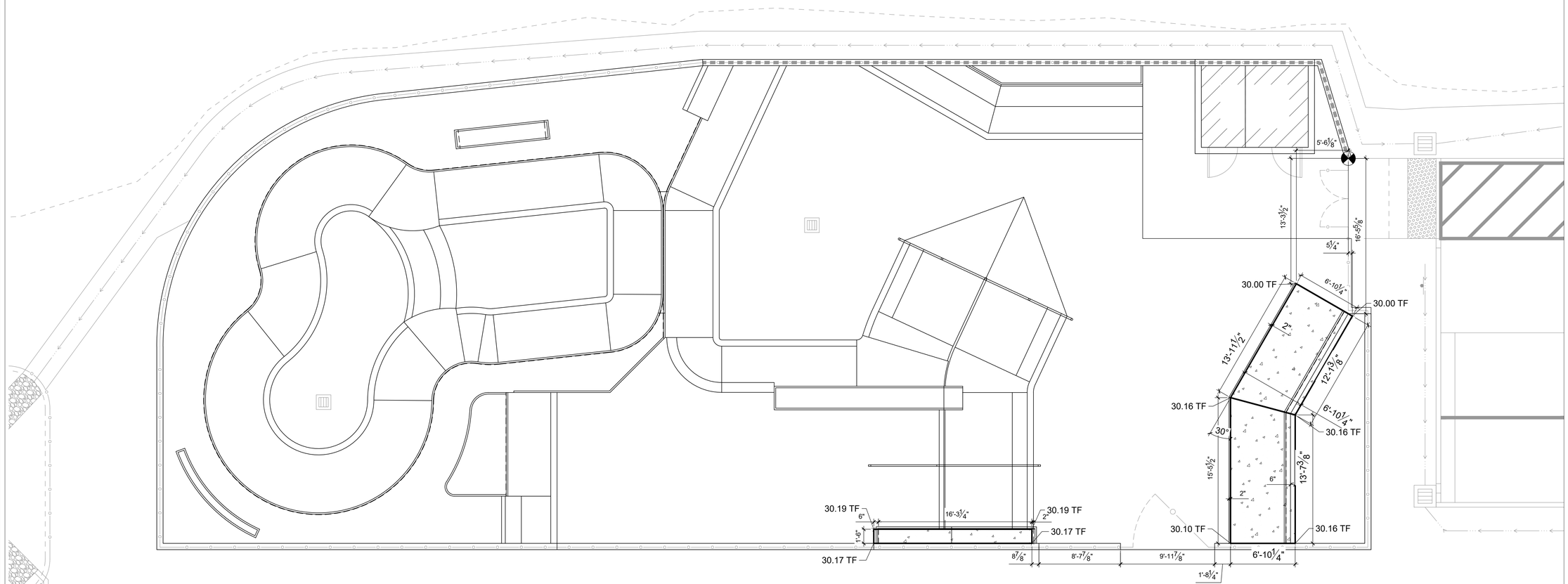
2025-12-18 11:40

FOOTING SCHEDULE

SYMBOL	CODE	DESCRIPTION
	1	CONCRETE FOOTER

PRECAST FOOTING NOTES :

1. ALL TOP OF FOOTING ELEVATIONS SHALL BE 5" (0.42") BELOW FINISH SURFACE ELEVATIONS OF CONCRETE SLAB, AND SHALL SLOPE AS SHOWN ON PLANS WITH A 2% MAXIMUM FALL.
2. FORM ENTIRE FOOTING SURFACE TO SLOPE IN THE SAME DIRECTION AS THE FINISHED SURFACE ELEVATIONS OF THE CONCRETE SLAB.
3. ALL PRECAST SLAB FOOTINGS SHALL COORDINATE WITH SKATEPARK GRADING PLAN SHEET SK8.0
4. HIGHPOINTS AND RIDGES CAN NOT BE PLACED IN FOOTINGS DUE TO PRECAST ELEMENT AND JOINTING ISSUES DURING INSTALLATION.
5. FOOTINGS SHALL NOT BE LEFT EXPOSED. ALL FOOTINGS SHALL BE COVERED.
6. REFER TO LANDSCAPE ARCHITECT / CIVIL ENGINEER DWGS FOR EARTHWORK. PREPARE SUBGRADE ACCORDING TO GEOTECHNICAL ENGINEER REPORT.
7. SEE CONSTRUCTION DETAILS ON SHEET SK11.0 + SK11.1 FOR PRECAST FOOTING PROFILES, INSTALLATION AND POSITIVE GRADING AWAY FROM ELEMENT
8. SEE SPECIFICATIONS ON SHEET SK2.1 FOR PRECAST ELEMENT INFORMATION



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PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
PC FOOTING PLAN

SHEET
SK4.1

JOINTING NOTES:

1. JOINTING LAYOUT PLAN HAS BEEN DEVELOPED TO PROVIDE GUIDANCE TO THE CONTRACTOR FOR THE USE OF SAWCUTS, COLD + EXPANSION JOINTS. ACTUAL FIELD VARIANCES MAY BE NECESSARY AND WILL TAKE PRECEDENCE OVER THIS GUIDE. A CONTRACTOR SHALL CUT/JOINT CONCRETE AS NEEDED TO HELP MINIMIZE CRACKING AND ENHANCE SKATEABILITY.

2. ALIGN SAWCUTS WITH EXPANSION AND COLD JOINTS AND START FROM CORNERS WHERE POSSIBLE TO HELP MINIMIZE CRACKING. SAWCUTS SHOULD BE APPROXIMATELY 10'x12' AND/OR APPROXIMATELY 120 SQUARE FEET WITH ROUGHLY A 2:1 ASPECT RATIO BETWEEN SAWCUTS AND COLD OR EXPANSION JOINTS.

3. ALL HORIZONTAL SAWCUTS TO BE FILLED WITH SELF-LEVELING POLYURETHANE BASE ELASTOMERIC SEALANT AND TOOLED FLAT. EXPANSION JOINTS AND VERTICAL SAWCUTS TO BE FILLED WITH POLYURETHANE BASED NONSAGGING ELASTOMERIC SEALANT AND TOOLED FLAT. COLOR OF JOINT SEALANT SHOULD RESEMBLE NATURAL COLOR OF CONCRETE (ALUMINUM GRAY / LIMESTONE, OR SIMILAR)

4. ALL JOINTS TO BE FILLED WITH SEALANT, SEE TYPICAL DETAILS FOR MORE INFORMATION.

GENERAL NOTES:

1. SEE SHEET SK5.0 FOR COLOR PLAN.

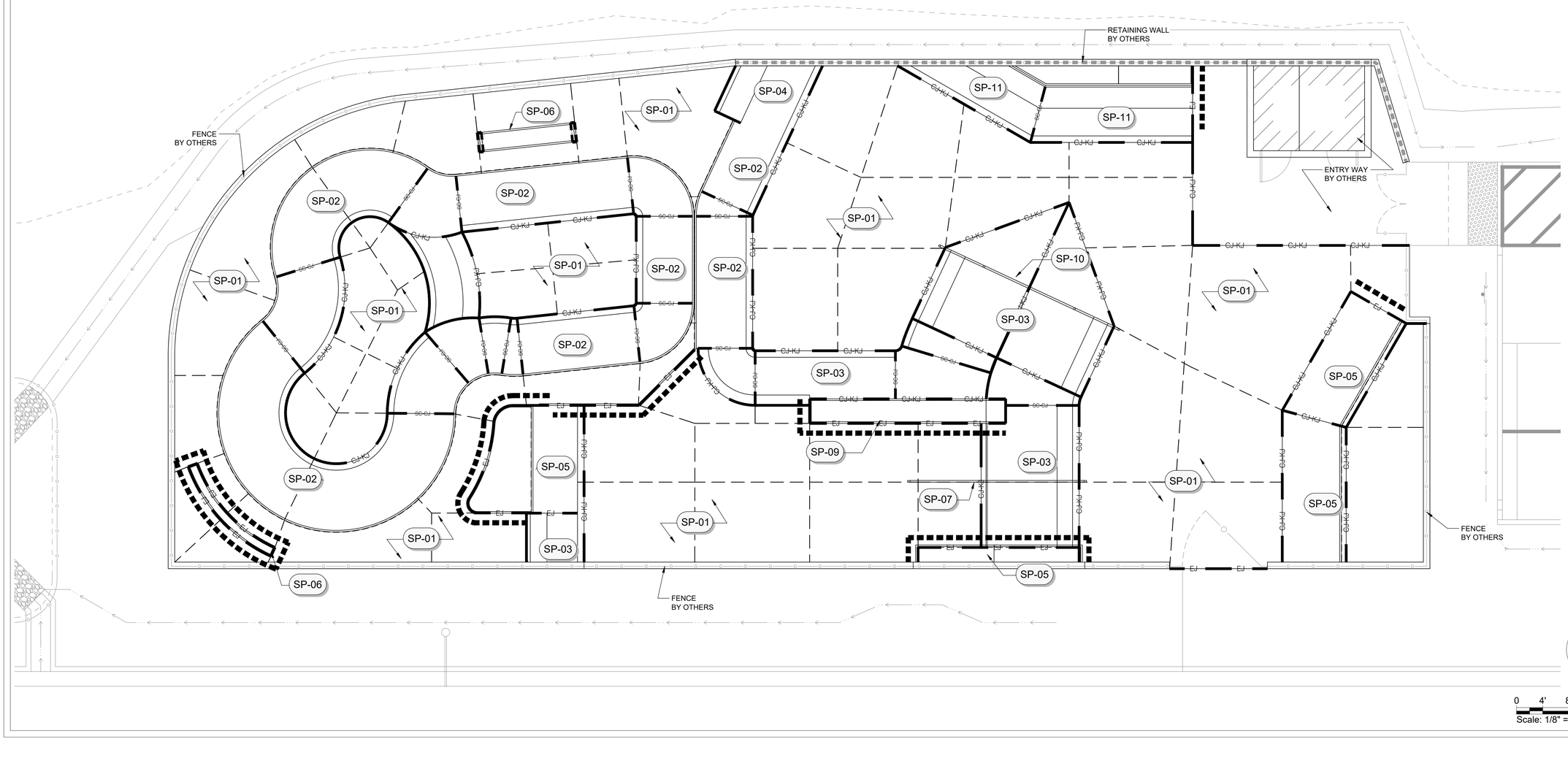
2. THE SLAB CONFIGURATION, NOTES, LOCATION OF EXPANSION JOINTS, COLD JOINTS, SAW CUTS, DETAIL REFERENCES, AND APPLICABLE DETAILS HAVE BEEN INCLUDED FOR CLARITY. JOINTS AND DETAILS SHOWN ARE FOR THE SKATEPARK ONLY. REFER TO THE LANDSCAPE PLANS FOR SCOPES BEYOND THE SKATEPARK.

3. SUGGESTED ORDER OF CONSTRUCTION FOR CONCRETE ELEMENTS WITHIN THE SKATEPARK FOOTPRINT:
   A. SUBSURFACE DRAINAGE
   B. SUBGRADE PREP - GRADE, MOISTURE CONDITION, AND COMPACT SKATEPARK FOOTPRINT TO +/- .1' OF SPECIFIED SUBGRADE ELEVATIONS.
   C. FINE GRADING
   D. PRECAST FOOTINGS
   E. PRECAST INSTALLATION
   F. GEOFOAM
   G. LEDGES AND MANUAL PADS
   H. BANKS AND TRANSITIONS
   I. GRIND RAIL FOOTING INSTALLATION
   J. FLOOR SLAB/FLATWORK

4. ALL EXPOSED CONCRETE AND SHOTCRETE SURFACES TO BE NATURAL GRAY IN COLOR WITH HARD STEEL TROWEL FINISH UNLESS OTHERWISE SPECIFIED.

INFORMATION SCHEDULE		
CODE	DESCRIPTION	DETAIL
SP-01	5" THICK CONCRETE FLATWORK	1/SK11.0
SP-02	QUARTERPIPE	12/SK11.0
SP-03	RADIUS WEDGE	13/SK11.0
SP-04	ROLL-IN	14/SK11.0
SP-05	PRECAST SKATE FEATURE	6/SK11.1
SP-06	GRIND LEDGE	2/SK11.1
SP-07	RAKED SQUARE GRIND RAIL	3/SK11.1
SP-09	SLAPPY GRIND LEDGE	1/SK11.1
SP-10	DOUBLE RAKED ROUND GRIND RAIL	3/SK11.1
SP-11	LA HIGH WALL	4/SK11.1

JOINTING SCHEDULE		
CODE	DESCRIPTION	DETAIL
H-01	EXPANSION JOINT — EJ — EJ	6/SK11.0
H-02	COLD JOINT OR KEY JOINT — CJ-KJ — CJ-KJ	8/SK11.0
H-03	SAWCUT JOINT	7/SK11.0
H-04	TURNDOWN EDGE AT FINISH SURFACE	3/SK11.0
H-05	TURNDOWN EDGE AT FINISH GRADE	4/SK11.0
H-06	SC OR CJ - FIELD DETERMINED — SC-CJ — SC-CJ	



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STAMP:

SKATE PARK DESIGNED BY: CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
INFORMATION PLAN

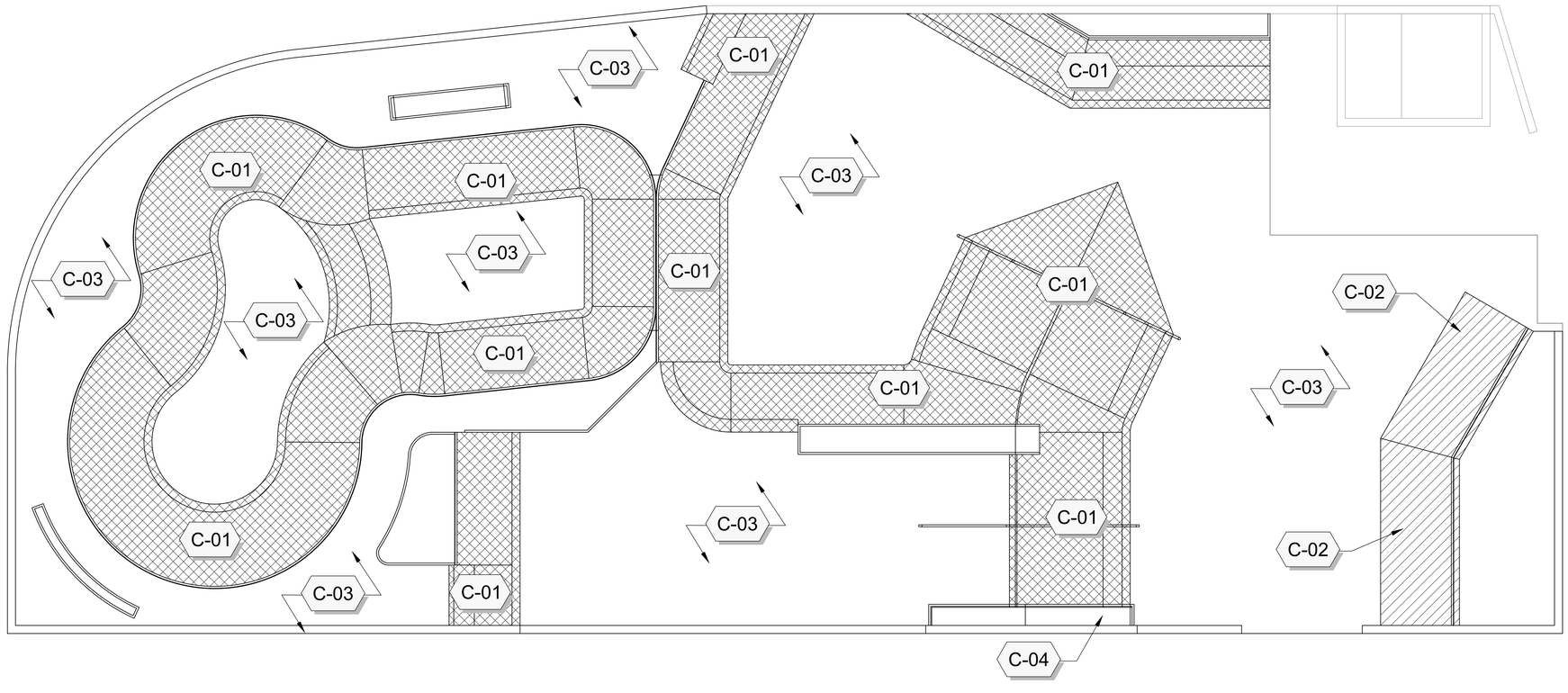
SHEET
SK5.0

COLOR SCHEDULE

SYMBOL	CODE	DESCRIPTION
	C-01	ADD-ALT COLORED CAST-IN-PLACE CONCRETE TO BE 'PALOMINO' BY EA PIGMENTS OR APPROVED EQUAL
	C-02	ADD ALT COLORED PRECAST CONCRETE TO BE `PALOMINO` BY EA PIGMENTS OR APPROVED EQUAL
	C-03	ALL OTHER CAST-IN-PLACE CONCRETE TO BE NATURAL GRAY
	C-04	PRECAST CONCRETE TO BE NATURAL GRAY

COLOR NOTES:

1. CONCRETE COLOR AVAILABLE FROM EA PIGMENTS 1-888-222-7501, OR APPROVED EQUAL.
2. PRECAST AND POURED IN PLACE CONCRETE COLOR MAY VARY SLIGHTLY IN FIELD.
3. FINISH: ALL EXPOSED CONCRETE SURFACES ARE TO BE HARD STEEL TROWEL FINISH UNLESS OTHERWISE NOTED. TROWEL UNTIL ALL VISIBLE PORES ARE CLOSED. CEASE TROWELING BEFORE SURFACE BECOMES GLOSSY. DO NOT BROOM FINISH AND DO NOT TROWEL BURN SURFACE.
4. REFER TO STEEL PLAN ON SHEET SK9.0 FOR STEEL FINISH.



NORTH

0 1' 5' 10'
Scale: 3/16" = 1'-0"

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PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE
CAMBRIA, CA

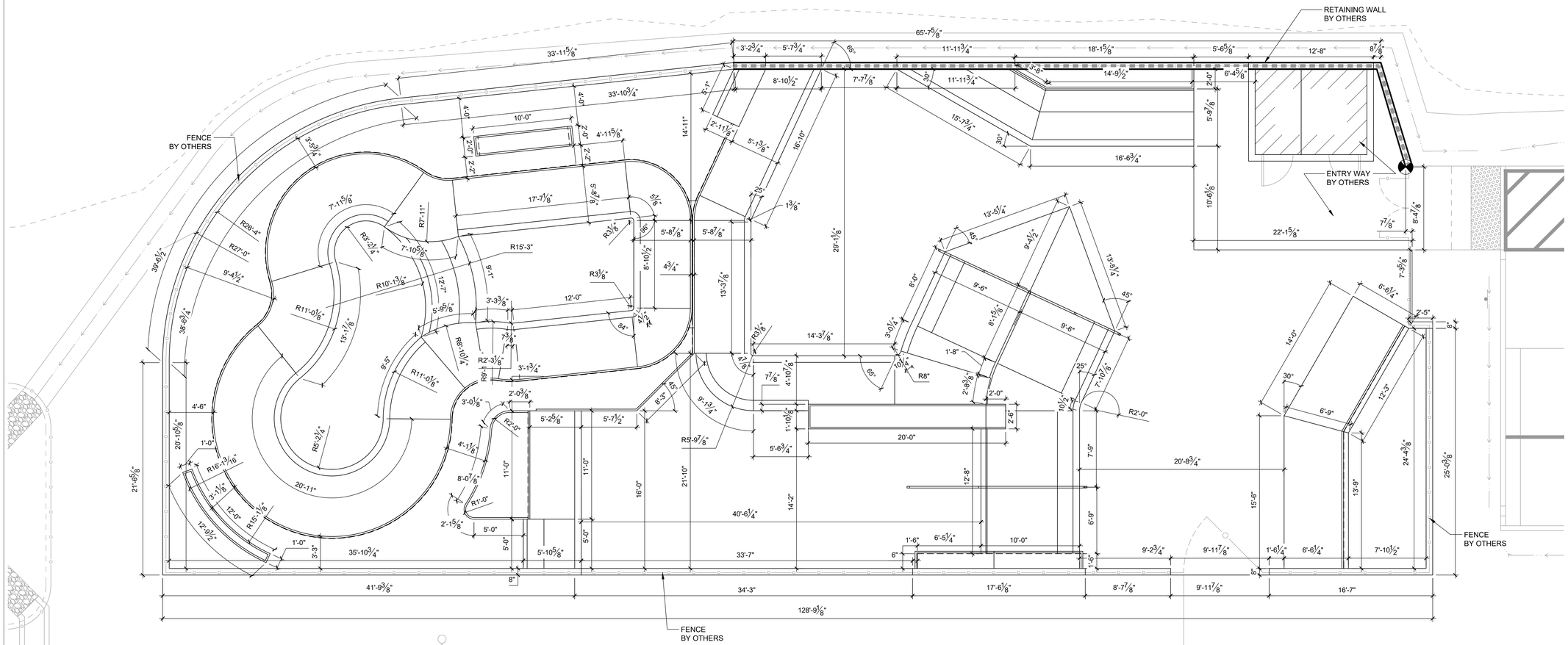
SHEET TITLE
COLOR PLAN

SHEET
SK6.0

CONSTRUCTION NOTES:

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES AND ORDINANCES.
2. ALL FORMS AND ALIGNMENTS OF PAVING, LAYOUT, AND SPECIAL PAVING AREAS SHALL BE REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO POURING (GIVE A MINIMUM OF 24 HOURS NOTICE)
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PUBLIC IMPROVEMENTS, INCLUDING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN-KIND ALL PUBLIC IMPROVEMENTS DAMAGED, BROKEN, OR REMOVED DURING CONSTRUCTION
4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS (UNLESS OTHERWISE NOTED).
5. ALL REBAR CROSSINGS TO BE TIED.
6. ALL CONSTRUCTION TO BE PLUMB AND TRUE, UNLESS OTHERWISE NOTED OR INDICATED.
7. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE SKATE PARK DESIGNER, OWNER/BUILDER OR OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE.
9. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC.. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. OBSERVATION VISITS TO THE JOB SITE BY THE SKATE PARK DESIGNER OR OWNER, DO NOT INCLUDE INSPECTION OF CONSTRUCTION PROCEDURES. THE VISIT SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
11. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.
12. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED CONSTRUCTION PRODUCT. THESE DOCUMENTS, ALTHOUGH PREPARED WITH CARE AND DILIGENCE, MAY CONTAIN ERRORS, OMISSIONS, CONTRADICTIONS, ETC. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS THOROUGHLY AND SHALL NOTIFY THE SKATE PARK DESIGNER IMMEDIATELY UPON ANY SUCH DISCOVERY OR DISCREPANCY. GOVERNING CODES SHALL THEN APPLY.
13. ALL SCALE DIMENSIONS ARE APPROXIMATE. WRITTEN DIMENSIONS AND DETAILS TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SITE DIMENSIONS PRIOR TO PROCEEDING WITH WORK AND CLARIFY WITH SKATE PARK DESIGNER, OWNER IF NECESSARY.
14. DESIGN, MATERIAL, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON DRAWINGS MAY BE CONSIDERED FOR USE. APPROVAL FOR SUBSTITUTIONS SHALL BE OBTAINED FROM THE SKATE PARK DESIGNER.
15. SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR FOR THE CLARIFICATION OF DESIGN CONCEPT DETAILS & SUBSTITUTIONS.
16. DURING WORK AND THROUGH ITS COMPLETION, THE CONTRACTOR SHALL KEEP THE SITE CLEAN TO THE SATISFACTION OF THE OWNER.
17. FINAL MATERIAL, FINISHES AND COLOR SHALL BE APPROVED BY OWNER AND SKATE PARK DESIGNER PRIOR TO INSTALLATION.
18. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS.
19. REFER TO SPECIFICATIONS FOR ANY ADDITIONAL INFORMATION.

**ALL COLD JOINTS AT THE BOTTOM OF ALL RADIUS TRANSITIONS & RADIUS BANKS SHALL BE LOCATED 8" MAX. FROM THE POINT OF TANGENCY. SEE TYPICAL DETAILS FOR CLARIFICATION.



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SKATE PARK DESIGNED BY: CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE: CAMBRIA, CA

SHEET TITLE: LAYOUT PLAN

SHEET: SK7.0

GRADING SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
L-01	AREA DRAIN	2	5/SK11.0

GRADING NOTES

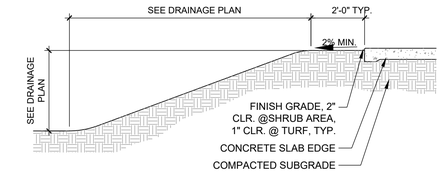
1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE LOCAL GRADING CODE AND ANY SPECIAL REQUIREMENTS OF THE GRADING PERMIT.
2. CONTRACTOR TO VERIFY GRADES AND NOTIFY OWNER'S CONSTRUCTION ADMINISTRATOR PRIOR TO START OF GRADING WORK.
3. SLOPES SHALL BE NO STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1) AND SHALL HAVE NOT LESS THAN 90% COMPACTION OUT TO THEIR FINISH SURFACES.
4. ALL PAVED AREAS SHALL SLOPE AS SHOWN ON PLANS WITH A 2% MAXIMUM FALL. PLANTED AREAS SHALL HAVE A MINIMUM 2% FALL.
5. FINISH GRADE SHALL HAVE A UNIFORM SURFACE, FREE OF LUMPS, BUMPS AND DEPRESSIONS AND ANY OBJECTS THAT MAY PREVENT A POSITIVE FLOW TO DRAIN.
6. ALL PROPOSED PAVING SURFACES SHALL MEET EXISTING PAVING SURFACES WITH SMOOTH AND CONTINUOUS TRANSITIONS AND FLUSH ALONG ENTIRE EDGE.
7. CONCRETE WALKS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND SHALL MEET ALL CITY AND COUNTY REQUIREMENTS.
8. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, EXISTING DRAINAGE STRUCTURES, PARKING LOT IMPROVEMENTS, AND FINISH FLOOR ELEVATIONS. NOTIFY THE OWNER'S CONSTRUCTION ADMINISTRATOR IMMEDIATELY UPON NOTING ANY DISCREPANCIES.
9. FINISH GRADE AT TURF AREAS SHALL BE ONE INCH BELOW FINISH SURFACE OF SIDEWALKS, CURBS OR PAVED AREAS. PLANTING AREA FINISH GRADE SHALL BE 2" BELOW SAME UNLESS OTHERWISE SPECIFIED.
10. ALL CONSTRUCTION AREAS SHALL BE FREE OF ROCK, DEBRIS, ETC. ALL EXISTING WEEDS SHALL BE REMOVED.
11. CONTRACTOR SHALL MEET EXISTING GRADE AT GRADING LIMITS WITH A SMOOTH AND CONTINUOUS TRANSITION.

GRADING LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- GB — GB — PROPOSED GRADE BREAK
- XXX.XX FS — PROPOSED ELEVATIONS
- PROPOSED FLOW DIRECTION

BS	BOTTOM OF STEP
FG	FINISH GRADE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT ELEVATION (MAY CHANGE IN FIELD)
PA	PLANTING AREA
TD	TOP OF DRAIN
TL	TOP OF LEDGE
TP	TOP OF PAD
TR	TOP OF RAIL
TS	TOP OF STEP

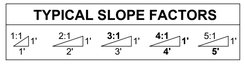
XXXX — EXISTING ELEVATION (VERIFY IN FIELD)



NOTES

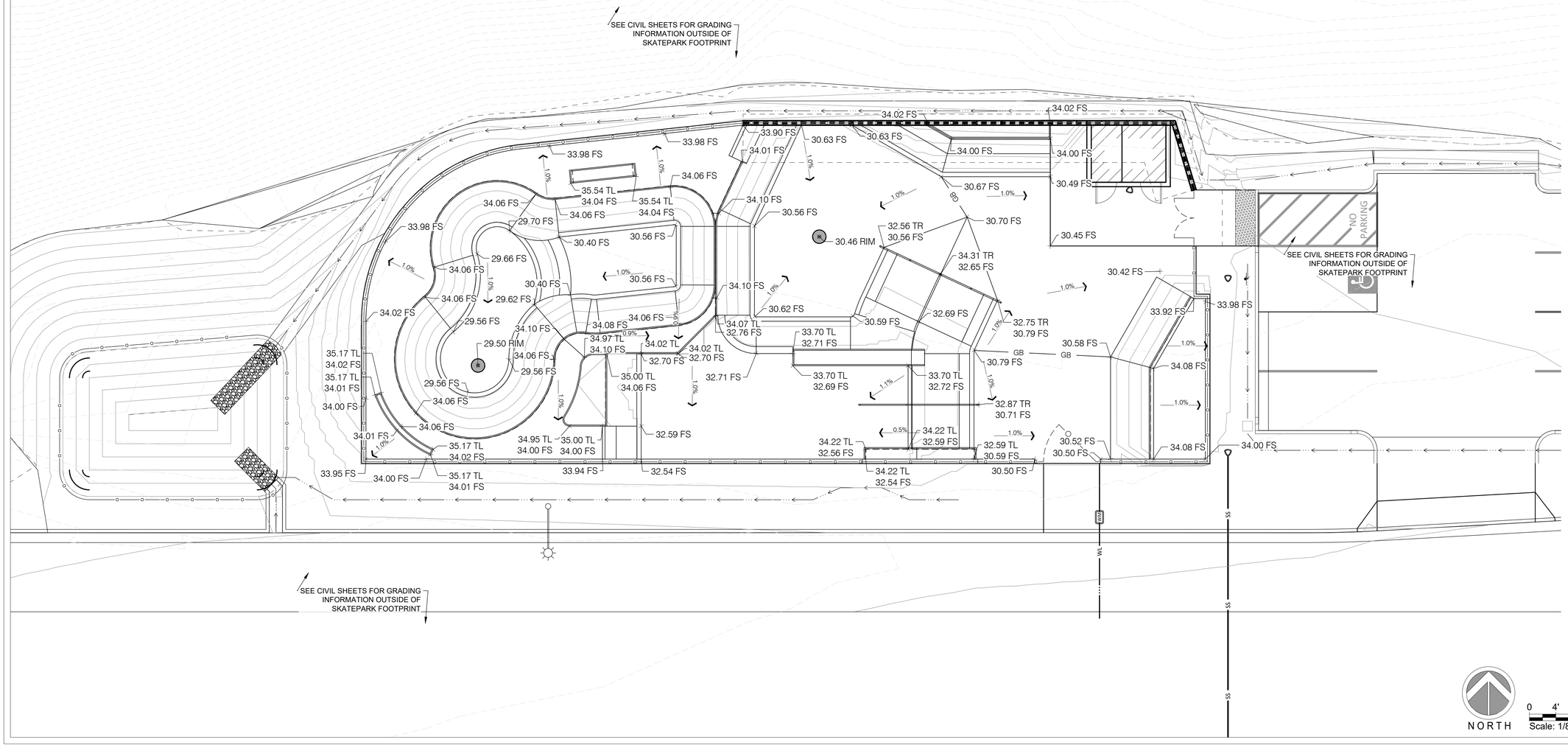
1. TYPICAL SLOPE DETAIL FOR INFORMATIONAL PURPOSES ONLY. ALL SLOPE GRADING AND DRAINAGE SHALL CONFORM TO APPROVED GRADING PLAN.

TYPICAL SLOPE FACTORS



1 TYPICAL SLOPE DETAIL

3/4" = 1'-0" P-HYB-CAM-12



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SKATE PARK DESIGNED BY: CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE: CAMBRIA, CA

SHEET TITLE: GRADING + DRAINAGE PLAN

SHEET: SK8.0

11 OF 17

GRADING SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
L-01	AREA DRAIN	2	5/SK11.0

GRADING NOTES

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE LOCAL GRADING CODE AND ANY SPECIAL REQUIREMENTS OF THE GRADING PERMIT.
2. CONTRACTOR TO VERIFY GRADES AND NOTIFY OWNER'S CONSTRUCTION ADMINISTRATOR PRIOR TO START OF GRADING WORK.
3. SLOPES SHALL BE NO STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1) AND SHALL HAVE NOT LESS THAN 90% COMPACTION OUT TO THEIR FINISH SURFACES.
4. ALL PAVED AREAS SHALL SLOPE AS SHOWN ON PLANS WITH A 2% MAXIMUM FALL. PLANTED AREAS SHALL HAVE A MINIMUM 2% FALL.
5. FINISH GRADE SHALL HAVE A UNIFORM SURFACE, FREE OF LUMPS, BUMPS AND DEPRESSIONS AND ANY OBJECTS THAT MAY PREVENT A POSITIVE FLOW TO DRAIN.
6. ALL PROPOSED PAVING SURFACES SHALL MEET EXISTING PAVING SURFACES WITH SMOOTH AND CONTINUOUS TRANSITIONS AND FLUSH ALONG ENTIRE EDGE.
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8. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, EXISTING DRAINAGE STRUCTURES, PARKING LOT IMPROVEMENTS, AND FINISH FLOOR ELEVATIONS. NOTIFY THE OWNER'S CONSTRUCTION ADMINISTRATOR IMMEDIATELY UPON NOTING ANY DISCREPANCIES.
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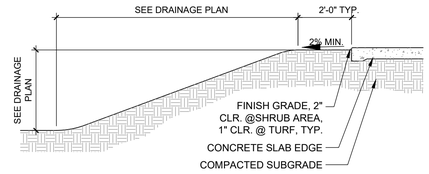
11. CONTRACTOR SHALL MEET EXISTING GRADE AT GRADING LIMITS WITH A SMOOTH AND CONTINUOUS TRANSITION.

GRADING LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- GB — GB — PROPOSED GRADE BREAK
- XXX.XX FS — PROPOSED ELEVATIONS
- PROPOSED FLOW DIRECTION

BS	BOTTOM OF STEP
FG	FINISH GRADE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT ELEVATION (MAY CHANGE IN FIELD)
PA	PLANTING AREA
TD	TOP OF DRAIN
TL	TOP OF LEDGE
TP	TOP OF PAD
TR	TOP OF RAIL
TS	TOP OF STEP

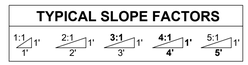
XXXX — EXISTING ELEVATION (VERIFY IN FIELD)



NOTES

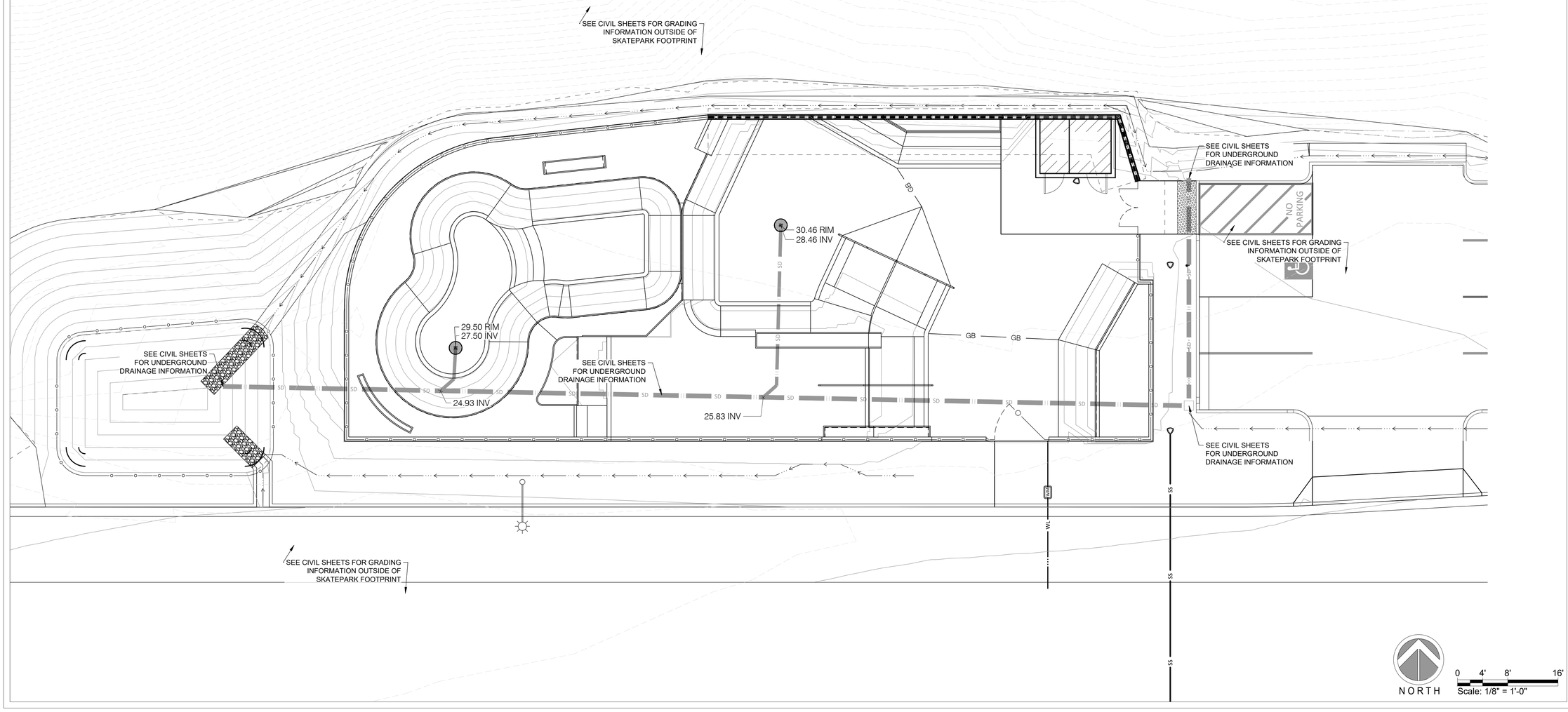
1. TYPICAL SLOPE DETAIL FOR INFORMATIONAL PURPOSES ONLY. ALL SLOPE GRADING AND DRAINAGE SHALL CONFORM TO APPROVED GRADING PLAN.

TYPICAL SLOPE FACTORS



1 TYPICAL SLOPE DETAIL

3/4" = 1'-0" P-HYB-CAM-12



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DOCUMENTS BY: AL, CR
PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
UNDERGROUND DRAINAGE PLAN

SHEET
SK8.1

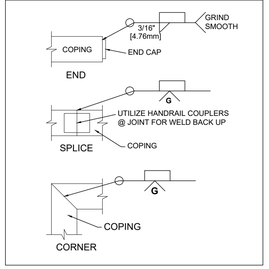
STEEL SCHEDULE

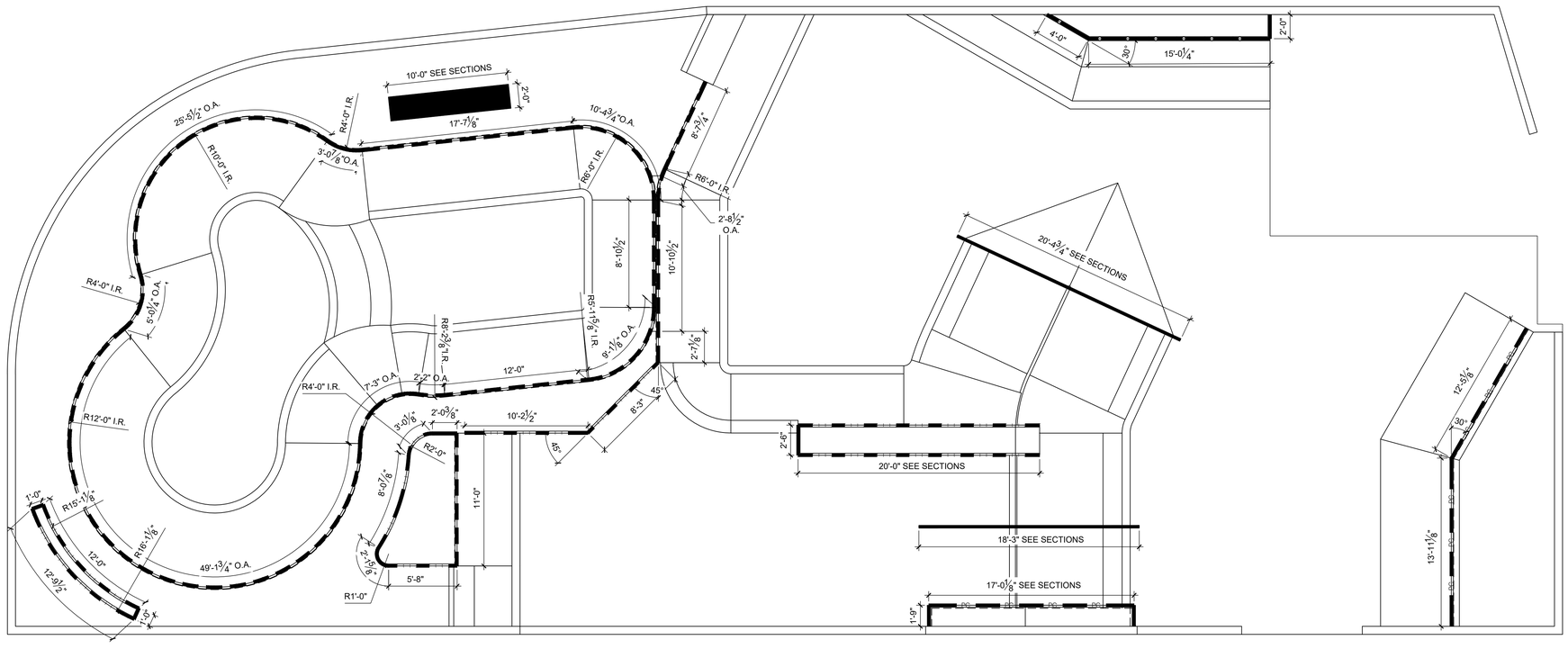
CODE	DESCRIPTION	DETAIL	FINISH
S-01	2-3/8" O.D. SCH. 40 STEEL COPING	11/SK11.0	POWDER COAT RAL #9017
S-02	1.5 X 2 X 3/16" THICK STEEL EDGING	9/SK11.0	POWDER COAT RAL #9017
S-03	2" STEEL STRAP	10/SK11.0	POWDER COAT RAL #9017
S-04	GRIND RAIL	15/SK11.0	POWDER COAT RAL #9017
S-05	PRECAST STEEL (PC)		POWDER COAT RAL #9017
S-06	STEEL PANNED ELEMENT		POWDER COAT RAL #9017

STEEL NOTES :

1. STEEL FINISH TO BE HOT DIPPED GALVANIZED OR POWDER COATED RAL #9017 (TRAFFIC BLACK) AS INDICATED IN LEGEND FINISH.
2. FINISH MUST OCCUR AFTER ALL WELDING IS COMPLETE.
3. CAP ALL EXPOSED TUBE OR PIPE ENDS AND ROUND ALL SHARP EDGES.
4. ALL WELDS TO BE ALL AROUND.
5. GRIND ALL WELDS SMOOTH BEFORE FINISHING.
6. FABRICATE STEEL GRIND EDGES IN LONG SECTIONS THAT WILL WORK FOR SHIPPING AND REDUCE THE NUMBER OF WELDS IN THE FIELD.
7. CLEAN METAL EDGES AFTER PLACEMENT OF CONCRETE.
8. POWDER COATING REPAIR - USE AN APPROPRIATELY COLOR MATCHED POWDER COAT TOUCH-UP SPRAY PAINT ON WELDED OR DAMAGED POWDER COATED SURFACES.
9. SEE SECTION 05 50 00 - METAL FABRICATIONS OF SPECBOOK FOR SKATEPARKS FOR ALL STEEL SPECIFICATIONS.

COPING / RAIL JOINT WELDS





NORTH

0 4' 8' 16'

Scale: 1/8" = 1'-0"

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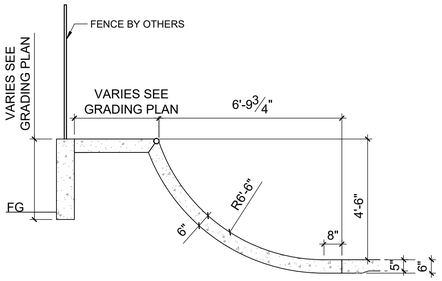
PROJECT TITLE
CAMBRIA, CA

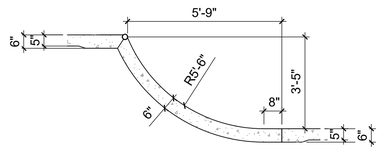
SHEET TITLE
STEEL PLAN

SHEET
SK9.0

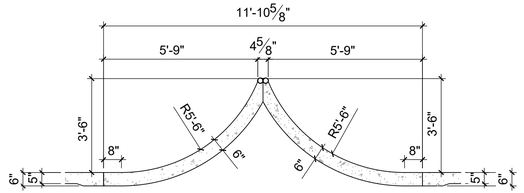
13 OF 17



SECTION A



SECTION B



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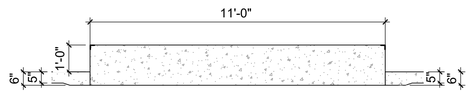

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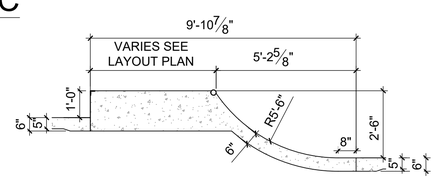

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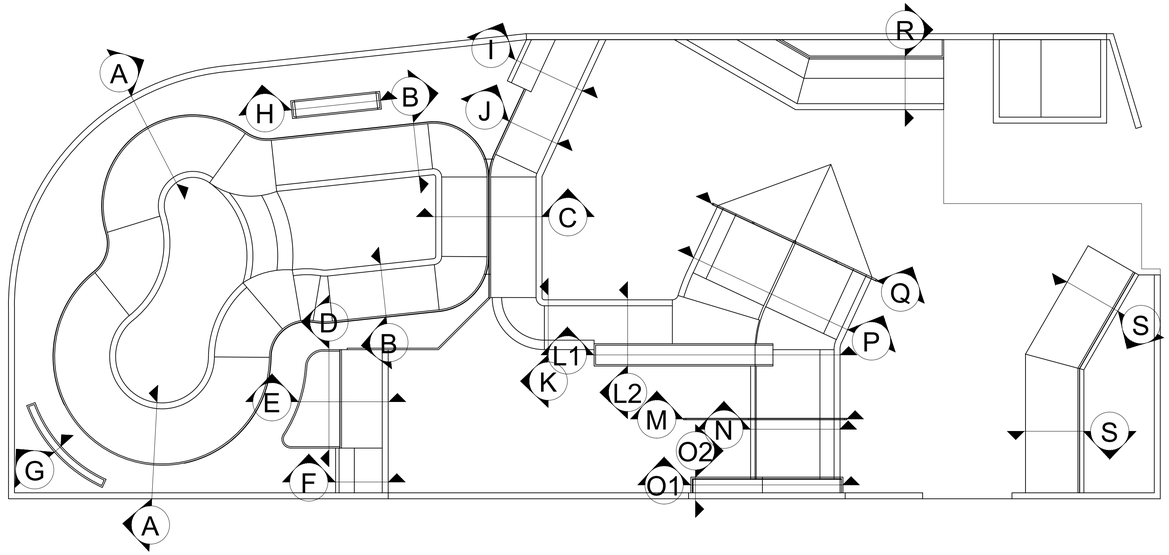

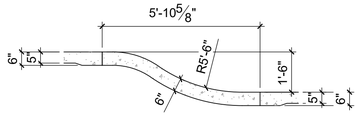

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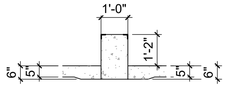

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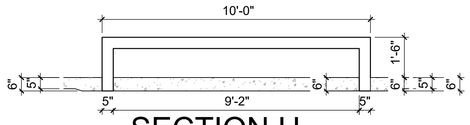

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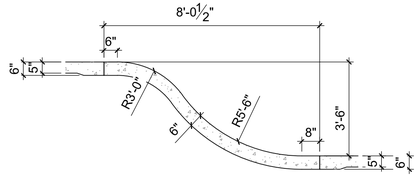

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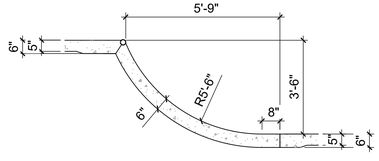

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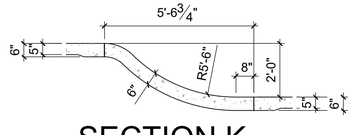

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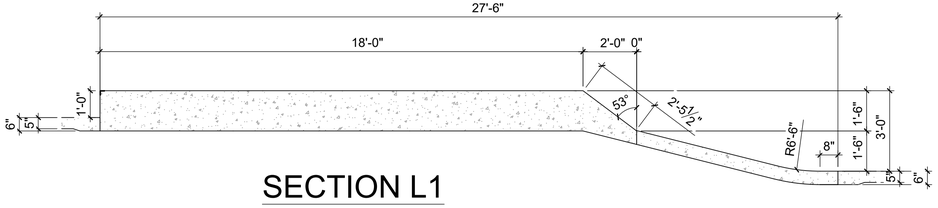

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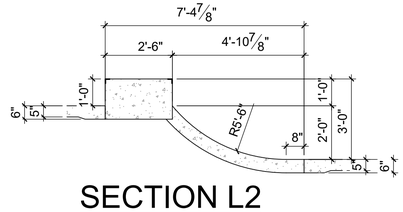

SECTION L2

NORTH

0 1' 2' 4'

Scale: 3/8" = 1'-0"

SPOHN RANCH SKATEPARKS

DESIGN. BUILD. COME TOGETHER.

6824 S. CENTINELA AVE. - LOS ANGELES, CA 90230
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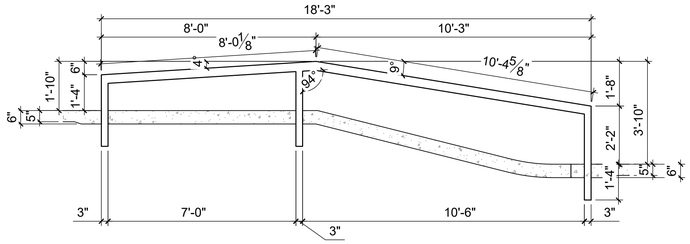
STAMP:

SKATE PARK DESIGNED BY: CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
SECTIONS

SHEET
SK10.0



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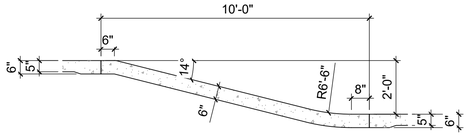

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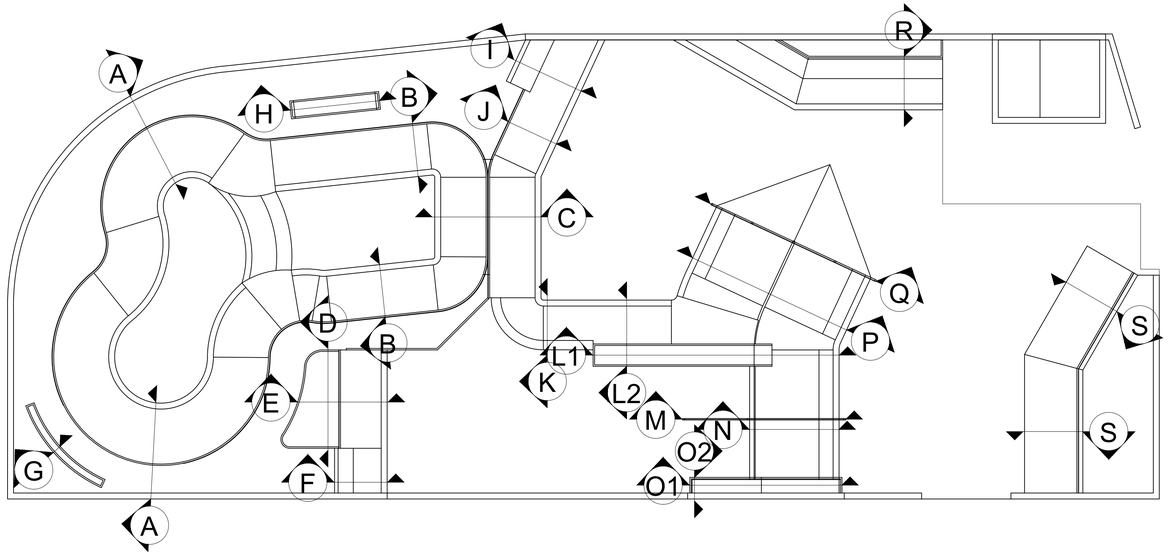

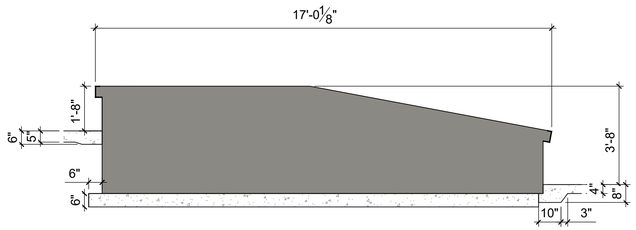

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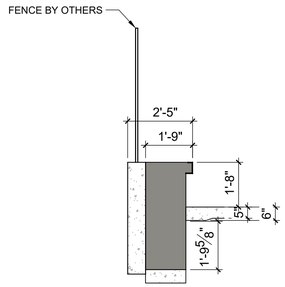

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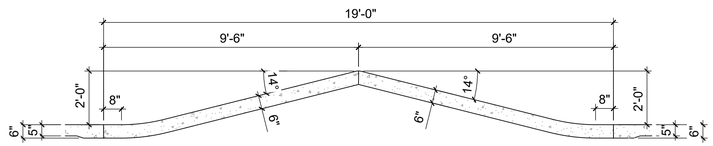

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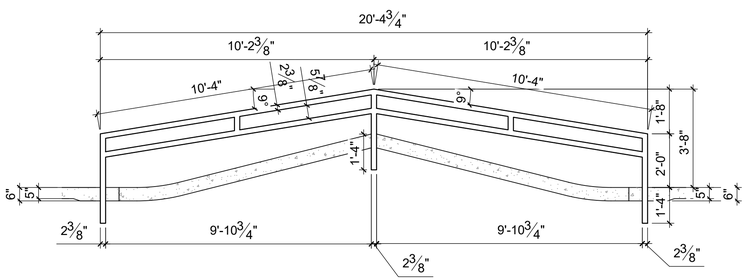

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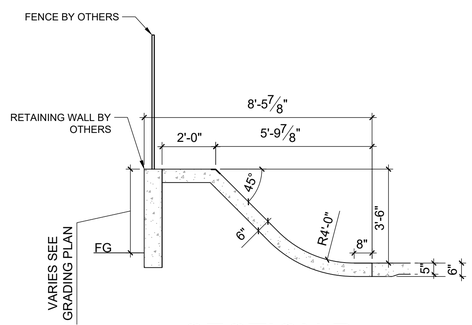

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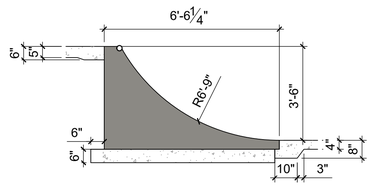

SECTION S

NORTH

0 1' 2' 4'

Scale: 3/8" = 1'-0"

SPOHN RANCH SKATEPARKS

DESIGN. BUILD. COME TOGETHER.

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REVISIONS

NO	DATE	DESCRIPTION	BY
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STAMP:

SKATE PARK DESIGNED BY: CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE: **CAMBRIA, CA**

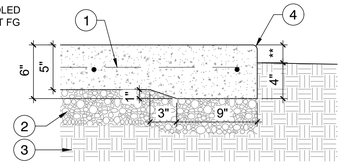
SHEET TITLE: **SECTIONS**

SHEET **SK10.1**

1. *4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. BW
2. BASE COURSE, 4" DEEP MIN.
3. COMPACTED SUBGRADE
4. 1/2" TOOLED EDGE AT FG ONLY

*SKATEPARK SURFACE TO HAVE STEEL HARD-TROWEL FINISH. CEASE TROWELING BEFORE SURFACE BECOMES GLOSSY. DO NOT TROWEL BURN SURFACE.

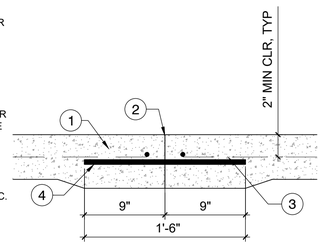
**DIMENSION SHALL BE 1" BELOW FINISH SURFACE IF SLAB EDGE IS ADJACENT TO TURF OR 2" BELOW FINISH SURFACE IF SLAB EDGE IS ADJACENT TO PLANTING AREA



1 SLAB EDGE

1 1/2" = 1'-0" P-HYB-CAM-01

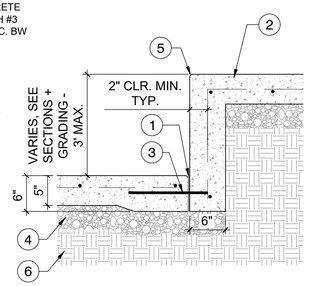
1. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. BW
2. COLD OR EXPANSION JOINT
3. SLEEVE FOR SLIP DOWEL OR WRAP/GREASE ONE END
4. 1/2" SMOOTH DOWEL OR REBAR DROP. SPACE 2'-6" O.C. ALONG JOINT



2 SLIP DOWEL

1 1/2" = 1'-0" P-HYB-CAM-20

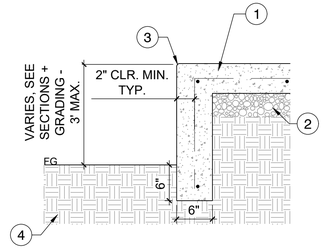
1. EXPANSION JOINT
2. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. BW
3. SLIP DOWEL
4. BASE COURSE
5. 1/2" TOOLED EDGE OR STEEL EDGING. SEE STEEL PLAN FOR LOCATION.
6. COMPACTED SUBGRADE



3 TURNDOWN EDGE AT FS

1" = 1'-0" P-HYB-CAM-02

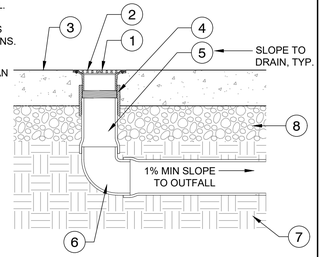
1. *4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. BW
2. BASE COURSE
3. 1/2" TOOLED EDGE OR STEEL EDGING. SEE STEEL PLAN FOR LOCATION.
4. COMPACTED SUBGRADE



4 TURNDOWN EDGE AT FINISHED GRADE

1" = 1'-0" P-HYB-CAM-03

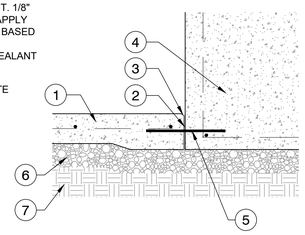
1. ZURN FD2210-PV4-NT ADJUSTABLE FLOOR DRAIN WITH 5" "TYPE B" NICKEL BRONZE STRAINER, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. TOP OF DRAIN. SEE GRADING PLAN
3. TYPICAL CONCRETE FLATWORK
4. ADJUSTABLE PVC OUTLET CONNECTION
5. SDR-35 DRAIN LINE. TYP. SEE GRADING + DRAINAGE PLAN FOR MORE INFO.
6. PVC DRAINLINE, 90 DEG ELBOW. INVERT ELEVATION PER GRADING PLAN.
7. COMPACTED SUBGRADE
8. BASE COURSE



5 AREA DRAIN

1 1/2" = 1'-0" P-HYB-CAM-10

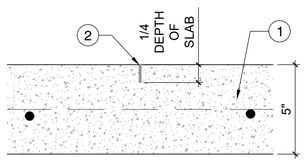
1. 4000 PSI CONCRETE FLATWORK #3 REBAR @ 16" O.C.
2. PRE-COMPRESSED EXPANSION MATERIAL 1/2" DECK-O-FOAM OR SIMILAR
3. EXPANSION JOINT. 1/8" TOOLED EDGE. APPLY POLYURETHANE BASED NON-SAGGING ELASTOMERIC SEALANT AND TOOL FLAT
4. CONCRETE SKATE ELEMENT
5. SLIP DOWEL
6. BASE COURSE
7. COMPACTED SUBGRADE



6 EXPANSION JOINT

1" = 1'-0" P-HYB-CAM-05

1. 4000 PSI CONCRETE FLATWORK #3 REBAR @ 16" O.C.
2. 1/8" SAW CUT - FILL JOINT WITH SELF LEVELING SEALANT AND TOOL FLAT. PROTECT SURROUNDING SURFACE FROM EXCESS SEALANT.

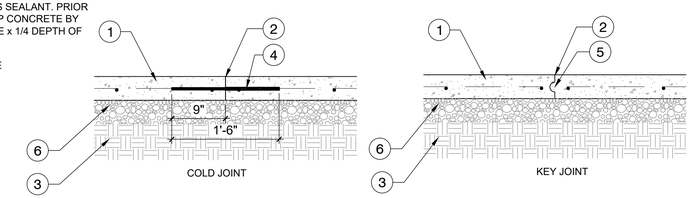


7 SAWCUT JOINT

3" = 1'-0" P-HYB-CAM-06

1. *4000 PSI CONCRETE FLAT WORK WITH #3 REBAR @ 16" O.C. BW
2. 1/8" TOOLED EDGE BOTH SIDES. FILL JOINT WITH SELF LEVELING SEALANT AND TOOL FLAT. PROTECT SURROUNDING SURFACE FROM EXCESS SEALANT. PRIOR TO SEALING JOINT, PREP CONCRETE BY CUTTING JOINT 1/8" WIDE x 1/4 DEPTH OF CONCRETE
3. COMPACTED SUBGRADE
4. SLIP DOWEL
5. KEY JOINT 1-5/8" O.D.
6. BASE COURSE

NOTE: CONSTRUCTION JOINT MAY BE BUILT AS EITHER COLD JOINT OR KEY JOINT OPTION. IT IS UP TO THE CONTRACTOR'S DISCRECTION.

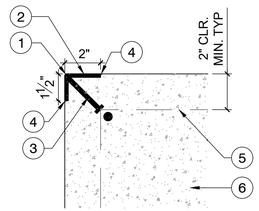


8 COLD JOINT / KEY JOINT

1" = 1'-0" P-HYB-CAM-33

1. 1/8" MIN. ROUTED EDGE GROUND SMOOTH
2. 1.5" x 2" x 3/16" THICK STEEL EDGING -SEE STEEL PLAN FOR LOCATION
3. COPING ANCHOR, 3/8" X 4" MIN. NELSON STUD OR SIMILAR @ 18" O.C.
4. 1/8" TOOLED EDGE BOTH SIDES
5. TYPICAL STEEL REINFORCEMENT
6. SKATE ELEMENT

SEE STEEL PLAN FOR FABRICATION + FINISH NOTES

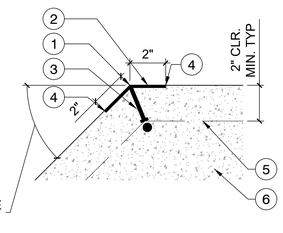


9 STEEL EDGING

3" = 1'-0" P-HYB-CAM-19

1. 1/8" MIN. ROUTED EDGE GROUND SMOOTH
2. 2" x 2" x .120" THICK STEEL STRAP EDGING -SEE STEEL PLAN FOR LOCATION
3. COPING ANCHOR, 3/8" X 4" MIN. NELSON STUD OR SIMILAR @ 18" O.C.
4. 1/8" TOOLED EDGE BOTH SIDES
5. TYPICAL STEEL REINFORCEMENT
6. SKATE ELEMENT

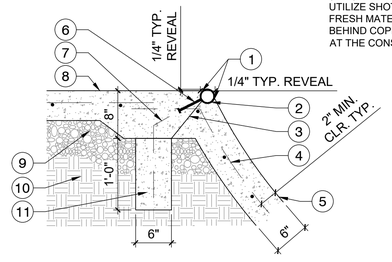
SEE STEEL PLAN FOR FABRICATION + FINISH NOTES



10 STEEL STRAP

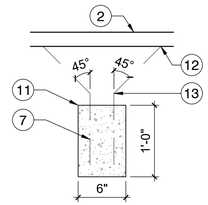
3" = 1'-0" P-HYB-CAM-27

1. 1/8" TOOLED EDGE BOTH SIDES OF COPING
2. STEEL COPING - SEE STEEL PLAN FOR LOCATION
3. CONSTRUCTION JOINT HAND SHAPED PRIOR TO CONCRETE CURING
4. TYPICAL STEEL REINFORCEMENT
5. BOWL TRANSITION
6. COPING ANCHOR, 3/8" X 4" MIN. NELSON STUD OR SIMILAR@ 18" O.C.
7. (2) #3 REBAR TIES TO SUPPORT COPING PRIOR TO CONCRETE PLACEMENT
8. 4000 PSI CONCRETE FLATWORK #3 REBAR @ 16" O.C.
9. BASE COURSE
10. COMPACTED SUB-GRADE
11. CONCRETE CYLINDER FOOTING. 8' O.C. ALONG BACK OF COPING & WHERE NEEDED ALONG SMALLER RADII
12. SPOT WELD TO COPING
13. TURN REBAR OUT 45 DEG



SEE STEEL PLAN FOR FABRICATION + FINISH NOTES

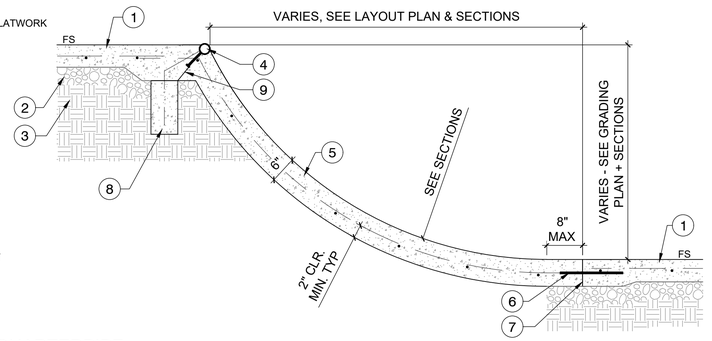
CONSTRUCTION NOTE: WHEN BUILDING SLAB/DECK BEHIND COPING CONSTRUCTION JOINT, FIRST SATURATE SURFACE DRY (SSD) PREVIOUSLY PLACED CONCRETE MATERIAL AND THEN UTILIZE SHOTCRETE PLACEMENT METHOD FOR THE INITIAL FRESH MATERIAL TO THE EXISTING MATERIAL OF DECK/SLAB BEHIND COPING FOR PROPER PLACEMENT AND CONSOLIDATION AT THE CONSTRUCTION JOINT.



11 STEEL COPING

1" = 1'-0" P-HYB-CAM-21

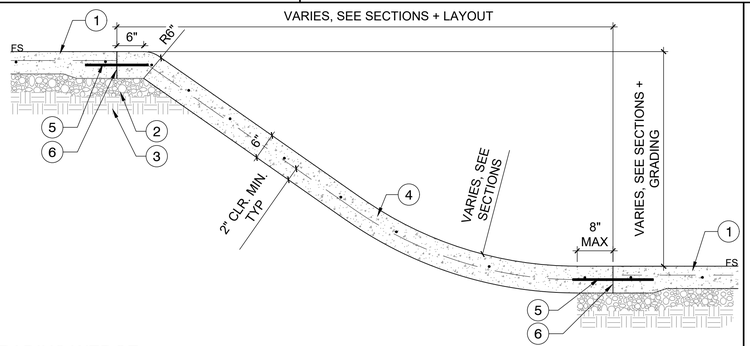
1. 4000 PSI CONCRETE FLATWORK #3 REBAR @ 16" O.C.
2. BASE COURSE
3. COMPACTED SUBGRADE
4. STEEL COPING
5. 4000 PSI SHOTCRETE WITH #3 REBAR @ 12" O.C. BW
6. SLIP DOWEL
7. COLD JOINT
8. CONCRETE CYLINDER FOOTING
9. CONSTRUCTION JOINT



12 TYPICAL QUARTERPIPE

3/4" = 1'-0" P-HYB-CAM-08

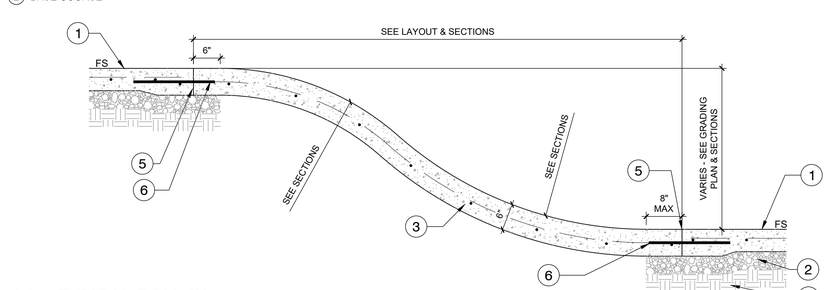
1. 4000 PSI CONCRETE FLATWORK #3 REBAR @ 16" O.C.
2. BASE COURSE
3. COMPACTED SUBGRADE
4. 4000 PSI SHOTCRETE WITH #3 REBAR @ 12" O.C. BW
5. SLIP DOWEL
6. COLD JOINT / KEY JOINT



13 TYPICAL RADIUS WEDGE

3/4" = 1'-0" P-HYB-CAM-31

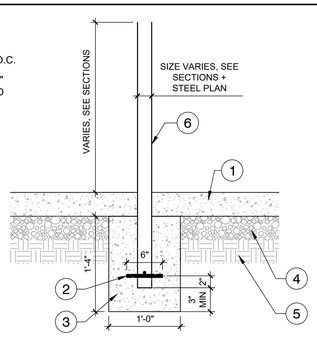
1. 4000 PSI CONCRETE FLATWORK #3 REBAR @ 16" O.C.
2. BASE COURSE
3. 4000 PSI SHOTCRETE WITH #3 REBAR @ 12" O.C. B.W.
4. COMPACTED SUB-GRADE
5. COLD JOINT / KEY JOINT
6. SLIP DOWEL



14 TYPICAL ROLL-IN

3/4" = 1'-0" P-HYB-CAM-32

1. 4000 PSI CONCRETE FLATWORK #3 REBAR @ 16" O.C.
2. (2) #3 REBAR 6" LONG. DRILLED THROUGH + CROSSED ABOVE TO STABILIZE
3. CONCRETE FOOTING
4. BASE COURSE
5. COMPACTED SUBGRADE
6. GRIND RAIL



15 TYPICAL GRIND RAIL FOOTING

1" = 1'-0" P-HYB-CAM-15

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REVISIONS

NO	DATE	DESCRIPTION	BY
1	.	.	.
2	.	.	.
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STAMP:

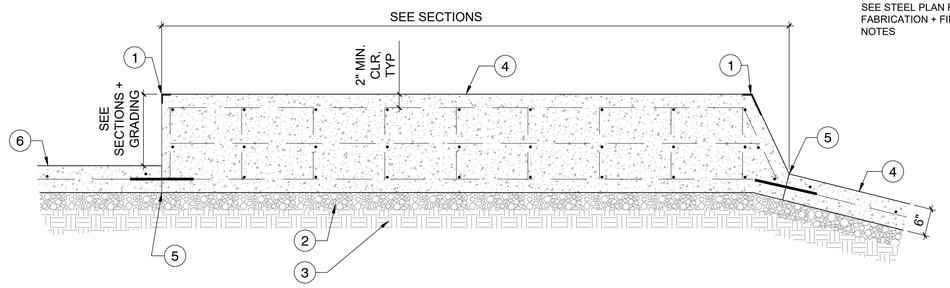
SKATE PARK DESIGNED BY CW
DOCUMENTS BY AL, CR
PLAN CHECKED BY DH, MB
DATE 3/3/2026

PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
CONSTRUCTION DETAILS

SHEET
SK11.0

1. STEEL EDGING
2. BASE COURSE
3. COMPACTED SUBGRADE
4. 4000 PSI SHOTCRETE WITH #3 REBAR @ 12" O.C. BW
5. COLD JOINT
6. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. BW

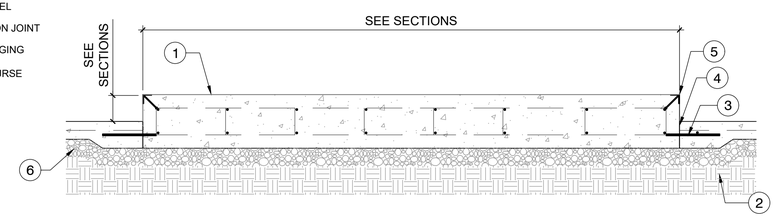


SEE STEEL PLAN FOR FABRICATION + FINISH NOTES

1 SLAPPY GRIND LEDGE

3/4" = 1'-0" P-HYB-CAM-24

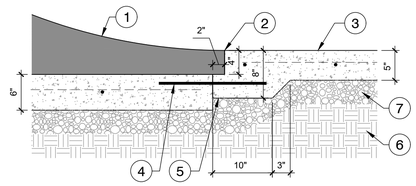
1. 4000 PSI CONCRETE WITH #3 REBAR @ 12" O.C. B.W.
2. COMPACTED SUBGRADE
3. SLIP DOWEL
4. EXPANSION JOINT
5. STEEL EDGING
6. BASE COURSE



2 GRIND LEDGE

3/4" = 1'-0" P-HYB-CAM-47

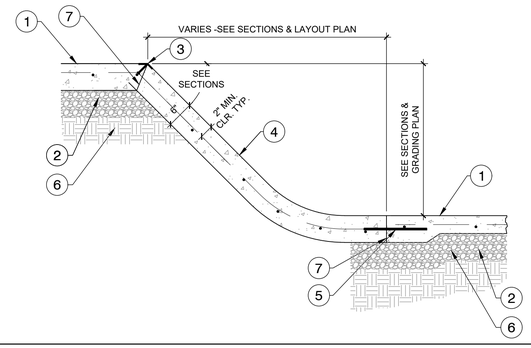
1. PRECAST SKATE ELEMENT
2. COLD JOINT
3. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. BW
4. SLIP DOWEL
5. VIBRATE CONCRETE TO PRODUCE EFFECTIVE CONSOLIDATION UNDER PRECAST SKATE ELEMENT ADJACENT TO FOOTING
6. COMPACTED SUB-GRADE
7. BASE COURSE



3 PRECAST TOE CONNECTION W/ FOOTER

1" = 1'-0" P-HYB-CAM-09

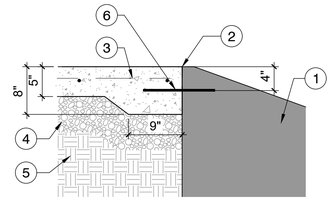
1. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. BW
2. BASE COURSE
3. STEEL STRAP
4. 4000 PSI SHOTCRETE WITH #3 REBAR @ 12" O.C. BW
5. SLIP DOWEL
6. COMPACTED SUB-GRADE
7. COLD JOINT



4 LA HIGH WALL

3/4" = 1'-0" P-HYB-CAM-52

1. PRECAST SKATE ELEMENT
2. COLD JOINT
3. 4000 PSI CONCRETE FLATWORK WITH #3 REBAR @ 16" O.C. BW
4. BASE COURSE
5. COMPACTED SUBGRADE
6. #3 SMOOTH SLIP DOWEL 12" LONG @ 24" O.C.



5 PRECAST TOP CONNECTION

1" = 1'-0" P-HYB-CAM-11

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STAMP:

SKATE PARK DESIGNED BY: CW
DOCUMENTS BY: AL, CR
PLAN CHECKED BY: DH, MB
DATE: 3/3/2026

PROJECT TITLE
CAMBRIA, CA

SHEET TITLE
CONSTRUCTION DETAILS

SHEET
SK11.1

17 OF 17

IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST REMOTE CONTROL VALVE ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.

MWELO COMPLIANCE STATEMENT:

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE 1881 AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

JIM BURROWS, CLA #2737
APRIL 2025

IRRIGATION SCHEDULE

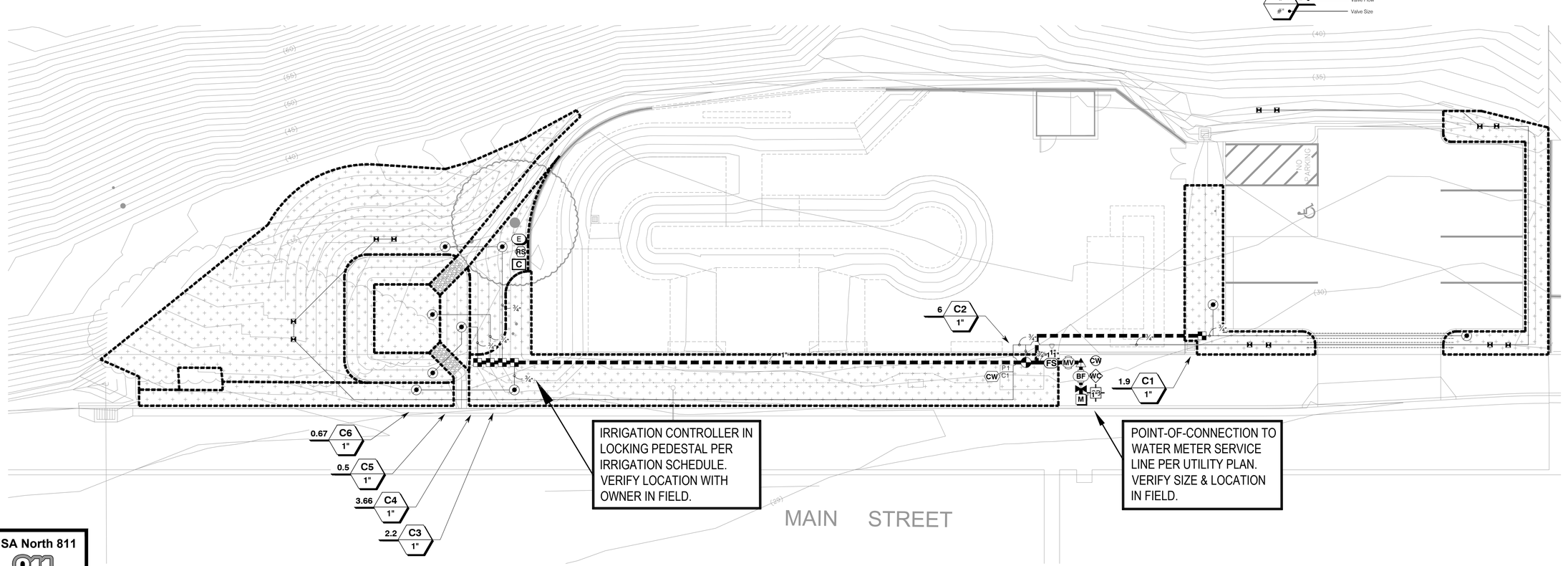
SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
H	RAIN BIRD RWS-M-B-C-1402 1402	360	30	0.5	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION. USE RAIN BIRD "EASY FIT" MCDF SERIES FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND DRIP DISTRIBUTION TUBING.	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 20PC emitters (1 assigned to each 1 gal. plant) 20PC emitters (2 assigned to each 5 gal. plant) 20PC emitters (7 assigned to each 15 gal. plant) 20PC emitters (8 assigned to each 24" Box plant)	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB 1" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	LANDSCAPE PRODUCTS INC. CWV SLIP SOCKET 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN.,2IN. SLIP SOCKET PLASTIC BALL VALVE. QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 125 PSI RATING. SAME SIZE AS MAINLINE.
MV	BUCKNER-SUPERIOR 3200 1" NORMALLY CLOSED BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 3/4IN.,1IN.1-1/2IN.,2IN.,2-1/2IN. AND 3IN..

	PRESSURE REDUCING VALVE WILKINS 500XL SERIES PRESSURE REDUCER, USE IF PRESSURE EXCEEDS 85 PSI. SET TO 75 PSI. PRESSURE REQUIRED DOWNSTREAM IS 44.3 PSI
BF	ZURN 975XL 1" REDUCED PRESSURE BACKFLOW DEVICE
C	RAIN BIRD ESPLXME2P 12 STATION, TRADITIONALLY-WIRED COMMERCIAL CONTROLLER W/ FACTORY INSTALLED PRO SMART MODULE. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE.
CW	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED.)
RS	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.
WC	WIRE CONNECTOR 3M DIRECT BURIAL WATER-PROOF WIRE CONNECTORS (U.L. APPROVED.)
FS	RAIN BIRD FS-150-P 1-1/2IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.0 GPM TO 100.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.
SB	STRONG BOX SBBC-20SS HIGH PROFILE, TUBE AND WIRE CONSTRUCTION SMOOTH TOUCH SURFACE, FRONT ENTRY STAINLESS STEEL BACKFLOW ENCLOSURE. 20IN.L, 46.5IN.H, 17.75IN.W.
P-X / C-X	PULL BOX TWO (2) SPARE CONTROL WIRES FOR FUTURE USE IN JUNCTION BOX. P=PILOT WIRES, C=COMMON WIRES BUNDLED. COIL WIRES IN VALVE BOX PER DETAIL, AND RUN CONTINUOUS WIRE BACK TO CONTROLLER. LABEL EACH WIRE WITH A PLASTIC I.D. TAG AT THE WIRE BUNDLE AND AT THE CONTROLLER.
E	ELECTRICAL POC 120 VOLT ELECTRICAL POWER WITH DEDICATED CIRCUIT, PROVIDED BY ELECTRICIAN IF NEEDED, VERIFY ACTUAL LOCATION IN FIELD
M	WATER METER 1"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 3/4"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout
Valve Number
Valve Flow
Valve Size



REFER TO SHEET L-5 FOR WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) WORKSHEET

NORTH

SCALE: 1"=10'-0"
0 10 20 30 40

USA North 811
Know what's below. Call before you dig.

JBLA
Jim Burrows
Landscape Architecture
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
(805) 439-3209

REGISTERED LANDSCAPE ARCHITECT James T. Burrows No. 2737
Signature
12/31/2025
Renewal Date
04/30/2025
Date
STATE OF CALIFORNIA

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DATE	REVISION
04/30/25	plants per County list
	1
	2
	3
	4
	5
	6

OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
1640 1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CALIFORNIA 93428

PROJECT:
CAMBRIA SKATE PARK
MAIN STREET
CAMBRIA, CALIFORNIA

ISSUED: 04/30/2025

PLAN SET 'B'

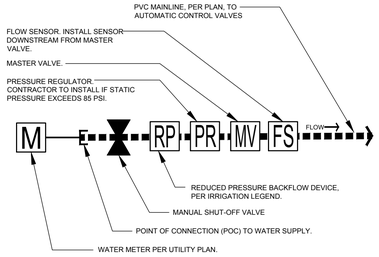
IRRIGATION PLAN

DESIGNED	JBLA
DRAWN	JBLA
CHECKED	JBLA
DATE	04/30/2025
JOB NO.	24-117
SHEET NUMBER	L-1
	1 OF 6 SHEETS

JBLA PLAN CONTROL

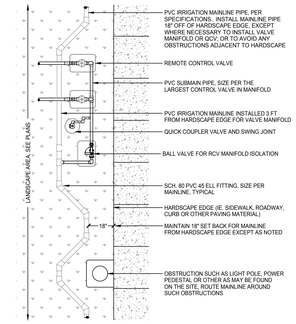
PLOT DATE: 4/30/2025 - FILE: I:\Jenn\Jenn\Documents_JBLA_JBLA #'s\Files\24-117 Cambria CSD Skate Park CDs (CDS)\JBLA-Cambria CSD Skate Park-IRR.dwg

E | POINT-OF-CONNECTION (P.O.C.)



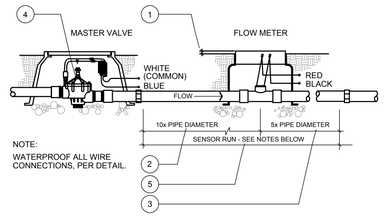
NOTES:
1. THE DIAGRAM ABOVE ILLUSTRATES THE TYPICAL SEQUENCING OF COMPONENTS WHERE THE IRRIGATION SYSTEM CONNECTS TO THE WATER SUPPLY.
2. REFER TO IRRIGATION LEGEND, DETAILS AND SPECIFICATION FOR IRRIGATION EQUIPMENT.

D | MAINLINE & VALVE LAYOUT



(POTABLE SYSTEMS - GREEN VALVE BOX LIDS / RECYCLED SYSTEMS - PURPLE VALVE BOX LIDS)

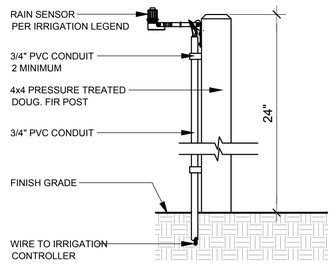
C | FLOW SENSOR



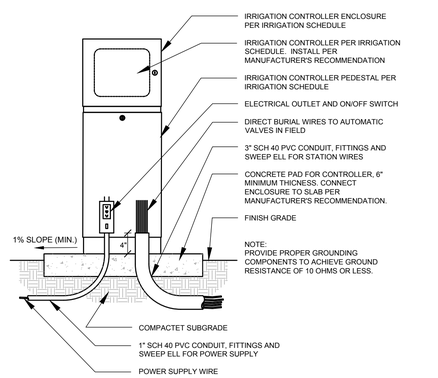
NOTE:
WATERPROOF ALL WIRE CONNECTIONS, PER DETAIL.

1. 1" IN LAWN AREAS, 2" IN PLANTING BEDS.
2. MINIMUM DISTANCE UPSTREAM 10x PIPE DIAMETER OF SENSOR INLET.
3. MINIMUM DISTANCE DOWNSTREAM 5x PIPE DIAMETER OF SENSOR INLET.
4. MASTER VALVE, PER DETAIL. INSTALL UPSTREAM OF FLOW SENSOR.
5. SENSOR TO BE PLACED IN STRAIGHT RUN ("SENSOR RUN") OF PIPE, WITH NO COUPLINGS, TEES OR OTHER INTERRUPTIONS IN PIPE.

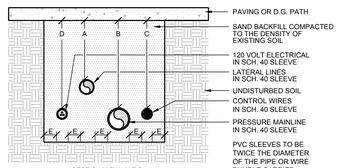
B | RAIN SENSOR (WIRED)



A | CONTROLLER



J | DRIP FLUSH VALVE



SECTION VIEW - N.T.S.

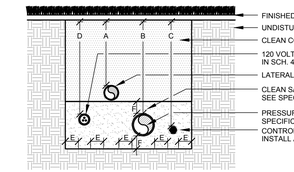
DIMENSION	A	B	C	D	E
DEPTH BELOW GRADE	24"	36"	36"	36"	6"

TIE A 36" LOOP IN ALL WIRING AT CHANGES OF DIRECTION GREATER THAN 30 DEGREES, UNTIE AFTER ALL CONECTIONS HAVE BEEN MADE.

NOTE:
ALL PVC MAINLINE, PVC LATERAL LINES, AND CONTROL WIRES SHALL BE SLEEVED BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC, 2 TIMES THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
ALL CURBS SHALL BE MARKED WITH A "SCORE" MARK TO DESIGNATE SLEEVE LOCATION. HORIZONTAL DIMENSION BETWEEN SLEEVES SHALL BE A MINIMUM OF 4 INCHES DEPTHS OF SLEEVES, BACKFILL, AND COMPACTION OF TRENCH SHALL BE IN ACCORDANCE WITH STANDARD PLAN NO. 223 FOR CROSSINGS OF STREETS AND SHALL BE IN ACCORDANCE STANDARD PLAN NO. 500 FOR CROSSINGS OF PARKING LOTS, SIDEWALKS, OR OTHER HARDSCAPE ELEMENTS.

VERIFY & INCORPORATE LOCAL AGENCY BACKFILL REQUIREMENTS.

I | PRESSURE REGULATOR



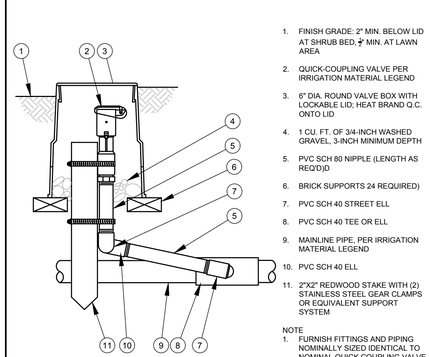
SECTION VIEW - N.T.S.

DIMENSION	A	B	C	D	E	F
1/2" TO 1 1/2" SIZE	12"	18"	18"	30"	6"	6"
2" TO 2 1/2" IN SIZE	12"	24"	24"	30"	6"	6"
3" AND LARGER	18"	24"	24"		6"	6"

NOTE:
ALL PLASTIC PIPING SHALL BE SNAKED WITHIN TRENCH.
BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS.
ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION SPECIFICATIONS.

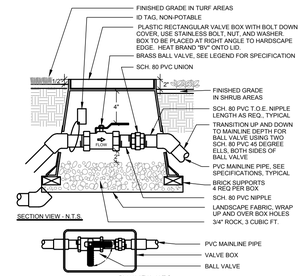
VERIFY & INCORPORATE LOCAL AGENCY BACKFILL REQUIREMENTS.

H | MASTER SHUT-OFF VALVE



NOTE:
BRASS ELLS, BRASS NIPPLES, UNION. FEMALE ADAPTER AND AND ALL NIPPLES SHALL BE SIZED TO MATCH THE MASTER CONTROL VALVE OR AS INDICATED ON THE DRAWINGS.
INSTALL VALVE BOXES 12" APART AS INDICATED ON DETAIL SID033.
EQUIPMENT SHALL BE INSTALLED SUCH THAT THERE IS NO LEVERAGE OR STRESS ON THE VALVE ASSEMBLY.
PIPE SHALL NOT COME INTO CONTACT WITH VALVE BOX.
USE A NON-HARDENING TEFLON PIPE SEALANT ON ALL THREADED CONNECTIONS.

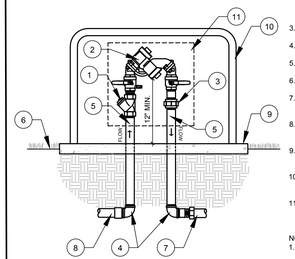
G | MANUAL SHUTOFF VALVE



BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE. INSTALL VALVE AND BOX PARALLEL TO HARDSCAPE EDGE. INSTALL BOX OFF-CENTER OF VALVE. INSTALL VALVE BOX EXTENSIONS AS REQ. TO ACHIEVE PROPER VALVE AND PIPE DEPTH
WRAP LANDSCAPE FABRIC AROUND SIDES AND BOTTOM OF BOX TO COVER ALL OPENINGS.

(POTABLE SYSTEMS - GREEN VALVE BOX LIDS / RECYCLED SYSTEMS - PURPLE VALVE BOX LIDS)

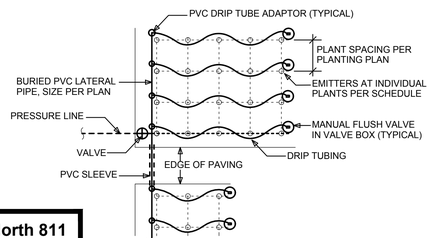
F | BACKFLOW PREVENTER (3/4" TO 2" SIZE)



1. BRONZE WYE STRAINER W/ CLEAN-OUT VALVE
2. REDUCED PRESSURE BACKFLOW PREVENTER PER IRRIGATION MATERIAL LEGEND
3. BRASS UNION
4. BRASS 90 ELL (TYPICAL)
5. BRASS NIPPLE (SIZE AS REQUIRED)
6. FINISH GRADE
7. SCH. 80 PVC MALE ADAPTER (TO IRRIGATION MAINLINE)
8. TO POINT OF CONNECTION -ADAPT AS REQUIRED
9. CONCRETE PAD, 4" THICKNESS MINIMUM
10. BACKFLOW ENCLOSURE PER IRRIGATION MATERIAL LEGEND
11. INSULATED BACKFLOW COVER. WHERE REQ'D, PER IRRIGATION MATERIAL LEGEND

NOTES:
1. INSTALL PER LOCAL CROSS-CONNECTION GUIDELINES.
2. MAINTAIN MIN. 12" CLEARANCE ON ALL SIDES FROM BUILDINGS, WALLS, ETC.

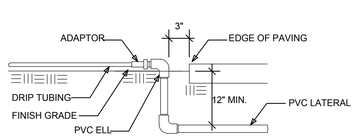
O | SLEEVE INSTALLATION



NOTE:
PLACE END OF DRIP TUBE 3 FOOT MAXIMUM FROM EDGE OF HARDSCAPE IN VALVE BOX WITH FLUSH VALVE AS SHOWN (TYPICAL).
SEE ADDITIONAL DETAIL FOR PLACEMENT OF EMITTERS.

PLAN VIEW

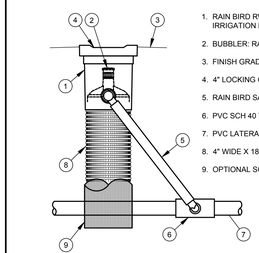
N | PIPE INSTALLATION



NOTE:
DO NOT RUN DRIP TUBING BELOW GRADE.

SECTION

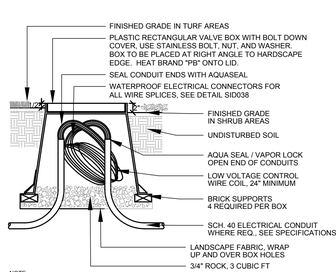
M | QUICK COUPLER VALVE



1. FINISH GRADE: 2" MIN. BELOW LID AT SHRUB BED, 3" MIN. AT LAWN AREA
2. QUICK-COUPLING VALVE PER IRRIGATION MATERIAL LEGEND
3. 6" DIA. ROUND VALVE BOX WITH LOCKABLE LID, HEAT BRAND Q.C. ONTO LID
4. 1 CU. FT. OF 3/4-INCH WASHED GRAVEL, 3-INCH MINIMUM DEPTH
5. PVC SCH 80 NIPPLE (LENGTH AS REQ'D)D
6. BRICK SUPPORTS 24 REQUIRED)
7. PVC SCH 40 STREET ELL
8. PVC SCH 40 TEE OR ELL
9. MAINLINE PIPE, PER IRRIGATION MATERIAL LEGEND
10. PVC SCH 40 ELL
11. 2"X2" REDWOOD STAKE WITH (2) STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

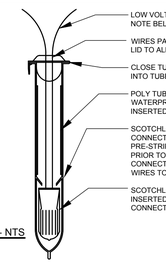
NOTE
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

L | ELECTRIC CONTROL VALVE (BUBBLER)



NOTE:
ALL CONTROL WIRE SPLICES SHALL BE INSTALLED INSIDE PULL BOXES.
ALL SPLICES SHALL BE MADE IN ACCORDANCE WITH STANDARD PLAN NO. 516.
WRAP LANDSCAPE FABRIC AROUND SIDES AND BOTTOM OF BOX TO COVER ALL OPENINGS.
(POTABLE SYSTEMS - GREEN VALVE BOX LIDS / RECYCLED SYSTEMS - PURPLE VALVE BOX LIDS)

K | ELECTRIC CONTROL VALVE (DRIP)



NOTE: WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KIT.

KIT SHALL INCLUDE A SCOTCHLOK Y-SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES REQUIRE A LARGER APPROVED WIRE CONNECTION.

T | DRIP TUBING SCHEMATIC LAYOUT

R | TREE BUBBLER (ROOT WATERING SYSTEM)

1. RAIN BIRD RWS ROOT WATERING SYSTEM, MODEL PER IRRIGATION MATERIALS LEGEND.
2. BUBBLER: RAIN BIRD 1402 0.5 GPM (INCLUDED)
3. FINISH GRADE/TOP OF MULCH
4. 4" LOCKING GRATE (INCLUDED)
5. RAIN BIRD SA-125050 1/2" SWING ASSEMBLY (INCLUDED)
6. PVC SCH 40 TEE OR EL
7. PVC LATERAL PIPE
8. 4" WIDE X 18" LONG SEMI-RIGID CANISTER (INCLUDED)
9. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS

NOTES:
- INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH TOP OF MULCH.
- OPTIONAL SAND SOCK (RWS-SOCK) FOR SANDY SOIL, CUT TO LENGTH.
- WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
- ONCE RWS HAS BEEN INSTALLED, FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

Q | CONTROL WIRE PULL BOX

P | WIRE CONNECTOR

USA North 811
Know what's below.
Call before you dig.

JBLA
Jim Burrows
Landscape Architecture
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
(805) 439-3209

REGISTERED LANDSCAPE ARCHITECT — James K. Burrows — No. 2513 — Date 12/31/2025 — Renewal Date 04/30/2025 — STATE OF CALIFORNIA

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	DATE	REVISION
1	04/30/25	plants per County list
2		
3		
4		
5		
6		

OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
1640 1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CALIFORNIA 93428

PROJECT:
CAMBRIA SKATE PARK
MAIN STREET
CAMBRIA, CALIFORNIA

ISSUED: 04/30/2025

PLAN SET 'B'

IRRIGATION DETAILS

DESIGNED	JBLA
DRAWN	JBLA
CHECKED	JBLA
DATE	04/30/2025
JOB NO.	24-117
SHEET NUMBER	L-2
	2 OF 6 SHEETS

JBLA PLAN CONTROL

PLOT DATE: 4/30/2025 - FILE: C:\Users\jb\Documents\Documents_JBLA_JBLA Job Files\24-117 Cambria CSD Skate Park CDs (CSD)\BLA\BLA Cambria CSD Skate Park 606 (2).dwg

SECTION 32 84 00 (SECTION 02810)

LANDSCAPE IRRIGATION

PART 1 - GENERAL

1.01 SECTION INCLUDES
A. Contractor will furnish all labor, materials, products, supplies, equipment, tools and transportation; perform all operations to complete installation of the irrigation system; and warranty of the irrigation system. The work will include, but not be limited to the following:
1. Procurement of all applicable licenses, permits, and fees.
2. Ascertainment of utility locations prior to construction.
3. Site inspection.
4. Installation of pipe and fittings, valves, sprinkler heads, drip tubing, emitters, and accessories.
5. Backflow prevention system.
6. Control system and accessories.
7. Cleanup, inspection, and approval.
8. Warranty of the irrigation system.

1.02 GENERAL
A. It is the intent of the specifications and drawings that the Contractor will provide and install a finished system which is complete in every respect and will be ready for operation satisfactory to the Owner and/or Owner's authorized representative (hereinafter called the Owner).
B. The work will include all materials, labor, services, transportation, and equipment necessary to perform the work as indicated on the drawings, in these specifications, and as necessary to complete the contract.
C. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The Contractor will carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work will be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features.
D. All work called for on the drawings by notes or details will be furnished and installed whether or not specifically mentioned in the specifications. When an item is shown on the plans but not shown on the specifications or vice versa, it will be deemed to be as shown on both. The Landscape Architect will have final authority for clarification.
E. The Contractor will not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Landscape Architect as soon as detected. In the event this notification is not performed, the Irrigation Contractor will assume full responsibility for any revision necessary.

1.03 RELATED SECTIONS
1. Section 32 93 00, Landscape Planting

1.04 REFERENCES
A. The following is a list of standards which may be referenced in this section:
1. ASTM A53: Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless.
2. ASTM D1784 - Specification for Rigid PVC Compounds and CPVC Compounds.
3. ASTM D1785 - Standard Specification for PVC Plastic Pipe, Schedules 40, 80, and 120.
4. ASTM D2241 - Standard Specification for Polyvinyl Chloride (PVC) Pressure-Rated Pipe (SDR Series).
5. ASTM D2464 - Standard Specification for Threaded Polyvinyl Chloride (PVC) Plastic Pipe Fittings, Schedule 80.
6. ASTM D2466 - Standard Specification for Polyvinyl Chloride (PVC) Plastic Pipe Fittings, Schedule 40.
7. ASTM D2467 - Standard Specification for Polyvinyl Chloride (PVC) Plastic Pipe Fittings, Schedule 80.
8. ASTM D2564 - Standard Specification for Solvent Cements for Polyvinyl Chloride (PVC) Plastic Pipe Systems.
9. ASTM D2672 - Standard Specification for Polyvinyl Chloride (PVC) Joints Using Solvent Cement.
10. ASTM D3139 - Joints for Plastic Pressure Pipe Using Flexible Elastomeric Seals.
11. ASTM D3350 - Standard Specification for Polyethylene Plastics Pipe and Fittings Materials.
12. ASTM F477 - Elastomeric Seals (Gaskets) for Joining Plastic Pipe.
13. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum); National Electrical Manufacturers Association.

1.05 DEFINITIONS
A. Mainline: Supply pipe from water source point of connection (POC) to remote control valves which is always pressured with water when master control valve, if specified, is open.
B. Lateral Line: Water delivery pipe downstream from remote control valve which is pressured with water only when the remote control valve is open.
C. Low voltage: As defined in NFPA 70 for circuits and equipment operating at less than 50 V or for remote-control, signaling power-limited circuits.
D. Spare Control Wire: Control wire that is intended as a backup in case of faults or unknown conditions.

1.06 SUBMITTALS
A. Materials List:
1. After award of contract and before any irrigation system materials are ordered from suppliers or delivered to the job site, submit to the Owner a complete list of all irrigation system materials, products and processes proposed to be furnished and installed as part of this contract. To illustrate compliance with the Project Documents.
2. The submittals will include the following information:
a. A title sheet with the job name, the Contractor's name, address and telephone number, submittal date and submittal number.
b. An index sheet showing the item number (i.e. 1,2,3, etc.); an item description (i.e. sprinkler head); the manufacturer's name (i.e. Hunter Industries); the item model number (i.e. I-40-ADV/36V); and the page(s) in the submittal set that contain the catalog cuts.
c. The catalog cuts will be one or two pages from the most recent manufacturer's catalog that indicate the product submitted. Do not submit parts lists, exploded diagrams, price lists or other extra information.
d. The catalog cuts will clearly indicate the manufacturer's name and the item model number. The item model number, all specified options and specified sizes will be circled on the catalog cuts.
e. Submittals for equipment indicated on the legend without manufacturer names, or "as approved", will contain the manufacturer, Class or Schedule, ASTM numbers and/or other certifications as indicated in these specifications.
f. Submittal format requirements:
i. Submittals will be provided as one complete package for the project. Multiple partial submittals will not be reviewed.
ii. Submittal package will be stapled or bound in such a way as to allow for disassembly for review processing.
iii. Submittal package will have all pages numbered in the lower right hand corner. Page numbers will correspond with submittal index.
3. The Landscape Architect or Owner will allow no substitutions without prior written acceptance.
4. Manufacturer's guarantees will not relieve the Contractor of his liability under the warranty. Such guarantees will only supplement the warranty.
5. The Landscape Architect or Owner will not review the submittal package unless provided in the format described above.
B. Substitutions:
1. If the Irrigation Contractor wishes to substitute any equipment or materials for those equipment or materials listed on the irrigation drawings and specifications, he may do so by providing the following information to the Landscape Architect or Owner for approval.
2. Provide a written statement indicating the reason for making the substitution.
3. Provide catalog cut sheets, technical data, and performance information for each substitute item.
4. Provide in writing the difference in installed price if the item is accepted.
C. Record Drawings:
1. Contractor will obtain a set of the project irrigation system before the start of work. This set of plans will be used for the sole purpose of generating and preparing Record Drawings. Actual locations and installation depths of irrigation system components will be drawn onto the Record Drawings plans as work proceeds, including:
a. Pipes;
b. Valves;
c. Heads;
d. Wiring;
e. Controllers;
f. Electrical service;
g. Miscellaneous irrigation components.

2. Contractor will show the location by dimensioning from two permanent references points all of the following (trees are not considered permanent reference points):
a. Point of connection (POC);
b. Mainline pipe and electrical conduit routing at all changes in direction and at 150-foot intervals on long straight runs;
c. Low voltage wiring that does not parallel the mainline;
d. Any direct burial equipment that does not have a utility box access from grade;
e. All moisture sensor locations and their exact depth below grade;
f. Other related items shown on plans or as may be directed by the Landscape Architect.

3. Contractor will transfer all the above information onto the Record Drawings in a neat and clear manner. Sign and date the Record Drawings and provide a statement on each sheet indicating:

"Record Drawings are complete and accurate"

Submit Record Drawings to the Landscape Architect or Owner for review and approval. Complete and accurate Record Drawings are a condition of project acceptance and authorization for final payment. Record Drawings will be submitted at same sheet size and scale as original plans.

D. Controller Charts:
Upon approval of the Record Drawings, a reduced-size copy will be prepared as follows and attached to the inside cover of each irrigation controller:
1. Prepare at a scale that will fit inside of controller enclosure. Scale shall be legible and no less than 1" = 50'. Use multiple pages as required.
2. Color-code and label to demonstrate extent of each hydrozone, valve number and location, and location of all components, labels and dimensions provided in the Record Drawings as described in Section 1.06(C) above.
3. Laminate all sheets with minimum 10 mil. Plastid.
4. Submit and obtain approval of Landscape Architect or Owner prior to requesting final observation of irrigation system.

1.07 QUALITY ASSURANCE
A. Site Supervisor: competent, experienced, and knowledgeable person who will be present at all times during execution of this portion of the work and who will be thoroughly familiar with the type of materials being installed and the manufacturer's recommended methods of installation and who will direct all work performed under this section.
B. Manufacturer's directions and detailed drawings will be followed in all cases where the manufacturer of articles used in this contract furnish directions covering points not shown in the drawings and specifications.
C. All local, municipal, and state laws, rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions will be carried out by the Contractor. Anything contained in these specifications will not be construed to conflict with any of the above rules and regulations of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings will take precedence.
D. All materials supplied for this project will be new and free from any defects. All defective materials will be replaced immediately at no additional cost to Owner.
E. The Contractor will secure the required licenses and permits including payments of charges and fees, give required notices to public authorities, verify permits secured or arrangements made by others affecting the work of this section. State of California licensed Contractor is recommended.
F. All electrical equipment will be NEMA Type 3, waterproofed for exterior installations. All electrical work will conform to local codes and ordinances.

1.08 EXISTING CONDITIONS
A. The Contractor will verify and be familiar with the locations, size and detail of points of connection provided as the source of water, electrical supply, and telephone line connection to the irrigation system.
B. Irrigation design is based on the available static water pressure shown on the drawings. Contractor will verify static water on the project prior to the start of construction. Should a discrepancy exist, notify the Landscape Architect and Owner prior to beginning construction.
C. Prior to cutting into the soil, the Contractor will locate all cables, conduits, sewer septic tanks, and other utilities as are commonly encountered underground and he will take proper precautions not to damage or disturb such improvements. If a conflict exists between such obstacles and the proposed work, the Contractor will promptly notify the Landscape Architect and Owner who will arrange for relocations. The Contractor will proceed in the same manner if a rock layer or any other such conditions are encountered.
D. The Contractor will protect all existing utilities and features to remain on and adjacent to the project site during construction. Contractor will repair, at his own cost; all damage resulting from his operations or negligence.
E. The Irrigation Contractor will coordinate with the General Contractor for installation of required pipe and wire sleeves as shown on the plans. Refer to Section 2.02 (H) below.
F. The Contractor will verify and be familiar with the existing irrigation systems in areas adjacent to and within the Project area of work.
G. The Contractor will protect all existing irrigation systems, in areas adjacent to and within the project area of work, from damage due to his operations.
H. Contractor will notify Owner if any existing system is temporarily shut off, capped or modified. Provide 48-hour notice, prior to turning off or modifying any existing irrigation system.
I. The Contractor will repair or replace all existing irrigation systems, in areas adjacent to and within the project area of work, damaged by the construction of this project. Adjacent irrigation systems will be made completely operational and provide complete coverage of the existing landscaped areas. All repairs will be complete to the satisfaction of the Owner.

1.09 INSPECTIONS
A. The Contractor will permit the Landscape Architect and Owner to visit and inspect at all times any part of the work and will provide safe access for such visits.
B. Where the specifications require work to be tested by the Contractor, it will not be covered over until accepted by the Landscape Architect or Owner. The Contractor will be solely responsible for notifying the Landscape Architect and Owner, a minimum of 48 hours in advance, where and when the work is ready for testing. Should any work be covered without testing or acceptance, it will be, if so ordered, uncovered at the Contractor's expense.
C. Inspections will be required for the following at a minimum:
1. System layout
2. Pressure test of irrigation mainline (Six hours at 125 PSI or 120% of static water pressure, whichever is greater). Mainline pressure loss during test will not exceed 2 PSI.
3. Coverage test of irrigation system. Test will be performed prior to any planting.
4. Final inspection prior to start of maintenance period
5. Final acceptance
D. Site observations and testing will not commence without the Record Drawings as prepared by the Irrigation Contractor. Record Drawings must complete and up to date for each site visit. Refer to Section 1.04.C Record Drawings.
E. Work that fails testing and is not accepted will be retested. Hourly rates and expenses of the Landscape Architect and Owner for re-inspection or retesting will be paid by the Irrigation Contractor at no additional expense to Owner.

1.10 DELIVERY, STORAGE, AND HANDLING
A. Use all means necessary to protect irrigation system materials before, during, and after installation and to protect the installation work and materials of all other trades. In the event of damage, immediately make all repairs and replacements necessary to the acceptance of the Landscape Architect or Owner and at no additional cost to the Owner.
B. Exercise care in handling, loading, unloading, and storing plastic pipe and fittings under cover until ready to install. Transport plastic pipe only on a vehicle with a bed long enough to allow the pipe to lay flat to avoid undue bending and concentrated external load. Store plastic pipe protected from direct sunlight. Support to prevent sagging and bending.

1.11 CLEANUP AND DISPOSAL
A. Dispose of waste, trash, and debris in accordance with applicable laws and ordinances and as prescribed by authorities having jurisdiction. Bury no such waste material and debris on the site. Burning of trash and debris will not be permitted. The Contractor will remove and dispose of rubbish and debris generated by his work and workmen at frequent intervals.
B. At the time of completion the entire site will be cleared of tools, equipment, rubbish and debris which will be disposed of off-site in a legal disposal area.

1.12 COMPLETION
A. Upon completion of the installation of the landscape and irrigation system the Landscape Architect or Owner will inspect the work, and if not accepted, will prepare a list of items ("punch list") to be completed by the Contractor. Punch list to be checked off by Contractor and submitted to Landscape Architect or Owner prior to any follow-up meeting to indicate that all punch list items have been completed. At that time the installation will be re-inspected and a Notice of Completion will be prepared by the Landscape Architect or Owner.
B. The Notice of Completion will state that the landscape and irrigation design was installed per the city-approved landscape design, irrigation and grading plans and meets or exceeds an average landscape irrigation efficiency of 0.71.
C. The Owner will have final authority on all portions of the work.
D. After the irrigation system has been completed, the Contractor will deliver Record Drawings per section 1.04(C) above and instruct Owner in the operation and maintenance of the irrigation system and will furnish a complete set of operating and maintenance instructions.

1.13 WARRANTY
A. The entire sprinkler system, including all work done under this contract, will be unconditionally warrantied against all defects and fault of material and workmanship, including settling of backfilled areas below grade, for a period of one (1) year following the filing of the Notice of Completion.
B. Should any problem with the irrigation system be discovered within the warranty period, it will be corrected by the Contractor at no additional expense to Owner within ten (10) calendar days of receipt of written notice from Owner. When the nature of the repairs as determined by the Owner constitute an emergency (i.e. broken pressure line) the Owner may proceed to make repairs at the Contractor's expense. Any and all damages to existing improvement resulting either from faulty materials or workmanship, or from the necessary repairs to correct same, will be repaired to the satisfaction of the Owner by the Contractor, all at no additional cost to the Owner.
C. Any settling of trenches which may occur during the one-year period following acceptance will be repaired to the Owner's satisfaction by the Contractor without any additional expense to the Owner. Repairs will include the complete restoration of all damage to planting, paving or other improvements of any kind as a result of the work.
D. Warranty will be submitted on Contractor's own letterhead, as follows:

WARRANTY FOR SPRINKLER IRRIGATION SYSTEM

We hereby warranty that the irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, with ordinary wear and tear, unusual abuse, or neglect excepted. We agree to repair or replace any defective material during the period of one year from date of filing of the Notice of Completion and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We will make such repairs or replacements within 10 calendar days following written notification by the Owner. In the event of our failure to make such repairs or replacements within the time specified after receipt of written notice from Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

PROJECT NAME:

PROJECT LOCATION:

CONTRACTOR NAME:

ADDRESS:

TELEPHONE:

SIGNED:

PART 2 - PRODUCTS

2.01 GENERAL
Use only new materials of the manufacturer, size and type shown on the drawings and specifications. Materials or equipment installed or furnished that do not meet Landscape Architect's or Owner's standards will be rejected and will be removed from the site at no expense to the Owner.

2.02 MATERIALS
A. AUTOMATIC CONTROLLER
1. Automatic controller will be of the manufacturer, size, and type indicated on the drawings.
2. Controller enclosure will be of the manufacturer, size, and type indicated on the drawings.
B. SENSORS
1. Rain Sensor:
a. Rain Sensor will be of the manufacturer, size, and type indicated on the drawings.
2. Flow Sensor:
a. Flow Sensor will be of the manufacturer, size, and type indicated on the drawings.
C. WATER METER
1. Per Utility Plans; by others.
D. BACKFLOW PREVENTER
1. Backflow preventer will be of the manufacturer, size, and type indicated on the drawings.
2. Backflow preventer enclosure will be of the manufacturer, size, and type indicated on the drawings. Install Backflow preventer insulated cover if indicated on the drawings.
E. PRESSURE REGULATOR
1. Install Pressure Regulator as indicated on the drawings whenever pressure exceeds 85 psi.
F. VALVES
1. Ball Valves
a. Ball valves will be of the manufacturer, size, and type indicated on the drawings.
b. Ball valves will be constructed of PVC and will be fully ported. Ball valves will have threaded connections.
c. All ball valves will have a minimum working pressure of not less than 150 PSI and will conform to Aw-NA standards.
2. Remote Control Valves:
a. Remote control valves will be of the manufacturer, size, and type indicated on the drawings.
b. Remote control valves will be electrically operated.
3. Master Control Valves:
a. Master control valves will be of the manufacturer, size, and type indicated on the drawings.
b. Master control valves will be electrically operated with "normally closed" operation.
4. Quick Coupler Valves:
a. Quick Coupler valves will be of the manufacturer, size, and type indicated on the drawings.
G. VALVE BOXES
1. Valve boxes will be fabricated from a durable, weather-resistant plastic material resistant to sunlight and chemical action of soils, and will be of the manufacturer, size, and type indicated on the drawings.
2. The valve box cover will be the color indicated on the drawings and will be secured with a hidden latch mechanism or bolts.
3. Heat brand cover with identification of equipment and/or valve and controller number, as applicable.
4. Provide valve box extensions as needed; extensions will be by the same manufacturer as the valve box.
5. The plastic irrigation valve box cover will be an overlapping type.

H. PVC PIPE AND FITTINGS
1. Mainline pipe 3/4 inch to 3 inch in diameter will be Class 315 solvent weld PVC. Pipe will conform to ASTM D2241.
2. Lateral lines 3/4 inch to 3 inch in diameter downstream of the remote control valve will be Class 200 solvent weld PVC conforming to ASTM D2241.
3. Sleeves (pipe and wire) 3/4 inch to 4 inch will be Schedule 40 solvent weld PVC conforming to ASTM D1785. Sleeves will be twice the diameter of pipe or wire bundle carried. Place below all paving, hardscape, etc. as noted per plan and at depth noted in details, and/or as directed by Owner. Sleeves cracked or broken will not be accepted.
4. Pipe will be marked continuously with manufacturer's name, nominal pipe size, schedule or class, PVC type and grade, National Sanitation Foundation approval, Commercial Standards designation, and date of extrusion.
5. All plastic pipe will be extruded of an improved PVC virgin pipe compound in accordance with ASTM D2672, ASTM D2241 or ASTM D1785.
6. All solvent weld PVC fittings will be standard weight Schedule 40 (and Schedule 80 where specified on the irrigation detail sheet) and will be injection molded of an improved virgin PVC fitting compound. Slip PVC fittings will be the "deep socket" bracketed type. Threaded plastic fittings will be injection molded. All tees and ells will be side gated. All fittings will conform to ASTM D2464 and ASTM D2466.
7. All threaded nipples will be standard weight Schedule 80 with molded threads and will conform to ASTM D1785.
8. All solvent cementing of plastic pipe and fittings will be a two-step process, using primer and solvent cement applied per the manufacturer's recommendations. Cement will be of a fluid consistency, not gel-like or ropy. Solvent cementing will be in conformance with ASTM D2564 and ASTM D2855.
9. When connection is plastic to metal, female adapters will be hand tightened, plus one turn with a strap wrench. Joint compound will be non-lead base Teflon paste, tape, or equal.
I. METAL PIPE AND FITTINGS
1. Brass pipe will be 85 percent red brass, ANSI, IPS Standard 125 pounds, Schedule 40 screwed pipe.
2. Fittings will be medium brass, screwed 125-pound class.
3. Copper pipe and fittings will be Type "K" sweat soldered.
J. LOW VOLTAGE CONTROL WIRING
1. Remote control wire will be direct-burial AWG-UF type, size as indicated on the drawings, and in no case smaller than 14 gauge.
2. Connections will be of the manufacturer, size, and type as indicated on the drawings.
3. Ground wires will be white in color. Control wires will be red; however, where two or more controllers are used, the control wires will be a different color for each controller. These colors will be noted on the Record Drawings located inside controller door).
4. Spare Control Wires:
a. Install one (1) spare common wire the full length of the mainline.
b. Install spare control wire(s) the full length of the mainline at a ratio of one (1) per each six (6) remote control valves. Provide a 36 inch loop at each valve.
K. IRRIGATION HEADS AND BUBBLERS
1. Irrigation heads will be of the manufacturer, size, type, with radius of throw, operating pressure, and discharge rate indicated on the drawings.
2. Tree Bubblers will be of the manufacturer, size, type, with radius of throw, operating pressure, and discharge rate indicated on the drawings
L. DRIP TUBING, FITTINGS AND EMITTERS
1. Drip Tubing will be of the manufacturer, size, and type indicated on the drawings. ¼" distribution tubing will not be used without written consent of landscape architect or Owner.
2. Fittings will be of the manufacturer, size, and type indicated on the drawings.
3. Emitters will be of the manufacturer, size, type, operating pressure, and discharge rate as indicated on the drawings. Emitters will be pressure compensating
4. Flush Valves will be of the manufacturer, size, and type indicated on the drawings.
M. CONCRETE
1. All concrete shall be 3,000 psi at 28 days, transit mixed. Provide certifications with each delivery.

PART 3 - EXECUTION

3.01 SITE CONDITIONS
A. Inspections:
1. Prior to all work of this section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.
2. Verify that irrigation system may be installed in strict accordance with all pertinent codes and regulations, the original design, the referenced standards, and the manufacturer's recommendations.
3. Call Underground Service Alert (811) 48 hours prior to start of work. Locate and field mark underground utilities prior to excavation. Make provisions to protect underground utilities and facilities throughout construction operations.
B. Discrepancies:
1. In the event of discrepancy, immediately notify the Landscape Architect or Owner.
2. Do not proceed with installation in areas of discrepancy until all discrepancies have been resolved.
C. Grades:
1. Before starting work, carefully check all grades to determine that work may safely proceed, keeping within the specified material depths with respect to finish grade.
2. Final grades will be accepted by the Engineer of record and Landscape Architect before work on this section will be allowed to begin.
D. Field Measurements:
1. Make all necessary measurements in the field to ensure precise fit of items in accordance with the original design. Contractor will coordinate the installation of all irrigation materials with all other work.
2. All scaled dimensions are approximate. The Contractor will check and verify all size dimensions prior to proceeding with work under this section.
3. Exercise extreme care in excavating and working near existing utilities. Contractor will be responsible for damages to utilities, which are caused by his operations or neglect.
E. Diagrammatic Intent:
The drawings are essentially diagrammatic. The size and location of equipment and fixtures are drawn to scale where possible. Provide offsets in pipe and changes in equipment locations as necessary to conform with structures and to avoid obstructions or conflicts with other work at no additional expense to Owner.
F. Layout:
1. Prior to installation, the Contractor will stake out all pressure supply lines, routing and location of sprinkler heads, valves, backflow preventer, and automatic controller.
2. Layout irrigation system and make minor adjustments required due to differences between site and drawings. Where pipe is shown on drawings under paved areas, but running parallel and adjacent to planted areas, install the pipe in the planted areas.
G. Water Supply:
Connections to, or the installation of, the water supply will be at the locations shown on the drawings. Minor changes caused by actual site conditions will be made at no additional expense to Owner.
H. Electrical Service:
1. Connections to the electrical supply will be at the locations shown on the drawings. Minor changes caused by actual site conditions will be made at no additional expense to Owner.
2. Contractor will make electrical connections to the irrigation controller. Electrical power source to controller locations will be provided by others.

3.02 TRENCHING
A. Excavations will be straight with vertical sides, even grade, and support pipe continuously on bottom of trench. Trenching excavation will follow layout indicated on drawings to the depths below finished grade and as noted. Where lines occur under paved area, these dimensions will be considered below subgrade.
B. Provide minimum cover of 18 inches on pressure supply lines.
C. Provide minimum cover of 18 inches for control wires.
D. Provide minimum cover of 36 inches on pressure supply lines under vehicular travel ways.
E. Provide minimum cover of 12 inches for lateral (non-pressure) lines.
F. Pipes installed in a common trench will have a 4-inch minimum space between pipes.

3.03 PIPE INSTALLATION
A. Pipe under existing pavement may be installed by jacking, boring, or hydraulic driving. No hydraulic driving is permitted under asphalt pavement.
B. Cutting or breaking of existing pavement is not permitted.
C. Carefully inspect all pipe and fittings before installation, removing dirt, scale, burrs, and reaming. Install pipe with all markings up for visual inspection and verification.
D. Remove all dented and damaged pipe sections.
E. All lines shall have a minimum clearance of 4 inches from each other and 12 inches from lines of other trades.
F. Parallel lines will not be installed directly over each other.
G. In solvent welding, use only the specified primer and solvent cement and make all joints in strict accordance with the manufacturer's recommended methods including wiping all excess solvent from each weld. Allow solvent welds at least 15 minutes setup time before moving or handling and 24 hours curing time before filling.
H. PVC pipe will be installed in a manner which will provide for expansion and contraction as recommended by the pipe manufacturer.
I. Centerload all plastic pipe prior to pressure testing.
J. All threaded plastic-to-plastic connections will be assembled using Teflon tape or Teflon paste.
K. For plastic-to-metal connections, work the metal connections first. Use a non-hardening pipe dope an all threaded plastic-to-metal connections, except where noted otherwise. All plastic-to-metal connections will be made with plastic female adapters.

3.04 EQUIPMENT INSTALLATION
A. AUTOMATIC CONTROLLER
1. The exact location of the controller will be approved by the Landscape Architect or Owner before installation.
2. Construct concrete footings as indicated and as required to support the controller cabinet.
3. Install and wire in conformance with manufacturer's published instructions and specifications.
4. The Contractor will coordinate the electrical service to this location per Section 3.01.H Electrical Service, above. The Contractor is responsible for the final electrical hook up to the irrigation.
5. Wire only one valve per station unless expressly directed by the drawings.
B. SENSORS
1. Install per drawings and details.
C. BACKFLOW PREVENTER
1. The exact location of the backflow preventer will be approved by the Landscape Architect or Owner before installation.
2. Install per drawings and details.
D. VALVES AND PRESSURE REGULATOR
1. Remote control valves, pressure regulator (where required), quick coupler, and ball valves are to be installed in the approximate locations indicated on the drawings.
2. Valve will be installed in shrub areas whenever possible.
3. Install all valves as indicated in the details and drawings.
E. VALVE BOXES
1. Valve boxes will be installed in shrub areas whenever possible.
2. Each valve box will be installed with brick supports and 3/4-inch washed gravel backfill, 3-inch minimum depth, per details. Valve boxes will be installed with their tops 1/2 inch above the surface of surrounding finish grade in lawn areas and 2 inches above finish grade in ground cover areas.
3. Valves to be installed in valve boxes will be installed one valve per box.
F. IRRIGATION HEADS AND BUBBLERS
1. Sprinkler heads and bubblers will be installed as indicated on the drawings.
2. Sprinkler nozzles will be adjusted as required for proper arc and radius of coverage, gallonage discharge, and proper and adequate distribution of the water over the coverage pattern of the sprinkler, per manufacturer's specifications.
3. Riser nipples will be of the same size as the riser opening in the sprinkler body.
4. Lawn Sprinkler Heads
a. Install lawn sprinkler heads where indicated on the plans and in accordance with the manufacturer's recommendations.
b. Along walks and driveways where finished grade is established, set all heads one-quarter inch (¼") below surface of pavement at time of installation and one and one-half inches (1-1/2") from pavement. Stake all temporary risers.
c. Set all heads to final grade where lawn will be installed.
G. DRIP TUBING, FITTINGS AND EMITTERS
1. Emitters will be installed as indicated on the drawings.
2. Spacing of Emitters will not exceed maximum indicated on the drawings.
H. MISCELLANEOUS EQUIPMENT
1. Install all assemblies specified herein according to the respective detail drawings or specifications, using best standard practices.
2. Install devices such as rain sensors, master valves, basket strainers and flow sensors as indicated on the drawings and as recommended by the manufacturer.

3.05 PIPE INSTALLATION
A. Pipe under existing pavement may be installed by jacking, boring, or hydraulic driving. No hydraulic driving is permitted under asphalt pavement.
B. Cutting or breaking of existing pavement is not permitted.
C. Carefully inspect all pipe and fittings before installation, removing dirt, scale, burrs, and reaming. Install pipe with all markings up for visual inspection and verification.
D. Remove all dented and damaged pipe sections.
E. All lines shall have a minimum clearance of 4 inches from each other and 12 inches from lines of other trades.
F. Parallel lines shall not be installed directly over each other.
G. In solvent welding, use only the specified primer and solvent cement and make all joints in strict accordance with the manufacturer's recommended methods including wiping all excess solvent from each weld. Allow solvent welds at least 15 minutes setup time before moving or handling and 24 hours curing time before filling.
H. PVC pipe shall be installed in a manner which will provide for expansion and contraction as recommended by the pipe manufacturer.
I. Centerload all plastic pipe prior to pressure testing.
J. All threaded plastic-to-plastic connections shall be assembled using Teflon tape or Teflon paste.
K. For plastic-to-metal connections, work the metal connections first. Use a non-hardening pipe dope an all threaded plastic-to-metal connections, except where noted otherwise. All plastic-to-metal connections shall be made with plastic female adapters.

3.06 LOW VOLTAGE CONTROL WIRING
1. Low voltage control wiring will occupy the same trench and will be installed along the same route as the pressure supply lines (mainline) whenever possible.
2. Where more than one wire is placed in a trench, the wiring will be taped together in a bundle at intervals of 10 feet. Bundle will be secured to the mainline with tape at intervals of 20 feet.
3. Where low voltage control wiring cannot be located in same trench and route as pressure supply lines, install in schedule 40 electrical conduit, 18" minimum depth and twice the diameter of the wire bundle carried, with 3" wide detectable electrical marking tape with minimum 6" clear above pipe.
4. All connections will be of an approved type and will occur in a valve box. Provide an 18-inch service loop at each connection.
5. An expansion loop of 12 inches will be provided at each wire connection and/or directional change, and one of 24 inches will be provided at each remote control valve.
6. A continuous run of wire will be used between a controller and each remote control valve. Under no circumstances will splices be used without prior approval.

3.07 BACKFILLING
A. Verify local backfill requirements. Unless otherwise specified by local codes and ordinance, backfill material on all lines will be the same as adjacent soil, free of debris, litter, and rocks over 1/2 inch in diameter.
B. Backfill will be tamped in 4-inch layers under the pipe and uniformly on both sides for the full width of the trench and the full length of the pipe. Backfill materials will be sufficiently damp to permit thorough compaction, free of voids. Backfill will be compacted to dry density equal to adjacent undisturbed soil and will conform to adjacent grades.
C. Flooding trenches in lieu of tamping is not allowed.
D. Under no circumstances will truck wheels be used to compact backfill.
E. Provide sand backfill a minimum of 4 inches over and under all pipe below paved areas.

3.08 FLUSHING THE SYSTEM
A. Prior to installation of irrigation heads, the valves will be opened and a full head of water used to flush out the lines and risers.
B. Irrigation heads will be installed after flushing the system has been completed.

3.09 ADJUSTING THE SYSTEM
A. Contractor will adjust valves, align heads, and check the coverage of each system prior to coverage test.
B. If it is determined by the Landscape Architect or Owner that additional adjustments or nozzle changes will be required to provide proper coverage, all necessary changes or adjustments will be made prior to any planting.
C. The entire system will be operating properly before any planting operations commence.
D. Remote control valves are to be adjusted so that the irrigation heads and drip emitters operate at the pressure recommended by the manufacturer.

3.10 TESTING AND OBSERVATION
A. Do not allow or cause any of the work of this section to be covered up or enclosed until it has been observed, tested and accepted by the Landscape Architect or Owner.
B. The Contractor will be solely responsible for notifying the Landscape Architect or Owner a minimum of 48 hours in advance, where and when the work is ready for testing.
C. When the sprinkler system is completed, the Contractor will perform a coverage test of each system in its entirety to determine if the water coverage for the planted areas is complete and adequate in the presence of the Landscape Architect or Owner.
D. The Contractor will furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from the plans, or where the system has been willfully installed as indicated on the drawings when it is obviously inadequate, without bringing this to the attention of the Landscape Architect. This test will be accepted by the Landscape Architect or Owner and accomplished before starting any planting.
E. Final planting inspection will not commence without Record Drawings as prepared by the Irrigation Contractor.

3.11 MAINTENANCE
During the maintenance period the Contractor will adjust and maintain the irrigation system in a fully operational condition providing complete irrigation coverage to all intended plantings.

3.12 COMPLETION CLEANING
Clean up will be made as each portion of the work progresses. Refuse and excess dirt will be removed from the site, all walks and paving will be broomed, and any damage sustained on the work of others will be repaired to original conditions.

END OF SECTION

USA North 811
Know what's below.
Call before you dig.

PLOT DATE: 4/30/2025 - FILE: Users/jenna/bcnow/Documents/_JBLA_Job Folder/24-117 Cambria CSD Skate Park CDs (CDS)/JBLA Cambria CSD Skate Park BW-01L.dwg

JBLA
Jim Burrows
Landscape Architecture
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
(805) 439-3209

REGISTERED LANDSCAPE ARCHITECT — James A. Burrows — No. 2973 — Date 12/31/2025 — Renewal Date 04/30/2025 — Date — STATE OF CALIFORNIA

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	DATE	REVISION
1	04/30/25	plants per County list
2		
3		
4		
5		
6		

OWNER: CAMBRIA COMMUNITY SERVICES DISTRICT
1640 1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CALIFORNIA 93428

PROJECT: CAMBRIA SKATE PARK
MAIN STREET
CAMBRIA, CALIFORNIA

ISSUED: 04/30/2025

IRRIGATION SPECIFICATIONS

JBLA PLAN CONTROL: PLAN SET 'B'

DESIGNED	JBLA
DRAWN	JBLA
CHECKED	JBLA
DATE	04/30/2025
JOB NO.	24-117
SHEET NUMBER	L-3
	3 OF 6 SHEETS

GENERAL PLANTING NOTES

1. Refer to "Section 32 93 00 (Section 02900) Landscape Planting" for all planting procedures and requirements. The following notes include excerpts from these specifications for convenience. In case of discrepancy between these note and plans, the specifications shall prevail.
2. At the conclusion of rough grading, a soil analysis report shall be prepared per section 1.02 GENERAL (A). The Contractor will incorporate all Soils Report recommendations and will submit documentation to the Owner verifying implementation of all recommendations, per specifications.
3. Tree locations shown on plan may require adjustment in the field. Whenever feasible, trees should be planted a minimum of ten (10) feet from underground utilities, streetlights, hydrants, and out of drainage flow lines. Should this not be possible, contact the Landscape Architect or Owner for decision on placement.
4. Trees shall not be planted closer than four (4) feet from any walkway, driveway, curb or sidewalk except where tree wells or parkways are provided in the right-of-way. All trees planted within six (6) feet of walkway, driveway, curb, sidewalk or public utilities shall receive deep root barriers, per detail; do not wrap root ball.
5. Trees to be fully rooted but not root-bound, with a minimum caliper size of 1.5", displaying good branch structure, not diseased and in generally healthy condition. Refer to section 2.04 TREES, SHRUBS, AND GROUND COVERS (B).
6. All container grown plant materials must meet standard industry specifications for the container size indicated per section 2.04 TREES, SHRUBS, AND GROUND COVERS (B). If the contractor cannot locate material of acceptable size and specified species at the time of installation, contact Landscape Architect or Owner for approval of container size and/or species substitution. Downsizing or substitution of plant material without prior approval of Landscape Architect or Owner will not be acceptable.
4. Ground cover type shown shall be planted in planting areas as specified on plans. Groundcover shall be planted at uniform triangular spacing, per Plant Material Legend, and shall be continuous under tree canopies as shown on plan.
5. Plant materials shall not interfere with utilities and traffic sight lines.
6. When planting in established planting areas, contractor shall take utmost care to avoid damage to any existing plants or trees which are to be preserved per section 3.02 PREPARATION (F) Protection of Existing Features.
7. Contractor to provide copies of soil amendment delivery tickets to the Owner at the final inspection, prior to beginning of the maintenance period, per section 3.02 PREPARATION (A.2).
8. All planting areas to receive mulch layer, at depth specified, per legend and specifications
9. Contractor to contact the Owner for a final inspection of the landscape once all work is complete, prior to beginning of the maintenance period, per section 3.09 MAINTENANCE (A).
10. Contractor to warranty all work under these plans and specifications per section 3.10 WARRANTY (A).

EXISTING TREE PROTECTION NOTES

TREE PROTECTION FENCE NOTES

1. INSTALL 4' HEIGHT TREE PROTECTION FENCE (TPF) TO PROTECT CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES. LOCATE FENCE SIX (6) FEET BEYOND TREE CANOPY DRIPLINE, WHICH IS CONSIDERED TO BE THE LIMIT OF CRZ.
2. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. REMOVE TPF ONLY AFTER ALL SITE WORK HAS BEEN COMPLETED.
3. WEATHER-RESISTANT SIGN TO BE POSTED ON FENCE. SIGN SHALL READ "NO ENTRY-TREE PROTECTION AREA."

TREE PROTECTION GUIDELINES:

4. ANY REQUIRED TRENCHING SHOULD BE ROUTED IN A MANNER THAT MINIMIZES ROOT DAMAGE.
5. ALL WORK CONDUCTED IN THE GROUND WITHIN THE ROOT PROTECTION AREA OF ANY PROTECTED TREE SHOULD BE ACCOMPLISHED WITH HAND TOOLS.
6. CONSTRUCTION ACTIVITY SHOULD BE DIVERTED FROM THE CRITICAL ROOT ZONE. CUTTING OF ROOTS SHOULD BE AVOIDED (I.E., PLACE PIPES AND CABLES BELOW UNCUT ROOTS).
7. THE CRITICAL ROOT ZONE SHOULD BE IRRIGATED SUFFICIENTLY WITH CLEAN, POTABLE WATER TO KEEP THE TREE IN GOOD HEALTH AND VIGOR BEFORE, DURING, AND AFTER CONSTRUCTION. THIS MAY MEAN DEEPLY SOAKING THE GROUND PERIODICALLY.
8. NO CONSTRUCTION STAGING OR DISPOSAL OF CONSTRUCTION MATERIALS OR BYPRODUCTS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE.
9. TREE PROTECTION NOTE: CONTACT THE CITY ARBORIST TO REVIEW THE PROPOSED TREE PROTECTION MEASURES PRIOR TO COMMENCING WITH ANY DEMOLITION, GRADING, EXCAVATION OR CONSTRUCTION. ANY SAFETY PRUNING OR THE CUTTING OF SUBSTANTIAL ROOTS SHALL BE APPROVED BY THE CITY AND COMPLETED BY A CITY-APPROVED ARBORIST. CONTACT THE CITY ARBORIST AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN AREAS WHERE TREE PROTECTION AND INSPECTION ARE REQUIRED.

TREE PLACEMENT IN BIORETENTION AREAS

Trees in bioretention areas provide additional aesthetic and performance benefits. Follow these guidelines to maximize their success and survival:

- Provide sufficient landscape width (a rule of thumb is 8' min.)
- Locate trees on the side slopes (Zone B), not in areas that pond (Zone A). Trees improperly located, in narrow planters that pond, are unlikely to thrive and may eventually fail.
- Select trees that will tolerate seasonally wet soils.
- Select trees that do not have invasive roots.
- Trees should be located at least five feet from facility inlets to avoid erosion of soils around the root ball
- Securely stake trees planted in bioretention areas

MWELO COMPLIANCE STATEMENT:

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE 1881 AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

JIM BURROWS, CLA #2737
APRIL 2025

NOTES:

JUTE MESH
CONTRACTOR TO INSTALL JUTE MESH ON ALL SLOPES 2:1 OR STEEPER. INSTALL PRIOR TO INSTALLATION OF DRIP TUBING & EMITTERS, AND AFTER TRENCHING & INSTALLATION OF ROTOR / SPRAY IRRIGATION.

MULCH
MULCH ALL GROUND COVER AND PLANTER AREAS (EXCEPT WHERE JUTE MESH IS INSTALLED) WITH 3" MINIMUM LAYER 'WALK-ON' BARK.

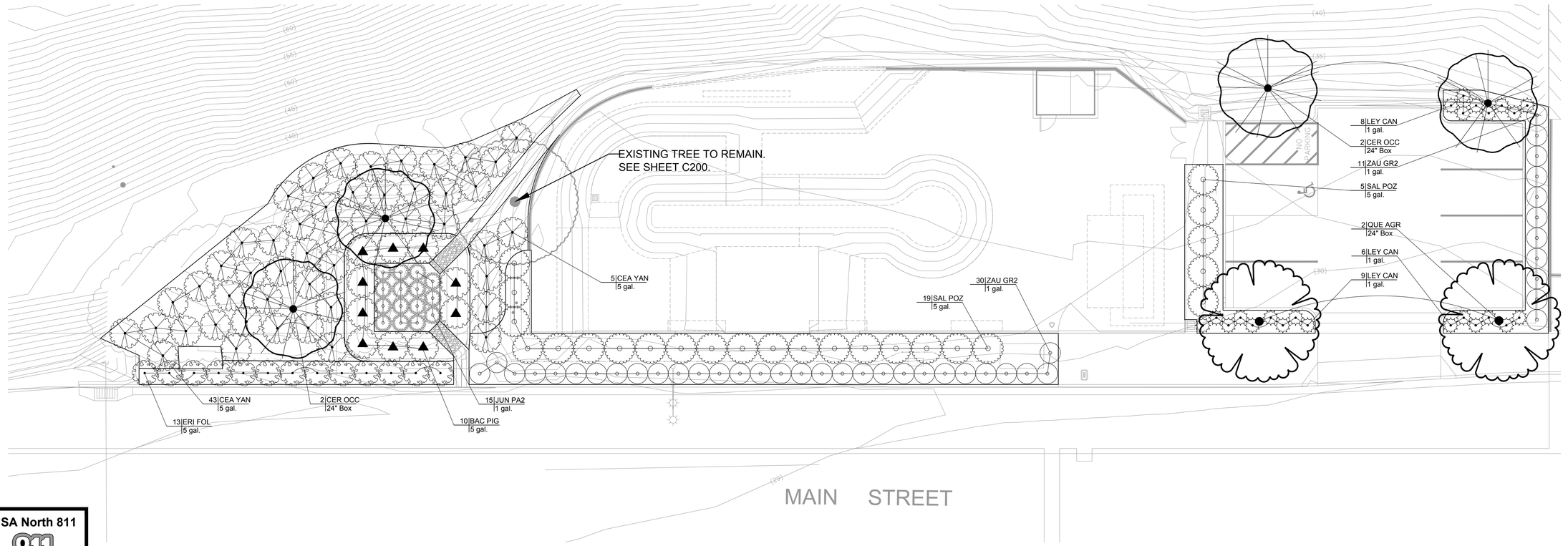
NOTE
PLANT LIST AND QUANTITIES ARE FOR CONVENIENCE ONLY; IN CASE OF DISCREPANCY BETWEEN THE PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL PREVAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THEIR OWN QUANTITIES PRIOR TO ORDERING AND INSTALLING PLANT MATERIALS BASED N THESE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.

LEGEND
VL = VERY LOW WATER USE
L = LOW WATER USE
M = MEDIUM WATER USE
H = HIGH WATER USE
G = GALLONS
B = BOX
STD. = STANDARD FORMS
L.B. = LOW BRANCHING FORM
DRB = DEEP ROOT BARRIER, AS REQUIRED PER PLANTING DETAIL SHEET.

*WATER-USE EVALUATION OF PLANT MATERIALS
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES						
	CER OCC	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX	VERY LOW	4	FIRE SAFE, NATIVE PLANT
	QUE AGR	QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX	VERY LOW	2	FIRE SAFE, NATIVE PLANT
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WELO	QTY	REMARKS
SHRUBS						
	BAC PIG	BACCHARIS PILULARIS `PIGEON POINT` / PIGEON POINT COYOTE BRUSH	5 GAL.	VERY LOW	10	
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS `YANKEE POINT` / YANKEE POINT CARMEL CREEPER	5 GAL.	VERY LOW	48	
	ERI FOL	ERIOGONUM FASCICULATUM FOLIOLOSUM / CALIFORNIA BUCKWHEAT	5 GAL.	VERY LOW	13	
	JUN PA2	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL.	VERY LOW	15	
	LEY CAN	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE	1 GAL.	VERY LOW	23	
	SAL POZ	SALVIA X `POZO BLUE` / POZO BLUE SAGE	5 GAL.	VERY LOW	24	
	ZAU GR2	ZAUSCHNERIA CALIFORNICA 'GHOSTLY RED' / CALIFORNIA FUCHSIA	1 GAL.	VERY LOW	41	GROUNDCOVER



REFER TO SHEET L-5 FOR WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) WORKSHEET

NORTH

SCALE: 1"=10'-0"
0 10 20 30 40

USA North 811
Know what's below. Call before you dig.

JBLA
Jim Burrows
Landscape Architecture
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
(805) 439-3209

REGISTERED LANDSCAPE ARCHITECT James L. Burrows No. 2737 Signature 12/31/2025 Renewal Date 04/30/2025 Date STATE OF CALIFORNIA

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DATE	REVISION
04/30/25	plants per County list
1	
2	
3	
4	
5	
6	

OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
1640 1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CALIFORNIA 93428

PROJECT:
CAMBRIA SKATE PARK
MAIN STREET
CAMBRIA, CALIFORNIA

ISSUED: 04/30/2025

PLANTING PLAN

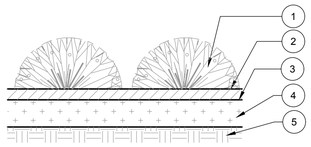
PLAN SET 'B'

JBLA PLAN CONTROL

DESIGNED	JBLA
DRAWN	JBLA
CHECKED	JBLA
DATE	04/30/2025
JOB NO.	24-117
SHEET NUMBER	L-4
4 OF 6 SHEETS	

PLOT DATE: 4/30/2025 - FILE: //cenjobsvolume/Documents_JBLA_JBLA Job Folder/24-117 Cambria CSD/JBLA/JBLA Cambria CSD Skate Park Ph.dwg

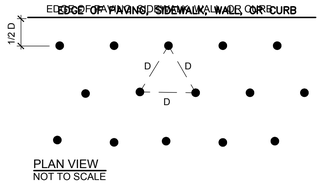
D | GROUND COVER PLANTING



SECTION VIEW
NOT TO SCALE

LEGEND

1. GROUND COVER: PLANT FROM CONTAINERS, FLATS OR LINERS, PER PLANT LEGEND
2. 3" LAYER OF MULCH - SEE SPECIFICATIONS
3. FINISH GRADE
4. AMENDED SOIL FOR PLANTING BACKFILL - SEE SOILS REPORT
5. NATIVE SUBGRADE



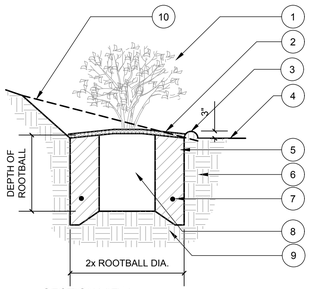
PLAN VIEW
NOT TO SCALE

NOTE

LOCATE PLANTS EQUAL DISTANCE (D) FROM EACH OTHER AS SHOWN.

D = SPACING IS PER SPECIES AS DESIGNATED IN PLANT MATERIAL LIST.

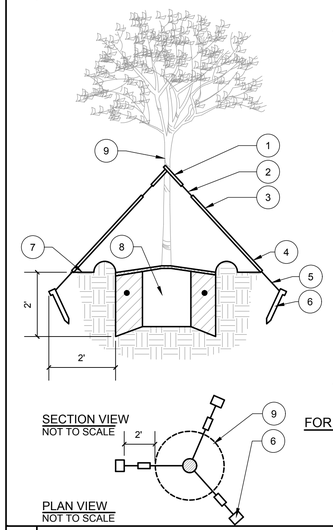
C | TREE & SHRUB PLANTING ON SLOPE



SECTION VIEW
NOT TO SCALE

LEGEND

1. TREE / SHRUB - PER PLANTING LEGEND
2. 3" LAYER OF MULCH - SEE SPECIFICATIONS
3. 3" HIGH WATER BASIN - SEE SPECIFICATIONS
4. FINISH GRADE
5. AMENDED SOIL FOR PLANTING BACKFILL - SEE SOILS REPORT
6. PLANT PIT EXCAVATION
7. PLANTING TABLETS - SEE SCHEDULE FOR QTY.
8. ROOTBALL
9. NATIVE SUBGRADE
10. EXISTING SLOPE



SECTION VIEW
NOT TO SCALE

PLAN VIEW
NOT TO SCALE

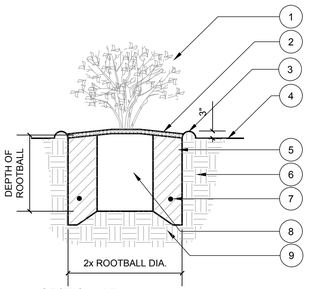
LEGEND

1. (3) TREE COLLARS (SEE NOTE 4).
2. (3) WIRE ROPE CLAMPS (SEE NOTE 4).
3. (3) 1/2" DIA. x 3' LONG PVC PIPE SLEEVE, ONE PER GUY WIRE.
4. 'DUCKBILL' TREE SUPPORT KIT, MODEL #40-DTS KIT, MANUF. BY MPS CIVIL PRODUCTS (803) 628-4326 www.earthanchor.com
5. 1/16:" WIRE CABLE (SEE NOTE 4).
6. 'DUCKBILL' ANCHOR (SEE NOTE 4).
7. FINISH GRADE
8. ROOTBALL. REFER TO TREE PLANTING DETAIL.
9. TREE - SIZE & SPECIES PER PLANTING LEGEND

NOTE:
ATTACH GUYS TO MAJOR TRUNKS ONLY.

FOR 36" BOX TREES OR LARGER

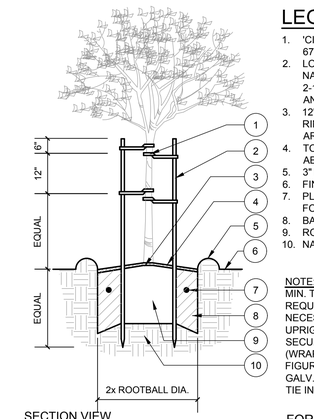
B | SHRUB PLANTING



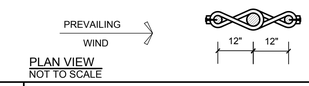
SECTION VIEW
NOT TO SCALE

LEGEND

1. 1, 5, OR 15 GALLON SHRUB - PER PLANTING LEGEND
2. 3" LAYER OF MULCH - SEE SPECIFICATIONS
3. 3" HIGH WATER BASIN - SEE SPECIFICATIONS
4. FINISH GRADE
5. AMENDED SOIL FOR PLANTING BACKFILL - SEE SOILS REPORT
6. PLANT PIT EXCAVATION
7. PLANTING TABLETS - SEE SCHEDULE FOR QTY.
8. ROOTBALL
9. NATIVE SUBGRADE



SECTION VIEW
NOT TO SCALE

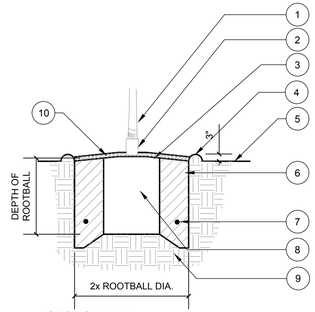


PLAN VIEW
NOT TO SCALE

NOTE:
MIN. TWO TIES (TOP & BOTTOM) REQUIRED. USE THIRD TIE WHEN NECESSARY TO HOLD TREE IN UPRIGHT POSITION. TIES TO BE SECURED TO AVOID SLIPPAGE (WRAP STAKE TO FORM FIGURE EIGHT. NAIL W/ (1) GALV. NAIL THROUGH EACH TIE INTO POLE.

FOR 24" BOX TREES OR SMALLER

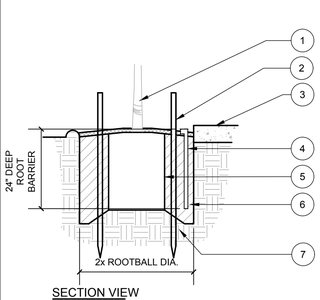
A | TREE PLANTING



SECTION VIEW
NOT TO SCALE

LEGEND

1. TREE - SIZE & SPECIES PER PLANTING LEGEND
2. ONE (1) 'ARBORGARD' POLYETHYLENE TREE TRUNK PROTECTOR FOR EACH TREE IN TURF. MANUF. BY DEEPROOT (800) 458-7668.
3. TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE.
4. 3" HIGH WATER BASIN - SEE SPECIFICATIONS
5. FINISH GRADE
6. AMENDED SOIL FOR PLANTING BACKFILL - SEE SOILS REPORT
7. PLANTING TABLETS - SEE SCHEDULE FOR QTY.
8. ROOTBALL
9. NATIVE SUBGRADE
10. 3" LAYER OF MULCH - SEE SPECIFICATIONS

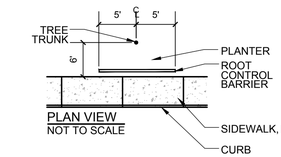


SECTION VIEW
NOT TO SCALE

LEGEND

1. TREE PLANTING PER DETAIL A, THIS SHEET
2. TREE STAKING PER DETAIL F, THIS SHEET
3. PAVING, WHERE OCCURS PER PLAN
4. DEEP ROOT BARRIER: DEEPROOT MODEL #UB24-2. INSTALL PER PLAN & SPECIFICATIONS; DO NOT WRAP ROOTBALL.
5. ROOTBALL
6. AMENDED SOIL FOR PLANTING BACKFILL - SEE SOILS REPORT
7. NATIVE SUBGRADE

NOTES:
ALL TREES PLANTED WITHIN SIX (6) FEET OF WALKWAY, CURB, SIDEWALK OR PUBLIC UTILITIES SHALL RECEIVE DEEP ROOT BARRIERS. REFER TO PLAN VIEW, AT LEFT.



PLAN VIEW
NOT TO SCALE

G | TREE GUYING

F | TREE STAKING

Water Efficienct Landscape Worksheet

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.
One worksheet complete for point of connection (water meter).*

			ZONE 1
Select your city:	Cambria	Project name or address:	Cambria CSD Skate Park
Reference Evapotranspiration (ETo):	39.9	Landscape Area Sector Type:	Non-Residential

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o) 39.9 | Project Type: Non-Residential | 0.45

Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Med Water Use Trees	0.4	Bubbler	0.77	0.52	108	56	1388
Low Water Use	0.2	Drip	0.81	0.25	4,142	1023	25300
Med Water Use	0.4	Drip	0.81	0.49	-	0	0
High Water Use	0.8	Overhead	0.75	1.07	-	0	0
				Average	***Total***	***Total***	
				0.25	4,250	1,079	

Average ETAF for Regular Landscape Areas : **In Compliance**

Special Landscape Areas					
SLA-1	[redacted]	1	-	0	0
		Totals	0	0	

Total Landscape Area	4,250
Statewide ETAF	0.25
ETWU Total	26,688
Maximum Allowed Water Allowance (MAWA)*	47,311

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	1079
Total Area	4250
Average ETAF	0.25

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Percentage of MAWA
56%

All Landscape Areas		
	0.45	Non-Residential
Total ETAF x Area	1079	0.55 Residential
Total Area	4250	0.81 Drip
Average ETAF	0.25	0.75 Overhead

E | DEEP ROOT BARRIER (DRB)

PLANTING TABLET SCHEDULE

"BEST TABS 20-10-5" CONTROLLED-RELEASE FERTILIZER TABLETS

1 GALLON	CONTAINER RECEIVES . . . . . ,1	TABLETS
5 GALLON	CONTAINER RECEIVES . . . . . ,3	TABLETS
15 GALLON	CONTAINER RECEIVES . . . . . ,9	TABLETS
24" BOX	RECEIVES . . . . . ,12-14	TABLETS

LARGER SIZES: APPLY TWO (2) TABLETS FOR EACH 1/2" CALIPER SIZE OR TWO (2) TABLETS FOR EACH 1" TO 1-1/2" OF PLANT HEIGHT

NOTES

1. AT THE CONCLUSION OF ROUGH GRADING, AN AGRONOMIC SOILS ANALYSIS (SOIL REPORT) SHALL BE PREPARED BY THE OWNER PER SPECIFICATIONS. ALL RECOMMENDATIONS FROM SUCH REPORT SHALL BE INCORPORATED BY THE CONTRACTOR INTO INSTALLATION OF ALL PLANTING AREAS AND DOCUMENTATION SUBMITTED TO OWNER PER SPECIFICATIONS.
2. REFER TO SPECIFICATIONS FOR SAMPLING PROCEDURES AND LIST OF ALL ITEMS TO INCLUDE IN THE SOIL REPORT.
3. PLANTER BACKFILL MIX: REFER TO SOIL REPORT. AMENDMENTS SHALL BE THOROUGHLY MIXED PER SPECIFICATIONS.
4. REFER TO PLANS AND SPECIFICATION FOR DEPTH AND MATERIAL OF ALL TOP DRESSING AND MULCH.

K | NOT USED

J | NOT USED

I | WATER EFFICIENT LANDSCAPE ORDINANCE (WELO)

H | PLANTING TABLET SCHEDULE & NOTES

USA North 811
811
Know what's below.
Call before you dig.

Jim Burrows
Landscape Architecture
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
(805) 439-3209

REGISTERED LANDSCAPE ARCHITECT
James L. Burrows No. 2973
12/31/2025
Renewal Date
04/30/2025
Date
STATE OF CALIFORNIA

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DATE	REVISION
04/30/25	plants per County list

OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
1640 1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CALIFORNIA 93428

PROJECT:
CAMBRIA SKATE PARK
MAIN STREET
CAMBRIA, CALIFORNIA

ISSUED: 04/30/2025

PLAN SET 'B'

JBLA PLAN CONTROL

PLANTING DETAILS

DESIGNED	JBLA
DRAWN	JBLA
CHECKED	JBLA
DATE	04/30/2025
JOB NO.	24-117
SHEET NUMBER	L-5
5 OF 6 SHEETS	

PLOT DATE: 4/30/2025 - FILE: I:\sanjoblaadmin\Documents_JBLA_Job Folders\24-117 Cambria CSD Skate Park CDs (2025)\BLA\BLA Cambria CSD Skate Park-PLOTL.dwg

SECTION 32 93 00 (SECTION 02900)

LANDSCAPE PLANTING

PART 1 - GENERAL

1.01 SECTION INCLUDES
A. Contractor will furnish all labor, materials, products, supplies, equipment, tools and transportation; perform all operations to complete installation of the plantings; and warranty all plantings. The work will include, but not be limited to the following:
1. Procurement of all applicable licenses, permits, and fees.
2. Ascertainment of utility locations prior to construction.
3. Site inspection.
4. Planting of trees, shrubs, vines, and ground cover plants.
5. Soil preparation and fine grading.
6. Staking and guying of trees.
7. Mulching of all trees and landscape areas.
8. Cleanup, inspection, and approval.
9. Warranty of all plantings.

1.02 GENERAL
A. The Owner will have a soil analysis report (hereinafter called the Soils Report) prepared after completion of the rough grading; the Soil Report will include both native site soils and any imported soil. Soil sampling will be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants. The Soils Report will include soil texture; infiltration rate; pH; total soluble salts; sodium; percent organic matter; and recommendations. The Contractor will incorporate all Soils Report recommendations and will submit documentation to the Owner verifying implementation of all recommendations. The soil preparation specified below will be adjusted according to the Soils Report, after approval from Landscape Architect.
B. No substitutions for specified materials will be accepted in the base bid. Alternative bid proposals, which propose material substitutions, may be submitted in writing for consideration by the Owner and the Landscape Architect. Alternative proposals will be fully supported by necessary documentation showing compatibility/comparability with specified materials. Downsizing or substitution of plant material without prior approval of Landscape Architect or Owner will not be acceptable.
C. Additional work will be paid for at contract unit prices. If unit prices are not available, the work will be paid for on a time and material basis or for an agreed to lump sum amount.
D. Precautions have been taken to ensure accuracy and conformance of the Contract Documents with the design concept of the project. Nevertheless, Contractor will be responsible for confirming and correlating actual job site dimensions, for acquiring information that pertains solely to the fabrication process or to techniques of construction, and for coordinating the work with all other trades.

1.03 RELATED SECTIONS
1. Section 32 84 00, Landscape Irrigation

1.04 REFERENCES
A. The following is a list of standards which may be referenced in this section:
1. American Nursery and Landscape Association (ANLA): ANSI Z60.1, American Standard for Nursery Stock.

1.05 SUBMITTALS
A. Contractor will direct submittals and samples, as noted, to Owner and receive approval in writing before work commences. Contractor will submit the following for each type of product provided under work of this Section:
1. Organic Compost: Evidence of certification under the U.S. Composting Council (USCC) Seal of Testing Assurance (STA) Program.
2. Mulch: submit Weed free Certification and mulch sample for approval.
3. Work schedule showing approximate dates for commencement and completion of each item of work. Submit prior to commencement of work.
4. Submit all other required information and documents as requested or specified

1.06 QUALITY ASSURANCE
A. Site Supervisor: competent, experienced and knowledgeable person who will be present at all times during execution of this portion of the work and who will be thoroughly familiar with the type of materials being installed and the manufacturer's recommended methods of installation and who will direct all work performed under this section.
B. Staffing: experienced, competent and trained landscape personnel who will perform all tasks and services in a knowledgeable and professional manner. Workers shall act safely and professionally at all times while working on site.
C. Contractor shall be responsible for ensuring that contract specifications are being adhered to. Failure of the Owner to immediately reject unsatisfactory workmanship or to notify the Contractor of their deviation from the specification shall not relieve the Contractor of their responsibility to repair and/or replace unsatisfactory work.
D. Contractor shall obtain approvals as required by contract for suppliers, sub-contractors, and all mater.

1.07 DELIVERY, STORAGE, AND HANDLING
A. Plants are to be delivered to the site with tags bearing the botanic name as indicated by the plant list.
B. Plant Protection: Plants will be handled so that roots are adequately and continually protected from drying out and from other injury. Plant materials will be securely tarped during transportation to prevent wind burn. Protect root balls and plant containers which cannot be planted within twelve (12) hours of delivery with soil or other suitable material. Where possible, store plants in the shade. Keep all plant roots moist before, during, and after planting. Plants will be watered as soon as they arrive on the site and will be kept moist until they are planted.
C. Protect all materials used for construction from damage, deterioration, or loss of any kind while in storage and construction.

1.08 WARRANTY AND REPLACEMENT
A. Warranty trees, shrubs, ground covers, and other plant materials to root and thrive free from defects from any cause until final acceptance of project.
B. Replace plants when they are no longer in a satisfactory condition as determined by Owner prior to final acceptance. This includes plants that die back and loose the form and size originally specified.
1. Make replacements within seven (7) days of notification from Owner.
2. Remove dead plants within two (2) days of notification.
C. All replacements will be of the same kind and size as originally specified and will be installed as described in the Contract Documents. Repairs and replacements will be made at no expense to Owner.
D. Warranty will apply to originally specified and installed plants and other landscape materials, and any replacements made during the construction period.

PART 2 PRODUCTS

2.01 GENERAL
A. All materials used for construction will be new and without flaws or defects of any type and will be the best of their class and kind.
B. A complete list of plantings and necessary landscape materials is provided on the planting plan and details.

2.02 SOIL AMENDMENTS / FERTILIZERS / MULCHES / EDGING
A. Soil and Amendments:
1. In-Situ: Native site soil in-place on the site, such as tree pit excavation, may be used provided it is free from roots, limbs, rocks, construction debris, and other foreign material.
2. Provide all amendments and fertilizer prescribed In Soils Report.
B. Improved Planting:
1. Mix (Prepare Soil): Backfill planting pits and planters using an improved soil mix consisting of the following:
a. Eighty five percent (85%) onsite or imported topsoil.
b. Fifteen percent (15%) organic compost.
C. Fertilizer:
1. Trees and Shrubs: Per the Soils Report
2. Ground covers: Per the Soils Report.
3. Turf Grasses: Per the Soils Report.
D. Herbicide: Per the pest control advisor's recommendations.
E. Organic Mulch: Three (3") inch depth organic mulch materials made from recycled or post-consumer products; free from noxious weed seed and all foreign material harmful to plant life. Chips or other angular bark chips are not acceptable.
F. Edging: Per planting plan and details.
G. Organic Compost: Compost will have the following characteristics:
1. pH Range: 5.5-8.0.
2. Moisture Content: 35% - 55%.
3. Particle Size: Pass through one- (1-) inch screen or smaller.
4. Stability: Stable to highly stable, providing nutrients for plant growth.
5. Maturity/Growth Screening: Demonstrate ability to enhance plant growth.
6. Soluble Salt Concentrations: 2.5 dS (mmhos/cm) or less preferred.
7. Organic Matter Content: 30% – 70%.

2.03 WATER
A. Contractor will provide water for planting during the construction period.

2.04 TREES, SHRUBS, AND GROUND COVERS
A. Quantities: Furnish plants in quantities required to complete the work as indicated on the Planting plan and details.
B. Quality: Use plants which are symmetrical and typical of their species; healthy, well-branched, well rooted in container, and well-proportioned in respect to height and width; free from disease, injury, insects, and weak roots; and, conforming to the requirements of the American Standard for Nursery Stock (ANSI Z60.1). All plants are subject to inspection.
C. Botanic and Common Names: Nomenclature is in conformance with standard horticultural practice in the area.

2.05 MATERIALS FOR STAKING AND/OR GUYING TREES
A. Tree Stakes: Refer to Planting Detail Sheet.
B. Guying and Staking Wire: Galvanized steel twelve (12) gauge wire. Refer to Planting Detail Sheet

PART 3 EXECUTION

3.01 GENERAL
A. Contractor will appoint a competent resident superintendent. The superintendent will be on site whenever the work is in progress. The superintendent will not be replaced without notice to Owner. Workers will be competent in performance of work they are assigned.
B. Coordination: Coordinate work with other trades to ensure proper sequencing of construction.
C. Planting Time and Completion:
1. Plants will be planted only when weather and soil conditions permit and in accordance with locally accepted practices.

3.02 PREPARATION
A. Pre-planting Observation of Materials:
1. Owner or Landscape Architect will observe and approve plant material before planting. This observation may be either at the site, nursery, or holding area, at the option of Owner. Materials planted prior to approval are subject to rejection. Observation of materials may be sequenced by major planting areas to accommodate efficient planting operations. Acceptance of plant material at the nursery or holding area does not preclude rejection at the site. All rejected materials will be removed from the site, replaced, and reinspected before planting.
2. All fertilizers, backfill, seed, mulches, and soil amendments will be reviewed at the site by Owner or Landscape Architect before they are used in planting operations. Owner will check invoices to verify specified quantities have been delivered.
B. Pre-Construction Site Inspection:
1. Contractor and Owner will inspect site and determine it is complete and acceptable for landscape installation to proceed.
2. Beginning work of this section implies acceptance of existing conditions.
C. Grades: Grades have been established under work of another section to within one (1) inch, plus or minus, of required finished grades. Verify that grades are within one (1) inch, plus or minus, of required finished grades. Notify Owner prior to commencing soil preparation work if existing grades are not satisfactory or assume responsibility for conditions as they exist.
D. Contaminated Soil: Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of Owner and do not proceed until the contaminated soil is removed and replaced.
E. Dimensions: All scaled dimensions are approximate. Before proceeding with any work, carefully check and verify all dimensions and quantities and immediately inform Owner of any discrepancy between the plans and/or specifications and actual conditions.
F. Protection of Existing Features:
1. Protect all existing site development including, but not limited to, existing buildings, equipment, underground utilities, walls, materials, or vegetated areas including, but not limited to, trees, vines, shrubs, and ground covers. Any existing site development damaged by willful or negligent acts of Contractor or any of Contractor's employees will be replaced or repaired at no expense to Owner and in a manner satisfactory to Owner or Landscape Architect before project acceptance is given.
2. The above provision applies to onsite damage as well as to that which may occur to adjacent properties.
3. Until the project has been accepted, erect and maintain shoring, barricades, guards, warning signs, and lights as necessary or required for the protection of the public, the work, and the workers. To the same ends, provide traffic control and institute site security measures, as needed.
4. Contractor will be responsible for adhering to the following tree protection standards during construction:
a. During the construction stage, Contractor will not cause, or permit the cleaning of equipment or material, or the storage or disposal or waste material including, but not limited to, paints, solvents, asphalt, concrete, mortar, or any other material harmful to the life of a tree, within the drip line or root zone of each tree, or group of trees.
b. No damaging attachments, wires, signs, permits, or other objects may be fastened by any means to any tree preserved on this project.
5. Existing landscape areas to be preserved within the project area will be fenced and excluded from use for vehicle traffic, staging, or parking, unless specifically designated for these purposes on the planting plans or by the Owner.

3.03 SOIL PREPARATION
A. Weed and Debris Removal: All ground areas to be planted will be cleaned of all weeds and debris prior to any soil preparation or grading work. Any growing noxious weeds on the site will be pretreated with approved herbicide prior to grading. Annual or biennial weeds over two (2) feet tall will be mowed, raked, and removed prior to grading. Weeds and debris will be disposed of off the site.
B. Moisture Content: Soil will not be worked when moisture content is so great that excessive compaction occurs, nor when it is so dry that dust will form in the air or clods will not break readily. Water will be applied, if necessary, to bring soil to an optimum moisture content for tilling and planting.
C. Prior to spreading salvaged topsoil and seeding, thoroughly till or rip to a depth of twelve (12) inches all areas compacted by access, staging, or construction traffic. Till all remaining areas to a depth of six (6) inches. Channel bottom areas are to be ripped to a depth of at least twelve (12) inches on approximately two (2) to four (4) foot centers. The soils will be worked until no clods greater than two (2) inches in diameter remain, unless directed otherwise by Owner. Remove rocks and other objects three (3) inches or greater in any dimension.
D. Soil Conditioning: After soil preparation has been completed and high and low spots graded, add soil amendments as indicated below and rototill, making repeated passes with the cultivator to the depth specified until the amendments have been thoroughly mixed.
1. Organic Compost Soil Amendment will be applied at a rate of three (3) cubic yards per one-thousand (1,000) square feet or as shown on the planting plans, or as specified in the Soils Report.
2. Organic Compost will only be applied if required and designated on the plans and details.

3.04 FINE GRADING
A. When weeding, soil preparation, and soil conditioning have been completed and soil has been thoroughly water-settled, all planting areas will be smooth-graded and ready for placement of plant materials.
1. Grades: Finish grades will conform to site grading plans and produce a smooth, even surface without abrupt changes, including the interface with the adjacent undisturbed landscape. Minor adjustments of finish grades will be made at the direction of Owner or Landscape Architect, if required.
2. Drainage: All grades will provide for natural runoff of water without low spots or pockets. Flow-line grades will be accurately set and will be not less than two percent (2%) gradient wherever possible.
3. Shrub Areas: Finished grades will be one (1") inch minimum below top of adjacent pavement, headers, curbs, or wall, unless otherwise indicated on the plans and details.
4. Lawn Areas: Finished grade will be two (2") inches below top of adjacent pavement, curbs, or headers.
5. Slopes: Tops and toes of all slopes will be rounded to produce a gradual and natural-appearing transition between relatively level areas and slopes.
B. Inspection of turf / turf bed and grading will occur before sodding and/or seeding.

3.05 SHRUB AND TREE PLANTING
A. Established Location: Owner or Landscape Architect will approve location of trees and shrubs before any planting occurs.
B. Planting Pits:
1. Prepare planting pits per Planting Detail Sheet.
2. Roughen sides of the pit to remove any compacting or glazing.
C. Existing Tree Roots:
1. When the cutting of tree roots is necessary, each cut will be made as cleanly as possible for all roots over three (3) inches in diameter using the following method:
a. The line of excavation will be drawn out and appropriate excavation equipment used to clear the area at least six (6) inches in front of the actual finished excavation line. Roots can then be cut using tools such as axes, stump grinders, or trenchers.
b. Each root over three (3) inches in diameter will then be cut cleanly back to the final excavation line using a stump grinder operated by an experienced, licensed arborist. A sharp hand or bow saw is acceptable for roots under three (3) inches in diameter. Axes and trenchers do not cut roots cleanly and will not be used for final root cuts.
2. The Owner or Landscape Architect will be contacted prior to removal of branches over four (4) inches in diameter. All branches will be cut with a sharp pruner or saw. All cuts will be cleanly made back to the next crotch or tree, leaving the bark collar intact at the base of the cut.
D. Backfill Material: Tree and shrub planting pits will be backfilled with the specified improved planting mix. (Refer to Section 2.02.B.)
E. Planting:
1. Excavate planting pit to depth such that the top of the root ball, when planted, will be at finish grade.
2. Backfill one-half (1/2) of pit with backfill mixture and water thoroughly before placing any more backfill. Do not work wet soil.
3. Fertilize trees and shrubs with specified fertilizer at the rate recommended by the manufacturer.
4. Backfill the rest of the planting pit with backfill mixture. Water thoroughly on day of planting. Do not work wet soil.
5. Stake or guy all trees per Planting Detail Sheet.

3.06 MULCHING
A. Mulch all planting areas with three (3") inch deep mulch, per planting plans. Trees or shrubs planted in non-irrigated areas will be surrounded with a three (3") inch high water basin and mulched with three (3") inch deep mulch.

3.07 FIELD QUALITY CONTROL
A. Final Walk-Through:
1. The final walk-through will be performed at the completion of all planting operations under this contract by the Owner and/or the Landscape Architect.
2. At the time of the final walk-through, the Contractor shill have installed all landscape areas per these plans, details and specifications. Planting areas will be free of debris, and plant water basins will be in good repair. Debris and litter will be cleaned up, and walkways, curbs, and roads will be cleared of soil and debris. The inspection will not occur until these conditions are met.
3. Owner or Landscape Architect will identify any deficiencies in the form of a punch list.
4. Owner will give written notice of final acceptance when work has been performed in compliance with the contract documents.
5. Correct deficiencies within the first ten (10) days of the final walk-through. Correct work in accordance with the contract documents at no cost to Owner.
6. Final acceptance will not be given until all deficiencies are corrected. The Landscape Contractor will maintain site until final acceptance.

3.08 CLEANING
A. After all installation operations have been completed, remove all rubbish, excess soil, empty plant container and trash from the site daily. All scars, ruts or other marks in the area caused by this work will be repaired and the ground left in a neat, orderly condition. Leave site in broom-clean condition at the end of each working day. Hose down all paved areas, including walks and patios, upon completion of all work.

3.09 MAINTENANCE
A. After all work has been completed per plans, details and specifications, and the final walk-through has been conducted per section 3.07, the maintenance period will begin upon written approval by the Owner. Once inspected and accepted, all areas will be maintained for a period of ninety (90) calendar days or as long as is necessary to establish thriving trees, shrubs, turf, and ground cover without bare spots.
B. The Contractor will maintain during installation a sufficient number of men and adequate equipment to perform the work herein specified. Plant maintenance work will consist of applying water, weeding, caring of plants, including ground covers, shrubs, vines and trees, edging and mowing lawns, fertilizing, control of pests and diseases, and maintaining walks free of debris and dirt. Upon completion of each area of installation, the Contractor, Landscape Architect and Owner will conduct an inspection of completed area, along with the Owner's maintenance representative. At this time, a list of corrections, if any, will be made which are the responsibility of the Contractor.
C. Keep all areas weed-free, adequately watered, and neatly cultivated for the ninety (90) day period. Remove all debris from site and keep the entire site broom-clean. Mow turf areas weekly. Hydroseeded turf areas will be irrigated after the slurry mulch has been applied and allowed to set for one (1) day. The soil surface must be kept moist at all times during the germination period to avoid desiccation of seedlings.
D. Re-seed all bare spots in turf areas at two (2) week intervals and maintain until an even stand of turf, without bare spots, is obtained. Re-seed all slope areas that fail to germinate evenly. Repair all eroded surfaces at no cost to the Owner.
E. Damage to any planted area will be repaired immediately. Depressions caused by vehicles or foot traffic will be filled with topsoil, leveled and replanted. Exterminate gophers, moles and repair damage.
F. The project will be so cared for that a neat, clean condition will be presented at all times to the satisfaction of the Owner and Landscape Architect. The Landscape Contractor will be expected to make a minimum of one weekly visit for maintenance purposes.
G. At the end of the maintenance period, all areas that have been planted will be fertilized with commercial fertilizer, analysis and rate of application will be per the Soils Report.
H. The Contractor will request a final site visit seven (7) days prior to the end of the maintenance period. This request will be written and directed to the Owner and the Landscape Architect. Upon written acceptance of the project, the Contractor will be relieved of any further maintenance.
I. Owner reserves the right to extend maintenance period and/or reduce monthly progress payments for maintenance services any time Contractor fails or neglects to provide proper and adequate maintenance services in accordance with contract specifications as determined by Owner.

3.10 WARRANTY
A. All turf, hand-planted vines, shrubs and ground cover will be guaranteed to live and grow to a period of ninety (90) days after installation and acceptance by the Owner. Trees will be guaranteed for one year. Any material that fails to grow through the specified maintenance and warranty period will be replaced by the Contractor at no cost to the Owner.

END OF SECTION

USA North 811
Know what's below.
Call before you dig.

JBLA
Jim Burrows
Landscape Architecture
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
(805) 439-3209

REGISTERED LANDSCAPE ARCHITECT
James L. Burrows No. 2973
Signature
12/31/2025
Renewal Date
04/30/2025
Date
STATE OF CALIFORNIA

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	DATE	REVISION
1	04/30/25	plants per County list
2		
3		
4		
5		
6		

OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
1640 1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CALIFORNIA 93428

PROJECT:
CAMBRIA SKATE PARK
MAIN STREET
CAMBRIA, CALIFORNIA

ISSUED: 04/30/2025

PLANTING SPECIFICATIONS

PLAN SET 'B'

JBLA PLAN CONTROL

DESIGNED	JBLA
DRAWN	JBLA
CHECKED	JBLA
DATE	04/30/2025
JOB NO.	24-117
SHEET NUMBER	L-6
6 OF 6 SHEETS	

PLOT DATE: 4/30/2025 - FILE: Users/jimburrows/Documents/_JBLA_Job Folders/24-117 Cambria CSD Skate Park CDs (CSD)/JBLA-Cambria CSD Skate Park-PL-070..dwg

CONSTRUCTION NOTES-GENERAL

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL PROVIDE ALL LABOR, TRANSPORTATION, MATERIALS, AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
3. ALL WORK SHALL BE PERFORMED BY A CALIFORNIA LICENSED CONTRACTOR.
4. CONSTRUCTION AND INSTALLATION OF ALL WALL & FENCE ITEMS SHALL BE ACCORDING TO STATE, COUNTY AND LOCAL CODES, ORDINANCES AND UP TO CAL-OSHA SAFETY ORDERS REGARDING PERFORMANCE OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH THE NATURE AND LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ALL COSTS INCURRED DUE TO DAMAGE AND/OR REPLACEMENT OF SAID UTILITIES, INCLUDING DELAYS.
6. ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT IMMEDIATELY. ALL WORK RELATED TO THE PROBLEM AREA SHALL CEASE UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER (JOB SUPERINTENDENT) OR LANDSCAPE ARCHITECT IN WRITING. ANY CONTINUATION OF WORK PRIOR TO THE RESOLUTION OF DISCREPANCIES IS AT THE CONTRACTOR'S RISK AND EXPENSE.
7. ALL REVISIONS AND CHANGE ORDERS AND SPECIFICATIONS ARE SUBJECT TO REVIEW AND APPROVAL OF THE CITY BEFORE WORK MAY CONTINUE. MINOR CHANGES ARE TO BE TRANSMITTED BY TELEPHONE FACSIMILE TO THE CITY INSPECTOR. MAJOR CHANGES ARE TO BE DONE WITH TWO REVISED HARDCOPIES BEING SENT TO THE CITY WITH NOTIFICATION GIVEN TO INSPECTOR.
8. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) BEFORE START OF CONSTRUCTION AT (800) 422-4133 or 811. AN ENCROACHMENT PERMIT IS REQUIRED FOR POTHOLING TO VERIFY EXISTING LOCATION OF UTILITIES.

CONSTRUCTION SPECIFICATIONS

I. **GENERAL**

A. Contractual Relationship
In the performance of this contract, Contractor shall hold Landscape Architect and Owner harmless from any and all liability, costs and charges arising out of, or in connection with, contractors, employees, or it's agent's negligence, omissions, errors.

B. Errors or Conflicts
No deviations or alterations from the plans and specifications will be permitted unless authorized by the Owner or the Landscape Architect. Should deviation from plans and notes become necessary due to conflicting site conditions, Owner and Landscape Architect shall approve in advance any such deviation. No additional work will be authorized without the express written authorization from the Owner.

C. Additions, Deviations and Alterations
No deviations or alterations from the plans and specifications will be permitted unless authorized by the Owner or the Landscape Architect. Should deviation from plans and notes become necessary due to conflicting site conditions, Owner and Landscape Architect shall approve in advance any such deviation. No additional work will be authorized without the express written authorization from the Owner.

D. Interpretation
The Contractor shall comply with the obvious intent and meaning of these plans and specifications which shall be construed to include all labor, material, tools and equipment necessary to complete the work specified herein in a workmanlike manner in strict accordance with plans and notes. Should any questions arise as to the intent and interpretation of these plans and notes, Contractor shall refer to Owner and Landscape Architect whose decision thereon shall be final.

E. Observation and rejection of Materials and Workmanship
All materials and workmanship furnished or performed by Contractor shall be subject to final observation and acceptance by Owner and Landscape Architect upon completion of all contract work whether previously paid for or not. At any and all times during the performance of this contract, Contractor shall make available for observation, test and approval, materials and workmanship. Failure of such observers to make observation, tests or approvals shall not prejudice the right of Landscape Architect or Owner on final observation. Contractor shall promptly replace any and all material, workmanship and equipment which does not conform to the plans and notes. All materials used on this contract shall be new and the best marked quality unless specified otherwise. Observation and Rejection of Materials and Workmanship

F. Samples
When so required by the Owner or Landscape Architect, Contractor shall submit for approval samples of the various materials, and specify finish thereon.

G. Local Codes
All construction shall conform to all local building codes and ordinances. It is Contractor's responsibility to verify all codes prior to commencing work.

H. Utilities
Contractor shall be responsible for verifying the location of all underground utilities, electric cables, conduits, sprinkler lines and all utility lines prior to any construction.

I. Removal of Debris and Clean-Up
Contractor shall thoroughly clean and keep free of debris and waste material entire construction area to the satisfaction of the Owner.

J. General
The general conditions and any special conditions that Owner may require shall apply with the same force and effect as though written in full herein for all construction sections.

II. **METAL WORK**

Scope of Work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for completion of all metal work where shown on the drawings, including but not limited to the following:

VIII. Materials
1. Steel tubing in sizes shown on the drawings ASTM designation 500 and/or hand forged, cold rolled wrought iron in sizes as shown on the drawings.

2. Hardware - hinges, latches, bolts, washers, screws, etc., to be heavy duty.
3. Concrete - Class A concrete minimum 2,000 PSI at 28 days and/or 'Por-Rock' as shown on the drawings.
4. Paint - Zinc Chromate primer, 'Rustoleum' finish surface coats or equal. 'Metalizing' or galvanizing or powder coating if shown on the drawings.

B. Fabrication and Installation
1. Contractor shall make all measurement for fabrication in field prior to starting work.
2. Horizontal bars to taper with grade or step with grade as shown on the drawings. Vertical bars to be plumb.

C. Welding
1. Welding to comply with the requirements of standard code for ARC and gas welding.
2. Weld to only clean, rust-free surface.
3. All welds to be continuous and free of cracks, craters and porosity. Tack welds not acceptable.
4. Grind smooth all exposed welds, match adjoining surfaces.
5. Plug all open ends and tops, and weld.

D. Painting
1. Prime all metal work with one coat Zinc Chromate primer.
2. Paint all metal work with 2 coats 'Rustoleum' in semi-gloss or flat as shown on the drawings. Paint to be 4 mils minimum dry thickness each.
3. Prime and paint per above, all field welds.

E. Protection and Cleanup
1. Protect all existing work from paint overspray.
2. Obtain Fire Permit where required for on-site welding.
3. Upon completion of work, remove all scrap iron, debris, materials and tools from site.

END OF SECTION

END OF SECTION

WELDED ORNAMENTAL STEEL FENCE SPECIFICATION:
"MONTAGE PLUS" premium light commercial steel fence system with "Pool, Pet & Play" (PPP) configuration featuring a 3" airspace between the pickets.

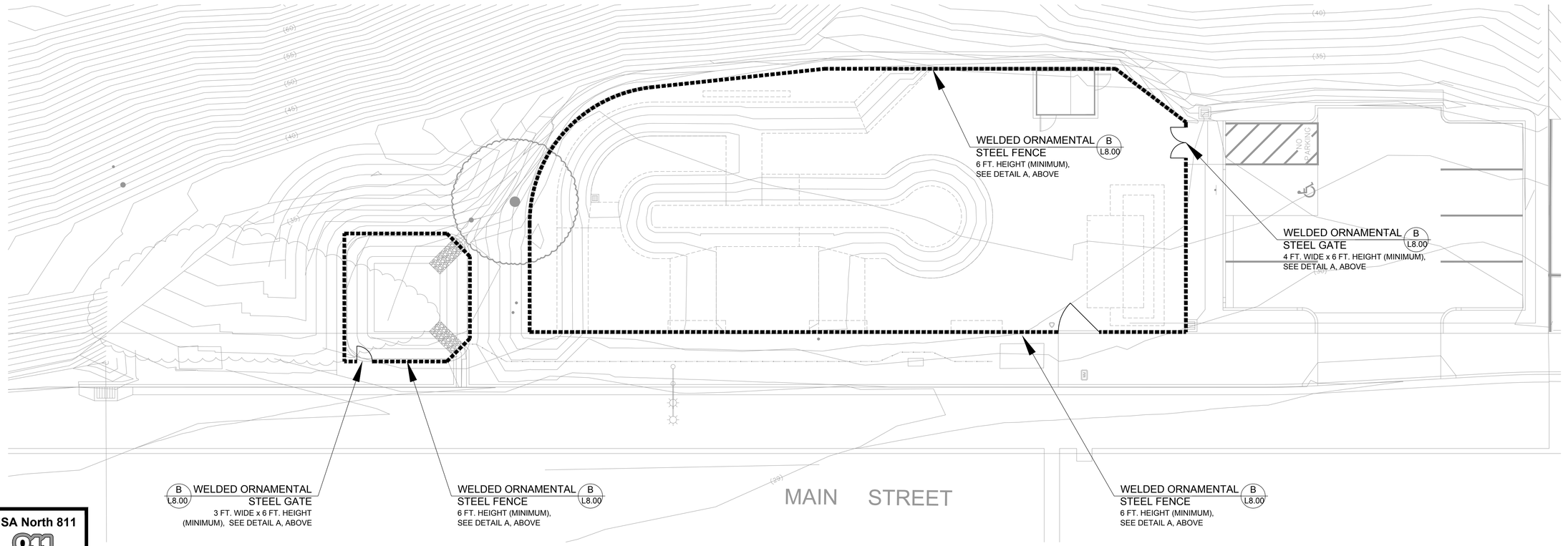
Style:
"Majestic" (M) two-rail, six (6) foot height (minimum)

Color:
Black (B)

Matching Gates:
Prefabricated gates to match, six (6) foot height, Width as noted on plan.

Manufactured by:
Ameristar Fence Products
1555 N. Mingo Road
Tulsa, Oklahoma 74116
(888) 333-3422
www.ameristarfence.com

A | WELDED ORNAMENTAL STEEL FENCE



REFER TO SHEET L-5 FOR WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) WORKSHEET

NORTH

SCALE: 1"=10'-0"
0 10 20 30 40

USA North 811
811
Know what's below. Call before you dig.

JBLA
Jim Burrows
Landscape Architecture
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
(805) 439-3209

REGISTERED LANDSCAPE ARCHITECT James L. Burrows No. 2772
12/31/2025 Renewal Date
04/30/2025 Date
STATE OF CALIFORNIA

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PROJECT:
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PLAN SET 'B'

FENCING PLAN

JBLA PLAN CONTROL

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DATE	04/30/2025
JOB NO.	24-117
SHEET NUMBER	F-1
	1 OF 1 SHEETS

PLOT DATE - 4/30/2025 - FILE: C:\Jim\Jim\Documents\Documents_JBLA Job Folder\24-117 Cambria CSD\JBLA Cambria CSD Skate Park\CSD Skate Park Fence.dwg

Stormwater Control Plan

Prepared By:
Monte Soto
Civil Design Studio, Inc.
P.O. Box 199
Cambria, CA 93428
805.706.0401

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING

Cambria Skate Park

1043 Main Street

Cambria, CA

3/6/2025

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This Stormwater Control Plan was prepared using the template dated April 2018.

Project Data

Table 1: Project Data

Project Name/Number	Cambria Skate Park
Application Submittal Date	
Project Location	1043 Main Street, Cambria, CA 93428
Project Phase No.	N/A
Project Type and Description	Recreational – Skate park
Total Disturbed Area (acres)	0.50 ac
Total New Impervious Surface Area	**Onsite:** 0.08 ac (3,700 ft^2) **Main Street:** 0.07 ac (3,400 ft^2)
Total Replaced Impervious Surface Area	**Onsite**: 0.12 ac (5,000 ft^2) **Main Street**: 0.05 ac (2,100 ft^2)
Total Pre-Project Impervious Surface Area	**Onsite:** 0.12 ac (5,000 ft^2) **Main Street:** 0.05 ac (2,100 ft^2)
Total Post-Project Impervious Surface Area	**Onsite:** 0.20 ac (8,700 ft^2) **Main Street:** 0.12 ac (5,500 ft^2)
Net Impervious Area	**Onsite:** 0.20 ac (8,700 ft^2) **Main Street:** 0.12 ac (5,500 ft^2) **Total:** 0.33 ac (14,200 ft^2)
Watershed Management Zone(s)	WMZ 1
Design Storm Frequency and Depth	85th
Drainage Report Name	N/A

Setting

Project Location and Description

The proposed project is a skate park located on Main Street in Cambria, CA in San Luis Obispo County. The proposed project consists of the following: parking lot, skate park, public restroom, drainage swale, and drainage basin.

Figure 1: Vicinity Map

Existing Site Features and Conditions

The existing site is a 1.4 acre lot with a small flat area and steep slopes. There is an existing paved asphalt area from the old skate park. The site sits northeast of the intersection of Cambria Drive and Main Street, next to the Cambria Public Library. A small amount of run-on is received from the slope and houses above the property. This run-on will be intercepted by a swale above the skate park and routed to the onsite basin. Therefore, the basin has been sized appropriately to handle this runoff. The tributary area is approximately 67,000 sq ft with existing impervious area of 9,200 sq ft, which includes Hartford St, a public street tributary to this project.

Opportunities and Constraints for Stormwater Control

Opportunities: The site has a small level area that can be used for an onsite basin.

Constraints: The slopes on the existing site are extremely steep.

Low Impact Development Design Strategies

Optimization of Site Layout

Limitation of development envelope

The site disturbance for the project has been limited to 0.5 acres of the 1.4 acre property.

Preservation of natural drainage features

The project as proposed will not impede upon any drainage ditches, creeks, or other drainage features.

Setbacks from creeks, wetlands, and riparian habitats

The hardscape improvements will not disturb any nearby creeks, wetlands, or riparian habitats.

Minimization of imperviousness

The project as proposed will minimize the amount of impervious area throughout the site.

Use of drainage as a design element

The project will incorporate a basin to encourage stormwater infiltration and mitigate runoff.

Use of Permeable Pavements

This site will not utilize permeable pavers or permeable pavements.

Dispersal of Runoff to Pervious Areas

Runoff from impervious areas will be directed to an onsite drainage basin.

Stormwater Control Measures

An infiltration basin will be constructed north of the proposed skate park. The basin has the appropriate capacity to satisfy, state and county requirements. When the basins capacity is reached, overflow drainage will follow the historic drainage path along Main Street.

Documentation of Drainage Design

Drainage Management Area Characterization

The DMA numbers below correspond with DMA numbers of the DMA exhibit. DMAs listed include all impervious surfaces and all vegetated areas except those designated as structural control measures (SCMs).

Pervious areas are further categorized as either self-treating or self-retaining areas.

- Areas designated as self-treating areas are undisturbed areas, or areas planted with native, drought-tolerant, or LID-appropriate vegetation and do not receive runoff from this projects disturbed areas.
- Areas designated as self-retaining are low-lying areas that receive runoff from adjoining areas. Self retaining areas may have natural vegetation, or be landscape, or may be porous pavements (where the soils underlying the porous pavements drain well enough to handle the additional run-on).

Table 2: Table of Drainage Management Areas, excluding SCM areas

DMA ID	Surface Type & Description	Area (sf)	Drains to (Provide DMA or SCM DMA ID)			Notable or exception characteristics or conditions
			Self - Treating	Self Retaining	SCM	
DMA 1	New Improvements	19,000			X	
DMA 2	Tributary Area	67,000			X	Uphill of skate park
SCM 1	Basin	750		X		

Areas within the site that are dedicated to biofiltration treatment system or direct infiltration are summarized below. Direct infiltration includes dry wells, infiltration trenches and infiltration basins.

Table 3: Table of Runoff Reduction and Structural Control Measures

DMA ID	SCM	SCM Type	Water Quality Volume Required (CF)	Water Quality Volume Provided (CF)
DMA 1	SCM 1	Infiltration Basin	1604	1680

Sizing Calculations

Per the 2017 San Luis Obispo County Post Construction Handbook, "*regulated projects subject to PR2 must treat a defined minimum volume*". Per Table 3-8 (page 3-16) the applicable rainfall event (design storm) for projects using the "Volume Hydraulic Design Basis" is an 85th percentile event. Therefore, the retention basin system will be sized for the 85th percentile 24-hr rainfall depth outlined in Appendix C (page C-2) of the 2017 County of San Luis Obispo County Post Construction Handbook. Supporting documentation for 85th percentile 24- hour rainfall depth, and C-value determination can be found at the end of this report.

DMA 1 Sizing Calculations:

- New Improvements, A = 19,000 ft^2
- Runoff Coefficient, C = 0.54
- Rainfall Depth (85th percentile), R^{85} = 1.0 inches

Utilizing the equation to calculate retention volume for the 85th percentile 24-hr rainfall depth outlined in the 2017 County of San Luis Obispo County Post Construction Handbook, the required retention volume for this project is:

$$V = A\ (ft^2) * C * R^{85}(ft)$$

$$V = 19{,}000 ft^2 * 0.54 * 1.0\ inches * \frac{1\ ft}{12\ inches} = \mathbf{857\ ft^3}$$

DMA 2 Sizing Calculations:

- Tributary Area Uphill of Park, A = 67,000 ft^2
- Runoff Coefficient, C = 0.13
- Rainfall Depth (85th percentile), R^{85} = 1.0 inches

Utilizing the equation to calculate retention volume for the 85th percentile 24-hr rainfall depth outlined in the 2017 County of San Luis Obispo County Post Construction Handbook, the required retention volume for this project is:

$$V = A\ (ft^2) * C * R^{85}(ft)$$

$$V = 67{,}000 ft^2 * 0.13 * 1.0\ inches * \frac{1\ ft}{12\ inches} = \mathbf{747\ ft^3}$$

Therefore, DMA 1 and 2 required volume is 747+857 = **1604 cubic feet**

Basin Volume Calculations:

The site will utilize a deep retention/infiltration basin. In storms larger than the design storm, runoff will route through the basin and will overflow into the historic drainage path. Basin volume has been calculated by averaging the area of each foot of depth in the basin. In addition, the basin volume has also been verified by creating a volume surface in Civil 3D.

Basin bottom elevation = 23

Basin top elevation = 28

Elevation	Area, sq ft	Depth, ft	Volume, cu ft
23.5	77	1	77
24.5	175	1	175
25.5	305	1	305
26.5	466	1	466
27.5	654	1	654
Total:			**1677**

The basin would be sufficiently sized as a 4' deep basin. However, to provide a conservative design, a 5' deep basin will be proposed with a volume of **1,680 cubic feet**

Source Control Measures

Site activities and potential sources of pollutants

Table 4: Source Control Table

Potential Pollutant Source	Sediment/ Litter/ Debris	Nutrients / Organic Matter	Bacteria	Hydro-carbons	Toxics, Chemicals/ Paint	Other	Source Control BMP Proposed
Pets		X	X				Good Housekeeping/ illicit discharge control, waste handling and disposal
Vehicles	X			X			Spill Prevention/ control and cleanup, parking and storage area maintenance
Driveways/ Roads/ Parking Lots	X			X	X		Spill Prevention/ control and cleanup, parking and storage area maintenance
Landscaped Areas	X	X					Landscape maintenance, waste handling and disposal,

Stormwater Facility Maintenance

Ownership and Responsibility for Maintenance in Perpetuity

The property owner hereby covenants with County to utilize on-site stormwater management systems (i.e. structural and/or non-structural) to minimize runoff and pollutants in stormwater runoff and to provide permanent storm drainage maintenance to control, manage, retain, treat, infiltrate and dispose of on-site storm drainage for the project as stipulated in the plans.

Summary of Maintenance Requirements for Each Stormwater Facility

The property owner is solely responsible for the maintenance and monitoring of onsite stormwater measures. Annually, the property owner shall complete a self-inspection of onsite stormwater control measures.

Construction Checklist

Table 5: Construction Checklist

SWCP Page No.	SCMs	Plan Sheet No.	SCM Detail No.
	Infiltration Basin		

Certifications

The design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the Post-Construction Stormwater Management Resolution R3-2013-0032 and the current edition of the County's LID Handbook.

Supporting Documentation

Runoff Coefficients

Runoff Coefficient, C = $0.858i^3 - 0.78i^2 + 0.774i + 0.04$

Where $i = \frac{net\ impervious\ area}{tributary\ area}$

DMA 1 (new improvements) this includes the skate park and frontage improvements.

Where $i = \frac{net\ impervious\ area}{tributary\ area} = \frac{14{,}200\ ft^2}{19{,}000\ ft^2} = 0.75$

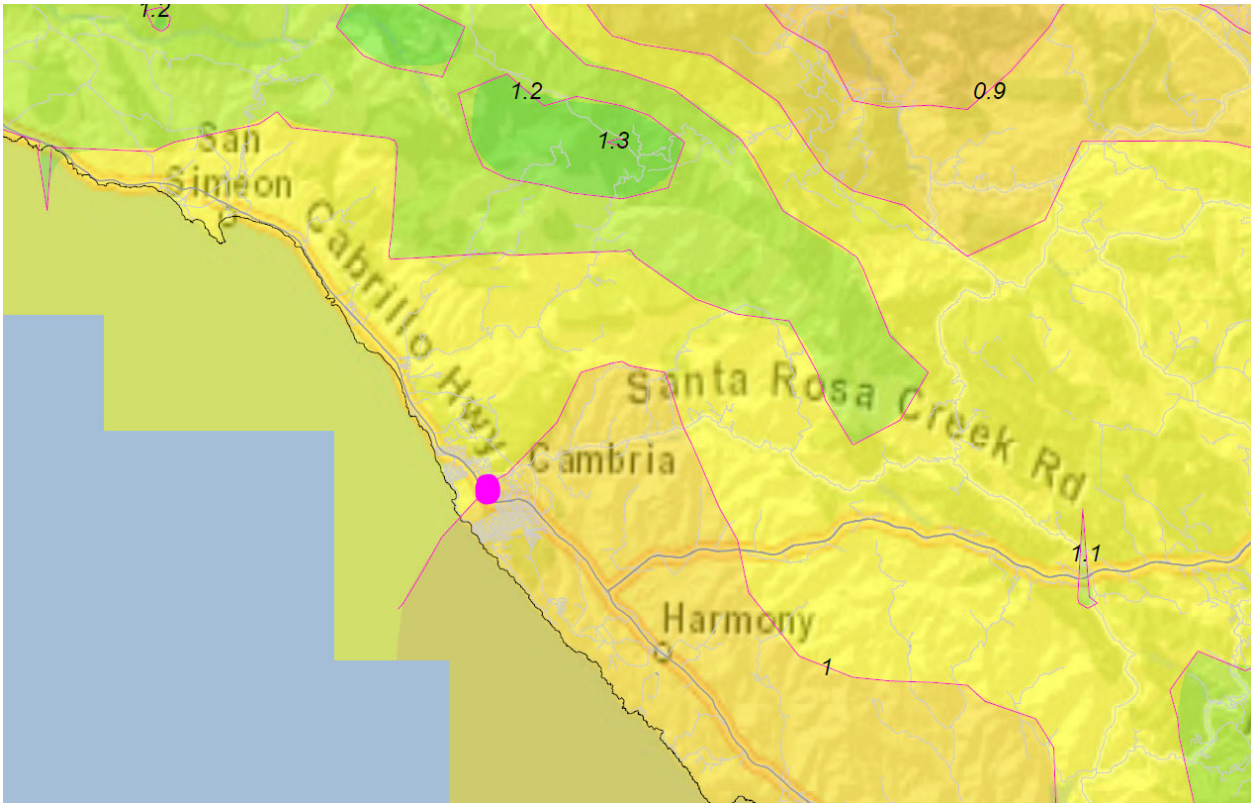
Therefore, C = $0.858(.75^3) - 0.78(.75^2) + 0.774(.75) + 0.04 = 0.54$

DMA 2 (tributary area) this includes the area uphill of the park which will be intercepted by the new swale.

Where $i = \frac{net\ impervious\ area}{tributary\ area} = \frac{9.200\ ft^2}{67{,}000\ ft^2} = 0.14$

Therefore, C = $0.858(.14^3) - 0.78(.14^2) + 0.774(.14) + 0.04 = 0.13$

85th Percentile 24-hr Rainfall Depth



Existing Impervious Area Exhibit

APN
022-261-036

APN
022-261-017

APN
022-261-011

APN
022-261-069

APN
013-291-006

APN
022-261-028

APN
013-101-072

APN
013-100-064

(100)
(90)
(80)
(70)
(60)
(50)
(40)
(30)
(28)

FLOOD ZONE X
FLOOD ZONE AE

EXISTING BUILDING

COUNTY OF SLO ROW

COUNTY OF SLO ROW

WL

SD

BFE 33

MAIN STREET

LEGEND

	EXISTING ONSITE IMPERVIOUS AREA	5,000 SF
	EXISTING OFFSITE IMPERVIOUS AREA	2,100 SF

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | Ca 93428
805.706.0401 | www.civil-studio.com

CAMBRIA SKATE PARK

PROJECT LOCATION:
MAIN STREET
CAMBRIA, CA 93428
APN: 013-101-072

PROJECT OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CA 93428

REVIEWED BY:	MRS
PREPARED BY:	JTI
DATE:	3/7/25
SCALE:	1" = 30'
CDS JOB #:	22-011

EXISTING IMPERVIOUS AREA EXHIBIT

SHEET 1 OF 1 SHEETS

Net Impervious Area Exhibit

APN
022-261-036

APN
022-261-017

APN
022-261-011

APN
022-261-069

APN
013-291-006

APN
022-261-028

APN
013-101-072

APN
013-100-064

(100)
(90)
(80)
(70)
(60)
(50)
(40)
(30)
(28)

FLOOD ZONE X
FLOOD ZONE AE

BASIN
28.00 TOP
23.00 BOTTOM
1680 FT^3 VOLUME

COUNTY OF
SLO ROW

COUNTY OF
SLO ROW

EXISTING
BUILDING

WL

SD

BFE 33

MAIN STREET

LEGEND

	ONSITE IMPERVIOUS AREA	8,700 SF
	OFFSITE IMPERVIOUS AREA	5,500 SF

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | Ca 93428
805.706.0401 | www.civil-studio.com

CAMBRIA SKATE PARK

PROJECT LOCATION:
MAIN STREET
CAMBRIA, CA 93428
APN: 013-101-072

PROJECT OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CA 93428

REVIEWED BY:	MRS
PREPARED BY:	JTI
DATE:	3/7/25
SCALE:	1" = 30'
CDS JOB #:	22-011

NET
IMPERVIOUS
AREA EXHIBIT

SHEET 1 OF 1 SHEETS

Drainage Management Exhibit

APN 022-261-036

APN 022-261-017

APN 022-261-011

APN 022-261-069

APN 013-291-006

APN 022-261-028

APN 013-101-072

APN 013-100-064

(100) (90) (80) (70) (60) (50) (40) (30) (28)

FLOOD ZONE X
FLOOD ZONE AE

BASIN
28.00 TOP
23.00 BOTTOM
1680 FT^3 VOLUME

COUNTY OF SLO ROW

EXISTING BUILDING

WL

SD

BFE 33

MAIN STREET

LEGEND

	DMA 1	19,000 SF
	SCM 1	750 SF

DMA 2 NOTE:
DMA 2 IS NOT SHOWN ON THIS MAP. HOWEVER, THE AREAS UTILIZED IN THE CALCULATION FOR DMA 2 HAVE BEEN MEASURED UTILIZING CURRENT SATELLITE IMAGES. THE AREAS UTILIZED IN THE CALCULATION ARE 67,000 SQ FT OF TOTAL TRIBUTARY AREA WITH APPROXIMATELY 9,200 SQ FT OF EXISTING IMPERVIOUS AREA.

CIVIL DESIGN STUDIO
CIVIL ENGINEERING | PLANNING | PERMITTING
P.O. Box 199 | Cambria | Ca 93428
805.706.0401 | www.civil-studio.com

CAMBRIA SKATE PARK

PROJECT LOCATION:
MAIN STREET
CAMBRIA, CA 93428
APN: 013-101-072

PROJECT OWNER:
CAMBRIA COMMUNITY SERVICES DISTRICT
1316 TAMSON DRIVE, SUITE 201
CAMBRIA, CA 93428

REVIEWED BY:	MRS
PREPARED BY:	JTI
DATE:	3/7/25
SCALE:	1" = 30'
CDS JOB #:	22-011

DMA EXHIBIT

SHEET 1 OF 1 SHEETS

ENGINEERING GEOLOGY INVESTIGATION

DATE:
September 9, 2022

PROJECT NUMBER:
SL12170-2

CLIENT:
Cambria CSD
PO Box 65
Cambria, CA 93428

PROJECT NAME:
Cambria Skatepark
1001 Main Street
APN: 013-101-072
Cambria area,
San Luis Obispo County
California

1.0 INTRODUCTION

This report presents the results of the geologic investigation for the proposed skatepark to be located at 1001 Main Street, APN: 013-101-072, in the Cambria area of San Luis Obispo County, California. See Figure 1: Area Location Map for the general location of the project area.

1.1 Site Description

1001 Main Street is located at 35.565308 degrees north latitude and -121.096806 degrees west longitude at a general elevation of 32 feet above mean sea level. The parcel is 1.42 acres in size with Main Street forming the southern property boundary. The project property will hereafter be referred to as the "Site."

The Site is situated on a relatively flat area at the toe of a hill side slope. Surface drainage follows the topography to the southwest and flows towards Main Street. An existing paved area and dirt parking area currently occupy the Site.

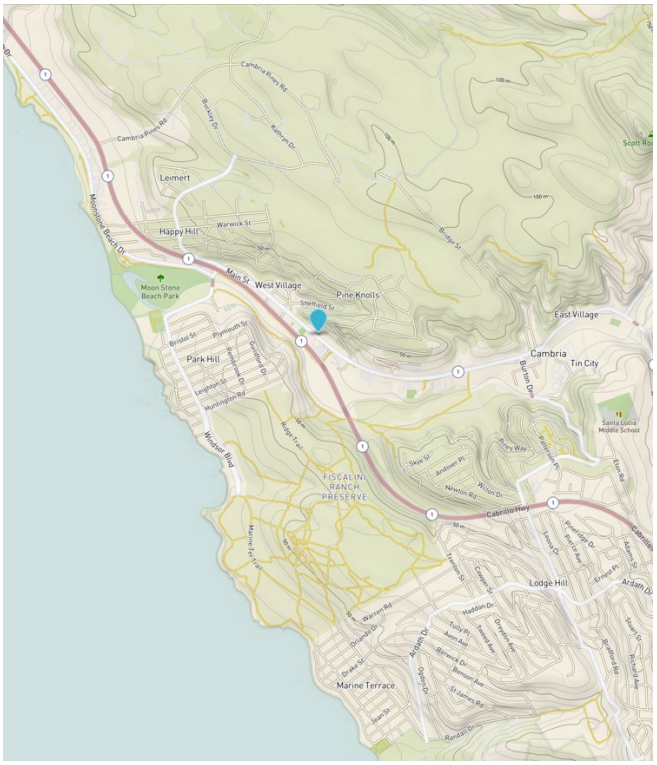


Figure 1: Area Location Map

1.2 Project Description

It is our understanding the project is to consist of a concrete skate park at the current paved area. It is our understanding that no structures are proposed at this time. Grading quantities are unknown at the time of this report, however are anticipated to be minor. Retaining walls are not anticipated as part of this project.

220 High Street
San Luis Obispo CA 93401
805.543.8539

1021 Tama Lane, Suite 105
Santa Maria, CA 93455
805.614.6333

201 S. Milpas Street, Suite 103
Santa Barbara, CA 93103
805.966.2200

info@geosolutions.net

sbinfo@geosolutions.net

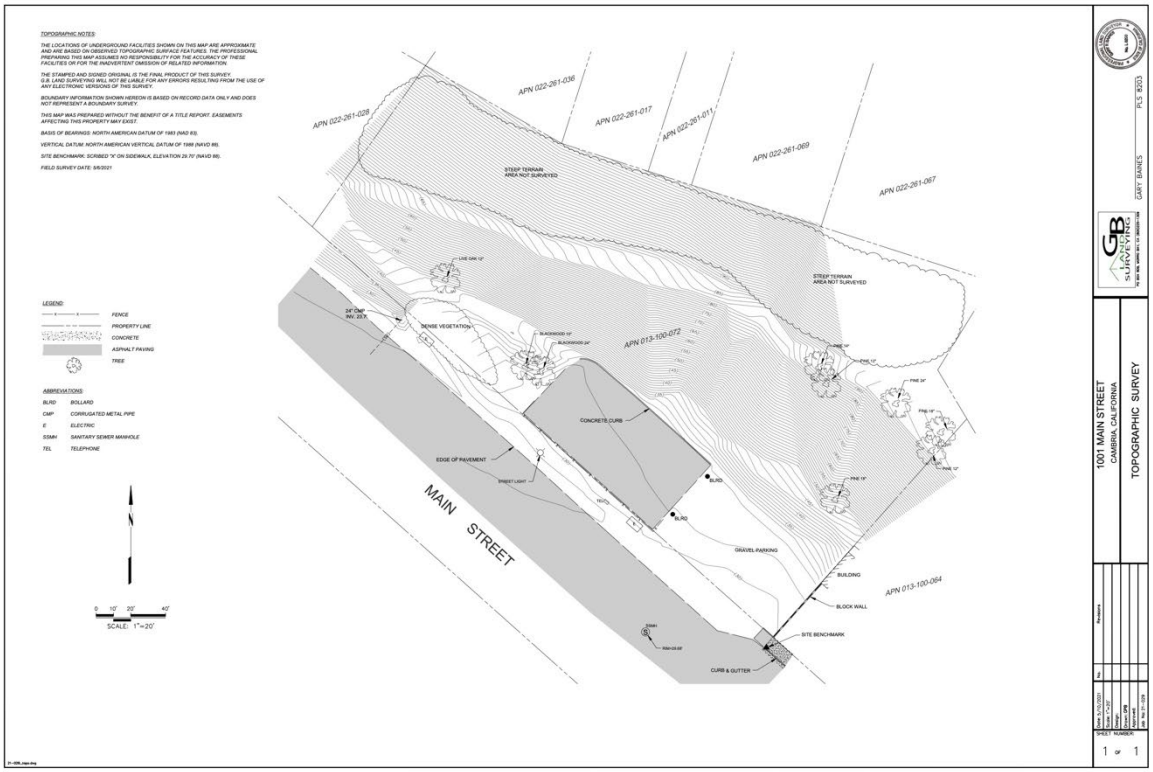


Figure 2: Topographic Survey (GB Land Surveying, 2021)

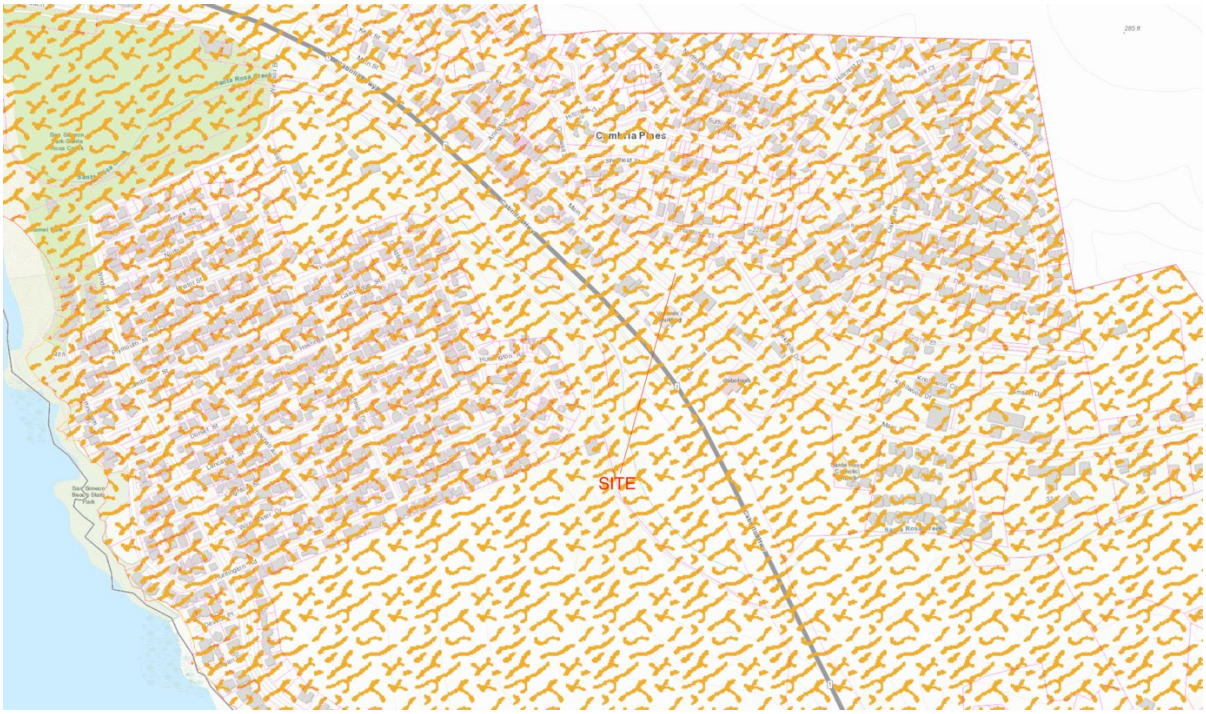


Figure 3: Geologic Study Area Map (San Luis Obispo County Land Use View)

2.0 PURPOSE AND SCOPE

The purpose of this investigation was to evaluate engineering geologic hazards at the Site and to develop conclusions and recommendations regarding site development. The scope of this investigation consisted of:

1. Review of historical aerial photographs, pertinent published and unpublished geotechnical studies and literature, and geologic maps for the subject project area.

2. A field study consisting of site reconnaissance to supplement the previous subsurface exploration performed for the referenced Soils Engineering Report in order to formulate a description of the sub-surface conditions at the Site.

3. A review of regional faulting and seismicity hazards.

4. A review of landslide potential, surface and groundwater conditions, and liquefaction hazards.

5. Development of recommendations for site preparation.

6. Preparation of this report that summarizes our findings, conclusions, and recommendations regarding engineering geology aspects of the project.

3.0 GEOLOGIC RECOMMENDATIONS

The proposed development is geologically suitable provided that the recommendations provided herein are implemented. The following are recommended for implementation at the Site.

1. It is anticipated that the proposed skatepark will be founded within over excavated engineered fill.

2. It is recommended that a chain link fence be placed along the base of the slope to act as a debris fence to catch falling rocks/talus. The chain-link fence should extend behind the proposed skatepark and parking lot area. Periodic maintenance will be required to clear talus accumulation along the fence line.

3. It is recommended that numerical slope stability analyses be conducted on cut/fill slopes constructed steeper than 2-to-1 (horizontal to vertical). Locally steeper slopes may be allowed depending on the results of a slope stability analysis.

4. Surface drainage should be controlled to prevent concentrated water-flow discharge onto either natural or constructed slopes. Surface drainage gradients should be planned to prevent ponding and promote drainage of surface water away from building foundations, edges of pavements and sidewalks or natural or man-made slopes. For soil areas we recommend that a minimum of two (2) percent gradient be maintained.

5. Excavation, fill, and construction activities should be in accordance with appropriate codes and ordinances of the County of San Luis Obispo. In addition, unusual subsurface conditions encountered during grading such as springs or fill material should be brought to the attention of the Engineering Geologist and Soils Engineer.

6. Rock rip-rap is recommended for concentrated drainage outfall locations that do not discharge onto paved or exposed rock surfaces. It is recommended that geotextile fabric (Enkamat 7010 or similar) be placed underneath the rip-rap and installed per the manufacturer's recommendations.

7. Gutters are recommended to be installed along all sloped rooflines. Gutter downspouts should not allow concentrated drainage to discharge near the residence foundations but rather should convey the water in solid piping away from the residence and toward drainage facilities.

4.0 ENGINEERING GEOLOGY

4.1 Regional Geology

The Site is located in the vicinity of the San Luis Range of the Coast Range Geomorphic Province of California. The Coast Ranges lie between the Pacific Ocean and the Sacramento-San Joaquin Valley and trend northwesterly along the California Coast for approximately 600 miles between Santa Maria and the Oregon border.

Regionally, the Site is located on the Cambrian Slab composed of a large, thick block of Cretaceous age sediments that are surrounded by Franciscan Complex rocks. The Cambrian Slab extends from the Los Osos fault south and northward to the Oceanic Fault.

4.2 Local Geology

Locally, the site is located within Unnamed Sedimentary Rocks as depicted on Plate 1A, Site Engineering Geology Map. Hall, 1974 and Dibblee, 2007 mapped the Site as underlain by Cretaceous age Unnamed Sedimentary Rocks (Ks/Kss) units.

Two exploratory borings were previously drilled for the referenced Soils Engineering Report (GeoSolutions, 2021) within the existing parking lot and adjacent to the existing paved area to a maximum depth of 5 feet below ground surface. Information derived from subsurface exploration was used to classify subsurface soil and formational units and to supplement geologic mapping.

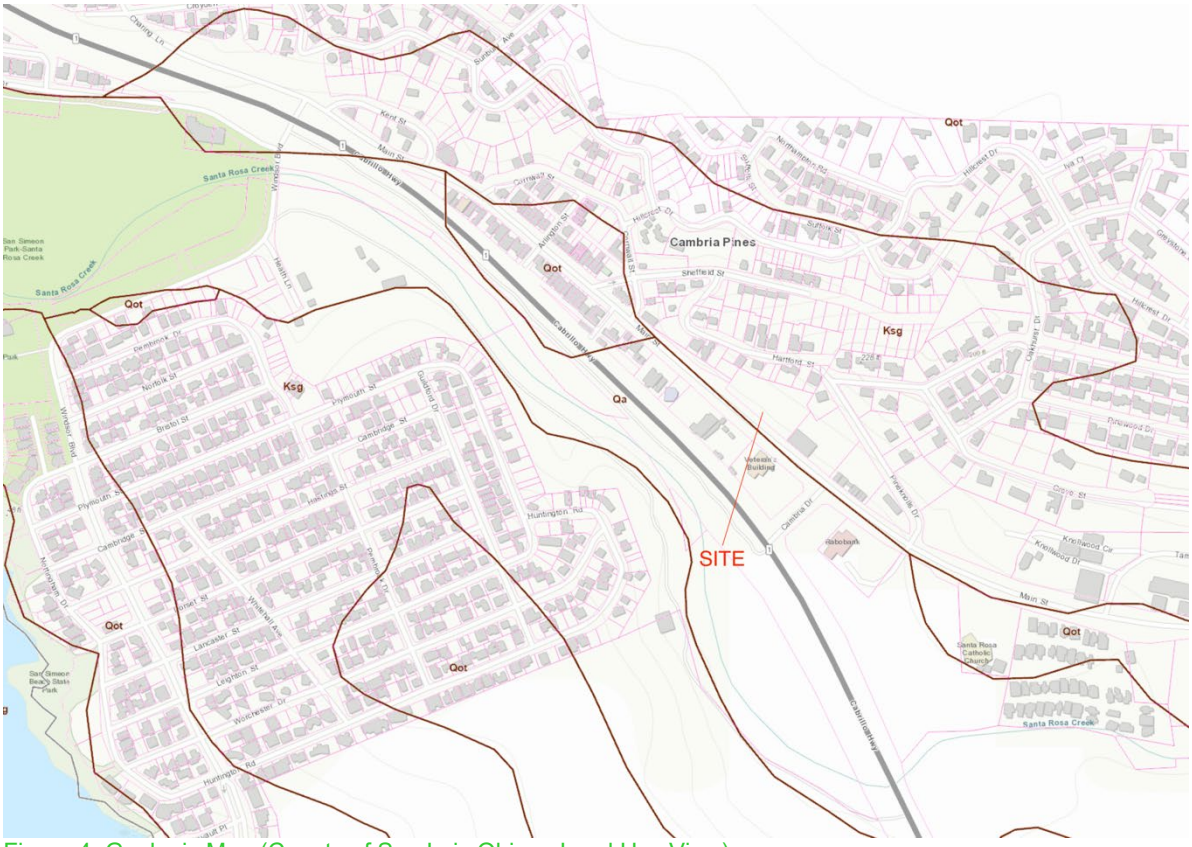


Figure 4: Geologic Map (County of San Luis Obispo Land Use View)

4.2.1 Surficial Soil

Colluvium (Qc)
Surface deposits are observed overlying the Unnamed Sedimentary Rock formational material to a maximum depth of 4 feet below existing grade. These deposits are termed colluvium. The colluvium at the site was observed to consist of dark brown to yellowish brown clayey sand with gravel observed to be dry to slightly moist and loose to slightly dense. Plate 1A depicts surface soil in the lower area and where colluvium has accumulated at the base of the slope into thick talus slopes (mapped as talus). The colluvium was observed to be 4 feet thick within borings B-1 and B-2 from the referenced Soils Engineering Report (GeoSolutions, 2021). Boring logs are presented in Appendix A. No structures are proposed at this time, however it is anticipated that the concrete skatepark improvement will be founded on over excavated engineered fill comprised of colluvial deposits.

4.2.2 Formational Units

Unnamed Sedimentary Rocks (Ks)
Hall, 1974 maps the Site as within Unnamed Sedimentary Rocks (Ks). Hall, 1974 describes the Unnamed Sedimentary Rocks as “Feldspathic greywacke or arkosic wacke sandstone and interbedded greenish-brown or black micaceous shale and siltstone. Thick-bedded tan to dark-brown medium-grained sandstone composed of quartz, 50% to 70%; altered plagioclase and K-feldspar, 20% to 30%; claystone, chert fragments, and biotite, 2% to 7%.” The Unnamed Sedimentary Rocks was encountered within both borings at a depth of 4 feet below ground surface and within outcrops along the slope face. The Unnamed Sedimentary Rocks at the site was

observed to consist of light brown to light gray medium-grained sandstone observed to be massive, moderately fractured, moderately hard and slightly to moderately weathered. Boring logs are presented in Appendix A.

4.3 Surface and Ground Water Conditions

Surface drainage follows the topography to the southwest and flows towards Main Street. Surface drainage should be directed away from proposed improvements. No springs or seeps were observed at the project. Groundwater was not observed within either previous exploratory boring, however groundwater elevations may vary seasonally.

4.4 Active Faulting and Coseismic Deformation

Many faults are mapped of varying types, lengths, and age. An active fault is one that shows evidence of displacement within the last 11,000 years (Recent epoch). A fault which displaces deposits of late Pleistocene age (500,000 to 11,000 years) but with no evidence of Recent movement is termed potentially active. Inactive fault is one that displace rocks of early Pleistocene or older (500,000 years or older).

Similar to the general area, the Site can be affected by moderate to major earthquakes centered on one of the known large, Holocene active faults listed in Table No. 1. Moment magnitudes are expressed, although any event on these faults could result in moderate to severe ground shaking at the subject property.

Table 1: Distance and Moment Magnitude of Closest Faults

Closest Active Faults to Site	Approximate Distance (miles)	Moment Magnitude (Mw)
San Simeon Fault	7.0	7.3
Los Osos Fault	28.0	6.8
San Andreas	42.5	6.9

The closest known active portion of a Holocene age fault is an active portion of the San Simeon fault that is located approximately 7.0 miles northwest of the Site (Jennings, 2010). Plate 3 is a Regional Fault Map for the area. The San Andreas fault is the most likely active fault to produce ground shaking at the Site although it is not expected to generate the highest ground accelerations because of its distance from the Site.

4.4.1 Cambria Fault

The Cambria fault is in the vicinity of the Site and can be considered part of the Oceanic Fault Zone at its southern end near the City of San Luis Obispo, California. Plate 3 depicts the location of the Cambria fault (Jennings, 2010). The Cambria fault becomes indistinct north of San Simeon Creek. Splays of the Cambria fault break Pliocene (5 to 2 million years before present) strata east of the town of Cambria, but there is no known breakage of Holocene rocks by the Cambria fault. The Cambria fault is complicated by the intersection of many older emplacement related shear zones within the Franciscan mélange along the fault zone.

Jennings, 2010 classifies the majority of this fault as Quaternary active, showing evidence of displacement during late Quaternary time (between 700,000 years before present to 10,000 years before present). The most northerly extent of Quaternary faulting on the Cambria fault depicted on

Jennings's map is present only to the town of Cambria. North of the town of Cambria, the Cambria fault is depicted as a concealed fault without recognized Quaternary displacement.

Hart et al., 1985 describes the Cambria fault as a vertical to steeply dipping, southwest-dipping, normal fault in Cretaceous sedimentary units. Additionally, the fault is poorly defined and may offset late Pleistocene terrace deposits (more than 125,000 years old) and may be concealed locally by younger terrace deposits, Quaternary landslides, and Holocene alluvium. Hall, 1974 mapped splays of the Cambria fault approximately 1.0 mile northeast of the property (see Plate 2).

4.5 Landslides

San Luis Obispo County Safety Element and Land Use View depict the Site within a low to moderate landslide area (see Figure 5). Hall, 1974 and Dibblee, 2007 did not map landslides in the immediate vicinity of the property. Hall, 1974 mapped the closest landslide 1.2 miles northeast of the property. During site mapping and review of aerial photography (1937, 1949, 1956, 1982, current), landslides were not observed at the Site. Plate 4 presents a current aerial photograph. There appears to be a low potential for large-scale landslide to affect the proposed improvements, however there is a high potential for erosion of the slope. This erosion results in a large accumulation of talus (debris) at the base of the slope. Talus is currently observed at the base of the slope and mapped on Plate 1A. There is also a rockfall potential to affect the proposed improvements. It is recommended that a chain link fence be placed along the base of the slope to act as a debris fence to catch falling rocks/talus. The chain-link fence should extend behind the proposed skatepark and parking lot area. Periodic maintenance will be required to clear talus accumulation along the fence line.

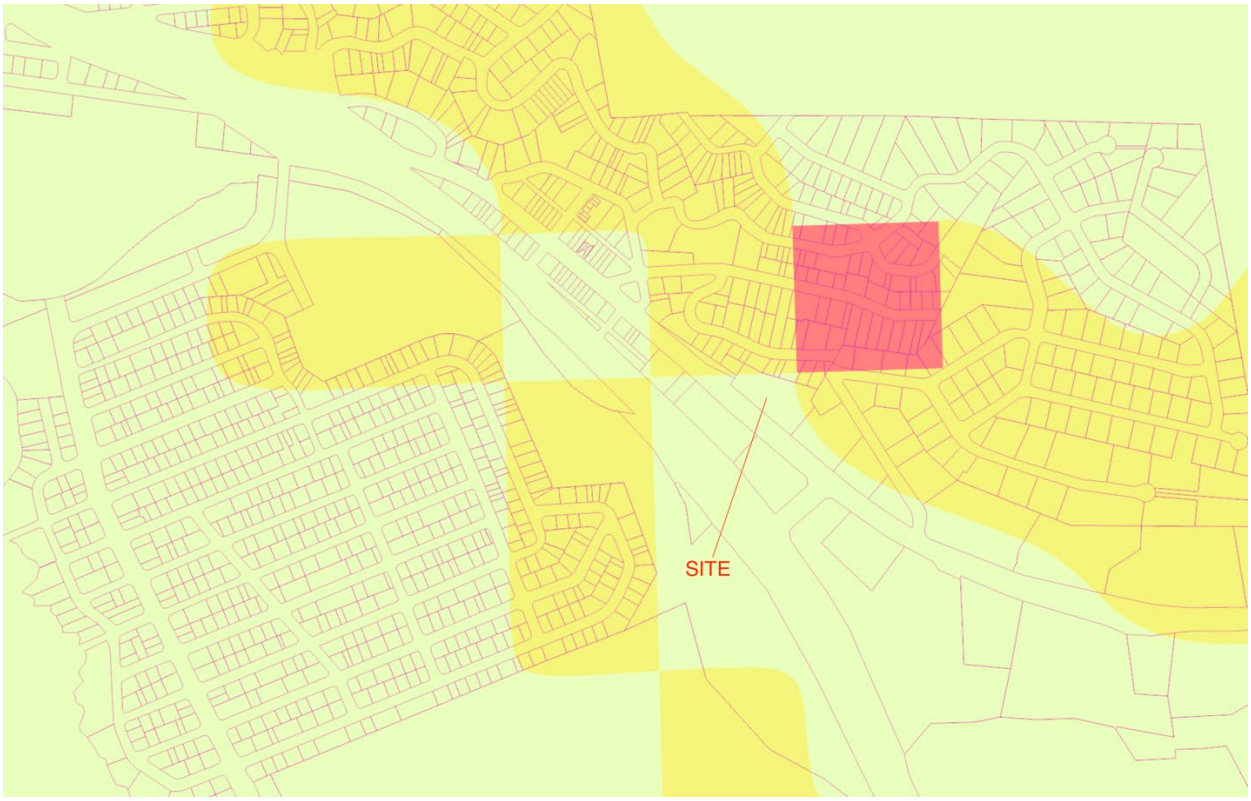


Figure 5: Landslide Potential Map (County of San Luis Obispo Land Use View)

Figure 6: Historical Aerial Photograph (1956)

4.6 Flooding and Severe Erosion

The majority of the site is located within the 100-year or 500-year flood zone based on Federal Emergency Management Agency flood zone maps, see Figure 7 (FEMA, 2017). It is recommended that the project improvements be designed above the minimum flood elevation.

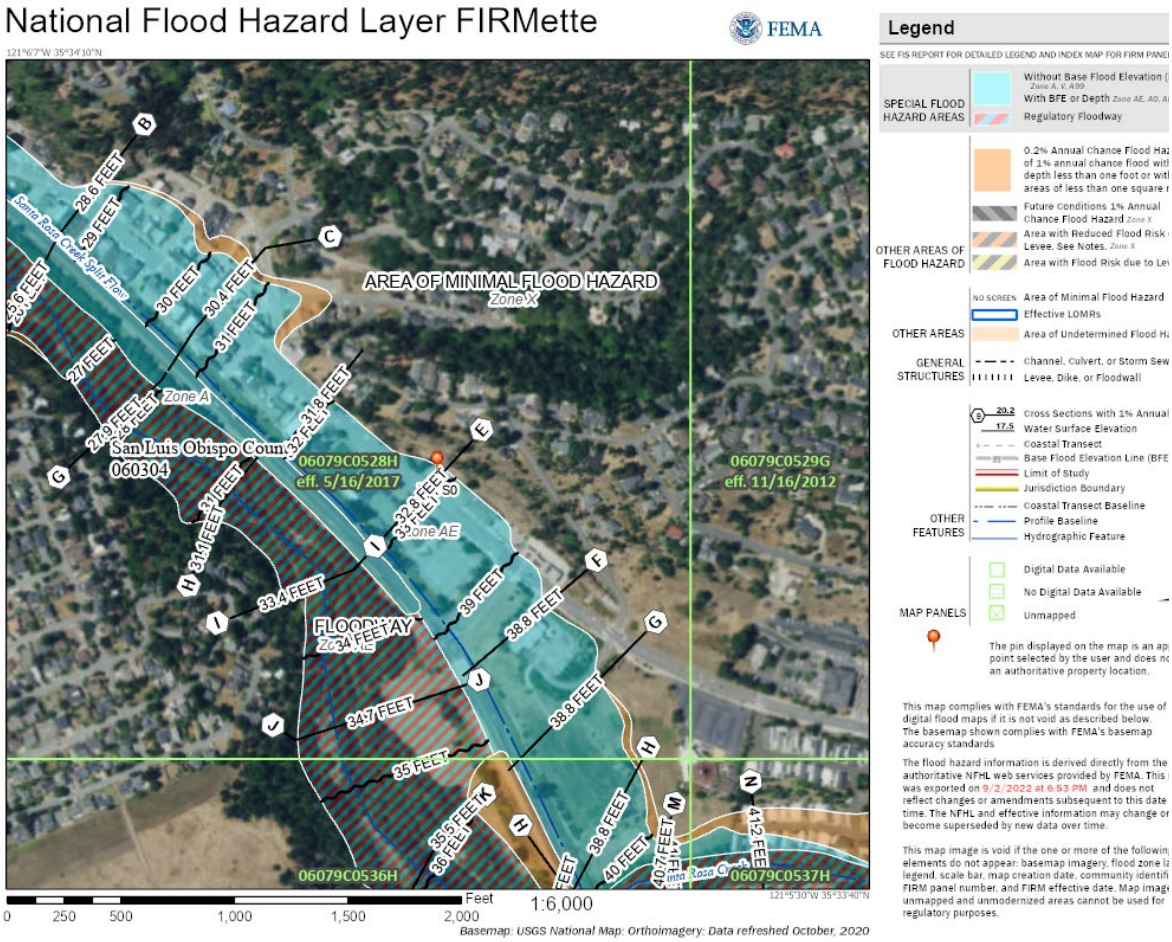


Figure 7: FEMA Flood Map (FEMA, 2017)

The surficial and formational deposits are subject to erosion where not covered with vegetation or hardscape. The potential for severe erosion is considered low provided that vegetation and erosion control measures are implemented immediately after the completion of grading.

4.7 On-site Septic Systems

It is our understanding that a septic system is not proposed at the time of this report.

4.8 Hydrocollapse of Alluvial Fan Soils

The potential for hydro collapse of subsurface materials is considered low due to the absence of alluvial fan material at the Site.

5.0 SISMOLOGY AND CALCULATION OF EARTHQUAKE GROUND MOTION

5.1 Seismic Hazard Analysis and Structural Building Design Parameters

Estimating the design ground motions at the Site depends on many factors including the distance from the Site to known active faults; the expected magnitude and rate of recurrence of seismic events produced on such faults; the source-to-site ground motion attenuation characteristics; and the Site soil profile characteristics. According to section 1613 of the 2019 CBC (CBSC, 2019), all structures and portions of structures should be designed to resist the effects of seismic loadings caused by earthquake

ground motions in accordance with the ASCE 7: Minimum Design Loads for Buildings and Other Structures, hereafter referred to as ASCE 7-16 (ASCE, 2016). The Site soil profile classification (Site Class) can be determined by the average soil properties in the upper 100 feet of the Site profile and the criteria provided in Table 20.3-1 of ASCE 7-16.

Spectral response accelerations and peak ground accelerations, provided in this report were obtained using the computer-based Seismic Design Maps tool available from the Structural Engineers Association of California (SEAOC, 2022). This program utilizes the methods developed in ASCE 7-16 in conjunction with user-inputted Site location to calculate seismic design parameters and response spectra (both for period and displacement) for soil profile Site Classes A through E.

Site coordinates of 35.565308 degrees north latitude and -121.096806 degrees west longitude were used in the web-based probabilistic seismic hazard analysis (SEAOC, 2022). Based on the results from the in-situ tests performed during the field investigation, the Site was defined as **Site Class C**, "Very Dense Soil and Soft Rock" profile per ASCE7-16, Chapter 20. Relevant seismic design parameters obtained from the program are summarized in Table 2: Seismic Design Parameters

Table 2: Seismic Design Parameters

Site Class	**C "Very Dense Soil and Soft Rock"**
Seismic Design Category	**D**
1-Second Period Design Spectral Response Acceleration, S_{D1}	**(See Note 1)**
Short-Period Design Spectral Response Acceleration, S_{DS}	**0.981g**
Site Specific MCE Peak Ground Acceleration, PGA_M	**0.664g**

Note 1: It is assumed that this design-period acceleration will not be required for the project.

6.0 LIQUEFACTION

Liquefaction occurs when saturated cohesionless soils lose shear strength due to earthquake shaking. Ground motion from an earthquake may induce cyclic reversals of shear stresses of large amplitude. Lateral and vertical movement of the soil mass combined with the loss of bearing strength can result from this phenomenon. Liquefaction potential of soil deposits during earthquake activity depends on soil type, void ratio, groundwater conditions, the duration of shaking, and confining pressures on the potentially liquefiable soil unit. Fine, poorly graded loose sand, shallow groundwater, high intensity earthquakes, and long duration of ground shaking are the principal factors leading to liquefaction.

As the underlying material encountered at the Site was weathered rock rather than soil, there is no potential for liquefaction, seismically induced settlement or differential settlement. Rock material differs from soil in that it cannot be saturated, cohesion is considered infinite and relative density is not applicable. Assuming the rock material encountered at the Site accurately represents these conditions, liquefaction potential does not apply.

7.0 TSUNAMIS AND SEICHES

Tsunamis and seiches are two types of water waves that are generated by earthquake events. Tsunamis are broad-wavelength ocean waves and seiches are standing waves within confined bodies of water, typically reservoirs. The Tsunami Inundation Map for Emergency Planning (State of California, 2021) depicts the Site outside the tsunami inundation zone. As the property is at an elevation over 30 feet, the potential for a tsunami to affect the Site is low.

Flooding associated with a seismic event (seiche) is considered low due to the absence of a body of water upslope of the property.

8.0 HAZARDS FROM GEOLOGIC MATERIALS

8.1 Expansive Soils

The potential for expansive soil at the Site is low based on previous laboratory testing for the referenced Soils Engineering Report.

8.2 Naturally Occurring Asbestos

As Franciscan Complex material was not observed at the site, there is a low potential for naturally occurring asbestos at the property.

8.3 Radon and Other Hazardous Gases

The potential for radon or other hazardous gases is low due to the absence of Monterey Formation formational units and other identified radon producing formations.

9.0 GRADING OPERATIONS, CUT AND FULL, SUBDRAINS

It is anticipated that proposed improvements will be founded on over excavated engineered fill. Conventional grading equipment may be used for excavations. The Soils Engineering Report provides additional construction recommendations. Based on the field investigation, subdrains are not anticipated.

Construction inspections and testing during all grading and excavating operations should be performed by the project Soils Engineer/Engineering Geologist. Section 1705.6A of the 2016 CBC (CBSC, 2016) requires the following inspections by the Soils Engineer/Engineering Geologist as shown in Table 3: Required Verification and Inspections of Soils:

Table 3: Required Verification and Inspections of Soils

Verification and Inspection Task	Continuous During Task Listed	Periodically During Task Listed
1. Verify materials below footings are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations are extended to proper depth and have reached proper material.	-	X
3. Perform classification and testing of controlled fill materials.	-	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill.	X	-
5. Prior to placement of controlled fill, observe sub-grade and verify that site has been prepared properly.	-	X

10.0 ADDITIONAL SERVICES

The recommendations contained in this report are based on previous exploratory borings and on the continuity of the sub-surface conditions encountered. It is assumed that GeoSolutions, Inc. will be retained to perform the following services:

1. Consultation during plan development.

2. A plan review of final grading and drainage documents prior to construction.

3. Additionally, construction observation by the Engineering Geologist and/or Soils Engineer may be necessary to verify sub-surface conditions during excavation activities.

4. Final grading report and as-built map in accordance with County Guidelines for Engineering Geology Reports, Item 29 (San Luis Obispo County Department of Planning and Building, 2016).

11.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed during our study. Should any variations or undesirable conditions be encountered during the development of the Site, GeoSolutions, Inc. should be notified immediately and GeoSolutions, Inc. will provide supplemental recommendations as dictated by the field conditions.

This report is issued with the understanding that it is the responsibility of the owner or his/her representative to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project, and incorporated into the project plans and specifications. The owner or his/her representative is responsible to ensure that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

As of the present date, the findings of this report are valid for the property studied. With the passage of time, changes in the conditions of a property can occur whether they are due to natural processes or to the works of man on this or adjacent properties. Therefore, this report should not be relied upon after a period of 3 years without our review nor should it be used or is it applicable for any properties other than those studied. However, many events such as floods, earthquakes, grading of the adjacent properties and building and municipal code changes could render sections of this report invalid in less than 3 years.

Thank you for the opportunity to have been of service in preparing this report. If you have any questions or require additional assistance, please feel free to contact the undersigned at (805) 543-8539.

Sincerely,
GeoSolutions, Inc.

Jeffrey Pfost, CEG 2493
Principal Engineering Geologist

\\192.168.1.100\s\SL12000-SL12499\SL12170-2 Skatepark - Main St GEO\Geology\SL12170-2 Cambria Skatepark Engineering Geology Investigation.docx

REFERENCES

Aerial Photographs: 1937- Flight AXH-1937, Frame 507 & 508 scale 1:20,000. 1949- Flight AXH-1949, Frame 8F-3 & 8F-4, scale 1:20,000. 1956- Flight AXH-1956, Frame 6R-204 & 6R-205, scale 1:20,000. 1982- Flight NOS-82-EC, Frame 8885 & 8886, scale 1:42,000.

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PLATES

Plate 1A, 1B - Site Engineering Geologic Map and Cross Section

Plate 2A, 2B – Regional Geologic Map, Hall, 1974

Plate 3 – Regional Fault Map, Jennings, 2010

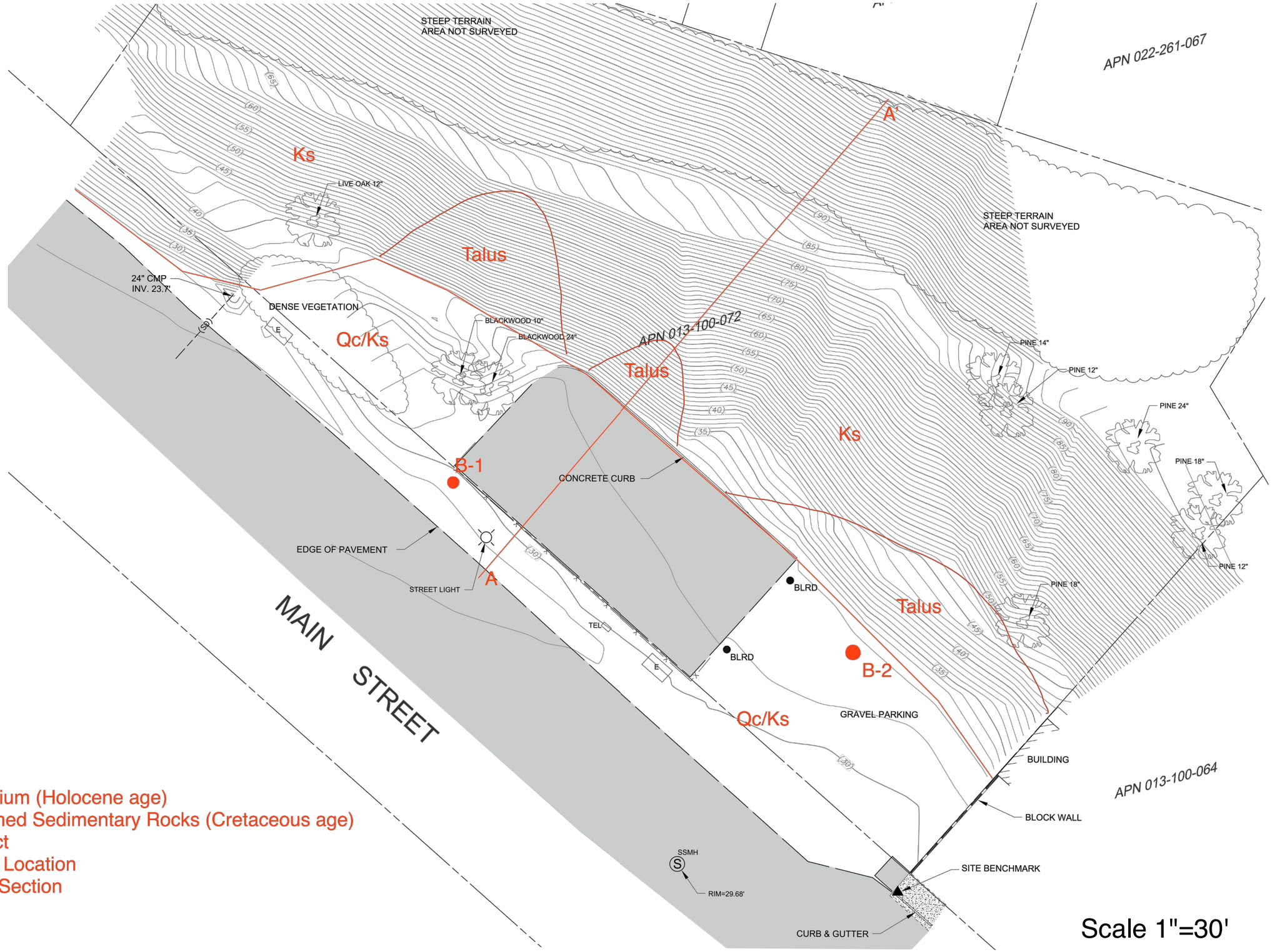
Plate 4 – Aerial Photograph

PLATE 1A

PROJECT SL12170-2

SITE ENGINEERING GEOLOGY MAP

1001 MAIN STREET, APN: 013-101-072
CAMBRIA AREA, SAN LUIS OBISPO COUNTY, CALIFORNIA



Legend
Qc - Colluvium (Holocene age)
Ks - Unnamed Sedimentary Rocks (Cretaceous age)
—— - Contact
● - Boring Location
A A' - Cross Section

Scale 1"=30'

GeoSolutions, Inc.
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San Luis Obispo, CA 93401
P: 805-543-8539

Scale
1" = 30'

Legend
Qc - Colluvium (Holocene age)
Ks - Unnamed Sedimentary Rocks (Cretaceous age)
— - Contact

PLATE 1B

PROJECT SL12170-2

SITE CROSS SECTION

1001 MAIN STREET, APN: 013-101-072
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San Luis Obispo, California 93401
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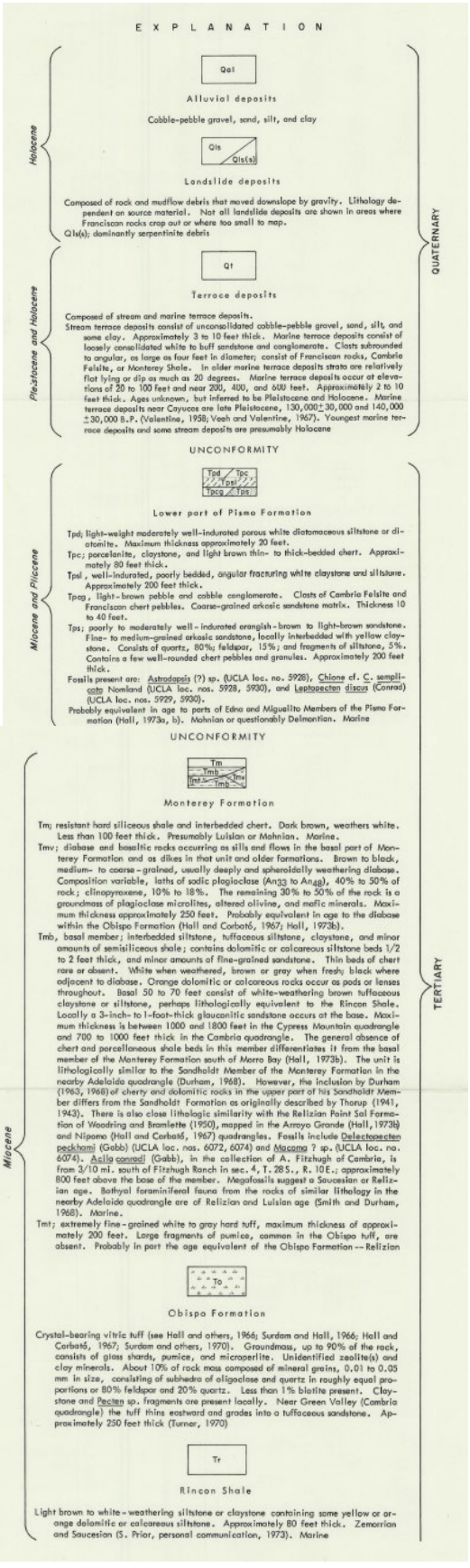
REGIONAL GEOLOGY MAP (Hall, 1974)

1001 MAIN STREET, APN: 013-101-072
CAMBRIA AREA, SAN LUIS OBISPO COUNTY, CA

PLATE
2A

PROJECT NO:
SL12170-2



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REGIONAL GEOLOGY LEGEND (Hall, 1974)

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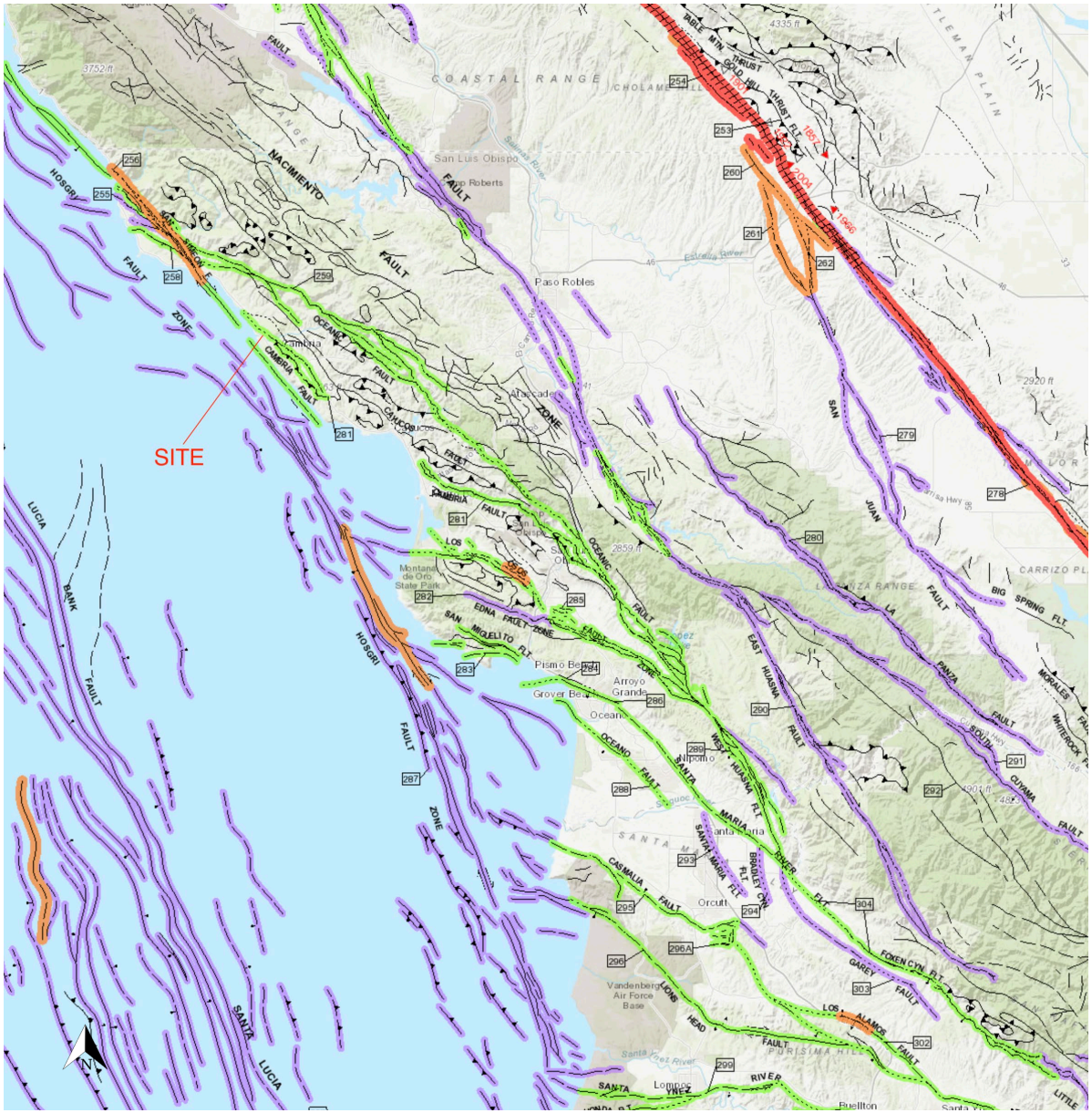
CAMBRIA AREA, SAN LUIS OBISPO COUNTY, CA

PLATE
2B

PROJECT NO:
SL12170-2



FAULT CLASSIFICATION COLOR CODE
(Indicating Recency of Movement)

Fault along which historic (last 200 years) displacement has occurred.

1906 ▶ ◀ 1906
1838 ▷ ◁ 1838

A triangle to the right or left of the date indicates termination point of observed surface displacement. Solid red triangle indicates known location of rupture termination point. Open black triangle indicates uncertain or estimated location of rupture termination point.

▶ 1951 ◀

Date bracketed by triangles indicates local fault break.

1992

No triangle by date indicates an intermediate point along faultbreak.

CREEP

Fault that exhibits fault creep slippage. Hachures indicate linear extent of fault creep. Annotation (creep with leader) indicates representative locations where fault creep has been observed and recorded.

1969
1968 ■ ■ 1968

Square on fault indicates where fault creep slippage has occured that has been triggered by an earthquake on some other fault. Date of causative earthquake indicated. Squares to right and left of date indicate terminal points between which triggered creep slippage has occurred (creep either continuous or intermittent between these end points).

Holocene fault displacement (during past 11,700 years) without historic record.

Late Quaternary fault displacement (during past 700,000 years).

Quaternary fault (age undifferentiated).

Pre-Quaternary fault (older that 1.6 million years) or fault without recognized Quaternary displacement.

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REGIONAL FAULT MAP (Jennings, 2010)

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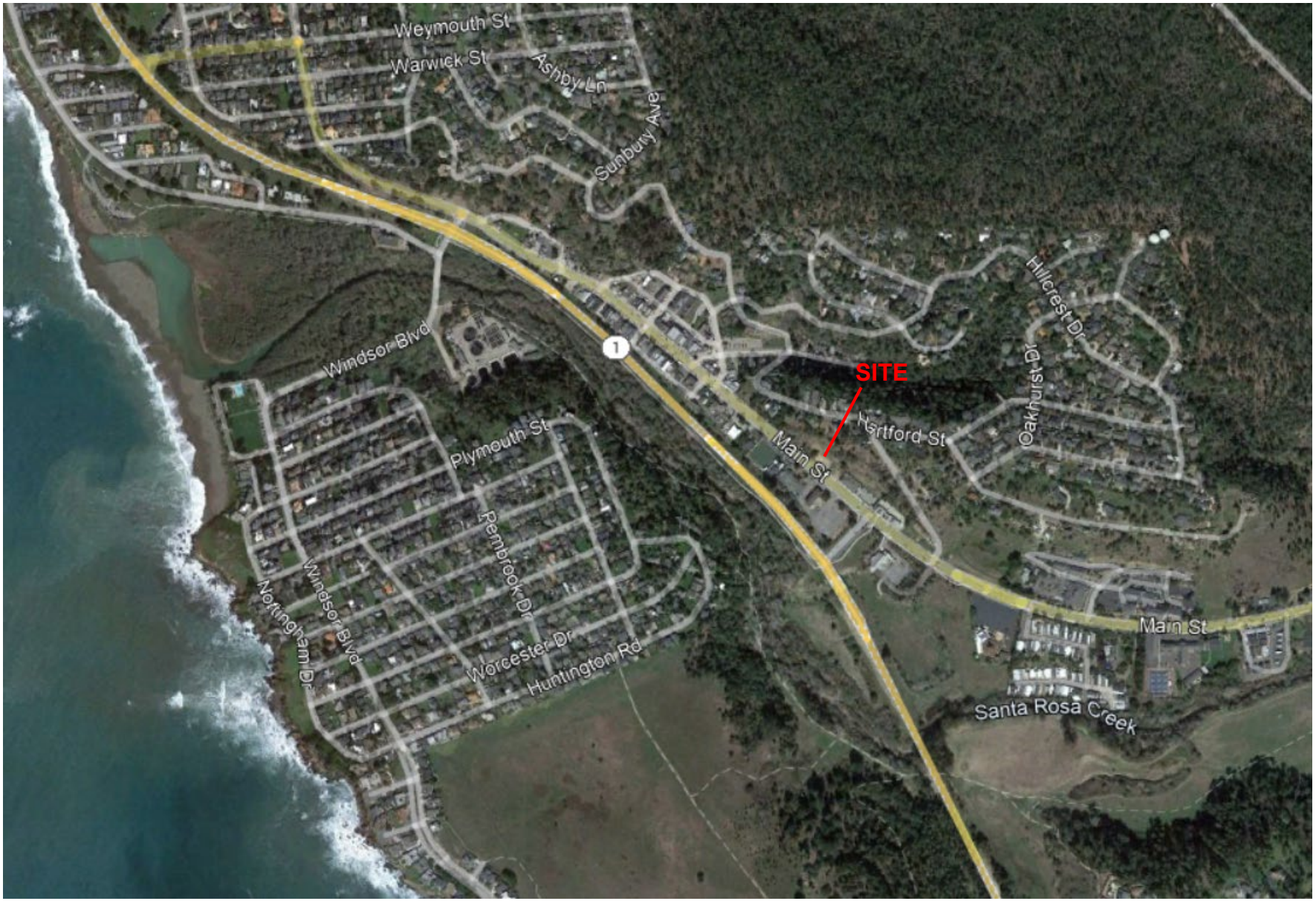
CAMBRIA AREA, SAN LUIS OBISPO COUNTY, CA

PLATE
3

PROJECT NO:
SL12170-2



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AERIAL PHOTOGRAPH (Google, 2022)

1001 MAIN STREET, APN: 013-101-072
CAMBRIA AREA, SAN LUIS OBISPO COUNTY, CA

PLATE
4

PROJECT NO:
SL12170-2

APPENDIX A

Boring Logs

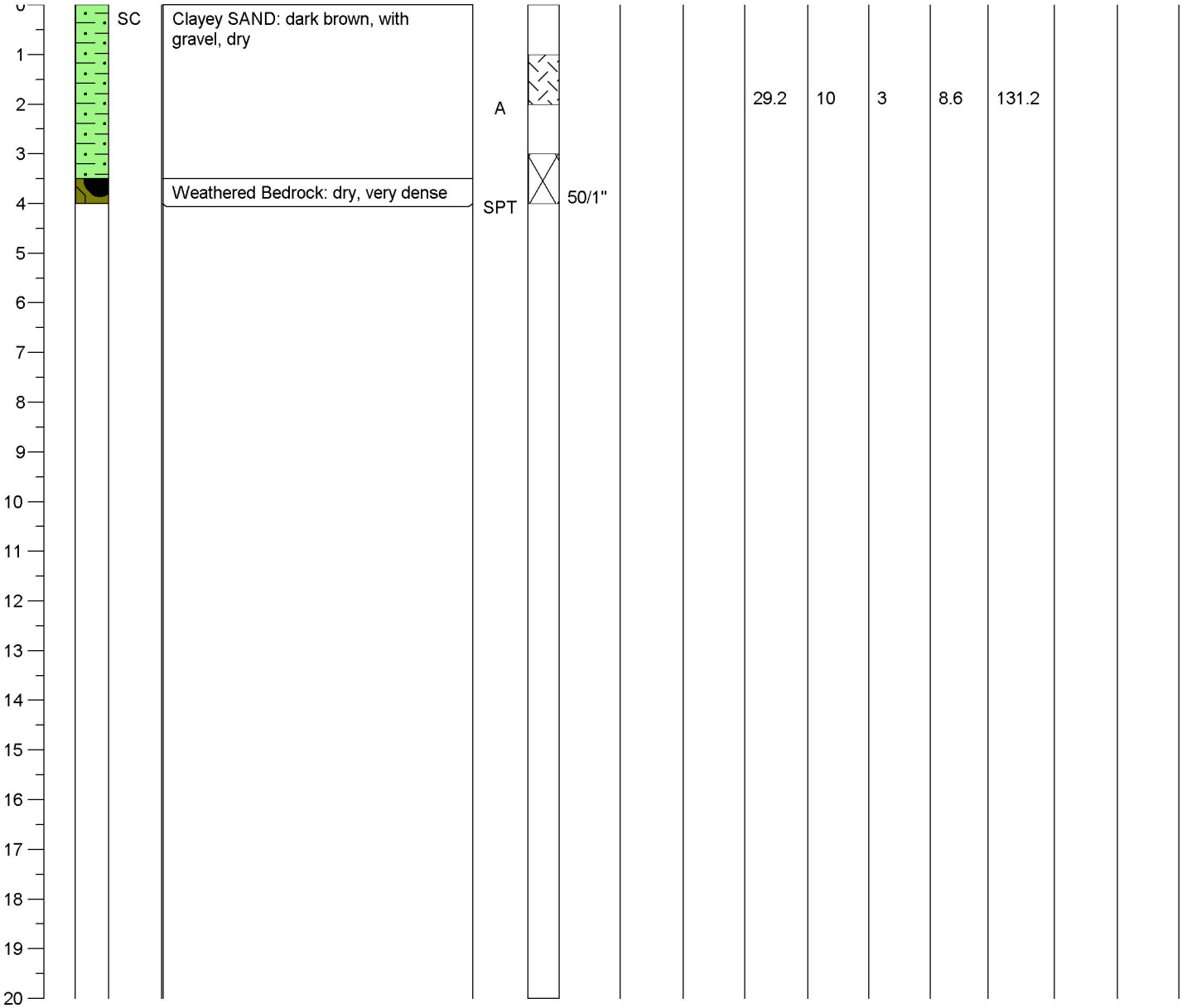
GEO SOLUTIONS
220 High Street, San Luis Obispo, CA 93401
Phone: 805-543-8539
1021 Tama Lane, Ste 105, Santa Maria, CA 93455
Phone: 805-614-6333
201 S. Milpas St, Ste 103, Santa Barbara, CA 93103
Phone: 805-966-2200

BORING LOG

BORING NO. B-1
JOB NO. SL12170-1

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	**Cambria Skatepark**	DRILL RIG:	**Mobile B-24**
DRILLING LOCATION:	**See Figure, Field Investigation**	HOLE DIAMETER:	**6 Inches**
DATE DRILLED:	**July 14, 2021**	SAMPLING METHOD:	**SPT**
LOGGED BY:	**G. Vine**	APPROX. ELEVATION:	**Not Recorded**

Depth of Groundwater: **Not Encountered** Boring Terminated: **4 Feet**



GEO SOLUTIONS
220 High Street, San Luis Obispo, CA 93401
Phone: 805-543-8539
1021 Tama Lane, Ste 105, Santa Maria, CA 93455
Phone: 805-614-6333
201 S. Milpas St, Ste 103, Santa Barbara, CA 93103
Phone: 805-966-2200

BORING LOG

BORING NO. B-2
JOB NO. SL12170-1

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	**Cambria Skatepark**	DRILL RIG:	**Mobile B-24**
DRILLING LOCATION:	**See Figure, Field Investigation**	HOLE DIAMETER:	**6 Inches**
DATE DRILLED:	**July 14, 2021**	SAMPLING METHOD:	**SPT**
LOGGED BY:	**G. Vine**	APPROX. ELEVATION:	**Not Recorded**

Depth of Groundwater: **Not Encountered** Boring Terminated: **4 Feet**

DEPTH	LITHOLOGY	USCS	SOIL DESCRIPTION	SAMPLE ID	SAMPLERS TYPE	N (BLOWS / FT)	(N1) 60	MOISTURE CONTENT (%)	FINES CONTENT (%)	PLASTICITY INDEX (PI)	EXPANSION INDEX (EI)	OPTIMUM WATER CONTENT (%)	MAXIMUM DRY DENSITY (pcf)	COHESION, C (psf)	FRICTION ANGLE, (degrees)
0		SC	Clayey SAND: yellowish brown, with gravel, dry												
1			-slightly moist												
2			-dry, rocky												
3															
4			Weathered Bedrock: dry, very dense	SPT		50/1"									
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
16															
17															
18															
19															
20															

SOILS ENGINEERING REPORT
MAIN STREET SKATE PARK
APN: 013-101-072, CAMBRIA AREA
SAN LUIS OBISPO COUNTY, CALIFORNIA

PROJECT SL12170-1

Prepared for

Spohn Ranch Skateparks
Attn: Vincent Onel
6824 S. Centinela
Los Angeles, California 90230

Prepared by

GEOSOLUTIONS, INC.
220 HIGH STREET
SAN LUIS OBISPO, CALIFORNIA 93401
(805) 543-8539

©

August 17, 2021

GEO SOLUTIONS

DATE:
August 17, 2021

PROJECT NUMBER:
SL12170-1

CLIENT:
Spohn Ranch Skateparks
Attn: Vincent Onel
6824 S. Centinela
Los Angeles, CA 90230

PROJECT NAME:
Main Street Skatepark
APN: 013-101-072
Cambria area,
San Luis Obispo County
California

SOILS ENGINEERING REPORT

Dear Spohn Ranch Skateparks:

This Soils Engineering Report has been prepared for the proposed skate park to be located at Main St, APN: 013-101-072, in the Cambria area of San Luis Obispo County, California. Geotechnically, the site is suitable for the proposed development provided the recommendations in this report for site preparation, earthwork, foundations, slabs, retaining walls, and pavement sections are incorporated into the design.

It is anticipated that a graded pad will be constructed for the proposed skate park with all foundations excavated into engineered fill. All foundations are to be excavated into uniform material to limit the potential for distress of the foundation systems due to differential settlement. If cuts steeper than allowed by State of California Construction Safety Orders for "Excavations, Trenches, Earthwork" are proposed, a numerical slope stability analysis may be necessary for temporary construction slopes.

Thank you for the opportunity to have been of service in preparing this report. If you have any questions, please contact the undersigned at (805) 543-8539.

Sincerely,
GeoSolutions, Inc.

REGISTERED PROFESSIONAL ENGINEER
KRAIG ROBERT CROZIER
No. C61361
CIVIL
STATE OF CALIFORNIA

Kraig R. Crozier, PE
Principal, C61361

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SOILS ENGINEERING REPORT
MAIN STREET SKATE PARK
APN: 013-101-072, CAMBRIA AREA
SAN LUIS OBISPO COUNTY, CALIFORNIA

PROJECT SL12170-1

1.0 INTRODUCTION

This report presents the results of the geotechnical investigation for the proposed skate park to be located at Main St, APN: 013-101-072, in the Cambria area of San Luis Obispo County, California. See Figure 1: Site Location Map for the general location of the project area. Figure 1: Site Location Map was obtained from the program GIS Surfrider 1.8 (Elfelt, 2016).

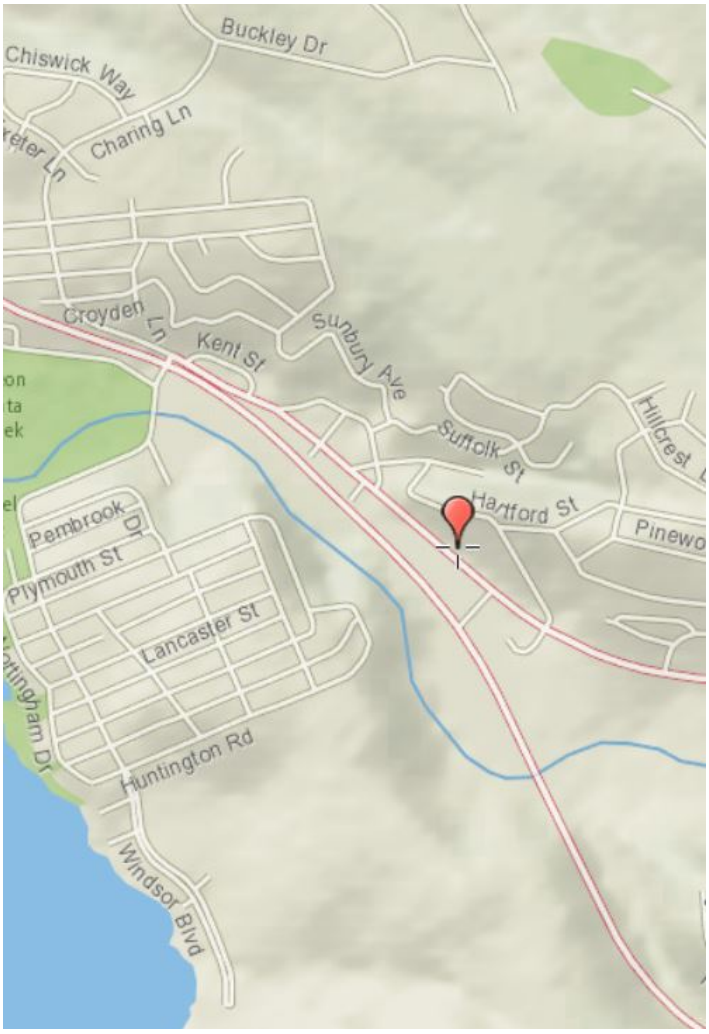

Figure 1: Site Location Map

1.1 Site Description

Main Street is located at 35.565308 degrees north latitude and -121.096806 degrees east longitude at a general elevation of 32 feet above mean sea level. The nearest intersection is where Main Street intersects Cambria Road approximately to the east of the property. The project property will hereafter be referred to as the "Site." See Figure 2: Site Plan for the general layout of the Site.

The Site is situated on a relatively flat area at the toe of a hill side slope. Surface drainage follows the topography to the southwest and flows towards Main Street. An existing skate park and parking area are currently located at the Site.

1.2 Project Description

It is anticipated that the proposed skate park will utilize concrete slabs-on-grade. Dead and sustained live loads are currently unknown, but they are anticipated to be relatively light with maximum continuous footing and column loads estimated to be approximately 1.5 kips per linear foot and 15 kips, respectively.

2.0 PURPOSE AND SCOPE

The purpose of this study was to explore and evaluate the surface and sub-surface soil conditions at the Site and to develop geotechnical information and design criteria. The scope of this study includes the following items:

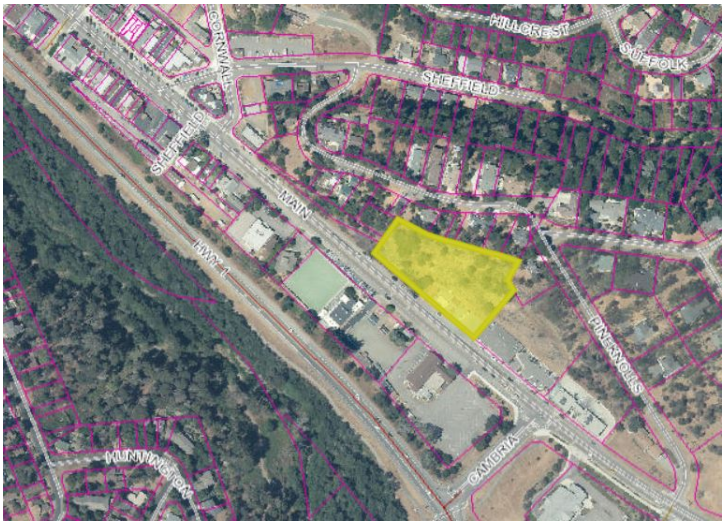

Figure 2: Site Plan

1. A literature review of available published and unpublished geotechnical data pertinent to the project site including geologic maps, and available on-line or in-house aerial photographs.

2. A field study consisting of site reconnaissance and subsurface exploration including exploratory borings in order to formulate a description of the sub-surface conditions at the Site.

3. Laboratory testing performed on representative soil samples that were collected during our field study.

4. Engineering analysis of the data gathered during our literature review, field study, and laboratory testing.

5. Development of recommendations for site preparation and grading as well as geotechnical design criteria for building foundations, retaining walls, pavement sections, underground utilities, and drainage facilities.

3.0 FIELD AND LABORATORY INVESTIGATION

The field investigation was conducted on July 14, 2021 using a Mobile B-24 drill rig. Two six-inch diameter exploratory borings were advanced to a maximum depth of 4 feet below ground surface (bgs) at the approximate locations indicated on Figure 3: Field Investigation. Sampling methods included the Standard Penetration Test utilizing a standard split-spoon sampler (SPT) without liners. The Mobile B-24 drill rig was equipped with a safety hammer, which has an efficiency of approximately 60 percent and was used to obtain test blow counts in the form of N-values.

Data gathered during the field investigation suggest that the soil materials at the Site consist of alluvial soil overlying competent formational material. The surface material at the Site generally consisted of varying shades of clayey SAND with gravel (SC) encountered in a dry to slightly moist and dense condition. The sub-surface materials consisted of weathered bedrock materials encountered in a very dense condition to termination of the borings at 4.0 feet bgs. The weathered bedrock materials were interpreted as competent formational material.

Regional site geology was obtained from United States Geological Survey MapView internet application (USGS, 2013) which compiles existing geologic maps. Figure 4: Regional Geologic Map presents the geologic conditions in site vicinity as mapped on the *Geologic Map of the Cambria Quadrangle* (Dibblee, 2007). The majority of all underlying material at the Site was interpreted as Unnamed Sedimentary Rocks.

Figure 3: Field Investigation

Groundwater was not encountered in either of the borings. It should be expected that groundwater elevations may vary seasonally and with irrigation practices.

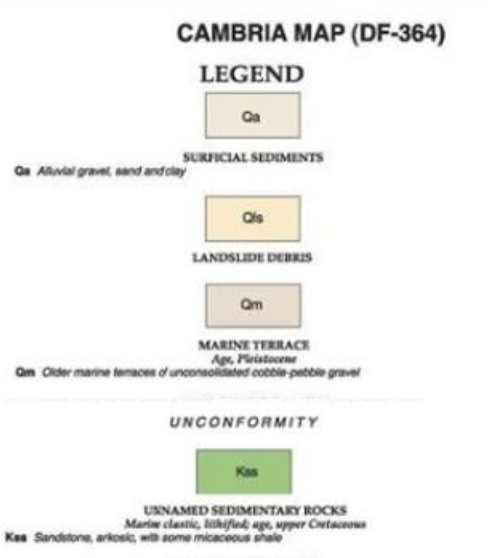

Figure 4: Regional Geologic Map

During the boring operations the soils encountered were continuously examined, visually classified, and sampled for general laboratory testing. A project engineer has reviewed a continuous log of the soils encountered at the time of field investigation. See **Appendix A** for the Boring Logs from the field investigation.

Laboratory tests were performed on soil samples that were obtained from the Site during the field investigation. The results of these tests are listed below in Table 1: Engineering Properties. Laboratory data reports and detailed explanations of the laboratory tests performed during this investigation are provided in **Appendix B**.

Table 1: Engineering Properties

Sample Name	Sample Description	USCS Specification	Expansion Index	Expansion Potential	Maximum Dry Density, γ_d (pcf)	Optimum Moisture (%)	Plasticity Index	Fines Content (%)
A	Dark Brown Clayey SAND	SC	3	Very Low	131.2	8.6	10	29.2

4.0 SEISMIC DESIGN CONSIDERATIONS

Estimating the design ground motions at the Site depends on many factors including the distance from the Site to known active faults; the expected magnitude and rate of recurrence of seismic events produced on such faults; the source-to-site ground motion attenuation characteristics; and the Site soil profile characteristics. According to section 1613 of the 2019 CBC (CBSC, 2019), all structures and portions of structures should be designed to resist the effects of seismic loadings caused by earthquake ground motions in accordance with the ASCE 7: Minimum Design Loads for Buildings and Other Structures, hereafter referred to as ASCE 7-16 (ASCE, 2016). The Site soil profile classification (Site Class) can be determined by the average soil properties in the upper 100 feet of the Site profile and the criteria provided in Table 20.3-1 of ASCE 7-16.

Spectral response accelerations and peak ground accelerations, provided in this report were obtained using the computer-based Seismic Design Maps tool available from the Structural Engineers Association of California (SEAOC, 2019). This program utilizes the methods developed in ASCE 7-16 in conjunction with user-inputted Site location to calculate seismic design parameters and response spectra (both for period and displacement) for soil profile Site Classes A through E.

Site coordinates of 35.565308 degrees north latitude and -121.096806 degrees east longitude were used in the web-based probabilistic seismic hazard analysis (SEAOC, 2019). Based on the results from the in-situ tests performed during the field investigation, the Site was defined as **Site Class C**, “Very Dense Soil and Soft Rock” profile per ASCE7-16, Chapter 20. Relevant seismic design parameters obtained from the program are summarized in Table 2: Seismic Design Parameters.

Table 2: Seismic Design Parameters

Site Class	**C "Very Dense Soils & Soft Rock"**
Seismic Design Category	**D**
1-Second Period Design Spectral Response Acceleration, S_{D1}	**(See Note 1)**
Short-Period Design Spectral Response Acceleration, S_{DS}	**0.981g**
Site Specific MCE Peak Ground Acceleration, PGA_M	**0.664g**

Note 1: It is assumed that this design-period acceleration will not be required for the project.

5.0 LIQUEFACTION HAZARD ASSESSMENT

Liquefaction occurs when saturated cohesionless soils lose shear strength due to earthquake shaking. Ground motion from an earthquake may induce cyclic reversals of shear stresses of large amplitude. Lateral and vertical movement of the soil mass combined with the loss of bearing strength can result from this phenomenon. Liquefaction potential of soil deposits during earthquake activity depends on soil type, void ratio, groundwater conditions, the duration of shaking, and confining pressures on the potentially liquefiable soil unit. Fine, poorly graded loose sand, shallow groundwater, high intensity earthquakes, and long duration of ground shaking are the principal factors leading to liquefaction.

As the underlying material encountered at the Site was weathered rock rather than soil, there is no potential for liquefaction, seismically induced settlement or differential settlement. Rock material differs from soil in that it cannot be saturated, cohesion is considered infinite and relative density is not applicable. Assuming the rock material encountered at the Site accurately represents these conditions, liquefaction potential does not apply.

6.0 GENERAL SOIL-FOUNDATION DISCUSSION

It is anticipated that a graded pad will be constructed for the proposed skate park with all foundations excavated into engineered fill. All foundations are to be excavated into uniform material to limit the potential for distress of the foundation systems due to differential settlement. If cuts steeper than allowed by State of California Construction Safety Orders for "Excavations, Trenches, Earthwork" are proposed, a numerical slope stability analysis may be necessary for temporary construction slopes.

7.0 CONCLUSIONS AND RECOMMENDATIONS

The Site is suitable for the proposed development provided the recommendations presented in this report are incorporated into the project plans and specifications.

The primary geotechnical concerns at the Site are:

1. The potential for differential settlement occurring between foundations supported on two soil materials having different settlement characteristics, such as native soil and engineered fill. Therefore, it is important that all of the foundations are founded in equally competent uniform material in accordance with this report.

7.1 Site Preparation

1. It is anticipated that a graded engineered fill pad will be developed for the proposed skate park with footings founded in engineered fill.

2. For the development of an engineered fill pad, the native material should be over-excavated at least 12 inches below existing grade, 12 inches below the bottom of the footings/flatwork, to competent material, or to two-thirds the depth of the deepest fill (measured from the bottom of the deepest footing); whichever is greatest. The limits of over-excavation should extend a minimum of 5 feet beyond the perimeter foundation, to property lines, or existing improvements, whichever is least. The exposed surface should be scarified to a depth of 6 inches; moisture conditioned to 3% over optimum moisture content, and compacted to a minimum relative density of 90 percent (ASTM D1557-12). The over-excavated material may then be processed as engineered fill. Onsite soil and rock material is suitable as fill material provided it is processed to remove concentrations of organic material, debris, and oversize particles. Imported fill should meet the requirements of the grading plan. GeoSolutions, Inc. should be notified at least 72 hours prior to delivery to the site to sample and test proposed imported fill materials. Refer to Figure 6: Sub-Slab Detail for under-slab drainage material and **Appendix D** for more details on fill placement.

3. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5 percent slope) for a minimum distance of 10 feet measured perpendicular to the exterior of the structure per Section 1804.3 of the 2019 CBC.

7.2 Conventional Foundations

1. Conventional continuous and spread footings with grade beams may be used for support of the proposed structures. Isolated pad footings should be a minimum of two feet square in size and are permitted for single floor loads only.

2. Minimum footing and grade beam sizes and depths in engineered fill should conform to the following table, as observed and approved by a representative of GeoSolutions, Inc.

Table 3: Minimum Footing Recommendations

	Perimeter Footings
Minimum Width	12 inches (one story) 15 inches (two story)
Embedment Depth	12 inches (one story) 18 inches (two story)
Minimum Reinforcing*	2 #4 bars (1 top / 1 bottom)
* Steel should be held in place by stirrups at appropriate spacing to ensure proper positioning of the steel (see WRI Design of Slab-on-Ground Foundations and ACI 318, Section 26.6.6 – Placing Reinforcement).	

3. Minimum reinforcing for footings should conform to the recommendations provided in Table 3: Minimum Footing Recommendations which meets the specifications of Section 1808.6 of the 2019 California Building Code for the soil conditions at the Site. Reinforcing steel should be held in place by stirrups at appropriate spacing to ensure proper positioning of the steel in accordance with WRI Design of Slab-on-Ground Foundations, and ACI 318, Section 26.6.6 – Placing Reinforcement.

4. A representative of this firm should observe and approve all foundation excavations for required embedment depth prior to the placement of reinforcing steel and/or concrete.

Concrete should be placed only in excavations that are free of loose, soft soil and debris and that have been lightly pre-moistened, with no associated testing required.

5. An allowable dead plus live load bearing pressure of **2,000 psf** may be used for the design of footings founded in engineered fill.

6. Allowable bearing capacities may be increased by one-third when transient loads such as wind and/or seismicity are included.

7. A total settlement of less than 1 inch and a differential settlement of less than 1 inch in 30 feet are anticipated.

8. Lateral forces on structures may be resisted by passive pressure acting against the sides of shallow footings and/or friction between the engineered fill and the bottom of the footings. For resistance to lateral loads, a friction factor of **0.35** may be utilized for sliding resistance at the base of footings extending a minimum of 12 inches into engineered fill. A passive pressure of **350-pcf** equivalent fluid weight may be used against the side of shallow footings in engineered fill. If friction and passive pressures are combined to resist lateral forces acting on shallow footings, the lesser value should be reduced by 50 percent.

9. Foundation excavations should be observed and approved by a representative of this firm prior to the placement of formwork, reinforcing steel and/or concrete.

10. Foundation design should conform to the requirements of Chapter 18 of the latest edition of the CBC (CBSC, 2019).

11. The base of all grade beams and footings should be level and stepped as required to accommodate any change in grade while still maintaining the minimum required footing embedment and slope setback distance.

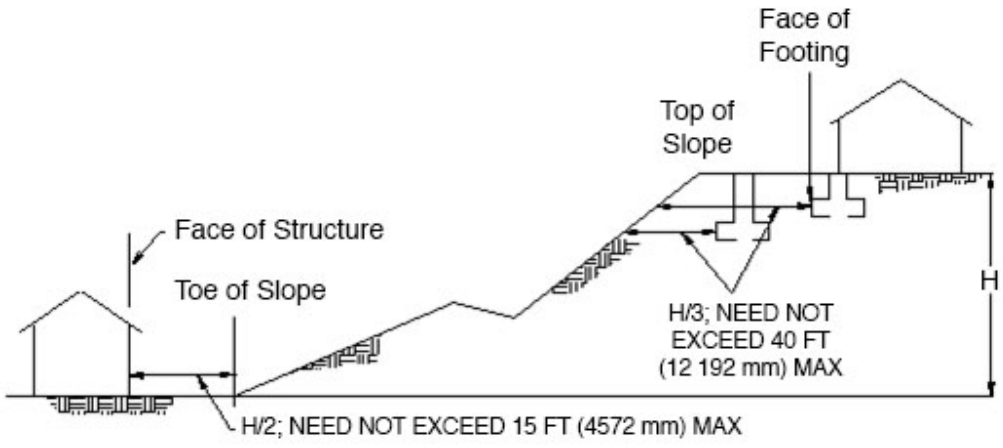

Figure 5: Setback Dimensions – Slope Gradients Between 3-to-1 and 1-to-1

7.3 Slab-On-Grade Construction

1. Concrete slabs-on-grade and flatwork should not be placed directly on unprepared native materials. Preparation of sub-grade to receive concrete slabs-on-grade and flatwork should be processed as discussed in the preceding sections of this report. Concrete slabs should be placed only over sub-grade that is free of loose, soft soil and debris and that has been lightly pre-moistened, with no associated testing required.

2. Concrete slabs-on-grade should be in conformance with the recommendations provided in Table 4: Minimum Slab Recommendations. Reinforcing should be placed on-center both ways at or slightly above the center of the structural section. Reinforcing bars should have a minimum clear cover of 1.5 inches. Where lapping of the slab steel is required, laps in adjacent bars should be staggered a minimum of every five feet (see WRI Design of Slab-on-Ground Foundations, Steel Placement). The recommended reinforcement may be used for anticipated uniform floor loads not exceeding 200 psf. If floor loads greater than 200 psf are anticipated, a Structural Engineer should evaluate the slab design.

Table 4: Minimum Slab Recommendations

Minimum Thickness	4 inches
Reinforcing*	#3 bars at 18 inches on-center each way
* Where lapping of the slab steel is required, laps in adjacent bars should be staggered a minimum of every five feet (see WRI/CSRI-81 recommendations for Steel Placement, Section 2).	

3. Concrete for all slabs should be placed at a maximum slump of less than 5 inches. Excessive water content is the major cause of concrete cracking. If fibers are used to aid in the control of cracking, a water-reducing admixture may be added to the concrete to increase slump while maintaining a water/cement ratio, which will limit excessive shrinkage. Control joints should be constructed as required to control cracking.

4. Where concrete slabs-on-grade are to be constructed for interior conditioned spaces, the slabs should be underlain by a minimum of four inches of clean free-draining material, such as a ¾ inch coarse aggregate mix, to serve as a cushion and a capillary break. Where moisture susceptible storage or floor coverings are anticipated, a 15-mil Stego Wrap membrane (or equivalent installed per manufacturer's specifications) should be placed between the free-draining material and the slab to minimize moisture condensation under the floor covering. See Figure 6: Sub-Slab Detail for the placement of under-slab drainage material. It is suggested, but not required, that a two-inch thick sand layer be placed on top of the membrane to assist in the curing of the concrete, increasing the depth of the under-slab material to a total of six inches. The sand should be lightly moistened prior to placing concrete.

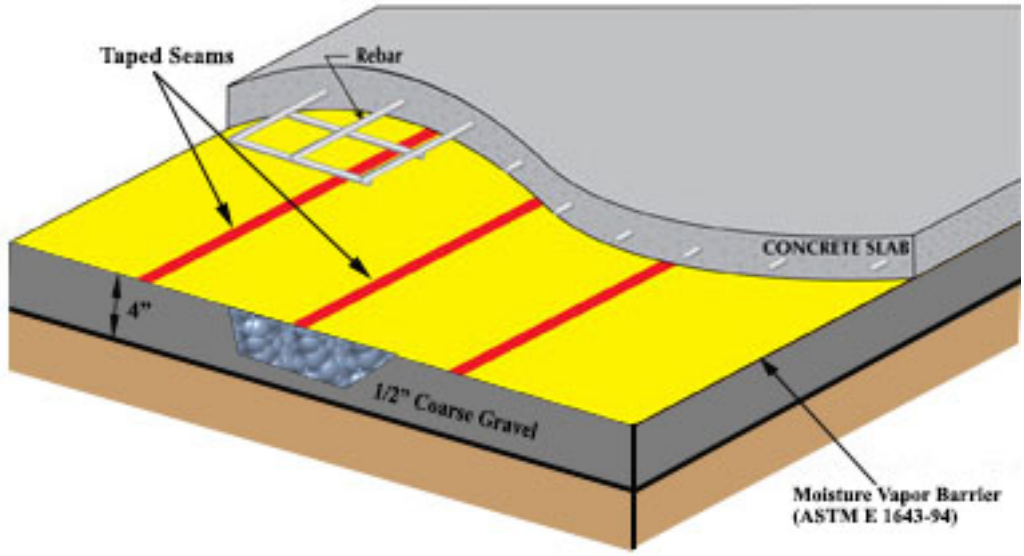

Figure 6: Sub-Slab Detail

5. It should be noted that for a vapor barrier installation to conform to manufacturer's specifications, sealing of penetrations, joints and edges of the vapor barrier membrane are typically required. As required by the California Building Code, joints in the vapor barrier should be lapped a minimum of 6 inches. If the installation is not performed in accordance with the manufacturer's specifications, there is an increased potential for water vapor to affect the concrete slabs and floor coverings.

6. The most effective method of reducing the potential for moisture vapor transmission through concrete slabs-on-grade would be to place the concrete directly on the surface of the vapor barrier membrane. However, this method requires a concrete mix design specific to this application with low water-cement ratio in addition to special concrete finishing and curing practices, to minimize the potential for concrete cracks and surface defects. The contractor should be familiar with current techniques to finish slabs poured directly onto the vapor barrier membrane.

7. Moisture condensation under floor coverings has become critical due to the use of water-soluble adhesives. Therefore, it is suggested that moisture sensitive slabs not be constructed during inclement weather conditions.

7.4 Retaining Walls

1. Retaining walls should be designed to resist lateral pressures from adjacent soils and surcharge loads applied behind the walls. We recommend using the lateral pressures presented in

2. Table 5: Retaining Wall Design Parameters and Figure 7: Retaining Wall Detail for the design of retaining walls at the Site. The Active Case may be used for the design of unrestrained retaining walls, and the At-Rest Case may be used for the design of restrained retaining walls.

Table 5: Retaining Wall Design Parameters

Lateral Pressure and Condition	Equivalent Fluid Pressure, pcf
Static, Active Case, Engineered Fill ($\gamma' K_A$)	45
Static, At-Rest Case, Engineered Fill ($\gamma' K_O$)	60
Static, Passive Case, Engineered Fill ($\gamma' K_P$)	350

3. The above values for equivalent fluid pressure are based on retaining walls having level retained surfaces, having an approximately vertical surface against the retained material, and retaining granular backfill material or engineered fill composed of native soil within the active wedge. See Figure 7: Retaining Wall Detail and Figure 8: Retaining Wall Active and Passive Wedges for a description of the location of the active wedge behind a retaining wall.

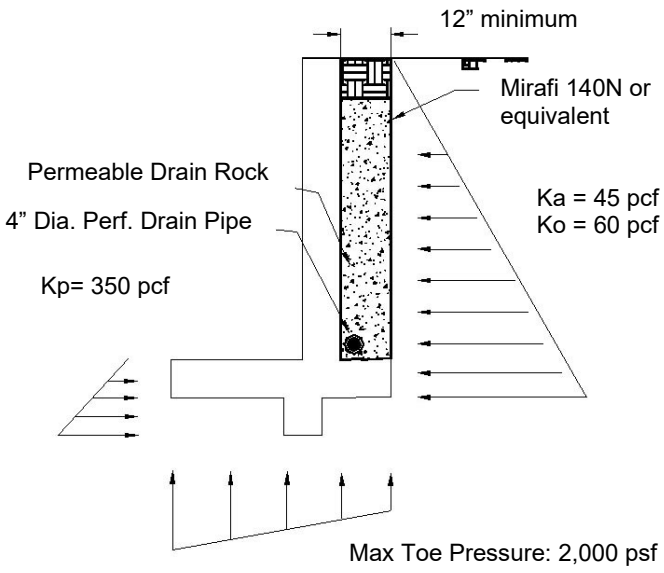

Figure 7: Retaining Wall Detail

4. Proposed retaining walls having a retained surface that slopes upward from the top of the wall should be designed for an additional equivalent fluid pressure of 1 pcf for the active case and 1.5 pcf for the at-rest case, for every degree of slope inclination.

5. We recommend that the proposed retaining walls at the Site have an approximately vertical surface against the retained material. If the proposed retaining walls are to have sloped surfaces against the retained material, the project designers should contact the Soils Engineer to determine the appropriate lateral earth pressure values for retaining walls located at the Site.

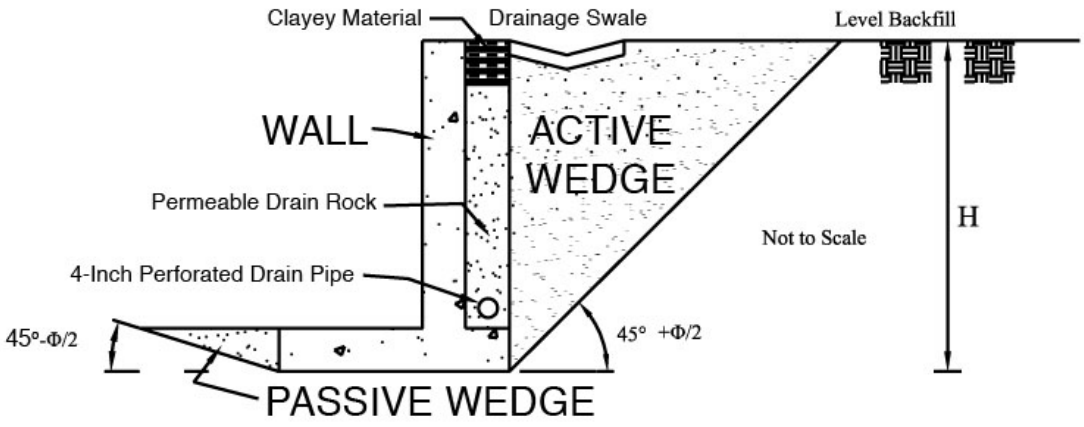

Figure 8: Retaining Wall Active and Passive Wedges

6. Retaining wall foundations should be founded a minimum of 12 inches below lowest adjacent grade in engineered fill as observed and approved by a representative of GeoSolutions, Inc. A coefficient of friction of **0.40** may be used between engineered fill and concrete footings. Project designers may use a maximum toe pressure of **2,000 psf** for the design of retaining wall footings founded in engineered fill.

7. For earthquake conditions, retaining walls greater than 6 feet in height should be designed to resist an additional seismic lateral soil pressure of **45 pcf** equivalent fluid pressure for unrestrained walls (active condition). The pressure resultant force from earthquake loading should be assumed to act a distance of $^1/_3H$ above the base of the retaining wall, where *H* is the height of the retaining wall. Seismic active lateral earth pressure values were determined using the simplified dynamic lateral force component (SEAOC 2010) utilizing the design peak ground acceleration, PGA_M, discussed in Section 4.0 (**PGA_M = 0.564g**). The dynamic increment in lateral earth pressure due to earthquakes should be considered during the design of retaining walls at the Site. Based on research presented by Dr. Marshall Lew (Lew et al., 2010), lateral pressures associated with seismic forces should not be applied to restrained walls (at-rest condition).

8. Seismically induced forces on retaining walls are considered to be short-term loadings. Therefore, when performing seismic analyses for the design of retaining wall footings, we recommend that the allowable bearing pressure and the passive pressure acting against the sides of retaining wall footings be increased by a factor of one-third.

9. In addition to the static lateral soil pressure values reported in

10. Table 5: Retaining Wall Design Parameters, the retaining walls at the Site should be designed to support any design live load, such as from vehicle and construction surcharges, etc., to be supported by the wall backfill. If construction vehicles are required to operate within 10 feet of a retaining wall, supplemental pressures will be induced and should be taken into account in the design of the retaining wall.

11. The recommended lateral earth pressure values are based on the assumption that sufficient sub-surface drainage will be provided behind the walls to prevent the build-up of hydrostatic pressure. To achieve this we recommend that a granular filter material be placed behind all proposed walls. The blanket of granular filter material should be a minimum of 12 inches thick and should extend from the bottom of the wall to 12 inches

from the ground surface. The top 12 inches should consist of moisture conditioned, compacted, clayey soil. Neither spread nor wall footings should be founded in the granular filter material used as backfill.

12. A 4-inch diameter perforated or slotted drainpipe (ASTM D1785 PVC) should be installed near the bottom of the filter blanket with perforations facing down. The drainpipe should be underlain by at least 4 inches of filter type material and should daylight to discharge in suitably projected outlets with adequate gradients. The filter material should consist of a clean free-draining aggregate, such as a coarse aggregate mix. If the retaining wall is part of a structural foundation, the drainpipe must be placed below finished slab sub-grade elevation.

13. The filter material should be encapsulated in a permeable geotextile fabric. A suitable permeable geotextile fabric, such as non-woven needle-punched Mirafi 140N or equal, may be utilized to encapsulate the retaining wall drain material and should conform to Caltrans Standard Specification 88-1.03 for underdrains.

14. For hydrostatic loading conditions (i.e. no free drainage behind retaining wall), an additional loading of 45-pcf equivalent fluid weight should be added to the active and at-rest lateral earth pressures. If it is necessary to design retaining structures for submerged conditions, the allowed bearing and passive pressures should be reduced by 50 percent. In addition, soil friction beneath the base of the foundations should be neglected.

15. Precautions should be taken to ensure that heavy compaction equipment is not used adjacent to walls, so as to prevent undue pressure against, and movement of the walls.

16. The use of water-stops/impermeable barriers should be used for any basement construction, and for building walls that retain earth. Damproofing and waterproofing shall meet the minimum standards of Section 1805 of the 2019 California Building Code.

7.5 Preparation of Paved Areas

1. Pavement areas should be excavated to approximate sub-grade elevation or to competent material; whichever is deeper. The exposed surface should be scarified an additional depth of 12 inches, moisture conditioned to slightly above optimum moisture content, and compacted to a minimum relative density of 95 percent (ASTM D1557-12 test method).

2. The top 12 inches of sub-grade soil under all pavement sections should be compacted to a minimum relative density of 95 percent based on the ASTM D1557-12 test method at slightly above optimum.

3. Sub-grade soils should not be allowed to dry out or have excessive construction traffic between moisture conditioning and compaction, and placement of the pavement structural section.

7.6 Pavement Design

1. All pavement construction and materials used should conform to Sections 25, 26 and 39 of the latest edition of the State of California Department of Transportation Standard Specifications (State of California, 1999).

2. As indicated previously in Section 7.5, the top 12 inches of sub-grade soil under pavement sections should be compacted to a minimum relative density of 95 percent based on the ASTM D1557-12 test method at slightly above optimum moisture content.

Aggregate bases and sub-bases should also be compacted to a minimum relative density of 95 percent based on the aforementioned test method.

3. A minimum of six inches of Class II Aggregate Base is recommended for all pavement sections. All pavement sections should be crowned for good drainage.

8.0 ADDITIONAL GEOTECHNICAL SERVICES

The recommendations contained in this report are based on a limited number of borings and on the continuity of the sub-surface conditions encountered. GeoSolutions, Inc. assumes that it will be retained to provide additional services during future phases of the proposed project. These services would be provided by GeoSolutions, Inc. as required by the County of San Luis Obispo, the 2019 CBC, and/or industry standard practices. These services would be in addition to those included in this report and would include, but are not limited to, the following services:

1. Consultation during plan development.

2. Plan review of grading and foundation documents prior to construction and a report certifying that the reviewed plans are in conformance with our geotechnical recommendations.

3. Construction inspections and testing, as required, during all grading and excavating operations beginning with the stripping of vegetation at the Site, at which time a site meeting or pre-job meeting would be appropriate.

4. Special inspection services during construction of reinforced concrete, structural masonry, high strength bolting, epoxy embedment of threaded rods and reinforcing steel, and welding of structural steel.

5. Preparation of construction reports certifying that building pad preparation and foundation excavations are in conformance with our geotechnical recommendations.

6. Preparation of special inspection reports as required during construction.

7. In addition to the construction inspections listed above, section 1705.6 of the 2019 CBC (CBSC, 2019) requires the following inspections by the Soils Engineer for controlled fill thicknesses greater than 12 inches as shown in Table 6: Required Special Inspections and Tests of Soils:

Table 6: Required Special Inspections and Tests of Soils

Verification and Inspection Task	Continuous During Task Listed	Periodically During Task Listed
1. Verify materials below footings are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations are extended to proper depth and have reached proper material.	-	X
3. Perform classification and testing of controlled fill materials.	-	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill.	X	-
5. Prior to placement of controlled fill, observe sub-grade and verify that site has been prepared properly.	-	X

9.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed during our study. Should any variations or undesirable conditions be encountered during the development of the Site, GeoSolutions, Inc. should be notified immediately and GeoSolutions, Inc. will provide supplemental recommendations as dictated by the field conditions.

2. This report is issued with the understanding that it is the responsibility of the owner or his/her representative to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project, and incorporated into the project plans and specifications. The owner or his/her representative is responsible to ensure that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

3. As of the present date, the findings of this report are valid for the property studied. With the passage of time, changes in the conditions of a property can occur whether they are due to natural processes or to the works of man on this or adjacent properties. Therefore, this report should not be relied upon after a period of 3 years without our review nor should it be used or is it applicable for any properties other than those studied. However many events such as floods, earthquakes, grading of the adjacent properties and building and municipal code changes could render sections of this report invalid in less than 3 years.

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REFERENCES

REFERENCES

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APPENDIX A

Field Investigation

Soil Classification Chart

Boring Logs

FIELD INVESTIGATION

The field investigation was conducted July 14, 2021 using a Mobile B-24 drill rig. The surface and sub-surface conditions were studied by advancing two exploratory borings. This exploration was conducted in accordance with presently accepted geotechnical engineering procedures consistent with the scope of the services authorized to GeoSolutions, Inc.

The Mobile B-24 drill rig with a six-inch diameter solid-stem continuous flight auger advanced two exploratory borings near the approximate locations indicated on Figure 3: Field Investigation. The drilling and field observation were performed under the direction of the project engineer. A representative of GeoSolutions, Inc. maintained a log of the soil conditions and obtained soil samples suitable for laboratory testing. The soils were classified in accordance with the Unified Soil Classification System. See the Soil Classification Chart in this appendix.

Standard Penetration Tests with a two-inch outside diameter standard split tube sampler (SPT) without liners (ASTM D1586) was performed to obtain field indication of the in-situ density of the soil and to allow visual observation of at least a portion of the soil column. Soil samples obtained with the split spoon sampler are retained for further observation and testing. The split spoon samples are driven by a 140-pound hammer free falling 30 inches. The sampler is initially seated six inches to penetrate any loose cuttings and is then driven an additional 12 inches with the results recorded in the boring logs as N-values, which area the number of blows per foot required to advance the sample the final 12 inches.

Disturbed bulk samples are obtained from cuttings developed during boring operations. The bulk samples are selected for classification and testing purposes and may represent a mixture of soils within the noted depths. Recovered samples are placed in transport containers and returned to the laboratory for further classification and testing.

Logs of the borings showing the approximate depths and descriptions of the encountered soils, applicable geologic structures, recorded N-values, and the results of laboratory tests are presented in this appendix. The logs represent the interpretation of field logs and field tests as well as the interpolation of soil conditions between samples. The results of laboratory observations and tests are also included in the boring logs. The stratification lines recorded in the boring logs represent the approximate boundaries between the surface soil types. However, the actual transition between soil types may be gradual or varied.

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS		LABORATORY CLASSIFICATION CRITERIA		GROUP SYMBOLS	PRIMARY DIVISIONS
COARSE GRAINED SOILS More than 50% retained on No. 200 sieve	GRAVELS More than 50% of coarse fraction retainined on No. 4 (4.75mm) sieve	Clean gravels (less than 5% fines*)	C_u greater than 4 and C_z between 1 and 3	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			Not meeting both criteria for GW	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		Gravel with fines (more than 12% fines*)	Atterberg limits plot below "A" line or plasticity index less than 4	GM	Silty gravels, gravel-sand-silt mixtures
			Atterberg limits plot below "A" line and plasticity index greater than 7	GC	Clayey gravels, gravel-sand-clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 (4.75mm) sieve	Clean sand (less than 5% fines*)	C_u greater than 6 and C_z between 1 and 3	SW	Well graded sands, gravely sands, little or no fines
			Not meeting both criteria for SW	SP	Poorly graded sands and gravelly and sands, little or no fines
		Sand with fines (more than 12% fines*)	Atterberg limits plot below "A" line or plasticity index less than 4	SM	Silty sands, sand-silt mixtures
			Atterberg limits plot above "A" line and plasticity index greater than 7	SC	Clayey sands, sand-clay mixtures
FINE GRAINED SOILS 50% or more passes No. 200 sieve	SILTS AND CLAYS (liquid limit less than 50)	Inorganic soil	PI < 4 or plots below "A"-line	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
		Inorganic soil	PI > 7 and plots on or above "A" line**	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
		Organic Soil	LL (oven dried)/LL (not dried) < 0.75	OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS (liquid limit 50 or more)	Inorganic soil	Plots below "A" line	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts
		Inorganic soil	Plots on or above "A" line	CH	Inorganic clays of high plasticity, fat clays
		Organic Soil	LL (oven dried)/LL (not dried) < 0.75	OH	Organic silts and organic clays of high plasticity
Peat	Highly Organic	Primarily organic matter, dark in color, and organic odor		PT	Peat, muck and other highly organic soils

*Fines are those soil particles that pass the No. 200 sieve. For gravels and sands with between 5 and 12% fines, use of dual symbols is required (I.e. GW-GM, GW-GC, GP-GM, or GP-GC).

**If the plasticity index is between 4 and 7 and it plots above the "A" line, then dual symbols (I.e. CL-ML) are required.

the "A" line, then dual symbols (I.e. CL-ML) are required.

CONSISTENCY

CLAYS AND PLASTIC SILTS	STRENGTH TON/SQ. FT ++	BLOWS/ FOOT +
VERY SOFT	0 - 1/4	0 - 2
SOFT	1/4 - 1/2	2 - 4
FIRM	1/2 - 1	4 - 8
STIFF	1 - 2	8 - 16
VERY STIFF	2 - 4	16 - 32
HARD	Over 4	Over 32

RELATIVE DENSITY

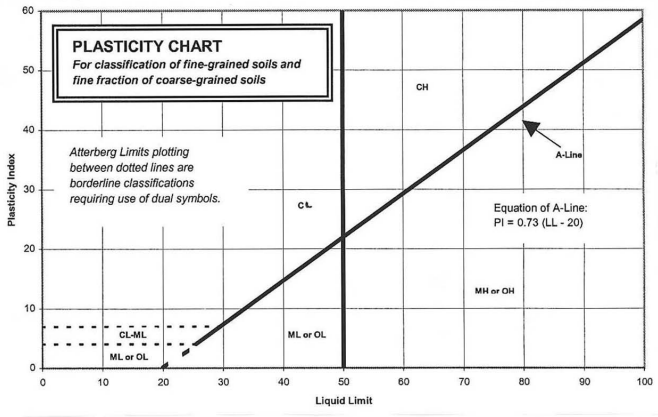
SANDS, GRAVELS AND NON-PLASTIC SILTS	BLOWS/ FOOT +
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	Over 50

+ Number of blows of a 140-pound hammer falling 30-inches to drive a 2-inch O.D. (1-3/8-inch I.D.) split spoon (ASTM D1586).

++ Unconfined compressive strength in tons/sq.ft. as determined by laboratory testing or approximated by the standard penetration test (ASTM D1586), pocket penetrometer, torvane, or visual observation.

CLASSIFICATIONS BASED ON PERCENTAGE OF FINES

Less than 5%, Pass No. 200 (75mm)sieve)	GW, GP, SW, SP
More than 12% Pass N. 200 (75 mm) sieve	GM, GC, SM, SC
5%-12% Pass No. 200 (75 mm) sieve	Borderline Classification requiring use of dual symbols



Drilling Notes:

1. Sampling and blow counts
   a. California Modified – number of blows per foot of a 140 pound hammer falling 30 inches
   b. Standard Penetration Test – number of blows per 12 inches of a 140 pound hammer falling 30 inches

Types of Samples:
X – Sample
SPT - Standard Penetration
CA - California Modified
N - Nuclear Gauge
PO – Pocket Penetrometer (tons/sq.ft.)

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201 S. Milpas St, Ste 103, Santa Barbara, CA 93103
Phone: 805-966-2200

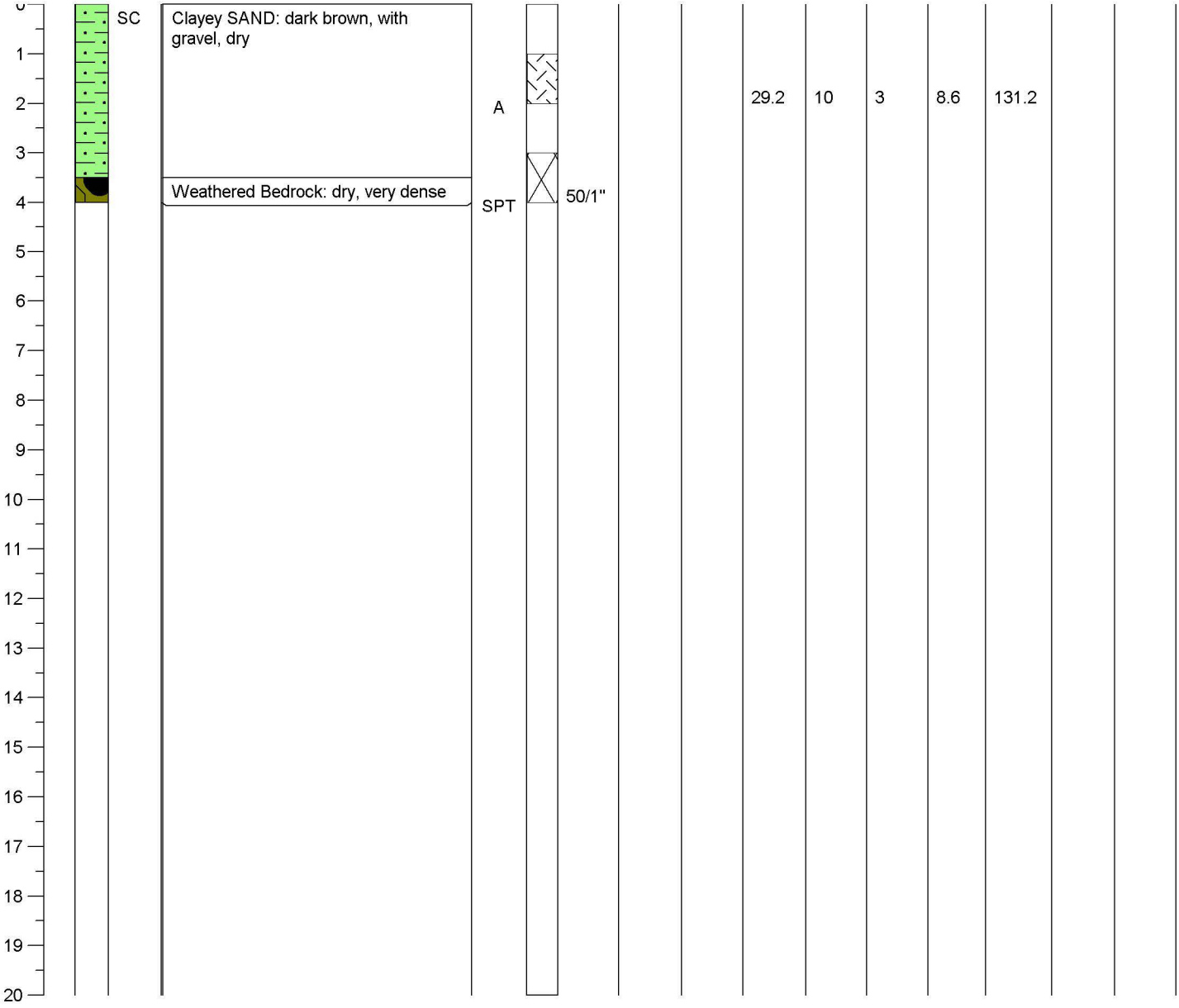
BORING LOG

BORING NO. B-1
JOB NO. SL12170-1

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	**Cambria Skatepark**	DRILL RIG:	**Mobile B-24**
DRILLING LOCATION:	**See Figure, Field Investigation**	HOLE DIAMETER:	**6 Inches**
DATE DRILLED:	**July 14, 2021**	SAMPLING METHOD:	**SPT**
LOGGED BY:	**G. Vine**	APPROX. ELEVATION:	**Not Recorded**

Depth of Groundwater: **Not Encountered** Boring Terminated: **4 Feet**

DEPTH	LITHOLOGY	USCS	SOIL DESCRIPTION	SAMPLE ID	SAMPLERS TYPE	N (BLOWS / FT)	(N1) 60	MOISTURE CONTENT (%)	FINES CONTENT (%)	PLASTICITY INDEX (PI)	EXPANSION INDEX (EI)	OPTIMUM WATER CONTENT (%)	MAXIMUM DRY DENSITY (pcf)	COHESION, C (psf)	FRICTION ANGLE, (degrees)
0–3		SC	Clayey SAND: dark brown, with gravel, dry	A					29.2	10	3	8.6	131.2		
3–4			Weathered Bedrock: dry, very dense	SPT		50/1"									



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Phone: 805-966-2200

BORING LOG

BORING NO. B-2
JOB NO. SL12170-1

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	**Cambria Skatepark**	DRILL RIG:	**Mobile B-24**
DRILLING LOCATION:	**See Figure, Field Investigation**	HOLE DIAMETER:	**6 Inches**
DATE DRILLED:	**July 14, 2021**	SAMPLING METHOD:	**SPT**
LOGGED BY:	**G. Vine**	APPROX. ELEVATION:	**Not Recorded**

Depth of Groundwater: **Not Encountered** Boring Terminated: **4 Feet**

DEPTH	LITHOLOGY	USCS	SOIL DESCRIPTION	SAMPLE ID	SAMPLERS TYPE	N (BLOWS / FT)	(N1) 60	MOISTURE CONTENT (%)	FINES CONTENT (%)	PLASTICITY INDEX (PI)	EXPANSION INDEX (EI)	OPTIMUM WATER CONTENT (%)	MAXIMUM DRY DENSITY (pcf)	COHESION, C (psf)	FRICTION ANGLE, (degrees)
0		SC	Clayey SAND: yellowish brown, with gravel, dry												
1			-slightly moist												
2			-dry, rocky												
3															
4			Weathered Bedrock: dry, very dense	SPT		50/1"									
5															
6															
7															
8															
9															
10															
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12															
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14															
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17															
18															
19															
20															

APPENDIX B

Laboratory Testing

Soil Test Reports

LABORATORY TESTING

This appendix includes a discussion of the test procedures and the laboratory test results performed as part of this investigation. The purpose of the laboratory testing is to assess the engineering properties of the soil materials at the Site. The laboratory tests are performed using the currently accepted test methods, when applicable, of the American Society for Testing and Materials (ASTM).

Undisturbed and disturbed bulk samples used in the laboratory tests are obtained from various locations during the course of the field exploration, as discussed in **Appendix A** of this report. Each sample is identified by sample letter and depth. The Unified Soils Classification System is used to classify soils according to their engineering properties. The various laboratory tests performed are described below:

Expansion Index of Soils (ASTM D4829) is conducted in accordance with the ASTM test method and the California Building Code Standard, and are performed on representative bulk and undisturbed soil samples. The purpose of this test is to evaluate expansion potential of the site soils due to fluctuations in moisture content. The sample specimens are placed in a consolidometer, surcharged under a 144-psf vertical confining pressure, and then inundated with water. The amount of expansion is recorded over a 24-hour period with a dial indicator. The expansion index is calculated by determining the difference between final and initial height of the specimen divided by the initial height.

Laboratory Compaction Characteristics of Soil Using Modified Effort (ASTM D1557) is performed to determine the relationship between the moisture content and density of soils and soil-aggregate mixtures when compacted in a standard size mold with a 10-lbf hammer from a height of 18 inches. The test is performed on a representative bulk sample of bearing soil near the estimated footing depth. The procedure is repeated on the same soil sample at various moisture contents sufficient to establish a relationship between the maximum dry unit weight and the optimum water content for the soil. The data, when plotted, represents a curvilinear relationship known as the moisture density relations curve. The values of optimum water content and modified maximum dry unit weight can be determined from the plotted curve.

Liquid Limit, Plastic Limit, and Plasticity Index of Soils (ASTM D4318) are the water contents at certain limiting or critical stages in cohesive soil behavior. The liquid limit (LL or W_L) is the lower limit of viscous flow, the plastic limit (PL or W_P) is the lower limit of the plastic stage of clay and plastic index (PI or I_P) is a range of water content where the soil is plastic. The Atterberg Limits are performed on samples that have been screened to remove any material retained on a No. 40 sieve. The liquid limit is determined by performing trials in which a portion of the sample is spread in a brass cup, divided in two by a grooving tool, and then allowed to flow together from the shocks caused by repeatedly dropping the cup in a standard mechanical device. To determine the Plastic Limit a small portion of plastic soil is alternately pressed together and rolled into a 1/8-inch diameter thread. This process is continued until the water content of the sample is reduced to a point at which the thread crumbles and can no longer be pressed together and re-rolled. The water content of the soil at this point is reported as the plastic limit. The plasticity index is calculated as the difference between the liquid limit and the plastic limit.

Particle Size Analysis of Soils (ASTM D422) is used to determine the particle-size distribution of fine and coarse aggregates. In the test method the sample is separated through a series of sieves of progressively smaller openings for determination of particle size distribution. The total percentage passing each sieve is reported and used to determine the distribution of fine and coarse aggregates in the sample.

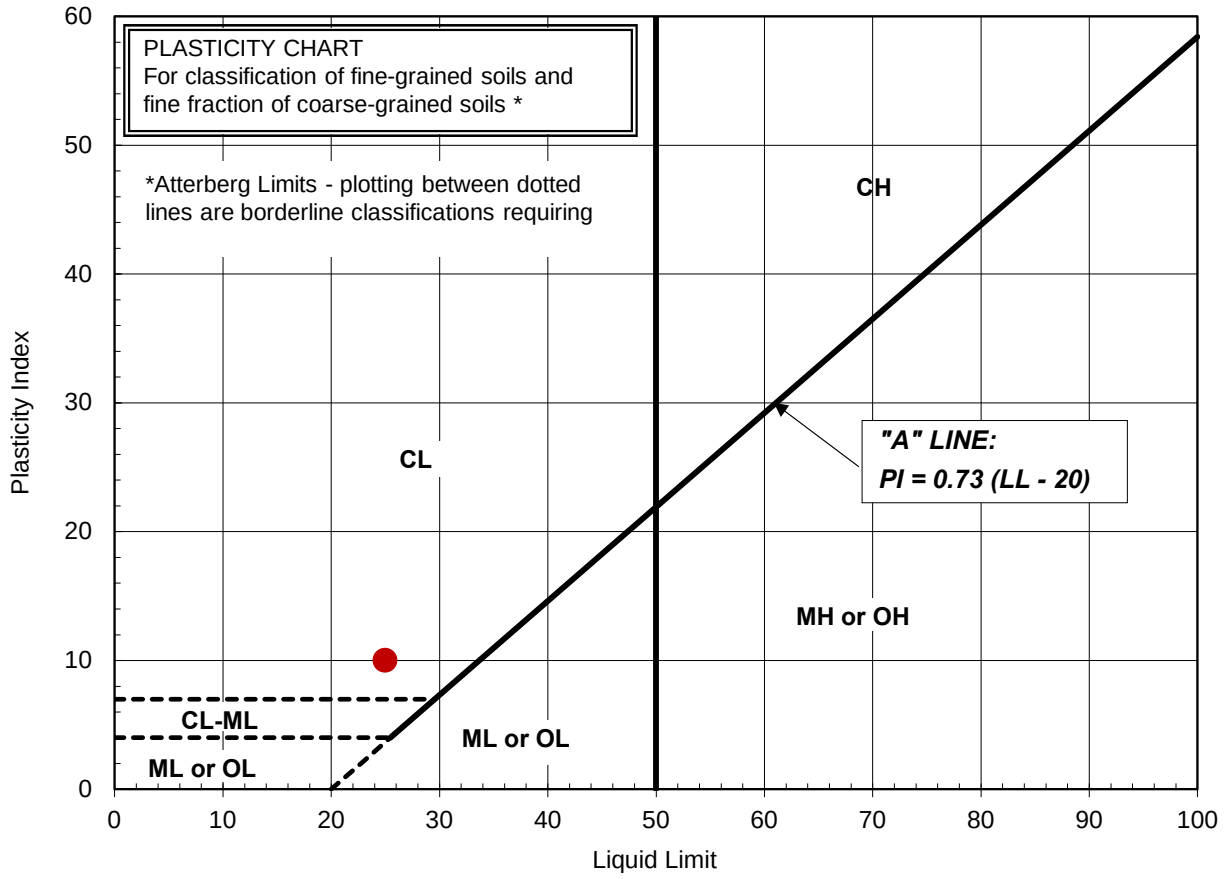
GeoSolutions, Inc.	LABORATORY SUMMARY REPORT SHEET	(805) 543 - 8539

Project: Cambria Skatepark — Lab #: 11368
Client: Spohn Ranch Skateparks — Date: 8/3/21
Job #: SL12170-1 — Checked By: AE

Sample ID			Material Description	USCS Specifications	Dry Density (pcf)	Moisture Content (%)	% Fines	Atterberg Limits		Compaction Test		Direct Shear (Peak)		Direct Shear (Ultimate)		Expansion Index	R-Value
Boring Hole	Depth (ft)	Sample						LL	PI	γ_{d_max} (pcf)	ω_{c_opt} (%)	C (psf)	ø (deg)	C (psf)	ø (deg)		
B-1	0-3'	A	Dark Brown Clayey SAND	SC			29.2	25	10	131.2	8.6					3	

GeoSolutions, Inc.	PLASTICITY INDEX TEST SUMMARY REPORT (ASTM D4318)	(805) 543-8539

Project: Cambria Skatepark
Client: Spohn Ranch Skateparks — Date: 8/3/21
Project #: SL12170-1 — Checked by: AE



LEGEND			CLASSIFICATION	TEST RESULTS		
symbol	location	depth		Liquid Limit (LL)	Plastic Limit (PL)	Plasticity Index (PI)
●	B-1	0-3'	Dark Brown Clayey SAND	25	15	10

Remarks:

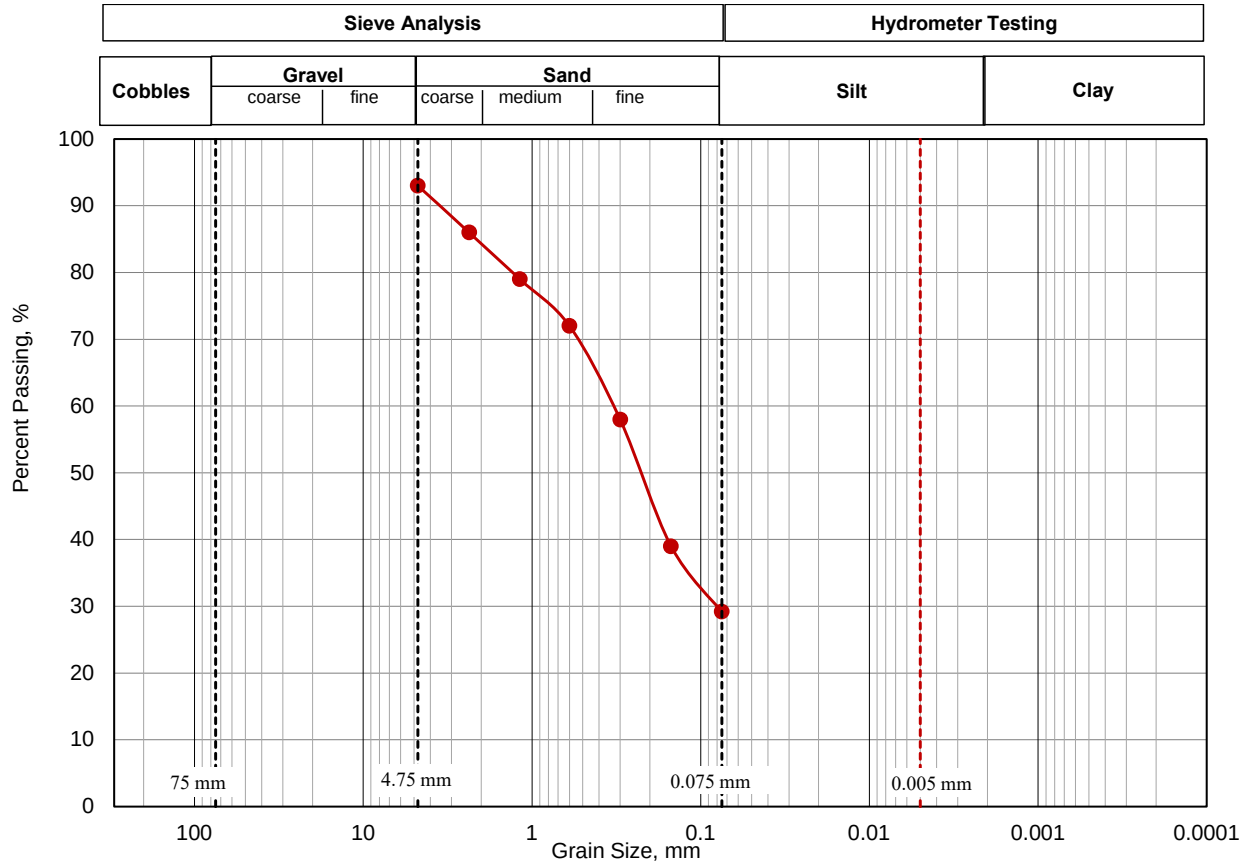
Testing was performed in accordance with ASTM D4318

NP - material tested is nonplastic (liquid or plastic limit tests could not be performed)

Report By: Aaron Eichman

GeoSolutions, Inc.	PARTICLE SIZE ANALYSIS SUMMARY REPORT	(805) 543-8539

Project: Cambria Skatepark
Client: Spohn Ranch Skateparks — Date: 8/3/2021
Project #: SL12170-1 — Checked By: AE



LEGEND

symbol	location	depth	SAMPLE DESCRIPTION	PLASTICITY (FINER FRACTION) Liquid Limit (LL)	Plastic Limit (PL)	Plasticity Index (PI)	Expansion Index (EI)
●	B-1	0-3'	Dark Brown Clayey SAND	25	15	10	3

LEGEND — **PARTICLE SIZE ANALYSIS SUMMARY**

symbol	location	depth	D_{100}	D_{60}	D_{30}	D_{10}	C_u	C_c	% Gravel	% Sand	% Passing No. 200	% Silt	% Clay
●	B-1	0-3'	#N/A	######	0.081	NA	NA	NA	7.0	63.8	29.2	NM	NA

Remarks: Testing was performed in accordance with ASTM D422 and D4318 (where applicable)

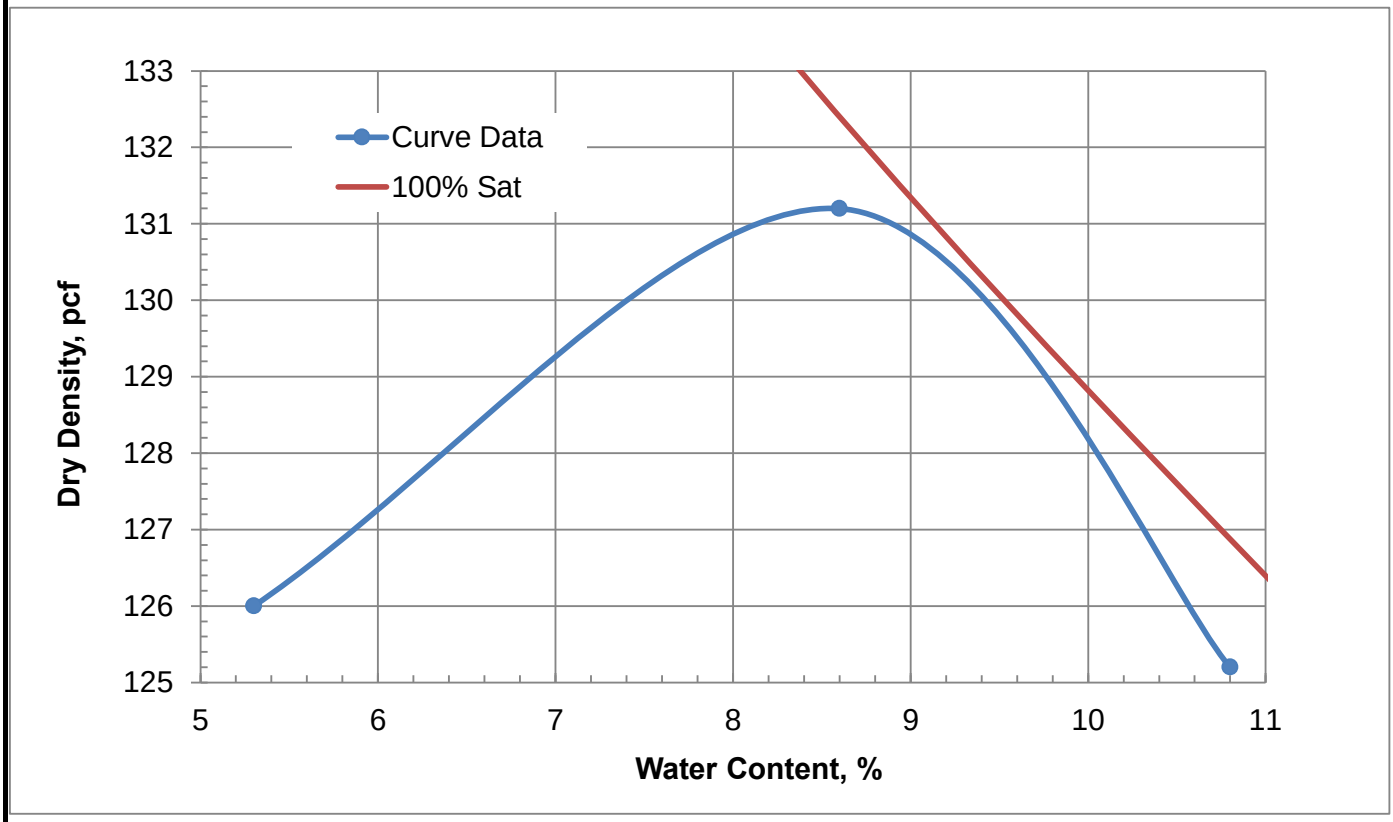
NP - non-plastic
NA - not available (could not be calculated from data)

D_{100} - grain size diameter corresponding to 100% passing (mm)
D_{60} - grain size diameter corresponding to 60% passing (mm)
D_{30} - grain size diameter corresponding to 30% passing (mm)
D_{10} - grain size diameter corresponding to 30% passing (mm)

C_c - coefficient of curvature: $C_c = (D_{30})^2 / (D_{60} * D_{10})$
Cu - coefficient of uniformity: $C_u = D_{60} / D_{10}$

GeoSolutions, Inc.	LAB COMPACTION REPORT ASTM D1557	(805) 543-8539

Project:	Cambria Skatepark			Date Tested:	July 27, 2021
Client:	Spohn Ranch Skateparks			Project #:	SL12170-1
Sample:	A	Depth:	0.0 to 3.0 Feet	Lab #:	11368
Source:	B-1			Sample Date:	July 14, 2021
Material:	Dark Brown Clayey SAND			Sampled By:	DW



ASTM Test Designation: [ ] D 698 [x] D 1557

Method (sieve size): [ ] A (#4) [x] B (3/8") [ ] C (3/4")

% Passing, Pf: _____ *% Retained, Pc:* _____ [x] Estimated [ ] Measured

Type of Rammer: [x] Mechanical [ ] Manual

Preparation Method [x] Moist [ ] Dry

100% Saturation Curve-Estimated Gs: 2.6

Laboratory Test Results

Trial #	1	2	3	4
Water Content,%	5.3	8.6	10.8	
Dry Density, pcf	126.0	131.2	125.2	

MAXIMUM DRY DENSITY, pcf:	131.2	OPTIMUM MOISTURE, %:	8.6

Report By: Aaron Eichman

APPENDIX C

Seismic Hazard Analysis

Design Map Summary (SEAOC, 2019)

SEISMIC HAZARD ANALYSIS

According to section 1613 of the 2019 CBC (CBSC, 2019), all structures and portions of structures should be designed to resist the effects of seismic loadings caused by earthquake ground motions in accordance with the *ASCE 7: Minimum Design Loads for Buildings and Other Structures*, hereafter referred to as ASCE7-16 (ASCE, 2016). Estimating the design ground motions at the Site depends on many factors including the distance from the Site to known active faults; the expected magnitude and rate of recurrence of seismic events produced on such faults; the source-to-site ground motion attenuation characteristics; and the Site soil profile characteristics. As per section 1613.2.2 of the 2019 CBC, the Site soil profile classification is determined by the average soil properties in the upper 100 feet of the Site profile and can be determined based on the criteria provided in Table 20.3-1 of ASCE7-16.

ASCE7-16 provides recommendations for estimating site-specific ground motion parameters for seismic design considering a Risk-targeted Maximum Considered Earthquake (MCE_R) in order to determine *design spectral response accelerations* and a Maximum Considered Earthquake Geometric Mean (MCE_G) in order to determine probabilistic geometric mean *peak ground accelerations*.

Spectral accelerations from the MCE_R are based on a 5% damped acceleration response spectrum and a 1% probability of exceedance in 50 years. *Maximum* short period (S_s) and 1-second period (S_1) spectral accelerations are interpolated from the MCE_R-based ground motion parameter maps for bedrock, provided in ASCE7-16. These spectral accelerations are then multiplied by site-specific coefficients (F_a, F_v), based on the Site soil profile classification and the maximum spectral accelerations determined for bedrock, to yield the *maximum* short period (S_{MS}) and 1-second period (S_{M1}) spectral response accelerations at the Site. According to section 11 of ASCE7-16 and section 1613 of the 2019 CBC, buildings and structures should be specifically proportioned to resist *design* earthquake ground motions. Section 1613.2.4 of the 2019 CBC indicates the site-specific *design* spectral response accelerations for short (S_{DS}) and 1-second (S_{D1}) periods can be taken as two-thirds of *maximum* ($S_{DS} = 2/3*S_{MS}$ and $S_{D1} = 2/3*S_{M1}$).

Per ASCE7-16, Section 21.5, the probabilistic maximum mean peak ground acceleration (PGA) corresponding to the MCE_G can be computed assuming a 2% probability of exceedance in 50 years (2475-year return period) and is initially determined from mapped ground accelerations for bedrock conditions. The site-specific peak ground acceleration (PGA_M) is then determined by multiplying the PGA by the site-specific coefficient F_h (where F_h is a function of Site Class and PGA).

Spectral response accelerations and peak ground accelerations, provided in this report were obtained using the computer-based Seismic Design Maps tool available from the Structural Engineers Association of California (SEAOC, 2019). This program utilizes the methods developed in ASCE 7-16 in conjunction with user-inputted Site location to calculate seismic design parameters and response spectra (both for period and displacement) for soil profile Site Classes A through E.

Cambria Skatepark

Latitude, Longitude: 35.565308, -121.096806

Date	8/17/2021, 9:42:39 AM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	C - Very Dense Soil and Soft Rock

Type	Value	Description
S_S	1.226	MCE_R ground motion. (for 0.2 second period)
S_1	0.442	MCE_R ground motion. (for 1.0s period)
S_{MS}	1.471	Site-modified spectral acceleration value
S_{M1}	0.663	Site-modified spectral acceleration value
S_{DS}	0.981	Numeric seismic design value at 0.2 second SA
S_{D1}	0.442	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	D	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	1.5	Site amplification factor at 1.0 second
PGA	0.553	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.664	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	1.226	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	1.372	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	2.319	Factored deterministic acceleration value. (0.2 second)
S1RT	0.442	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.484	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.883	Factored deterministic acceleration value. (1.0 second)
PGAd	0.969	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.894	Mapped value of the risk coefficient at short periods
C_{R1}	0.913	Mapped value of the risk coefficient at a period of 1 s

DISCLAIMER

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APPENDIX D

Preliminary Grading Specifications

PRELIMINARY GRADING SPECIFICATIONS

A. General

1. These preliminary specifications have been prepared for the subject site; GeoSolutions, Inc. should be consulted prior to the commencement of site work associated with site development to ensure compliance with these specifications.

2. GeoSolutions, Inc. should be notified at least 72 hours prior to site clearing or grading operations on the property in order to observe the stripping of surface materials and to coordinate the work with the grading contractor in the field.

3. These grading specifications may be modified and/or superseded by recommendations contained in the text of this report and/or subsequent reports.

4. If disputes arise out of the interpretation of these grading specifications, the Soils Engineer shall provide the governing interpretation.

B. Obligation of Parties

1. The Soils Engineer should provide observation and testing services and should make evaluations to advise the client on geotechnical matters. The Soils Engineer should report the findings and recommendations to the client or the authorized representative.

2. The client should be chiefly responsible for all aspects of the project. The client or authorized representative has the responsibility of reviewing the findings and recommendations of the Soils Engineer. During grading the client or the authorized representative should remain on-site or should remain reasonably accessible to all concerned parties in order to make decisions necessary to maintain the flow of the project.

3. The contractor is responsible for the safety of the project and satisfactory completion of all grading and other operations on construction projects, including, but not limited to, earthwork in accordance with project plans, specifications, and controlling agency requirements.

C. Site Preparation

1. The client, prior to any site preparation or grading, should arrange and attend a meeting which includes the grading contractor, the design Structural Engineer, the Soils Engineer, representatives of the local building department, as well as any other concerned parties. All parties should be given at least 72 hours' notice.

2. All surface and sub-surface deleterious materials should be removed from the proposed building and pavement areas and disposed of off-site or as approved by the Soils Engineer. This includes, but is not limited to, any debris, organic materials, construction spoils, buried utility line, septic systems, building materials, and any other surface and subsurface structures within the proposed building areas. Trees designated for removal on the construction plans should be removed and their primary root systems grubbed under the observations of a representative of GeoSolutions, Inc. Voids left from site clearing should be cleaned and backfilled as recommended for structural fill.

3. Once the Site has been cleared, the exposed ground surface should be stripped to remove surface vegetation and organic soil. A representative of GeoSolutions, Inc. should determine the required depth of stripping at the time of work being completed. Strippings may either be disposed of off-site or stockpiled for future use in landscape areas, if approved by the landscape architect.

D. Site Protection

1. Protection of the Site during the period of grading and construction should be the responsibility of the contractor.

2. The contractor should be responsible for the stability of all temporary excavations.

3. During periods of rainfall, plastic sheeting should be kept reasonably accessible to prevent unprotected slopes from becoming saturated. Where necessary during periods of rainfall, the contractor should install check-dams, de-silting basins, sand bags, or other devices or methods necessary to control erosion and provide safe conditions.

E. Excavations

1. Materials that are unsuitable should be excavated under the observation and recommendations of the Soils Engineer. Unsuitable materials include, but may not be limited to: 1) dry, loose, soft, wet, organic, or compressible natural soils; 2) fractured, weathered, or soft bedrock; 3) non-engineered fill; 4) other deleterious materials; and 5) materials identified by the Soils Engineer or Engineering Geologist.

2. Unless otherwise recommended by the Soils Engineer and approved by the local building official, permanent cut slopes should not be steeper than 2:1 (horizontal to vertical). Final slope configurations should conform to section 1804 of the 2019 California Building Code unless specifically modified by the Soil Engineer/Engineering Geologist.

3. The Soil Engineer/Engineer Geologist should review cut slopes during excavations. The contractor should notify the Soils Engineer/Engineer Geologist prior to beginning slope excavations.

F. Structural Fill

1. Structural fill should not contain rocks larger than 3 inches in greatest dimension, and should have no more than 15 percent larger than 2.5 inches in greatest dimension.

2. Imported fill should be free of organic and other deleterious material and should have very low expansion potential, with a plasticity index of 12 or less. Before delivery to the Site, a sample of the proposed import should be tested in our laboratory to determine its suitability for use as structural fill.

G. Compacted Fill

1. Structural fill using approved import or native should be placed in horizontal layers, each approximately 8 inches in thickness before compaction. On-site inorganic soil or approved imported fill should be conditioned with water to produce a soil water content near optimum moisture and compacted to a minimum relative density of 90 percent based on ASTM D1557-12_{e1}.

2. Fill slopes should not be constructed at gradients greater than 2-to-1 (horizontal to vertical). The contractor should notify the Soils Engineer/Engineer Geologist prior to beginning slope excavations.

3. If fill areas are constructed on slopes greater than 10-to-1 (horizontal to vertical), we recommend that benches be cut every 4 feet as fill is placed. Each bench shall be a minimum of 10 feet wide with a minimum of 2 percent gradient into the slope.

4. If fill areas are constructed on slopes greater than 5-to-1, we recommend that the toe of all areas to receive fill be keyed a minimum of 24 inches into underlying dense material. Key depths are to be observed and approved by a representative of GeoSolutions, Inc. Sub-drains shall be placed in the keyway and benches as required.

H. Drainage

1. During grading, a representative of GeoSolutions, Inc. should evaluate the need for a sub-drain or back-drain system. Areas of observed seepage should be provided with sub-surface drains to release the hydrostatic pressures. Sub-surface drainage facilities may include gravel blankets, rock filled trenches or Multi-Flow systems or equal. The drain system should discharge in a non-erosive manner into an approved drainage area.

2. All final grades should be provided with a positive drainage gradient away from foundations. Final grades should provide for rapid removal of surface water runoff. Ponding of water should not be allowed on building pads or adjacent to foundations. Final grading should be the responsibility of the contractor, general Civil Engineer, or architect.

3. Concentrated surface water runoff within or immediately adjacent to the Site should be conveyed in pipes or in lined channels to discharge areas that are relatively level or that are adequately protected against erosion.

4. Water from roof downspouts should be conveyed in solid pipes that discharge in controlled drainage localities. Surface drainage gradients should be planned to prevent ponding and promote drainage of surface water away from building foundations, edges of pavements and sidewalks. For soil areas we recommend that a minimum of 2 percent gradient be maintained.

5. Attention should be paid by the contractor to erosion protection of soil surfaces adjacent to the edges of roads, curbs and sidewalks, and in other areas where hard edges of structures may cause concentrated flow of surface water runoff. Erosion resistant matting such as Miramat, or other similar products, may be considered for lining drainage channels.

6. Sub-drains should be placed in established drainage courses and potential seepage areas. The location of sub-drains should be determined after a review of the grading plan. The sub-drain outlets should extend into suitable facilities or connect to the proposed storm drain system or existing drainage control facilities. The outlet pipe should consist of a non-perforated pipe the same diameter as the perforated pipe.

I. Maintenance

1. Maintenance of slopes is important to their long-term performance. Precautions that can be taken include planting with appropriate drought-resistant vegetation as recommended by a landscape architect, and not over-irrigating, a primary source of surficial failures.

2. Property owners should be made aware that over-watering of slopes is detrimental to long term stability of slopes.

J. Underground Facilities Construction

1. The attention of contractors, particularly the underground contractors, should be drawn to the State of California Construction Safety Orders for “Excavations, Trenches, Earthwork.” Trenches or excavations greater than 5 feet in depth should be shored or sloped back in accordance with OSHA Regulations prior to entry.

2. Bedding is defined as material placed in a trench up to 1 foot above a utility pipe and backfill is all material placed in the trench above the bedding. Unless concrete bedding is required around utility pipes, free-draining sand should be used as bedding. Sand to be used as bedding should be tested in our laboratory to verify its suitability and to measure its compaction characteristics. Sand bedding should be compacted by mechanical means to achieve at least 90 percent relative density based on ASTM D1557-12$_{e1}$.

3. On-site inorganic soils, or approved import, may be used as utility trench backfill. Proper compaction of trench backfill will be necessary under and adjacent to structural fill, building foundations, concrete slabs, and vehicle pavements. In these areas, backfill should be conditioned with water (or allowed to dry), to produce a soil water content of about 2 to 3 percent above the optimum value and placed in horizontal layers, each not exceeding 8 inches in thickness before compaction. Each layer should be compacted to at least 90 percent relative density based on ASTM D1557-12$_{e1}$. The top lift of trench backfill under vehicle pavements should be compacted to the requirements given in report under Preparation of Paved Areas for vehicle pavement sub-grades. Trench walls must be kept moist prior to and during backfill placement.

K. Completion of Work

1. After the completion of work, a report should be prepared by the Soils Engineer retained to provide such services. The report should including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved Soils Engineering Report.

2. Soils Engineers shall submit a statement that, to the best of their knowledge, the work within their area of responsibilities is in accordance with the approved soils engineering report and applicable provisions within Chapter 18 of the 2019 CBC.

CAMBRIA SKATEPARK CONSTRUCTION PROJECT
BID NO. ITB-22-2026-04-0-2026

CAMBRIA COMMUNITY SERVICES DISTRICT

CONSTRUCTION CONTRACT

This Contract is made and entered into on _____, 2026 by and between the Cambria Community Services District, hereinafter referred to as "DISTRICT" and _____, hereinafter referred to as "CONTRACTOR."

W I T N E S S E T H:

That the DISTRICT and the CONTRACTOR, for the consideration hereinafter named, mutually agree as follows:

1. The complete Contract includes all of the Contract Documents, which are incorporated herein by this reference, to wit:

a. Permits and Agreements
b. Contract
c. Addenda
d. Instructions to Bidders, Proposal Requirements and Conditions
e. Special Provisions
f. Contract Plans:
    - Exhibit "B" (Public Right-of-Way Improvements)
    - Exhibit "C" (Grading and Detailed Skatepark Plans)
    - Exhibit "D" (Grading Plans)
    - Exhibit "E" (Stormwater Control Plan)
    - Exhibit "F" (Geology Report)
    - Exhibit "G" (Soils Report)
g. Standard Plans
h. Standard Specifications for Public Works Construction, current edition
i. Reference Specifications
j. Contract Provisions for Non-Federal Entity Contracts Under Federal Awards
k. Procurement Standards

The Contract Documents are complementary, and that which is required by one shall be as binding as if required by all.

(*remainder of page left blank*)

2. CONTRACTOR shall provide and furnish all labor, materials, necessary tools, expendable equipment, and all utility and transportation services required for the work of improvement described in the Notice Inviting Bids in accordance with the Plans and Contract Documents.

3. CONTRACTOR agrees to perform all the said work and furnish all the said materials at its own cost and expense that are necessary to construct and complete in strict conformance with Contract Documents and to the satisfaction of the DISTRICT.

Contractor Information

Address for Notices and Payments:

Attn:
Telephone:
Email:

4. DISTRICT agrees to pay and CONTRACTOR agrees to accept in full payment for performance of this work of improvement as described, the stipulated sum of _____ the "Contract Price".

DISTRICT agrees to make progress payments and final payment in accordance with the method set forth in the Special Provisions.

5. CONTRACTOR agrees to commence construction of the work provided for herein within ten (10) Calendar Days after the date specified in the Notice to Proceed, and to continue diligently in strict conformance with Contract Documents and without interruption, and to complete the construction thereof within 180 Working Days after the date specified in the Notice to Proceed.

6. Time is of the essence of this Contract, and it is agreed that it would be impracticable or extremely difficult to ascertain the extent of actual loss or damage which the DISTRICT will sustain by reason of any delay in the performance of this Contract. It is, therefore, agreed that CONTRACTOR will pay as liquidated damages to the DISTRICT the following sum: $1,500 per Calendar Day, for each and every Calendar Days delay in finishing the Work, except plant establishment work, in excess of the number of Working Days prescribed above. The CONTRACTOR shall pay to the DISTRICT the sum $3,000 per Calendar Day, for each and every Calendar Days delay in completing the plant establishment work in excess of the number of Working Days prescribed above. In no case will liquidated damages be assessed more than $1,500 per day. If liquidated damages are not paid, as assessed by the DISTRICT, the DISTRICT may deduct the amount thereof from any money due or that may become due the CONTRACTOR under this Contract in addition to any other remedy available to DISTRICT. By executing this Contract, CONTRACTOR agrees that the amount of liquidated damages is reasonable and shall not constitute a penalty.

7. CONTRACTOR will maintain and will require all subcontractors to maintain valid

and current Department of Industrial Relations (DIR) Public Works Contractor registration during the term of this project. CONTRACTOR shall notify the DISTRICT in writing immediately, and in no case more than twenty-four (24) hours, after receiving any information that CONTRACTOR'S or any of its subcontractor's DIR registration status has been suspended, revoked, expired, or otherwise changed.

8. CONTRACTOR will pay, and will require all subcontractors to pay, all employees on said Contract a salary or wage at least equal to the prevailing salary or wage established for such work as set forth in the wage determinations and wage standards applicable to this work, a copy of which is on file in the office of the District. Federal prevailing wage rates apply for federally funded projects. Travel and subsistence pay shall be paid in accordance with Labor Code § 1773.1.

9. CONTRACTOR shall be subject to the penalties in accordance with Labor Code of § 1775 for each worker paid (either by him or by any subcontractors under him) less than the prevailing rate described above on the work provided for in this Contract.

10. CONTRACTOR and subcontractors shall comply with Labor Code § 1810 and § 1811 which stipulates that eight hours labor constitutes a legal day's work, and § 1812 which stipulates that the CONTRACTOR and subcontractors shall keep an accurate record showing the name of and actual hours worked each calendar day and each calendar week by each worker employed by him in connection with the work performed under the terms of the Contract. Failure to comply with these sections of the Labor Code will subject the CONTRACTOR to penalty and forfeiture provisions of the Labor Code § 1813.

11. CONTRACTOR will comply with the provisions of Labor Code § 1777.5 pertaining to the employment of apprentices to the extent applicable to this Contract.

12. CONTRACTOR, by executing this Contract, hereby certifies:

> "I am aware of, and will comply with the Labor Code § 3700 by securing payment for, and maintaining in full force and effect for the duration of the contract, complete Workers' Compensation Insurance, and shall furnish a Certificate of Insurance to the Agency before execution of the Contract. The DISTRICT, its officers, or employees, will not be responsible for any claims in law or equity occasioned by failure of the CONTRACTOR to comply with this paragraph."

CONTRACTOR further agrees to require all subcontractors to carry Workers' Compensation Insurance as required by the Labor Code of the State of California.

13. CONTRACTOR shall, concurrent with the execution of this Contract, furnish two bonds approved by the DISTRICT, one in the amount of One Hundred Percent (100%) of the Contract Price, to guarantee the faithful performance of the work "Performance Bond", and one in the amount of One Hundred Percent (100%) of the Contract Price to guarantee payment of all claims for labor and materials furnished "Payment Bond." This Contract shall not become effective until such bonds are supplied to and approved by the

DISTRICT.

14. CONTRACTOR shall, prior to commencing work, furnish certificates evidencing compliance with all requirements of the Contract Documents pertaining to insurance.

15. Any amendments to any of the Contract Documents must be in writing executed by the CONTRACTOR and the DISTRICT. Any time an approval, time extension, or consent of the DISTRICT is required under the Contract Documents, such approval, extension, or consent must be in writing in order to be effective.

16. This Contract contains all of the agreements and understandings of the parties and all previous understandings, negotiations, and contracts are integrated into and superseded by this Contract.

17. In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Contract shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Contract which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder.

18. The persons executing this Contract on behalf of the parties hereto warrant that they are duly authorized to execute this Contract on behalf of said parties and that, by so executing this Contract, the parties hereto are formally bound to the provisions of this Contract.

19. This Contract shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors, and assigns.

20. In performing its obligations and duties under this Contract, each party shall comply with all applicable local, state, and federal laws, regulations, rules, standards, and ordinances.

21. This Contract may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

22. This Contract is to be governed by the laws of the State of California.

(Signatures on following page)

IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first set forth above.

CAMBRIA COMMUNITY SERVICES DISTRICT

By:

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Its: President

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Its: Secretary

Appendix II to Part 200, CFR Title 2, Subtitle A, Chapter II—CONTRACT PROVISIONS FOR NON-FEDERAL ENTITY CONTRACTS UNDER FEDERAL AWARDS

(C) Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

(D) Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

(E) Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies

or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

(G) Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

(H) Debarment and Suspension (Executive Orders 12549 and 12689)—A contract award (see 2 CFR 180.220) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

-- End Appendix II to Part 200, CFR Title 2, Subtitle A, Chapter II —Contract Provisions for Non-Federal Entity Contracts Under Federal Awards --

EQUAL OPPORTUNITY CLAUSE

During the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled,

terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

-- End Equal Opportunity Clause --

PROCUREMENT STANDARDS

§ 200.318 General procurement standards.

(a) ***Documented procurement procedures.*** The recipient or subrecipient must maintain and use documented procedures for procurement transactions under a Federal award or subaward, including for acquisition of property or services. These documented procurement procedures must be consistent with State, local, and tribal laws and regulations and the standards identified in §§ 200.317 through 200.327.

(b) ***Oversight of contractors.*** Recipients and subrecipients must maintain oversight to ensure that contractors perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders. See also § 200.501(h).

(c) ***Conflicts of interest.***

(1) The recipient or subrecipient must maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award, and administration of contracts. No employee, officer, agent, or board member with a real or apparent conflict of interest may participate in the selection, award, or administration of a contract supported by the Federal award. A conflict of interest includes when the employee, officer, agent, or board member, any member of their immediate family, their partner, or an organization that employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from an entity considered for a contract. An employee, officer, agent, and board member of the recipient or subrecipient may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors. However, the recipient or subrecipient may set standards for situations where the financial interest is not substantial or a gift is an unsolicited item of nominal value. The recipient's or subrecipient's standards of conduct must also provide for disciplinary actions to be applied for violations by its employees, officers, agents, or board members.

(2) If the recipient or subrecipient has a parent, affiliate, or subsidiary organization that is not a State, local government, or Indian Tribe, the recipient or subrecipient must also maintain written standards of conduct covering organizational conflicts of interest. Organizational conflicts of interest mean that because of relationships with a parent company, affiliate, or subsidiary organization, the recipient or subrecipient is unable or appears to be unable to be impartial in conducting a procurement action involving a related organization.

(d) ***Avoidance of unnecessary or duplicative items.*** The recipient's or subrecipient's procedures must avoid the acquisition of unnecessary or duplicative items. Consideration should be given to consolidating or breaking out procurements to obtain a more economical purchase. When appropriate, an analysis should be made between leasing and purchasing property or equipment to determine the most economical approach.

(e) ***Procurement arrangements using strategic sourcing.*** When appropriate for the procurement or use of common or shared goods and services, recipients and subrecipients are encouraged to enter into State and local intergovernmental agreements or inter-entity

agreements for procurement transactions. These or similar procurement arrangements using strategic sourcing may foster greater economy and efficiency. Documented procurement actions of this type (using strategic sourcing, shared services, and other similar procurement arrangements) will meet the competition requirements of this part.

(f) ***Use of excess and surplus Federal property.*** The recipient or subrecipient is encouraged to use excess and surplus Federal property instead of purchasing new equipment and property when it is feasible and reduces project costs.

(g) ***Use of value engineering clauses.*** When practical, the recipient or subrecipient is encouraged to use value engineering clauses in contracts for construction projects of sufficient size to offer reasonable opportunities for cost reductions. Value engineering means analyzing each contract item or task to ensure its essential function is provided at the overall lowest cost.

(h) ***Responsible contractors.*** The recipient or subrecipient must award contracts only to responsible contractors that possess the ability to perform successfully under the terms and conditions of a proposed contract. The recipient or subrecipient must consider contractor integrity, public policy compliance, proper classification of employees (see the Fair Labor Standards Act, 29 U.S.C. 201, chapter 8), past performance record, and financial and technical resources when conducting a procurement transaction. See also § 200.214.

(i) ***Procurement records.*** The recipient or subrecipient must maintain records sufficient to detail the history of each procurement transaction. These records must include the rationale for the procurement method, contract type selection, contractor selection or rejection, and the basis for the contract price.

(j) ***Time-and-materials type contracts.***

(1) The recipient or subrecipient may use a time-and-materials type contract only after a determination that no other contract is suitable and if the contract includes a ceiling price that the contractor exceeds at its own risk. Time-and-materials type contract means a contract whose cost to a recipient or subrecipient is the sum of:

(i) The actual cost of materials; and

(ii) Direct labor hours charged at fixed hourly rates that reflect wages, general and administrative expenses, and profit.

(2) Because this formula generates an open-ended contract price, a time-and-materials contract provides no positive profit incentive to the contractor for cost control or labor efficiency. Therefore, each contract must set a ceiling price that the contractor exceeds at its own risk. Further, the recipient or subrecipient awarding such a contract must assert a high degree of oversight to obtain reasonable assurance that the contractor is using efficient methods and effective cost controls.

(k) ***Settlement of contractual and administrative issues.*** The recipient or subrecipient is responsible for the settlement of all contractual and administrative issues arising out of its

procurement transactions. These issues include, but are not limited to, source evaluation, protests, disputes, and claims. These standards do not relieve the recipient or subrecipient of any contractual responsibilities under its contracts. The Federal agency will not substitute its judgment for that of the recipient or subrecipient unless the matter is primarily a Federal concern. The recipient or subrecipient must report violations of law to the Federal, State, or local authority with proper jurisdiction.

(l) ***Examples of labor and employment practices.***

(1) The procurement standards in this subpart do not prohibit recipients or subrecipients from:

(i) Using Project Labor Agreements (PLAs) or similar forms of pre-hire collective bargaining agreements;

(ii) Requiring construction contractors to use hiring preferences or goals for people residing in high-poverty areas, disadvantaged communities as defined by the Justice40 Initiative (see OMB Memorandum M-21-28), or high-unemployment census tracts within a region no smaller than the county where a federally funded construction project is located. The hiring preferences or goals should be consistent with the policies and procedures of the recipient or subrecipient, and must not prohibit interstate hiring;

(iii) Requiring a contractor to use hiring preferences or goals for individuals with barriers to employment (as defined in section 3 of the Workforce Innovation and Opportunity Act (29 U.S.C. 3102(24)), including women and people from underserved communities as defined by Executive Order 14091;

(iv) Using agreements intended to ensure uninterrupted delivery of services; using agreements intended to ensure community benefits; or

(v) Offering employees of a predecessor contractor rights of first refusal under a new contract.

(2) Recipients and subrecipients may use the practices listed in paragraph (1) if consistent with the U.S. Constitution, applicable Federal statutes and regulations, the objectives and purposes of the applicable Federal financial assistance program, and other requirements of this part.

§ 200.319 Competition.

(a) All procurement transactions under the Federal award must be conducted in a manner that provides full and open competition and is consistent with the standards of this section and § 200.320.

(b) To ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, or invitations for bids must be excluded from competing on those procurements.

(c) Examples of situations that may restrict competition include, but are not limited to:

(1) Placing unreasonable requirements on firms for them to qualify to do business;

(2) Requiring unnecessary experience and excessive bonding;

(3) Noncompetitive pricing practices between firms or between affiliated companies;

(4) Noncompetitive contracts to consultants that are on retainer contracts;

(5) Organizational conflicts of interest;

(6) Specifying only a "brand name" product instead of allowing "an equal" product to be offered and describing the performance or other relevant requirements of the procurement; and

(7) Any arbitrary action in the procurement process.

(d) The recipient or subrecipient must have written procedures for procurement transactions. These procedures must ensure that all solicitations:

(1) Are made in accordance with § 200.319(b);

(2) Incorporate a clear and accurate description of the technical requirements for the property, equipment, or service being procured. The description may include a statement of the qualitative nature of the property, equipment, or service to be procured. When necessary, the description must provide minimum essential characteristics and standards to which the property, equipment, or service must conform. Detailed product specifications should be avoided if at all possible. When it is impractical or uneconomical to clearly and accurately describe the technical requirements, a "brand name or equivalent" description of features may be used to provide procurement requirements. The specific features of the named brand must be clearly stated; and

(3) Identify any additional requirements which the offerors must fulfill and all other factors that will be used in evaluating bids or proposals.

(e) The recipient or subrecipient must ensure that all prequalified lists of persons, firms, or products used in procurement transactions are current and include enough qualified sources to ensure maximum open competition. When establishing or amending prequalified lists, the recipient or subrecipient must consider objective factors that evaluate price and cost to maximize competition. The recipient or subrecipient must not preclude potential bidders from qualifying during the solicitation period.

(f) To the extent consistent with established practices and legal requirements applicable to the recipient or subrecipient, this subpart does not prohibit recipients or subrecipients from developing written procedures for procurement transactions that incorporate a scoring mechanism that rewards bidders that commit to specific numbers and types of U.S. jobs,

minimum compensation, benefits, on-the-job-training for employees making work products or providing services on a contract, and other worker protections. This subpart also does not prohibit recipients and subrecipients from making inquiries of bidders about these subjects and assessing the responses. Any scoring mechanism must be consistent with the U.S. Constitution, applicable Federal statutes and regulations, and the terms and conditions of the Federal award.

(g) Noncompetitive procurements can only be awarded in accordance with § 200.320(c).

§ 200.320 Procurement methods.

There are three types of procurement methods described in this section: informal procurement methods (for micro-purchases and simplified acquisitions); formal procurement methods (through sealed bids or proposals); and noncompetitive procurement methods. For any of these methods, the recipient or subrecipient must maintain and use documented procurement procedures, consistent with the standards of this section and §§ 200.317, 200.318, and 200.319.

(a) ***Informal procurement methods for small purchases.*** These procurement methods expedite the completion of transactions, minimize administrative burdens, and reduce costs. Informal procurement methods may be used when the value of the procurement transaction under the Federal award does not exceed the simplified acquisition threshold as defined in § 200.1. Recipients and subrecipients may also establish a lower threshold. Informal procurement methods include:

(1) ***Micro-purchases*** —

(i) ***Distribution.*** The aggregate amount of the procurement transaction does not exceed the micro-purchase threshold defined in § 200.1. To the extent practicable, the recipient or subrecipient should distribute micro-purchases equitably among qualified suppliers.

(ii) ***Micro-purchase awards.*** Micro-purchases may be awarded without soliciting competitive price or rate quotations if the recipient or subrecipient considers the price reasonable based on research, experience, purchase history, or other information; and maintains documents to support its conclusion. Purchase cards may be used as a method of payment for micro-purchases.

(iii) ***Micro-purchase thresholds.*** The recipient or subrecipient is responsible for determining and documenting an appropriate micro-purchase threshold based on internal controls, an evaluation of risk, and its documented procurement procedures. The micro-purchase threshold used by the recipient or subrecipient must be authorized or not prohibited under State, local, or tribal laws or regulations. The recipient or subrecipient may establish a threshold higher than the Federal threshold established in the Federal Acquisition Regulations (FAR) in accordance with paragraphs (a)(1)(iv) and (v) of this section.

(iv) ***Recipient or subrecipient increase to the micro-purchase threshold up to $50,000.*** The recipient or subrecipient may establish a threshold higher than the micro-purchase threshold identified in the FAR in accordance with the requirements of this section. The

recipient or subrecipient may self-certify a threshold up to $50,000 on an annual basis and must maintain documentation to be made available to the Federal agency or pass-through entity and auditors in accordance with § 200.334. The self-certification must include a justification, clear identification of the threshold, and supporting documentation of any of the following:

(A) A qualification as a low-risk auditee, in accordance with the criteria in § 200.520 for the most recent audit;

(B) An annual internal institutional risk assessment to identify, mitigate, and manage financial risks; or,

(C) For public institutions, a higher threshold is consistent with State law.

(v) ***Recipient or subrecipient increase to the micro-purchase threshold over $50,000.*** Micro-purchase thresholds higher than $50,000 must be approved by the cognizant agency for indirect costs. The recipient or subrecipient must submit a request that includes the requirements in paragraph (a)(1)(iv) of this section. The increased threshold is valid until any factor that was relied on in the establishment and rationale of the threshold changes.

(2) ***Simplified acquisitions*** —

(i) ***Simplified acquisition procedures.*** The aggregate dollar amount of the procurement transaction is higher than the micro-purchase threshold but does not exceed the simplified acquisition threshold. If simplified acquisition procedures are used, price or rate quotations must be obtained from an adequate number of qualified sources. Unless specified by the Federal agency, the recipient or subrecipient may exercise judgment in determining what number is adequate.

(ii) ***Simplified acquisition thresholds.*** The recipient or subrecipient is responsible for determining an appropriate simplified acquisition threshold based on internal controls, an evaluation of risk, and its documented procurement procedures, which may be lower than, but must not exceed, the threshold established in the FAR.

(b) ***Formal procurement methods.*** Formal procurement methods are required when the value of the procurement transaction under a Federal award exceeds the simplified acquisition threshold of the recipient or subrecipient. Formal procurement methods are competitive and require public notice. The following formal methods of procurement are used for procurement transactions above the simplified acquisition threshold determined by the recipient or subrecipient in accordance with paragraph (a)(2)(ii) of this section:

(1) ***Sealed bids.*** This is a procurement method in which bids are publicly solicited through an invitation and a firm fixed-price contract (lump sum or unit price) is awarded to the responsible bidder whose bid conforms with all the material terms and conditions of the invitation and is the lowest in price. The sealed bids procurement method is preferred for procuring construction services.

(i) For sealed bidding to be feasible, the following conditions should be present:

(A) A complete, adequate, and realistic specification or purchase description is available;

(B) Two or more responsible bidders have been identified as willing and able to compete effectively for the business; and

(C) The procurement lends itself to a firm-fixed-price contract, and the selection of the successful bidder can be made principally based on price.

(ii) If sealed bids are used, the following requirements apply:

(A) Bids must be solicited from an adequate number of qualified sources, providing them with sufficient response time prior to the date set for opening the bids. Unless specified by the Federal agency, the recipient or subrecipient may exercise judgment in determining what number is adequate. For local governments, the invitation for bids must be publicly advertised.

(B) The invitation for bids must define the items or services with specific information, including any required specifications, for the bidder to properly respond;

(C) All bids will be opened at the time and place prescribed in the invitation for bids. For local governments, the bids must be opened publicly.

(D) A firm-fixed-price contract is awarded in writing to the lowest responsive bid and responsible bidder. When specified in the invitation for bids, factors such as discounts, transportation cost, and life-cycle costs must be considered in determining which bid is the lowest. Payment discounts must only be used to determine the low bid when the recipient or subrecipient determines they are a valid factor based on prior experience.

(E) The recipient or subrecipient must document and provide a justification for all bids it rejects.

(2) ***Proposals.*** This is a procurement method used when conditions are not appropriate for using sealed bids. This procurement method may result in either a fixed-price or cost-reimbursement contract. They are awarded in accordance with the following requirements:

(i) Requests for proposals require public notice, and all evaluation factors and their relative importance must be identified. Proposals must be solicited from multiple qualified entities. To the maximum extent practicable, any proposals submitted in response to the public notice must be considered.

(ii) The recipient or subrecipient must have written procedures for conducting technical evaluations and making selections.

(iii) Contracts must be awarded to the responsible offeror whose proposal is most advantageous to the recipient or subrecipient considering price and other factors; and

(iv) The recipient or subrecipient may use competitive proposal procedures for qualifications-based procurement of architectural/engineering (A/E) professional services whereby the offeror's qualifications are evaluated, and the most qualified offeror is selected, subject to negotiation of fair and reasonable compensation. The method, where the price is not used as a selection factor, can only be used to procure architectural/engineering (A/E) professional services. The method may not be used to purchase other services provided by A/E firms that are a potential source to perform the proposed effort.

(c) ***Noncompetitive procurement.*** There are specific circumstances in which the recipient or subrecipient may use a noncompetitive procurement method. The noncompetitive procurement method may only be used if one of the following circumstances applies:

(1) The aggregate amount of the procurement transaction does not exceed the micro-purchase threshold (see paragraph (a)(1) of this section);

(2) The procurement transaction can only be fulfilled by a single source;

(3) The public exigency or emergency for the requirement will not permit a delay resulting from providing public notice of a competitive solicitation;

(4) The recipient or subrecipient requests in writing to use a noncompetitive procurement method, and the Federal agency or pass-through entity provides written approval; or

(5) After soliciting several sources, competition is determined inadequate.

§ 200.321 Contracting with small businesses, minority businesses, women's business enterprises, veteran-owned businesses, and labor surplus area firms.

(a) When possible, the recipient or subrecipient should ensure that small businesses, minority businesses, women's business enterprises, veteran-owned businesses, and labor surplus area firms (See U.S. Department of Labor's list) are considered as set forth below.

(b) Such consideration means:

(1) These business types are included on solicitation lists;

(2) These business types are solicited whenever they are deemed eligible as potential sources;

(3) Dividing procurement transactions into separate procurements to permit maximum participation by these business types;

(4) Establishing delivery schedules (for example, the percentage of an order to be delivered by a given date of each month) that encourage participation by these business types;

(5) Utilizing organizations such as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and

(6) Requiring a contractor under a Federal award to apply this section to subcontracts.

§ 200.322 Domestic preferences for procurements.

(a) The recipient or subrecipient should, to the greatest extent practicable and consistent with law, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards, contracts, and purchase orders under Federal awards.

(b) For purposes of this section:

(1) "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

(2) "Manufactured products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

(c) Federal agencies providing Federal financial assistance for infrastructure projects must implement the Buy America preferences set forth in 2 CFR part 184.

§ 200.323 Procurement of recovered materials.

(a) A recipient or subrecipient that is a State agency or agency of a political subdivision of a State and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976 as amended, 42 U.S.C. 6962. The requirements of Section 6002 include procuring only items designated in the guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

(b) The recipient or subrecipient should, to the greatest extent practicable and consistent with law, purchase, acquire, or use products and services that can be reused, refurbished, or recycled; contain recycled content, are biobased, or are energy and water efficient; and are sustainable. This may include purchasing compostable items and other products and services that reduce the use of single-use plastic products. See Executive Order 14057, section 101, Policy.

§ 200.324 Contract cost and price.

(a) The recipient or subrecipient must perform a cost or price analysis for every procurement transaction, including contract modifications, in excess of the simplified acquisition threshold. The method and degree of analysis conducted depend on the facts surrounding the particular procurement transaction. For example, the recipient or subrecipient should consider potential workforce impacts in their analysis if the procurement transaction will displace public sector employees. However, as a starting point, the recipient or subrecipient must make independent estimates before receiving bids or proposals.

(b) Costs or prices based on estimated costs for contracts under the Federal award are allowable only to the extent that the costs incurred or cost estimates included in negotiated prices would be allowable for the recipient or subrecipient under subpart E of this part. The recipient or subrecipient may reference its own cost principles as long as they comply with subpart E of this part.

(c) The recipient or subrecipient must not use the "cost plus a percentage of cost" and "percentage of construction costs" methods of contracting.

§ 200.325 Federal agency or pass-through entity review.

(a) The Federal agency or pass-through entity may review the technical specifications of proposed procurements under the Federal award if the Federal agency or pass-through entity believes the review is needed to ensure that the item or service specified is the one being proposed for acquisition. The recipient or subrecipient must submit the technical specifications of proposed procurements when requested by the Federal agency or pass-through entity. This review should take place prior to the time the specifications are incorporated into a solicitation document. When the recipient or subrecipient desires to accomplish the review after a solicitation has been developed, the Federal agency or pass-through entity may still review the specifications. In those cases, the review should be limited to the technical aspects of the proposed purchase.

(b) When requested, the recipient or subrecipient must provide procurement documents (such as requests for proposals, invitations for bids, or independent cost estimates) to the Federal agency or pass-through entity for pre-procurement review. The Federal agency or pass-through entity may conduct a pre-procurement review when:

(1) The recipient's or subrecipient's procurement procedures or operation fails to comply with the procurement standards in this part;

(2) The procurement is expected to exceed the simplified acquisition threshold and is to be awarded without competition, or only one bid is expected to be received in response to a solicitation;

(3) The procurement is expected to exceed the simplified acquisition threshold and specifies a "brand name" product;

(4) The procurement is expected to exceed the simplified acquisition threshold, and a sealed bid procurement is to be awarded to an entity other than the apparent low bidder; or

(5) A proposed contract modification changes the scope of a contract or increases the contract amount by more than the simplified acquisition threshold.

(c) The recipient or subrecipient is exempt from the pre-procurement review in paragraph (b) of this section if the Federal agency or pass-through entity determines that its procurement systems comply with the standards of this part.

(1) The recipient or subrecipient may request that the Federal agency or pass-through entity review its procurement system to determine whether it meets these standards for its system to be certified. Generally, these reviews must occur where there is continuous high-dollar funding and third-party contracts are awarded regularly.

(2) The recipient or subrecipient may self-certify its procurement system. However, self-certification does not limit the Federal agency's or pass-through entity's right to review the system. Under a self-certification procedure, the Federal agency or pass-through entity may rely on written assurances from the recipient or subrecipient that it is complying with the standards of this part. The recipient or subrecipient must cite specific policies, procedures, regulations, or standards as complying with these requirements and have its system available for review.

§ 200.326 Bonding requirements.

The Federal agency or pass-through entity may accept the recipient's or subrecipient's bonding policy and requirements for construction or facility improvement contracts or subcontracts exceeding the simplified acquisition threshold. Before doing so, the Federal agency or pass-through entity must determine that the Federal interest is adequately protected. If such a determination has not been made, the minimum requirements must be as follows:

(a) A bid guarantee from each bidder equivalent to five percent of the bid price. The bid guarantee must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute any required contractual documents within the specified timeframe.

(b) A performance bond on the contractor's part for 100 percent of the contract price. A performance bond is a bond executed in connection with a contract to secure the fulfillment of all the contractor's requirements under a contract.

(c) A payment bond on the contractor's part for 100 percent of the contract price. A payment bond is a bond executed in connection with a contract to assure payment as required by the law of all persons supplying labor and material in the execution of the work provided for under a contract.

§ 200.327 Contract provisions.

The recipient's or subrecipient's contracts must contain the applicable provisions described in Appendix II of this part. **-- End Procurement Standards --**

PERFORMANCE BOND (SAMPLE)

KNOW ALL PERSONS BY THESE PRESENTS that we _____ _____, as Principal, and _____ as Surety, are held and firmly bound unto Cambria Community Services District, hereinafter called the District in the sum of ($_____) (this amount being not less than one hundred percent (100%) of the total bid price of the contract awarded by the owner to the Principal), for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

The conditions of this obligation are such that whereas the Principal entered into a contract attached hereto, with the District.

NOW THEREFORE, if the Principal shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions and agreements of said Contract during the original terms thereof, and any extensions thereof that may be granted by the Owner with or without notice of the Surety, and during the life of any guarantee required under the Contract, and shall also well and truly perform and fulfill all the undertakings, covenants, terms, conditions and agreements of any and all duly authorized modifications of said Contract that may hereafter be made, then this obligation shall be void otherwise this obligation shall remain in full force and effect.

Further, the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or modifications of the Contract Documents and/or of the Work to be performed thereunder shall in any way affect its obligations on this bond; and it hereby waives notice of any and all such changes, extensions of time, and alterations or modifications of the contract documents and/or of the work to be performed thereunder.

As a part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney and expert fees and costs, incurred by the District in successfully enforcing such obligation, and all to be taxed as costs and included in any judgment rendered by a court of law.

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument this ____ day of _____, 20____, the name of each party being hereto written below, and these presents duly signed by each party's undersigned representative, pursuant to authority of its governing body. This bond shall be authenticated by way of notarized acknowledgment, including a copy of the power of attorney, for the Surety.

ATTEST:

(Principal) _____

(Address) _____

_____

(By) _____

(Title) _____

ATTEST:

(Surety) _____

(Address) _____

_____

(By) _____

(Title) _____

PAYMENT BOND (SAMPLE)

KNOW ALL PERSONS BY THESE PRESENTS that we _____ _____, as Principal, and _____ as Surety, are held and firmly bound unto Cambria Community Services District, herein after called the District in the sum of ($_____) (this amount being not less than one hundred percent (100%) of the total bid price of the contract awarded by the owner to the Principal), for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

The conditions of this obligation are such that whereas the Principal entered into a contract, attached hereto, with the District.

NOW THEREFORE, if the Principal shall promptly make payment to all persons supplying labor and material in the prosecution of the work provided for in said contract, and any and all duly authorized modifications of each contract that may hereafter be made, then this obligation shall be void, otherwise this obligation shall remain in full force and effect.

The condition of this obligation is such that, if said Principal or his subcontractors, or heirs, executors, administrators, successors, or assigns thereof, shall fail to pay any of the persons named in the Civil Code § 9100 for any material used in, upon, for or about the performance of the work contracted to be done, or for any work or labor thereon of any kind, or shall fail to pay any amount due under the Unemployment Insurance Code with respect to work or labor performed by any such claimant or any amount required to be deducted, withheld, and paid over to the Franchise Tax Board from the wages of employees of the Contractor and his subcontractors with respect to such work and labor, then said Surety will pay and, also, in case suit is brought upon the bond, will pay reasonable attorney and expert fees and costs to be fixed by the court. This bond shall inure to the benefit of all persons named in the aforesaid Civil Code § 9100 to give a right of action to them or their assigns in any suit brought upon the bond.

Further, the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or modification of the Contract Documents or of the Work to be performed thereunder shall in any way affect its obligations on this bond; and it hereby waives notice of any and all such changes, extensions of time, and alterations or modifications of the Contract Documents and/or of the work to be performed thereunder.

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument this ____ day of _____, 20____, the name of each party being hereto written below and these presents duly signed by each party's undersigned representative, pursuant to authority of its governing body. This bond shall be authenticated by way of notarized acknowledgment, including a copy of the power of attorney, for the Surety.

ATTEST:

(Principal) _____

(Address) _____

_____

(By) _____

(Title) _____

ATTEST:

(Surety) _____

(Address) _____

_____

(By) _____

(Title) _____

CAMBRIA COMMUNITY SERVICES DISTRICT

NOTICE INVITING BIDS, PROPOSAL, CONTRACT AND SPECIAL PROVISIONS FOR

CAMBRIA SKATEPARK PROJECT

290/031966-0007
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CAMBRIA COMMUNITY SERVICES DISTRICT
NOTICE INVITING BIDS

NOTICE IS HEREBY GIVEN that sealed bids with online bid price submittal will be received by the Purchasing Representative of the Cambria Community Services District ("District"), for furnishing all labor services, materials, tools, equipment, supplies, transportation, utilities, and all other items and facilities necessary therefore, as provided in the contract documents for the Cambria Skatepark Project, in strict accordance with the specifications on file at the District offices, located at 2150 Main St., Cambria CA 93428.

DATE OF OPENING BIDS: Bid prices for each line item of the Schedule of Work must be entered and all other required documents for the bid proposal packet must be uploaded to the DemandStar system (**https://network.demandstar.com/)** no later than **11:00** a.m. on **June 8, 2026**. No late bids will be accepted. No other method of bid submittal will be accepted.

Bids will be made publicly available via DemandStar on the date specified above.

LOCATION OF THE WORK: The work to be performed hereunder is located adjacent to 1043 Main Street, Cambria, CA.

MANDATORY PRE-BID MEETING: There will be a **mandatory** pre-bid meeting on **May 19, 2026, at 10:00 a.m. at the project site.** Failure to attend may result in your bid being declared non-responsive.

DESCRIPTION OF WORK: The work to be performed shall include, but not be limited to:

Introduction/Summary

The Cambria Community Services District is inviting bids from qualified licensed contractors for construction services for the Cambria Skate Park Project. This bid is for construction only. All design, engineering, and permitting have been completed or are being completed under separate contracts. The intent of the Project is for the selected contractor to provide all labor, materials, equipment, and supervision necessary to construct the skate park and associated site improvements in accordance with approved plans, specifications, and District standards. The project includes the construction of a community skate park and associated site improvements, including a parking area, retaining wall, and frontage, drainage, and utility improvements on an approximately 1.4-acre parcel located at 975 Main Street, Cambria, California. (Assessor's Parcel Number [APN] 013-101-072) in the unincorporated community of Cambria in San Luis Obispo County, California.

Existing Conditions

The project site consists of an approximately 0.5-acre area situated in the southwestern portion of a 1.4-acre parcel (APN 013-101-072) located off of Main Street in the unincorporated community of Cambria in San Luis Obispo County, California. The project parcel is located within the County of San Luis Obispo Commercial Retail (CR)

land use designation and is currently developed with an approximately 5,000-square-foot paved area surrounded by a fence on the western and northwestern perimeter and associated disturbed areas. The remaining portions of the parcel are undeveloped. The project site consists of relatively flat topography and is bound by Main Street to the southwest and steep slopes to the northeast. The project site comprises developed and disturbed land and has been previously developed with skate park infrastructure and used as a community skate park for approximately 20 years. These features were removed due to safety concerns, and only a concrete pad remains. While operational, the skate park attracted approximately 20 visitors per week and operated between the hours of 8:00 a.m. and dusk. There are existing trees located within the northwestern portion of the project site. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 06079C0528H (effective date 5/16/2017), portions of the project site are located in Zone AE, an area with a 1 percent annual chance of flood. There are no mapped wetlands or drainages located on the project site. Surrounding land uses include single-family residences to the north and northeast, Cambria Public Library to the east, and commercial retail uses to the south and west.

Proposed Project

The project includes the construction of a 5,500-square-foot skate park. The proposed skate park would be enclosed by a new 6-foot-tall steel fence. Site preparation for the construction of the skate park would require demolition of approximately 5,000 square feet of existing asphalt pavement and removal of the existing fence, which would be conducted in accordance with applicable San Luis Obispo Air Pollution Control District (SLOAPCD) requirements, including asbestos-containing material (ACM) procedures if applicable. The skate park would be developed with architectural skate park features, including ramps, rails, ledges, and other features. The proposed pre-fabricated restroom facility would be approximately 98 square feet in size and will be installed on a proposed building pad within the southeastern portion of the fenced area of the skate park by a separate contractor. The restroom facility would require the installation of water and sewer lines to connect to the existing utility lines along Main Street, as well as electrical service per the electrical plans. The parking lot would be constructed immediately southeast of the fenced skate park and would be approximately 10,000 square feet in size, consisting of a total of seven parking spaces, including one Americans with Disabilities Act (ADA) parking space, as well as concrete curbs and valley gutters. All project features would be constructed in accordance with the most recent California Building Code (CBC), San Luis Obispo County Building and Construction Requirements, Fire Safety Standards (CZLUO Section 23.05.086), and Flood Hazard Standards (CZLUO Sections 23.07.064 and 23.07.066).

The project includes the installation of additional site improvements, including the construction of drainage infrastructure, a retaining wall, and utility and frontage improvements. Proposed drainage improvements include the construction of a rock-lined swale along the eastern and northern portions of the skate park and parking area that would drain into a proposed 950-cubic-foot detention basin in the northwestern portion of the project site. Rock slope protection (RSP) would be installed along the

proposed drainage basin to prevent erosion. An 8-inch storm drain would be installed underground through the project site to capture stormwater flows from the site and direct them toward the proposed drainage basin. The proposed retaining wall would be 60 feet in length and 4 feet in height and would be constructed along the northern corner of the site. The project also includes the construction of frontage improvements and utility infrastructure improvements within the County of San Luis Obispo right-of-way (ROW) along Main Street. Proposed frontage improvements include the construction of a sidewalk, curbs, and gutters, and proposed utility improvements include the installation of a 4-inch polyvinyl chloride (PVC) sanitary sewer line and a 1-inch PVC waterline. Frontage improvements would be constructed in accordance with County Public Works design requirements. The project would relocate an existing streetlight to the west of the skate park along Main Street. Additionally, landscaping and fencing would be installed throughout the project site in accordance with the Landscaping Plan that has been prepared for the project. **Installation shall conform to the approved civil plan set.**

The project would require the removal of five trees from the northwestern portion of the project site, including two arroyo willow trees (*Salix lasiolepis*) that would be relocated within the proposed stormwater basin. The project would require a total of 0.47 acres of ground disturbance, including 0.27 acres of ground disturbance on-site, 0.2 acres of ground disturbance associated with the proposed frontage improvements, and a total of 800 cubic yards of cut and 250 cubic yards of fill. The maximum depth of excavation would require an additional 7 feet of excavation for the construction of the proposed project features, including the retaining wall, drainage basin, and rock-lined swale. Construction activities would be conducted in accordance with standard SLOAPCD fugitive dust measures and diesel-idling restrictions, County inadvertent discovery requirements (CZLUO Section 23.05.140), and County erosion and sedimentation control measures during construction (CZLUO Section 23.05.036). The project would result in approximately 15,000 square feet of impervious surface area on-site. Project construction is expected to occur over a period of six months beginning in the spring or summer of 2026. During this time, minor traffic controls may be required during the construction of frontage improvements; however, no lane closures would occur. The staging area would be located on a previously disturbed portion of the project site within the proposed parking lot. All construction activities would occur during daylight hours and would be conducted in compliance with applicable County noise regulations and daytime construction exceptions (CZLUO Section 23.06.042).

Project Detail / Scope of Work

General Site Preparation:

- Site staking of layout (Marking project layout, including exact restroom location)
- Identification and marking of any existing underground utilities on site
- Install any required erosion control
- Install the retaining wall identified in the approved civil plans
- Install sleeves/conduit in the retaining wall footings to allow the passage of restroom utilities through the footings per the civil plans
- Demolition/Clean-up of existing site/structures and/or vegetation to be removed

- Rough surface grading of entire site (Park, restroom and parking lot)
- Install any underground drainage
- Soil compaction
- Trenching for utilities
- Fine grading & Feature shaping

Restroom Facility Location Preparation:
(Upon completion of general site prep listed above)
Utilities run and are prepped for foundation work

- Any additional fine grading and soil compaction
- Subgrade pad prepared per restroom building requirements
- Sidewalk form construction post-restroom building installation.
- Sidewalk concrete pour post-restroom building installation
- Electrical service shall be stubbed out to the designated connection point by the contractor.

Construction of Skate Park:
(Completion of site prep as listed above)

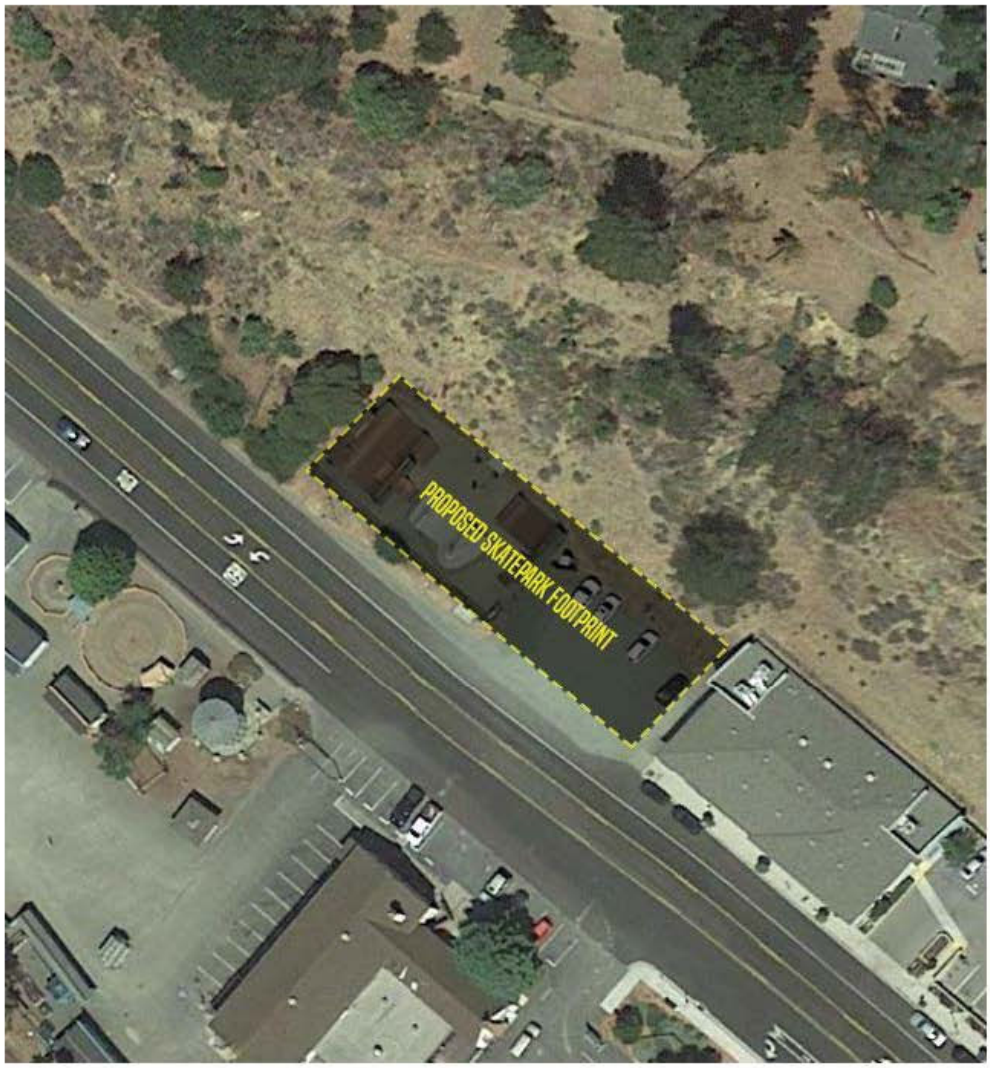
- Form & Rebar Skate Features (Per design documents)
- Concrete Skate Features
- Jointing & Details
- Form & Rebar Skate Flatwork
- Concrete Skate Flatwork
- Jointing & Details

Construction of Parking Lot:

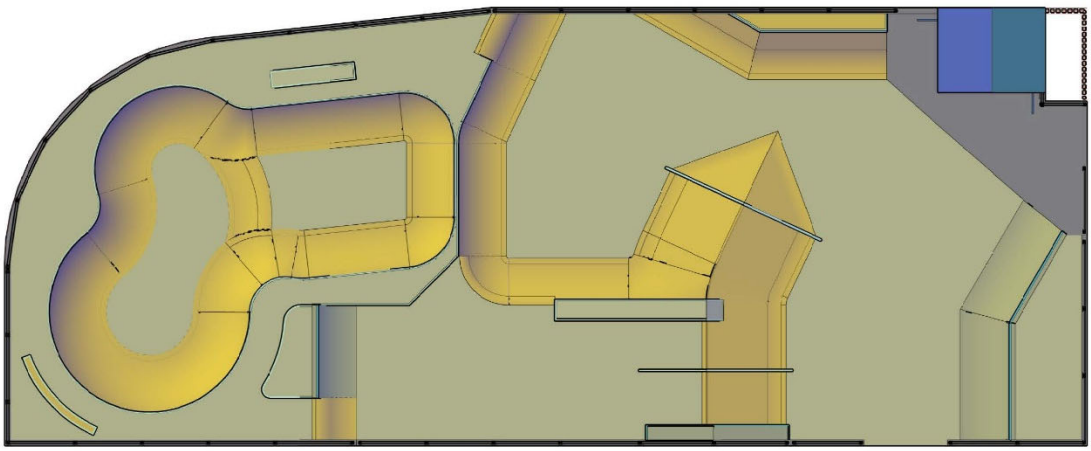
- Fine Grade & Aggregate Base
- Asphalt
- Striping

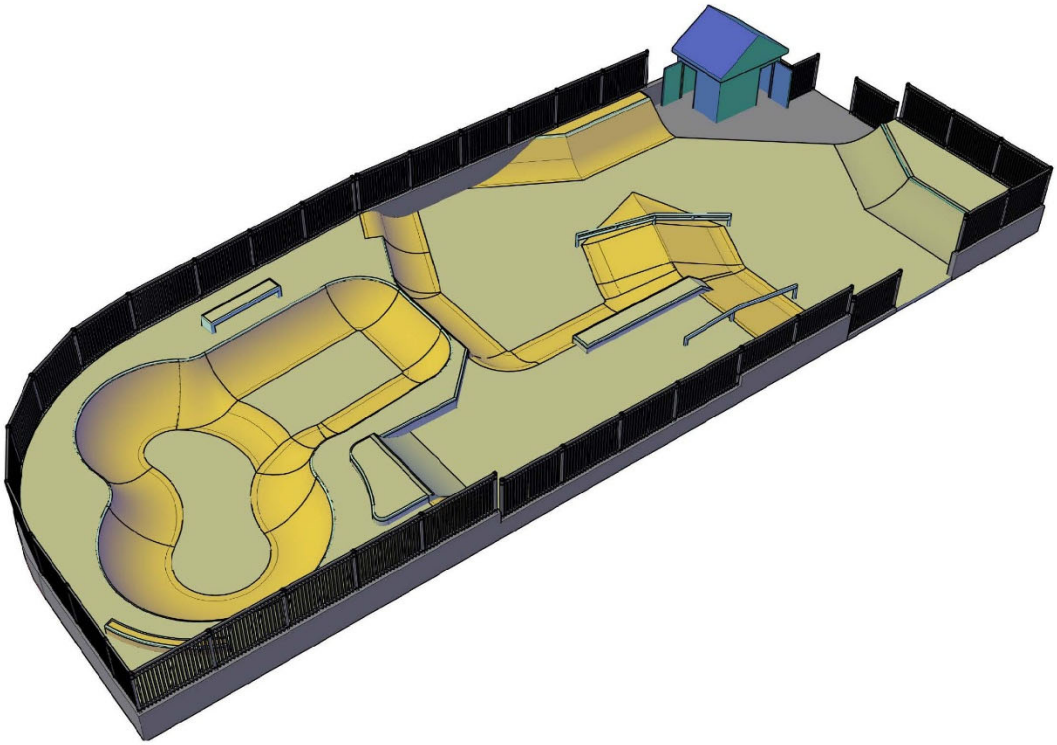
Project Review:

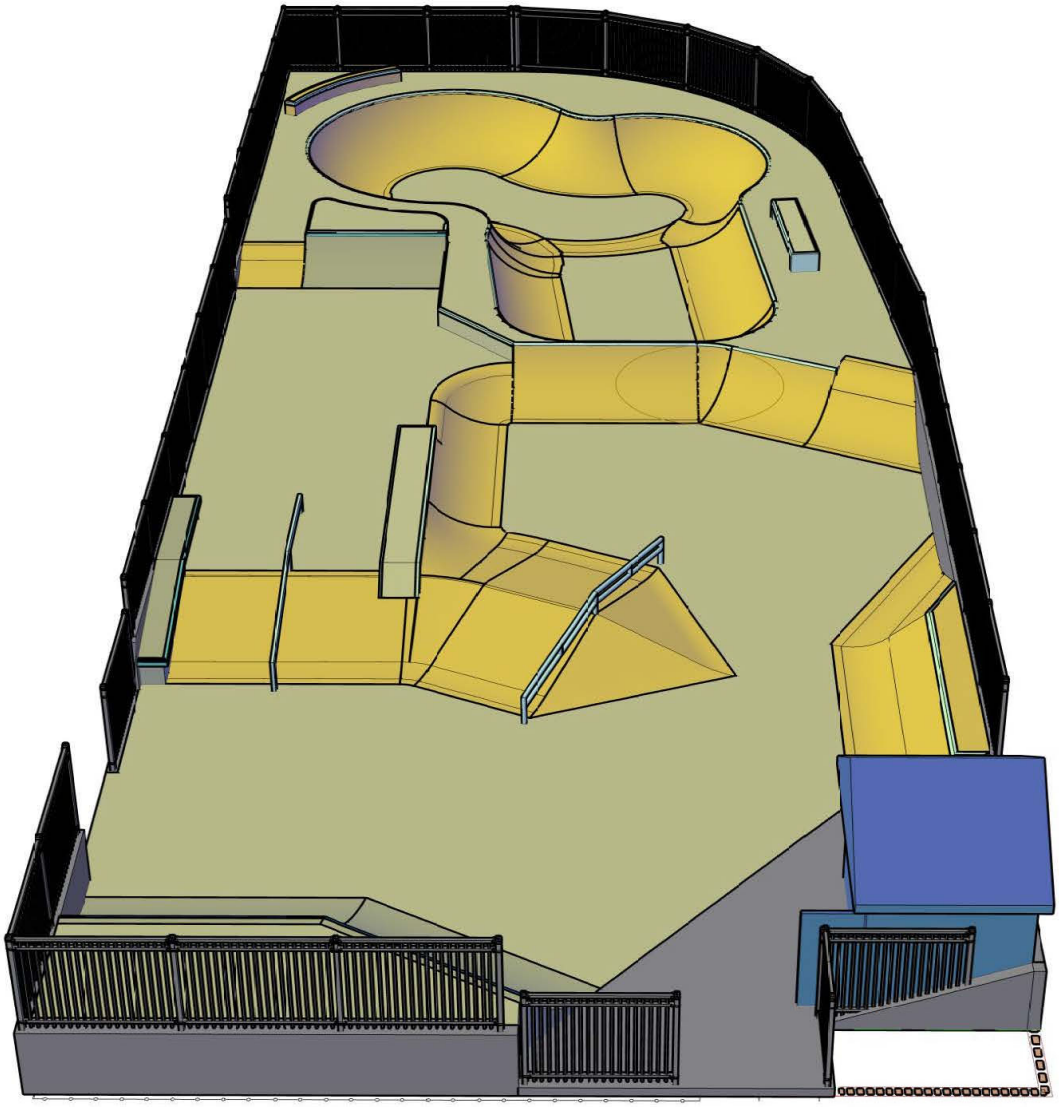
- Project walk-through with stakeholders to identify any remaining tasks
- Address any remaining issues
- Final walk-through to confirm all issues addressed



Preliminary Design Concept of Skate Park Facility:







The Engineer's construction cost estimate for the Project is $1,146,337.

LICENSE REQUIREMENT: **Prime Contractor must possess a valid Class A Contractor's license.** At the time of submitting the bid, the Bidder shall be licensed as a contractor in accordance with the provisions of California Business and Professions Code Chapter 9, Division 3. certified in accordance with California Labor Code Section 3099. Proof of Certification shall be provided to the District prior to commencement of work.

COMPLETION OF WORK AND LIQUIDATED DAMAGES: All work shall be completed in a total of **One Hundred Eighty (180) Working Days** from the date specified in the Notice to Proceed. Liquidated damages shall be **Three Thousand Dollars ($3,000)** per Calendar Day, for each and every Calendar Days delay in finishing the work.

AWARD OF CONTRACT: The award of the Contract, if it is awarded, will be to the lowest responsive and responsible Bidder whose bid complies with all the requirements prescribed. The District reserves the right, after opening bids, to reject any or all bids, to waive any informality in a bid, to make awards in the interest of the District, and to reject all other bids.

PROPOSAL GUARANTEE AND BONDS: Each bid shall be accompanied by a scanned copy of a certified or cashier's check or corporate surety bond issued by a surety company, admitted to do business in the State of California, on the form furnished by the District as guarantee that bidder will, if an award is made to him in accordance with the terms of his bid, promptly secure Workers' Compensation insurance and liability insurance, execute a contract in the required form, and furnish satisfactory bonds for the faithful performance of the contract ("Performance Bond") and for the payment of claims of materialmen and laborers thereunder ("Payment Bond"). Said check or bidder's bond shall be in an amount of not less than ten percent (10%) of the amount of the bid. **Bidders with the three lowest responsive bids shall deliver an original hard copy of the certified check, cashier's check or surety bond to the District at 2150 Main St., Cambria CA 93428 within five business days of the bid opening date. Failure to submit the original check or bidder's bond may result in the bid being declared non-responsive.** The Performance and Payment Bonds shall be not less than one hundred percent (100%) of the total amount of the bid price named in the contract. Only bonds issued by companies admitted to do business in the State of California will be accepted in accordance with the Code of Civil Procedure Section 995.311. Failure to submit acceptable Payment and Performance Bonds as required shall result in a rejection of the bid and a forfeiture of the proposal guarantee.

PREVAILING RATES OF WAGES: Prevailing wage requirements apply to public works projects with a value exceeding $1,000.00. The definition of "public works" is found at Labor Code Section 1720, *et seq.*

The District is subject to the provisions of law relating to public contracts in the State of California. It is agreed that all provisions of law applicable to public contracts are a part of

this Agreement to the same extent as though set forth herein, and will be complied with by Contractor. Contractor shall abide by all applicable Sections of the California Labor Codes including Sections 1770 - 1781, *et seq*. In accordance with the provisions of Section 1773 of the California Labor Code, the general prevailing rates of per diem wages and holiday and overtime work in the locality in which the Work is to be performed shall be in accordance with the rates posted on the Department of Industrial Relations website, found at http://www.dir.ca.gov/dirdatabases.html**.** The Contractor, and any subcontractor under it, shall pay not less than the specified prevailing rates of wages to all workers employed in the execution of this Agreement.

The District reminds all contractors and subcontractors of the adoption of Senate Bill 96 – Amendments to California Prevailing Wage Law Requires Additional Measures by Public Agencies, Contractors and Subcontractors, and encourages them to understand and comply with the requirements as set forth on the Department of Industrial Relations (DIR) website at http://www.dir.ca.gov/Public-Works/PublicWorks.html**.** All contractors and subcontractors who plan to bid on a public works project when the project is for construction, alteration, demolition, installation, or repair work with a value exceeding $25,000.00 must first be registered and pay an annual fee with the DIR. Additionally, all contractors and subcontractors who plan to bid on public works projects involving maintenance work with a value exceeding $15,000.00 must first be registered and pay an annual fee with the DIR. The District requires all contractors and subcontractors to be registered with the DIR prior to submitting a bid meeting these parameters. Subject to the exceptions set forth in Labor Code Section 1725.5, bids from contractors that are not currently registered will be deemed nonresponsive. Further, the District will not award a contract to and no contractor or subcontractor will be allowed to work on a District public works project meeting these parameters unless they are registered with the DIR pursuant to Labor Code Section 1725.5. Please visit the DIR website for further information.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work

LABOR REGULATIONS: The Contractor shall comply with all applicable requirements of the California Labor Code.

SECURITY FOR COMPLETION OF WORK: The Contract Documents establish a provision for monthly progress payments based upon the percentage of work completed as determined by the Engineer. The District will retain a portion of each progress payment as security for completion of the balance of the work. At the request and expense of the successful bidder, the District will pay the amount so retained upon compliance with the requirements of California Public Contract Code § 22300 and the provisions of the Contract Documents, Special Provisions Subsection 9-3.2.2 pertaining to "Substitution of Securities."

PROJECT ADMINISTRATION: All questions relative to this project prior to opening bids must be submitted via DemandStar at **support@demandstar.com** no later than five (5) business days prior to the bid opening date as this would not allow time to respond to all plan holders. No verbal requests or requests made in any other format will be accepted. Questions must be submitted individually and not in a paragraph format nor combined in a single submission.

Requests submitted for the District's consideration of proposed terms and conditions, including modifications to the District's IFB and/or Contract terms and conditions must be submitted by the deadline for questions. Such requests should include an attachment in Word or PDF format on formal company letterhead that shows the requested modifications.

Significant interpretations or clarifications and responses to questions received by the deadline will be addressed via addenda to this FIB, which will be released and posted on DemandStar.

General process questions may be directed to the following:

Matthew McElhenie at **mmcelhenie@cambriacsd.org**

CAMBRIA COMMUNITY SERVICES DISTRICT

Published by:
Publication Date: April 23, 2026

INSTRUCTIONS TO BIDDERS, PROPOSAL REQUIREMENTS AND CONDITIONS

1. CONTRACT DOCUMENTS: The Contract Documents shall consist of:

   a) Permits and Agreements

   b) Contract

   c) Addenda

   d) Instructions to Bidders, Proposal Requirements and Conditions

   e) Special Provisions

   f) Contract Plans

   g) Standard Plans

   h) Standard Specifications for Public Works Construction, current edition

   i) Reference Specifications

   all of which are on file at the District office, located at 2150 Main St., Cambria CA 93428, and are hereby referred to and made a part hereof.

2. BID PROPOSALS: To be considered, bids shall be made in accordance with the following instructions:

   a) For the convenience of bidders, the “SCHEDULE OF WORK” has been posted on the District’s DemandStar system. Bidders must enter their unit price information online in accordance with the INSTRUCTIONS FOR ENTERING ELECTRONIC BIDS included herein. Unit prices must be entered online and then the extended prices and total bid price will be automatically calculated.

   b) Bids shall be submitted only on bid items stated in the Bid Documents; bids on other bases will not be considered. Bids that are not submitted on the prescribed forms, and in accordance with the INSTRUCTIONS FOR ENTERING ELECTRONIC BIDS may be rejected.

   c) Unless called for, additive bids will not be considered.

   d) Pursuant to the provisions of Public Contract Code § 4101 to 4108, inclusive, every Bidder shall set forth in its bid:

      1) The Bidder shall list the name, license number, and location of the place of business of each subcontractor performing work in an amount in excess of one-half of one percent (1/2%) of the prime contractor's total bid, or, in the case of bids or offers for the construction of streets or highways, including bridges, in excess of one-half of one percent (1/2%)

of the prime contractor's total bid or ten thousand dollars ($10,000), whichever is greater.

2) The bid item numbers and the percentage of the bid item subcontracted.

e) In the event additive bids are called for and the Bidder intends to use different or additional subcontractors on the additive(s), the Bidder shall fill out additional forms of the list of subcontractors and shall identify such forms with relation to whether they apply to the base or additive bids.

f) If the Bidder fails to specify a subcontractor for any portion of the work to be performed under the contract in excess of one-half of one percent (1/2%) of the Bidder's total bid, or, in the case of bids or offers for the construction of streets or highways, including bridges, in excess of one-half of one percent (1/2%) of the Bidder's total bid or ten thousand dollars ($10,000), whichever is greater, the Bidder agrees to perform that portion of work itself. The successful Bidder shall not, without the consent of the District, either:

1) Substitute any person, firm or corporation as subcontractor in place of the subcontractor designated in the original bid, or

2) Permit any subcontract to be assigned or transferred or allow the work to be performed by anyone other than the original subcontractor listed in the bid.

g) Bids shall be accompanied by a certified or cashier's check or an acceptable corporate bid bond on the form furnished by the District for an amount not less than ten percent (10%) of the bid, made payable to the order of the District. The check or bid bond shall be a guarantee that the Bidder will enter into a contract and provide all required insurance and bonds if awarded the work; and in case of refusal or failure to enter into the contract, the check or bid bond shall be forfeited. The District will return Bidder's check if the project is not awarded to Bidder.

Only bonds issued by companies admitted to do business in the State of California will be accepted, in accordance with Code of Civil Procedure § 995.311 and Insurance Code § 12090.

h) Before submitting a bid, bidders shall carefully examine the work site, the Contract Documents and the form of Contract and shall fully inform themselves about all existing conditions and limitations. Bidders shall include in their bids a sum to cover the cost of all work included in the Contract.

i) Bid prices must be entered and the bid proposal packet must be uploaded to the DemandStar system on or before the day and hour set for the bid opening in the Notice Inviting Bids. No other method of bid submittal will be accepted. Bidders with the three lowest responsive bids shall deliver an original hard copy of the certified check, cashier's check or surety bond to the District at

2150 Main Street #1-A, Cambria CA within five business days of the bid opening date.

j) A bid may be considered non-responsive if it does not comply with the requirements set forth in these bid documents. A responsive bid is one that complies with the solicitation in all acceptability and material respects and contains no material defects.

3. WITHDRAWAL OF BIDS: Bids may be withdrawn at any time before the bid deadline.

4. INTERPRETATION OF DRAWINGS AND DOCUMENTS; REQUESTS FOR CLARIFICATION: If any person contemplating submitting a bid for the proposed Contract is in doubt as to the true meaning of any part of the plans and specifications, or other proposed Contract Documents, or finds discrepancies in, or omissions from, the drawings or specifications, he shall submit to the Purchasing Representative a written request for all interpretations or corrections thereof via email to the Project Manager prior to the deadline for submitting questions, as set forth in the Notice Inviting Bids section herein. Any clarification or correction of the proposed documents will be made only by Addendum duly issued, with notice provided to all firms who downloaded the bid documents from the District's website. The District is not responsible for any other explanations or interpretations of the proposed documents.

5. ADDENDA TO THE CONTRACT DOCUMENTS: Any addenda issued during the time of bidding, or forming a part of the Contract Documents after the Bidder has downloaded the bid documents from the District's website, shall be taken into account in the bid and shall be made a part of the Contract.

   Addenda may be issued by the District for any reason, including but not limited to, clarifying or correcting the Notice Inviting Bids, Special Provisions, Plans, or Bid.

   Bidders will be notified of such Addenda during the period of advertising either by email or posting on the District's website, provided however, each Bidder shall be solely responsible for obtaining any such Addenda.

   The Bidder shall acknowledge the receipt of Addenda on the District's DemandStar system.

6. BIDDER RESPONSIVENESS: Failure of the Bidder to provide requested information in a complete and accurate manner may be considered non-responsive resulting in rejection of the bid. The use of "N/A" or "n/a" in response to any request for information without an explanation as to why that abbreviation is being used may render the bid non-responsive.

7. OPENING BIDS: Bids will be publicly available via DemandStar at the time and date set in the Notice Inviting Bids.

8. AWARD OR REJECTION OF BIDS AND EXECUTION OF CONTRACT: The award of the Contract will be as of the date specified in the Notice of Award issued by the District. The award of the Contract shall not constitute a binding obligation on District until the Contract has been lawfully executed by all parties and the Contractor has submitted all required insurance certificates and bonds to the District.

   The Contractor shall not commence work in advance of the execution of the Contract, the delivery of the bonds and insurance certificates, as specified above and purchase order issuance.

   The award of the Contract, if it is awarded, will be to the responsive and responsible Bidder who submitted the lowest Bid complying with these Proposal Requirements and Conditions and with the Notice Inviting Bids. The lowest bid shall be the lowest bid price on the base contract without consideration of the Additive Bid Items. Such award, if made, will be made within ninety (90) Calendar Days after the opening of the proposals. The ninety (90) Calendar Days period shall be subject to extension for such further period as may be agreed upon in writing between the District and the Bidder(s) concerned. All bids will be compiled on the basis of the estimated quantities of work to be done as shown in the Proposal. However until an award is made, the District reserves the right to reject any and all bids or to waive any informality in bids received, if doing so is deemed to best serve the interest of the District.

9. CONTRACT AND BONDS: The Contract, which the successful Bidder, as Contractor, will be required to execute, is included in the Contract Documents and should be carefully examined by the Bidder.

   The successful Bidder, simultaneously with his execution of the Contract, will be required to furnish a Payment Bond and a Performance Bond. Said bonds shall be in the form of the two (2) sample bonds included in these Contract Documents and based upon conditions specified in the Standard Specifications Section 1-7.2, "Contract Bonds," and as specified in the Special Provisions and shall be secured from a surety company satisfactory to the District.

   Only bonds issued by companies admitted to do business in the State of California will be accepted, in accordance with Code of Civil Procedure § 995.311 and Insurance Code § 12090. Failure to submit acceptable Payment and Performance Bonds as required shall result in rejection of bid and forfeiture of the proposal guarantee.

   All alterations, extensions of time, extra and additional work, and other changes authorized by the Contract Documents will be made without securing the consent of the surety or sureties on the Contract bonds.

   The Contract shall be signed by the successful Bidder, and delivered to the District together with the Contract bonds within ten (10) days of the date specified in the

Notice of Award issued by the District, not including Saturdays, Sundays, and legal holidays. The Contractor shall submit insurance certificates electronically in accordance with section 5-4 of the Standard Specifications and as set forth in the Contract Documents. The executed Contract, together with the required bonds, will be filed with the Clerk of the District.

Failure of the lowest responsive and responsible Bidder to execute the Contract and file acceptable insurance certificates and bonds as provided herein within ten (10) days of award of the Contract, not including Saturdays, Sundays and legal holidays, shall be just cause for the forfeiture of the bid bond. The successful Bidder may file with the District a written notice, signed by the Bidder or his authorized representative, specifying that the Bidder will refuse to execute the Contract if presented to him. The filing of such notice shall have the same force and effect as the failure of the Bidder to execute the Contract and furnish acceptable certificates of insurance and bonds within the time herein before prescribed.

10. SPECIAL NOTICE: Bidders are required to inform themselves fully of the conditions relating to construction and labor under which the Work will be performed, and the Contractor must employ, so far as possible, such methods and means in the carrying out of this work as will not cause any interruption or interference with any other contractor.

11. BIDDERS INTERESTED IN MORE THAN ONE BID: No person, firm or corporation shall be allowed to make or file or be interested in more than one bid as prime contractor for the same work.

12. BIDS TO BE LEFT ON DEPOSIT: No Bidder may withdraw its bid for a period of ninety (90) Calendar Days after the time set for opening thereof. However, the District will return all certified checks within fifteen (15) days, not including Saturdays, Sundays, and legal holidays, after the award of the Contract or rejection of the bids, as the case may be, to respective Bidders whose bids are not accepted.

13. NON-COLLUSION DECLARATION: All Bidders shall submit with their bids an executed non-collusion declaration on the form provided in the bidding documents. Failure to provide completed form may result in the bid being deemed non-responsive.

14. SUBSTITUTIONS: Where the Specifications or drawings specify any material, product, thing, or service by one or more brand names, whether or not "or equal" is added, and a Bidder wishes to propose the use of another item as being equal, he shall request approval therefor as set forth in 4-6 of the Standard Specifications.

15. ASSIGNMENT OF CONTRACT: No assignment by the Contractor of any Contract to be entered into hereunder or of any part thereof, or of funds to be received thereunder by the Contractor, will be recognized by the District unless such

assignment has had the prior written approval of the District and the surety has been given due notice of such assignment in writing.

16. OTHER REQUIREMENTS: Before entering into a Contract, the Bidder to whom the Contract has been awarded shall satisfy all insurance requirements per Section 5-4 of the Standard Specifications and such insurance shall be maintained in full force and effect at its own expense during the life of this Contract.

    Upon request, the successful Bidder shall furnish to the District a statement of its financial condition and previous construction experience or such other evidence of his qualifications.

17. LABOR CODE:

    PUBLIC WORKS CONTRACTOR REGISTRATION PROGRAM

    All contractors and subcontractors who plan to bid on a public works project (the definition of "public works" is found at Labor Code Section 1720, *et seq.*) when the project is for construction, alteration, demolition, installation, or repair work with a value exceeding $25,000.00 must first be registered and pay an annual fee with the DIR. Additionally, all contractors and subcontractors who plan to bid on public works projects involving maintenance work with a value exceeding $15,000.00 must first be registered and pay an annual fee with the DIR. The CITY requires all contractors and subcontractors to be registered with the DIR prior to submitting a bid meeting these parameters. By submitting a bid for District Department of Public Works and Transportation project, the contractor acknowledges the above requirements and agrees to maintain a valid Department of Industrial Relations (DIR) Public Works Contractor registration during the term of this project.

    a) A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

    b) Pursuant to Labor Code Section 1771.4, all bidders are hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

    In addition to the requirement for submittal of certified payroll records **to the District,** contractors and subcontractors shall furnish electronic certified payroll records to the Labor Commissioner **(State of California, Division of Labor Standards Enforcement).**

Contractors and subcontractors shall be responsible for complying and staying current with all DIR requirements and regulations. More information can be found at http://www.dir.ca.gov/Public-Works/PublicWorks.html.

Attention is directed to Labor Code § 1735 of which reads as follows:

> No discrimination shall be made in the employment of persons upon public works because of the race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, or sex of such persons, except as provided in the Government Code §12940, and every contractor for public works violating this section is subject to all the penalties imposed for a violation of this chapter.

The Contractor shall abide by the provisions of the California Labor Code § 1770-1781, *et seq*. In accordance with the provisions of the California Labor Code § 1773, the general prevailing rates of per diem wages and holiday and overtime work in the locality in which the work is to be performed has been obtained from the Director of the Department of Industrial Relations, a copy of which is on file in the office of the City Clerk of the District and will be made available to any interested party upon request. The Contractor shall post a copy of the prevailing rate of per diem wages at the job site. The Contractor, and any subcontractor under him, shall pay not less than the specified prevailing rates of wages to all workers employed in the execution of the contract.

Failure to comply with the subject sections will subject the Contractor to penalty and forfeiture provisions of the Labor Code § 1775.

In accordance with of the Labor Code § 1773.1, the Contractor must make travel and subsistence payments to each worker employed in the execution of the Contract.

The District will not recognize any claim for additional compensation because of the payment by the Contractor of any wage rate in excess of the prevailing wage rate set forth in the Contract. The possibility of wage increases is one of the elements to be considered by the Contractor in determining his bid, and will not under any circumstances be considered as the basis of a claim against the District on the Contract.

The Contractor shall familiarize itself with the provisions of the Labor Code § 1777.5 regarding employment of apprentices, and shall be responsible for compliance therewith, including compliance by his subcontractors.

The Contractor and subcontractors shall comply with Labor Code § 1777.6 which stipulates that it shall be unlawful to refuse to accept otherwise qualified employees as registered apprentices solely on the grounds of race, religious creed, color, national origin, ancestry, sex, or age except as provided in Labor Code § 3077, of such employee.

The Contractor and subcontractors shall comply with Labor Code § 1810 and § 1811 which stipulates that eight hours labor constitutes a legal day's work, and § 1812 which stipulates that the Contractor and subcontractors shall keep an accurate record showing the name of and actual hours worked each calendar day and each calendar week by each worker employed by him in connection with the work performed under the terms of the Contract. Failure to comply with these sections of the Labor Code will subject the Contractor to penalty and forfeiture provisions of the Labor Code § 1813.

18. RESERVATION OF RIGHTS:

The District reserves the right to:

a) Disqualify any Bidder in accordance with the instructions herein.

b) Reject any bids, at its discretion, including bids found to be conditional or incomplete, contain irregularities, contain any interlineations or alterations, or found to be not responsive to this Invitation for Bids (IFB).

c) Investigate the qualifications of any Bidder under consideration.

d) Require confirmation or clarification of information furnished by the Bidder.

e) Require additional evidence of Bidder’s ability to perform the Work described in these bid documents.

f) Contact the submitted references to confirm information provided in the bid.

g) Postpone or cancel the entire IFB or a portion thereof.

h) Postpone the bid opening or award for its own convenience.

i) Award a Contract in part or in combination of items.

j) Issue subsequent IFB.

k) Seek the assistance of outside technical experts to review the bids.

l) Disqualify a bid upon evidence of collusion, with intent to defraud, or other illegal practices on the part of the Bidder.

m) Waive any errors or informalities in any bid to the extent permitted by law.

n) Require bidder to provide proof as to the equality, substitutability, and compatibility of any items proposed as alternates or equals.

o) Determine, at the District’s sole discretion, the equality, substitutability, and compatibility of any items proposed as alternates or equals.

BIDDER'S PROPOSAL

THE UNDERSIGNED, HAVING CAREFULLY EXAMINED ALL OF THE CONTRACT DOCUMENTS; PERMITS ISSUED BY JURISDICTIONAL REGULATORY AGENCIES; CONTRACT; CONTRACT ADDENDA; INSTRUCTIONS TO BIDDERS; PROPOSAL REQUIREMENTS AND CONDITIONS; SPECIAL PROVISIONS; THE PLANS; STANDARD PLANS; STANDARD SPECIFICATIONS; REFERENCE SPECIFICATIONS; AND ALL OTHER INFORMATION PROVIDED BY FOR THE CONSTRUCTION LISTED ABOVE IN AND FOR THE DISTRICT, IS FAMILIAR WITH THE CONDITIONS, HAVING PERSONALLY VISITED THE SITE OF THE WORK, AND HEREBY PROPOSES TO FURNISH ALL LABOR, MATERIALS AND EQUIPMENT, AND ALL INCIDENTAL WORK NECESSARY TO DELIVER ALL THE IMPROVEMENTS COMPLETE, IN PLACE AND IN STRICT CONFORMITY WITH THE CONTRACT DOCUMENTS, FOR THE UNIT PRICES NAMED IN THE FOLLOWING SCHEDULE OF WORK, ENTERED THROUGH THE DEMANDSTAR SYSTEM.

_____

Bidder's Company Name (please print or type)

_____

Signature of Bidder

_____

Print Name

SCHEDULE OF WORK

All applicable sales taxes, State and/or Federal taxes, and any other special taxes, patent rights or royalties are included in the prices quoted in this Proposal.

(ALL ITEMS LISTED IN THE SCHEDULE OF WORK SHALL HAVE A CORRESPONDING MEASUREMENT AND PAYMENT CLAUSE)

BID ITEM NO.	BID ITEM DESCRIPTION	UNIT	EST. QTY.

INSTRUCTIONS FOR ENTERING ELECTRONIC BIDS

In order to access the DemandStar system and ensure successful online submission of your bid In the event you encounter technical difficulties during the uploading process, please contact the DemandStar system team (M-F from 8 a.m. to 5 p.m.) : **support@demandstar.com**

Bid prices must be entered and the bid proposal packet must be uploaded to the DemandStar system no later than the date and time indicated in the Notice Inviting Bids. No late bids will be accepted. No other method of bid submittal will be accepted.

INFORMATION REQUIRED OF BIDDERS

In determining the lowest "responsible" bidder, consideration will be given to the general competency of the bidder in regard to the work covered by the Bid Proposal. To this end, each proposal shall be supported by a statement of the Bidder's experience on this form. **Failure of the Bidder to provide requested information in a complete and accurate manner may render the bid non-responsive**. Additionally, the District reserves the right to disqualify or refuse to consider a proposal if a Bidder is determined to be non-responsible in accordance with applicable law."

The Bidder shall supply the following information. Use additional sheets as necessary.

1. Contact person name:_____ Email:_____

   Address: _____

   Telephone: (___)_____Fax: (___)_____

2. Type of firm (Individual, Partnership, or Corporation): _____
3. State Contractor's License Number and Classification:_____
4. DIR Registration Number: _____ Expiration Date_____
5. Number of years your firm has operated as a contractor: _____
6. Number of years your firm operated under its present business name: _____
7. List the **names and addresses** of all principals or officers authorized to bind your firm.

Name:	**Address:**

8. List any project(s) your firm has **failed to complete** within the last five years due to a termination of contract. For each project, list the type of project, client's name, contact person, current telephone number, email address, and provide a brief description of the grounds for the termination.

Check appropriate box: None ☐ See list below ☐

Type of Project	Client Name	Contact Person	Contact Phone No. and email address
Description:			

Type of Project	Client Name	Contact Person	Contact Phone No. and email address
Description:			

Type of Project	Client Name	Contact Person	Contact Phone No. and email address
Description:			

9. List projects of similar nature to the **Cambria Skatepark Project** your firm is **currently** constructing. For each project, list the type of project, contract amount, client's name, contact person, current telephone number, email address, and a brief description.

Check appropriate box: None ☐ See list below ☐

Type of Project	Contract Amount	Client Name	Contact Person	Contact Phone No. and email address
Description:				

Type of Project	Contract Amount	Client Name	Contact Person	Contact Phone No. and email address
Description:				
Type of Project	**Contract Amount**	**Client Name**	**Contact Person**	**Contact Phone No. and email address**

Description:

10. List projects of a similar nature to the **Cambria Skatepark Project** your firm has **completed** within the last five years. For each project, list the type of project, contract amount, date of completion, client's name, contact person, current telephone number, email address, and a brief description.

Check appropriate box: None ☐ See list below ☐

Type of Project	Contract Amount	Date of Completion	Client Name	Contact Person	Contact Phone No. and email address
Description:					

Type of Project	Contract Amount	Date of Completion	Client Name	Contact Person	Contact Phone No. and email address
Description:					

Type of Project	Contract Amount	Date of Completion	Client Name	Contact Person	Contact Phone No. and email address
Description:					

11. List the name of the person(s) **(A MINIMUM OF ONE)** who inspected the site of the proposed work for your firm.

Name:	Date of Inspection:

12. Complete the following in conformance with Labor Code Section 1725.5:

Name of Subcontractor	Registered with DIR?	DIR Registration No.

	Yes __ No __	
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	
	Yes __ No __	

13. If requested by the District, the Bidder shall furnish a notarized financial statement, financial data, or other information and references sufficiently comprehensive to permit an appraisal of its current financial condition or ability to perform the work.

    Failure to furnish information upon request may render the bid nonresponsive.

    All of the above statements regarding Contractor's experience and financial qualifications are submitted in conjunction with the Bid Proposal, as a part thereof, and the truthfulness and accuracy of the information is guaranteed by the Bidder.

THE DISTRICT RESERVES THE RIGHT TO REJECT ALL BIDS

The undersigned understands the contract time limit allotted for the completion of the work required by the Contract is **One Hundred Eighty (180) Working Days**

The undersigned agrees, if awarded the Contract, to sign the Contract and furnish the necessary insurance certificates and bonds within ten (10) days of the date specified in the Notice of Award of Contract, not including Saturdays, Sundays, and legal holidays, and to begin work within ten (10) Working Days from the date specified in the District's Notice to Proceed. Contract time accounting shall begin on the date shown in the Notice to Proceed.

Accompanying this Bid Proposal is **(check appropriate box)**:

☐ **Cashier's Check** ☐ **Certified Check** ☐ **Bid Bond**

Sign Here if Individual:

Signature: _____

Print Name: _____

Address: _____

_____

Affix notary's acknowledgement

(Signature blocks continue on the following page)

Sign Here if Co-Partnership or LLC:

Co-Partnership/LLC Name of Firm: _____

Address: _____

_____

Members Signing:

Signature: _____ Print Name: _____

Address: _____

_____

Signature: _____ Print Name: _____

Address: _____

_____

Affix notary's acknowledgement

Sign Here if Corporation:

Name of Corporation: _____

Address: _____

_____

Officers of Corporation Signing:

Signature: _____ Print Name: _____

Address: _____

_____

Signature: _____ Print Name: _____

Address: _____

_____

If executed by other than President and Secretary of the Corporation, attach a certified copy of resolution authorizing signature on behalf of the Corporation.

Affix notary's acknowledgement

LIST OF SUBCONTRACTORS

The Bidder shall list each subcontractor performing work in an amount in excess of one-half of one percent (1/2%) of the prime contractor's total bid, or, in the case of bids for the construction of streets or highways, including bridges, in excess of one-half of one percent (1/2%) of the prime contractor's total bid or ten thousand dollars ($10,000), whichever is greater. Complete columns (1) and (2) and submit with the bid. Complete columns (3) and (4) and submit with the bid or email to the District within 24 hours after the bid opening. Failure to provide complete information in columns (1) through (4) within the time specified shall render the bid non-responsive.

Subcontractors listed must not be debarred from performing the designated work.

Information must be typed or clearly printed.

BUSINESS NAME AND LOCATION (1)	CONTRACTOR LICENSE NUMBER (2)	BID ITEM NUMBER (SUBCONTRACTORS PROVIDING WORK TO MULTIPLE BID ITEMS OF WORK SHOULD BE LISTED FOR EACH BID ITEM SEPARATELY) (3)	PERCENTAGE OF BID ITEM PRICE SUBCONTRACTED AND DESCRIPTION OF THE PORTION OF BID ITEM WORK TO BE PERFORMED BY SUBCONTRACTOR (4)*
Sample: XYZ Contractors	XXXXXX	2	50% of Bid Item #2; Excess soil export
Sample: XYZ Contractors	XXXXXX	3	20% of Bid Item #3; Topsoil import

*** If you are subcontracting a whole bid item, insert one hundred percent (100%); if less, insert actual percentage.**

NON-COLLUSION DECLARATION-CONTRACTOR
To be Executed by Bidder and Submitted with Bid

The undersigned declares:

I am the _____ [title] of _____[company name], the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on _____[date], at _____[city], _____[state].

_____
Signature

_____
Print Name

FORM OF BID BOND

(10% of the Proposal Amount)

KNOW ALL PERSONS BY THESE PRESENTS that we _____ _____ as Principal, and _____ _____ as Surety, are held and firmly bound unto Cambria Community Services District, hereinafter called the District in the sum of Dollars ($_____), for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

The conditions of this obligation are such that whereas the Principal submitted to the District a certain Bid Proposal, attached hereto and hereby made a part hereof, to enter into a contract in writing for the **Skatepark Project** , and will furnish all required certificates of insurance and bonds as required by the Contract.

NOW THEREFORE, if said Bid Proposal shall be rejected; or in the alternate, if said Bid Proposal shall be accepted, and the Principal shall execute and deliver a contract in the prescribed Form of Contract, shall deliver certificates evidencing that the required insurance is in effect and shall execute and deliver Performance and Payment Bonds in the forms prescribed, and shall in all other respects perform the Contract created by the acceptance of said Bid Proposal, then this obligation shall be void; otherwise this obligation shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for any and all default of the Principal hereunder shall be the amount of this obligation as herein stated. In the event suit is brought upon this bond by District and judgment is recovered, Surety shall pay all costs incurred by District in said suit, including a reasonable attorney and expert fees and costs to be fixed by the court.

The Surety, for the value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall in no way be impaired or affected by an extension of the time within which the District may accept such a Bid Proposal; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument this ____ day of _____, 20____, the name of each party being hereto written below and these presents duly signed by each party's undersigned representative, pursuant to authority of its governing body. This bond shall be authenticated by way of notarized acknowledgment, including a copy of the power of attorney, for the Surety.

ATTEST:

(Principal) _____

(Address) _____

_____

(By) _____

(Title) _____

ATTEST:

(Surety) _____

(Address) _____

_____

(By) _____

(Title) _____

FALSE CLAIMS

Bidder shall complete the False Claims Act Certification below or in the alternative, provide the information requested under False Claims Act Violations below. Failure to certify or provide the requested information shall render the bid non-responsive.

"False Claims Act" as used herein is defined as either or both the Federal False Claims Act, 31 U.S.C. § 3729, *et seq*., and the California False Claims Act, Government Code § 12650, et seq.

FALSE CLAIMS ACT CERTIFICATION

I _____ hereby certify that neither
Print name

_____
Contractor name

nor _____
Name of qualifying person licensed by Contractors State License Board

has been determined by a court or tribunal of competent jurisdiction to have violated the False Claims Act as defined above.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this _____ day of _____ at _____
(Month and year) **(City and State)**

By _____
(Signature of owner, officer, manager or licensee responsible for submission of Bid Proposal)

FALSE CLAIMS ACT VIOLATIONS

With regard to any determinations by a tribunal or court of competent jurisdiction that the False Claims Act, as defined above, has been violated by (1) the Contractor submitting this Bid Proposal or (2) the qualifying person licensed by the State Contractors License Board to perform the work described in this Bid Proposal, shall provide on a separate sheet the following information: (1) the date of the determination of the violation, (2) the identity of the tribunal or court, (3) the identity of the government contract or project involved, (4) the identity of the government department involved, (5) the amount of fine imposed, and (6) any exculpatory information of which the Agency should be aware.

PROJECT NAME
BID NO. XX-XXXX

CIVIL LITIGATION AND ARBITRATION HISTORY

Bidder shall provide the certification or information requested below. Failure to certify or provide such certification or information shall render the bid non-responsive.

For five (5) years preceding the submittal date of this Bid Proposal, identify civil litigation and arbitration arising out of the performance of a construction contract within the State of California in which the (1) Contractor submitting this bid proposal or (2) the qualifying person licensed by the State Contractors Licensing Board to perform the work described in this Bid Proposal was a named as a party in a lawsuit brought by or against the project owner or any action to confirm, vacate or modify an arbitration award involving an owner.

CIVIL LITIGATION AND ARBITRATION CERTIFICATION

If the Bidder has no civil litigation and arbitration history to report as described above, complete the following:

I _____ certify that neither
Print name

_____
Contractor name

nor _____
Name of qualifying person licensed by Contractors State License Board

has been involved in civil litigation and arbitration as described above.

I declare under penalty of perjury that the foregoing is true and correct.

Executed this _____ day of _____ at _____
(Month and year) **(City and State)**

By _____
(Signature of owner, officer, manager or licensee responsible for submission of Bid Proposal)

Do not include litigation and arbitration which are limited solely to enforcement of mechanics' liens or stop notices. Provide on a separate sheet (1) the name and court case identification number of each case, (2) the jurisdiction in which it was filed, and (3) the outcome of the litigation, e.g. whether the case is pending, a judgment was entered, a settlement was reached, or the case was dismissed.

PROJECT NAME
BID NO. XX-XXXX

CRIMINAL CONVICTIONS

Bidder shall provide the certification or information requested below. Failure to certify or provide such certification or information shall render the bid non-responsive.

CRIMINAL CONVICTION CERTIFICATION

If the Bidder has no criminal convictions to report as described above, complete the following:

I _____ hereby certify that neither
Print name

_____
Contractor name

nor _____
Name of qualifying person licensed by Contractors State License Board

has been convicted of a criminal violation as described above.

I declare under penalty of perjury that the foregoing is true and correct.

Executed this _____ day of _____ at _____
(Month and year) **(City and State)**

By _____
(Signature of owner, officer, manager or licensee responsible for submission of Bid Proposal)

For the five (5) years preceding the date of this Bid Proposal is due, identify on a separate sheet any criminal conviction in any jurisdiction in the United States for a violation of law arising out of the performance of a construction contract (1) by the Contractor submitting this Bid Proposal or (2) by the qualifying person licensed by the State Contractors License Board to perform the work described in the Bid Proposal.

Provide on the following page labeled “Criminal Convictions Information.” (1) the date of conviction, (2) the name and court case identification number, (3) the identity of the law violated, (4) the identity of the prosecuting agency, (5) the contract or project involved, (6) the punishment imposed, and (7) any exculpatory information of which the Agency should be aware.

PROJECT NAME
BID NO. XX-XXXX

VIOLATION OF LAW OR A SAFETY REGULATION

Has the Bidder, any officer of the Bidder, or any employee who has proprietary interest in the Bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of a law or a safety regulation?

☐ **Yes** ☐ **No**

If the answer is yes, explain the circumstances in the following space.

Name of bidder (print)	Signature
Address	State Contractors' License No. & Classification
City Zip Code	Telephone

PROJECT NAME
BID NO. XX-XXXX

CAMBRIA COMMUNITY SERVICES DISTRICT

CONSTRUCTION CONTRACT

This Contract is made and entered into on _____, 2026 by and between the Cambria Community Services District, hereinafter referred to as "DISTRICT" and _____, hereinafter referred to as "CONTRACTOR."

W I T N E S S E T H:

That the DISTRICT and the CONTRACTOR, for the consideration hereinafter named, mutually agree as follows:

1. The complete Contract includes all of the Contract Documents, which are incorporated herein by this reference, to wit:

a. Permits and Agreements
b. Contract
c. Addenda
d. Instructions to Bidders, Proposal Requirements and Conditions
e. Special Provisions
f. Contract Plans
g. Standard Plans
h. Standard Specifications for Public Works Construction, current edition
i. Reference Specifications
j. Contract Provisions for Non-Federal Entity Contracts Under Federal Awards
k. Procurement Standards

The Contract Documents are complementary, and that which is required by one shall be as binding as if required by all.

2. CONTRACTOR shall provide and furnish all labor, materials, necessary tools, expendable equipment, and all utility and transportation services required for the work of improvement described in the Notice Inviting Bids in accordance with the Plans and Contract Documents.

3. CONTRACTOR agrees to perform all the said work and furnish all the said materials at its own cost and expense that are necessary to construct and complete in strict conformance with Contract Documents and to the satisfaction of the DISTRICT.

Contractor Information

Address for Notices and Payments:

Attn:
Telephone:
Email:

4. DISTRICT agrees to pay and CONTRACTOR agrees to accept in full payment for performance of this work of improvement as described, the stipulated sum of _____ the "Contract Price".

DISTRICT agrees to make progress payments and final payment in accordance with the method set forth in the Special Provisions.

5. CONTRACTOR agrees to commence construction of the work provided for herein within ten (10) Calendar Days after the date specified in the Notice to Proceed, and to continue diligently in strict conformance with Contract Documents and without interruption, and to complete the construction thereof within 180 Working Days after the date specified in the Notice to Proceed.

6. Time is of the essence of this Contract, and it is agreed that it would be impracticable or extremely difficult to ascertain the extent of actual loss or damage which the DISTRICT will sustain by reason of any delay in the performance of this Contract. It is, therefore, agreed that CONTRACTOR will pay as liquidated damages to the DISTRICT the following sum: $3,000 per Calendar Day, for each and every Calendar Days delay in finishing the Work, except plant establishment work, in excess of the number of Working Days prescribed above. The CONTRACTOR shall pay to the DISTRICT the sum $3,000 per Calendar Day, for each and every Calendar Days delay in completing the plant establishment work in excess of the number of Working Days prescribed above. In no case will liquidated damages be assessed more than $3,000 per day. If liquidated damages are not paid, as assessed by the DISTRICT, the DISTRICT may deduct the amount thereof from any money due or that may become due the CONTRACTOR under this Contract in addition to any other remedy available to DISTRICT. By executing this Contract, CONTRACTOR agrees that the amount of liquidated damages is reasonable and shall not constitute a penalty.

7. CONTRACTOR will maintain and will require all subcontractors to maintain valid and current Department of Industrial Relations (DIR) Public Works Contractor registration during the term of this project. CONTRACTOR shall notify the DISTRICT in writing immediately, and in no case more than twenty-four (24) hours, after receiving any information that CONTRACTOR'S or any of its subcontractor's DIR registration status has been suspended, revoked, expired, or otherwise changed.

8. CONTRACTOR will pay, and will require all subcontractors to pay, all employees on said Contract a salary or wage at least equal to the prevailing salary or wage established for such work as set forth in the wage determinations and wage standards applicable to this work, a copy of which is on file in the office of the District. Federal prevailing wage rates apply for federally funded projects. Travel and subsistence pay shall be paid in accordance with Labor Code § 1773.1.

9. CONTRACTOR shall be subject to the penalties in accordance with Labor Code of § 1775 for each worker paid (either by him or by any subcontractors under him) less than the prevailing rate described above on the work provided for in this Contract.

10. CONTRACTOR and subcontractors shall comply with Labor Code § 1810 and § 1811 which stipulates that eight hours labor constitutes a legal day's work, and § 1812 which stipulates that the CONTRACTOR and subcontractors shall keep an accurate record showing the name of and actual hours worked each calendar day and each calendar week by each worker employed by him in connection with the work performed under the terms of the Contract. Failure to comply with these sections of the Labor Code will subject the CONTRACTOR to penalty and forfeiture provisions of the Labor Code § 1813.

11. CONTRACTOR will comply with the provisions of Labor Code § 1777.5 pertaining to the employment of apprentices to the extent applicable to this Contract.

12. CONTRACTOR, by executing this Contract, hereby certifies:

> "I am aware of, and will comply with the Labor Code § 3700 by securing payment for, and maintaining in full force and effect for the duration of the contract, complete Workers' Compensation Insurance, and shall furnish a Certificate of Insurance to the Agency before execution of the Contract. The DISTRICT, its officers, or employees, will not be responsible for any claims in law or equity occasioned by failure of the CONTRACTOR to comply with this paragraph."

CONTRACTOR further agrees to require all subcontractors to carry Workers' Compensation Insurance as required by the Labor Code of the State of California.

13. CONTRACTOR shall, concurrent with the execution of this Contract, furnish two bonds approved by the DISTRICT, one in the amount of One Hundred Percent (100%) of the Contract Price, to guarantee the faithful performance of the work "Performance Bond", and one in the amount of One Hundred Percent (100%) of the Contract Price to guarantee payment of all claims for labor and materials furnished "Payment Bond." This Contract shall not become effective until such bonds are supplied to and approved by the DISTRICT.

14. CONTRACTOR shall, prior to commencing work, furnish certificates evidencing compliance with all requirements of the Contract Documents pertaining to insurance.

15. Any amendments to any of the Contract Documents must be in writing executed by the CONTRACTOR and the DISTRICT. Any time an approval, time extension, or consent of the DISTRICT is required under the Contract Documents, such approval, extension, or consent must be in writing in order to be effective.

16. This Contract contains all of the agreements and understandings of the parties and all previous understandings, negotiations, and contracts are integrated into and superseded by this Contract.

17. In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Contract shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability

shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Contract which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder.

18. The persons executing this Contract on behalf of the parties hereto warrant that they are duly authorized to execute this Contract on behalf of said parties and that, by so executing this Contract, the parties hereto are formally bound to the provisions of this Contract.

19. This Contract shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors, and assigns.

20. In performing its obligations and duties under this Contract, each party shall comply with all applicable local, state, and federal laws, regulations, rules, standards, and ordinances.

21. This Contract may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

22. This Contract is to be governed by the laws of the State of California.

(Signatures on following page)

IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first set forth above.

CAMBRIA COMMUNITY SERVICES DISTRICT

By:

Its:

By:

Its:

By:

Its:

Attest:

By:

Its:

_____

By:

Its: President

By:

Its: Secretary

Appendix II to Part 200, CFR Title 2, Subtitle A, Chapter II—CONTRACT PROVISIONS FOR NON-FEDERAL ENTITY CONTRACTS UNDER FEDERAL AWARDS

(C) Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

(D) Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

(E) Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies

or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

(G) Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

(H) Debarment and Suspension (Executive Orders 12549 and 12689)—A contract award (see 2 CFR 180.220) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

-- End Appendix II to Part 200, CFR Title 2, Subtitle A, Chapter II —Contract Provisions for Non-Federal Entity Contracts Under Federal Awards --

EQUAL OPPORTUNITY CLAUSE

During the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled,

terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

-- End Equal Opportunity Clause --

PROCUREMENT STANDARDS

§ 200.318 General procurement standards.

(a) ***Documented procurement procedures.*** The recipient or subrecipient must maintain and use documented procedures for procurement transactions under a Federal award or subaward, including for acquisition of property or services. These documented procurement procedures must be consistent with State, local, and tribal laws and regulations and the standards identified in §§ 200.317 through 200.327.

(b) ***Oversight of contractors.*** Recipients and subrecipients must maintain oversight to ensure that contractors perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders. See also § 200.501(h).

(c) ***Conflicts of interest.***

(1) The recipient or subrecipient must maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award, and administration of contracts. No employee, officer, agent, or board member with a real or apparent conflict of interest may participate in the selection, award, or administration of a contract supported by the Federal award. A conflict of interest includes when the employee, officer, agent, or board member, any member of their immediate family, their partner, or an organization that employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from an entity considered for a contract. An employee, officer, agent, and board member of the recipient or subrecipient may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors. However, the recipient or subrecipient may set standards for situations where the financial interest is not substantial or a gift is an unsolicited item of nominal value. The recipient's or subrecipient's standards of conduct must also provide for disciplinary actions to be applied for violations by its employees, officers, agents, or board members.

(2) If the recipient or subrecipient has a parent, affiliate, or subsidiary organization that is not a State, local government, or Indian Tribe, the recipient or subrecipient must also maintain written standards of conduct covering organizational conflicts of interest. Organizational conflicts of interest mean that because of relationships with a parent company, affiliate, or subsidiary organization, the recipient or subrecipient is unable or appears to be unable to be impartial in conducting a procurement action involving a related organization.

(d) ***Avoidance of unnecessary or duplicative items.*** The recipient's or subrecipient's procedures must avoid the acquisition of unnecessary or duplicative items. Consideration should be given to consolidating or breaking out procurements to obtain a more economical purchase. When appropriate, an analysis should be made between leasing and purchasing property or equipment to determine the most economical approach.

(e) ***Procurement arrangements using strategic sourcing.*** When appropriate for the procurement or use of common or shared goods and services, recipients and subrecipients are encouraged to enter into State and local intergovernmental agreements or inter-entity

agreements for procurement transactions. These or similar procurement arrangements using strategic sourcing may foster greater economy and efficiency. Documented procurement actions of this type (using strategic sourcing, shared services, and other similar procurement arrangements) will meet the competition requirements of this part.

(f) ***Use of excess and surplus Federal property.*** The recipient or subrecipient is encouraged to use excess and surplus Federal property instead of purchasing new equipment and property when it is feasible and reduces project costs.

(g) ***Use of value engineering clauses.*** When practical, the recipient or subrecipient is encouraged to use value engineering clauses in contracts for construction projects of sufficient size to offer reasonable opportunities for cost reductions. Value engineering means analyzing each contract item or task to ensure its essential function is provided at the overall lowest cost.

(h) ***Responsible contractors.*** The recipient or subrecipient must award contracts only to responsible contractors that possess the ability to perform successfully under the terms and conditions of a proposed contract. The recipient or subrecipient must consider contractor integrity, public policy compliance, proper classification of employees (see the Fair Labor Standards Act, 29 U.S.C. 201, chapter 8), past performance record, and financial and technical resources when conducting a procurement transaction. See also § 200.214.

(i) ***Procurement records.*** The recipient or subrecipient must maintain records sufficient to detail the history of each procurement transaction. These records must include the rationale for the procurement method, contract type selection, contractor selection or rejection, and the basis for the contract price.

(j) ***Time-and-materials type contracts.***

(1) The recipient or subrecipient may use a time-and-materials type contract only after a determination that no other contract is suitable and if the contract includes a ceiling price that the contractor exceeds at its own risk. Time-and-materials type contract means a contract whose cost to a recipient or subrecipient is the sum of:

(i) The actual cost of materials; and

(ii) Direct labor hours charged at fixed hourly rates that reflect wages, general and administrative expenses, and profit.

(2) Because this formula generates an open-ended contract price, a time-and-materials contract provides no positive profit incentive to the contractor for cost control or labor efficiency. Therefore, each contract must set a ceiling price that the contractor exceeds at its own risk. Further, the recipient or subrecipient awarding such a contract must assert a high degree of oversight to obtain reasonable assurance that the contractor is using efficient methods and effective cost controls.

(k) ***Settlement of contractual and administrative issues.*** The recipient or subrecipient is responsible for the settlement of all contractual and administrative issues arising out of its

procurement transactions. These issues include, but are not limited to, source evaluation, protests, disputes, and claims. These standards do not relieve the recipient or subrecipient of any contractual responsibilities under its contracts. The Federal agency will not substitute its judgment for that of the recipient or subrecipient unless the matter is primarily a Federal concern. The recipient or subrecipient must report violations of law to the Federal, State, or local authority with proper jurisdiction.

(l) ***Examples of labor and employment practices.***

(1) The procurement standards in this subpart do not prohibit recipients or subrecipients from:

(i) Using Project Labor Agreements (PLAs) or similar forms of pre-hire collective bargaining agreements;

(ii) Requiring construction contractors to use hiring preferences or goals for people residing in high-poverty areas, disadvantaged communities as defined by the Justice40 Initiative (see OMB Memorandum M-21-28), or high-unemployment census tracts within a region no smaller than the county where a federally funded construction project is located. The hiring preferences or goals should be consistent with the policies and procedures of the recipient or subrecipient, and must not prohibit interstate hiring;

(iii) Requiring a contractor to use hiring preferences or goals for individuals with barriers to employment (as defined in section 3 of the Workforce Innovation and Opportunity Act (29 U.S.C. 3102(24)), including women and people from underserved communities as defined by Executive Order 14091;

(iv) Using agreements intended to ensure uninterrupted delivery of services; using agreements intended to ensure community benefits; or

(v) Offering employees of a predecessor contractor rights of first refusal under a new contract.

(2) Recipients and subrecipients may use the practices listed in paragraph (1) if consistent with the U.S. Constitution, applicable Federal statutes and regulations, the objectives and purposes of the applicable Federal financial assistance program, and other requirements of this part.

§ 200.319 Competition.

(a) All procurement transactions under the Federal award must be conducted in a manner that provides full and open competition and is consistent with the standards of this section and § 200.320.

(b) To ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, or invitations for bids must be excluded from competing on those procurements.

(c) Examples of situations that may restrict competition include, but are not limited to:

(1) Placing unreasonable requirements on firms for them to qualify to do business;

(2) Requiring unnecessary experience and excessive bonding;

(3) Noncompetitive pricing practices between firms or between affiliated companies;

(4) Noncompetitive contracts to consultants that are on retainer contracts;

(5) Organizational conflicts of interest;

(6) Specifying only a "brand name" product instead of allowing "an equal" product to be offered and describing the performance or other relevant requirements of the procurement; and

(7) Any arbitrary action in the procurement process.

(d) The recipient or subrecipient must have written procedures for procurement transactions. These procedures must ensure that all solicitations:

(1) Are made in accordance with § 200.319(b);

(2) Incorporate a clear and accurate description of the technical requirements for the property, equipment, or service being procured. The description may include a statement of the qualitative nature of the property, equipment, or service to be procured. When necessary, the description must provide minimum essential characteristics and standards to which the property, equipment, or service must conform. Detailed product specifications should be avoided if at all possible. When it is impractical or uneconomical to clearly and accurately describe the technical requirements, a "brand name or equivalent" description of features may be used to provide procurement requirements. The specific features of the named brand must be clearly stated; and

(3) Identify any additional requirements which the offerors must fulfill and all other factors that will be used in evaluating bids or proposals.

(e) The recipient or subrecipient must ensure that all prequalified lists of persons, firms, or products used in procurement transactions are current and include enough qualified sources to ensure maximum open competition. When establishing or amending prequalified lists, the recipient or subrecipient must consider objective factors that evaluate price and cost to maximize competition. The recipient or subrecipient must not preclude potential bidders from qualifying during the solicitation period.

(f) To the extent consistent with established practices and legal requirements applicable to the recipient or subrecipient, this subpart does not prohibit recipients or subrecipients from developing written procedures for procurement transactions that incorporate a scoring mechanism that rewards bidders that commit to specific numbers and types of U.S. jobs,

minimum compensation, benefits, on-the-job-training for employees making work products or providing services on a contract, and other worker protections. This subpart also does not prohibit recipients and subrecipients from making inquiries of bidders about these subjects and assessing the responses. Any scoring mechanism must be consistent with the U.S. Constitution, applicable Federal statutes and regulations, and the terms and conditions of the Federal award.

(g) Noncompetitive procurements can only be awarded in accordance with § 200.320(c).

§ 200.320 Procurement methods.

There are three types of procurement methods described in this section: informal procurement methods (for micro-purchases and simplified acquisitions); formal procurement methods (through sealed bids or proposals); and noncompetitive procurement methods. For any of these methods, the recipient or subrecipient must maintain and use documented procurement procedures, consistent with the standards of this section and §§ 200.317, 200.318, and 200.319.

(a) ***Informal procurement methods for small purchases.*** These procurement methods expedite the completion of transactions, minimize administrative burdens, and reduce costs. Informal procurement methods may be used when the value of the procurement transaction under the Federal award does not exceed the simplified acquisition threshold as defined in § 200.1. Recipients and subrecipients may also establish a lower threshold. Informal procurement methods include:

(1) ***Micro-purchases*** —

(i) ***Distribution.*** The aggregate amount of the procurement transaction does not exceed the micro-purchase threshold defined in § 200.1. To the extent practicable, the recipient or subrecipient should distribute micro-purchases equitably among qualified suppliers.

(ii) ***Micro-purchase awards.*** Micro-purchases may be awarded without soliciting competitive price or rate quotations if the recipient or subrecipient considers the price reasonable based on research, experience, purchase history, or other information; and maintains documents to support its conclusion. Purchase cards may be used as a method of payment for micro-purchases.

(iii) ***Micro-purchase thresholds.*** The recipient or subrecipient is responsible for determining and documenting an appropriate micro-purchase threshold based on internal controls, an evaluation of risk, and its documented procurement procedures. The micro-purchase threshold used by the recipient or subrecipient must be authorized or not prohibited under State, local, or tribal laws or regulations. The recipient or subrecipient may establish a threshold higher than the Federal threshold established in the Federal Acquisition Regulations (FAR) in accordance with paragraphs (a)(1)(iv) and (v) of this section.

(iv) ***Recipient or subrecipient increase to the micro-purchase threshold up to $50,000.*** The recipient or subrecipient may establish a threshold higher than the micro-purchase threshold identified in the FAR in accordance with the requirements of this section. The

recipient or subrecipient may self-certify a threshold up to $50,000 on an annual basis and must maintain documentation to be made available to the Federal agency or pass-through entity and auditors in accordance with § 200.334. The self-certification must include a justification, clear identification of the threshold, and supporting documentation of any of the following:

(A) A qualification as a low-risk auditee, in accordance with the criteria in § 200.520 for the most recent audit;

(B) An annual internal institutional risk assessment to identify, mitigate, and manage financial risks; or,

(C) For public institutions, a higher threshold is consistent with State law.

(v) ***Recipient or subrecipient increase to the micro-purchase threshold over $50,000.*** Micro-purchase thresholds higher than $50,000 must be approved by the cognizant agency for indirect costs. The recipient or subrecipient must submit a request that includes the requirements in paragraph (a)(1)(iv) of this section. The increased threshold is valid until any factor that was relied on in the establishment and rationale of the threshold changes.

(2) ***Simplified acquisitions*** —

(i) ***Simplified acquisition procedures.*** The aggregate dollar amount of the procurement transaction is higher than the micro-purchase threshold but does not exceed the simplified acquisition threshold. If simplified acquisition procedures are used, price or rate quotations must be obtained from an adequate number of qualified sources. Unless specified by the Federal agency, the recipient or subrecipient may exercise judgment in determining what number is adequate.

(ii) ***Simplified acquisition thresholds.*** The recipient or subrecipient is responsible for determining an appropriate simplified acquisition threshold based on internal controls, an evaluation of risk, and its documented procurement procedures, which may be lower than, but must not exceed, the threshold established in the FAR.

(b) ***Formal procurement methods.*** Formal procurement methods are required when the value of the procurement transaction under a Federal award exceeds the simplified acquisition threshold of the recipient or subrecipient. Formal procurement methods are competitive and require public notice. The following formal methods of procurement are used for procurement transactions above the simplified acquisition threshold determined by the recipient or subrecipient in accordance with paragraph (a)(2)(ii) of this section:

(1) ***Sealed bids.*** This is a procurement method in which bids are publicly solicited through an invitation and a firm fixed-price contract (lump sum or unit price) is awarded to the responsible bidder whose bid conforms with all the material terms and conditions of the invitation and is the lowest in price. The sealed bids procurement method is preferred for procuring construction services.

(i) For sealed bidding to be feasible, the following conditions should be present:

(A) A complete, adequate, and realistic specification or purchase description is available;

(B) Two or more responsible bidders have been identified as willing and able to compete effectively for the business; and

(C) The procurement lends itself to a firm-fixed-price contract, and the selection of the successful bidder can be made principally based on price.

(ii) If sealed bids are used, the following requirements apply:

(A) Bids must be solicited from an adequate number of qualified sources, providing them with sufficient response time prior to the date set for opening the bids. Unless specified by the Federal agency, the recipient or subrecipient may exercise judgment in determining what number is adequate. For local governments, the invitation for bids must be publicly advertised.

(B) The invitation for bids must define the items or services with specific information, including any required specifications, for the bidder to properly respond;

(C) All bids will be opened at the time and place prescribed in the invitation for bids. For local governments, the bids must be opened publicly.

(D) A firm-fixed-price contract is awarded in writing to the lowest responsive bid and responsible bidder. When specified in the invitation for bids, factors such as discounts, transportation cost, and life-cycle costs must be considered in determining which bid is the lowest. Payment discounts must only be used to determine the low bid when the recipient or subrecipient determines they are a valid factor based on prior experience.

(E) The recipient or subrecipient must document and provide a justification for all bids it rejects.

(2) ***Proposals.*** This is a procurement method used when conditions are not appropriate for using sealed bids. This procurement method may result in either a fixed-price or cost-reimbursement contract. They are awarded in accordance with the following requirements:

(i) Requests for proposals require public notice, and all evaluation factors and their relative importance must be identified. Proposals must be solicited from multiple qualified entities. To the maximum extent practicable, any proposals submitted in response to the public notice must be considered.

(ii) The recipient or subrecipient must have written procedures for conducting technical evaluations and making selections.

(iii) Contracts must be awarded to the responsible offeror whose proposal is most advantageous to the recipient or subrecipient considering price and other factors; and

(iv) The recipient or subrecipient may use competitive proposal procedures for qualifications-based procurement of architectural/engineering (A/E) professional services whereby the offeror's qualifications are evaluated, and the most qualified offeror is selected, subject to negotiation of fair and reasonable compensation. The method, where the price is not used as a selection factor, can only be used to procure architectural/engineering (A/E) professional services. The method may not be used to purchase other services provided by A/E firms that are a potential source to perform the proposed effort.

(c) ***Noncompetitive procurement.*** There are specific circumstances in which the recipient or subrecipient may use a noncompetitive procurement method. The noncompetitive procurement method may only be used if one of the following circumstances applies:

(1) The aggregate amount of the procurement transaction does not exceed the micro-purchase threshold (see paragraph (a)(1) of this section);

(2) The procurement transaction can only be fulfilled by a single source;

(3) The public exigency or emergency for the requirement will not permit a delay resulting from providing public notice of a competitive solicitation;

(4) The recipient or subrecipient requests in writing to use a noncompetitive procurement method, and the Federal agency or pass-through entity provides written approval; or

(5) After soliciting several sources, competition is determined inadequate.

§ 200.321 Contracting with small businesses, minority businesses, women's business enterprises, veteran-owned businesses, and labor surplus area firms.

(a) When possible, the recipient or subrecipient should ensure that small businesses, minority businesses, women's business enterprises, veteran-owned businesses, and labor surplus area firms (See U.S. Department of Labor's list) are considered as set forth below.

(b) Such consideration means:

(1) These business types are included on solicitation lists;

(2) These business types are solicited whenever they are deemed eligible as potential sources;

(3) Dividing procurement transactions into separate procurements to permit maximum participation by these business types;

(4) Establishing delivery schedules (for example, the percentage of an order to be delivered by a given date of each month) that encourage participation by these business types;

(5) Utilizing organizations such as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and

(6) Requiring a contractor under a Federal award to apply this section to subcontracts.

§ 200.322 Domestic preferences for procurements.

(a) The recipient or subrecipient should, to the greatest extent practicable and consistent with law, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards, contracts, and purchase orders under Federal awards.

(b) For purposes of this section:

(1) "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

(2) "Manufactured products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

(c) Federal agencies providing Federal financial assistance for infrastructure projects must implement the Buy America preferences set forth in 2 CFR part 184.

§ 200.323 Procurement of recovered materials.

(a) A recipient or subrecipient that is a State agency or agency of a political subdivision of a State and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976 as amended, 42 U.S.C. 6962. The requirements of Section 6002 include procuring only items designated in the guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

(b) The recipient or subrecipient should, to the greatest extent practicable and consistent with law, purchase, acquire, or use products and services that can be reused, refurbished, or recycled; contain recycled content, are biobased, or are energy and water efficient; and are sustainable. This may include purchasing compostable items and other products and services that reduce the use of single-use plastic products. See Executive Order 14057, section 101, Policy.

§ 200.324 Contract cost and price.

(a) The recipient or subrecipient must perform a cost or price analysis for every procurement transaction, including contract modifications, in excess of the simplified acquisition threshold. The method and degree of analysis conducted depend on the facts surrounding the particular procurement transaction. For example, the recipient or subrecipient should consider potential workforce impacts in their analysis if the procurement transaction will displace public sector employees. However, as a starting point, the recipient or subrecipient must make independent estimates before receiving bids or proposals.

(b) Costs or prices based on estimated costs for contracts under the Federal award are allowable only to the extent that the costs incurred or cost estimates included in negotiated prices would be allowable for the recipient or subrecipient under subpart E of this part. The recipient or subrecipient may reference its own cost principles as long as they comply with subpart E of this part.

(c) The recipient or subrecipient must not use the "cost plus a percentage of cost" and "percentage of construction costs" methods of contracting.

§ 200.325 Federal agency or pass-through entity review.

(a) The Federal agency or pass-through entity may review the technical specifications of proposed procurements under the Federal award if the Federal agency or pass-through entity believes the review is needed to ensure that the item or service specified is the one being proposed for acquisition. The recipient or subrecipient must submit the technical specifications of proposed procurements when requested by the Federal agency or pass-through entity. This review should take place prior to the time the specifications are incorporated into a solicitation document. When the recipient or subrecipient desires to accomplish the review after a solicitation has been developed, the Federal agency or pass-through entity may still review the specifications. In those cases, the review should be limited to the technical aspects of the proposed purchase.

(b) When requested, the recipient or subrecipient must provide procurement documents (such as requests for proposals, invitations for bids, or independent cost estimates) to the Federal agency or pass-through entity for pre-procurement review. The Federal agency or pass-through entity may conduct a pre-procurement review when:

(1) The recipient's or subrecipient's procurement procedures or operation fails to comply with the procurement standards in this part;

(2) The procurement is expected to exceed the simplified acquisition threshold and is to be awarded without competition, or only one bid is expected to be received in response to a solicitation;

(3) The procurement is expected to exceed the simplified acquisition threshold and specifies a "brand name" product;

(4) The procurement is expected to exceed the simplified acquisition threshold, and a sealed bid procurement is to be awarded to an entity other than the apparent low bidder; or

(5) A proposed contract modification changes the scope of a contract or increases the contract amount by more than the simplified acquisition threshold.

(c) The recipient or subrecipient is exempt from the pre-procurement review in paragraph (b) of this section if the Federal agency or pass-through entity determines that its procurement systems comply with the standards of this part.

(1) The recipient or subrecipient may request that the Federal agency or pass-through entity review its procurement system to determine whether it meets these standards for its system to be certified. Generally, these reviews must occur where there is continuous high-dollar funding and third-party contracts are awarded regularly.

(2) The recipient or subrecipient may self-certify its procurement system. However, self-certification does not limit the Federal agency's or pass-through entity's right to review the system. Under a self-certification procedure, the Federal agency or pass-through entity may rely on written assurances from the recipient or subrecipient that it is complying with the standards of this part. The recipient or subrecipient must cite specific policies, procedures, regulations, or standards as complying with these requirements and have its system available for review.

§ 200.326 Bonding requirements.

The Federal agency or pass-through entity may accept the recipient's or subrecipient's bonding policy and requirements for construction or facility improvement contracts or subcontracts exceeding the simplified acquisition threshold. Before doing so, the Federal agency or pass-through entity must determine that the Federal interest is adequately protected. If such a determination has not been made, the minimum requirements must be as follows:

(a) A bid guarantee from each bidder equivalent to five percent of the bid price. The bid guarantee must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute any required contractual documents within the specified timeframe.

(b) A performance bond on the contractor's part for 100 percent of the contract price. A performance bond is a bond executed in connection with a contract to secure the fulfillment of all the contractor's requirements under a contract.

(c) A payment bond on the contractor's part for 100 percent of the contract price. A payment bond is a bond executed in connection with a contract to assure payment as required by the law of all persons supplying labor and material in the execution of the work provided for under a contract.

§ 200.327 Contract provisions.

The recipient's or subrecipient's contracts must contain the applicable provisions described in Appendix II of this part. **-- End Procurement Standards --**

PERFORMANCE BOND (SAMPLE)

KNOW ALL PERSONS BY THESE PRESENTS that we _____ _____, as Principal, and _____ as Surety, are held and firmly bound unto Cambria Community Services District, hereinafter called the District in the sum of ($_____) (this amount being not less than one hundred percent (100%) of the total bid price of the contract awarded by the owner to the Principal), for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

The conditions of this obligation are such that whereas the Principal entered into a contract attached hereto, with the District.

NOW THEREFORE, if the Principal shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions and agreements of said Contract during the original terms thereof, and any extensions thereof that may be granted by the Owner with or without notice of the Surety, and during the life of any guarantee required under the Contract, and shall also well and truly perform and fulfill all the undertakings, covenants, terms, conditions and agreements of any and all duly authorized modifications of said Contract that may hereafter be made, then this obligation shall be void otherwise this obligation shall remain in full force and effect.

Further, the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or modifications of the Contract Documents and/or of the Work to be performed thereunder shall in any way affect its obligations on this bond; and it hereby waives notice of any and all such changes, extensions of time, and alterations or modifications of the contract documents and/or of the work to be performed thereunder.

As a part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney and expert fees and costs, incurred by the District in successfully enforcing such obligation, and all to be taxed as costs and included in any judgment rendered by a court of law.

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument this ____ day of _____, 20____, the name of each party being hereto written below, and these presents duly signed by each party's undersigned representative, pursuant to authority of its governing body. This bond shall be authenticated by way of notarized acknowledgment, including a copy of the power of attorney, for the Surety.

ATTEST:

(Principal) _____

(Address) _____

_____

(By) _____

(Title) _____

ATTEST:

(Surety) _____

(Address) _____

_____

(By) _____

(Title) _____

PROJECT NAME
BID NO. XX-XXXX

PAYMENT BOND (SAMPLE)

KNOW ALL PERSONS BY THESE PRESENTS that we _____ _____, as Principal, and _____ as Surety, are held and firmly bound unto Cambria Community Services District, herein after called the District in the sum of ($_____) (this amount being not less than one hundred percent (100%) of the total bid price of the contract awarded by the owner to the Principal), for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

The conditions of this obligation are such that whereas the Principal entered into a contract, attached hereto, with the District.

NOW THEREFORE, if the Principal shall promptly make payment to all persons supplying labor and material in the prosecution of the work provided for in said contract, and any and all duly authorized modifications of each contract that may hereafter be made, then this obligation shall be void, otherwise this obligation shall remain in full force and effect.

The condition of this obligation is such that, if said Principal or his subcontractors, or heirs, executors, administrators, successors, or assigns thereof, shall fail to pay any of the persons named in the Civil Code § 9100 for any material used in, upon, for or about the performance of the work contracted to be done, or for any work or labor thereon of any kind, or shall fail to pay any amount due under the Unemployment Insurance Code with respect to work or labor performed by any such claimant or any amount required to be deducted, withheld, and paid over to the Franchise Tax Board from the wages of employees of the Contractor and his subcontractors with respect to such work and labor, then said Surety will pay and, also, in case suit is brought upon the bond, will pay reasonable attorney and expert fees and costs to be fixed by the court. This bond shall inure to the benefit of all persons named in the aforesaid Civil Code § 9100 to give a right of action to them or their assigns in any suit brought upon the bond.

Further, the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or modification of the Contract Documents or of the Work to be performed thereunder shall in any way affect its obligations on this bond; and it hereby waives notice of any and all such changes, extensions of time, and alterations or modifications of the Contract Documents and/or of the work to be performed thereunder.

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument this ____ day of _____, 20____, the name of each party being hereto written below and these presents duly signed by each party's undersigned representative, pursuant to authority of its governing body. This bond shall be authenticated by way of notarized acknowledgment, including a copy of the power of attorney, for the Surety.

ATTEST:

(Principal) _____

(Address) _____

_____

(By) _____

(Title) _____

ATTEST:

(Surety) _____

(Address) _____

_____

(By) _____

(Title) _____

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Board of Directors

AGENDA NO. **6.B**

FROM: Matthew McElhenie, General Manager

Meeting Date: July 9, 2026

Subject: Discussion and Consideration to Adopt the Updated Fiscalini Ranch Public Access & Resource Management Plan

FISCAL IMPACT:
There is no direct fiscal impact at this time.

DISCUSSION:
The Cambria Community Services District (CCSD) owns the Fiscalini Ranch Preserve (Preserve). Over the years, questions have periodically arisen regarding the scope of maintenance responsibilities, the roles of staff, volunteers, and contractors, and the prioritization of tasks related to the Preserve's upkeep.

On August 14, 2025, the Board of Directors appointed President Scott and Director Dean to serve on the Fiscalini Ranch Preserve Maintenance Responsibility Ad Hoc Committee to work with staff and stakeholders to recommend a clear scope of CCSD maintenance responsibilities for the Fiscalini Ranch Preserve. The purpose of this ad hoc committee is to: collaborate with staff to review current maintenance practices and responsibilities; identify gaps, duplications, or unclear expectations regarding maintenance; recommend a clearly defined scope of maintenance responsibilities; and provide input on policies and/or agreements that may be necessary to support consistent maintenance practices. This ad hoc committee was formed to support this effort, ensure a collaborative approach, and help align staff and community expectations regarding the maintenance and stewardship of the Preserve. The committee meets as needed with staff and relevant stakeholders and will present its recommendations to the Board.

President Scott and Director Dean met with the CCSD General Manager and staff to discuss the Fiscalini Ranch Preserve and the amount of time dedicated to its upkeep. They also met with Dianne Anderson and Kitty Connolly to establish a clear scope of CCSD's maintenance responsibilities for the Preserve. It was agreed that updating the Fiscalini Ranch Public Access & Resource Management Plan will enable the District to clearly define operational roles and responsibilities, establish appropriate oversight and maintenance priorities, and articulate the financial constraints associated with District resources, including General Fund limitations, to ensure balanced, transparent, and sustainable management of the Preserve.

On June 11, 2026, the Board of Directors reviewed the Fiscalini Ranch Public Access & Resource Management Plan and directed staff to review Director Thomas' additional revisions to the plan with the FFRP Ad Hoc Committee and return the item to the Board for consideration and adoption. On June 17, 2026, the Ad Hoc Committee—consisting of Directors Dean and Scott, along with FFRP President Dianne Anderson, Executive Director Kitty Connolly, General Manager Matthew McElhenie, and Confidential Administrative Assistant Haley Dodson—met to review the requested revisions and agreed upon a series of updates, as detailed in the attached Summary of Revisions to the Fiscalini Ranch Public Access & Resource Management Plan.

The General Manager and Confidential Administrative Assistant have since updated the plan in

accordance with the Ad Hoc Committee's direction, and the revised document is attached for your consideration.

The State Coastal Conservancy and FFRP have reviewed and approved the revised Public Access & Resource Management Plan, waived the 45-day notice requirement, and determined that a third public meeting is unnecessary.

It is recommended that the Board of Directors discuss, consider, and adopt the updated Fiscalini Ranch Public Access & Resource Management Plan.

ATTACHMENTS:

1. Updated Fiscalini Ranch Public Access & Resource Management Plan
2. Summary of Revisions to Fiscalini Ranch Public Access & Resource Management Plan

CAMBRIA COMMUNITY SERVICES DISTRICT

Fiscalini Ranch Public Access & Resource Management Plan

Adopted April 24, 2003
Revised June 17, 2026

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Prepared for Cambria Community Services District by RRM Design Group & Revised by Cambria Community Services District Management Staff

In Cooperation with the California Coastal Conservancy, Friends of the Fiscalini Ranch Preserve, and the Community of Cambria

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Chapter 1. Executive Summary

Introduction

The Fiscalini Ranch Preserve (Ranch) remains one of Cambria's most treasured community assets, providing open space, trails, scenic views, and a direct connection to the town's coastal heritage. The Ranch is a 437-acre open space property surrounded by the community of Cambria and bounded on the west by the Pacific Ocean. The Ranch is divided by the Highway 1 corridor into portions referred to throughout this document as the East Ranch and West Ranch. The Ranch has long been recognized for its scenic and habitat values. In its recent history, the Ranch has been used for cattle ranching, some crop production, and hiking. The Ranch also benefits the Cambria Community Services District (CCSD) and fire agencies, enhancing emergency and utility services in the Park Hill, Marine Terrace, and West Lodge Hill neighborhoods. The CCSD will manage both the East and West areas of the Ranch until such time that Friends of the Fiscalini Ranch Preserve (FFRP), or their successor in kind, exercises its option to assume management of the West Ranch.

The CCSD, as Grantor under the 2003 Deed of Conservation Easement (Conservation Easement), has worked diligently over the past two decades to maintain and protect the ecological and recreational values of the Ranch consistent with the Conservation Easement and the Fiscalini Ranch Public Access and Resource Management Plan. However, changing conditions in community priorities, funding, and regulatory expectations have necessitated a comprehensive update to the Fiscalini Ranch Public Access and Resource Management Plan.

Purpose of the Update

This update aims to align the Fiscalini Ranch Public Access and Resource Management Plan with the CCSD's current operational capacity, financial realities, and statutory responsibilities as a local government agency. Since the plan's adoption, the District's role has shifted significantly toward providing core life-safety and essential public services, including fire protection, water supply, wastewater treatment, and emergency response. While the District remains committed to environmental stewardship, these life-safety obligations must remain the highest priority for allocating General Fund resources. The updated plan will address the need for modern stewardship, including habitat protection, trail safety, and infrastructure repair. It will address regulatory compliance, considering evolving Coastal Act and CEQA requirements. It will ensure public access and safety, allowing the Ranch to remain open, safe, and resilient. It will also identify sustainable funding mechanisms to ensure long-term maintenance and monitoring.

Critical Funding Constraints

Historically, the General Fund of the CCSD has supported basic maintenance of the Ranch. However, this fund is primarily supported by limited property tax allocations and is further constrained by rising costs for fire protection, facilities, and emergency services. The General Fund was not designed to sustain the increasing costs of trail repair, vegetation management, storm damage recovery, and facility maintenance on the Ranch. Without new or dedicated revenue sources, the current level of maintenance cannot be maintained indefinitely without jeopardizing essential District services.

Potential approaches to resolve this fiscal imbalance include identifying and establishing dedicated revenue sources, such as assessments or partnerships. Another approach is to pursue cost-sharing arrangements or maintenance agreements with partner organizations. A further consideration is to evaluate whether the FFRP, as the District's long-standing volunteer and fundraising partner, should exercise its option to serve as the successor steward for ongoing maintenance and operations in compliance with the Fiscalini Ranch Public Access and Resource Management Plan.

CCSD Financial Capacity Policy

All restoration, maintenance, vegetation management, trail work, erosion control, habitat enhancement, and resource protection activities described in this Plan shall be carried out only to the extent that the financial

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resources of the CCSD reasonably allow. Because the CCSD must prioritize essential public safety, water supply, wastewater treatment, and emergency response obligations, the implementation of Ranch-related work shall be:

- Dependent on available funding, staffing, and operational capacity
- Subject to deferral, phasing, or scaling as fiscal conditions require
- Supported by grants, partnerships, and external funding whenever possible
- Consistent with the Conservation Easement, provided actions do not compromise long-term habitat protection or safe public access

This policy applies to all chapters referencing restoration, vegetation management, maintenance, hazard mitigation, and infrastructure actions on the Ranch.

Notwithstanding the discretion granted to CCSD by the Fiscalini Ranch Public Access and Resource Management Plan, CCSD must meet the obligations outlined in the Conservation Easement, including, but not limited to, its obligation to keep the property open and accessible to the public and to conserve and maintain its natural resources.

Repair Classification and Daily Operations

Definitions: Minor vs. Major Repairs

Minor Repairs

Minor repairs are routine, small-scale maintenance tasks that do not significantly alter the structure, function, or appearance of Ranch assets. These repairs typically:

- Require minimal labor and can often be completed by on-site staff or volunteers.
- Do not require permits, specialized engineering, or contractor involvement.
- They are low-cost and fall within the approved operational maintenance budget.
- Do not disrupt public access or require temporary closures.

Examples of Minor Repairs:

- Replacing or tightening loose screws, bolts, or fasteners on boardwalks, fencing, and gates.
- Repairing small sections of trail by filling ruts or correcting minor erosion.
- Replacing damaged signage or trail markers.
- Removing trees and other vegetation obstructing trails, benches, or signs when it requires standard hand tools.
- Replacing individual fence boards or small hardware components.

Major Repairs

Major repairs involve substantial work that affects the structural integrity, safety, or long-term functionality of the Ranch infrastructure. These repairs typically:

- Require specialized contractors, engineers, or equipment.
- May require permits or environmental review.
- Exceed routine maintenance costs.
- May necessitate temporary partial or full closure of affected areas.

Examples of Major Repairs:

- Structural repair or replacement of large sections of boardwalks or bridges.
- Reconstruction of trail segments following significant erosion or storm damage.
- Installation or replacement of large infrastructure (e.g., gates, culverts, retaining features).
- Hazard tree removal requiring climbing crews or mechanical assistance.
- Any project triggering CEQA compliance or other regulatory review.

Daily Operations

Daily operations at the Ranch focus on monitoring, maintaining, and protecting natural and built features to ensure environmental stewardship and public safety.

Daily Operational Tasks Include:

- **Trail Monitoring:** Staff or volunteers walk priority trail sections to identify hazards, repair needs, erosion, or obstructions.
- **Trash and Waste Management:** Removal of litter, servicing waste receptacles, and reporting illegal dumping.
- **Vegetation Management:** Routine trimming, hazard vegetation checks, and monitoring of invasive species.
- **Safety Checks:** Inspecting signs, fencing, and public-use structures for damage or wear.
- **Visitor Engagement:** Providing support, answering questions, and educating visitors about preserve rules and environmental protection.
- **Enforcing ordinances:** Issuing citations for violations of CCSD ordinances; reporting other illegal activities to the relevant enforcement agencies.
- **Wildlife and Habitat Monitoring:** Noting unusual conditions, disturbances, or issues requiring biologist review.

Daily operations help identify when repairs are needed and ensure that minor repairs are addressed promptly, while major repairs are documented, assessed, and scheduled.

Regardless of the classification of a given repair or the inclusion of a duty in the Daily Operations list, CCSD will complete repairs and duties necessary to meet the obligations outlined in the Conservation Easement, including, but not limited to, its obligation to keep the property open and accessible to the public and conserve and maintain its natural resources.

Looking Forward

This Plan update reflects the need for an adaptive management approach that ensures the long-term protection of the Ranch's ecological and recreational values, while acknowledging the District's limited financial capacity and its statutory duty to prioritize public safety. The District will work collaboratively with the community, the FFRP, and the State Coastal Conservancy (SCC) to create a sustainable stewardship framework that honors the Ranch's conservation values and the District's fiscal realities.

About the Fiscalini Ranch Public Access and Resource Management Plan

The Fiscalini Ranch Public Access and Resource Management Plan begins in **Chapter 2** with a historical overview of the Ranch and a description of its physical setting. It also presents the Vision for the Ranch and outlines the primary objectives addressed throughout the following chapters. A summary of the Ranch's natural

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resources introduces the current biological conditions, and this section also discusses Opportunities and Constraints related to Use & Access, Resources, and Hazards.

Chapter 3 lists and describes the uses and improvements proposed for the Ranch. Topics include Allowable, Regulated, and Prohibited Uses, Physical Improvements, and Resource Restoration.

Chapter 4 provides detailed descriptions of trail segments, user designations, and general design standards for surfacing and widths. It covers trail routes, parking areas, and associated improvements, along with additional access features such as interpretive programs, signage, fences and gates, and benches.

Chapter 5 outlines natural resource protection and restoration objectives, organized by habitat type. It describes methods for restoring degraded areas and recommends protective measures for sensitive habitats to prevent intrusion by people or domestic animals. Habitat types include riparian corridors, seasonal wetlands, oak or pine forests, grasslands, and coastal scrub and bluff areas.

Chapter 6 summarizes the Ranch's cultural resources and offers guidance on conserving and celebrating the heritage of the Cambria area, encompassing both prehistoric and historic periods.

Building on restoration efforts, **Chapter 7** addresses vegetation management. Its goals include controlling non-native and invasive plants and managing grasslands and forest growth to reduce fire fuel loads, particularly near residential areas. The chapter also notes that grazing animals can be an effective tool for vegetation management.

Chapter 8 focuses on public safety considerations for increased public access. It discusses trail maintenance and temporary closures, emergency access for fire control and medical response, coordination with the Cambria Fire Department (CFD) on fire management, and signage to educate visitors about preservation and safety.

Finally, Plan implementation, carried out by the CCSD, is covered in **Chapter 9**. This chapter provides a roadmap for ongoing maintenance and operational responsibilities, along with guidance on short- and long-term projects. It prioritizes key activities, identifies coordinating agencies, and recommends record-keeping and monitoring methods.

In sum, this Fiscalini Ranch Public Access and Resource Management Plan provide long-term guidance to the CCSD for sustaining public access and protecting resources, fulfilling the vision and objectives for the Ranch established by the Cambria community, the County, and the State.

Agency Coordination and Jurisdiction

Implementation of the Fiscalini Ranch Public Access and Resource Management Plan will depend on coordination with several organizations and agencies. For instance, the CCSD will need to coordinate permitting with several agencies for restoration work or trail improvements on the Ranch. The following is a list of the relevant agencies and their roles in the process.

California Coastal Commission

The California Coastal Commission (CCC) regulates activities in the state coastal zone. Coastal Commission approvals may be required for improvements to trails, parking lots, and restrooms within the coastal zone. Other activities requiring their approval include projects with impacts on Santa Rosa Creek, drainages, seasonal wetlands, and areas designated as Environmentally Sensitive Habitat Areas (ESHA). ESHA habitats include rare or unique habitats (such as Monterey Pine forests), habitats that support special-status species in coastal streams, and wetlands. Virtually, any project requiring discretionary approval may be appealed to the CCC.

California Department of Fish and Wildlife

The California Department of Fish and Wildlife (CDFW) regulates projects within the active floodplain and/or

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associated riparian habitat of a wash, stream, or lake that provides benefit to fish and wildlife that affect the flow, channel, or banks of rivers, streams, and lakes. CDFW will be involved in projects that alter the Santa Rosa Creek streambed and gullies, including vegetation removal. CDFW will need to be notified before construction begins for any of the following projects:

- Divert, obstruct, or change the natural flow of the bed, channel, or bank of any river, stream, or lake; or
- Use materials from a streambed; or
- Results in the disposal or deposition of debris, waste, or other material containing pavement where it can pass into any river, stream, or lake.

California Department of Forestry and Fire Protection

California Department of Forestry and Fire Protection (CAL FIRE) serves the Cambria community by providing fire protection, emergency response, and resource management for both wildland and developed areas. Their responsibilities include wildfire suppression, fire prevention education, vegetation management, and emergency medical response. CAL FIRE works closely with local agencies and residents to enhance community safety, reduce fire risk, and protect natural resources along California's Central Coast.

California Department of Transportation

California Department of Transportation (Caltrans) is the state agency responsible for highway improvements. Plan projects that will require coordination with Caltrans, such as the flood improvement project (coordinated with County Public Works). Caltrans also needs notice of any trails proposed in the view corridor exemption parcels adjacent to Highway 1 on the Ranch. Only habitat restoration work or trail construction is allowed on these parcels.

California Highway Patrol

The California Highway Patrol (CHP) serves the Cambria community by ensuring safety and security on state highways and roadways. Their responsibilities include traffic enforcement, collision response and investigation, emergency assistance, and public safety education. CHP officers work to reduce accidents, enforce traffic laws, and provide rapid response during emergencies, while also collaborating with local agencies to support the overall safety and well-being of residents and visitors along the Central Coast.

California State Coastal Conservancy

The California State Coastal Conservancy (SCC) is a state agency charged with protecting state interests for coastal access and was a major contributor to the Ranch's purchase. This agency remains a potential source of future grants to fund upkeep of the Bluff Trail boardwalk and other projects. In addition, the SCC oversees the Conservation Easement for the Ranch.

Cambria Community Services District

The Cambria Community Services District (CCSD) will manage both the East and West areas of the Ranch until adoption of the Fiscalini Ranch Public Access and Resource Management Plan and recordation of the Conservation Easement, after which the FFRP, or its successor, may exercise its option to assume management of the West Ranch.

The General Manager will be the primary point of contact for Ranch operations, and the Facilities and Resources Manager will be responsible for reporting to the CCSD General Manager, at least annually, on work accomplished and objectives for the upcoming year. CCSD will carry the liability insurance as the owner of the Ranch. The CCSD will provide water and wastewater services to all approved facilities on the Ranch, in accordance with applicable policies and regulations. CCSD will coordinate improvements, including the potential relocation of the Facilities & Resources and Utilities Department, the installation of a fire loop road, fire flow lines, and an emergency access road, as well as the installation of a recycled water irrigation system to the Park.

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Cambria Fire Department
The Cambria Fire Department (CFD), assisted by CAL FIRE, will provide labor and coordination for implementing fire prevention measures as outlined in the Fire Safety Plan. CFD will provide emergency fire protection services to the Ranch.

Cambria Parks, Recreation, and Open Space Committee
The Cambria Parks, Recreation, and Open Space Committee **(**PROS) is an advisory committee to the CCSD Board of Directors on parks, recreation, and open space issues.

Central Coast Regional Water Quality Control Board
The Central Coast Regional Water Quality Control Board (RWQCB) administers permits for wetlands or creek restoration projects. National Pollutant Discharge Elimination Source permits are required for projects that disturb an area of more than one acre of land.

County of San Luis Obispo Planning & Building
The Fiscalini Ranch Preserve is within the County of San Luis Obispo Local Coastal Plan/North Coast Planning Area. The County of San Luis Obispo (County) Planning & Building Department is responsible for administering the Coastal Zone Land Use Ordinance and issuing permits in accordance with it. Coordination with the Planning & Building Department is necessary for activities requiring grading or building permits, such as grading (based on cubic yards), tree removal (diameter greater than 6 inches), drainage improvements, and building construction. Additionally, coordination will be required with County Public Works on the flood control project and the installation of accessible parking signs.

Friends of the Fiscalini Ranch Preserve
Friends of the Fiscalini Ranch Preserve (FFRP) is a nonprofit organization that holds a conservation easement on the Fiscalini Ranch Preserve (Ranch). FFRP collaborates with the CCSD to steward the 437-acre Ranch. Through a conservation easement that legally protects the land, FFRP helps ensure the Ranch remains wild, healthy, and accessible to all. Their volunteers play a vital role by removing invasive plants, repairing trails, and restoring native habitats.

Monterey Bay National Marine Sanctuary
The conservation agency, Monterey Bay National Marine Sanctuary (MBNMS), has jurisdiction over the coastal waters to the mean high tide line on the central coast. The southernmost boundary of the Sanctuary is located at the northernmost point on the Ranch that extends into the ocean.

National Oceanic and Atmospheric Administration Fisheries
National Oceanic and Atmospheric Administration (NOAA) Fisheries is responsible for protecting Endangered Species Act-listed marine species and anadromous fish, including the Tidewater Goby and Steelhead trout of Santa Rosa Creek. The United States Army Corps of Engineers (USACE) will coordinate approvals with NOAA Fisheries. This applies to streambed alterations resulting from restoration work.

San Luis Obispo Council of Governments
San Luis Obispo Council of Governments (SLOCOG) will serve as a funding resource for various potential projects outlined in this Plan, including funding for the Highway 1 pedestrian bridge, wildlife crossing projects, and associated beautification initiatives. Additionally, SLOCOG can assist with issues related to the “American Roadway/Scenic Byway” designation coordinator for Highway 1.

San Luis Obispo County Air Pollution Control District
Projects involving the construction of new parking lots, roads, or restoration work may require consultation and approval from the San Luis Obispo County Air Pollution Control District **(**APCD).

San Luis Obispo County Sheriff's Office
San Luis Obispo County Sheriff's Office (SLO County Sheriff) serves the Cambria community by providing law enforcement, public safety, and emergency response services. Their responsibilities include crime prevention, patrol operations, investigations, search and rescue, and operation of the county jail system. The Sheriff's Office works closely with local agencies and residents to maintain public safety, respond to emergencies, and support community programs that enhance the quality of life along the Central Coast.

United States Army Corps of Engineers
The United States Army Corps of Engineers **(**USACE) is responsible for administering Section 404 permits for projects in waterways, wetlands, areas subject to the ebb and flow of tides, and generally any navigable waters.

United States Fish and Wildlife Service
Projects that have the potential to impact endangered or threatened species ("takes") will require involvement from the United States Fish and Wildlife Service (FWS). Chapter 5 lists several special-status plants and wildlife found on the Ranch. New physical improvements or activities in those areas may negatively impact these species; therefore, prior to coordination with the FWS, it is required.

Enforcement

Volunteers
Trail problems involving safety or security issues may be reported by users and/or by volunteers. Volunteers assigned to trail monitoring should report to the CCSD regularly.

Sheriff
The SLO County Sheriff will be responsible for Law enforcement on the Ranch, except for CCSD ordinances. CCSD staff will be responsible for issuing citations for violations of CCSD ordinances.

Ranch Contact
Establish a Ranch contact telephone number. This info may be posted on Kiosks.

Handicap Parking Violations
The CHP is responsible for administering handicap-parking violations.

Special Event Permit
This may be a concise permit for special events. The permit should include a description of the visiting group, the date or dates of the visit, and a signature line for the approving party.

Chapter 2. Background

Introduction
The Ranch is a 437-acre coastal open space property located in Cambria, an unincorporated community in the County of San Luis Obispo. The Ranch has a long history of human occupation dating to the native Chumash and Salinan tribes that once thrived in the region. The site was ideal for sheltered living, and food was plentiful due to the productive ocean, forest, and creek resources. As the town of Cambria was settled by Europeans, the Ranch was used as a dairy by the Fiscalini family. Beginning at about the turn of the century, the Ranch included a cattle-grazing operation along with assorted dairy facilities (old building foundations and remnants remain).

In recent years, the Ranch's landowners sought to create a subdivision with homes and a school on West Ranch. The community of Cambria, which had been using and enjoying the Ranch for hiking and scenic open space for many years, gathered to prevent the property's conversion. After fighting the proposed development since its inception, Friends of the Ranchland (FRL) determined that the only way to save the Ranch was to purchase it as

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public open space. In May 1998, FRL partnered with the American Land Conservancy, rallied public support, and established an acquisition fund to purchase the property. The acquisition was accomplished through a collaborative funding effort involving the SCC, the American Land Conservancy, Caltrans, County, CCSD, SLOCOG, and numerous interest groups and individuals from Cambria.

Under the terms of the sale, the CCSD acquired ownership of the property and was obligated to form a Management Plan and Conservation Easement agreement, as well as appoint a Conservation Easement holder for the Ranch. The CCSD will be responsible for managing the West Ranch as described in this Plan until such time that FFRP, or its successor, exercises its option to assume management responsibility.

The 2003 Management Plan was developed through a year-long interactive process that included interviews with vested-interest groups in Cambria, ongoing facilitated decision-making with the Working Group, and community workshops. During this time, the overall vision and objectives for the Ranch were formulated, and a plan was developed to reflect the community's desires and meet the funding objectives of conservancies.

A comprehensive Resource Inventory and Constraints Report was prepared by an environmental science consultant (Rincon) to serve as a baseline of data for the Management Plan. The Report is bound and published separately.

Setting

West Ranch is enveloped on three sides by development: the Park Hill residential neighborhood to the north, the West Lodge Hill and Marine Terrace neighborhoods to the south, and the East and West Village to the east. The eastern portion of the Ranch is separated from the western portion by the Highway 1 corridor, which links Cambria to other coastal communities. The site features sloping California marine terraces and lowlands within a creek corridor. Natural habitats on the Ranch include mixed Monterey Pine and Oak forests, the Santa Rosa Creek corridor and its riparian areas, wetlands, coastal scrub and grasslands, and the coastal bluff.

The Ranch is accessible from many locations in the community. Historically, the public has accessed West Ranch from Windsor Boulevard, which runs north and south of the West Ranch, as well as from some undeveloped properties along Huntington and Warren Roads. The public also uses roads for the CCSD's sewer lines that extend into the Ranch from Highway 1, near the bridge, and from Rodeo Drive on the east, to access the property. Hikers typically reach East Ranch from trails in the East Lodge Hill neighborhood. Rodeo Grounds Drive, off Burton Drive, provides CCSD access to East Ranch and to their Facilities & Resources and Utilities Departments next to Santa Rosa Creek.

Purpose of the Plan

This Fiscalini Ranch Public Access and Resource Management Plan covers several topics related to the Ranch's administration. The document:

- Summarizes the Ranch’s natural resources, existing conditions, and constraints;
- Defines an overall management philosophy;
- Describes specific guidelines and standards for public use, resource restoration, and protection;
- Defines methods for maintaining amenities of the Ranch, both natural and manmade; and
- Guides operating and implementing the Plan.

To illustrate the physical areas described in the text, this Plan includes several maps that delineate proposed habitat conservation and restoration areas, trails, and other passive recreational improvements, as well as vegetation management areas.

The importance of protecting this property lies in the opportunity for the public to experience a unique coastal environment while safeguarding the diverse array of animal and plant communities it supports, including sensitive and endangered species. The overall philosophy of the Plan is to allow the public to experience these natural resources safely and reasonably while protecting and restoring the Ranch’s more sensitive and valuable

habitats. This Plan acknowledges that educating Ranch visitors is an important aspect of these efforts.

This document should not be viewed as a "final solution." Community preferences, funding opportunities, and the advent of new management techniques evolve. Therefore, the methods proposed in the Plan may need to be updated or revised to suit their intended purpose better. The Plan should remain flexible and adaptable to meet future challenges. Annual monitoring of management methods is recommended. Changes may be made by amending the Plan in accordance with the prescribed process described in Chapter 9.

This Plan is consistent with the goals and policies for coastal access in the California Public Resources Code, the California Coastal Act, and the San Luis Obispo North Coast Area Plan of the County General Plan.

Vision and Plan Objectives

The owner (CCSD) of the Ranch may face many issues and choices in managing the land and its resources. One of the most significant challenges is distinguishing between and deciding among competing priorities, particularly in conflicts over resource protection and public access. The Vision Statement below defines the purpose upon which CCSD is to base its decisions. The overall mission of the Plan is to strike a balance between public access and the stewardship of natural resources.

Vision Statement

The Fiscalini Ranch Public Access and Resource Management Plan for the Ranch will ensure that public access is maintained in a manner that minimizes disturbance to sensitive natural habitats, unique scenic areas, and cultural resources. Recreational opportunities will remain limited to passive uses of open space areas, with active recreation focused only within the designated East Ranch Community Park area.

This updated vision reaffirms the community of Cambria's goals for the permanent conservation of open space and protection of unique resources, while providing for the long-term management, operations, and maintenance of the Ranch. Implementation will be carried out in accordance with CCSD's financial and management resources and obligations, as outlined in any future operating agreement and the Conservation Easement.

Key objectives under the Fiscalini Ranch Public Access and Resource Management Plan include:

- Strive to minimize disturbance to the Ranch's natural qualities while allowing appropriate public access.
- Protect and restore sensitive habitats and species in all areas of the Ranch, including coastal bluffs, pine forests, riparian corridors, wetlands, and seasonal grasslands.
- Create guidelines for restoration, enhancement, and management to protect natural resources in the long term.
- Create design standards and management guidelines for long-term improvements to public access.
- Provide a method for environmentally sound vegetation management.
- Create management guidelines for allowed activities on the Ranch.
- Provide a trail system that allows balanced and strategic access connected to local and coastal trails without degrading natural resources.
- Site and design improvements in ways that protect sensitive habitats and the Ranch's scenic and visual qualities.
- Maintain flexibility to amend the Fiscalini Ranch Public Access and Resource Management Plan as needed, with changes consistent with the Easement, provided that Easement terms are upheld. Any amendment to the Plan must follow Easement requirements for public meetings and concurrence, while operational adjustments that do not alter the Plan document can remain flexible.
- Reduce risk and hazards to Ranch users and surrounding neighbor properties, including fire protection, erosion, noise, trespassing, and litter.
- Prioritize projects based on urgency, public safety, and habitat protection, particularly when facing financial constraints, in accordance with Easement requirements.

- This vision continues the stewardship mission, emphasizing the balance between conservation and community access.

Resource Inventory Summary

This section provides a brief introduction and summary of the biological resources found on the Ranch. For a more detailed description of habitats and species, please refer to Chapter 5 and the Resource Inventory and Constraints Report published by Rincon Consultants and RRM Design Group, March 2002. The Biological Constraints Map (Exhibit 3) illustrates the various habitats on the Ranch, including riparian areas, creeks and drainages, seasonal wetlands, Monterey Pine forest, grasslands, and Oak/Toyon woodlands. These habitat types may support special-status species, which should be considered before the construction or implementation of management activities in these areas.

West Ranch

The approximately 350-acre western portion of the Ranch consists of steep to gently sloping hillsides immediately west of Highway 1. The steep hillsides give way to gentle, rolling terrain extending westward from the ridgetop to the ocean bluff above the Pacific Ocean. The steeper portion of the West Ranch, as shown in Exhibit 3, is composed of dense mixed forest, including Monterey Pines, with the southeast corner supporting the largest stand of this habitat type on the site. The forest extends over the ridgeline (at approximately 257 feet in elevation) and down the western slope to about 235 feet. Smaller stands of Monterey Pines exist in the southwestern portion of the West Ranch as well. Regeneration of the pine forest habitat was observed along the perimeters of the established stands; however, much of the gently rolling terrain and coastal terraces west of the ridgeline are covered by grasslands that extend toward the sea bluff. Small areas of riparian scrub and seasonal wetlands persist along the westward-flowing drainages. These drainages support various types of hydrophytic (i.e., water-loving) vegetation. Furthermore, plants characteristic of wetland habitats are scattered throughout the grassland areas on the coastal terraces to the edge of the bluff.

East Ranch

The approximately 90-acre eastern side of the Ranch lies to the north and south of Santa Rosa Creek and east of Highway 1, and consists mainly of the stream channel, banks, and flood plain of the creek. Santa Rosa Creek is the major drainage feature on the East Ranch and a small portion of the West Ranch. The creek is confined to a natural channel approximately 100 feet wide, but much of the year, it is confined to a low-flow channel that is roughly 15 feet wide. Most of the floodplain away from the Santa Rosa Creek riparian corridor is covered by grassland until it transitions into the seasonal wetland and riparian areas near Highway 1 (refer to Exhibit 3). The southern boundary of the East Ranch is a steep forest and coastal scrub-covered hillside that extends from the creek floodplain (an elevation of approximately 33 to 43 feet) up to the 170-foot ridgeline. This hillside consists mainly of Monterey Pine forest and Coast Live Oak/Toyon woodland with small patches of coastal scrub. The southwestern portion of the East Ranch Highway, along Highway 1, contains a seasonal wetland that supports hydrophytic vegetation.

Opportunity and Constraints Summary

The 2002 Resource Inventory and Constraints Report revealed constraints and opportunities relating to preserving habitat values and providing publicly accessible open space. The study covers existing land use, circulation, and utility information, as well as an inventory of the Ranch's natural resources.

The following is a summary of the study's findings and recommendations for opportunities, presented in three overarching categories:

- Existing Use and Access: Opportunities & Constraints
- Resources: Opportunities & Constraints
- Hazards

Existing Use and Access: Opportunities & Constraints

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Land Use
Residential and commercial land uses surround the Ranch, except for the western boundary, which borders the Pacific Ocean. Adjacent residential neighborhoods create planning challenges related to public access (entry sites and parking areas), private property protection, and safety.

Infrastructure, Utilities & Public Services
The CCSD provides water supply and wastewater treatment, fire protection, trash service, streetlights, and parks, recreation and open space. The CCSD has utility easements on both sides of the Ranch, providing two opportunities for emergency access on the West Ranch from north to south. Having an alternate route will be necessary if there is a problem at Windsor Bridge that prevents Ranch access from that direction. The service roads also provide an opportunity for a multi-use trail, in addition to maintenance access.

The CCSD Facilities & Resources and Utilities Departments are located next to the East Ranch in the creek floodplain. The facility includes a well, a filtration station, a pump station, a shop, and an office. The CCSD would like to relocate these features out of the flood plain onto the East in the future.

The SLO County Sheriff will provide law enforcement services. The CHP conducts regular patrols on Highway 1 and will enforce parking violations in the area near the Ranch. The CFD and CAL FIRE will provide fire protection services.

Off-site Circulation and Access
Currently, Ranch access occurs from points in the adjacent neighborhoods. The most popular access is from Windsor Boulevard (North), which creates parking conflicts with residents during weekends and in the summer tourist months. One objective of this Plan is to provide convenient staging and parking areas and access for Ranch visitors at or near Highway 1, and resident access from multiple points in the surrounding neighborhoods. In this way, circulation and parking impacts upon neighboring residents may be reduced.

Another circulation and access challenge is Highway 1, which bisects the Ranch. Currently, there is no formal access connection, nor any safety features to connect the two sides, creating a difficult and dangerous situation for pedestrians and cyclists crossing the highway. Equestrians have historically used the creek channel under the highway bridge to access the west side, but continuing this practice is unacceptable due to safety concerns and habitat impacts.

There are two prospects for improving the connection between the east and west portions of the Ranch. First, there are ongoing discussions about installing one or two pedestrian bridges over Santa Rosa Creek parallel to the Highway 1 bridge. If this proposal moves forward, it could provide a connection to the West Ranch from the Cross Town Trail. Second, improved connections between the East and West Ranch may be provided by a pedestrian and bike underpass at the existing Highway 1 bridge. As of the writing of this Plan, discussions are underway with Caltrans and the CCSD to study pedestrian traffic on Highway 1 in Cambria.

Improved Ranch access also requires providing parking. To prevent congestion in any one area due to parking and traffic, parking areas should be dispersed across multiple locations. Opportunity sites for parking and staging include a central staging area at Cambria Drive and Highway 1 (on the west side of the highway), as well as parking at the CCSD wastewater treatment Plant and East Ranch. In the future, visitors can park and hike to the Ranch from these areas.

On-site Access/Trails
Much of the Ranch is accessible from existing trails, some of which were created by cattle and the trucks associated with grazing operations. The PROS Trails Committee has created a plan for the trail system; however, this plan was developed before the resource inventory was completed. Consequently, not all trails identified in the PROS trail plan may be opened, and some will be realigned to avoid impacts on sensitive resources. Three trails have the potential to provide ADA (Americans with Disabilities Act) access: the Bluff Trail, a portion of the Ridge Trail, and the Santa Rosa Creek Trail East.

When planning for future access, evaluation of impacts on sensitive areas should be considered. New linkages

have been created from the East Ranch to the East Lodge Hill neighborhood and from Rodeo Drive to Blue Bird Lane via the pedestrian/bike bridge associated with the Cross Town Trail. On-site trails may also be provided alongside the CCSD utility easements as described above. An additional trail is aligned with the CCSD Santa Rosa Creek maintenance road on the west side of the creek.

The Ranch's trail system should strive to create linkages with other off-site trails, including the California Coastal Trail and the Cross Town Trail. The Santa Rosa Creek Trail West extends to the north (off-site) along the creek to the wastewater treatment Plant at Windsor Bridge.

Recreation and Open Space
The purchase of the Ranch underscores the importance of this land as an open space of state, regional, and local significance. As the largest public open space parcel in Cambria, the Ranch is a vital local recreational and open space resource that connects to several of Cambria's parks, including Moonstone Beach and Shamel Park to the north, and Harvey Street Beach Access to the south. Additionally, a Community Park offering opportunities for active recreation is planned for East Ranch as a separate project.

Resources: Opportunities & Constraints

Biological Resources
Some habitat areas on the Ranch, including the Cambria Monterey Pine forest, the Santa Rosa Creek corridor, coastal bluffs, and the seasonal wetlands and springs, pose significant constraints due to the presence of sensitive species. The presence of special-status species must be considered before the construction or implementation of management activities in these areas to ensure protection from degradation and human impacts. Please refer to Chapter 5 for guidance on implementation measures.

The MBNMS has jurisdiction over the tidal lands north of the on-site westernmost point. Their mission is to protect tidelands and ocean habitats and to educate the public about the significance of coastal resources. The local MBNMS office could be a valuable resource for the CCSD regarding public education on the tidelands adjacent to the Ranch.

Some areas of the East and West Ranches have colonies of non-native plants and invasive species. To protect and encourage native plant growth, these non-native and invasive colonies must be removed. Currently, some non-native plants pose a fire hazard in the summer months after they die back. Additionally, native grasses are significantly reduced after years of grazing. Restoring native grasses will take many years, with gradual reintroduction of seeds and managed natural succession.

Cultural Resources
Valuable historic and prehistoric resources are present on the Ranch. Prehistoric sites relate to settlements of the Chumash and Salinan tribes. These sites must be protected from human intrusion through such means as education and avoidance. Education could be provided through interpretive signs or brochures that describe their occupation on the Central Coast. No direct identification or labeling of sites should occur. On the West Ranch, there are historic sites that are valuable examples of the early cattle industry's part in the local economy. Preservation of the former Fiscalini dairy barn building remnants is recommended.

Hazards
Hazards present on the Ranch include fire hazards (due to vegetation types), flooding in the Santa Rosa Creek corridor, and soil erosion. Hazards should be addressed for both the safety of Ranch users and the preservation of Ranch resources. The Ranch faces increasing environmental pressures associated with climate change, including rising temperatures, shifting precipitation patterns, and accelerated coastal erosion driven by sea level rise. As a coastal bluff and wetland-rich landscape, the Ranch is particularly vulnerable to habitat loss, bluff retreat, and hydrological changes that may affect sensitive species and public access. Management strategies must prioritize resilience by protecting and restoring native habitats, monitoring erosion and sea level rise

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impacts, and adapting trail alignments or infrastructure as needed. Through proactive stewardship and long-term planning, CCSD can help ensure the Ranch remains a healthy, functioning ecosystem amid changing climate conditions.

Fire
Some fire risk arises from the heavy accumulation of dead and downed vegetation, which is most prevalent in the Ranch's forests. The pine pitch canker disease and increased tree density in the forest have also contributed to a very high fire risk rating. This condition is of particular and urgent concern to the CFD due to the proximity of residential areas to the forest. Another risk area is the scrub areas at East Ranch, which have the potential to ignite (due to the dead debris) and then spread to the forest above. Ranch grasslands are considered a moderate fire risk.

Floods
The East Ranch is located within the Santa Rosa Creek corridor floodplain, and low-lying areas (below the 39-foot elevation) are inundated during 100-year storm events. Some flooding occurs on the west side of the Highway 1 bridge. Flooding also affects the CCSD Facilities & Resources and Utilities Departments on Rodeo Drive; the CCSD has expressed interest in relocating some of these functions to higher ground. Community Park facilities planned for East Ranch should be prepared for the possibility of periodic inundation.

Soil Erosion
Four types of soil erosion occur on the Ranch: Topsoil loss, gully erosion, creek bank erosion (especially during heavy storm events), and coastal bluff erosion.

Topsoil
Some of the sandy loam soils on the West Ranch are highly susceptible to erosion. These soils will require a stabilizing treatment where trail improvements are located on slopes.

Santa Rosa Creek Bank
Just north of the Highway 1 bridge, bank erosion continues to threaten the stability of the CCSD sewer line near the creek on West Ranch. The line has been moved away from the creek; however, the banks remain steep and barren, and are subject to further erosion. If left in their current condition, the trail planned along the creek could be threatened. The creek banks will require repair, stabilization, and re-vegetation. The CCSD has received a grant for 800 feet of streambank restoration on the property.

Gullies
Erosion in the SeaClift neighborhood gully has created a long, canyon-like scar on the hillside that would have continued to erode uphill if left unchecked. It also threatened the safety of the homes immediately west of the gully, which have experienced flooding with water and mud when the County culvert becomes clogged with debris washed down the gully. A second gully has formed on the east-facing slope at the southeast corner of the Ranch. Untreated gullies should be stabilized to prevent further soil loss.

Coastal Bluffs
The coastal bluff edge is eroding due to wind, tidal action, and trampling. Undercutting of the cliffs is a concern in the northern area, and exposed sandy soils are found elsewhere. Bluff erosion needs to be monitored to protect hikers from hazardous conditions near the bluff edge. Plants should be allowed to cover the soil or spread seeds.

Chapter 3. Uses & Improvements

The Ranch features a diverse range of natural habitats, including areas in need of restoration and those that support sensitive species. Habitat diversity necessitates limiting certain uses that may occur and the location where they should occur on the Ranch. Allowable activities should reflect the Fiscalini Ranch Public Access and Resource Management Plan's vision and objectives. The vision allows for reasonable and safe public access and limits uses to protect resources.

Uses are categorized as Allowable, Regulated, and Prohibited. Allowable Uses are those generally permitted on the Ranch without permits or authorization. Alternatively, Regulated Uses require permission from the CCSD and/or other responsible agencies before they can take place. Prohibited uses are those that are not allowed under any circumstance and include, by reference, uses normally prohibited by law in public places. Allowable uses and restrictions are further explained in the Conservation Easement for the Ranch (Appendix 3).

Improvements are those activities that will alter the Ranch's physical environment, either by the construction or placement of a feature or through a restoration effort.

Uses

Most of the Ranch lands are open and accessible to all persons; however, some areas have been designated as too sensitive for public access and will require protection, as outlined in this Plan.

Allowable Uses

Hiking

Pedestrians are to remain on designated trails in areas with sensitive wildlife and plant habitats. Cross-terrain hiking is allowable outside of sensitive habitat areas. All users shall observe proper trail etiquette.

Bicycling

Bicycle riding is permitted on trails designated for bicycle use. Bikes will share trails with pedestrians and equestrians on some trails. There are no bicycle-only trails.

Dogs

Except at the Cambria Dog Park, located on Rodeo Grounds Road, no person shall allow a dog to run at large on the Ranch. All domestic dogs on the Ranch shall be restrained at all times on leashes not to exceed six feet in length and be under adequate control in accordance with the requirements of CCSD Municipal Code Chapter 7.16.

Active Recreation

Active recreation uses are allowed only within the designated Community Park area on the eastern portion of the Ranch.

Regulated Uses

This Plan includes a recommended system for permits and/or agreements for some special users, including equestrian groups, group assembly/public gatherings, and special studies.

Animal Grazing

See description under Resource Restoration, below.

Equestrian

Equestrians associated with an organized horse group are permitted on prearranged dates by permit. No single equestrians are allowed.

Group Assembly/Public Gatherings

Gatherings will be allowed only with a special event permit or agreement issued by the CCSD.

Special Studies

Individuals or educational institutions may conduct scientific observation and studies with the CCSD's permission. These studies may not alter the landscape in any way nor impede the usual allowed public access. No harvesting of natural resources on the Ranch may occur, except for restoration purposes. Small plant and geological samples may be taken for recording purposes. No native animals may be removed from their habitat.

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Any organization or individual requesting to study a portion of the Ranch must submit an outline of proposed procedures for the study to be approved by the CCSD. The researcher will share the study's results with the CCSD.

Motorized Vehicles

Motorized vehicles operated by the public will be allowed only at designated access and parking areas. Vehicles allowed on the Ranch property are limited to emergency vehicles and authorized Ranch vehicles only. Other vehicle access will be limited to restoration activities or construction traffic.

Utility/Service Facilities

Utility easements, access roads, utility construction, and the CCSD Facilities & Resources and Utilities Departments are permitted as specified in this Plan. (See Physical Improvements below.)

Prohibited Uses

The following list of uses and activities are prohibited on the Ranch. This includes all those uses normally prohibited by law in public places.

- Fire in any form
- Pedestrian or animal access into sensitive habitat areas
- Camping
- Motorized Vehicles (All-Terrain Vehicles (ATV), motorized bicycles, scooters, etc.) Except for those vehicles allowed for Ranch management purposes.
- Swimming in Santa Rosa Creek
- Firearms, weapons, or animal traps
- Smoking
- Littering
- Amplified sound
- Paragliding or hang-gliding
- Remote-controlled model vehicles, e.g., airplanes and drones
- Active sports, such as golf or baseball (Except the uses planned for the Community Park)
- Planting, cultivating, or harvesting by any member of the public
- Paintball or other combat games, which are played in groups
- Placement of signs or banners of any kind, including political campaign signs, fundraising signs, meeting notices, etc.
- Solicitation

Improvements

All physical improvements will be limited to those specified in the Plan and in accordance with the design standards, specifications, and locations outlined herein. In general, trails and incidental improvements on the Ranch will be sited and designed to protect views to and along the coast and other scenic areas. Views will also be considered from off-site private property development where feasible. If necessary, improvements will be screened from view by vegetation and solid fencing. Views from Highway 1, which is a California Scenic Highway and a possible future Federal American Road (Scenic Bypass), should be protected. No structures other than directional and informational signs will be installed along the Ranch's highway corridor. Allowed improvements include:

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Physical Improvements

Trails
The CCSD will approve and appoint all trail construction activity and personnel, including those related to boardwalks.

Gates
Locked vehicle gates are allowed as designated in the Plan. Only individuals or organizations approved by the CCSD will be permitted to install or remove the gates.

Fences
Fences are allowed as designated in the Plan. Only the CCSD will be allowed to install or remove fences. Allowable fences include those related to the Ranch boundary or restoration areas. The CCSD is responsible for maintaining and repairing fences. Any fencing required to facilitate contract-grazing operations shall be installed and maintained by the grazing operator.

Restrooms
Restrooms are only allowed at the Community Park on the East Ranch.

Benches
Existing benches should remain on the Ranch. New benches are allowed as described in this Plan.

Signs
Signs are permitted in accordance with the standards and locations outlined in this Plan.

Community Park
All physical improvements necessary to support active recreational use in the area designated for the Park on the East Ranch.

Resource Restoration

Bank Stabilization
Bank stabilization methods must use bio-engineered methods described in Chapter 5. No grazing is allowed on creek banks or in the creek corridor except as specifically prescribed by the restoration procedures in the Fiscalini Ranch Public Access and Resource Management Plan.

Invasive/Non-native Plant Removal
Invasive and non-native plants may be removed by the methods described in Chapter 5.

Gully Stabilization
Gully stabilization may use restoration and stabilization methods as described in Chapter 5.

Animal Grazing
Grazing animals may be used as a vegetation management tool.

Habitat Restoration
Habitat restoration efforts will be conducted as described in Chapter 5. The CCSD has the authority to allow propagation of native plants for restoration purposes.

Chapter 4. Public Access and Recreation

Introduction
This Plan simultaneously strives to improve and ensure safe public access while also protecting the Ranch's

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natural resources. Public access and recreation opportunities on the Ranch will generally be passive and consist mainly of the Ranch's trail system.

Supporting access facilities include parking areas and trailheads, as well as opportunities to use public transportation to access the Ranch.

As mentioned in Chapter 3, scenic resources are protected by avoiding many structural improvements that would disrupt the Ranch's natural environment. This includes the Highway 1 corridor, which is designated as a scenic highway. An agreement made with Caltrans (at the time of the Ranch purchase) affects two 20-acre parcels within the Ranch on either side of the highway just south of the Santa Rosa Creek bridge. Improvements of these parcels are limited to trail improvements or habitat restoration activities.

A portion of the East Ranch is designated as a Community Park, which will be the only active recreation area on the Ranch. The design and development of the park will be conducted through a separate planning effort. The Community Park is not within the management realm of this Plan.

Ranch Trails

The current Ranch trail maps are available here: https://www.cambriacsd.org/trails. This section provides a description of each trail on the Ranch, types of users, proposed design treatments, and trail improvements. Access is planned for a variety of users, including hikers, bikers, equestrians, and individuals with physical disabilities. Most trails already exist and have been used historically by the community. Many trails intersect, forming hiking "loops" on the Ranch property that offer experiences of varying environments and scenery.

Trail Designations

With increased use of the Ranch, it will be essential to provide compatible uses on each trail to reduce user conflicts and increase safety by improving trail conditions. These objectives can be achieved through visitor education, trail use regulations, improvements, and regular monitoring of trail conditions. Therefore, some trails have been designated for different users and will be signed accordingly.

Multi-use: Emergency Access, Hiking, and Biking

These trails follow the utility easements and will be designed for both utility maintenance and ongoing public trail access. They will be constructed as required by the CFD and CAL FIRE, in coordination with the CCSD. This trail type will be accessible to equestrians as stipulated in this Plan.

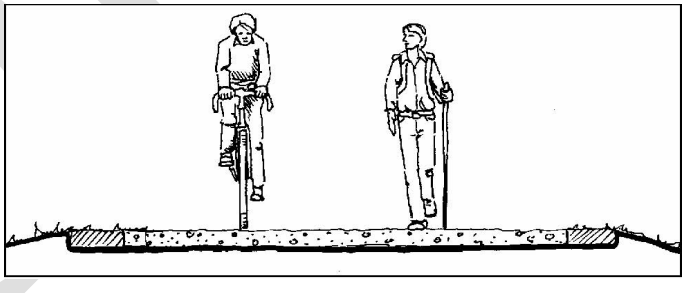

Figure 1: Multi-use trail with road base and graded shoulder.

Hiking Only

Hiking will be the only allowed use on these trails. These trails should be 2 to 4 feet wide.

Hiking and Biking

Some trails will serve both hikers and bicyclists. The use of this trail type requires cooperation between both users. Any newly surfaced trails will be given a temporary designation of "hiking only" to allow surface

compaction before other users are allowed. These trails may then be redesignated to allow other users, as this Plan describes.

ADA Accessible
Where practicable, trails will be accessible to individuals with disabilities and will meet ADA accessibility requirements. Trail width may vary depending on the trail's location. (ADA accessible trails are identified on Exhibit 1)

Note about Equestrians: Horse riders will be permitted to use the upper trails of the West Ranch, subject to CCSD approval. This activity will be allowed on a group permit basis to prevent resource degradation and user conflicts. The objective is to allow limited local equestrian use, without encouraging regional horse riders to visit the Ranch.

Trail Linkages and Access Points
Trails on the Ranch can help create a continuum of hiking experiences in Cambria, while also contributing to the development of a significant segment of the California Coastal Trail. Many access points are available to the Ranch. (See Exhibit 1)

The East Ranch is currently accessed from Highway 1, the Ramsey Trail, "volunteer" trails in the East Lodge Hill area, and from Rodeo Drive.

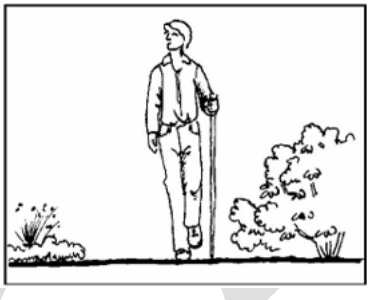

Figure 2: Hiking - 2'–4' wide, natural surface trail.

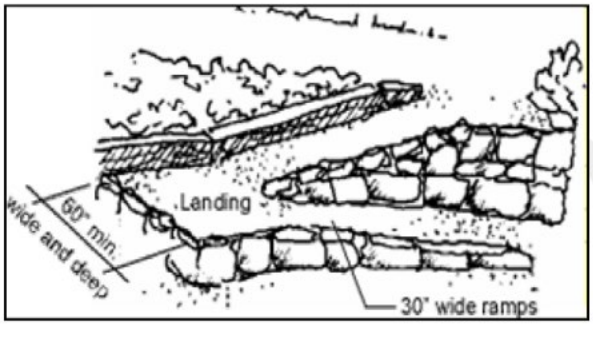

Figure 3: Example of ADA ramp with natural materials.

The West Ranch may be accessed by foot from the CCSD maintenance road (along the western reach of Santa Rosa Creek), Highway 1, Huntington Drive, Windsor Boulevard North and South, Victoria Way, Wallbridge Drive, Marlborough Lane, Tipton Street, and Trenton Street.
To the extent feasible, trail access points should minimize impacts to adjoining properties. All trail segments and access points are described further below.

The following additional connections were considered in the development of this Plan:

Moonstone Beach

It will be possible to hike from the Moonstone Beach boardwalk, along the beach, up to Shamel Park, and continue along Windsor Drive to the Ranch. This will provide a link to the California Coastal Trail.

Shamel Park
This park is an existing neighborhood park destination at the corner of Windsor Drive and the Lagoon. The park has a small playground, swimming pool, and picnic/BBQ area.

Cross Town Trail
This is a trail along the Highway 1 corridor and onto Main Street via Cambria Drive. The Cross Town Trail provides direct access to the East Ranch Community Park via the pedestrian and bike bridge that crosses the creek to the park. The parking area near the Wastewater Treatment Plant also provides access to the Ranch along the western reach of the creek.

Fern Canyon
This canyon has a trail that may provide future access to the East Ranch via Highway 1/Burton Drive.

Major Trail Segments
The following is a description of the major trail segments and their related improvements. Refer to Exhibit 1: Public Access and Trails Map, for the locations of trail segments.

Note: Additional guidance for the construction of improvements is provided in the next section, Trail Design Standards.

Bluff Trail (Hiking only, ADA)

Description
It is the most popular of all the Ranch trails because of its location on the coastal bluff adjacent to the ocean. This trail generally follows the shore and bluff in a north-to-south direction. It is accessible from the end of Windsor Blvd. in the SeaClift neighborhood and from the south in the Marine Terrace neighborhood. The trail is approximately one mile long and features a compacted road base, slightly elevated wooden boardwalks, and timber bridges. Terrain varies from flat to very mild slope in the northern area, and varies in width from 6 feet to approximately 8 feet. Portions of the trail pass through sensitive natural communities of plants and animals. The southern entry area traverses a wetland area. Seasonal wetlands occur in five other drainage areas along this segment. The trail traverses one side of the coastal scrub community. Several offshoots from the trail extend to rock outcrops and vista points. (Please refer to Chapter 5 for information on bluff edge stabilization and restoration adjacent to the trail.)

Improvements
This trail is designed to be ADA-compliant. To reduce conflicts between users, bicyclists and equestrians are prohibited from the Bluff Trail.

Informal beach access from this trail will be monitored for impacts to the bluff. Improvements or trail closures may be necessary to stabilize the bluff and improve environmental conditions.

Figure 4: Bluff Trail

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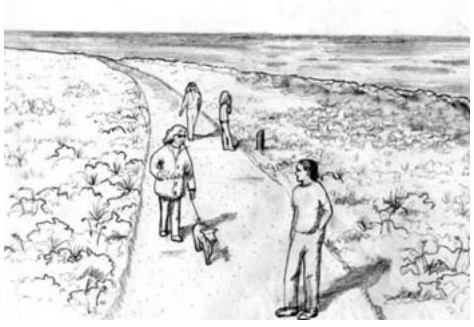

Figure 5: Bluff Trail after improvements

Marine Terrace Trail (Multi-use)

Description
This trail follows the existing utility easement inland from the Bluff Trail. It provides emergency access between the Park Hill and West Lodge Hill neighborhoods, from Windsor Drive to Marlborough Street. This trail may be open to equestrians (by permit), hikers, and cyclists. CCSD, emergency, and utility company vehicles are allowed on this trail within the easement alignment.

Improvements
A locked gate for vehicle access has been installed at the trail entrance on Windsor Blvd. North, and at Marlborough Lane, with an adequate gap for pedestrians and bikes. The trail will be constructed to accommodate CFD and CAL FIRE vehicle access, in accordance with CAL FIRE standards.

Ridge Trail (Multi-use/ADA)

Description
This trail follows the ridge with access from the Huntington Drive parking lot (owned by the Ranch) to the Forest Loop trail or down to the creek corridor via a trail. Views of the ocean and the Santa Lucia Mountain range may be seen from vantage points along this trail. Equestrians may be allowed on this trail on a permit basis.

Improvements
Where necessary, the trail should be surfaced with compacted soil and widened to 6 feet. A locked gate for vehicle access has been installed at the trail entrance on Huntington Road, with an adequate gap for regular pedestrian access. This trail may be ADA accessible due to the flat terrain and compact surface (the ADA portion would end at the Forest Loop trail).

Forest Loop (Hiking/Biking)

Description
This trail offers a forest habitat experience. It winds through the Monterey Pine forest as a loop trail and/or links to the South Link Trail. This trail should be maintained as easily distinguishable from animal trails. No public access will be permitted on animal trails. Bikes must use particular caution on this trail due to limited visibility and narrow widths.

Improvements
Realignment and low-clearance bridge segments will be required to remove foot traffic from the natural drainage and wetland areas adjacent to the forest and grassland to the north. The trail should be realigned to the east of its current location. The trail should be widened to 2-4 feet and have a compacted soil surface. Wood chips may be used. Safety signs should be posted at the entry to alert cyclists and pedestrians to visibility concerns. During grazing operations, a temporary electric fence may be used, and should provide a passable

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gate at the trailhead. (Refer to Fencing in section F, below.)

Victoria Lane (Hiking/Biking)

Description
This segment starts at Victoria Lane, heads east through the small woodland, then follows the tree line and heads east up the slope to join the southern portion of the Ridge Trail, or link to the Forest Loop Trail.

Improvements
A footpath of at least two feet wide, surfaced with compacted soil, should be established. Erosion prevention methods should be incorporated where necessary.

Southside Linking Trails (Hiking/Biking)

Description
This series of trails (Dolphin, Meander, SeaClift, and unnamed trails) creates a continuous loop around the West Ranch. Segments begin at the Forest Loop trail and then traverse the western slope to the Marine Terrace Trail.

Improvements
Switchbacks with shallow inclines provide easy access up and down the slope. The trails are 2 to 4 feet wide and surfaced with compacted soil or decomposed granite, with erosion-prevention measures where necessary. At the toe of the slope, between the Marine Terrace and Bluff Trail, the Meander Trail consists of a 6-foot-wide ADA-accessible boardwalk to protect native coastal prairie and provide secure footing.

Creek to Ridge (Multi-use)

Description
This trail has two segments. One goes directly from the Santa Rosa Creek-West Trail up to the ridge, which allows emergency vehicle access and a bike route from Park Hill to town. The second segment climbs the slope southerly, at a gentler incline, up to the ridge near the Forest Loop Trail intersection.

Improvements
The pedestrian trail section should be widened to 2-4 feet wide and surfaced with compacted soil or decomposed granite. Erosion control methods should be employed where necessary. The emergency access and bike section should be designed to minimize visual impacts from Hwy 1 using CFD design standards. Erosion control methods should be installed where necessary.

Santa Rosa Creek-West (Multi-use)

Description
This new trail follows the existing sewer easement alignment and maintenance road, and continue to enable vehicle access to the pump station.

Improvements
The trail should be constructed with all-weather surfacing to a 10-foot-wide width, or a width suitable for CFD vehicle access to the CCSD pump station. The CCSD will improve the northern portion that is not within the Ranch boundary per their standard; however, it should be hiking- and biking-accessible to provide a link to the Cross Town Trail, subject to stream bank stabilization efforts. Erosion control methods should be used to prevent silt from entering Santa Rosa Creek.

Santa Rosa Creek-East (Multi-use, ADA)

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Description
This new trail generally follows the utility easement on the East Ranch from the Ranch entrance and future Community Park area to the Hwy 1 bridge.

Improvements
Trail width should be suitable for CFD, maintenance, emergency vehicles, and be ADA-compliant.

Ramsey Trail (Hiking)

Description
This trail links to the East Lodge Hill neighborhood. The trail begins at the East Santa Rosa Creek Trail, traverses the east side of the wetland restoration area, and climbs up the hill to Ramsey Drive, following an existing trail.

Improvements
The alignment must avoid wetland vegetation. The trail should be 2-4 feet wide and surfaced with compacted decomposed granite, with erosion control measures used where necessary. If necessary, a low wood fence may be installed to prevent access into the wetland.

Wallbridge to Ridge Trail (Hiking/Biking)

Description
This trail will switchback up the western slope from Wallbridge to the Dolphin Trail.

Improvements
This new trail will be constructed as a switchback course, 2-4 feet wide and composed of compacted soil. Some drainage control measures may be necessary to prevent slope and trail erosion.

SeaClift Trail (Hiking/Biking)

Description
This trail traverses the west-facing slope from the end of the Marine Terrace Trail to the Ridge Trail.

Improvements
This trail is approximately 2-4 feet wide and located outside the gully restoration area. The trail should be surfaced with decomposed granite, and erosion control measures should be used where necessary.

Tipton Trail (Hiking/Biking)

Description
This is a major access point to the Forest Loop Trail.

Improvements
This trail should be 2’ wide and surfaced in compacted soil with a gap installed at the fence line for pedestrian access.

Trail Design Standards

Different trails require different standards for width and surfacing depending on their user designations and location, as described above. The following treatments will be used for the respective trials as described in the previous section.

To preserve the natural experience of the existing trails, they will not be improved with hard surfaces, such as

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asphalt or concrete. (See Exhibit 1) Trails for hikers and bikers should be easily distinguishable from animal trails.

Flat Surface

Pedestrian trails traversing flat areas should be cleared of vegetation to maintain the designated width. Depressions in the trail surface should be filled to prevent water accumulation. The soil should be compacted and repaired after the rainy season. Compaction may occur through visitor use. Multi-use trails should be open to pedestrians only for the first year, or as needed after rainy weather events. Once the soil is compacted, bicycles may be allowed as designated in this Plan.

Sloped Surface

Trails that traverse slopes greater than 6% should be treated to minimize erosion. These trails may be surfaced with a polymer treatment added to decomposed granite, stabilizing the surface while maintaining a natural appearance. Alternatively, water bars can be placed intermittently along the trail. The trail surface should be graded to a slight slope to allow for effective drainage.

Emergency Road through Seasonal Wetlands

The emergency road will be graded and elevated to avoid wetland areas. It will be necessary to install a drainage system under the road to allow water to flow on its natural course. The CCSD will be responsible for improving the road to CDF standards for evacuation and emergency truck use.

Boardwalk

The system suggested for boardwalk construction is a floating deck design. This design does not require a pier foundation and sits directly on the ground, allowing for drainage or floating in wet conditions. Boardwalks are rugged enough for wheelchairs and heavy traffic and require little maintenance. Railings may be installed if conditions warrant it. Wheel stops may also be installed at the edges. It may be necessary to anchor the boardwalk to prevent it from washing away during high-storm events.

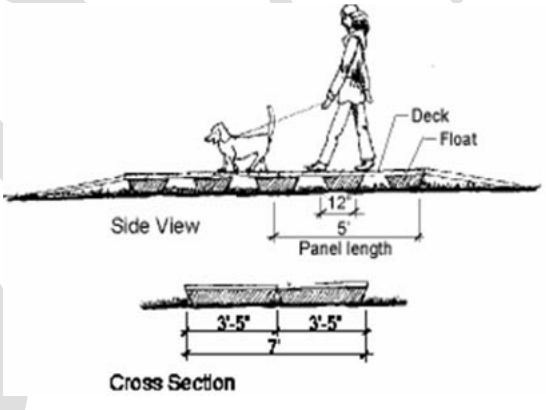

Figure 6: Possible Boardwalk Design

Setbacks

All trails should be set back from adjacent homes by at least 50.' Trails should be set back from Santa Rosa Creek by at least 10' from the top of the bank.

East Ranch Community Park

An area sufficient to support the community's desired uses and facilities is planned for East Ranch. (For the general location of the park, see Exhibit 1.) The precise uses, activities, and design will be determined in a separate process. The Community Park will be designed to connect to other areas of the Ranch.

Ranch Parking

To reach the Ranch, visitors will be directed to staging and parking areas located in outlying areas, as shown in

Exhibit 2. From these lots, visitors may hike to the trailheads. Limited parking spaces will be available at the termini of North and South Windsor Boulevards. Parking will be provided for the East and West Ranch as described below. To minimize traffic and parking impacts on surrounding local streets, multiple access points are planned. Those parking areas within the Ranch ownership will be improved in phases, as funds become available. Parking areas are shown on Exhibit 2.

Although a central parking area or staging area is suggested as part of this Plan, implementation will be dependent on two major external factors: the Caltrans and County Engineering flood control improvements, and the availability of funds to improve a parking lot. The CCSD will work closely with these agencies to plan the design and installation of the lot. The visual impacts of parked cars adjacent to the scenic corridor will need to be mitigated by a landscape buffer along the highway at the staging area. The lot should be designed to accommodate:

- Parking
- Information kiosk
- Trailhead connection to the planned pedestrian bridge

Highway 1 Parking – Surface Treatment and Conservation Easement Consistency

The proposed Highway 1 parking facilities are intended to provide safe, accessible, and low-impact public access while maintaining consistency with the Conservation Easement and District standards. To ensure compliance with Conservation Easement Section 5(e), CCSD affirms the following design principles:

1. **Limitation on Impervious Surfaces**
   Impervious paving within the Highway 1 parking area shall be limited to the minimum extent necessary to achieve ADA accessibility and life-safety requirements, consistent with applicable codes and District standards.
2. **Use of Permeable and Low-Impact Materials**
   Where feasible and appropriate, parking and access areas shall utilize permeable, semi-permeable, or natural surface treatments (e.g., decomposed granite, reinforced turf, permeable pavers, or compacted native materials) to minimize runoff, protect water quality, and maintain the open-space character of the Preserve.
3. **Conservation Easement Consistency (§5(e))**
   The design and implementation of the staging area shall avoid unnecessary paving and hardscape improvements. They shall remain consistent with Conservation Easement Section 5(e), which limits impervious surfaces except where required for accessibility or safety purposes.
4. **Final Design and Permitting**
   Final surface treatments shall be confirmed during project-level design and permitting to ensure compliance with ADA requirements, environmental regulations, and Conservation Easement provisions.

East Ranch Community Park

This parking area accommodates Ranch visitors and park users. It is located on the east side of the Cambria Dog Park and provides a restroom, a trailhead for the East Santa Rosa Creek Trail, and potential for a Community Park information kiosk.

Huntington Entrance

The Ranch owns this entrance and will be surfaced with compacted gravel. A locked gate for vehicle access has been installed. A trailhead sign is installed at the entrance to the trail.

Local County Parks

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CCSD Wastewater Treatment Plant/Windsor Bridge

This lot serves dual purposes: as a staging area for the Cross Town Trail and as access to the Ranch via the Santa Rosa Creek West Trail. Access facilities at this location should include a Ranch kiosk and directional signs with trailheads for the two trails.

Other Access Improvements between East and West Sides

Currently, the connection between the East and West Ranches occurs by walking under the highway bridge in the Santa Rosa Creek bed.

1. Highway 1 Crossing: Explore the opportunity to install a pedestrian crossing with flashing lights across Highway 1 between the East Ranch and the Highway 1 parking area.
2. Path under Highway 1 bridge:

CCSD is exploring design options for locating a path under the Hwy 1 bridge adjacent to the south abutment.

Conservation Easement Compliance and Concurrence for Chapter 4 Improvements

The CCSD acknowledges that certain improvements identified in Chapter 4, including but not limited to boardwalk enhancements, limited emergency access improvements through seasonal wetland areas, and the Highway 1 parking area, may constitute activities subject to Section 3.1 of the Conservation Easement. To ensure full consistency with the Conservation Easement, the CCSD affirms the following compliance framework:

1. **Concurrence Activities (§3.1(c))**
   Improvements that involve new or modified trail alignments, boardwalks, emergency access features, and associated ground disturbance may qualify as *Concurrence Activities* where they involve permit-regulated actions, limited earthwork, or infrastructure improvements beyond routine maintenance.
2. **Grantee Concurrence (§3.1(b))**
   Before implementation of any improvement determined to be a Concurrence Activity, the CCSD shall submit sufficient project-level information to the Conservation Easement Grantee for concurrence, consistent with Section 3.1(b). Such concurrence shall be limited to confirmation that the proposed activity is consistent with the purposes and restrictions of the Conservation Easement.
3. **Permitting and Regulatory Approvals (§3.1(c)(ii))**
   The CCSD shall obtain all applicable local, state, and federal permits required for any Concurrence Activity, including permits related to wetlands, coastal resources, public access, or environmental protection, as applicable. Regulatory approvals shall be secured before construction and implemented in accordance with permit conditions.
4. **No Expansion of Easement Authority**
   Inclusion of this compliance framework is intended to clarify procedural consistency with the Conservation Easement. It does not expand or modify the scope of the Grantee's authority beyond that expressly stated in the Conservation Easement. Concurrence shall not be construed as project approval, design control, or operational authority.
5. **Implementation Consistency**
   All improvements shall be designed and implemented to maintain permanent open space protection, passive recreational use, habitat protection, and public access consistent with the Conservation Easement and the purpose of this Fiscalini Ranch Public Access and Resource Management Plan.

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Other Access Features & Amenities

Interpretive Program

The objective of the interpretive program is to provide Ranch visitors with stimulating educational opportunities that inspire an appreciation for the natural resources and motivate them to conserve and protect those resources. Interpretive services include talks, tours, resource materials, special events, and activities tailored for school groups and educators. The Ranch can serve as a living laboratory for students of all ages. This program can be carried out with volunteers interested in teaching and trained by CCSD or FFRP.

Ranch Docents

Docents may provide dual functions. They offer visitors and users a valuable service as information sources, guides, and reminders of rules. They can act as goodwill ambassadors to assist visitors with interpretive questions about flora and fauna, the Ranch's history, trail use, and other related matters.

Guided walks are the best way to learn about the natural and cultural environments of the Fiscalini Ranch Preserve. Docents trained in the ecology and history of the Ranch, along with ongoing vegetation management efforts, can make the experience both meaningful and educational. Regularly scheduled walks may focus on different aspects of the Ranch, such as the grasslands or Santa Rosa Creek, or be offered with a seasonal emphasis. If a regular program is desired, walks should be advertised in local newspapers and websites, and actively promoted through coordination with other nonprofits with similar missions.

Educational Pamphlets

Distribution of educational pamphlets may help to inform Ranch visitors. The use of pamphlets is designed to minimize the need for physical interpretive exhibits and signs.

Historical information may also be included in the educational pamphlets and should discuss:

- Chumash & Salinan Cultures. This information should be created in coordination with the Chumash and Salinan nations, as well as an archaeologist. This is an opportunity to illustrate the lifestyle of the native occupants of the Cambria area.

- Fiscalini Ranch. This information may be presented in the form of a plaque commemorating the Fiscalini dairy era, displayed near the building's remnants, or included in the educational pamphlet.

Signage

Signs should inform trail users of trail names and routes, what to expect on the trail, safety information, and other relevant details. The objective is to state rules without a negative directive and without creating visual clutter. This section describes the various types of signs that should be placed in specific locations or used on designated occasions, along with the kind of information they should convey. Safety-related signs are further described in Chapter 8.

Trail Information and Etiquette

As part of informing and educating visitors to the Ranch, the CCSD should post a trail map and "etiquette" notice at trail entry points. Consider creating a trail map brochure that includes information on recreational opportunities, parking areas, access points, and trail etiquette. Brochures should be made available at the Chamber of Commerce, through the hospitality industry, at trail heads, and at local stores.

Trail etiquette/regulations should include the following points:

- Stay on the trail (in sensitive habitat areas).
- Pedestrians have the right-of-way (over cyclists).
- Bicycles must respect the "Walk-only" zones. They must dismount and walk their bike through these areas—alert to approach from behind, either by voice or a bell. Observe safe speed limits.

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- Dogs must always be under their owners' control.

Sign Types and Locations

Ranch Signs
The purpose of these signs is to guide the public to the different Ranch access points. These signs should be posted at off-site parking areas. The sign should be designed to be visible to passing cars.

Trailheads
Trailhead signs should include the trail name (as indicated on the map) and user designation (e.g., hiking, biking, ADA, or multi-use). Sign and post materials should be made from recycled or natural products. Trailhead signs should stand 84-96 inches high.

Trailhead signs should be placed at the following locations:
- Bluff Trail - both entries
- Marine Terrace Trail – both entries
- Huntington - at the Ridge Trail
- Forest Loop at the northern forest edge
- Santa Rosa Creek trails - at both ends of both trails
- Staging Area(s) - East Ranch parking lot near trail, CCSD Wastewater Treatment lot, Highway 1
- Wallbridge, Ramsey, Victoria, Tipton, Trenton entries

Trail intersections
Trail signs should be installed at trail intersections and should clearly display trail names and provide directional arrows. These signs should be the same style as trailhead signs, but with a lower height of 48."

Ranch Entrance
A low-profile sign identifying the Ranch should be constructed at the north Bluff Trail entrance. This is a major entrance for Ranch visitors, but it is not clearly visible, even with the trailhead sign. The sign should be visible above the parked cars but low enough not to obstruct the views from adjacent houses.

Trail Closures
Signs should include a brief explanation of the purpose and duration of the closure and be approximately 11" in height. See the standard in Chapter 8.

Fences and Gates

Fences and gates serve various purposes on the Ranch, from protecting restoration areas from encroachment to defining the Ranch's property boundary. The following provides a brief description of anticipated uses for fencing and gates, along with recommended locations for their use. General design information is provided where possible.

Fence Types
Windsor Boulevard Entries
Existing solid wood fences at the Windsor Blvd. entrances should be removed or replaced with open-style ranch (wooden) fencing.

Restoration Fencing
This fencing should be constructed of three or four wires and T-posts. Post a sign "Closed for Restoration" at regular intervals along the fence adjacent to a trail. In the future, a more aesthetic fence may be installed, such as a three-rail peeled wood fence.

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Gate Types

Emergency & Maintenance Access Gates

- Huntington – A locking gate for emergency access and restoration work.
- Marlborough - A locking gate at SeaClift and Marlborough for regular maintenance or emergency access at the Marine Terrace Trail.

Benches

Benches are one of the few pieces of furniture provided on the Ranch. Their presence offers Ranch visitors a place to rest and take in the surrounding scene.

Existing Benches

The existing benches are rustic and handmade, crafted from driftwood, wood slabs, and large rocks. These should remain on the Ranch.

New Benches

New benches should be provided at rest stops along the Bluff Trail, the Ridge Trail, and the Creek Trail. They can be constructed from the same materials as the existing benches and built on a smaller scale. Benches may also be made from recycled products that simulate wood.

Additional Donor Recognition

Allow for the placement of an additional donor recognition rock on the West Ranch and on plaques along the boardwalks.

Chapter 5. Natural Resource Restoration and Protection

Introduction

The Ranch is a fine representation of the diverse natural resources of the central coast bioregion. However, over the past two centuries, the natural environment has been altered due to human interventions, including:

- Grazing has altered the site's vegetation from historic conditions.
- Harvesting of pine and oak forests for timber;
- Clearing of native shrub and chaparral;
- Transformation of scenic vistas through the construction of adjacent residential neighborhoods;
- Degradation of natural resources through the removal of habitat and attendant erosion problems.

As stated in the Vision Statement, this Plan aims to protect the Ranch from further alteration. It provides guidelines for the restoration and protection of sensitive natural resources and special-status species.

The overall mission of the Fiscalini Ranch Public Access and Resource Management Plan is to steward the Ranch's resources and plan for strategic public access. This involves protecting and sustaining the resources in perpetuity. This chapter discusses the restoration of diverse habitat zones on the Ranch, erosion control and repair, water-quality protection, and guidelines for soil protection.

The following guidelines for natural resource restoration and protection should be used in the administration of this Plan:

- Protect and enhance habitats for special-status plant and animal species.
- Prevent or minimize impacts, including erosion, invasion of non-native species, disruption of natural water flows, degradation of water quality, trampling of vegetation, and displacement of wildlife.
- Monitor changing conditions and the effectiveness of resource management practices, and alter them as necessary.

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- Use native materials occurring on-site or on similar sites for vegetation replacement or enhancement projects.
- Protect riparian areas and wetlands where small animal grazing may occur.
- Manage vegetation in grasslands to maintain and enhance biodiversity, thereby achieving a high representation of native plants. Strive to expand native grasses and wildflowers.

Natural Resources Summary

The following discussion focuses on the habitat types delineated on the Biological Constraints Map (Exhibit 3) and provides a brief description of the plants and animals commonly found in these habitats. The Appendix includes a regulatory constraints checklist that highlights all listed habitat types and the respective jurisdictional agency for each.

Habitat Types

Elements of nine habitat types typical of coastal central California and the Cambria area are represented on the Ranch, including riparian woodland; riparian scrub; seasonal wetland; Monterey pine forest; oak/toyon woodland; coastal scrub; sea bluff scrub; grassland; and ruderal/anthropogenic (human-created/disturbed). Santa Rosa Creek traverses the property and is under the jurisdiction of the USACE. Furthermore, wetland plants dominate several areas on the Ranch. They would likely fall under the CCC's ESHAs regulation, as described in the California Coastal Act of 1976. The Ranch contains introduced eucalyptus groves and windbreaks, as well as a planted windbreak of Monterey cypress.

There are 14 special-status plants and 26 special-status wildlife species found on the Ranch. Some of these species occur across a broad range of habitats, while others are restricted to specific types or combinations of habitats. Where present, sensitive habitat types such as seasonal wetlands, riparian woodland/scrub, and Monterey pine forest are identified.

Grassland

The Ranch is predominantly composed of non-native annual grassland; however, small, localized areas of perennial grass species, such as purple needlegrass and California oat grass, occur throughout the grassland habitat identified on the West Ranch. Accurately mapping areas dominated by native perennial grasses and native grassland plant species would be an essential step in managing coastal grasslands on the West Ranch. The CDFW identifies coastal and valley needlegrass grasslands as special-status biological communities.

Monterey Pine Forest

Monterey Pine (*Pinus radiata*) forest habitat covers a significant portion of the Ranch. CDFW identifies the native Monterey Pine forest as a community of special concern. A known pathogen, pine pitch canker, is a threat to the forest's continued health. Implementation of best management practices should enhance and sustain this plant community, providing the long-term management concepts and techniques necessary to combat this pathogen.

Riparian Corridor

The riparian community along Santa Rosa Creek from the Ranch to where it empties into the ocean is, for the most part, a well-developed, diverse corridor of forest vegetation. Arroyo willow (*Salix lasiolepis*), the most abundant species, forms dense thickets in many places along the creek. Black cottonwood (*Populus balsamifera* ssp. *trichocarpa*), sycamore (*Platanus racemosa*), white alder (*Alnus rhombifolia*), and blue gum eucalyptus (*Eucalyptus globulus*) are all common species that were observed in the riparian corridor. Common understory species vary along the creek but usually include native species such as California blackberry (*Rubus ursinus*), stinging nettles (*Urtica dioica* ssp. *holosericea*), and poison oak (*Toxicodendron diversilobum*); and non-native species such as German ivy (*Hedera helix*), cape ivy (*Senecio mikanioides*), and periwinkle (*Vinca major*). Santa Rosa Creek's riparian woodland traverses portions of the Ranch that have been heavily grazed or have been in agriculture. As a result, these areas exhibit signs of disturbance (i.e., steeply cut creek banks devoid of vegetation) and contain numerous non-native, invasive plant species.

Riparian communities provide habitat for a variety of songbirds, including common yellowthroat (*Geothlypis trichas*), plain titmouse (*Baeolophus inornatus*), song sparrow (*Melospiza melodia*), and ruby-crowned kinglet (*Regulus calendula*), as well as amphibians and reptiles such as the Pacific chorus frog (*Pseudacris regilla*) and western fence lizard (*Sceloporus occidentalis*). Steelhead Trout (*Oncorhynchus mykiss*) also use the lower reaches of the Santa Rosa Creek for upstream migration in the spring.

Seasonal Wetland

Wetlands occur in nutrient-rich mineral soils that are saturated for part or all of the year. These communities are best developed in locations with slow-moving or stagnant shallow water. Small pockets of seasonal wetlands are scattered throughout the grassland areas of both the East and West Ranch (See Exhibit 3). Some of these are associated with small drainages that traverse the coastal terraces and drain into the ocean or into Santa Rosa Creek; others occur as springs or seeps where shallow groundwater surfaces in the grasslands located on the coastal terraces. Most of these wetlands are disturbed from grazing. The presence of hydric soil conditions in areas that are now covered by grassland likely indicates that seasonal wetlands on the Ranch historically covered larger areas.

The well-developed seasonal wetlands on the Ranch are dominated by a mixture of low-growing herbaceous species such as spreading rush, brown-headed rush (*Juncus phaeocephalus),* dwarf club rush (*Scirpus cernuus*), watercress (*Rorippa nasturtium-aquatica*), and grass poly (*Lythrum hyssopifolia*). Furthermore, seasonally ponded areas within this habitat type provide habitat for aquatic invertebrates, such as water striders and boatmen, as well as amphibians, including the Pacific tree frog (*Pseudacris regilla*).

Sea bluff and Coastal Scrub

In areas with sea bluffs or rocky headlands, the sea bluff scrub habitat is often well-developed just above the high-tide level or at the margins of the bluff's erosion face. This habitat was observed on the West Ranch as a very narrow band of vegetation along the bluff. Most of the plants in this community are low-growing shrubs, herbs, or succulents that are tolerant of high salt concentrations and wind. Species observed on the West Ranch included: dune and cliff buckwheats (*Eriogonum latifolium*, *E. parvifolium*), seaside daisy (*Erigeron glauca*), saw-toothed golden bush (*Hazardia squarrosa*), coyote thistle (*Eryngium armatum*), sea thrift (*Armeria maritima*), dudleya (*Dudleya palmeri*), and California poppy (*Eschscholzia californica* var. *maritima*).

Sea bluffs and their ecotones, along with the grasslands of the coastal terraces, are the habitat of the rare, compact, cobwebby thistle (*Cirsium occidentale* var. *compactum*). This species occurs along the sea bluffs, at their edges, and back into the grassland for a few meters. Currently, a thick cover of non-native annual grasses dominates locations of this species, as mapped by the Coastal Resources Institute.

Species such as Botta's pocket gopher (*Thomomys bottae*) and the California ground squirrel (*Spermophilus beecheyi*) burrow along the top of the bluff, and cliff swallows build nests along the cracks and crevices of the vertical bluff. Reptiles such as the western fence lizard and mammals, including the long-tailed weasel (*Neogale frenata*), may also occur along the edge of the bluff and throughout this vegetation community.

The coastal scrub community occurs along the hillside just below the neighborhoods of Wilton Drive in the western portion of the East Ranch and along the western boundary of the West Ranch, approximately 100-150 feet from the bluffs. The coastal scrub habitat areas within the Ranch contained common plant species such as Coyote brush (*Baccharis pilularis* var. *pilularis*), California sagebrush (*Artemisia californica*), seaside woolly sunflower (*Eriophyllum staechadifolium*), and common herbs such as wild coast morning glory (*Calystegia macrostegia* ssp. *cyclostegia*) and hedge nettle (*Stachys bullata*). Near the bluff on the West Ranch, a nearly pure stand of yellow bush lupines (*Lupinus arboreus*) was observed.

Coastal scrub communities typically provide cover and nesting for a variety of animals. On the Ranch, this community likely contains animals typical of the surrounding habitats.

Oak/Toyon Woodland

Most of the forested areas of the Ranch have coast live oak (*Quercus agrifolia* var. *agrifolia*) as a significant component of the canopy or understory. Still, they are primarily associated with the Monterey Pine forest habitat.

Oak/toyon woodland habitat is composed of an overstory of mature coast live oak trees and toyon (*Heteromeles arbutifolia*) shrubs. This habitat supports a diverse understory including young toyon and coffeeberry (*Rhamnus californica*) shrubs. Where the canopy is closed, there is generally a thick layer of leaf litter and a dense subcanopy of shade-tolerant shrubs and herbs such as poison oak, honeysuckle (*Lonicera hispidula*), hedge nettle, and yerba buena (*Satureja douglasii*).

Coast live oak trees provide habitat for numerous wildlife species. Oaks offer nesting sites and cover for a wide range of birds and mammals. Woody debris and duff in the woodland understory create foraging areas for small mammals and microclimates suitable for amphibians and reptiles. Acorns are a valuable food source for many animal species, including the California quail (*Callipepla californica*), western gray squirrel (*Sciurus griseus*), and black-tailed deer (*Odocoileus hemionus*). Black-tailed deer were observed foraging in the oak/toyon woodland on the West Ranch. Other animal species expected to be in this habitat include arboreal salamander (*Aneides lugubris*), southern alligator lizard (*Gerrhonotus multicarinatus*), common king snake (*Lampropeltis getulus*), scrub jay (*Aphelocoma corulescens*), plain titmouse (*Parus inornatus*), California towhee (*Pipilo crissalis*), dark-eyed junco (*Junco hyemalis*), North American raccoon (*Procyon lotor*), and Virginia opossum (*Didelphis virginiana*).

Special Status Plants
Ten notable status plant species are identified in the Natural Resource Inventory that either occur or have the potential to appear on the Ranch. To minimize impacts to special-status plants on the Ranch, seasonally timed, focused surveys should be conducted by a biologist. Any rare plant occurrence observed on the Ranch should be accurately mapped onto site-specific topographic maps so these areas may be avoided. These species include:

- San Luis Obispo County (or Cambria) Morning Glory
- Compact cobwebby thistle
- Obispo Indian paintbrush
- Cambria Monterey pine
- San Luis Obispo sedge
- San Simeon Baccharis
- Hickman's onion
- Adobe sanicle
- Michael's piperia
- Gairdner's yampah

Special Status Wildlife
Sixteen notable species of status animals were identified that could potentially occur on the Ranch. Special status wildlife issues are primarily focused on aquatic, riparian, Monterey pine forest, and oak/toyon woodland communities. California red-legged frog, southern steelhead, tidewater goby, and southwestern pond turtle are known and expected to occur within portions of the Ranch in the Santa Rosa Creek vicinity.

California Red-Legged Frog (*Rana draytonii*)
Santa Rosa Creek and the unnamed drainages provide habitat for the red-legged frog. Surveys have identified this species throughout Santa Rosa Creek and its tributaries.

Southwestern Pond Turtle (*Actinemys marmorata*)
This species is known to occur in the Santa Rosa Creek area. However, due to the lack of permanent water in this lower reach of the creek, this species may not be a permanent resident in the vicinity of the Ranch.

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Southern Steelhead (*Oncorhynchus mykiss*)
A known steelhead spawning habitat is in Santa Rosa Creek, upstream of the project site. Ten years of studies by D.W. Alley (2001) determined that southern steelhead migrate up Santa Rosa Creek through the Ranch to appropriate spawning habitat in the upper reaches of the creek. No spawning habitat was observed within the reach of Santa Rosa Creek within the Ranch.

Tidewater Goby (*Eucyclogobius newberryi*)
This species is known to occur in the lower reaches of Santa Rosa Creek and can be assumed to occur within the portions of the creek on the Ranch.

Resource Protection and Restoration Program

This section identifies five habitat zones on the Ranch that will be the subject of restoration and protection efforts. Identified habitat zones are Riparian, Seasonal Wetlands, Forest, Coastal Bluff, and Grasslands. It is essential to acknowledge that these zones host distinct biological communities; therefore, management methods may vary across communities within each zone. The proposed strategy involves a combination of techniques tailored to the specific biological community.

Riparian Corridor
The overall intent of riparian restoration for the Creek is to reestablish a viable riparian habitat. In the heavily eroded areas of Santa Rosa Creek, restoration measures should initially focus on bank stabilization to reestablish historic flow patterns and reduce water velocity. Additionally, efforts should focus on increasing the amount and diversity of native vegetation planted along creek bank slopes. Bank stabilization and erosion control efforts on the Ranch will also help protect the stream and ocean water quality. Native riparian plant communities may provide a two-fold benefit: improving the quality of the creek-side habitat for local wildlife and reducing erosive stream flows through sediment deposition, velocity reduction, and flow redirection (see Exhibit 4: Vegetation Management Zones).

People are also drawn to riparian areas, but this can lead to problems such as trampling, soil compaction, and vegetation destruction. For these reasons, signs should be used to advise Ranch visitors to stay on the provided trails in sensitive areas, such as the riparian corridor. The corridor should also be protected from human intrusion by the methods proposed below. The installation of riparian habitat fencing could serve the dual purpose of preventing Ranch visitors from disturbing the stream and riparian woodlands. Removal of riparian habitat on the Ranch should be avoided during trail or infrastructure construction or maintenance activities, and a sufficient setback required by County standards should be incorporated in any construction designs.

Recommended riparian enhancement activities include:

Non-Native Plant Removal
Controlling non-native vegetation along the creek banks is a fundamental aspect of restorative efforts. Due to the plants' sensitivity and their proximity to water, chemical weed control methods should not be used. The process of removing invasive plants from the creek bank areas is carried out manually or through strategic small-animal grazing (such as goats or sheep). In areas where invasive plants are sparse, removal should be done by hand in the spring before seeds mature and fall to the ground. Removal of non-natives and revegetation efforts should be avoided during the rainy season to minimize erosion. In areas with heavy coverage of invasive plants, small-animal grazing could be practiced for a short period in the spring, under supervision to protect desirable plants. Refer to the Vegetation Management section for more details on grazing.

The main non-natives/invasives slated for removals are German or cape ivy, periwinkle, fennel (*Foeniculum vulgare*), poison hemlock (*Conium maculatum*), curly dock (*Rumex crispus*), milk thistle (*Silybum marianum*), French broom (*Genista monspessulana*), ice plant (*Carpobrotus* species), bull thistle (*Cirsium vulgare*), and Italian thistle (*Carduus pycnocephalus*).

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Creek Bank Stabilization
Bioengineering methods approved and practiced by the CDFW, as outlined in the Salmon Stream Habitat Restoration Manual, should be used to stabilize critical areas along Santa Rosa Creek. Stabilization efforts should be coordinated with the California Conservation Corps, which has been trained in these restoration techniques. Methods may include tree trunk, boulder, and native plant wattling. This is an intensive method used to prevent further land loss in stream reaches subject to high-velocity flows during storm events. It requires temporary rechannelization of the stream flow and mechanical excavation at the bank toe.

Any creekbank stabilization projects should be planned around the steelhead migration season to avoid impacts to the trout. Restoration or stabilization work will require a permit, as per the CDFW's requirements. Record-keeping and monitoring should adhere to the standards established by the CDFW.

Revegetation
In areas altered by storm erosion or by stabilization efforts, creek banks should be manually revegetated. Hand revegetation includes dispersing seeds of native riparian plants or transplanting native seedlings, saplings, or willow sticks. Refer to the CDFW's Salmon Stream Habitat Restoration Manual for information on appropriate planting techniques, including spacing and watering requirements.

Habitat Protection
To protect the riparian corridor from human impacts (caused by nearby trails), it may be necessary to install fencing. Fencing should be designed according to the Fencing standards of the Public Access section F. Generally, fencing should be located at the top of the bank adjacent to the tree canopy of the riparian woodlands on the eastern and western reaches of the creek corridor, where trails are proposed adjacent to the creek or at the edge of other wetland areas or sites needing protection.

Seasonal Wetlands
Seasonal wetland habitat is located adjacent to Highway 1 within the Fern Canyon drainage area and along the coastal bluff on the West Ranch. Due to cattle ranching and eucalyptus plantations, the wetlands near the creek have been degraded. The coastal wetlands traversed by the bluff trail have historically been exposed to cattle grazing and hikers. Enhancements for these areas will entail protection from further degradation and, if necessary, some re-vegetation.

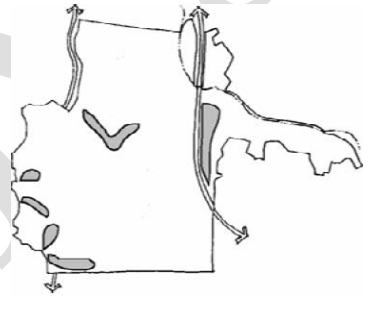

Figure 7: Map 2: Wetlands (Grey Areas)

The following methods should be used in the treatment of seasonal wetlands:

West Ranch
There are five separate areas of seasonal wetlands on the coastal terrace of the West Ranch. Restoration methods include removing invasive plants and allowing native plants to regenerate naturally. Trails should avoid all seasonal wetlands. An elevated boardwalk will provide access across the wetlands, enabling restoration and protection from trampling. Please refer to the Trail section in Chapter 4 for further description of the boardwalk.

East Ranch
Generally, the natural ecological processes of the East Ranch's wetlands should be allowed to function undisturbed. Gradually remove the eucalyptus trees along the creek bank and Fern Canyon drainage as they die,

and remove the seedlings as they emerge. Then replace them with indigenous trees from the natural riparian woodland. The Eucalyptus grove at the County Yard should be removed as recommended by the Community Park Master Plan. If necessary, reintroduce indigenous wetland vegetation to help restore the wetlands to a more natural state. Revegetation of wetlands should be done by hand, spreading seeds gathered from the existing plant population on-site.

To extend water availability in the wetlands for a longer period, some alteration of the Fern drainage channel may be needed to lower the channel's edge elevation. Lowering the channel edge will allow water to breach the channel near the wetlands to the east of the channel and to overflow into the wetland meadow. Grading should be done by hand after the wet season to prevent erosion, with the guidance of a wetland biologist. The altered area will need to be re-vegetated with native plants or rocks embedded in the cut to stabilize the soil.

Forests
Several trails currently exist in the Monterey Pine forest on the West Ranch. Trails appear to result from both wildlife and human use. Creating a well-defined, well-maintained trail system through the pine forest to keep people and their animals (e.g., dogs) on the trail would be an essential step in maintaining the integrity of this habitat on the Ranch.

The oak and toyon woodland habitat is adjacent to and forms the understory of the Monterey Pine forest on the upper slopes, near the Highway 1 corridor and the East Lodge Hill and Park Hill area. This habitat is vital as a nesting and roosting site for various bird species, as well as a potential habitat for the San Luis Obispo morning glory. This environmental community will be protected from maintenance for the sake of public safety. For comprehensive forest management practices, the CCSD should consult the guidelines as described in the "Forest Management Plan," Jones & Stokes, 2002.

Maintain public access to and through the forest along the existing Loop Trail only. Improve the Loop Trail by removing hazards such as fallen tree limbs and low branches. Move the Forest Loop trail out of the northern drainage (for further description, see Chapter 4). To protect animal habitats, do not improve other existing trails, i.e., animal trails. If necessary, post signs to direct people to stay on the Loop Trail.

Coastal Bluff
The coastal bluff zone extends from Windsor Boulevard north to Windsor Boulevard south and west of the sewer easement and fence alignment to the mean high tide line. This zone includes the habitat communities of coastal and sea bluff scrub, grassland, and wetlands. Therefore, a mix of methods for restoration and protection is proposed.

The following methods should be used in the treatment of the coastal bluffs:

Non-Native Plant Removal
Non-native plant removal methods should include hand removal techniques, such as hand pulling, digging, weed whipping, and small mechanical means to allow native grasses and scrub to flourish. Holistic small animal grazing techniques may also be considered for this purpose. Non-native and invasive plant species should be removed in the spring before reseeding.

Revegetation
Wetlands should be restored by preventing disturbance from animals and people. Restoration methods include reintroducing native hydric plants either as seed or as transplants. Revegetation of wetlands should include hand-sowing seeds collected from the existing on-site plant population.

Wetlands Protection
Wetlands should be protected from animal intrusion during grazing by temporary fencing or tethering. Limited, strategic access through the wetlands for public access-trail purposes may be allowed. An elevated boardwalk

will separate pedestrian walkways from the wetlands, allowing the wetlands to restore in a natural progression. (Refer to Chapter 4, Trail section for further description of the boardwalk.)

Bluff Top Stabilization
Bluff erosion should be stabilized with the careful introduction of new native plantings. Non-native groundcover removal (ice plant) is not recommended on the bluff face, as this will expose loose soils and contribute to further erosion. Native plants should be reintroduced to further stabilize the bluff edge. A low barrier of wood, cord, or a recycled product may be installed on the west side of the trail where it approaches the bluff edges to protect it from erosion and trampling.

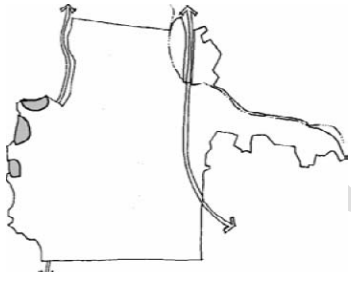

Figure 8: Key Map 3: Coastal Bluff (Grey Areas)

Grasslands
Grasslands should be managed for several reasons:

- To maintain the visual qualities of the Ranch
- To reduce the risk of wildland fires
- To support native plants and animals dependent on open grassland environments

Grassland management is described below by whether the grassland is on the east or west side of the Ranch, as treatment methods differ between the areas.

West Ranch Coastal Grasslands
The coastal grasslands on the West Ranch have been grazed for many years. Non-native annual grasses dominate, but small areas of perennial grass species also occur throughout the grassland habitat, including the native purple needlegrass (*Stipa pulchra*) and California oat grass (*Danthonia californica*).

Treatment methods for the West Ranch Coastal Grasslands include:

Grazing
Please refer to Chapter 7 for a description of the potential grazing options for this area.

- Non-native Plant Removal
  Bio-degradable chemical application to specific plants of invasive species may be used, but not in areas that drain into wetlands or swales. In these areas, hand removal or weed whipping is recommended. Removal of non-native and invasive plant species should occur in the spring, before planting.

- "Spot Grazing"
  Small-animal spot grazing, as described in the Vegetation Management chapter, may be used to remove non-native and invasive plants.

East Ranch Grassland
The area east of Highway 1 is located in the floodplain of Santa Rosa Creek and has historically been subject to grazing. Extensive stands of non-native and invasive plants have established themselves in the grassland areas, and they need to be removed to allow for the natural succession of native plants. The thick buildup of thatch in these areas also poses a fire threat in the dry summer months.

Treatment methods for East Ranch grasslands include:

Non-Native Plant Removal
Mechanical removal or herbicide application of invasive plants may be used independently or in conjunction. Non-native plants predominant on the east side that should be removed are:

- Milk thistle
- Italian thistle
- French broom
- Spiney clotbur (*Xanthium spinosum*)
- Bindweed (*Convolvulus arvensis*)

Plant Restoration
After removal of the non-natives, introduce native grasses through seed sowing and/or planting young starts produced from on-site grasses.

Fire Suppression
Mechanical methods (mowing) or animal grazing of the grasslands may be used to keep fuel loads down. This should be collaborated as part of Chapter 8.

Other Resource Restoration and Protection

Water Resources
Water resources on the Ranch will be protected just as other natural resources. This section addresses the existing wells, water services, and water quality enhancement.

Wells and Monitoring Stations
No new water wells will be installed on the Ranch. Existing wells will remain for monitoring purposes. The abandoned well used for Ranch operations must be capped for public safety.

Water Service
No new water supplies for District purposes will be developed on the Ranch. Access to water service for the Ranch operations may be provided through the existing water system. CCSD may install a new water line for fire flow purposes on the West Ranch to link Park Hill and West Lodge Hill neighborhoods. Any future location will need to avoid sensitive habitats and resources.

A portion of the CCSD Facilities & Resources and Utilities Department facilities, including the office and storage building, should be moved away from Santa Rosa Creek. These facilities should be screened from public view from Rodeo Drive, the Ranch parking area, and the future park. Native landscaping and wood fencing should be used as materials for screening.

The CCSD has plans to develop a separate water line for recycled, treated water to be used for irrigation on the future park playfields at East Ranch.

Water Quality
The CCSD will continue to conduct ongoing water quality monitoring. The MBNMS conducts annual water quality sampling of the creek waters during an event called “Snapshot Day.” These are both good sources for the CCSD to use if water quality data is needed. The water quality of the creek and the ocean will be further protected by implementing bank and gully stabilization measures as described in this section.

Soils
Loss of topsoil due to erosion is a significant concern across the state. Three areas of the Ranch are subject to

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erosion: the stream bank along portions of Santa Rosa Creek, gully formations on the West and east-facing slopes of the West Ranch, and the sea bluffs. Erosion and stabilization of Santa Rosa Creek are discussed in the Riparian Corridor Restoration section above. Two methods of stabilization for gullies are discussed below.

West Ranch "SeaClift" Gully

This gully has formed east of the SeaClift neighborhood. The gully began at a lower elevation and cut upslope, gradually forming a small canyon. Cattle traversing the gully seeking water at the culvert appear to have caused further erosion. A drainage culvert drains to the ocean under Windsor Blvd.

Figure 9: Key Map 4: SeaClift Gully (Grey Area)

Erosion was so severe in this area that the Upper Salinas-Las Tablas Resource Conservation District (RCD) graded the gully banks to a minimum 2:1 slope and backfilled the upper cut entirely to prevent further cutting into the upper reach of the slope. The RCD installed boulders, a permeable concrete lining, and logs along the drainage course to slow water velocity and provide a drainage channel to the culvert. The slopes were planted with grass and other native plants to stabilize the soil. The stream channel was vegetated with wetland plants to replicate the region's natural stream vegetation. This area should be monitored for the return of erosion.

West Ranch "Warren/Trenton" Gully

This gully is forming in the drainage on the steep eastern-facing slope adjacent to Highway 1. Run-off originates from the Warren Road area and flows into this drainage. It has been observed that the original shrub and tree cover is sliding downslope, and that soil back-cutting upslope is expanding. The RCD should be consulted on the most suitable method to stabilize this erosion while still allowing for adequate drainage. Public access from Trenton requires a footbridge over the drainage.

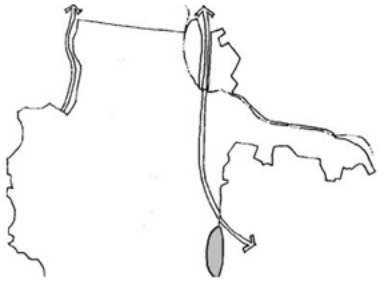

Figure 10: Key Map 5: Warren/Trenton Gully (Grey Area)

Coastal Bluff Stabilization

Coastal bluff erosion is a natural process caused by wind and storm forces; however, human activities erode the soft soils of the bluff, exacerbating the process. Vegetation is essential for stabilizing soils. Although the ice plant is not native to the California coastal community, it is recommended that it remain on the cliffs to protect the soil and prevent exposure to wind erosion. The ice plant should be monitored annually to prevent expansion beyond its current extent at the cliff. Since the weight of the ice plant may cause slope failure, it should also be monitored for indications of slippage down slope. If there is movement, the ice plant should be carefully removed, and if possible, the root mass should be left in place to retain the soil.

Native vegetation should be allowed to expand naturally. Removal of invasive plants should occur by hand.

East Ranch - Piney Way

Piney Way is not within the Ranch boundary but provides potential access to the utility easement on the East Ranch. A drainage swale is forming along the road in the steep area of Piney Way, causing erosion to both the hillside and the road. Runoff from the swale sheet flows out onto the East Ranch. Coordination with the County to stabilize the swale and channelize the runoff adjacent to the road should be undertaken. To minimize impacts on the future community park, a new drainage system should be designed to channel runoff from the Ranch to the creek.

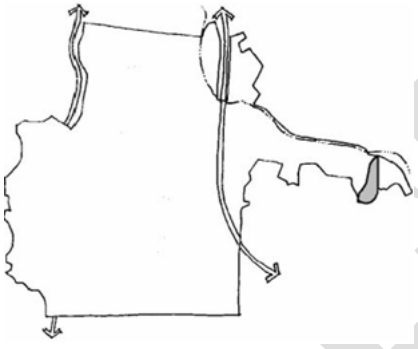

Figure 11: Key May 6: Piney Way Drainage (Grey Area)

Chapter 6. Cultural Resources

Introduction

As discussed in the Resource Inventory Report, a cultural resource survey was conducted previously for the Ranch. Several prehistoric sites were found on the West Ranch, and historic sites included several structural remains from the previous Ranch.

As stated in the Plan Vision statement, the objective for resource protection is "…to ensure that public access is maintained in balance with, minimum disturbance to, and protection of, sensitive natural habitats and unique scenic and cultural resources."

Prehistoric-Chumash

There is evidence of Chumash and Salinan use and settlement on the West Ranch. To protect these areas for their historic importance, these sites should remain unmarked. No direct labeling of these sites should occur. However, there are opportunities to educate the public about native culture through interpretive signs or brochures that illustrate native occupations on the central coast. This should be done in coordination with the Chumash and Salinan Tribal Councils and an archaeologist, who may assist in producing the brochure. It should be noted that the Chumash are seeking a location for a Native American Museum in Cambria, which may contain relics significant to the Ranch's history.

Historic-Fiscalini Ranch

Remnants of the historic Fiscalini Ranch dairy complex are on the West Ranch. The dairy was constructed in the early 1900s and remained in use until the 1960s. Seven building foundations remain, in various stages of decay. To determine the best management for these sites, a professional "historic evaluation" should be conducted. To protect the remnants and ensure visitor safety, a fence may be installed, and signs should be posted stating, "Do not climb."

If feasible, historic plaques may be posted to describe the building and its previous functions. This could include photographs of the buildings in their "glory days," which may be available through the Fiscalini Family or the

local historical society. Alternatively, if funds become available for historic preservation purposes, one of the significant buildings could be rebuilt to commemorate this vital piece of Cambria's history. Reconstruction may be conducted by volunteer labor with the guidance of a historic preservation expert.

Chapter 7. Vegetation Management

Introduction

Management of plant communities is a primary component of ongoing stewardship of the natural resources at the Ranch. Vegetation management requires an understanding not only of the natural functions of different ecosystems, but also of the functions of various management methods available. This chapter discusses management methods and provides guidelines for their application. Vegetation management is designed to work in collaboration with other restoration methods discussed in Chapter 5.

Vegetation management efforts intend to meet the following objectives:

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce the wildland fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term, encourage wildflowers and native plants
- Promote forest regeneration

Management methods may be either passive or active. Active Management may include mechanical mowing, clearing dead and/or fallen material, small-animal grazing, controlled burning, seeding and planting natives, mulching, watering, and the use of biological or chemical controls. Some techniques can be used to mimic natural processes, such as plant and grazing by native historic herds.

Passive management differs from active methods in that it leaves an area untouched, while protecting a plant community from further detriment, allowing natural restorative processes to occur. Examples of passive methods include regulating permitted uses in sensitive areas, creating buffer zones, and/or restricting or excluding public access in some regions (see Chapter 5).

Management also requires inventorying and monitoring through observation and /or field studies. To this end, the “Baseline Document” described in Chapter 9 should be used to measure program effectiveness. Over time, the data collected will show whether conditions are improving, deteriorating, or stabilizing. Monitoring also enables the measurement of the effectiveness of management actions and indicates whether a shift from passive to active techniques is warranted. Monitoring techniques are described in the following sections and in Chapter 9.

The diversity of biological communities at the Ranch may call for more than one vegetation management method within each community or “zone.” The vegetation management techniques discussed below utilize several methods. The precise vegetation management program will be developed by the CCSD and coordinated with the erosion stabilization efforts and removal of non-native and invasive plants, as described in Chapter 5.

CCSD will likely conduct fire management with support from CAL FIRE and the CFD. Due to the proximity of residential neighborhoods to the Ranch, controlled burns are not recommended as a frequent method of vegetation management. The risk of fire spreading in the forest and to the adjacent neighborhoods is significant.

In the short term, before the Vegetation Management Plan can be implemented, coordination with the fire departments is necessary. The minimum management methods include reducing fuel for fire management purposes and employing fire management methods adjacent to neighborhoods.

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Background

Evaluating Vegetation Management Methods for the Ranch included an analysis of a wide range of techniques. Some commonly practiced methods used by many jurisdictions, agencies, and educational institutions include:

- Hand/chemical removal of invasive/non-native plants
- Mechanical: mowing, disking, or weed whipping
- Goat or sheep grazing
- Controlled burns

Each method was evaluated for its pros, cons, and costs. Methods were also assessed against objectives created by the Working Group specifically for the Vegetation Management Plan. Other issues addressed in vegetation management included financing, compatibility among small-animal grazing, wildlife, people, and dogs, fencing repair costs, liability, and water sources. Additionally, it was essential to avoid methods that would harm sensitive habitats and species.

(Please refer to Appendix 2 Vegetation Management Summary for a more detailed discussion on evaluated methods.)

The Program

The following program describes recommended vegetation management methods for each of the Ranch "zones," which are based on their respective habitat or biological community. Methods support the established objectives as described above. This Vegetation Management Plan should be considered "adaptive," therefore, CCSD may modify it in the future depending on the results of the proposed program. The CCSD may make adjustments required to meet the Plan's objectives. Separate zones will employ different methods or combinations of methods per zone to observe the effects of each technique. At the end of the test period (typically a year or two for CCSD), the CCSD may determine the preferred set of methods to be employed across the entire Ranch.

Common to all the Ranch zones will be the removal of invasive and non-native plants. Removal should be conducted by hand or mechanically (weed whipping) in areas close to wetlands or waterways. Chemical removal should be used only as a last resort when other methods are unsuccessful.

Management Zones & Methods

This approach involves managing the Ranch by describing the landscape as five areas, or "zones," each comprising the following communities. Exhibit 5 shows the proposed Management zones discussed below:

Coastal Bluff

This zone encompasses all that area west of the fence at the utility easement on the marine terrace. The coastal bluff area is a sensitive habitat area and should generally be left to evolve naturally. Annual removal of non-native plants should occur according to Chapter 5:

Grasslands

This area is located above the coastal bluff and is separated by the SeaClift drainage gully. This area encompasses all the grassland from Park Hill neighborhood to the Santa Rosa Creek Trail, and north and west of the pine forest to West Lodge Hill. (The gully has been restored as described in Chapter 5. The CCSD will select the most suitable vegetation management methods to achieve the stated objectives for this area.

Monterey Pine Forest

The Monterey Pine forest sits at the ridge of the West Ranch and along the north-facing slope of the East Ranch. The best management practices and regional experts should be consulted as a guide for restoration efforts within the forest. The forest should be allowed to expand naturally beyond its current edge.

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The CFD may employ fire prevention methods to protect neighborhoods adjacent to the forest. Please refer to Chapter 8 for a description of fire prevention and hazard reduction methods.

Santa Rosa Creek Corridor
This zone lies along the entire Santa Rosa Creek corridor to the edge of the riparian woodland within the Ranch boundary. The corridor should be fenced along the access road/trail on the western side of the creek to protect riparian areas from public intrusion. The creek corridor also requires bank stabilization and restoration as described in Chapter 5. Small-animal grazing in specific areas may be an appropriate control method for non-native plants within the corridor.

Mixed Woodland
Two areas of mixed woodlands occur on the Ranch: on the east-facing slope of the West Ranch and on the northwest-facing slope of the East Ranch near the highway. The mixed woodlands should be allowed to expand naturally. Non-native plants should be removed mechanically (using a weed whip) or by hand. Chemical removal should only be considered if other methods are unsuccessful.

Fencing and Gates

Permanent fencing may be necessary to protect restoration areas, including the riparian corridor and wetlands. The fence type should be an open design to reduce visual impacts. Three or four wire and T-post construction, 4' high, is recommended. Where the fence crosses a trail, gates will need to be installed to provide access for hiking and biking.

Grazing

Grazing may be an important vegetation management method for achieving the stated objectives. There are several issues to consider when evaluating a grazing program. If grazing is to be used for vegetation management purposes, the Facilities & Resources Manager should prepare a grazing management program to address the following:

- The grazing program should be based on "holistic grazing management" principles (see Appendix 2 for more information).
- The grazing operation should be assessed periodically to evaluate the effectiveness of improving grassland health and preventing erosion.
- Minimize adverse impacts on trail use through an information program and a fence-and-gate system.
- Develop a "prescription" for the appropriate number of small animals in selected restoration grazing areas.
- Provide necessary support facilities such as water, loading areas, fences, feeding, etc.

Monitoring Plan

As described in Chapter 9, monitoring is recommended to track the effectiveness of the vegetation management methods. The purpose of monitoring is to evaluate:

- Vegetation health in each of the zones
- Advancement of soil conservation and/or erosion conditions
- If grazing is employed, the impacts of grazing on native grasses and the prevention of overgrazing are considered

The monitoring plan should include the following components:

- Baseline documentation of existing conditions with photographs and notes. The baseline document for the natural resource restoration and protection effort, or as required by the Conservation Easement agreement, may be used in its place.
- Observations log, per zone, which should include:
  - Vegetation type and area of cover (square feet or acres)
  - Date of observation, and name of the person doing the recording
  - Seasonal photographs of each zone (taken from the same vantage point) to record changes

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- Annual evaluations that measure the progress of the vegetation management program against objectives. The review is intended to inform the CCSD of the effectiveness of its operations and to determine if modifications to the Program are necessary to improve the achievement of its goals. Monitoring may be conducted by volunteers such as Cal Poly students or others who have been trained in evaluating resource conditions. Monitoring may also be coordinated with mapping native perennial grasslands and plant species, as recommended in Chapter 5.

Chapter 8. Public Safety

Introduction

This Plan anticipates that the Ranch will experience an increase in visitor use over time; therefore, public safety for visitors and neighbors will become a more pressing issue. Public safety concerns include:

- Safe trail conditions
- Avoidance of hazardous areas
- Reduction of conflicts between users and restoration efforts
- Fire prevention from natural or human causes
- Provision for emergency access from north to south through the West Ranch
- Protection of the Ranch and adjacent properties

Other agencies, such as the SLO County Sheriff's Office and the CFD, will implement various public safety efforts. While some public safety efforts will not be implemented by the CCSD, ensuring public safety on the Ranch will require cooperation with responsible agencies. For example, specific trails may need to be temporarily closed to accommodate fire safety improvements. Public education and safety information will also contribute to the safety of Ranch visitors, so this chapter discusses public safety signage as a component of the public safety program.

Trail Maintenance

To provide safe passage on Ranch trails, periodic trail maintenance will be necessary. The CCSD may rely on volunteer monitoring and labor to accomplish this ongoing task. Trail inspections should be based on seasonal need. For example, during the summer season, it may be necessary to check daily, while at other times, a weekly basis may be sufficient. Monitoring for trail maintenance needs is especially important after storm events. General trail maintenance is described below for the two primary trail environments: woodland and grassland.

Woodland Trails

Maintenance work will include trimming tree limbs that overhang or fall onto the trail, and removing large debris from the trail surface. Shrub trimming should provide clearance for at least the width of the trail. Not all healthy ground-level limbs or roots need to be removed, as these provide interesting breaks in the trail to climb over. Poison oak should be removed from the trail edge by application of herbicides; however, when poison oak is located next to a drainage course and/or wetlands, hand cutting should be performed.

Grassland Trails

New trails in the grasslands will require some clearing, as grass encroaches on them. The area of constant hiker wear will generally remain clear of vegetation. Maintenance methods may include using a weed whacker or, if total removal is desired, a professionally applied herbicide. Repair of the trail surface may be required to stabilize eroded areas. The use of soil binder, water bars, and the design of the trail route are possible methods to control and stabilize erosion.

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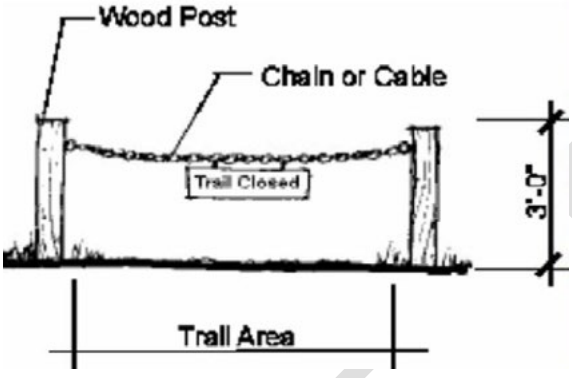
Trail Closures

The CCSD has the authority to temporarily close trails during maintenance, habitat restoration, or soil restoration work, as well as for the construction of new trails. During closure, a barrier will be installed consisting of two wooden posts and a rail or chain that spans the trail. A durable sign with a brief explanation of the purpose and projected duration will be posted near the barrier.



Emergency Access

Emergency access through West Ranch, from Park Hill to Marine Terrace and West Lodge Hill, is essential. The existing utility easement, which extends from Windsor Boulevard North to Marlborough Street, provides emergency access. The CCSD should improve this road with an all-weather surface.

Fire Management and Prevention

The Ranch is within a high fire hazard area and has been targeted by the CFD and CAL FIRE for fire prevention intervention. The CFD monitors vegetation communities, including grasslands and forests, for fuel load conditions. The CCSD, in consultation with CFD, will determine the most effective means to correct problem areas. Corrective measures will be tailored to address the specific area or zone on the Ranch.

The forest is a targeted area by CFD for fuel reduction. Fuel reduction techniques for the Ranch include creating a defensible zone of 50-100 feet adjacent to the Lodge Hill neighborhood. The forest will be cleared of dead standing trees, dense underbrush, and tree limbs up to 6 feet above ground will be removed.

During periods of high fire hazard, the CFD may require red flag postings at staging areas to warn visitors to exercise extreme caution. No fire of any kind, including smoking, will be allowed on the Ranch. The CCSD will be required to cooperate with these fire agencies during fire prevention work. Trails may be temporarily closed during this effort to eliminate conflicts.

User Conflicts

Part of safety management includes reducing user conflicts. Generally, conflicts between visitors on the Ranch can be avoided by practicing safe conduct and observing standard courtesy practices. However, the CCSD has the option to introduce and enforce restrictions if these practices are not working.

Bicycles versus Pedestrians

A common user conflict on multi-use trails occurs between bicyclists and pedestrians. At the Ranch, pedestrians have the right-of-way. On forest trails, bikes must use particular caution due to limited visibility and narrow widths. In some areas, signs will be posted indicating “Walk-only” zones, where bicyclists are expected to dismount and walk their bikes. Other ways bicyclists can reduce conflicts are to alert their approach from behind, either by voice or a bell. Bicyclists are also required to observe safe speed limits.

Dogs versus Pedestrians, Bicycles, and Wildlife

Many potential conflicts arise from off-leash dogs: dogs may chase wildlife (which conflicts with the Plan's resource protection objectives), frighten or attack people, and finally, may attack other dogs beyond their

owners' control. Except at the Cambria Dog Park, located on Rodeo Grounds Road, no person shall allow a dog to run at large on the Ranch. All domestic dogs on the Ranch shall be restrained at all times on leashes not to exceed six feet in length and be under adequate control in accordance with the requirements of CCSD Municipal Code Chapter 7.16.

Beach Areas

To protect visitors from soil instability at the Ranch's bluff areas, warning signs may be posted at all historic access points along the bluffs.

Signage Program for Public Safety and Special Information

Signage is an effective way to provide information to Ranch visitors. In addition to other trail and access signs described in Chapter 4, safety and special information signs are planned for use at the Ranch as described below. Careful attention should be given to avoid cluttering the Ranch or viewshed with notices. Signs should be constructed of natural materials (e.g., stone, wood) or recycled products and kept below eye level (generally 18 " to 36").

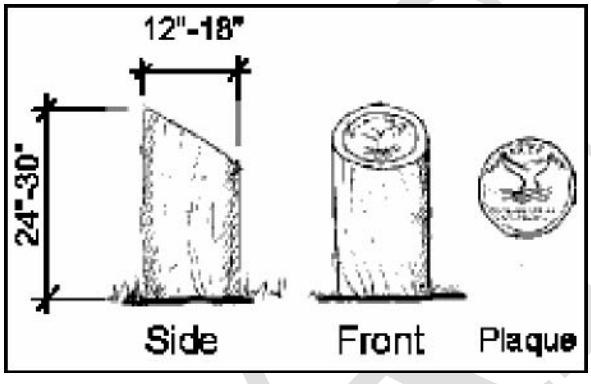


Figure 12: Example type sign for Ranch.

Safety Signage

Individual minor signs (which may be combined with trail names) should be used on trails to convey safety messages and/or special access purposes. The following list describes some of the vital safety messages and design standards:

Safety messages

Safety messages may include "Hikers have the Right-of-Way," "Walk Bikes," and "Trail Closed." Signs should be made of wood or recycled products with carved and/or painted letters.

Universal symbols

Universal symbols for ADA and/or bicycles should be incorporated on signs at trails designated for these users.

Steep Cliff

Steep Cliff signs may be posted in areas that are dangerous and have historically been used for beach access. This sign should be posted below eye level, but be easily visible and readable. It should be made of wood or recycled products. Letters need to be simple, bold, and in strong contrast to the sign's background color.

Special Information Signs

Monterey Bay National Marine Sanctuary Boundary (MBNMS)

This sign should be designed and provided by the National Marine Sanctuary (NMS) Foundation and installed near the southernmost point of the sanctuary, located on the Ranch. The CCSD will need to coordinate with the NMS on the size, location, and installation.

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Chapter 9. Implementation

Introduction

The CCSD will manage both the East and West areas of the Ranch until FFRP, or its successor, exercises its option to assume management of the West Ranch.

As explained in this chapter, the CCSD will be responsible for accounts and any documents and records related to the use, management, operations, and maintenance of their respective area. These duties include managing programs to achieve short-term and long-term plan objectives. Many of these responsibilities overlap with the day-to-day tasks involved in managing the Ranch.

Part of the Plan implementation is the use of an Action Plan, which should be updated annually. The Action Plan outlines projects and ongoing tasks for the management team. The management team ideally should be composed of the following coordinators:

Administration (East and West)
Responsibilities include budgeting, funding, and grant writing, record keeping, and overseeing the ongoing Action Plan for annual projects.

Restoration Coordinator
This person will oversee non-native plant removal, stabilization, and restoration projects, including coordination of labor and agency permitting, and will monitor small-animal grazing operations.

Maintenance Coordinator
Responsibilities include the construction and maintenance of trails, fences, and gates; on-site parking areas; trailhead signs; trash removal; and signage.

Public Outreach Coordinator
Oversee volunteer and docent training, fundraising, brochure and pamphlet production and design, sign design and production, large group permitting, and Ranch walks. Upon FFRP selecting one or more coordinators, their names and contact information should be provided to the CCSD.

The Action Plan, included in Section D below, focuses on the first few years following Plan adoption. The Action Plan remains fluid, recognizing that environmental and political conditions are subject to change and may necessitate adjustments in priorities. The timing of funding for specific projects may also change priorities. However, some paramount projects deserve urgent status and are discussed in the Phased Improvements section below.

Guidance is provided on administrative tasks, including budgeting, funding, record-keeping, and an ongoing Action Plan for the Ranch's annual operations, as well as phased, short- and long-term improvements. This includes timeframes, physical improvements, and staffing resources. A list of federal, state, and local agencies is provided in Chapter 1. Some Ranch restoration and improvement projects will require coordination with these agencies before and during improvements. A program has been designed to permit and/or enter into agreements with equestrian and large groups. This program may control access during the implementation of vegetation management activities. Enforcement coordination is also briefly discussed.

Open Space Conservation Easement

When the Ranch was purchased, the community had certain activities and uses in mind for the property, as well as others considered undesirable. As previously described, two of the primary objectives for purchasing the Ranch were the protection of open space and the maintenance of public access and passive recreation opportunities on the coast. It was essential to the community and to the people and agencies that helped acquire the Ranch that the passive use of the property be officially recognized as an allowable right of the people of the

state. A Conservation Easement is necessary to preserve this right and protect the Ranch against future development.

Conservation Easements are legal documents used to protect the conservation values of property, permanently limiting the allowable uses and rights attached to the property within their scope. The Conservation Easement for the Ranch is based on the uses and operations described in this Fiscalini Ranch Public Access and Resource Management Plan. Furthermore, the Easement, as adopted by the CCSD in cooperation with the Conservancies, clearly identifies the allowable and prohibited uses of the Ranch. FFRP or its successor will be the holder of the Easement as part of their administrative scope for the entire Ranch.

The Conservation Easement provides the CCSD with justifiable support for the restrictions on activities and uses at the Ranch. The Conservation Easement does not stipulate particular recommendations for the management and restoration efforts proposed for the Ranch. This falls within the purview of the Fiscalini Ranch Public Access and Resource Management Plan, which provides flexibility to amend the plan as conditions may warrant. Please refer to Appendix 3 for the actual easement document.

Ranch Administration

The successful implementation of the Public Access and Resource Management Plan depends on a clear understanding of areas of responsibility and close coordination between CCSD and the Easement Holder. The following outlines the responsibilities that CCSD and FFRP, or its successor, must address in the ongoing administration of the Plan. Many responsibilities overlap, so some crossover among the management team is likely. Good communication and a clear understanding of the task will prevent duplication of effort and ensure that the effort is delegated.

A central physical location should be established for Ranch management operations and records, so that information is readily accessible to the management team. For example, to ensure recordation of restoration efforts and/or improvements performed on the property, a centralized location is more expedient for the responsible party. The following is a list of typical administrative duties that will be required in the administration of this Plan and management of the Ranch:

- Financial accounting, budgeting, and records
- Permit program administration
- Grant writing and administration
- Record keeping (non-fiduciary)
- Volunteer/Docent coordination/training
- Public outreach
- Agency coordination
- Restoration crew coordination
- Maintenance crew coordination
- Construction/improvements coordination

Record Keeping (Non-Fiduciary)

Good record-keeping techniques are essential to an organized program. Many of the tasks outlined in this Action Plan include recommendations for documenting actions that need to be taken and those that have already been completed. It is recommended that logs be created to record items such as daily activities, hazards found and action taken, maintenance needed and performed, etc. Records should also include surveys of the vegetation conditions and restoration areas to provide accurate monitoring data. Keeping such records is essential to:

- Monitor necessary improvements and changing conditions.
- Assist with planning and programming of resources (financial and human)
- Document achievements (especially helpful as an information source for permitting and grant applications)

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There are standard features recommended for each log/record to support various improvements and operations. A few tasks merit additional customized record details. These details are provided in accordance with the functions described in this section and are referred to as "record keeping."

Features common to most records are:

- Specific Binder or log that has been preprinted with multiple columns
- Instructions for reporting/logging method (cover sheet), standardized
- language appropriate to the task
- Date of work completed
- Name of person(s) who did the work
- Description of other actions taken, if any
- Photocopies of the Ranch Maps appropriate to the Project
- Notice of potential work to be done (if needed) and a date when it was observed)
- Expenditure of monies (if any), source of funds

Amendments

The Public Access and Resource Management Plan has been designed to be flexible, accommodating future challenges and changes. Amendment procedures are required for any substantive changes, such as a change in restoration method or deletion, introduction of a new management method, a new allowable/prohibited use, a change in project prioritization, transfer of management responsibility, new trail alignment, any act that would affect public safety, and any permanent closures to access areas.

Fiscalini Ranch Public Access and Resource Management Plan Amendment Procedures and Easement Compliance

The Conservation Easement recognizes that the Fiscalini Ranch Public Access and Resource Management Plan may require amendment from time to time to address evolving conditions, regulatory requirements, or operational needs. Consistent with Section 4.1 of the Easement, the CCSD affirms the following amendment procedures:

1. **Public Meeting Requirement**
   Any formal amendment to the Fiscalini Ranch Public Access and Resource Management Plan shall be considered at two or more noticed public meetings held in the community of Cambria, consistent with the Easement.
2. **Written Concurrence**
   Formal amendments to the Fiscalini Ranch Public Access and Resource Management Plan shall require written concurrence from the Easement Grantee and the SCC, as required by Easement Section 4.1.
3. **Procedural Compliance, Not Operational Approval**
   Written concurrence for amendments shall be limited to confirmation that the proposed amendment is consistent with the Conservation Easement and shall not be construed as approval of day-to-day management actions, operational decisions, or routine maintenance activities undertaken by the CCSD.
4. **Clarification of Prior Process**
   The CCSD notes that public meetings were conducted during development and refinement of the 2003 Management Plan, consistent with the intent of Easement Section 4.1, and that adoption of the Plan reflected compliance with the Easement's procedural requirements.
5. **Future Amendments**
   This amendment framework applies only to formal modifications to the Fiscalini Ranch Public Access and Resource Management Plan. Routine implementation, adaptive management actions, and activities consistent with the adopted Plan do not constitute amendments and do not require further concurrence under Section 4.1.

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Annual Action Plan

The Action Plan provides for the orderly and coordinated execution of the Plan. It reflects the Plan's needs and objectives, informed by the community's desires and the management entity's fiscal constraints. When financial constraints limit implementation, the District's responsibilities shift toward prioritizing essential maintenance and safety activities while deferring or phasing less urgent projects. The Fiscalini Ranch Public Access and Resource Management Plan explicitly states that its objectives will be implemented "commensurate with the financial and management resources, and obligations" of the CCSD. This means the CCSD must refine the annual Action Plan to focus on urgent or "paramount" projects, such as public safety measures and necessary infrastructure that cannot be postponed without risking resources or visitor safety or compromising public access.

Under these conditions, CCSD must still maintain compliance with the Conservation Easement, preserve sensitive habitats, provide minimum public safety services, and maintain access and facilities. Deferred activities should align with long-term objectives and be scheduled once funding becomes available. Coordination with volunteer groups, grants, and partner agencies becomes increasingly critical for supplementing reduced operational budgets.

The responsibility for carrying out these actions should be divided among a team of trained associates under the direction of the CCSD. The Action Plan should be updated annually to report progress, make adjustments, and include proposed new actions. To the extent that CCSD seeks contributions toward work identified in the Fiscalini Ranch Public Access & Resource Management Plan from partners such as FFRP, it will note such proposed contributions in the annual update to the Fiscalini Ranch Public Access & Resource Management Plan and, once partner funding is committed for the work, include the partner from whom it seeks support in relevant meetings and planning.

This effort will align with the long-term and short-term objectives outlined in the Phased Improvements section below. For example, to maintain the trails, the management team will need to coordinate with volunteers to survey trail conditions and restore degraded areas. Many of these tasks overlap, so that some responsibility crossover may occur among the management team. Good communication and a clear understanding of responsibilities will prevent duplication of effort and ensure that someone is assigned to that effort. Ongoing tasks include:

Vegetation & Restoration Management

The CCSD will oversee the resource management and restoration efforts as described in Chapters 5 and 7. Briefly, vegetation management efforts will include preparing a "Baseline Document," scheduling fire-prevention interventions, removing non-native plants, planting natives, and implementing soil stabilization projects. The CCSD may also need to limit areas of use and/or determine the appropriateness of trail closure. Habitat enhancement projects will require a more formal monitoring program conducted by biology experts.

A record-keeping log should be developed and maintained to track vegetation management efforts. The log should be organized by vegetation zone (tabulated) and include the habitat types within each zone. The log should track areas being restored, revegetated, or under observation, as well as methods used for restoration or revegetation, including non-native removal. Maps should be used to portray information. Other helpful information may include the party (ies) that performed the work and the project costs. Refer to Chapter 7 for more details on monitoring techniques.

Trail Maintenance

Trail maintenance is essential to keep trails in good condition, enhance safety, and prolong their usability. Informal trail inspections and observations by trail users, docents, volunteers, and maintenance crews can help to identify needed improvements, and are most effective when documented in a consistent place and format. Trail repair should occur within a week of receiving the notice, if possible. Repairs may be contingent on the problem's priority and the availability of labor and financial resources. If the problem is a safety issue and the

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management team is unable to resolve it within a reasonable timeframe, the trail should be temporarily closed. (For guidelines on methods of maintenance and construction, refer to Chapter 4).

The Trail Log should be divided into trail segments (using binder tabs), with trail maps that identify segments that require improvement. Include a checklist detailing the type of improvement needed, the repair party, and the completion date.

Sign Installation and Maintenance
The sign program, described in the Public Access and Public Safety chapters, will require installation schedules, maintenance monitoring, and implementation. The coastal climate is harsh on natural materials; therefore, they need more frequent maintenance and replacement expenditures. These factors should be considered when selecting materials for the signs, with a focus on durability and tamper-proofing. Signs should be maintained to ensure readability and replaced if stolen or vandalized.

As stated in the Grant agreement from the SCC, the American Land Conservancy is responsible for providing and installing a sign on the Ranch that identifies the Ranch areas for public use and acknowledges the sources of funding assistance. These two agencies have selected the sign style, which will be erected on the Ranch in coordination with the CCSD.

Other signs to be maintained by the CCSD are as follows:

- Welcome to Fiscalini Ranch Preserve at the north end of the Bluff Trail, visible from Windsor Blvd.
- Marine Sanctuary Boundary (provided by the MBNMS)
- Acknowledgment of private funding sources
- Trailhead signs as described in the Trail section
- Safety signs at the bluff edge and trails
- Closure signs posted and removed

Refuse Management
Trash removal will be necessary for both public safety and aesthetic purposes. Waste receptacles should be provided at convenient locations on the Ranch to offer visitors disposal containers. These receptacles should be provided at all staging and entry points, as well as in parking lots. To prevent animals from accessing trash cans and debris from blowing away, the receptacles must include lids. Trash removal should be scheduled regularly. The CCSD will be responsible for arranging for or hauling waste to the appropriate landfill.

Parking Area Maintenance
Regular use of the Ranch will necessitate ongoing maintenance of the on-site parking facilities. Parking areas composed of crushed granite may require weed control and occasional gravel replacement. Weed control methods should include applying biodegradable herbicides (when not near a creek or wetland) or mechanical means.

Routine maintenance of parking areas will be coordinated by FFRP or its successor and the CCSD. This will include inspections to ensure the surface remains safe and in good condition. Periodic resurfacing will be necessary to prevent erosion.

Fence Repair and Installation
Both maintenance crews and construction crews will be involved in fencing projects, depending on the level of repair and/or installation required. An inventory of fences on the property should be prepared, and areas in need of repair should be identified and prioritized so that improvements may be programmed and crews organized to complete the task. Records should be kept of fence locations (this may include the fence photo survey previously conducted by the CCSD), actions taken per fencing segment, fencing materials to be used, sources of materials, persons who performed the work, and costs associated with materials and labor, if applicable.

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Interpretive Program Coordination
The Ranch is a community treasure, and, as such, visitors to the Ranch should be informed about the property's diverse natural resources and history. Educational pamphlets that describe ecosystems should be made available. Additionally, historical information about the Fiscalini East-West Ranch Preserve, from its inception to its acquisition for public use, may be featured. This involves coordinating the design and production of the pamphlets (also described in Chapter 4).

Trail Brochures Production
Visitors to the Ranch should be informed about vegetation management efforts, appropriate trail usage, trail etiquette, parking instructions, and access points to the Ranch. Maps indicating points of interest and areas of restoration activity can also help orient Ranch visitors. The map should include trail alignments and designations. These pamphlets should be regularly available at primary access points and at other community and visitor centers.

Docent Training
Docents represent the FFRP, and as such, it will be vital that they receive consistent training regarding the appropriate and allowable uses, as well as the Ranch's management objectives and efforts. Consistency will be essential so that each docent has the same level of knowledge and authority to act on behalf of the FFRP. Regular training sessions may be scheduled throughout the year to train new docents and inform all docents about current projects.

Volunteer Coordination for Labor
The CCSD may rely on other nonprofit organizations and volunteers as a source of information and labor. All volunteers should be familiarized with and trained for trail maintenance and proper practices. Vegetation Management techniques are provided as instructions. They should be both explained to and made available to volunteers assisting with the vegetation management efforts, ensuring all volunteers receive consistent and reliable information.

Sources of volunteers include Green Space, San Luis Obispo Land Conservancy, Sierra Club, and FFRP.

School Group Activities or Tours Coordination
Occasionally, school groups visit the Ranch for organized field trips. There should be a point person to schedule group visits to the Ranch and to coordinate a "greeter" to meet the group and introduce the Ranch. The greeter should give a brief history, explain ongoing restoration efforts, and explain trail etiquette.

Phased Improvements
This section provides a summary of the programs and activities required to meet the Fiscalini Ranch Public Access and Resource Management Plan objectives. Activities have been arranged into short-, mid-, and long-term priorities and grouped into Resource Enhancements, Access Improvements, and Public Safety within each term.

The purpose of prioritizing is to provide the CCSD with direction on what work to accomplish first and promptly. The Phasing Plan remains flexible, as the timing of funding sources is unpredictable. The CCSD should refine this list during implementation of the Action Plan, taking costs and funding availability into account. Priority status may be changed at the CCSD's discretion.

The following list of actions/priorities should serve as a guideline for Ranch improvements.

Short-term Actions

Resource Enhancement
- Vegetation management program

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- Santa Rosa Creek - west bank stabilization and trail installed
- Special status species surveys and mapping
- Removal of non-native plants on the east side

Access Improvements
- Work out shared parking arrangements at the Wastewater Treatment Facility (Cross Town Trail) and Shamel Park.

Public Safety
- Repair fences

Miscellaneous
- Set up a record-keeping system
- Apply for grant funding

Medium to Long-term Actions

Resource Enhancement
- Remove invasive species
- Interpretive pamphlets
- Vegetation Management program

Access Improvements
- MBNMS signs
- Staging area improves at Cambria Drive and Highway 1
- Information kiosk at staging area - East Ranch
- Pedestrian crossing on Highway 1
- Refined/updated public brochure (ongoing)
- New trail improvements/maintenance

Public Safety
- Emergency access/erosion control - Piney Way
- Emergency access - Ridge to Santa Rosa Creek West easement road
- Safety signs - cliff, slow bicycles

Miscellaneous
- New benches
- Historic preservation – Fiscalini

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Appendices

Appendix 1: Glossary of Terms
Appendix 2: Ranch Vegetation Management Methods Summary
Appendix 3: Conservation Easement

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Appendix 1: Glossary of Terms

Active Recreation: The type of recreation requiring apparatus and physical improvements to participate, such as baseball, basketball, tennis, etc.

CCSD: The property owner is responsible for implementing the Fiscalini Ranch Public Access and Resource Management Plan.

Conservation Easement: A conservation easement is a legal agreement that permanently limits the allowable uses and rights attached to a property within its scope.

Invasive Plants (Invasives): An introduced species of plant characterized by aggressive growth and tending to out-compete & displace native species, reduce wildlife habitat potential, alter natural ecosystem processes, and limit overall biodiversity.

Non-native Plants: Non-indigenous species, or those introduced to an area, either purposefully or accidentally. Non-natives may be characterized as invasive plants if they disrupt or have the potential to disrupt or alter natural ecosystem function.

Passive Recreation: Refers to uses that do not require physical apparatus or improvements, such as walking, sightseeing, etc.

Special Status Plants or Wildlife: A species of plant or animal that is state or federally listed endangered species.

Small Animal Grazing: Small animals refer to goats or sheep. These are particularly effective for intensive short-term grazing to remove non-native plants. It should be conducted in early spring, before the thistle develops thorns but after a seed pod forms. A tether or a fenced enclosure should control them.

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Appendix 2: Ranch Vegetation Management Methods Summary

Introduction
This summary discusses the diverse vegetation management methods put forth during the Working Group's research on this topic. Practitioners, such as ranchers, proposed these methods and preserve managers in other areas of the State, as well as by academic sources at Cal Poly. Methods discussed range from "No Management" to "Disking."

Vegetation Management Objectives

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce the land fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term and encourage the growth of wildflowers and native plants.
- Promote forest regeneration

The following matrix summarizes the vegetation management methods and their alignment with the objectives described above. Each method was evaluated against the goals established by the Working Group for the Vegetation Management Plan. Methods are checked against the matrix to determine if they meet an objective. Immediately following this matrix are detailed evaluations of each technique. At the end of this document, you will find suggested treatments for each zone. The potential treatment program represents one possible solution to the objectives above.

METHODS	OBJECTIVES	Reduce Erosion	Restore Riparian	Reduce Conflicts	Reduce Fire	Min. Liability	Min. Cost	Remove Invasives	Restore Natives	Forest Growth
	1. No Management	X				X	X		?	X
	2. Hand/Chemical Removal	X	X	X	X	X		X	X	
	3. Mechanical Mowing	X	X	X	X	X	?			X
	4. Control Burn	X	X		X	X	X	X	?	
	5. Disking	X	X		X	X		X		

Vegetation Management Alternative Methods
In this section, each vegetation management method is identified with pros, cons, and associated costs (when available). Each method was evaluated against the Vegetation Management Objectives, which are reiterated below.

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1. No Management

Method	Pros	Cons	Costs
No management.	Only restore wetland/riparian areas. Stabilize erosion.	Leave invasives (no mechanical, no hand removal). Non-natives and invasive plants will take over. Walking experience changed.	Labor and materials for restoration.

Does the vegetation management technique help to accomplish the following objectives?

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce the wildland fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term and encourage the growth of wildflowers and native plants.
- Promote forest regeneration

2. Hand/Chemical Removal of Invasive/Non-Native Plants

Method	Pros	Cons	Costs
Remove non-native plants by hand removal or chemical.	Removes fire hazards and competition with natives. Some native seeds are available locally. Less impact on soil disturbance.	Intense labor to remove non-native plants; spade or herbicide application. Expense of harvesting or purchasing seeds. Takes ten years or more.	Volunteer labor. Seed purchase or propagation. Chemical herbicides supply. Dispersal and protective equipment.

Does the vegetation management technique help to accomplish the following objectives?

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce the land fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term and encourage the growth of wildflowers and native plants.
- Promote forest regeneration

3. Mechanical Mowing

Method	Pros	Cons	Costs
Mechanical mowing	Fast	Cuts everything, including wildflowers, not natural in appearance. Noise pollution.	Labor = CCSD/contracting.

Does the management technique help to accomplish the following objectives?

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- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce the wildland fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term
- Promote forest regeneration

4. Holistic Range Management (goats or sheep)

Method	Pros	Cons	Costs
Goat or sheep grazing.	Short-term/intermittent use. Eat everything cows do not. Help restore native plant habitat by removing non-natives, low impact on erosion.	Requires a shepherd 24/7 to monitor.	$800/day.

5. Control Burn

Method	Pros	Cons	Costs
Control burn – piled or wide area burns	Eliminates vegetation and brings nutrients to the soil. Reduces thick undergrowth.	May not stay in control. Risk to homes, smoke pollutes the air and homes. Visual impacts.	No cost. CAL FIRE, CDF, or other authority organizes.

Does the vegetation management technique help to accomplish the following objectives?

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce the wildland fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term
- Promote forest regeneration

6. Disking

Method	Pros	Cons	Costs
Disking	Buries non-natives to aid decomposition.	Destructive to topsoil and microbes. Erosive to wind and water. Invasives move in quickly.	Labor and equipment.

Does the vegetation management technique help to accomplish the following objectives?

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)

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- Reduce the wildland fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term
- Promote forest regeneration

7. Perimeter Fuel Break

Method	Pros	Cons	Costs
Perimeter fuel break	Creates defensible area for CFD of 50' to 100' on perimeter. Reduces fire ladder. The remaining area goes "natural".	Alters natural state of existing forest, reduces habitat. Short grassland in a strip only.	Labor and equipment.

Does the vegetation management technique help to accomplish the following objectives:

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce the wildland fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term
- Promote forest regeneration

Potential Vegetation Management Program

Vegetation management objectives are diverse and sometimes conflict with each other; therefore, no single method addresses all the goals. Similarly, the Ranch supports several different biological communities, so not all areas can be treated using the same methodology. The solution appears to be a mix of methods tailored to the specific biological community or "zones" (see attached map); it may be necessary to use a combination of methods and techniques within a single zone.

Based on the previous analysis, the following program may be a viable option for vegetation management. Ranch zones are described below, with brief descriptions and suggested treatment(s) for each area. It is essential to note that recommendations may be adjusted to accommodate current conditions.

Coastal Bluff: ***West Ranch, from Windsor to Windsor and west of the sewer easement fence.***
This zone includes coastal scrub, sea bluff scrub, grassland, and wetland communities. Vegetation management methods may include hand- or chemical-removal of non-native species to allow native grasses to flourish, and mechanical mowing to restore the wetlands by protecting them from disturbance by animals and humans. Native plantings may stabilize bluff erosion.

Coastal Grassland: ***The large expanse west of the bluff area.***
Biodegradable chemical removal of invasives, mechanical stabilization of the gullies, and replant with native grass seed. Small animal grazing to remove invasive plants and promote natives.

East Ranch Grassland: ***The area east of Highway 1 (not including the Community Park)***.
Mechanical removal of invasive plants (thistle) and grasses; restore the riparian area along the highway by creating a slight depression to pond water, and allow wetland plants to expand.

Monterey Pine Forest: ***The primary forest at the ridge and the forest along the steep slopes.***
Follow best management practices for public access, tree health and regeneration, and fire prevention (8).

Riparian Corridor: ***Santa Rosa Creek and adjacent to Highway 1.***
Remove non-native species from the creek banks and bed using small-animal grazing. Stabilize erosion with native planting or wattling, etc. (1).

Mixed Woodland: ***The east-facing slope of the West Ranch and the northwest-facing slope of the East Ranch near Highway 1.***
Allow woodlands to expand naturally (1), and protect them with fencing. Remove non-native plants either mechanically (weed whipping) or by hand (2, 3). Use chemical removal methods only if other methods are unsuccessful.

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Appendix 3: Conservation Easement

https://www.cambriacsd.org/east-west-ranch-public-access-resource-management-plan-easement

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Exhibits

- Exhibit 1: Public Access & Trails
- Exhibit 2: Parking Areas & Amenities
- Exhibit 3: Biological Constraints
- Exhibit 4: Restoration & Enhancement
- Exhibit 5: Vegetation Management Zones
- Exhibit 6: Public Safety

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Exhibit 1: Public Access & Trails

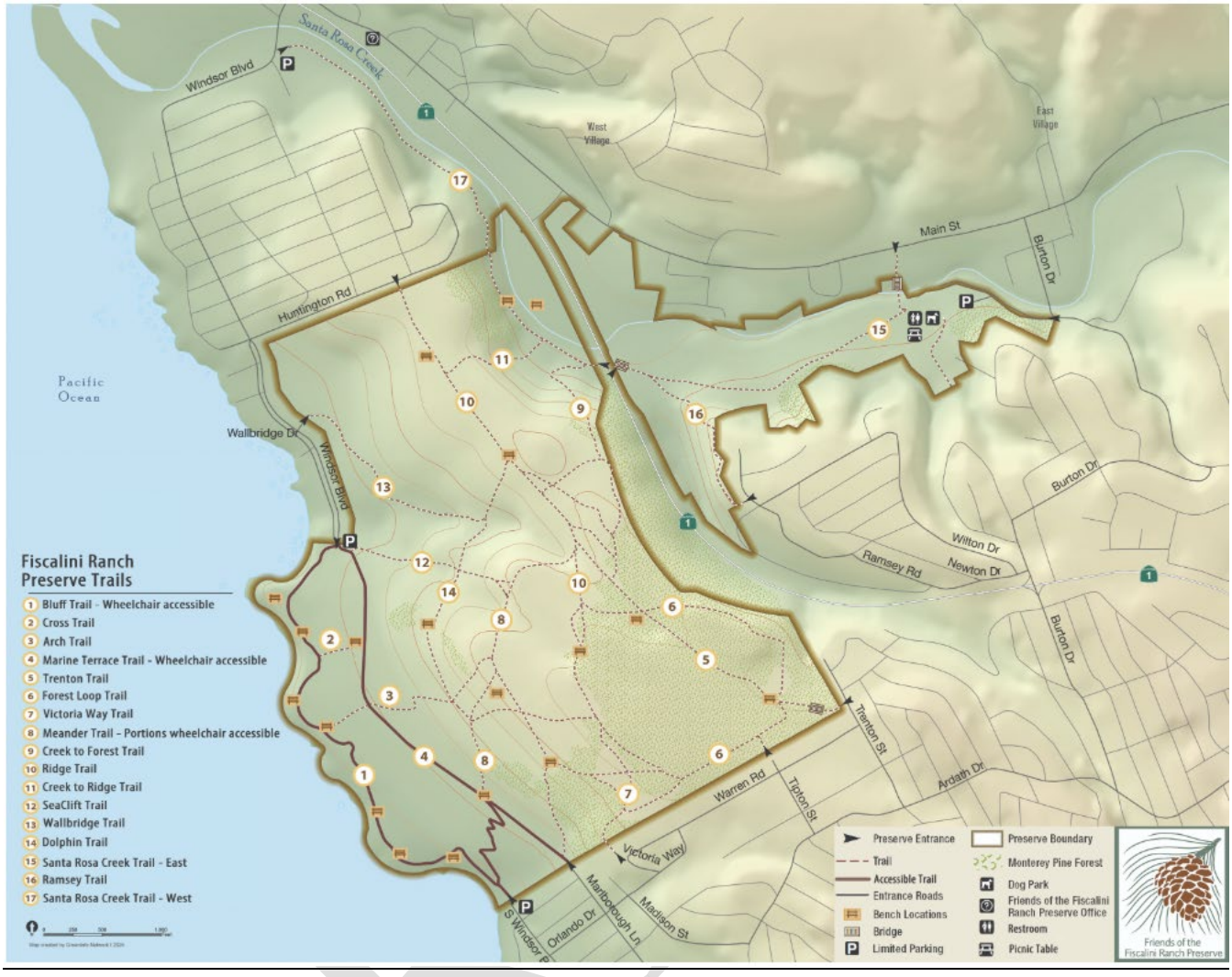

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Exhibit 2: Parking Areas & Amenities

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Exhibit 3: Biological Constraints

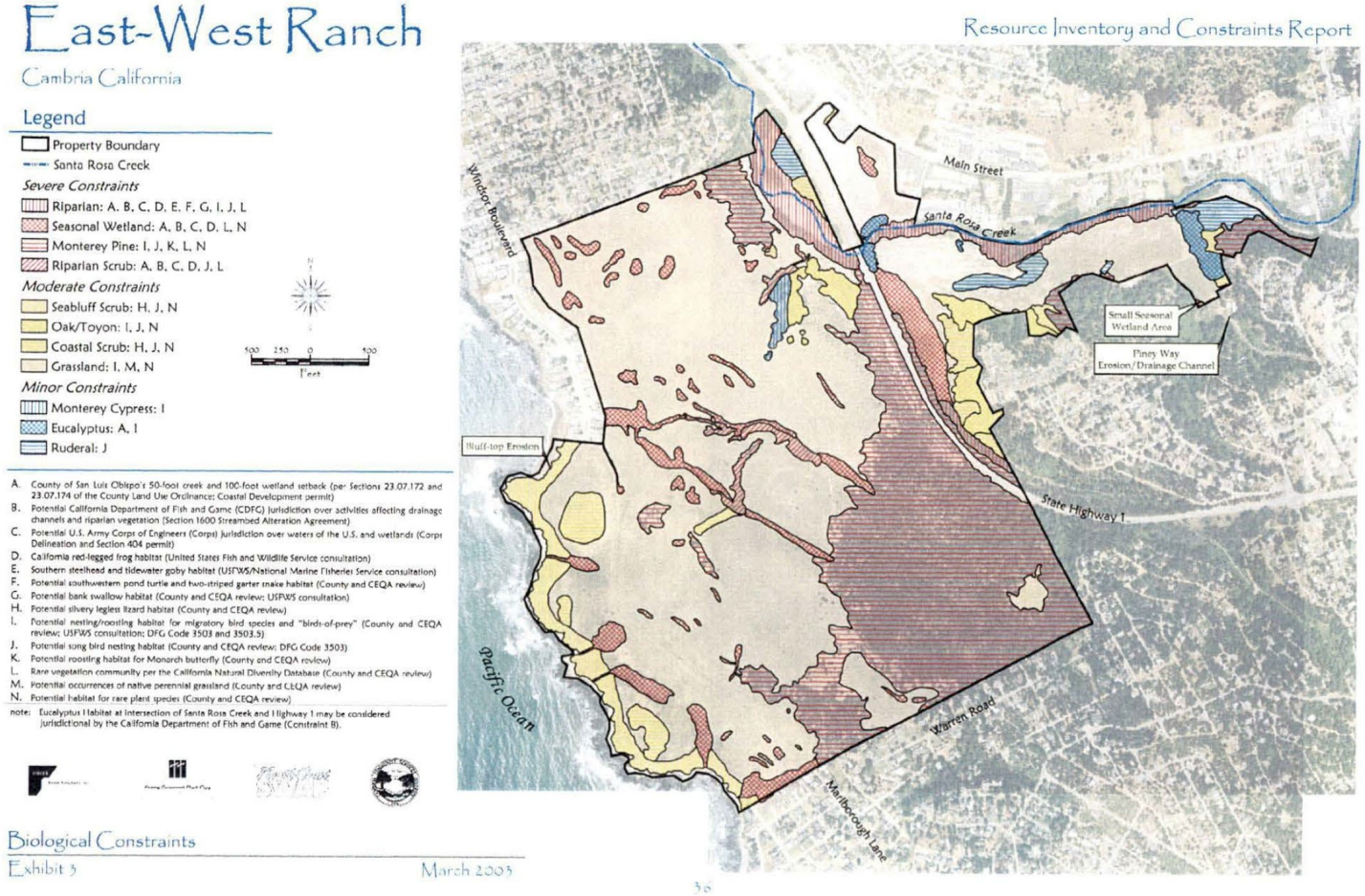

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Exhibit 4: Restoration & Enhancement

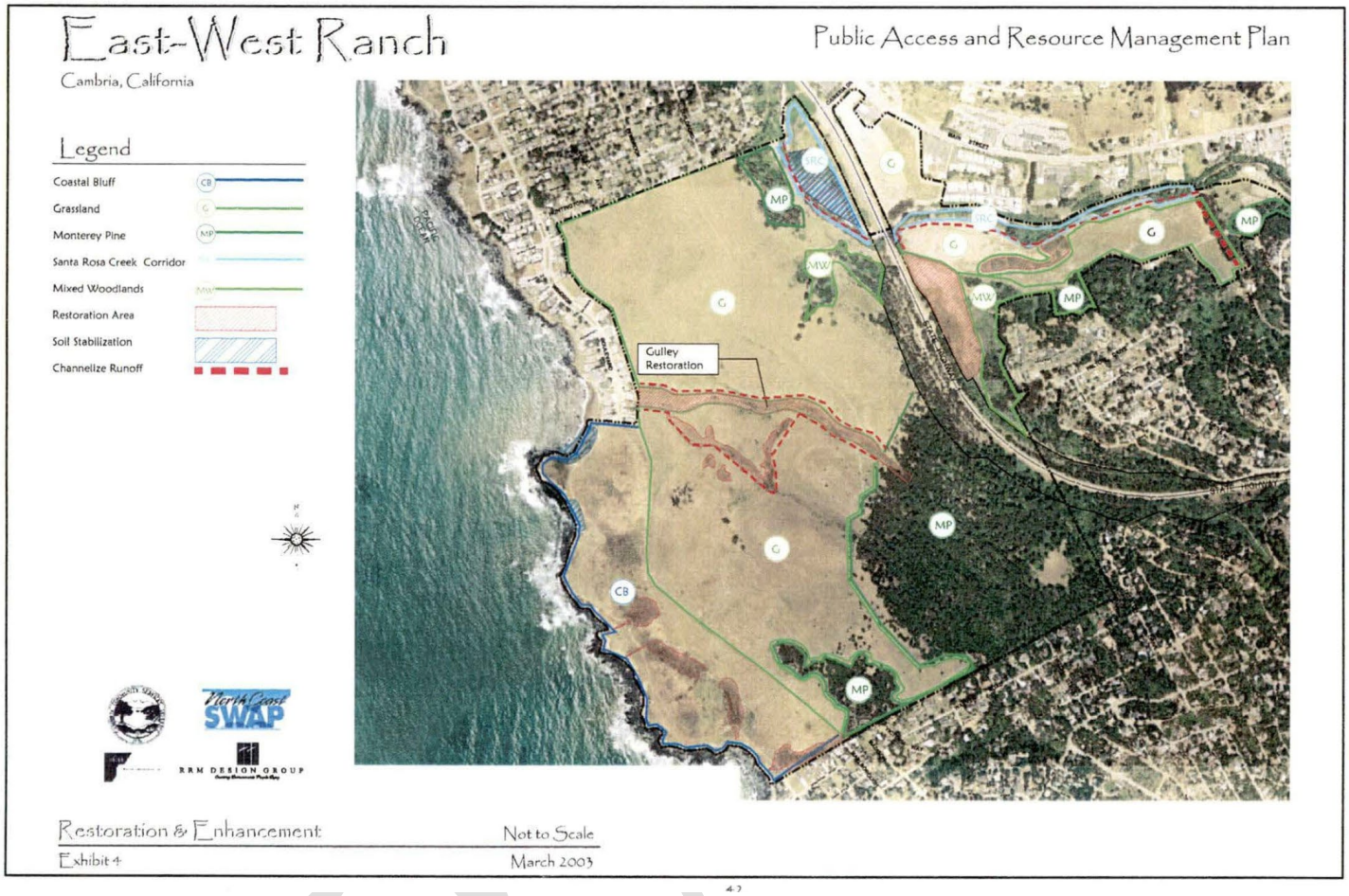

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Exhibit 5: Vegetation Management Zones

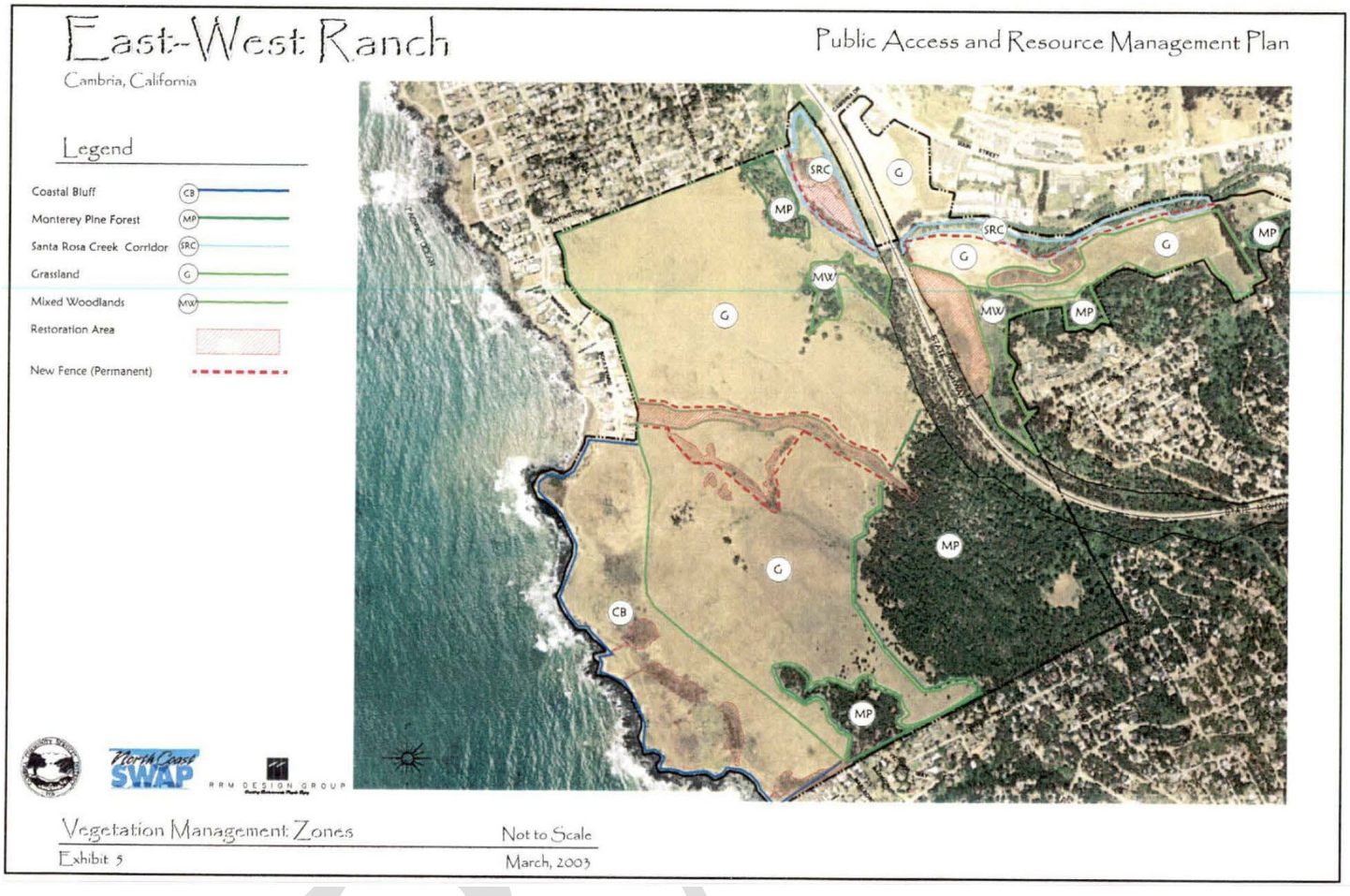

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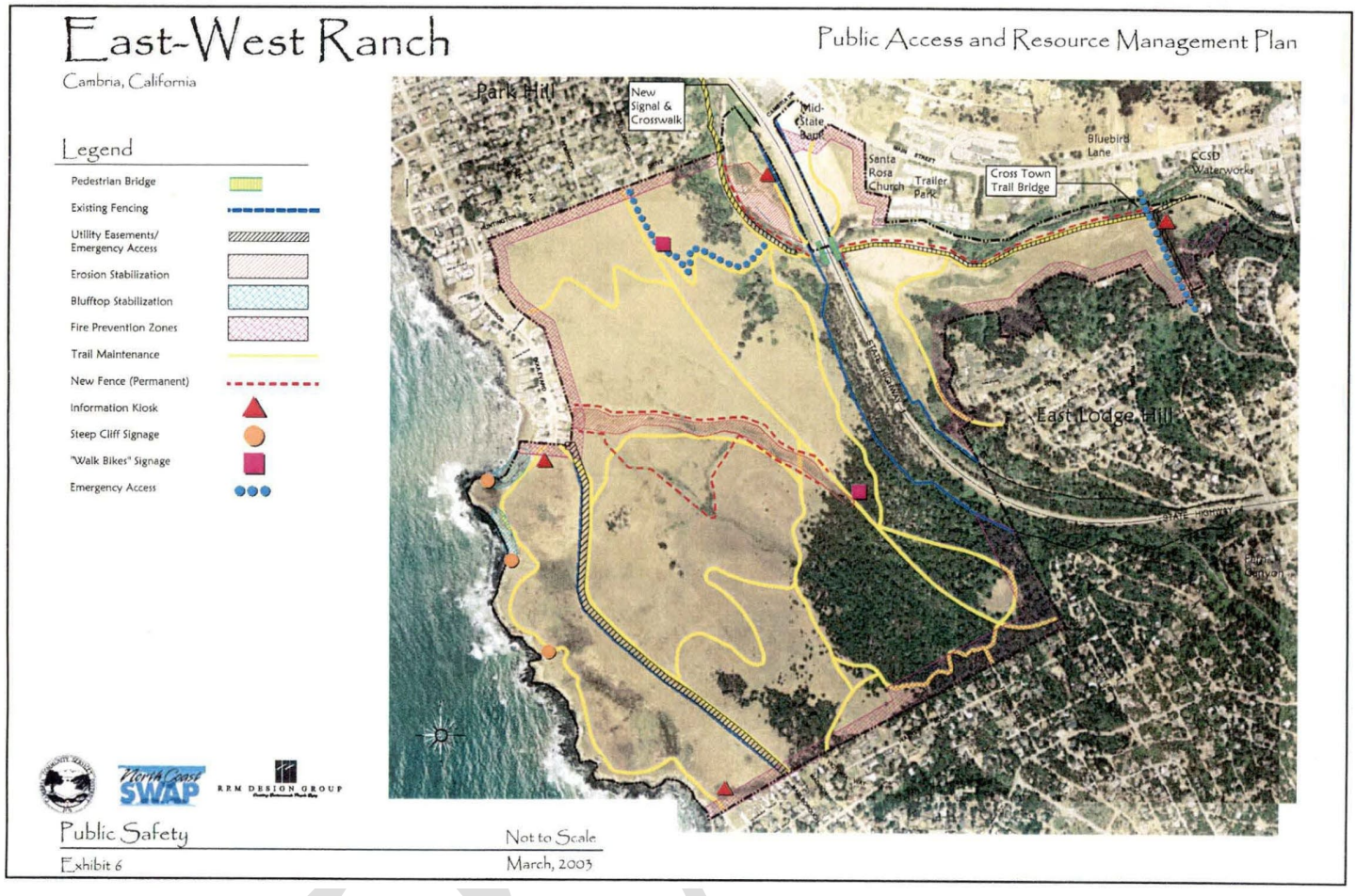
Exhibit 6: Public Safety



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1. Throughout the entire Fiscalini Ranch Public Access & Resource Management Plan, CCSD staff reformatted the margins, font sizes, reworked sentences to read better, and fixed grammatical errors.
2. Throughout the entire Fiscalini Ranch Public Access & Resource Management Plan, the Management Plan was changed to Fiscalini Ranch Public Access & Resource Management Plan.
3. Throughout the entire Fiscalini Ranch Public Access & Resource Management Plan, "Fiscalini Ranch Preserve" was changed to "Ranch."
4. Throughout the entire Fiscalini Ranch Public Access & Resource Management Plan, "HWY" was changed to "Highway."
5. Throughout the entire Fiscalini Ranch Public Access & Resource Management Plan, the CCSD acronym was added after the first introduction of Cambria Community Services District.
6. Throughout the entire Fiscalini Ranch Public Access & Resource Management Plan, the SCC acronym was added after the first introduction of the State Coastal Conservancy.
7. Throughout the entire Fiscalini Ranch Public Access & Resource Management Plan, the FFRP acronym was added after the first introduction of Friends of the Fiscalini Ranch Preserve.
8. Throughout the entire Fiscalini Ranch Public Access & Resource Management Plan, "Conservation" was added to any reference to "Easement."
9. Throughout the entire Fiscalini Ranch Public Access & Resource Management Plan, references to the Ranch Manager were removed.
10. Throughout the entire Fiscalini Ranch Public Access & Resource Management Plan, references to the Cambria Trolley Service were removed.
11. Throughout the entire Fiscalini Ranch Public Access & Resource Management Plan, references to the Cell Towers were removed.
12. Throughout the Fiscalini Ranch Public Access & Resource Management Plan, all references to the Dog Park have been updated to specify "Cambria Dog Park," and language regarding leash requirements has been incorporated directly from the Cambria Community Services District Municipal Code.
13. Updated pictures throughout the Fiscalini Ranch Public Access & Resource Management Plan and reformatted them to include Figures and Descriptions.
14. On page 1, added Cambria Community Services District; added the Cambria Community Services District (CCSD) logo; changed the title to Fiscalini Ranch Public Access & Resource Management Plan; added Adopted 24, 2003; added Revised May 26, 2026; added "prepared for Cambria Community Services District" and "revised by Cambria Community Services District Management Staff." Updated "in cooperation with" and removed American Land Conservancy, Cambria Parks, Recreation & Open Space Commission, San Luis Obispo County Parks Department, Rincon Consultants, Inc., and North Coast Small Wilderness Preservation. Removed the RRM Design Group logo.
15. On page 1, deleted acknowledgments and working group.
16. On pages 2-4, reformatted the Table of Contents and page numbers.
17. On page 5, updated Chapter 1 Executive Summary: Introduction to add: "The Ranch is divided by the Highway 1 corridor into portions referred to throughout this document as the East Ranch and West Ranch." Added that the CCSD will manage both the East and West areas of the Ranch until such time that Friends of the Fiscalini Ranch Preserve (FFRP), or their successor in kind, exercise its option to assume management of the West Ranch.
18. On page 5, updated Chapter 1 Executive Summary: Introduction, added "The Cambria Community Services District (CCSD) will manage both the East and West areas of the Ranch until adoption of the Fiscalini Ranch Public Access and Resource Management Plan and recordation of the Conservation Easement, after which the FFRP, or its successor, may exercise its option to assume management of the

West Ranch. The General Manager will be the primary point of contact for Ranch operations, and the Facilities and Resources Manager will be responsible for reporting to the CCSD General Manager, at least annually, on work accomplished and objectives for the upcoming year. CCSD will carry the liability insurance as the owner of the Ranch. The CCSD will provide water and wastewater services to all approved facilities on the Ranch, in accordance with applicable policies and regulations. CCSD will coordinate improvements, including the potential relocation of the Facilities & Resources and Utilities Department, the installation of a fire loop road, fire flow lines, and an emergency access road, as well as the installation of a recycled water irrigation system to the Park."

19. On pages 5 and 6, added the Critical Funding Constraints and CCSD Financial Capacity Policy sections.
20. On pages 6 and 7, added the Repair Classification and Daily Operations section.
21. On page 7, added the Looking Forward section.
22. On page 7, added About the Public Access and Resource Management Plan.
23. On pages 8-11, updated Acronyms under Agency Coordination and Jurisdiction.
24. On pages 8-11, alphabetized the Agency Coordination and Jurisdiction section.
25. On page 9, added California Department of Forestry and Fire Protection (CAL FIRE) under Chapter 1 Executive Summary: Agency Coordination and Jurisdiction.
26. On page 9, added California Highway Patrol (CHP) under Chapter 1 Executive Summary: Agency Coordination and Jurisdiction.
27. On page 10, added 'Conservation Easement for Fiscalini Ranch Preserve' under Agency Coordination and Jurisdiction.
28. On page 10, added 'Friends of the Fiscalini Ranch Preserve' under Chapter 1 Executive Summary: Agency Coordination and Jurisdiction.
29. On page 11, added San Luis Obispo County Sheriff's Office (SLO County Sheriff) under Chapter 1 Executive Summary: Agency Coordination and Jurisdiction.
30. On page 12, under "Setting," the Facilities & Resources and Utilities Departments were added as potential relocation areas adjacent to Santa Rosa Creek.
31. On page 13, added the Vision Statement.
32. On pages 18 and 19, updated references related to public gatherings.
33. On page 21, added the CCSD website link for the current Ranch trails.
34. On page 28, added the Highway 1 Parking – Surface Treatment and Conservation Easement Consistency section.
35. On page 29, added a Conservation Easement Compliance and Concurrence for the Chapter 4 Improvements section.
36. On page 32, added Additional Donor Recognition.
37. On page 41, under West Ranch SeaClift Gully, paragraph 3, it mentions "the following two methods" but did not include them. The whole paragraph was removed.
38. On page 51, added Fiscalini Ranch Public Access & Resource Management Plan Amendment Procedures and Easement Compliance section.
39. On page 52, under Annual Action Plan, added "The Action Plan provides for the orderly and coordinated execution of the Plan. It reflects the Plan's needs and objectives, informed by the community's desires and the management entity's fiscal constraints. When financial constraints limit implementation, the District's responsibilities shift toward prioritizing essential maintenance and safety activities while deferring or phasing less urgent projects. The Public Access and Resource Management Plan explicitly states that its objectives will be implemented "commensurate with the financial and management resources, and obligations" of the CCSD. This means the CCSD must refine the annual Action Plan to focus on urgent or "paramount" projects, such as public safety measures and necessary infrastructure

that cannot be postponed without risking resources or visitor safety or compromising public access. Under these conditions, CCSD must still maintain compliance with the Conservation Easement, preserve sensitive habitats, provide minimum public safety services, and maintain access and facilities. Deferred activities should align with long-term objectives and be scheduled once funding becomes available. Coordination with volunteer groups, grants, and partner agencies becomes increasingly critical for supplementing reduced operational budgets. The responsibility for carrying out these actions should be divided among a team of trained associates under the direction of the CCSD. The Action Plan should be updated annually to report progress, make adjustments, and include proposed new actions. This effort will align with the long-term and short-term objectives outlined in the Phased Improvements section below. For example, to maintain the trails, the management team will need to coordinate with volunteers to survey trail conditions and restore degraded areas. Many of these tasks overlap, so that some responsibility crossover may occur among the management team. Good communication and a clear understanding of responsibilities will prevent duplication of effort and ensure that someone is assigned to that effort. Ongoing tasks include:…."

40. On page 54, under Docent Training, removed that docents represent the CCSD and added that docents represent the FFRP.
41. On page 56, removed Appendix 4: Agency Coordination Matrix, since the document doesn't exist.
42. On page 57, added CCSD to the Glossary of Terms.
43. On page 58, renamed Appendix 2 to Ranch Vegetation Management Methods Summary.
44. On pages 58-62, under Appendix 2, rebuilt electronic Methods tables; updated the Mechanical Mowing table under costs; updated the Hand/Chemical Removal of Invasive/Non-Native Plant table under costs; and updated the Disking table under costs.
45. On page 60, removed 4A Holistic Range Management (cattle).
46. On page 60, changed 4B Holistic Range Management (goats or sheep) to item 4 and renumbered subsequent items.
47. On page 60, removed horse grazing.
48. On page 61, changed "Perimeter" to "Perimeter Fuel Break."
49. On page 63, added a CCSD website link to Appendix 3: Conservation Easement.
50. On page 64, changed List of Map Exhibits to Exhibits; assigned Exhibit numbers to all Exhibits; and updated Exhibit headers.
51. On page 65, updated the Public Access & Trails Map to include the Fiscalini Ranch Preserve Trails Map from the FFRP website.
52. On page 66, updated the Parking Areas & Amenities Map to include the Fiscalini Ranch Preserve Trails Map from the FFRP website.

Director Thomas requested additional revisions to the Fiscalini Ranch Public Access & Resource Management Plan. On June 17, 2026, the Ad Hoc Committee—consisting of Directors Dean and Scott, along with FFRP President Dianne Anderson, Executive Director Kitty Connolly, General Manager Matthew McElhenie, and Confidential Administrative Assistant Haley Dodson—met to review the requested revisions and agreed to the following updates:

- Page 1: Updated the revision date to June 17, 2026.
- Page 5: Under "Critical Funding Constraints," added language regarding fire protection.
- Page 9: Under the California Department of Transportation, removed the reference to the pedestrian bridge at the Highway 1 bridge.
- Page 10: Removed the Conservation Easement agency title and description.
- Page 12: Under "Setting," revised the sentence to read: "Windsor Boulevard, which runs to the north and south of the West Ranch."

• Page 15: Under “Infrastructure, Utilities & Public Services,” added that the CCSD provides parks, recreation, and open space.
• Page 16: Deleted the sentence stating “this is discussed further in the chapter.”
• Page 19: Under “Motorized Vehicles,” removed “as described in Section A.”
• Page 23: Added a reference to the Cross Town Trail and updated the paragraph accordingly.
• Page 24: Revised the locked gate statement to read: “A locked gate for vehicle access has been installed at the trail entrance on Huntington Road.”
• Page 25: Under “Santa Rosa Creek—West,” revised the trail description sentence from “should” to “follows.”
• Page 26: Under “Santa Rosa Creek—East,” revised the trail description sentence from “should” to “follows.”
• Page 26: Under “Wallbridge to Ridge Trail,” revised the sentence to read: “This trail switchbacks up the western slope from Wallbridge to the Dolphin Trail.”
• Page 28: Under “Huntington Entrance,” added that “a locked gate for vehicle access has been installed.”
• Page 29: Under “CCSD Wastewater Treatment Plant/Windsor Bridge,” removed the sentence regarding coordination of parking at nearby County parks, including Lampton Park and Shamel Park.
• Page 32: Under “Emergency & Maintenance Access Gates,” deleted “the existing gate should be replaced with a.”
• Page 34: Under “Seasonal Wetland,” revised “disturbed from grazing” to “disturbed by grazing.”
• Page 41: Removed the section that reads: *Both methods propose mechanical intervention. Care must be taken during construction to avoid adjacent wetlands; wetlands should be fenced off during construction. In both alternatives, the drainage culvert under Windsor Boulevard will require upgrading with engineering and construction by the County Engineering Department, as it is not located on the Ranch property*.
• Page 43: Under “Introduction,” deleted the bullet point containing two references to CCSD.
• Page 46: Reformatted the “Annual evaluations that measure the progress…” paragraph as the third bullet point.
• Page 61: Under “Monterey Pine Forest,” revised the sentence to read: “Follow best management practices for public access, tree health and regeneration, and fire prevention (8).”

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Board of Directors

AGENDA NO. **6.C**

FROM: Matthew McElhenie, General Manager
Jim Green, Utilities Department Manager
Michael Burkey, Fire Chief

Meeting Date: July 9, 2026

Subject: Discussion and Consideration of Introduction of Ordinance No. 02-2026 Amending, Updating, and Revising Various Sections of the Cambria Community Services District Municipal Code

FISCAL IMPACT:

Introduction of the Ordinance has no immediate direct fiscal impact. Implementation of the Ordinance will be handled through existing administrative and enforcement processes. For nuisance-abatement matters involving inspection warrants, the Ordinance provides that costs incurred to acquire a warrant, including legal fees and costs, may be included in abatement costs and recovered by the District.

DISCUSSION:

From time to time, the District reviews and updates its Municipal Code to correct, clarify, or modernize provisions and to align code language with current District practice and applicable legal authority. The proposed Ordinance is a code-maintenance ordinance intended to update and conform selected provisions of the District Municipal Code. The Ordinance amends provisions relating to District terminology, violation of a written promise to appear, personnel merit-system exclusions and probationary periods, rules for use of the Cambria Veterans' Memorial Building, sewer lateral inspection and repair requirements, and District authority to seek an inspection warrant when access is not granted for abatement of combustible vegetation constituting a fire hazard and public nuisance.

SUMMARY OF PROPOSED CODE AMENDMENTS:

The Ordinance addresses several discrete Code provisions. The amendments are intended to improve consistency, clarity, administration, and enforcement across the Municipal Code.

1. **Title and Terminology.** The amendment to Section 1.04.020 clarifies that use of titles for officers, employees, departments, boards, or committees refers to those of CCSD. This update helps avoid ambiguity when Code provisions refer to District offices or bodies.
2. **Written Promise to Appear.** The amendment to Section 1.08.070 states that a person who willfully violates a written promise to appear is guilty of a misdemeanor, regardless of the disposition of the original charge, and identifies the maximum fine and county jail term upon conviction.
3. **Personnel Provisions.** The amendments to Sections 2.08.040 and 2.08.070 update the District's competitive service and probationary-period provisions. The Ordinance identifies categories excluded from the competitive service and addresses probationary periods for regular and promotional appointments, including treatment of employees rejected

during probation.

4. **Veterans' Memorial Building Use Rules.** The amendment to Section 7.04.010(F) updates rules governing decorations in the Cambria Veterans' Memorial Building. The revisions preserve the District's ability to prevent fire hazards and protect building surfaces while allowing approved decorations subject to building supervisor oversight.
5. **Sewer Lateral Inspection and Repair Requirements.** The amendment to Section 5.04.390(D) updates when property owners must inspect and report on lateral sewer conditions. The Ordinance addresses inspections associated with new connections, building remodels, overflows, defective laterals, change in ownership, stormwater disconnections, and the validity periods for lateral inspections and new lateral sewers. These revisions are intended to support sewer-system integrity and reduce risks associated with defective private laterals.
6. **Combustible Vegetation and Nuisance Abatement.** The amendment to Section 6.05.050 adds authority for the District to seek an inspection warrant when weeds, grass, and combustible vegetation constituting a fire hazard and public nuisance have not been abated after applicable procedures and the property owner or occupant does not grant access. The Ordinance also provides that warrant-related costs, including legal fees and costs, may be included in abatement costs subject to recovery by the District. It is noted that when the Ordinance is considered for adoption, staff will bring forward a proposed Resolution Adopting Procedures Relating to Weed Nuisance Abatement, which procedures are referenced in CCSD Municipal Code Section 1.14.050. Staff is still reviewing and refining the proposed Resolution.

It is recommended that the Board consider introduction of the Ordinance. If introduced, the Ordinance will be returned for Board consideration of adoption at a subsequent regular meeting.

ATTACHMENTS:

1. Ordinance 02-2026

ORDINANCE NO. 02-2026

CAMBRIA COMMUNITY SERVICES DISTRICT BOARD OF DIRECTORS
DATED: August 13, 2026

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE CAMBRIA COMMUNITY SERVICES DISTRICT AMENDING, UPDATING AND REVISING VARIOUS SECTIONS OF THE CAMBRIA COMMUNITY SERVICES DISTRICT MUNICIPAL CODE INCLUDING SECTION 1.04.020, SECTION 1.08.070, SECTION 2.08.040, SECTION 2.08.070, SUBSECTION F OF SECTION 7.04.010, SUBSECTION D OF SECTION 5.04.390, AND SECTION 6.05.050

WHEREAS, the District desires to update various provisions in the Cambria Community Services District Municipal Code as set forth in the title of this Ordinance.

NOW, THEREFORE, The Board of Directors of the Cambria Community Services District Ordains as follows:

Section 1. Section 1.04.020 of Title 1 of the Cambria Community Services District Municipal Code is hereby amended to read as follows:

1.04.020 Title of office.

Use of the title of any officer, employee, department, board or committee means that officer, employee, department, board or committee of CCSD.

Section 2. Section 1.08.070 of Title 1 of the Cambria Community Services Municipal Code is hereby amended to read as follows:

1.08.070 Violation of written promise to appear.

Any person willfully violating his or her written promise to appear in court is guilty of a misdemeanor, regardless of the disposition of the charge upon which he or she was originally arrested, and upon conviction thereof shall be punishable by a fine of not more than two hundred fifty dollars ($250.00), or by imprisonment in the county jail for a period of not more than ninety (90) days, or by both such fine and imprisonment.

Section 3. Section 2.08.040 of Chapter 2.08 of Title 2 of the Cambria Community Services District Municipal Code is hereby amended to read as follows:

2.08.040 Competitive service (merit system).

The provisions of the chapter shall apply to all offices, positions and employments in the service of the district, except:

A. Elective officers;
B. The manager;

C. Legal counsel and any assistant or deputy legal counsel;
D. Members of appointive boards, and committees;
E. Persons engaged under contract to supply expert, professional, technical or any other services;
F. Volunteer personnel;
G. All council appointed district officers;
H. Emergency employees who are hired to meet the immediate requirements of an emergency condition, such as extraordinary fire, flood, or earthquake which threatens life or property;
I. Employees, other than those listed elsewhere in this section, who are not regularly employed in permanent positions. "Regularly employed in permanent positions" means an employee hired for an indefinite term into a budgeted position, who is regularly scheduled to work no less than one thousand and forty (1,040) hours per year, and has successfully completed a probationary period and retained as provided in this chapter and the personnel policies, procedures and rules;
J. Any position primarily funded under a state or federal employment program;
K. Employees not included in the competitive service (merit system) under this section shall serve at the pleasure of their appointing authority.

Section 4. Section 2.08.070 of Chapter 2.08 of Title 2 of the Cambria Community Services District Municipal Code is hereby amended to read as follows:

2.08.070 Probationary periods.

All regular appointments shall be for a probationary period of one-year, as determined by the personnel policies, procedures and rules. During the probationary period, the employee may be rejected at any time without the right of appeal or hearing.

All promotional appointments shall be for a probationary period of six months, as determined by the personnel policies, procedures and rules. During the probationary period, the employee may be rejected at any time without the right of appeal or hearing.

An employee rejected during the probationary period from a position to which he or she has been promoted shall be reinstated to a position in the class from which he or she was promoted unless he or she is discharged from the district service as provided in the personnel policies, procedures and rules. If no vacancy exists in such position, he or she shall be placed on a re-employment list as provided in the personnel policies, procedures and rules.

An employee in the competitive service promoted or transferred to a position not included in the competitive service shall be reinstated to a position in the class from which he or she was promoted or transferred if action is taken to reject him or her unless he or she is discharged in the manner provided in this chapter and the personnel policy, procedures and rules for positions in the competitive service. If no vacancy exists in such a position, he or she shall be placed on a re-employment list as provided in the personnel policies, procedures and rules.

Section 5. Subsection F of Section 7.04.010 of Chapter 7.04 of Title 7 of the Cambria Community Services District Municipal Code relating to Rules governing the Cambria Veterans' Memorial Building is hereby amended to read as follows:

F. Decorations used within the hall or on the grounds shall not create a fire hazard, and must have the prior written approval of the building supervisor. This prohibition may include, but not be limited to, candles or open flame, hay bales and Christmas trees. The right to limit the size and amount of decorations is reserved by the building supervisor.
Decorating of the upper walls (above the wood trim approximately nine feet above the floor) or ceiling is prohibited except for permanently installed eyes and hooks and approved by the building supervisor.

Decorating of the upper walls (above the wood trim approximately nine feet above the floor) or ceiling is prohibited except from permanently installed eyes and hooks and approved by the building supervisor. Pins or thumbtacks may be used on bulletin board material on walls. The use of tape, nails or staples is prohibited on all walls, any painted surface and floor of the building.

Section 6. Subsection D of Section 5.04.390 of Chapter 5.04 of Title 5 of the Cambria Community Services District Municipal Code relating to Maintenance of building sewers and lateral sewers is hereby amended to read as follows:

D. Property owners shall inspect, and provide to the District, a report of the results of an inspection of the lateral sewer on their property using closed circuit television (CCTV) inspection or other inspection or test method approved by the General Manager, under the following conditions:
   1. When building a new structure on property with an existing lateral, or when otherwise proposing to connect a previously unconnected structure to an existing lateral; and
   2. As a condition of approval for continuing service by the District of any building remodel project unless the property owner presents satisfactory proof to the District that the sewer lateral line is less than ten (10) years old or has been replaced within the last ten (10) years; and
   3. Upon a sewage overflow emanating from a lateral onto public property, including but not limited to a street or storm drain system, or has flowed onto private property owned by another property owner; and
   4. Whenever the District finds that a sewage overflow emanating from a lateral presents a threat to public health or creates a public nuisance, even if it has not flowed across a property line; and
   5. Defective laterals that have any of the following conditions: displaced or offset joints, root intrusion, substantial deterioration of the lines, damaged cleanout, defective cleanout, inflow, infiltration or any other condition likely to increase the chance for a lateral blockage or failure. As part of its periodic construction, maintenance and replacement of main sewers, the District may discover defective laterals. The District may order the property owner to conduct an inspection, repair or replacement of any lateral that the District finds to be defective. Existing laterals shall not be used if they are found to be defective or if they fail District mandated inspections or tests, or if they

were constructed of materials deemed unacceptable by the General Manager. Whenever a defective lateral is discovered, the property owner, at his/her sole expense, shall repair or replace the lateral. In the absence of a specific deadline, all inspection and testing work shall be completed within 60 days of notification by the District that such inspection is required unless alternative arrangements have been agreed to by the District in writing.

6. Before close of escrow for any change in ownership of real property within the District that is connected to the District's sewer system, the seller(s) of such property shall obtain a lateral sewer inspection and disclose to the buyer(s) the results of the lateral sewer inspection.
   "Change in ownership" shall have the meaning set forth in California Revenue and Taxation Code Sections 60 and 61. A change in ownership shall not include those transactions as set forth in California Revenue and Taxation Code Section 62.
7. Notwithstanding Section D.2, above, upon any addition and/or remodel of 50% or more based on floor space when no water fixtures are being added or any addition and/or remodel of 20% or more based on floor space when new water fixtures are added.
8. All inspections shall include verification that all area drains, roof downspouts, and other stormwater infrastructure are disconnected from the lateral sewer.
9. Notwithstanding anything herein to the contrary:
   a. A lateral sewer inspection is valid for 2 years from the date of inspection.
   b. New lateral sewers do not need inspection for 5 years from the date of installation after an initial camera inspection by an approved vendor and installation acceptance by the District.

Section 7. The following paragraph is added to Section 6.05.050 of Chapter 6.05 of Title 6 of the Cambria Community Services District Municipal Code relating to Declaration of public nuisance; enforcement and abatement to read as follows

Notwithstanding any other provision in this Code regarding abatement, in the event that the weeds, grass, and combustible vegetation constituting a fire hazard and public nuisance have not been abated after following the procedures in Chapter 1.14 and the property owner or person occupying the property does not grant access to the District, in accordance with the authority in Government Code Section 61069(a) the District may file an action for an inspection warrant pursuant to Section 1822.50 et. seq. of the Code of Civil Procedure to authorize District employees to enter the property to abate the public nuisance. Any costs incurred to acquire an inspection warrant, including, but not limited to, legal fees and costs, shall be included in the costs of abatement and are subject to recovery by the District.

Section 8. A summary of this Ordinance shall be published in a newspaper published and circulated in the District at least five (5) days prior to the Board of Directors meeting at which the proposed Ordinance is to be adopted. A certified copy of the full text of the proposed Ordinance shall be posted in the office of the Confidential Administrative Assistant. Within fifteen (15) days after adoption of the Ordinance, the summary with the names of those Board members voting for and against the Ordinance shall be published again, and the Confidential Administrative Assistant shall post a certified copy of the full text of such adopted Ordinance.

Section 9. This Ordinance shall take effect and be in full force and effect thirty (30) days after its passage.

Section 10. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Directors hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of this Ordinance would be subsequently declared invalid or unconstitutional.

The foregoing Ordinance was adopted at a regular meeting of the Board of Directors of the Cambria Community Services District held on the 13th day of August, 2026.

AYES:
NAYS:
ABSENT:

Harry Farmer
President, Board of Directors

ATTEST:

Haley Dodson
Confidential Administrative Assistant

APPROVED AS TO FORM:

Timothy J. Carmel
District Counsel

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Board of Directors AGENDA NO. **7.A.**

FROM: Matthew McElhenie, General Manager

Meeting Date: July 9, 2026 Subject: General Manager's Report

The District continues to provide water, wastewater collection and treatment, emergency response, facilities, and administrative services. The following is an update on some of our ongoing projects and activities.

Coastal Development Permit for the Water Reclamation Facility (WRF)

After more than a decade of studies, environmental review, engineering refinement, regulatory coordination, and sustained commitment, the San Luis Obispo County Board of Supervisors unanimously denied six appeals of the Coastal Development Permit for the Water Reclamation Facility (WRF) on June 16, 2026. This action upheld the Planning Commission's approval of the Development Permit/Coastal Development Permit (DRC2013-00112), allowing for the continued operation of the CCSD Water Reclamation Facility. The WRF had previously been authorized to operate on an emergency basis under the Emergency Coastal Development Permit (ZON2013-00589), issued on May 15, 2014.

While the District has now secured County approval of the Coastal Development Permit, the project may be appealed to the California Coastal Commission. The District feels we have a strong body of work to present to the Coastal Commission to demonstrate that there are no substantial issues with the project. The District is committed to continuing its collaborative approach and will begin meeting with Coastal Commission staff to address any remaining questions or outstanding concerns. As we have throughout this process, we will work constructively with our regulatory partners to ensure the project is fully understood and supported, with the goal of achieving the same outcome before the Coastal Commission that was reached by both the Planning Commission and the Board of Supervisors, which will be a permanent Coastal Development Permit for the facility.

Additionally, the District has uploaded the most recent Biological Study for the WRF at the link provided below. Future studies and monitoring reports will also be made available at this location as they are completed.

https://www.cambriacsd.org/amp-annual-reports-amp-monitoring-reports

The successful approval of this permit is a testament to the dedication and perseverance of many individuals over many years. The District extends its sincere appreciation to the Board of Directors for their steadfast leadership and commitment to seeing this critical water security project through. We also recognize the extraordinary efforts of District staff, whose professionalism, technical expertise, and countless hours helped guide the project through a complex, often challenging regulatory process. The District would also like to offer special recognition to District Counsel, whose thoughtful legal guidance and unwavering support have been instrumental throughout the permitting process. Navigating a project of this magnitude requires a coordinated team effort, and the collaboration among the Board, staff, consultants, and legal counsel has positioned the District to continue advancing this vital project for the benefit of the entire Cambria community.

2026 General Manager Leadership Summit

From June 28 through June 30, 2026, I attended the 2026 General Manager Leadership Summit in Newport Beach, California. Hosted by the California Special Districts Association (CSDA), the summit brings together general managers and emerging leaders from special districts across California for leadership development,

governance training, and professional networking. The conference featured keynote presentations and breakout sessions focused on employee retention, leadership effectiveness, human resources, budgeting, succession planning, regulatory compliance, artificial intelligence, conflict resolution, and other topics relevant to the management of public agencies. Participation in this event provided valuable opportunities to exchange best practices with peers, strengthen leadership skills, and gain insights into emerging issues impacting special districts and the communities they serve.

Meet the General Manager

On Thursday, July 30, 2026, from 8:30 a.m. to 7:00 p.m., I will be working out of the Cambria Veterans' Memorial Hall and would love to meet you and hear your thoughts on everything, Cambria. We will provide coffee and snacks, and as always, I welcome your feedback and ideas.

Recognition of Employee Promotions

The District is pleased to recognize the recent promotion of Kayla Graves to Fire Captain. Kayla has consistently demonstrated strong leadership, professionalism, and a deep commitment to serving the Cambria community. Her dedication to excellence, both in emergency response and in supporting her fellow firefighters, has made a lasting impact within the department. This well-earned promotion reflects her experience, skill, and continued contributions to the District, and we are confident she will excel in her new role as Fire Captain.

The District also extends its congratulations to Eric Johnson on his recent promotion to Permitting and Compliance Officer in the Utilities and Administration Departments. This advancement reflects Eric's dedication, professionalism, and ongoing commitment to supporting District operations. We look forward to his continued contributions in this important role.

Employment Opportunities

Administrative Technician II - Support to Utilities Department Manager Recruitment

The Cambria Community Services District is accepting applications to establish an eligibility list for a potential Administrative Technician II—Support to Utilities Department Manager vacancy. Applications will be reviewed on a continuous basis, and interested candidates are encouraged to apply as soon as possible. For more information, please click here.

SAFER Firefighter Recruitment

The Cambria Community Services District is accepting applications to establish an eligibility list for a potential SAFER Firefighter vacancy. Applications will be reviewed on a continuous basis, and interested candidates are encouraged to apply as soon as possible. For more information, please click here.

CCSD Governing Board Election - November 3, 2026

Two vacant positions on the CCSD Board of Directors will be filled during the November 3, 2026, Consolidated General Election. Directors Debra Scott and Michael Thomas's terms will expire on December 4, 2026. The individuals elected to those positions will serve four-year terms beginning in December 2026 and ending in December 2030.

On May 14, 2026, the Board of Directors adopted Resolution 20-2026 requesting consolidation of the Cambria Community Services District Governing Board Election with the November 3, 2026, Consolidated General Election and Resolution 21-2026 adopting regulations for candidates for elective office pertaining to, and costs of, candidate statements submitted to voters for the November 3, 2026, Consolidated General Election.
The required election materials were submitted to the County of San Luis Obispo Clerk-Recorder on May 15, 2026.

Cambria Community Services District Public Record Requests

The Cambria Community Services District received seven Public Records Act (PRA) requests.

1. 6/9/2026 Charan Pemberton: Please provide current copier and printer lease and service agreement CCSD. Thank you and let me know if you have any questions.

6/9/2026 District's Response: Please find attached the current lease and maintenance agreement, which was previously provided to you on February 25, 2026.

2. 6/14/2026 Jessica Manley: I would like to request all public records for 2845 Schoolhouse Lane in Cambria. It is also identified as APN 013-151-034. Specifically, I am looking for any building permits, street files, fire department records, hazardous materials, storage tanks, underground storage tanks, or environmental reports. Please let me know if you have any questions.

6/16/2026 District's Response: The attached street files/civil drawings are preliminary and reflect proposed revisions requested by the District. They are not final, approved civil drawings and should not be used for permitting or construction purposes. Please note that the Schoolhouse Lane project is not a CCSD project. For project-specific information, you should contact People's Self-Help Housing directly, as they are the appropriate lead agency. You may also wish to contact the County of San Luis Obispo and submit a public records request if you have not already done so. County permit information is provided below:
CCM2022-00007
(STORMWATER CCM CASE FOR PMTG2021-00078)
https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/permit/afe8a0d8-7e9a-44e9-9bcf-7b902dda2eec
PMTC2021-00277
https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/permit/fde1fbe3-30e1-4da9-8f5f-f4746bfe2253
PMTG2021-00078
https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/permit/736e10b3-b502-42c6-b173-ce509e0e2267
There are no additional documents in the District's possession that are responsive to your request.

3. 6/22/2026 Christopher Evans: My name is Christopher Evans and I work for Partner Engineering and Science, a national Real Estate Due Diligence Firm. We are preparing a Phase 1 Environmental Site Assessment (ESA) for the below-named development for a financial services client. In accordance with rules and regulations of conventional Freedom of Information Act provisions, we are requesting the following information to include in our report: Addresses: 2905 Burton Drive, Cambria, CA 93428 APNs: 023-431-003 1. Copy of any available building records and/or certificate of occupancies issued to the property 2. Copy of any documents associated with current/former Underground storage tanks and/or generation / storage-handling of hazardous materials 3. Copy of any inspections / inspection reports associated with the property 4. Record of open / outstanding code violations from building department and/or code enforcement department 5. Record of open/outstanding fire code violations from fire department 6. Zoning information / zoning violations.

4. 6/23/2026 Juan Cardenas: Please consider this a formal request for copies of documents related to the above-referenced project. Pursuant to the California Public Records Act, Government Code Section 7920.00 et seq., we are requesting the following documents: 1. A copy of the bid results, including each bidder's name, license number, and bid amount. 2. A copy of each bidder's subcontractor list submitted at the time of the bid, even if the contractor left it blank. 3. The physical address of the project. If there are multiple locations, please list all locations. 4. The estimated start/completion dates. Please send the requested information directly to our office

at juan@local220.us. If you have any questions, please contact me at (661) 751-1143. I look forward to your prompt response and appreciate your attention to this matter.

6/23/2026 District's Response: The bidding period has been extended to June 25, 2026, at 11:00 am and has not yet closed. As stated on the District's website, all bid documents, including subcontractor lists, will be made publicly available via the DemandStar system (https://network.demandstar.com/) on the bid opening date, no later than 11:00 a.m. on June 25, 2026. The project's physical address is publicly available on the District's website at the following link: https://www.cambriacsd.org/cambria-community-services-district-notice-inviting-bids-proposal-contract-special-provisions-for-cambria-skatepark-project. There are no other documents responsive to this request.

5. 6/24/2026 Jessica Manley: I would like to request all public records for 2845 Schoolhouse Lane in Cambria. It is also identified as APN 013-151-034. Specifically, I am looking for any building permits, street files, fire department records, hazardous materials, storage tanks, underground storage tanks, or environmental reports. Please let me know if you have any questions.

6/24/2026 District's Response: The District previously responded to your initial request for the same information on June 16, 2026, to which you replied, "Thank you so much for your quick response! I appreciate your help." In response to your June 24, 2026 Public Records Request, the attached street files/civil drawings are preliminary and reflect proposed revisions requested by the District. They are not final, approved civil drawings and should not be used for permitting or construction purposes. Please note that the Schoolhouse Lane project is not a CCSD project. For project-specific information, you should contact People's Self-Help Housing directly, as they are the appropriate lead agency. You may also wish to contact the County of San Luis Obispo and submit a public records request if you have not already done so. County permit information is provided below:
CCM2022-00007
(STORMWATER CCM CASE FOR PMTG2021-00078)
https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/permit/afe8a0d8-7e9a-44e9-9bcf-7b902dda2eec
PMTC2021-00277
https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/permit/fde1fbe3-30e1-4da9-8f5f-f4746bfe2253
PMTG2021-00078
https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/permit/736e10b3-b502-42c6-b173-ce509e0e2267
There are no additional documents in the District's possession that are responsive to your request.

6. 6/25/2026 Paul McDonnell: Please provide backup for the Fire Hazard Fuel reduction charge for 2025 for APN 024.182.046.

6/25/2026 District's Response: The responsive documentation for APN 024.182.046—including the Notice to Destroy Weeds, invoice, inspection photographs, Resolution 21-2025, and Resolution 37-2025—is attached.

7. 6/28/2026 MI Carlson: Re: 4275 WALL STREET Please provide any and all public records pertaining to or referencing APN# 013-232-004, including any and all public records retained within the CCSD APN file, Any and all miscellaneous correspondence and memoranda, any and all electronic e-mail or text messages, any and all Board and Standing Committee Meeting Minutes, any will-serve requests together with the CCSD response to said requests, and any and all documents and records relating to all parcels with grandfathered meters whether or not those public records reference the APN number above.

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Board of Directors AGENDA NO. **7.C.**

FROM: Denise Fritz, Administrative Department Manager

Meeting Date: July 9, 2026 Subject: Finance Manager's Report

EXPENDITURE REPORT FOR THE MONTH OF JUNE 2026

The Expenditure Report for June 2026 is being submitted to the CCSD Board of Directors in today's meeting (see Agenda Item 5.A.). The report includes a detailed listing and monthly subtotal for each Accounts Payable vendor, as well as a summary of each department's monthly expenditures.

CCSD DIRECTOR MEETINGS & COMPENSATION FOR THE MONTH OF JUNE 2026

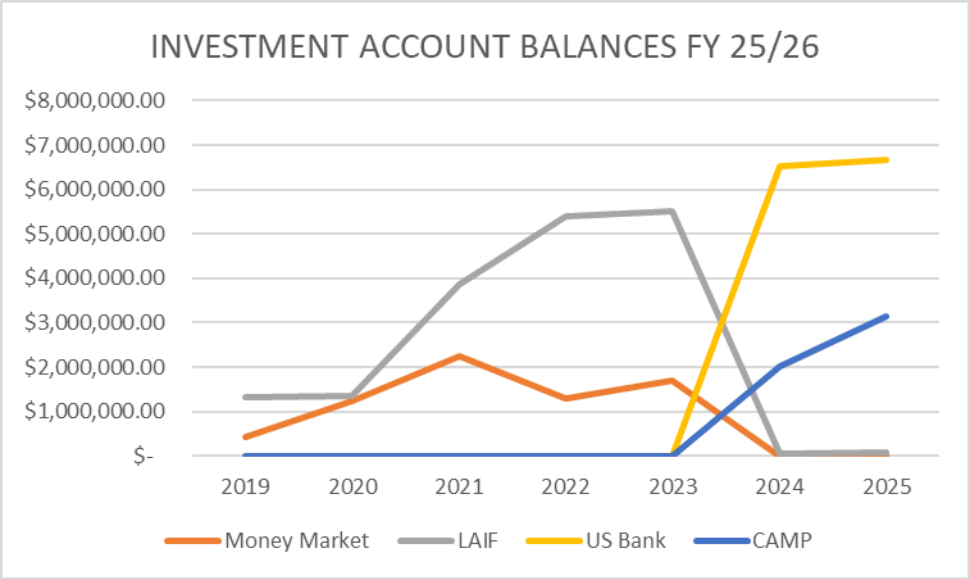
Per the CCSD Board Bylaws, CCSD Directors may receive compensation of $100 for each meeting attended, up to a maximum of $600 each month. The table below shows the month of the meeting being compensated for, the number of meetings attended for the month of compensation, and the total compensation paid for each CCSD Director.

Director Name	Meeting Month	Number of Compensated Meetings	Amount Per Meeting	Total
Dean, Karen	MAY/JUNE	3	$100.00	$300
Farmer, Harry		0	$100.00	$0
Gray, Tom	MAY	2	$100.00	$200
Scott, Debra		0	$100.00	$0
Thomas, Michael	MAY/JUNE	2	$100.00	$200
Total				**$700**

AVAILABLE CASH BALANCES AS OF JUNE 30, 2026

The total available cash is listed as follows:

	6/30/2026	**6/30/2025**
Account Type - Operating	**Balance**	**Balance**
Main Checking	$1,048,293.11	$919,709.13
Account Type - Investments	**Balance**	**Balance**
Money Market	$4,431.09	$4,428.87
LocalAgencyInvestmentFund (LAIF)	$2,921,609.36	$62,434.95
CAMP	$1,827.82	$3,929,612.19
US Bank – Investment Fund	$6,110,985.24	$6,620,033.36
Total	**$10,087,146.62**	**$11,536,218.50**



The total available cash in all restricted accounts is listed as follows:

	6/30/2026	**6/30/2025**
Account Type - Restricted	**Balance**	**Balance**
The Bank of New York Mellon	$2,774,106.30	$7,820,757
Payroll	$57,420.69	$9,573.49
Veterans' Hall	$20,274.57	$16,560.48
Health Reimbursement Account (HRA)	$70,594.72	$67,811.93
Total	**$2,922,396.28**	**$7,914,702.90**

Currently, the CCSD has adequate resources to meet its cash commitments. Staff will continue to be frugal in purchases, postpone non-critical purchases, and carefully monitor their respective budget(s).

The following is the Bank of New York Mellon account activity for the SST projects.

		Current Total Budget	Fiscal Activity	Prior Year Activity	Total Project Activity to Date	Variance Favorable (Unfavorable)
Fund: 12 - WASTEWATER FUND						
Revenue						
12-43980-12	LOAN PROCEEDS - WW COP 2022A BONDS	12,100,000	5,204,052	4,278,521	9,482,573	2,617,427
	INTEREST EARNINGS	148,379	-	-	-	148,379
		12,248,379	5,204,052	4,278,521	9,482,573	2,765,806
Expense						
12-61701-12	CAP ASSET - WW ECM 1 FLOW EQUAL IMPV	3,283,657	1,504,857	1,444,061	2,948,918	334,739
12-61702-12	CAP ASSET - WW ECM 2 INFLUENT LIFT STN IMPV	171,072	99,214	56,661	155,875	15,197
12-61703-12	CAP ASSET - WW ECM 3 MLW AERATION BASIN UPGRD	2,104,342	1,091,419	825,286	1,916,705	187,637
12-61704-12	CAP ASSET - WW ECM 4 BLOWER REPLACEMENT	624,047	260,496	321,130	581,626	42,421
12-61705-12	CAP ASSET - WW ECM 5 RAS & WAS IMPV	1,180,902	512,690	602,989	1,115,679	65,223
12-61706-12	CAP ASSET - WW ECM 7 ELECTRICAL IMPV SERVICE PANEL	1,259,454	714,770	246,127	960,897	298,557
12-61707-12	CAP ASSET - WW ECM 8 GENERATOR REPLACEMENT	881,660	392,204	377,332	769,536	112,124
12-61708-12	CAP ASSET - WW ECM 9 SCADA SYSTEM UPGRADE	1,064,322	628,404	352,856	981,260	83,062
12-61709-12	CAP ASSET - WW ECM 12 IMPV TO WW LIFT STATIONS	1,678,923	-	52,079	52,079	1,626,844
	Expense Total:	**12,248,379**	**5,204,052**	**4,278,521**	**9,482,573**	**2,765,806**
	Net	-	-	-	-	-

Utilities Report for Department Activities
June 2026

Please note that an "Acronyms and Explanations" section has been added to this report and can be found at the end of this document. This list will be augmented as new terms are discussed. Please let us know if we can supply any additional information.

Wastewater Treatment Plant ("WWTP") Report

WWTP Repairs:

- Operations staff isolated the air supply to Zone A of the aeration basins to enhance denitrification performance. Staff are also coordinating with Tough Automation and Southland Industries to optimize dissolved oxygen control strategies to further improve nitrogen removal. These operational adjustments have reduced nitrate concentrations to approximately 7 mg/L. The Los Osos Community Services District provided a tote of Micro-C, a supplemental carbon source intended to support denitrification in the anoxic zone; however, the observed nitrate reductions were achieved without the use of Micro-C. Staff will continue in-house testing and process optimization efforts to determine the most effective long-term denitrification strategy.
- Alpha Electric set up a data logger on the plant's electrical distribution system after multiple pieces of equipment kept tripping out. On June 26th, the data logger showed a voltage drop on the incoming power. Working with PG&E, Southland, Tough Automation, and Alpha Electrical to resolve the issue.
- Replaced the solenoid on the feed water for the screw press polymer system. Cleared and cleaned polymer suction and discharge line components.

SST Update:

- Alpha Electrical installed a temporary generator to provide power to the influent lift station and routed above-ground electrical cables from the generator to the existing transfer switch to maintain plant operations during the planned power outage.
- PG&E de-energized the wastewater treatment plant to complete conduit installation work beneath the transformer pad.
- PG&E removed the existing transformer, installed new electrical conductors between the meter panel and transformer, set the new transformer, and completed the electrical connections.
- Alpha Electrical completed the demolition and clearing of the existing distribution cabinets and installed the new transfer switch and electrical distribution panels.
- The sludge transfer pipeline connecting the North and South Digesters was installed.

Trainings

- United Rentals provided trench safety training and certification for the wastewater crew

Wastewater Treatment Plant ("WWTP") Report (Continued)

Collections

- Executed a contract with Tough Automation to replace the District's existing copper telephone line-based alarm systems at the wastewater lift stations and Wastewater Treatment Plant with cellular-based alarm communication systems. This upgrade is necessary due to AT&T's retirement of its copper telephone infrastructure and will ensure continued alarm notification reliability and regulatory compliance.
- In addition to alarm transmission, the new cellular-based systems will provide enhanced operational monitoring capabilities, including real-time information on lift station pump operation, generator status, and other critical system parameters. These improvements will enhance system reliability, operational awareness, and staff response capabilities.
- Vacuumed and cleaned the wet wells at Lift Stations 9 and A1.
- Repaired the handheld wired remote controller for the Vac-Con truck.
- Installed a temporary bypass system at Lift Station A in preparation for the replacement of the existing bypass valves.
- Installed a locking spigot cover on the potable water connection at Lift Station A.
- Responded to a sewer lateral spill at the Cambria Pines Lodge. Staff is coordinating a follow-up meeting with facility representatives to review the District's Fats, Oils, and Grease (FOG) Program requirements and discuss proper grease trap operation and maintenance practices.

Utilities Report for Department Activities
June 2026

Water Department Report

Meetings and Training

- Trench Safety
  - Water Department staff participated in an in-person Excavation Safety for Competent Persons training. The training was designed to meet OSHA requirements for excavation oversight and focused on safe trenching and excavation practices. Topics covered included soil classification, sloping and benching requirements, protective systems, shoring methods, site-specific hazard evaluation, and the responsibilities of a competent person.
  - The training provided staff with a comprehensive review of excavation safety standards and reinforced procedures used during water main repairs, service line replacements, leak repairs, and other field operations requiring excavation activities. Particular emphasis was placed on hazard recognition, daily excavation inspections, protective system selection, and maintaining a safe work environment for employees working in and around excavations.
  - This training supports the District's ongoing commitment to employee safety, regulatory compliance, and reducing risks associated with excavation work. Staff will continue to incorporate the principles and best practices reviewed during the training into daily operations and field activities.

Figure 1: Safety Training at the WWTP

Water Department Report (Continued)

Meetings and Training (Continued)

- Clow Valve Company Training
  - Clow Valve Company provided a two-hour training course for Water Department staff covering the operation, maintenance, and repair of fire hydrants and gate valves. Staff received hands-on instruction in hydrant disassembly and gasket replacement procedures, improving their understanding of field maintenance and repair techniques. Members of the Fire Department also attended to gain additional knowledge regarding hydrant operation and servicing.
  - The training included a review of valve operation principles and maintenance methodologies, as well as a hands-on demonstration of valve component repairs. Staff were also introduced to emerging technologies, including field pressure-monitoring devices and hydrant shear-protection systems designed to minimize water loss and system impacts in the event a wet-barrel hydrant is struck by a vehicle.

Figure 2: Hydrant Training from Clow Valve Hydrants

Water Department Report (Continued)

System Upgrades:

- **SCADA Phase 3** (**S**upervisory **C**ontrol **A**nd **D**ata **A**cquisition)
  - Phase 3 of the SCADA upgrade was released and placed into service. Water Department staff received training on the new system, including enhanced alarm management, live communications data, improved performance monitoring, cybersecurity features, and newly installed field hardware.
  - The upgraded system provides operators with significantly expanded functionality for monitoring system components, analyzing operational data, and responding to system events. New automated daily reports are now generated, including pump run times, tank demand, and water production metrics. In addition, obsolete Opto 22 components are continuing to be replaced with modern Allen-Bradley hardware to improve reliability and long-term supportability.
  - A redundant server system was also installed to provide backup capabilities and reduce the risk of service interruptions in the event of a primary server failure. These improvements enhance system reliability, operational awareness, and data-driven decision-making throughout the water system.

System Maintenance:

- Dead End Flushing
  - Department staff continue to target system “dead ends” and flush water to promote water quality.

Figure 3: System flushing at blowoff

Figure 4: System flushing at blowoff

Utilities Report for Department Activities
June 2026

Water Department Report (Continued)

System Maintenance: (Continued)

- Pedestrian bridge pipe wrapping
    - Staff began wrapping the nuts and bolts at the pedestrian bridge water main with wax tape to prevent long-term corrosion of the parts. The pipe itself has a protective coating; however, the supporting mechanical joint bolts were left exposed.

- East Ranch markers
    - Staff located and put up blue markers at isolation valves on water mains running through the ranch. Locating these valves at the ranch will help with any future response needs. **Please do not pull the markers you find on the ranch.**

- Stuart St Tank
    - Please follow https://www.cambriacsd.org/stuart-street-tank-construction-project-updates for all tank-related updates.

- Spring Cleaning
    - Staff disposed of non-serviceable equipment at the water yard. This included stubs of sun-bleached C900 PVC pipe with cracks and chips, among other items.

Utilities Report for Department Activities
June 2026

Project Status Summaries

Note: The status of current CCSD projects can also be found on the CCSD website via the following link. https://www.cambriacsd.org/district-project-updates

Project:
Adaptive Management Plan (AMP)
Description:
The AMP is a surface water, groundwater, and biological monitoring program designed to detect potential impacts on sensitive biological resources, requiring groundwater modeling and monitoring while the WRF is in operation.
Current Status Update:
The 2017 AMP is available on the District website.
www.cambriacsd.org/files/f15b73f09/01_cambria-swf-amp_july-2017.pdf

AMP monitoring is ongoing. Per methods described in the AMP, quarterly surveys are conducted at eight (8) survey sites to collect data and to describe survey conditions, habitats, stream flows, surface water quality, 9P7 soil moisture, and observed species.

The AMP monitoring reports can be located on the CCSD website at:
www.cambriacsd.org/amp-annual-reports-amp-monitoring-reports

The first day-night protocol surveys were conducted on March 22nd.

Project:
San Simeon Well Field (SSWF) Transmission Main Project
Description:
Developing a permanent repair of the San Simeon Well Field Water Transmission Main. This project will also include solutions for the parallel Secondary Effluent Main.
Current Status Update:
The current target is to proceed with the installation by summer or fall of 2027.
The Caltrans Encroachment Permit has been successfully granted and was extended in December.
The District and consultants are working with State Parks to obtain a Right of Entry (ROE) to perform potholing for utility locations and geotechnical analysis on State Parks' property. This analysis is needed to inform the final pipeline design. Multiple attempts at correspondence from District Staff and Engineering Consultants to State Parks Staff have received no response to the recent updated submittals and to the continued request for a Right of Entry Permit with the project stakeholder.

Utilities Report for Department Activities
June 2026

Project Status Summaries (Continued)

Project: Pilot project for Zero Liquid Discharge for Brine in WRF
Description: Pilot study project to test innovative technology for brine reduction with the goal of zero liquid discharge
Current Status Update:
ZLD testing has been completed, and the ZLD pilot equipment has been demobilized. The Pilot Study report has been received and reviewed by the Resources and Infrastructure Committee.

Project: Santa Rosa Streambank Stabilization Project
Description: This project is to address ongoing erosion along Santa Rosa Creek and to protect adjacent infrastructure, improve water quality, and enhance long-term ecological resilience within a sensitive habitat.
Current Status Update:

- Staff and the project team completed a review of the 35% restoration design plans and discussed the permitting strategy for the Santa Rosa Creek Bank Stabilization Project. The proposed design extends the existing vegetated rock slope protection (VRSP) installed in 2005 to the current erosion area and restores the creek bank to its pre-2023 condition using 2018 FEMA LiDAR data and historical cross-sections as the design baseline.
- The proposed restoration includes bank slopes ranging from approximately 1.75:1 to 2:1, installation of a rock toe and groin structure concealed beneath native creek material, and incorporation of boulder clusters and root wads to enhance habitat values and satisfy environmental permitting requirements. Construction is anticipated to require temporary diversion piping and sandbag cofferdams.
- The project is located within the FEMA floodway, and the current permitting pathway may require preparation of a no-rise certification to support the County grading permit. The original hydraulic model is unavailable, and reconstruction of the model from archived HEC-2 records would require significant effort and expense. Staff and the project team are evaluating whether the project may qualify as a "maintenance of existing use" restoration project, which could eliminate the need for a no-rise certification and streamline the permitting process.
- Staff are coordinating with the County Floodplain Administrator to obtain a determination on the appropriate permitting pathway. Concurrently, the project team is developing an emergency response plan, including potential pre-staging of materials, to allow for rapid stabilization measures should significant erosion occur during the upcoming storm season.

Project: Generator Replacement Project
Description: Replacing backup power generators at the Leimert Tank and Booster Station and the Stuart Tank and Booster Station.
Current Status Update: On March 23rd, the San Luis Obispo County Air Pollution Control District (SLO APCD) issued an Authority to Construct (Application #7975) for the generator replacement project. After receiving the ATC, production of the equipment has started. A tentative date in early September has been set for the delivery and installation of the new equipment. These Tier 4 Final generators are replacing Tier 0 outdated devices that have been experiencing reliability issues for some time. Generators are in production and scheduled for installation in early September. Utility Staff is preparing a bid package for the project installation.

Utilities Report for Department Activities
June 2026

Project Status Summaries (Continued)

Project: Stuart Street Tank Project
Description: Critical water infrastructure project to rebuild the Stuart Street tanks, which have reached their useful operational life
Current Status Update:
Tank 2 has been fully commissioned following receipt of authorization for its addition/replacement. The authorization is granted through an amendment to the Domestic Water Supply Permit issued to the district by the State Water Resources Control Board on March 19th, 2026. CCSD appreciates the community's patience and cooperation during this major capital improvement project. The concrete foundation has been completed and has finished curing, and the oil sand (asphalt without the gravel) has been installed. Steel tank panel installation will begin in early July. Project completion remains on track, with a late September completion date.

Please check the website for the weekly project updates: https://www.cambriacsd.org/stuart-street-tank-construction-project-updates

Utilities Report for Department Activities
June 2026

REGULATORY COMPLIANCE REPORTING

State of California regulatory reporting requirements for Water and Wastewater

Water Department (Monthly/Quarterly Reporting)

- SAFER Drought & Conservation Data Collection (Monthly and Quarterly)
- Title 22 monthly, quarterly, and annual monitoring report to the State Water Resources Control Board
- Disinfection By-Products Analysis (Quarterly)
- DDW: Surface Water Treatment Regulation (SWTR)

San Simeon Wells 1-3 Testing/Reporting
Ground Water Regulation (GWR) for San Simeon Wells 1-3 (Monthly)
Total Coliform Regulation reporting (Monthly)
Bacteriological distribution system reporting (Monthly)
Disinfection Bi-Products (DBP) reporting (Quarterly)

Additional Water Department Reporting (Annually/Semi-Annual)

- Haz Mat Business Plan
- Discharge Monitoring Report
- Consumer Confidence Report (CCR) submittal to DDW and released to the public
- Annual Volumetric Discharge Report
- Annual Water Shortage Assessment (start April/due July 1)
- CCR final data (Posting by July 1 - Annual)
- Annual Stormwater Report (Posting by July 15)
- **California Lead and Copper Rule inventory and report** (Completed October 2024)
- Advanced Clean Fleets Report

Wastewater Department Reporting

Monthly/Quarterly

- CIWQS Spill Report Requirement
- RWQCB Report

Utilities Report for Department Activities
June 2026

REGULATORY COMPLIANCE REPORTING (Continued)

Annually/Semi-Annually

- Volumetric Annual Report
- CERS – California Environmental Reporting System
    - https://cers.calepa.ca.gov/
- APCD Generator Report – SLO County **Air Pollution Control District**
    - https://www.slocleanair.org/
- Biosolids Report
- CIWQS (Apr) – **California Integrated Water Quality System Project**
    - https://www.waterboards.ca.gov/ciwqs/
- RWQCB Report (semi-annual May/Nov; annual Jan)
    - Regional Water Quality Control Board
    - https://www.waterboards.ca.gov/centralcoast/
- SMARTS Stormwater (Jul/Dec)
    - California Water Boards
    - https://smarts.waterboards.ca.gov/smarts/
- CUPA HazMat Plan Update – (Certified Unified Program Agency)
        - San Luis Obispo Department of Environmental Health Services
        - https://www.slocounty.ca.gov/departments/health-agency/public-health/environmental-health-services/cupa-program-(hazardous-materials-and-waste)

5-Year Plans

- Urban Water Management Plan (UWMP) - The 2025 UWMP was adopted by the CCSD Board on May 14, 2026
- Water Shortage Contingency Plan (WSCP) - The 2025 UWMP was adopted by the CCSD Board on May 14, 2026
- Sanitary Sewer Management Plan (SSMP) - The 2025 SSMP was adopted by the CCSD Board on February 12, 2026
- Risk and Resilience Assessment (RRA) - The updated RRA is due on June 30, 2026
- Emergency Response Plan (ERP) - The updated ERP is due on June 30, 2026

Utilities Report for Department Activities
June 2026

Water Resources, Conservation, & Permits Report

Water Supply Status Summary

As of June 30th, 2026:

Source	Acre-feet (YTD)	Annual Allocation	Percentage of Allocation Diverted (YTD)	Dry-Season Allocation	Percentage of Dry-Season Allocation Diverted
San Simeon	202.44	799	25%	370	0%
Santa Rosa	55.66	218	25.5%	155.3	31%

Santa Rosa Basin

The dry season in the Santa Rosa basin began on May 1, and as of June 30, we diverted 31% of our 155.5 acre-feet per year (AFY) dry season allocation, and have diverted 55.66 acre-feet, or 25.5%, of our total 218 AFY allocation. The groundwater levels at SR4 declined from 53.30 above mean sea level (AMSL) on June 1 to 48.47 on June 15, while levels elsewhere in the basin remained mostly unchanged.

San Simeon Basin

As of June 30th, 2026, we have diverted 202.44 acre-feet, or 25%, of our 799 AFY allocation. The groundwater levels in the San Simeon Well Field declined from 18.46 feet ASML on June 1 to 18.14 feet on June 15 and are slightly above-average for this time of year.

Water Supply & Demand

In June, the actual demand of 48.15 AF exceeded the anticipated total water supply of 45.90 AF and the estimated unconstrained demand of 45.70 AF. The San Simeon Creek is flowing, so a 2.0 AF supply adjustment was added, as exceeding expected demand during creek flow does not affect the water supply for the upcoming dry season. The surplus for the 2025-2026 water shortage reporting timeframe is 1.69 AF or 0.3%. Actual demand for the 2025-2026 reporting timeframe was higher than expected, with demand up about 10% starting in January, and exceeded both the anticipated unconstrained demand and the anticipated total supply before supply adjustments. For additional information, please see the 2025-2026 Annual Water Shortage Assessment available on the CCSD's website at www.cambriacsd.org/water-data

For additional information, see the charts, graphs, and diversion sheets at the end of this report. Additional well-level data and production summary reports are available on the website at www.cambriacsd.org/water-data

Utilities Report for Department Activities
June 2026

Permit Counter Monthly Summary (YTD Counts Audited 07/01/2026)

TRANSFER OF POSITION/EDU APPLICATIONS – 0 YTD (TOTAL FOR 2025 WAS 3)

ASSIGNMENT OF POSITION APPLICATIONS - 9 YTD (TOTAL FOR 2025 WAS 42)

RETROFIT APPLICATIONS - 14 YTD (TOTAL FOR 2025 WAS 35)
024.011.018 - 1840 LANGTON ST - RESALE
013.084.043 - 6470 KATHRYN DR - REMODEL
022.163.006 - 295 PLYMOUTH ST - RESALE

Voluntary Lot Merger Applications (Final) - 1 YTD (TOTAL FOR 2025 WAS 6)

Voluntary Lot Merger Applications (Eligibility) - 8 YTD (TOTAL FOR 2025 WAS 15)
023.411.009; 023.411.010 - Approved
023.068.017; 023.068.024 - Approved
024.382.022; 024.382.003; 024.382.019 - Approved

Vacation Rental Conditional Approval Applications - 3 YTD (Total for 2025 was 15)

VACATION RENTAL FINAL APPROVAL – 1 YTD (TOTAL FOR 2025 WAS 4)

WATER SERVICE INSTALLATION OR UPGRADE APPLICATIONS - 1 YTD (Total for 2025 was 4)

INTENT-TO-SERVES ISSUED - 0 YTD

WAITLIST WITHDRAWALS - 0 YTD

WILL SERVES ISSUED (INCLUDING FIRE PLAN / SPRINKLER REVIEWS) - 23 YTD (TOTAL FOR 2025 WAS 41)
022-026-040 - 5660 MOONSTONE BEACH DRIVE - REMODEL
023.372.003 - 2329 MALVERN ST – PORCH ADDITION
022.126.039 - 0850 MAIN ST – NEW SIDING

WATER USE EFFICIENCY WALK-THROUGHS COMPLETED - 0 YTD (TOTAL FOR 2025 WAS 0)

Utilities Report for Department Activities
June 2026

Acronyms and Explanations

AMI: Advanced Metering Infrastructure

AMP: Adaptive Management Plan (Emergency Water Supply Project)

APCD: Air Pollution Control District (San Luis Obispo County)
- https://www.slocleanair.org/

AQMD: "South Coast" Air Quality Management District
(As opposed to the Bay Area AQMD, aka BAAQMD)

AMSL: Above Mean Sea Level

AWE: Alliance for Water Efficiency - https://allianceforwaterefficiency.org/

CalWEP: California Water Efficiency Partnership - https://calwep.org/

CCR: Consumer Confidence Report

CDP: Coastal Development Permit

CEQA: California Environmental Quality Act
- https://ceqaportal.org/

Corporation Stop(Corp Stop)
- Angled connection to water main with shutoff

CUPA: Certified Unified Program Agency
- San Luis Obispo Department of Environmental Health Services
- https://www.slocounty.ca.gov/departments/health-agency/public-health/environmental-health-services/cupa-program-(hazardous-materials-and-waste)

DDW: Division of Drinking Water
- Drinking Water Program (State Water Resources Control Board)
- https://www.waterboards.ca.gov/drinking_water/programs/

DO: Dissolved Oxygen

ECM: Energy Conservation Module
- Technology that helps save energy by making smart adjustments to a system or device.

Utilities Report for Department Activities
June 2026

Acronyms and Explanations (Continued)

EDU: Equivalent Dwelling Unit (Water Allocation Unit)

- https://www.cambriacsd.org/will-serves-and-retrofits

EIR: Environmental Impact Report (See CEQA and MND's)

ESRI: Environmental Systems Research Institute (Digital Mapping Company)

GIS: Geographic Information System

GSA: Groundwater Sustainability Agency

LAFCO (CALAFCO): Local Agency Formation Commission - https://calafco.org/

LAM: Landscape Area Management - https://calwep.org/calwep-lam-explorer/

LCP: Local Coastal Program

- Coastal planning documents that allow California's 76 coastal zone cities and counties to implement the Coastal Act at the local level.
- https://www.coastal.ca.gov/lcp/lcp-info/

Lift Station:

- A pump that moves wastewater from a lower elevation to a higher elevation, so that it can reach a wastewater treatment plant. They are installed in low-lying areas or places with deep pipes.

NCAC: North Coast Advisory Council

- https://www.ncacslo.org/

NOE: Notice of Exemption

NOFO: Notice of Funding Opportunity

NPDES: National Pollutants Discharge Elimination System

- Permit requirements for discharge to water

MCC: Motor Control Center

MCL: Maximum Contaminant Level

Utilities Report for Department Activities
June 2026

Acronyms and Explanations (Continued)

MLE (Modified Ludzack-Ettinger process)

- A type of biological nutrient removal(BNR) system that removes nitrogen from wastewater.

MND: Mitigated Negative Declaration (Re: CEQA and EIR's)

- A mitigated negative declaration (MND) is a document that states that a project will not have a significant environmental impact.

MOU: Memorandum of Understanding: Non-binding agreement between two or more parties that outlines their intentions and roles

ORP: Oxidation-Reduction Potential

- An ORP Sensor indicates a liquid's capacity to oxidize or reduce another substance.

PETS: Pump Efficiency Test Services

Potholing: Creating holes to locate and map the path of underground pipes or conduit

RAS: Return-Activated Sludge

- Settled activated sludge that is collected in the secondary clarifier and returned to the aeration basin to mix with incoming raw wastewater.

RCAC: Rural Community Assistance Corporation

- https://www.rcac.org/

RIOP: Remote Input Output Panel

SCADA: Supervisory Control and Data Acquisition (Method of machine control)

- https://en.wikipedia.org/wiki/SCADA

SGMA: Sustainable Groundwater Management Act

- https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management

SSMP: Sewer System Management Plan

SSWF: San Simeon Well Field

Utilities Report for Department Activities
June 2026

Acronyms and Explanations (Continued)

SWSAC: State Water Subcontractor Advisory Committee

TDS: Total Dissolved Solids

TMDL: Total Maximum Daily Load

- A TMDL is the calculation of the maximum amount of a pollutant allowed to enter a waterbody

UWMP: Urban Water Management Plan (CA Dept of Water Resources)

VFD: Variable Frequency Drive

- A type of motor controller that regulates the speed and torque of an electric motor by changing the frequency and voltage of the power supply.

WAS: Waste Activated Sludge

- Excess biomass removed from the system and sent for further treatment or disposal

WDR: Waste Discharge Requirements

- Permit requirements for discharge to land

WRF: Water Reclamation Facility

WSCP: Water Shortage Contingency Plan

ZLD: Zero Liquid Discharge

- https://en.wikipedia.org/wiki/Zero_liquid_discharge

CAMBRIA COMMUNITY SERVICES WELL LEVELS

6/15/2026
Well Read Date

SANTA ROSA CREEK WELLS

Well Name	Well Description/Location	Distance to Water Level (ft)	Reference Point Elevation AMSL (ft)	Depth AMSL (ft)	Comments
23R	High School	36.75	83.42	46.67	
SR4*	**CCCD Production**	33.53	82.00	48.47	
SR3	**CCSD Production**	19.01	54.30	35.29	
SR1	**CCSD**	17.50	46.40	28.90	
21R3	County Parks	6.79	12.88	6.09	Meter Read (CF): 49961
WBE	Windsor Bridge East	10.64	16.87	6.23	
WBW	Windsor Bridge West	10.95	17.02	6.07	

SR4	**48.47**
AVG SR1 & SR3	32.10

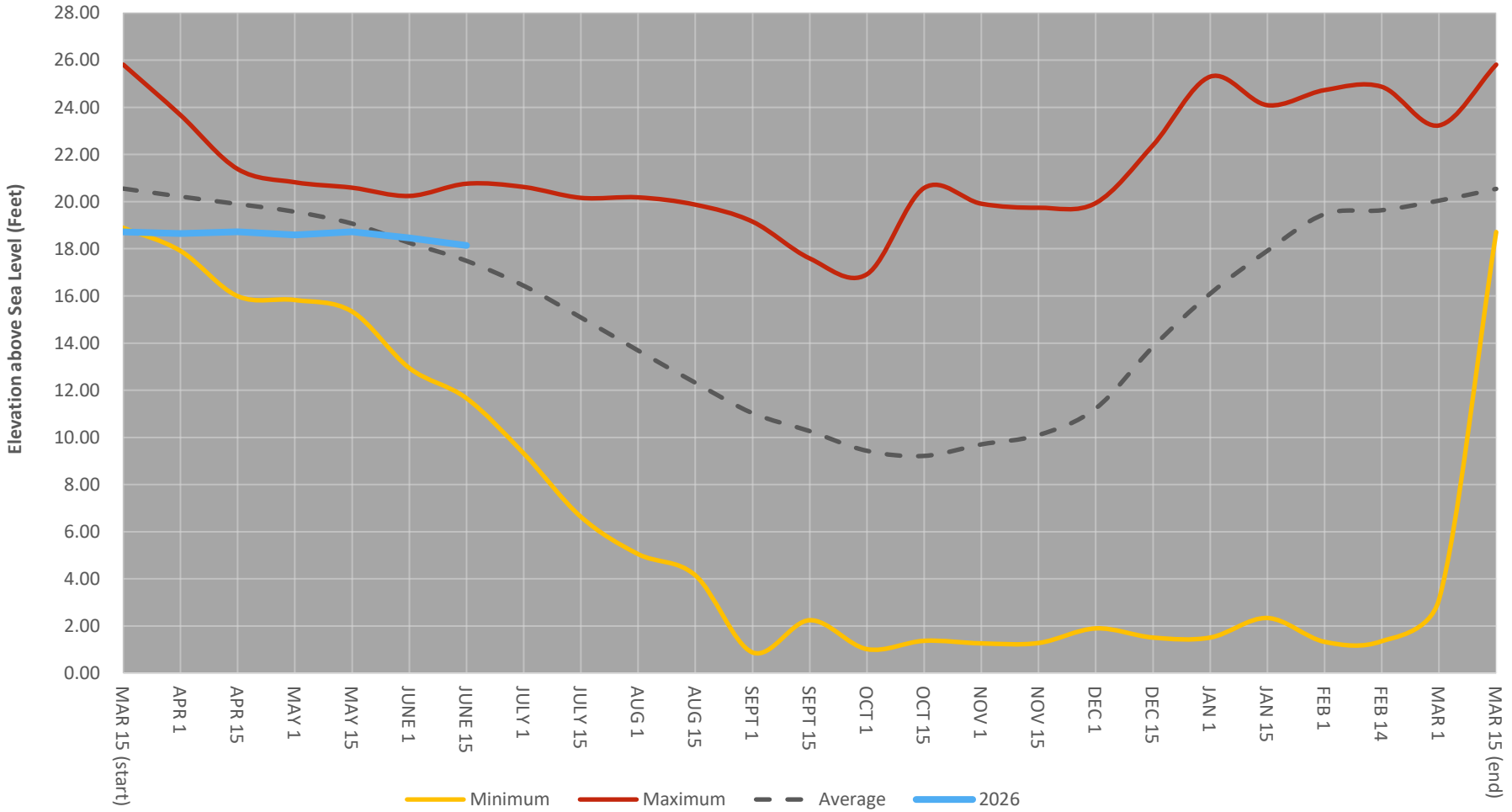
SAN SIMEON CREEK WELLS

Well Name	Well Description/Location	Distance to Water Level (ft)	Reference Point Elevation AMSL (ft)	Depth AMSL (ft)	Comments
16D1	Van Gordon Creek Bridge	6.33	11.36	5.03	
MW4	Monitoring at Lagoon Entrance	10.95	15.95	5.00	
MW1	Monitoring at Blowers		42.11		
MW2	Monitoring at Influent		38.10		
MW3	Monitoring at Pond Gate		49.56		
9M1	Warren's Van Gordon Creek		65.63		
9P2	Gradient Monitoring	10.86	19.11	8.25	
9P7	WRF Intake	10.71	20.69	9.98	
9L1	Abandoned Irrigation	16.20	27.33	11.13	
RIW	WRF Injection Well		25.41		
SS4	**CCCD**	14.51	25.92	11.41	
MIW	WRF Injection Monitoring		29.89		
SS3*	**CCSD Production**	16.39	33.73	17.34	
SS2*	**CCSD Production**	14.92	33.16	18.14	Unable to read SS2. Depth AMSL calculated as an average of SS3 & SS1. 18.14 is an approximation.
SS1*	**CCSD Production**	13.44	32.37	18.93	
11B1	Pedotti		105.43		
11C1	Pedotti	16.31	98.20	81.89	
PFNW	Palmer Flats		93.22		
10A1	Pedotti's Recorder		78.18		
10G2	New Rock Plant		62.95		
10G1	Old Rock Plant		59.55		
10F2	Warren		66.92		
10M2	Pedotti	23.72	55.21	31.49	Oil
9J3	Pedotti		43.45		
Lagoon	Creek Pedestrian Bridge	18.15			Mitigation Erosion: None

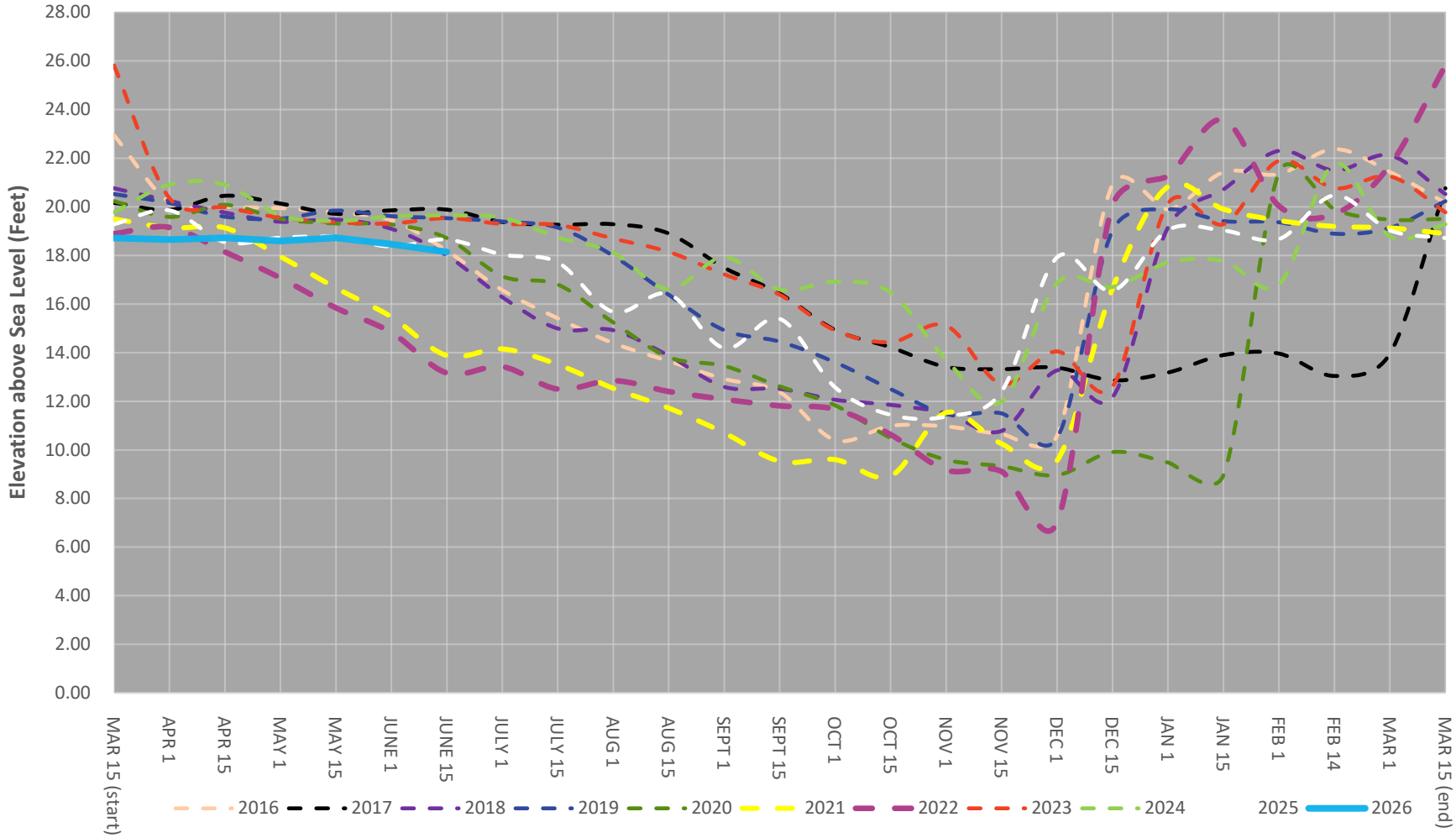
AVG S1, SS2 & SS3	**18.14**
SS4/9P2 Gradient	**3.16**

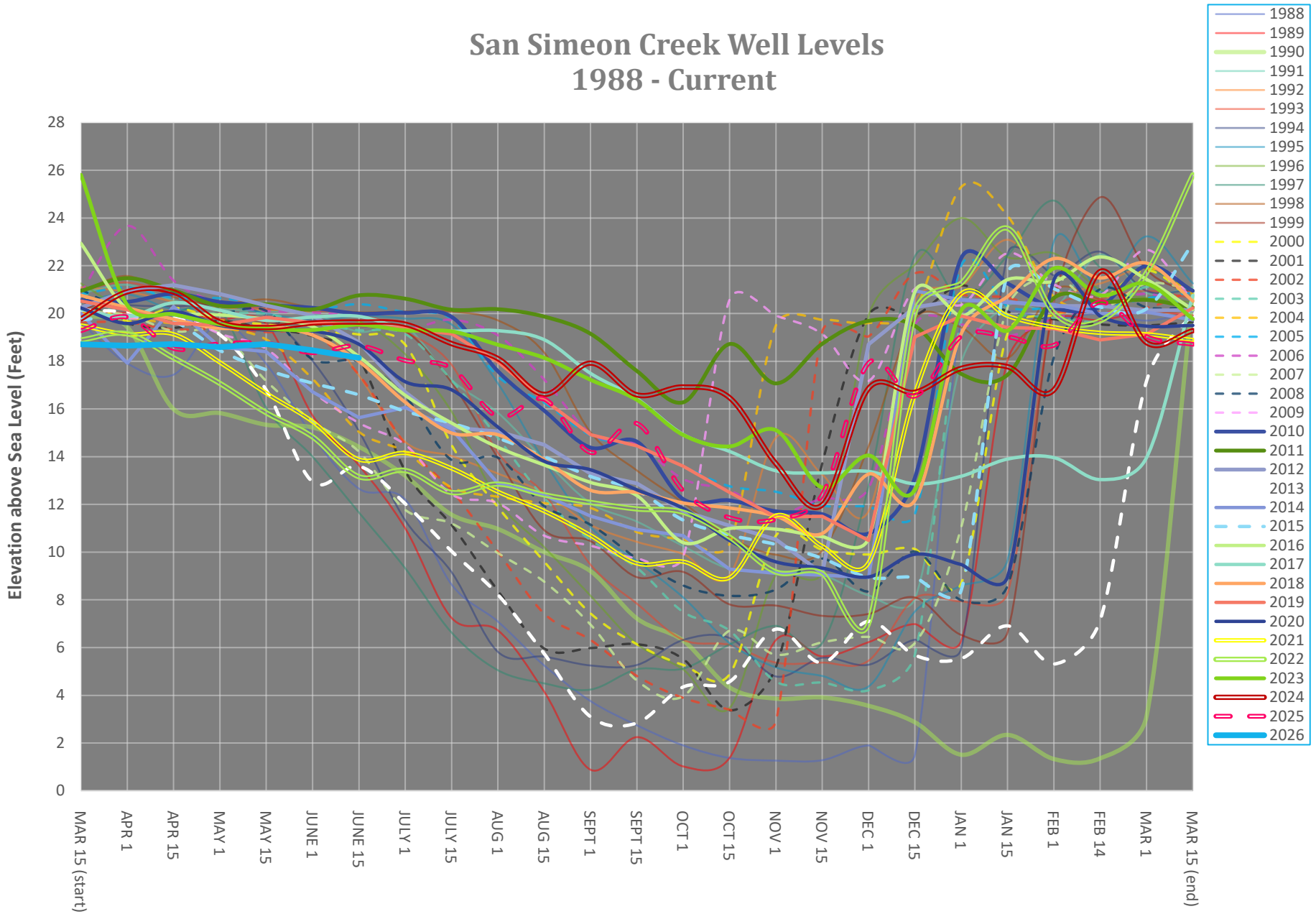
*Above Mean Sea Level (AMSL)
*CCSD's Production Wells
Reference point on 16D1, MIW1, MIW2, MIW3, 9P7, RIW, MIW1, SS1, SS2 and SS3 updated on 2/17/2015

San Simeon Creek Well Levels
Mid-March 2026 Levels to Date and
1988 to Current, Min, Max, & Average



San Simeon Creek Well Levels
Last 10 years
March 2015 - Current




San Simeon Creek Well Levels
1988 - Current
Elevation above Sea Level (Feet)
28
26
24
22
20
18
16
14
12
10
8
6
4
2
0
MAR 15 (start)
APR 1
APR 15
MAY 1
MAY 15
JUNE 1
JUNE 15
JULY 1
JULY 15
AUG 1
AUG 15
SEPT 1
SEPT 15
OCT 1
OCT 15
NOV 1
NOV 15
DEC 1
DEC 15
JAN 1
JAN 15
FEB 1
FEB 14
MAR 1
MAR 15 (end)
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
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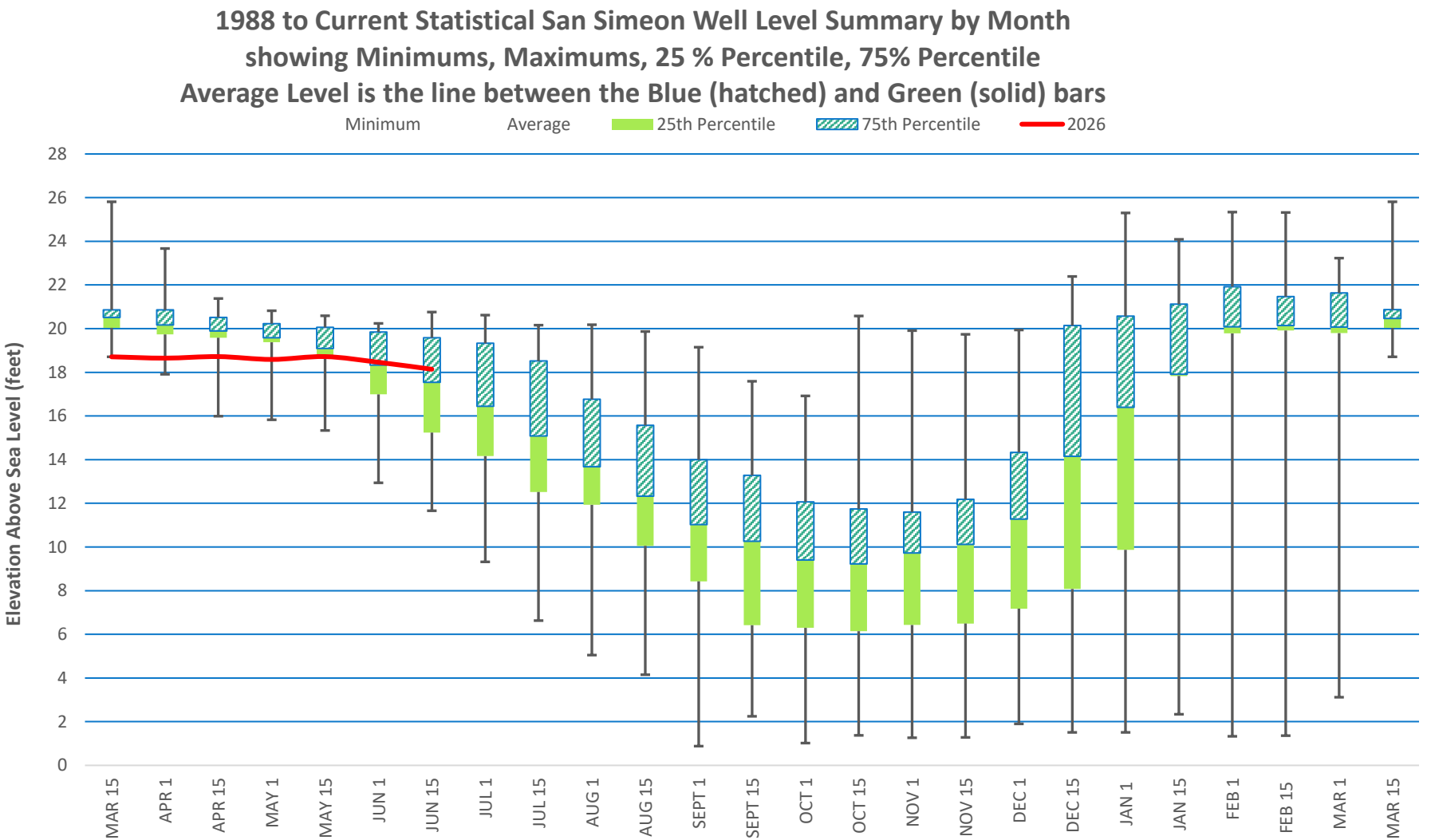
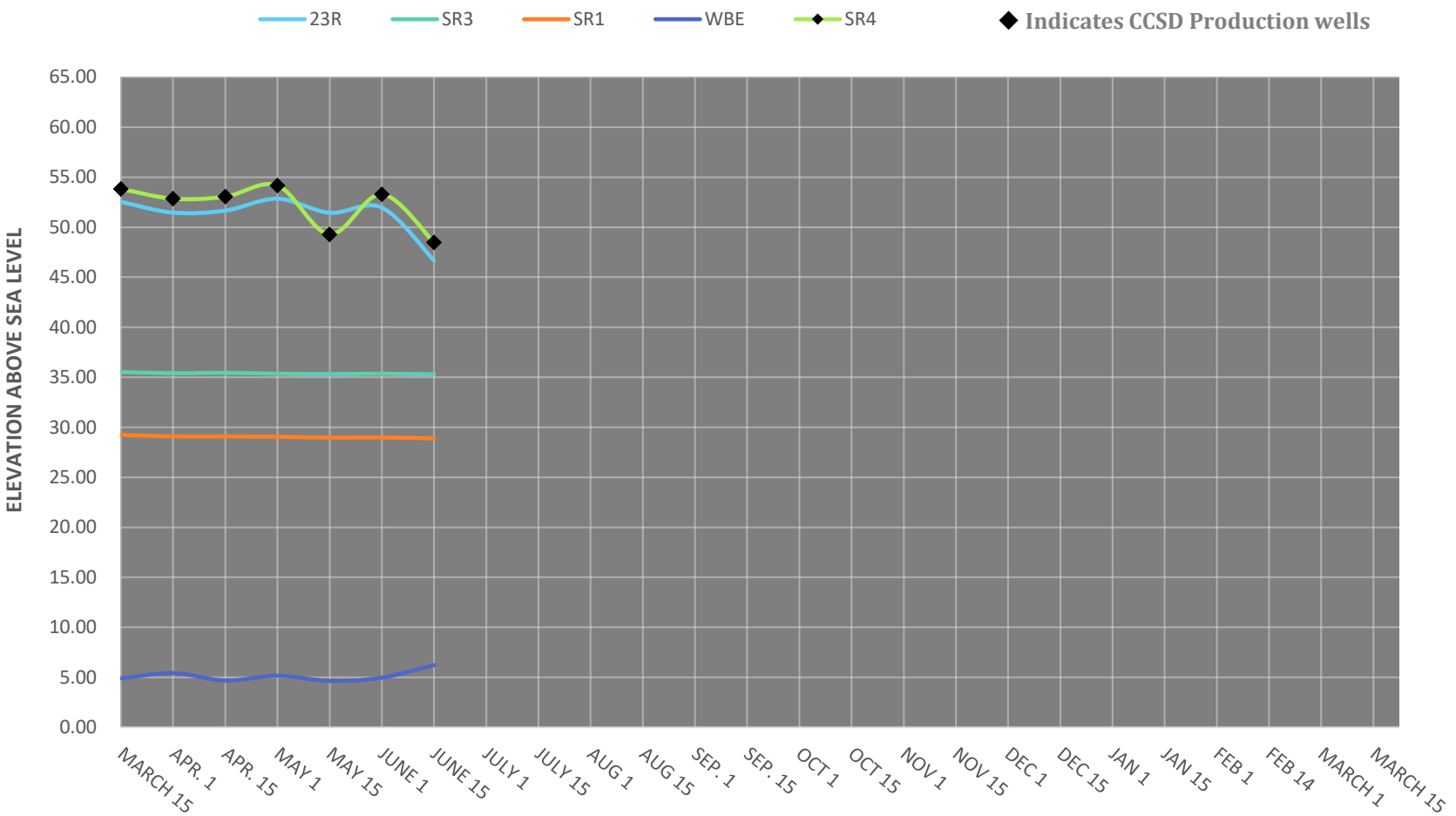
2023
2024
2025
2026


1988 to Current Statistical San Simeon Well Level Summary by Month
showing Minimums, Maximums, 25 % Percentile, 75% Percentile
Average Level is the line between the Blue (hatched) and Green (solid) bars
Minimum
Average
25th Percentile
75th Percentile
2026
Elevation Above Sea Level (feet)
28
26
24
22
20
18
16
14
12
10
8
6
4
2
0
MAR 15
APR 1
APR 15
MAY 1
MAY 15
JUN 1
JUN 15
JUL 1
JUL 15
AUG 1
AUG 15
SEPT 1
SEPT 15
OCT 1
OCT 15
NOV 1
NOV 15
DEC 1
DEC 15
JAN 1
JAN 15
FEB 1
FEB 15
MAR 1
MAR 15

SANTA ROSA CREEK WELL LEVELS
March 2026 - Current



											= Projected		
											= Actual		
Potable Water Shortage Assessment[1]				**Start Year: 2025**			**Volumetric Unit Used:**			**AF**			
	Jul	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Total**
Anticipated Unconstrained Demand	51.74	48.97	45.90	46.30	42.77	41.06	37.10	34.60	37.79	40.80	43.01	45.70	515.77
Actual Demand	**51.68**	**51.90**	**45.01**	**43.76**	**40.33**	**40.83**	**40.80**	**35.34**	**42.69**	**43.09**	**46.53**	**48.15**	**530.11**
Supply Adjustment				**0.0**	**2.3**	**5.0**	**7.0**	**0.0**	**3.0**	**2.4**	**1.8**	**2.0**	**23.5**
Anticipated Total Water Supply	50.70	48.20	43.50	44.10	39.20	36.80	37.40	36.10	40.90	40.70	44.80	45.90	508.30
Accrued Surplus/Shortage from Previous Month	0.0	-1.0	-3.7	-1.5	0.3	1.2	1.0	3.6	0.8	1.2	0.0	0.1	1.9
Anticipated Surplus/Shortage w/o WSCP Action	-1.0	-1.8	-6.1	-3.7	-3.2	-3.1	1.3	5.1	3.9	1.1	1.8	0.3	-5.5
Anticipated % Surplus/Shortage w/o WSCP Action	-2%	-4%	-13%	-8%	-8%	-8%	3%	15%	10%	3%	4%	1%	-1%
State Standard Shortage Level	1	1	2	1	1	1	1	1	1	1	1	1	1
Planned WSCP Actions													
Anticipated Benefit from WSCP: Supply Augmentation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Anticipated Benefit from WSCP: Demand Reduction	5.2	5.2	4.8	4.8	4.4	4.4	3.9	2.0	1.9	1.9	4.9	4.9	48.3
Actual Benefit from WSCP Action	**0.1**	**-2.9**	**0.9**	**2.5**	**2.4**	**0.2**	**-3.7**	**-0.7**	**-4.9**	**-2.3**	**-3.5**	**-2.4**	**-14.37**
Anticipated Surplus/Shortage w/WSCP Action	4.2	3.4	-1.3	1.1	1.2	1.3	5.2	7.1	5.8	3.0	6.7	5.2	42.8
Anticipated % Surplus/Shortage w/WSCP Action	8%	7%	-3%	2%	3%	3%	14%	21%	15%	7%	16%	11%	8%
Actual Surplus/Shortage	**-0.98**	**-3.70**	**-1.51**	**0.34**	**1.17**	**0.97**	**3.60**	**0.76**	**1.21**	**0.01**	**0.07**	**-0.25**	**1.69**
Actual % Surplus/Shortage	**-1.9%**	**-7.1%**	**-3.4%**	**0.8%**	**2.9%**	**2.4%**	**8.8%**	**2.2%**	**2.8%**	**0.0%**	**0.2%**	**-0.5%**	**0.3%**
State Standard Shortage Level Achieved	1	1	1	1	1	1	1	1	1	1	1	1	1
[1]Assessments are based on best available data at time of submitting the report and actual volumes could be different due to many factors.													

Definitions for Terms Used in This Table

Anticipated Unconstrained Demand: Projection based on the average water production over the reporting years 2019, 2021, 2023, and 2023**.**
Actual Demand: The total amount of potable water produced for the month.
Supply Adjustment: Observed aquifer recharge/depletion from seasonal precipitation/lack thereof**.**
Anticipated Total Water Supply: The target amount to be produced assuming dry years conditions.
Anticipated Surplus/Shortage w/o WSCP: The volumetric difference in the anticipated unconstrained demand and anticipated total water supply without any shortage response actions.
Anticipated % Surplus/Shortage w/o WSCP Action: The difference in the anticipated unconstrained demand and anticipated total water supply without any shortage response actions expressed as a percentage.
State Standard Shortage Level: The corresponding shortage level per California Water Code Section 10632(a)(3)(A).
Anticipated Benefit from WSCP - Supply Augmentation: Projected volume of water added to the supply, such as from the operation of the Water Reclamation Facility.
Anticipated Benefit from WSCP - Demand Reduction: Projected volume of water conserved through shortage response actions.
Actual Benefit from WSCP Action: Actual supply augmentation or demand reduction achieved.
Revised Anticipated Surplus/Shortage w/WSCP Action: Volumetric difference between the anticipated surplus/shortage w/o WSCP action and the actual benefits obtained.
Revised Anticipated % Surplus/Shortage w/WSCP Action: Difference between the anticipated surplus/shortage w/o WSCP action and the actual benefits obtained expressed as a percentage.
Actual Surplus/Shortage: Volumetric difference between the anticipated total water supply (including any adjustments) and the actual total demand.
Actual % Surplus/Shortage: Difference between the anticipated total water supply (including any adjustments) and the actual total demand expressed as a percentage.
WSCP: Water Shortage Contingency Plan

2026

CAMBRIA COMMUNITY SERVICES DISTRICT JUNE DIVERSION

Production Wells	WELLS (galx1000)						*Raw totals		
DAY OF MONTH	**SS #1**	**SS #2**	**SS #3**	**SR4**	**SR1**	**SR3***	**ALL WELLS TOTAL (galx1000)**	**Daily Pumpage (AF)**	**Month to Date (AF)**
1	0.00	499.00	0.00	0.00	0.00	0.00	499.00	1.53	2
2	0.00	351.00	71.00	0.00	0.00	0.00	422.00	1.30	3
3	0.00	19.00	17.00	512.00	0.00	0.00	548.00	1.68	5
4	0.00	0.00	0.00	371.00	0.00	0.00	371.00	1.14	6
5	0.00	0.00	0.00	535.00	0.00	0.00	535.00	1.64	7
6	0.00	25.00	0.00	506.00	0.00	0.00	531.00	1.63	9
7	0.00	0.00	0.00	489.00	0.00	0.00	489.00	1.50	10
8	0.00	0.00	0.00	504.00	0.00	0.00	504.00	1.55	12
9	0.00	0.00	0.00	477.00	0.00	0.00	477.00	1.46	13
10	0.00	16.00	16.00	467.00	0.00	0.00	499.00	1.53	15
11	0.00	155.00	144.00	161.00	0.00	0.00	460.00	1.41	16
12	0.00	283.00	263.00	0.00	0.00	0.00	546.00	1.68	18
13	0.00	0.00	5.00	493.00	0.00	0.00	498.00	1.53	20
14	0.00	0.00	57.00	537.00	0.00	0.00	594.00	1.82	21
15	0.00	0.00	0.00	493.00	0.00	0.00	493.00	1.51	23
16	0.00	303.00	280.00	0.00	0.00	0.00	583.00	1.79	25
17	0.00	47.00	129.00	288.00	0.00	0.00	464.00	1.42	26
18	0.00	256.00	263.00	91.00	0.00	0.00	610.00	1.87	28
19	0.00	240.00	239.00	0.00	0.00	0.00	479.00	1.47	29
20	0.00	272.00	253.00	0.00	0.00	0.00	525.00	1.61	31
21	0.00	291.00	269.00	0.00	0.00	0.00	560.00	1.72	33
22	0.00	281.00	261.00	0.00	0.00	0.00	542.00	1.66	34
23	0.00	0.00	0.00	488.00	0.00	0.00	488.00	1.50	36
24	0.00	229.00	253.00	50.00	0.00	0.00	532.00	1.63	38
25	0.00	285.00	309.00	0.00	0.00	0.00	594.00	1.82	39
26	0.00	244.00	269.00	0.00	0.00	0.00	513.00	1.57	41
27	0.00	109.00	102.00	370.00	0.00	0.00	581.00	1.78	43
28	0.00	536.00	0.00	36.00	0.00	0.00	572.00	1.76	45
29	0.00	207.00	412.00	0.00	0.00	0.00	619.00	1.90	46
30	0.00	288.00	273.00	0.00	0.00	0.00	561.00	1.72	48

TOTALS	**0.00**	**4936.00**	**3885.00**	**6868.00**	**0.00**	**0.00**	**15689.00**	**48.15**
Daily AVG	0.00	164.53	129.50	228.93	0.00	0.00	522.97	1.60
AF	0.00	15.15	11.92	21.08	0.00	0.00	48.15	
Peak							**619.00**	

Meter Correction Factors from Calibration done

	100%	100%	100%					
Corrected	**0.00**	**4936.00**	**3885.00**	**6868.00**	**0.00**	**0.00**	**15689.00**	**48.15**

(ACRE-FEET)

Mitigation Both Creeks (galx1000)

AWTP	Santa Rosa

(galx1000)	0.00	0.00
(ACRE-FEET)	**0.00**	**0.00**

BACKWASH TOTAL

SR3 (galx1,000)	SR4 (gal)
19725	8014512
	8177372

(galx1000)	0	162.86
(ACRE-FEET)	**0.00**	**0.50**

	GROSS DIVERSION (AF)	NET DIVERSION (AF)
San Simeon Total	27.07	27.03
Santa Rosa Total	21.58	21.58
SS & SR TOTAL	**48.65**	**48.61**
Advanced Water Treatment Plant		**0.00**

NET PRODUCTION (AF)	YTD NET PRODUCTION (AF)
27.07	203.75
21.08	54.32
48.15	**258.07**

SS ANALYZER METER	
DATE	**READ**
6/1/2026	119.00
6/30/2026	128.00
Total Recirc (ccf)	9.00
Total Recirc (AF)	0.02

SR ANALYZER METER	
DATE	**READ**
6/1/2026	109.00
6/30/2026	127.00
Total Recirc (ccf)	18.00
Total Recirc (AF)	0.04

Diversion: Total volume diverted from creek underflow storage (gross); Total volume diverted under the CCSD's licenses (net)
Production: Total volume delivered to consumers for potable consumption

CAMBRIA COMMUNITY SERVICES DISTRICT
GROSS WATER DIVERSION, BY SOURCE
REPORTED IN ACRE-FEET

YEAR	SOURCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL TOTAL	YEAR
	DIFFERENCE (Current YR - Previous YR)	**3.44**	**3.70**	**6.62**	**6.08**	**6.00**	**1.22**							**19.84**	
2026	S.S.	38.59	33.25	44.27	40.29	20.35	27.07	0.00	0.00	0.00	0.00	0.00	0.00	203.81	**2026**
	S.R.	2.21	2.09	0.05	2.91	26.93	21.58	0.00	0.00	0.00	0.00	0.00	0.00	55.76	
	SS & SR TOTAL	**40.80**	**35.34**	**44.31**	**43.19**	**47.28**	**48.65**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**259.57**	
	AWTP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2025	S.S.	39.52	34.09	36.46	38.55	18.68	17.34	23.40	20.94	28.03	37.67	37.46	39.75	371.88	**2025**
	S.R.	1.11	0.06	0.94	0.56	26.47	31.44	29.03	30.97	16.98	6.09	2.87	1.08	147.59	
	SS & SR TOTAL	**40.63**	**34.14**	**37.39**	**39.11**	**45.14**	**48.78**	**52.43**	**51.90**	**45.01**	**43.76**	**40.33**	**40.83**	**519.47**	
	AWTP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2024	S.S.	35.76	29.95	36.77	36.47	37.42	12.63	35.67	22.43	8.72	20.33	40.65	40.26	357.05	**2024**
	S.R.	1.60	1.69	0.92	0.65	3.87	34.80	17.64	27.82	37.29	26.46	0.10	0.83	153.66	
	SS & SR TOTAL	**37.35**	**31.64**	**37.69**	**37.12**	**41.28**	**47.43**	**53.31**	**50.24**	**46.01**	**46.79**	**40.76**	**41.09**	**510.71**	
	AWTP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2023	S.S.	34.97	33.20	30.28	37.48	35.48	32.25	36.04	30.81	30.09	15.83	41.18	43.03	400.63	**2023**
	S.R.	0.40	0.48	4.22	0.95	5.22	12.21	15.91	18.09	16.06	31.66	2.73	0.89	108.81	
	SS & SR TOTAL	**35.37**	**33.68**	**34.51**	**38.43**	**40.69**	**44.46**	**51.95**	**48.90**	**46.15**	**47.49**	**43.91**	**43.92**	**509.44**	
	AWTP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2022	S.S.	13.45	36.12	40.92	40.72	44.71	34.66	27.37	20.62	14.65	18.76	31.81	36.54	360.33	**2022**
	S.R.	23.95	0.04	0.03	0.04	0.05	11.17	23.27	27.59	28.77	25.30	7.44	0.32	147.97	
	SS & SR TOTAL	**37.40**	**36.17**	**40.95**	**40.76**	**44.77**	**45.83**	**50.64**	**48.20**	**43.42**	**44.06**	**39.25**	**36.86**	**508.31**	
	AWTP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2021	S.S.	32.69	27.70	35.18	37.82	37.47	35.88	32.10	32.03	33.33	28.52	28.19	21.65	382.56	**2021**
	S.R.	9.00	10.22	8.91	9.05	12.02	14.41	20.65	16.40	11.30	14.52	11.69	16.81	155.00	
	SS & SR TOTAL	**41.69**	**37.92**	**44.09**	**46.88**	**49.49**	**50.30**	**52.75**	**48.43**	**44.63**	**43.04**	**39.88**	**38.46**	**537.55**	
	AWTP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2020	S.S.	34.92	34.19	30.76	26.75	36.33	41.46	33.73	36.26	35.55	40.33	32.24	14.99	397.50	**2020**
	S.R.	4.10	5.37	6.32	8.97	7.21	7.77	19.10	17.85	14.22	10.67	12.61	27.85	142.04	
	SS & SR TOTAL	**39.02**	**39.56**	**37.08**	**35.72**	**43.53**	**49.23**	**52.82**	**54.11**	**49.77**	**50.99**	**44.85**	**42.84**	**539.53**	
	AWTP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2019	S.S.	34.66	23.65	24.82	33.87	35.59	36.34	42.77	40.85	37.31	38.48	34.69	26.43	409.46	**2019**
	S.R.	3.21	9.60	13.68	8.37	7.64	9.99	10.62	10.29	11.73	11.24	10.97	13.57	120.91	
	SS & SR TOTAL	**37.87**	**33.26**	**38.50**	**42.24**	**43.22**	**46.33**	**53.40**	**51.14**	**49.03**	**49.72**	**45.67**	**40.01**	**530.38**	
	AWTP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2018	S.S.	14.87	15.89	25.03	32.22	38.72	39.21	32.75	22.81	18.90	13.56	13.17	30.69	297.82	**2018**
	S.R.	29.65	23.27	12.99	6.85	5.02	7.89	21.99	30.76	27.53	31.65	30.46	10.06	238.09	
	SS & SR TOTAL	**44.51**	**39.15**	**38.02**	**39.06**	**43.74**	**47.11**	**54.74**	**53.57**	**46.43**	**45.21**	**43.62**	**40.75**	**535.91**	
	AWTP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2017	S.S.	31.92	18.84	40.96	45.42	46.33	34.69	24.65	18.90	25.89	28.39	19.19	23.18	358.36	**2017**
	S.R.	6.88	14.33	5.95	9.76	17.86	28.23	32.52	32.01	16.80	12.13	19.96	20.92	217.36	
	SS & SR TOTAL	**38.80**	**33.18**	**46.91**	**55.18**	**64.19**	**62.92**	**57.17**	**50.90**	**42.69**	**40.53**	**39.15**	**44.11**	**575.72**	
	AWTP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2016	S.S.	16.43	9.51	19.84	21.88	24.30	30.90	30.40	29.68	29.02	8.07	5.82	21.55	247.39	**2016**
	S.R.	17.87	27.34	16.71	15.60	15.74	13.87	20.45	18.12	16.65	34.27	31.97	18.30	246.89	
	SS & SR TOTAL	**34.30**	**36.86**	**36.55**	**37.47**	**40.04**	**44.76**	**50.85**	**47.80**	**45.67**	**42.34**	**37.79**	**39.85**	**494.28**	
	AWTP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.33	7.04	5.70	23.07	
2015	S.S.	19.95	16.65	17.16	17.79	16.18	14.14	15.14	17.39	20.36	26.17	23.74	21.23	225.89	**2015**
	S.R.	14.77	14.90	20.53	20.68	20.99	26.51	29.51	27.78	21.94	16.05	13.57	13.90	241.13	
	SS & SR TOTAL	**34.72**	**31.55**	**37.69**	**38.47**	**37.17**	**40.65**	**44.65**	**45.17**	**42.30**	**42.22**	**37.31**	**35.13**	**467.02**	
	AWTP	5.55	14.34	12.49	7.61	0.00	0.00	0.00	0.00	3.68	8.07	6.29	10.89	68.92	

CAMBRIA COMMUNITY SERVICES DISTRICT
GROSS WATER DIVERSION, BY SOURCE
REPORTED IN ACRE-FEET

YEAR	SOURCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL TOTAL	YEAR
2014	S.S.	22.93	16.97	24.90	25.03	19.39	14.40	11.94	0.00	0.76	24.32	13.74	23.81	198.17	2014
	S.R.	34.69	19.85	10.00	10.44	18.88	24.19	30.89	43.09	36.26	12.06	18.63	9.62	268.59	
	SS & SR TOTAL	**57.62**	**36.82**	**34.90**	**35.47**	**38.27**	**38.59**	**42.82**	**43.09**	**37.01**	**36.37**	**32.36**	**33.44**	**466.76**	
2013	S.S.	50.55	47.40	54.72	55.27	63.18	46.01	60.82	72.32	57.73	29.84	26.72	28.61	593.16	2013
	S.R.	0.00	0.00	0.00	4.27	5.28	27.57	18.12	3.50	7.62	22.56	25.38	25.61	139.91	
	SS & SR TOTAL	**50.55**	**47.40**	**54.72**	**59.54**	**68.45**	**73.58**	**78.94**	**75.82**	**65.35**	**52.40**	**52.11**	**54.22**	**733.07**	
2012	S.S.	50.12	48.09	52.60	50.52	60.06	56.53	48.17	41.12	36.72	42.22	48.70	50.88	585.73	2012
	S.R.	3.54	0.79	0.00	0.66	1.44	11.14	27.95	33.22	29.98	21.43	8.86	0.00	139.01	
	SS & SR TOTAL	**53.66**	**48.88**	**52.60**	**51.18**	**61.50**	**67.67**	**76.12**	**74.34**	**66.70**	**63.65**	**57.56**	**50.88**	**724.74**	
2011	S.S.	48.05	43.36	45.17	52.11	53.94	49.27	60.52	55.52	45.40	45.67	46.28	51.87	597.16	2011
	S.R.	0.00	0.70	0.00	0.76	6.65	11.03	12.97	14.82	19.45	14.15	5.19	0.00	85.72	
	SS & SR TOTAL	**48.05**	**44.06**	**45.17**	**52.87**	**60.59**	**60.30**	**73.49**	**70.34**	**64.85**	**59.82**	**51.47**	**51.87**	**682.88**	
2010	S.S.	45.44	40.48	47.48	48.39	56.26	55.29	50.73	44.58	35.05	37.61	36.14	36.45	533.90	2010
	S.R.	0.00	0.00	0.77	0.62	0.68	8.74	21.96	27.30	32.52	21.71	14.48	9.73	138.51	
	SS & SR TOTAL	**45.44**	**40.48**	**48.25**	**49.01**	**56.94**	**64.03**	**72.69**	**71.88**	**67.57**	**59.32**	**50.62**	**46.18**	**672.41**	
2009	S.S.	28.17	37.57	50.95	58.52	48.56	37.47	48.80	40.69	31.99	44.62	53.05	46.55	526.94	2009
	S.R.	24.83	3.81	0.00	0.00	13.53	26.06	25.21	34.10	32.64	11.02	0.00	1.34	172.54	
	SS & SR TOTAL	**53.00**	**41.38**	**50.95**	**58.52**	**62.09**	**63.53**	**74.01**	**74.79**	**64.63**	**55.64**	**53.05**	**47.89**	**699.48**	
2008	S.S.	43.35	45.35	51.55	52.59	40.45	33.03	40.15	47.57	47.24	41.53	21.47	25.41	489.69	2008
	S.R.	2.33	0.67	0.71	2.20	24.69	33.55	32.94	24.87	18.26	21.03	32.21	24.46	217.92	
	SS & SR TOTAL	**45.68**	**46.02**	**52.26**	**54.79**	**65.14**	**66.58**	**73.09**	**72.44**	**65.50**	**62.56**	**53.68**	**49.87**	**707.61**	
2007	S.S.	57.70	47.45	56.47	60.50	56.11	51.21	55.95	63.48	58.72	37.58	34.83	38.61	618.61	2007
	S.R.	0.00	0.00	0.60	1.81	14.47	22.24	23.47	12.37	5.29	18.70	21.20	9.42	129.57	
	SS & SR TOTAL	**57.70**	**47.45**	**57.07**	**62.31**	**70.58**	**73.45**	**79.42**	**75.85**	**64.01**	**56.28**	**56.03**	**48.03**	**748.18**	
2006	S.S.	50.81	49.10	48.82	49.65	60.58	65.65	56.12	59.67	52.49	42.86	34.46	42.75	612.96	2006
	S.R.	0.00	0.78	0.00	0.62	0.74	2.56	23.58	20.72	20.17	23.88	26.46	13.63	133.14	
	SS & SR TOTAL	**50.81**	**49.88**	**48.82**	**50.27**	**61.32**	**68.21**	**79.70**	**80.39**	**72.66**	**66.74**	**60.92**	**56.38**	**746.10**	
2005	S.S.	50.05	46.16	51.09	55.01	65.70	68.81	80.52	61.60	48.71	47.08	40.83	36.70	652.26	2005
	S.R.	0.00	0.62	0.93	0.76	0.76	0.73	1.64	17.32	20.25	21.69	16.92	7.36	88.98	
	SS & SR TOTAL	**50.05**	**46.78**	**52.02**	**55.77**	**66.46**	**69.54**	**82.16**	**78.92**	**68.96**	**68.77**	**57.75**	**44.06**	**741.24**	
2004	S.S.	55.83	51.40	58.56	64.33	67.98	52.62	47.04	39.68	41.06	34.80	49.30	49.92	612.52	2004
	S.R.	0.00	0.61	1.17	4.84	8.68	22.08	30.80	36.30	27.32	24.95	1.73	1.63	160.11	
	SS & SR TOTAL	**55.83**	**52.01**	**59.73**	**69.17**	**76.66**	**74.70**	**77.84**	**75.98**	**68.38**	**59.75**	**51.03**	**51.55**	**772.63**	
2003	S.S.	52.73	49.97	57.35	58.32	62.82	68.22	65.05	63.34	58.91	67.08	56.20	48.84	708.83	2003
	S.R.	0.70	1.11	0.48	0.94	1.84	5.63	19.77	22.04	16.00	6.58	3.12	5.84	84.05	
	SS & SR TOTAL	**53.43**	**51.08**	**57.83**	**59.26**	**64.66**	**73.85**	**84.82**	**85.38**	**74.91**	**73.66**	**59.32**	**54.68**	**792.88**	
2002	S.S.	54.43	52.23	60.70	65.43	60.75	55.13	66.79	73.35	66.59	62.03	56.36	53.98	727.77	2002
	S.R.	1.28	1.27	1.10	1.11	14.82	22.79	19.54	9.67	3.52	4.02	2.04	0.55	81.71	
	SS & SR TOTAL	**55.71**	**53.50**	**61.80**	**66.54**	**75.57**	**77.92**	**86.33**	**83.02**	**70.11**	**66.05**	**58.40**	**54.53**	**809.48**	
2001	S.S.	56.16	48.05	55.92	60.69	73.30	77.51	85.01	78.50	53.45	56.21	48.16	52.29	745.25	2001
	S.R.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.78	21.08	16.87	8.06	0.89	52.68	
	SS & SR TOTAL	**56.16**	**48.05**	**55.92**	**60.69**	**73.30**	**77.51**	**85.01**	**84.28**	**74.53**	**73.08**	**56.22**	**53.18**	**797.93**	
2000	S.S.	56.41	50.43	55.27	65.40	70.84	73.60	85.00	84.68	73.30	65.60	58.49	59.80	798.82	2000
	S.R.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	SS & SR TOTAL	**56.41**	**50.43**	**55.27**	**65.40**	**70.84**	**73.60**	**85.00**	**84.68**	**73.30**	**65.60**	**58.49**	**59.80**	**798.82**	
1999	S.S.	56.40	45.26	52.16	57.40	70.43	71.35	85.41	82.68	69.45	68.04	57.78	57.69	774.05	1999
	S.R.	0.01	0.01	0.01	0.04	0.02	0.07	0.01	0.02	0.32	0.02	0.00	0.00	0.53	
	SS & SR TOTAL	**56.41**	**45.27**	**52.17**	**57.44**	**70.45**	**71.42**	**85.42**	**82.70**	**69.77**	**68.06**	**57.78**	**57.69**	**774.58**	

CAMBRIA COMMUNITY SERVICES DISTRICT
GROSS WATER DIVERSION, BY SOURCE
REPORTED IN ACRE-FEET

YEAR	SOURCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL TOTAL	YEAR
1998	S.S.	44.39	46.36	47.00	50.53	56.43	63.43	77.75	80.30	68.35	66.58	54.06	52.13	707.31	1998
	S.R.	0.01	0.01	0.01	0.01	0.00	0.01	0.01	0.09	0.01	0.00	0.00	0.00	0.16	
	SS & SR TOTAL	**44.40**	**46.37**	**47.01**	**50.54**	**56.43**	**63.44**	**77.76**	**80.39**	**68.36**	**66.58**	**54.06**	**52.13**	**707.47**	
1997	S.S.	50.61	49.20	65.66	68.65	76.18	79.14	82.31	57.02	37.32	27.50	38.96	45.96	678.51	1997
	S.R.	0.02	0.08	0.02	0.02	0.02	0.02	0.38	25.92	31.54	36.85	12.41	0.01	107.29	
	SS & SR TOTAL	**50.63**	**49.28**	**65.68**	**68.67**	**76.20**	**79.16**	**82.69**	**82.94**	**68.86**	**64.35**	**51.37**	**45.97**	**785.80**	
1996	S.S.	46.66	43.40	47.39	56.95	66.18	70.83	75.70	77.27	68.23	65.58	50.37	49.43	717.99	1996
	S.R.	0.01	0.03	0.03	0.03	0.03	0.01	0.03	0.02	0.01	0.02	0.02	0.02	0.26	
	SS & SR TOTAL	**46.67**	**43.43**	**47.42**	**56.98**	**66.21**	**70.84**	**75.73**	**77.29**	**68.24**	**65.60**	**50.39**	**49.45**	**718.25**	
995	S.S.	41.30	41.10	47.10	52.14	53.50	59.00	74.70	74.10	65.40	64.70	55.30	47.60	675.94	995
	S.R.	1.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.90	
1	**SS & SR TOTAL**	**43.20**	**41.10**	**47.10**	**52.14**	**53.50**	**59.00**	**74.70**	**74.10**	**65.40**	**64.70**	**55.30**	**47.60**	**677.84**	1
1994	S.S.	47.00	38.60	48.60	52.00	54.60	63.40	69.30	47.80	31.70	30.80	28.20	26.00	538.00	1994
	S.R.	0.00	0.00	0.00	0.00	0.10	0.00	0.00	25.00	30.20	27.70	21.20	19.90	124.10	
	SS & SR TOTAL	**47.00**	**38.60**	**48.60**	**52.00**	**54.70**	**63.40**	**69.30**	**72.80**	**61.90**	**58.50**	**49.40**	**45.90**	**662.10**	
1993	S.S.	50.10	45.70	52.60	56.30	68.30	68.80	68.10	69.80	59.80	56.10	51.40	43.50	690.50	1993
	S.R.	0.50	0.30	0.00	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.90	
	SS & SR TOTAL	**50.60**	**46.00**	**52.60**	**56.30**	**68.40**	**68.80**	**68.10**	**69.80**	**59.80**	**56.10**	**51.40**	**43.50**	**691.40**	
1992	S.S.	45.30	42.20	45.90	55.20	64.00	58.10	44.90	41.80	35.00	32.80	34.00	43.10	542.30	1992
	S.R.	0.80	0.30	0.10	0.40	0.50	6.10	22.70	28.10	26.30	25.10	19.50	5.50	135.40	
	SS & SR TOTAL	**46.10**	**42.50**	**46.00**	**55.60**	**64.50**	**64.20**	**67.60**	**69.90**	**61.30**	**57.90**	**53.50**	**48.60**	**677.70**	
1991	S.S.	26.90	23.10	32.70	39.60	48.60	44.10	40.10	34.80	30.50	28.00	26.40	30.10	404.90	1991
	S.R.	15.30	13.10	0.50	0.10	0.10	5.50	15.00	21.60	20.20	21.00	19.70	18.70	150.80	
	SS & SR TOTAL	**42.20**	**36.20**	**33.20**	**39.70**	**48.70**	**49.60**	**55.10**	**56.40**	**50.70**	**49.00**	**46.10**	**48.80**	**555.70**	
1990	S.S.	45.70	47.00	55.28	44.75	31.46	32.34	40.00	38.00	31.91	31.40	29.40	29.90	457.14	1990
	S.R.	8.70	0.80	0.50	18.03	32.30	26.79	22.30	22.20	20.64	20.20	19.30	14.90	206.66	
	SS & SR TOTAL	**54.40**	**47.80**	**55.78**	**62.78**	**63.76**	**59.13**	**62.30**	**60.20**	**52.55**	**51.60**	**48.70**	**44.80**	**663.80**	
1989	S.S.	51.00	47.90	53.90	61.90	57.20	62.20	69.20	60.90	36.30	38.70	42.60	40.60	622.40	1989
	S.R.	0.00	0.00	0.00	1.00	13.80	13.50	17.90	28.00	42.00	22.60	17.60	18.20	174.60	
	SS & SR TOTAL	**51.00**	**47.90**	**53.90**	**62.90**	**71.00**	**75.70**	**87.10**	**88.90**	**78.30**	**61.30**	**60.20**	**58.80**	**797.00**	
1988	S.S.	51.20	57.90	63.20	47.30	57.40	44.20	50.00	51.70	41.90	37.40	27.40	36.00	565.60	1988
	S.R.	0.00	0.00	0.00	16.30	15.70	30.70	31.20	34.90	36.00	34.90	35.20	19.00	253.90	
	SS & SR TOTAL	**51.20**	**57.90**	**63.20**	**63.60**	**73.10**	**74.90**	**81.20**	**86.60**	**77.90**	**72.30**	**62.60**	**55.00**	**819.50**	

*The Friends of the Fiscalini Ranch Preserve did not have a June meeting. Their next meeting is Tuesday, July 21st at 3PM at the Cambria Center for the Arts Green Room, 1350 Main St.

*The Cambria Forest Committee did not have a June meeting due to the lack of a quorum. The next Forest Committee meeting will be Friday, July 10th, at 10AM via Zoom.

North Coast Advisory Council June 17th, 2026 meeting summary

The meeting was called to order at 6PM by Chair Christina Galloway. A quorum was established. Treasurer Ted Key thanked Brian Glusovich for his years of assistance in keeping up to date on the latest technology, then reminded us there are no longer bank fees for the checking account, which currently is $578. He had also provided Chair Galloway with roughly $170 to pay for the annual fee for Zoom services. A motion was then made to approve the consent agenda by Jeff Bloom, with a second by Brian Glusovich. Council approval was unanimous.

Commander Abbas from the County Sheriff's Department provided his monthly report, with updated statistics for May for the North Coast area. He also informed us that last week five cadets graduated from the Allan Hancock Law Enforcement Academy, and will soon be starting the 22 week field training program. With the upcoming 4th of July Holiday, he also briefly addressed the enforcement of the County Code regarding illegal fireworks, and the responsibility of private property owners in this area.

Commander Darren Gennuso from the CA Highway Patrol then gave April and May statistics for the Cambria area. He noted that crashes for the same period were down from last year, due mainly to increased law enforcement patrol presence in the past several months. At the request of Chair Galloway, he briefly addressed the crash on Sunday, June 7th on Highway 46 that resulted in a fatality to the passenger of the vehicle and serious injuries to the driver who will be facing charges as he was under the influence of alcohol. The Commander also remarked that last night Mothers Against Drunk Driving (MADD) had an event which included awards to various Highway Patrol officers for their efforts in enforcing drunk driving laws over the past year period. Katie Wassenaar also thanked Commander Gennuso and his officers for removing a very unsightly abandoned RV from the nearby neighborhood where she resides.

Cambria Fire Chief Michael Burkey began his report by apologizing for the malfunctioning of the Fire Department's data gathering system which is temporarily limiting the availability of statistics to be provided to the community at the CCSD website. He then offered information for the month of May. Chair Galloway then asked about the need for fire hazard fuel reduction around the back of the Cambria Pines Lodge on Burton Drive. Chief Burkey responded by stating he's been pursuing this problem for over a year, and while various agencies have been helpful regarding this issue, he's meet with some resistance from certain responsible parties.

Under Public Comment. Ted Key spoke to the recent District Two supervisor election, as well as the controversial issue of offshore wind. Katie Wasenaar then once again addressed her concern regarding the ongoing Ramsey/Newton problem, while also thanking recently elected Supervisor Dantona and others for their assistance in this area, hoping that efforts will continue to seek some form of resolution. In addition, a gentleman named Mark who is a five year resident of Cambria living on Happy Hill expressed his appreciation for what the NCAC is doing, with the hope he can become more involved with serving the community.

At this point current Supervisor Bruce Gibson began his presentation by congratulating Mr Dantona on successfully being elected District Two Supervisor, taking the place of Mr Gibson who is retiring after serving 19 years on the County Board of Supervisors. He then spoke to yesterday's action by the Board in approving the Cambria Community Services District Coastal Development Permit application for our Water Reclamation

Facility, ”a huge project years in the making.” He mentioned the County’s continued involvement with the dissolution of the San Simeon CSD, as well as the need for SSCSD to move their wastewater plant away from the shoreline as well as the upgrading of their water delivery system. He added it will likely take 1 1/2 to 2 years for the dissolution issue to be taken up by the Local Agency Formation Commission (LAFCO), as well as the involvement of other local and State agencies. The Board also discussed and approved the upcoming Fiscal year budget. Mr Gibson remarked, “the County’s in good financial shape, but we face some really serious unknowns, most particularly the impacts on our social safety net” attributable to actions taken at the Federal level that have done major harm to providing financial assistance to local and state agencies. He also spoke to slow improvement taking place by Code Enforcement as to the ongoing Ramsey/Newton situation, as well as clearing up the clutter problem behind the 800 block of Main St in Cambria's West Village. Regarding safety and well being concerns, the situation regarding Sunny Acres, a property just inside San Luis Obispo city boundary that apparently had serious Code Enforcement violations over many years, was also briefly discussed. Various other issues regarding funding of needed programs and projects were also discussed by Mr Gibson and Chair Galloway.

Deborah Boynton from the Fire Safe Focus Group gave a short wrap up of recent FSFG activities, including the May 9th Fire Station Open House as well as being involved in the recent 501(C)3 Non Profit Fair. She reminded us that copies of the Cambria Evacuation Guide are still available, including at the Fire Station, and she also spoke to the amount of fire safe fuel reduction work being done in our community with relatively little funding, and that private property owners also need to do their part in this important area.

Beautify Cambria President Claudia Harmon Worthen reminded us of the upcoming Pollinator Palooza Bee, Butterfly and Bat Faire on Saturday, June 27th on Burton Drive, as well as the West Village Mural clean up project on the back side of businesses facing Highway One which will likely take roughly one year.

At this point there was a rather heated discussion between a concerned resident and Ms Harmon Worthen regarding how the RTA bus would be able to navigate its regularly scheduled stops on Burton Drive while the Pollinator Palooza event was taking place. Ultimately CCSD General Manager McElhenie intervened to calm the situation and positively address the bus route issue.

A five minute break was taken at this time.

The next order of business was a Land Use item for a Minor Use/Coastal Development Permit to allow a 96 square foot addition and remodel to an existing 620 square foot single family residence at 4325 Bridge St in Cambria. Built in the 1930’s, this project is obviously nothing major, and no changes will be visible from the street. After a relatively brief discussion, Kermit Johannson made a motion to approve the project, with a second by Jeff Bloom. Council approval was unanimous.

With CCSD Board President Harry Farmer absent, General Manager Matt McElhenie provided the update on District happenings, beginning with the approval by the Board of Supervisors of the Coastal Development Permit for the Water Reclamation Facility that took place the day before. Tuesday June 16th, when all six appeals on the project were denied. He thanked Supervisor Bruce Gibson for his assistance in moving the CDP application forward. With approval having occurred by the B of S, the next step will be an overview by the California Coastal Commission. As the multi named 12 year old WRF has been examined by several CCC staff

over the years, Mr McElhenie feels the newer Coastal staff members will have a more positive approach to approving the CDP for the WRF. Continuing discussions among District and Coastal staff over this matter are on the horizon. The GM also briefly mentioned what occurred at the recent CCSD Board meeting of June 11th, including finalizing the Ranch Management Plan for the Fiscalini Ranch which considered some budget adjustments by the Friends of the Fiscalini Ranch Preserve and the District to address caring for the various needs of the Ranch by the District Department of Facilities and Resources.

Chair Galloway then brought up the issue of brine disposal regarding the WRF, as this is a topic of concern for many Cambria residents. Mr McElhenie stated the main issue here is more the cost of brine disposal, especially with the hauling of brine waste to South County Sanitation. Other options being investigated include Zero Liquid Discharge, a recent pilot project considered highly successful by District staff. With a cost of roughly $3.5 million, grant funding is being investigated for ZLD construction and installation. The use of San Simeon ocean outfall to dispose of brine waste is also being considered as a possibility. He also mentioned that a difficult aspect of brine waste disposal are the environmental concerns this process generates. Cambria resident Dennis Dudzik then thanked Supervisor Gibson for his assistance regarding the CDP, and especially GM McElhenie for his outstanding presentation before the B of S. The General Manager then thanked County staff for their very helpful assistance in recent months in ultimately approving the WRF Coastal Development Permit.

Cecelia Montalvo, Board President of the Cambria Community Health Care District, checked in to inform everyone she'd be providing an update on the major improvements that are taking place at the Health Care Ambulance Facility on Main Street at next month's NCAC meeting.

Kermit Johannson then spoke about the Main St walk through's that have taken place earlier this year among some NCAC Council members regarding improvements that could be made in the Cambria downtown area. He also briefly alluded to the SLOCOG Highway One North Coast Corridor Area Plan and its suggestions for future potential changes for downtown Cambria

There was also a discussion among Chair Galloway and Secretary Karen Chrisman as to the the pros and cons of having music and dancing at the recent Non Profit Faire that took place at the Pinedorado grounds on May 23rd. Tribune reporter Kathe Tanner then provided feedback as to what she heard from various event attendees on this matter. Ted key also voiced his opinion, as did Lisa Murphy and Chris Fox.

Chair Galloway then adjourned the meeting at 8:19PM.

The next NCAC Meeting will be on Wednesday, July 15th at 6PM via Zoom.

This summary written and submitted by CCSD Board President and NCAC Liaison Harry Farmer.