AGENDA
REGULAR JOINT MEETING OF THE OAKLEY CITY COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY AND SPECIAL MEETING OF THE OAKLEY PUBLIC FINANCING AUTHORITY

Tuesday, February 25, 2025
6:30 PM
Oakley City Council Chambers located at 3231 Main Street, Oakley, California 94561

MISSION STATEMENT: The City of Oakley will create a resilient future that fosters and attracts a vibrant and evolving community that welcomes and values all people.

VISION STATEMENT: The City of Oakley celebrates our unique Delta lifestyle and small-town feel where we Live in a safe, dynamic community, ***Work*** together to build the future, and ***Play*** in our own backyard.

Agendas are posted in Oakley at Oakley City Hall-3231 Main Street, outside the gym at Delta Vista Middle School-4901 Frank Hengel Way and outside the Library at Freedom High School-1050 Neroly Road. Agendas are also posted on the City's Internet Website www.ci.oakley.ca.us.

A complete packet of information containing staff reports and exhibits related to each item is available for public review prior to an Oakley City Council and/or City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority meeting at Oakley City Hall, 3231 Main Street, Oakley, CA 94561. Any writings or documents provided to a majority of the Oakley City Council, Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency or Oakley Public Financing Authority regarding any item on this agenda will be made available for public inspection, during regular business hours, at the front counter in the Main Lobby of the Oakley City Hall located at 3231 Main Street, Oakley, CA 94561. Agendas may be picked up at the Oakley City Hall located at 3231 Main Street, Oakley, CA 94561 for no charge. To request information regarding placement on the City's agenda e-mail distribution list, please contact us at (925) 625-7000.

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If you require special accommodation, please call the City Clerk's office at (925) 625-7000 before the meeting or contact City staff at the meeting.

Please keep cell phones/electronic devices turned off during the meeting. Please be advised that City Council meetings are video recorded and attendees may appear on

video.

Information Regarding Public Comment
Members of the public may address the Council on items of interest that are within the City's jurisdiction. In compliance with State law, the council may not take action or have discussion on any item that is not specifically listed on the agenda. Public comment on items not listed on the agenda will be heard under the Public Comments section of the agenda. Public comments on items listed on the agenda will be heard as the Mayor calls the items. In compliance with State law, the Council may not take action on an item that is not specifically listed on the agenda. If you would like to speak on any agenda item, please fill out a public speaker card available in the lobby and submit it to the City Clerk seated in the Council Chamber **prior to the agenda item being called.** The Mayor will call you by name to the podium to hear your comment. PUBLIC COMMENTS ARE LIMITED TO THREE (3) MINUTES. Online public comments are accepted until 5 p.m. the day of the meeting and can be submitted at https://www.ci.oakley.ca.us/online-public-comment-card/.

1. OPENING MATTERS

   1.1 Call to Order and Roll Call of the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency and Special Meeting of the Oakley Public Financing Authority

   1.2 Pledge of Allegiance to the flag

   1.3 Proclamation Recognizing Eating Disorders Awareness Week (Councilmember Williams)
   Proclamation

2. PUBLIC COMMENTS
   At this time, the public is permitted to address the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority on non-agendized items.

3. COUNCILMEMBER COMMENTS

4. CONSENT CALENDAR
   Consent Calendar items are typically non-controversial in nature and are considered for approval by the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority with one single action. Members of the audience, Staff or the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority who would like an item removed from the Consent Calendar for purposes of public input may request the Mayor remove the item. The public may request to remove an item(s) to provide input by completing a public speaker card and submitting it to the City Clerk prior to the item(s) being called by the Mayor.

   4.1 Approve Minutes from the Regular City Council/City Council Acting as the Successor Agency to the Redevelopment Agency/Public Financing Authority Meeting held February 11, 2025 (Kim Snodgrass, City Clerk)
   Minutes

4.2 Ratify Election: Adopt Ordinance No. 01-25 Authorizing the Levy of a Special Tax on Parcels of Land within Tax Area Zone 194 within the Oakley Special Police Tax Area for Police Protection Services for the Burroughs Property project (Subdivision 9557) located at the northeast corner of East Cypress Road and Knightsen Avenue (APNs 032-081-025-2 and 032-081-026-0) (Kevin Rohani, P.E., Public Works Director/City Engineer)

Staff Report
1. Signed Ballot
2. Ordinance 01-25
2A. Exhibit A
2B. Exhibit B

4.3 Annexation No. 42 (Burroughs Property SD 9557) to the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services) (Kevin Rohani, P.E., Public Works Director/City Engineer)
Staff Report
1. Unanimous Approval of Annexation to a Community Facilities District and Related Matters
2. Resolution Approving the Annexation
3. Map - Annexation No. 42 to City of Oakley Community Facilities District No. 2015-2
4. Amendment to Notice of Special Tax Lien

4.4 Adopt a Resolution Authorizing the Amendment of the Budget for the East Cypress Road Widening Project (Knightsen Avenue to Jersey Island Road) Project – Capital Improvement Project (CIP) Number 247 to cover the construction cost of the roadway and utility improvements for East Cypress Road at Contra Costa Water District Canal and amending the existing construction contract for CIP 247 accordingly (Kevin Rohani, P.E., Public Works Director/City Engineer)
Staff Report
1. Resolution
2. Roadway and Utility Exhibit
3. Plans

4.5 Adopt a Resolution Authorizing the City Manager to Execute a Consulting Services Agreement with BSK Associates to Provide Material Testing and Special Inspections for the East Cypress Road Canal Undergrounding Project, CCWD Segment 5A Project – Capital Improvement Project Number 310 (Kevin Rohani, P.E., Public Works Director/City Engineer)
Staff Report
1. Resolution
2. BSK Proposal

4.6 Accept the Report for the Progress of Work and Budget Associated with Capital Improvement Project Number 303 – Public Works Operations Building Remodeling Project (Kevin Rohani, P.E., Public Works Director/City Engineer)

Staff Report
1. Resolution

5. PUBLIC HEARINGS

6. REGULAR CALENDAR

6.1 Consideration of a Resolution Approving the Fiscal Year 2024/2025 Mid-Year Budget Review and Adopting its Recommendations for Revising the Fiscal Year Budget and Amending the Salary Schedule (Jeri Tejeda, Administrative Services Director)
Staff Report
1. Resolution
2. Mid-Year Review Budget Report

7. REPORTS

7.1 CITY MANAGER
(a) City Manager

7.2 OAKLEY CITY COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY

(a) Reports from Council Liaisons to Regional Committees, Commissions and Boards AND Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

(b) Requests for Future Agendas

8. WORK SESSION

8.1 Work Session – Update from Mount Diablo Resource Recovery (Joshua McMurray, City Manager)
Staff Report

9. CLOSED SESSIONS

9.1 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATATION
Pursuant to Government Code Section 54956.9(d)(1)

Adler v. Oakley Police Department Officers England, Patel, and Williams, United States Dist. Ct., N. Dist., Case No. 3:24-cv-03939-HSG

McCalister v. Moeckel at al. (and City of Oakley), Contra Costa Sup. Ct. Case No. C23-00834

Cendejas v. City of Oakley. Contra Costa Sup. Ct. Case No. C24-02585

Schaefers v. BNSF Railway Company et. al. (and City of Oakley), Contra Costa Sup. Ct. Case Nos. C22-01552 and C22-01555.

County of Contra Costa, et al. (and City of Oakley) v. Monsanto Co., et al., No. C22-02818

10. ADJOURN

OAKLEY
CALIFORNIA

Proclamation

National Eating Disorder Awareness Week

WHEREAS, National Eating disorders Awareness Week (NEDAW) highlights the seriousness of eating disorders across the United States, particularly for women and girls of all ages; and

WHEREAS, nearly 1 in 10 Americans are expected to develop an eating disorder in their lifetime; and

WHEREAS, each of us has the power to show compassion to those who are struggling to receive the support and treatment they need and to promote a culture that treats everyone with dignity and respect; and

WHEREAS, Eating Disorders are the deadliest mental illness, resulting in 10,200 deaths per year, which equals 1 death every 52 minutes; and

WHEREAS, eating disorders strike everyone, with documented instances from ages 5 to 80; and

WHEREAS, eating disorders impact all races, but diagnosis and treatment is half as likely for people of color suffering with ED; and

WHEREAS, this disease impacts all genders, but with females being 2 times more likely to have an eating disorder; and

WHEREAS, the yearly economic cost is $65 billion dollars annually in the US and whereas the rate of people suffering with an eating disorder has more than doubled since 2014

NOW, THEREFORE, BE IT RESOLVED, that we, the City Council of the City of Oakley, do hereby declare February 24 - March 2, 2025 as **National Eating Disorder Awareness Week.**

Dated: February 25, 2024

_____

Shannon Shaw, Mayor

MINUTES OF THE REGULAR JOINT MEETING OF THE OAKLEY CITY COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY/OAKLEY PUBLIC FINANCING AUTHORITY HELD FEBRUARY 11, 2025

1. OPENING MATTERS

1.1 Call to Order and Roll Call of the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority

Mayor Shannon Shaw called the meeting to order at 6:30 p.m. in the Oakley City Council Chambers located at 3231 Main Street, Oakley, California 94561. Vice Mayor Hugh Henderson and Councilmembers George Fuller, Aaron Meadows and Anissa Williams were also present.

1.2 Pledge of Allegiance to the Flag (Stephanie Ordonez Reyes, Gabriela Luna and Lucas Fenn, Gehringer Elementary School Students)

Stephanie Ordonez Reyes and Lucas Fenn led the Pledge of Allegiance to the Flag.

2. PUBLIC COMMENTS

A Public comment was provided by Bud Chaddock.

3. COUNCILMEMBER COMMENTS

Councilmember Fuller provided a comment.

4. CONSENT CALENDAR

4.1 Approve Minutes from the Special Joint City Council and Planning Commission Meeting held January 28, 2025 (Kim Snodgrass, City Clerk)

4.2 Approve Minutes from the Regular Joint City Council/City Council Acting as the Successor Agency to the Redevelopment Agency/Special Public Financing Authority Meeting held January 28, 2025 (Kim Snodgrass, City Clerk)

4.3 Waive the Second Reading and Adopt an Ordinance Amending Oakley Municipal Code Subsection 9.1.1238.c.6 and finding the action Exempt from the California Environmental Quality Act (CEQA) (Ken Strelo, Community Development Director)

4.4 Adopt a Resolution Approving a Reimbursement Agreement between Ironhouse Sanitary District and the City of Oakley for Emergency Sanitary Sewer Repairs on East Cypress Road (Kevin Rohani, P.E., Public Works Director/City Engineer)

4.5 Adopt a Resolution Authorizing the City Manager to execute a Construction Agreement with R & R Pacific Construction, Inc. for the Construction of Capital Improvement Project (CIP) 281 - Enrico Cinquini Park Construction Project (Kevin Rohani, P.E., Public Works Director/City Engineer)

4.6 Adopt a Resolution Authorizing the City Manager to execute Amendment No. 2 to the Consulting Services Agreement with Callander Associates Landscape Architecture, Inc. to provide Construction Support Services for the Construction of Capital Improvement Project (CIP) 281 - Enrico Cinquini Park Construction Project (Kevin Rohani, P.E., Public Works Director/City Engineer)

4.7 Creating Zone 195 within the Oakley Special Police Tax Area consisting of the Live Oak Industrial Park project located at 5400 Live Oak Avenue (APN 037-100-065-4) (Kevin Rohani, P.E., Public Works Director/City Engineer)

4.8 Adopt a Resolution Adopting the 2024 Contra Costa County Local Hazard Mitigation Plan – City of Oakley Annex (Danielle Navarro, Assistant City Manager)

4.9 City of Oakley as Successor Agency to the Oakley Redevelopment Agency Quarterly Investment Report (2nd Quarter FY 2024/25) (Jeri Tejeda, Administrative Services Director)

4.10 City of Oakley Investment Report (2nd Quarter FY 2024/2025) (Jeri Tejeda, Administrative Services Director)

Councilmember Fuller pulled items 4.1, 4.2, 4.3, 4.5, 4.6 and 4.8.

Councilmember Williams pulled item 4.3.

It was moved by Councilmember Williams and seconded by Councilmember Meadows to approve the remainder of the Consent Calendar. Motion was unanimous and so ordered (5-0)

Item 4.1 and 4.2

Councilmember Fuller mentioned he will vote no on both items.

It was moved by Councilmember Meadows and seconded by Vice Mayor Henderson to Approve items 4.1 and 4.2. Ayes: Henderson, Meadows, Shaw, Williams. Noes: Fuller (4-1)

Item 4.3

Councilmembers Williams and Fuller commented and mentioned they will vote no.

It was moved by Councilmember Meadows and seconded by Vice Mayor Henderson to Approve item 4.3. Ayes: Henderson, Meadows, Shaw. Noes: Fuller, Williams (3-2)

Item 4.5

Councilmember Fuller commented and mentioned he will vote no.

It was moved by Councilmember Meadows and seconded by Vice Mayor Henderson to Approve item 4.5. Ayes: Henderson, Meadows, Shaw, Williams. Noes: Fuller (4-1)

Item 4.6

Councilmember Fuller commented and mentioned he will vote no.

It was moved by Councilmember Williams and seconded by Councilmember Meadows to Approve item 4.6. Ayes: Henderson, Meadows, Shaw, Williams. Noes: Fuller (4-1)

Item 4.8

Councilmember Fuller commented and thanked staff.

It was moved by Councilmember Fuller and seconded by Councilmember Williams to Approve item 4.8. Ayes: Fuller, Henderson, Meadows, Shaw, Williams. (5-0)

5. PUBLIC HEARINGS

None

6. REGULAR CALENDAR

None

7. REPORTS

7.1 CITY MANAGER

(a) City Manager

(b) Business License Update

City Manager Joshua McMurray mentioned the January New Business License update is attached to the agenda packet; he also announced the unveiling of the new website.

Assistant City Manager Danielle Navarro showed Councilmembers and the public some of the features of the new website and mentioned it will go live tomorrow.

(c) Police Department Annual Update

Police Chief Paul Beard provided the Annual Update and responded to questions from Councilmembers.

7.2 OAKLEY CITY COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY (a) Reports from Council Liaisons to Regional Committees, Commissions and Boards AND Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency (b) Requests for Future Agendas

Councilmember Williams reported she attended the East Bay Leadership Council.

Councilmember Meadows reported he attended the TransPlan Meeting.

Mayor Shaw reported she attended a Delta 6 Meeting, and a meeting with Supervisor Diane Burgis.

8. WORK SESSIONS

8.1 (Continued from January 14, 2025)-Cedarwood Estates Preliminary General Plan Amendment (PA 03-24) - Work Session to discuss the merits of a potential project to amend the General Plan Land Use Designation of an approximately 14.41-acre parcel from Residential Very Low (RV) to Residential Low/Medium (RLM) (Evan Gorman, Associate Planner)

Associate Planner Evan Gorman Presented the Staff Report.

Applicant Louis Parsons with Discovery Builders provided additional information on the project and responded to questions from Mayor Shaw and Councilmembers Fuller and Meadows.

Public Comments were provided by Stacy Gibbons, Mohammad, Robert Fierros, Michael Fierros, Julie Fierros, Michael Tays, Frank Tirano and Barry Clyde.

Public Comments were received by Jason and Rachell Page, Kristen Sarmento, Brian Sarmento, Paul Seger, and Carole Page which will be entered into the meeting record.

Louis Parsons and Evan Gorman responded to questions from Councilmembers Williams, Fuller, Meadows and Mayor Shaw.

Councilmembers provided input and recommendations to staff.

9. CLOSED SESSION

None

10. ADJOURN

There being no further business, the meeting was adjourned at 8:21 p.m.

Respectfully submitted,

Kim Snodgrass
City Clerk

DATE: February 25, 2025

Approved and Forwarded to the City Council

TO: Joshua McMurray, City Manager

FROM: Kevin Rohani, P.E., Public Works Director/City Engineer

SUBJECT: Ratify Election: Adopt Ordinance No. 01-25 Authorizing the Levy of a Special Tax on Parcels of Land within Tax Area Zone 194 within the Oakley Special Police Tax Area for Police Protection Services for the Burroughs Property project (Subdivision 9557) located at the northeast corner of East Cypress Road and Knightsen Avenue (APNs 032-081-025-2 and 032-081-026-0)

Background and Analysis

On May 25, 2021, the City Planning Commission approved a tentative parcel map with certain Conditions of Approval for the proposed Burroughs Property project (Subdivision 9557) (the "Project"). The Project is designated as Single-Family High (SH) in the Oakley 2020 General Plan and zoned P-1 (Planned Development) District on the City of Oakley Zoning Map. The Project is currently comprised of APNs 032-081-025-2 and 032-081-026-0, which are expected to be subdivided into 191 market-rate and 17 below-market-rate single-family residential parcels at build-out.

The Conditions of Approval for the Project require the property owner to mitigate the financial impact that their project has on the City's police services budget. The City of Oakley previously formed the Oakley Special Police Tax Area District that authorizes the levy of an annual special tax on parcels to mitigate their financial impact to the City's police services budget. The property owners for the Project have requested the City assist with annexing the project into the Oakley Special Police Tax Area to satisfy their Conditions of Approval.

On January 14, 2025, the City Council introduced Ordinance No. 01-25 which would authorize a special tax for police services within Zone 194 subject to property owner voter approval. On February 18, 2025, the City Clerk conducted the property owner election. There was one (1) ballot issued to the property owner representing the Project. The City Clerk tabulated the property owner ballot, and the property owner was in favor of annexing into the Oakley Special Police Tax Area as Zone 194.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with the Strategic Plan 27+ Park and Open Space and Finance and Fiscal Responsibility section goals.

Fiscal Impact

There will be no financial impact to the City's General Fund. The applicant has funded all costs associated with the annexation of Zone 194 to the Oakley Special Police Tax Area. The Fiscal Year 2024/25 special tax rate for Single Family Residence (1 res., 1 site) parcels is $1,330.64/parcel (Fiscal Year 2024/25 rates). Therefore, the successful creation of the Zone is expected to provide up to $276,773.12 (in Fiscal Year 2024/25 dollars) in revenue annually at build-out. The taxes can be collected on the property tax rolls commencing in Fiscal Year 2025/26.

Staff Recommendation

Staff recommend that the City Council ratify the election and adopt Ordinance No. 01-25 authorizing the levy of a special tax on parcels of land within Tax Area Zone 194 within the Oakley Special Police Tax Area for Police Protection Services for the Burroughs Property project (Subdivision 9557) located at the northeast corner of East Cypress Road and Knightsen Avenue (APNs 032-081-025-2 and 032-081-026-0)

Attachments

1. One (1) Signed Ballot
2. Ordinance No. 01-25
    1. Exhibit A – Boundary Map for Police Tax Area Zone 194
    2. Exhibit B – Tax Rate Schedule for Fiscal Year 2024-25

SPECIAL POLICE TAX AREA BALLOT
CREATING ZONE 194 FOR THE BURROUGHS PROPERTY (SD 9557) PROJECT LOCATED AT THE NORTHEAST CORNER OF EAST CYPRESS ROAD AND KNIGHTSEN AVENUE

Parcel Description: Assessor Parcel Numbers 032-081-025-2 and 032-081-026-0

Record Owner: KB Home North Bay, LLC

Address: East Cypress Road

Shall Ordinance No. 01-25 of the City Council of the City of Oakley be approved so as to authorize a special tax on property located in Zone 194 of the Oakley Special Police Tax Area to maintain the present level of police protection service and provide additional funding for increased police protection service? The initial annual special tax rate for County use code 11 (Single Family Residence – 1 res., 1 site) is $1,330.64 per parcel and $665.32 per vacant parcel per the current FY 2024-25 rate schedule. I also acknowledge that the tax rate can be adjusted annually as described in Ordinance No. 01-25.

X Yes, Ordinance No. 01-25 shall be approved.

_____ No, Ordinance No. 01-25 shall not be approved.

Signature of Authorized Representative for KB Home North Bay, LLC

Kevin Fredrickson
Printed Name

VP Land
Title

CITY OF OAKLEY

ORDINANCE NO. 01-25

AN ORDINANCE OF THE CITY OF OAKLEY ESTABLISHING OAKLEY SPECIAL POLICE TAX AREA ZONE 194 WITHIN THE OAKLEY SPECIAL POLICE TAX AREA FOR A SPECIAL TAX FOR POLICE PROTECTION SERVICES FOR THE BURROUGHS PROPERTY PROJECT (SUBDIVISION 9557) LOCATED AT THE NORTHEAST CORNER OF EAST CYPRESS ROAD AND KNIGHTSEN AVENUE (APNS 032-081-025-2 AND 032-081-026-0)

The Voters of the City of Oakley do ordain as follows:

Section 1. Purpose, Intent and Authority.

It is the purpose and intent of this Ordinance to authorize the levy of a special tax on real property that is within Oakley Special Police Tax Area Zone 194 of the Oakley Special Police Tax Area as shown on the Exhibit A map attached hereto in order to provide funding for police protection to serve the property and persons within said Zone.

This Tax is a special tax within the meaning of Section 4 of Article XIIIA of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 194.

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to the first fiscal year the tax is levied, shall have the same purchasing price

as the base amount in first fiscal year dollars as measured by the actual cost of services for the City of Oakley's cost of obtaining police services. The base amount shall be the amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the actual cost of services, as specified in Section 3.B herein.

B. "Fiscal year" means the period of July 1 through the following June 30.

C. "Oakley Special Police Tax Area" includes all properties within the jurisdictional limits of the City of Oakley.

D. Oakley Special Police Tax Area Zone 194 (hereinafter called "Zone") means that portion of the incorporated area of the City of Oakley located within the boundaries as shown on the map Exhibit A hereto.

E. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Contra Costa County. For the purposes of this Ordinance, parcel does not include any land or improvements outside the boundaries of Zone 194, nor any land or improvements owned by any governmental entity.

F. Pursuant to Government Code §53978, "voter" means a person owning real property within the Zone at the time this Ordinance was adopted, as shown on the last equalized assessment role prepared by the Contra Costa County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in the Zone shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax per year for the first fiscal year (July 1, 2024 through June 30, 2025) shall be the amount of Tax Per Parcel for a Property Use Code Category as set forth on Exhibit B hereto. If any new development, including new residential units, is completed prior to the tax being effective for the first fiscal year, the owner of the Parcel, as shown on the latest assessment roll, shall pay the tax for the remainder of such fiscal year on a pro-rated basis to the City, no later than receipt of Certificate of Occupancy or final building permit inspection.

B. For Subsequent Fiscal Year:

The tax rates shown in Exhibit B shall be automatically adjusted on July 1 of each year, beginning on July 1, 2025 by the increase in the Consumer Price Index for all Urban Consumers for the San Francisco-Oakland Bay Area and applying that rate to the prior year amounts for each property use code category. However, the City Council reserves the right to itself the opportunity to adjust the rate in the following year if the CPI adjustment is insufficient to reimburse the City for the costs of providing levels of police services as approved by the City Council.

In no event shall the tax per parcel for any fiscal year be less than the amount established for the previous fiscal year.

C. The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which the County of Contra Costa collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

i) The secured roll tax bills shall be the only notices required for this tax, and
ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase or clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of the Zone hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within the Zone in an election to be held on February 17, 2025, so that taxes shall first be collected hereunder for the tax year beginning July 1, 2025. If not confirmed by two-thirds of the voters participating in the election, this Ordinance and the tax approved herein shall not become effective.

The foregoing ordinance was adopted with the reading waived at a regular meeting of the Oakley City Council on February 25, 2025, by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Shannon Shaw, Mayor

ATTEST:

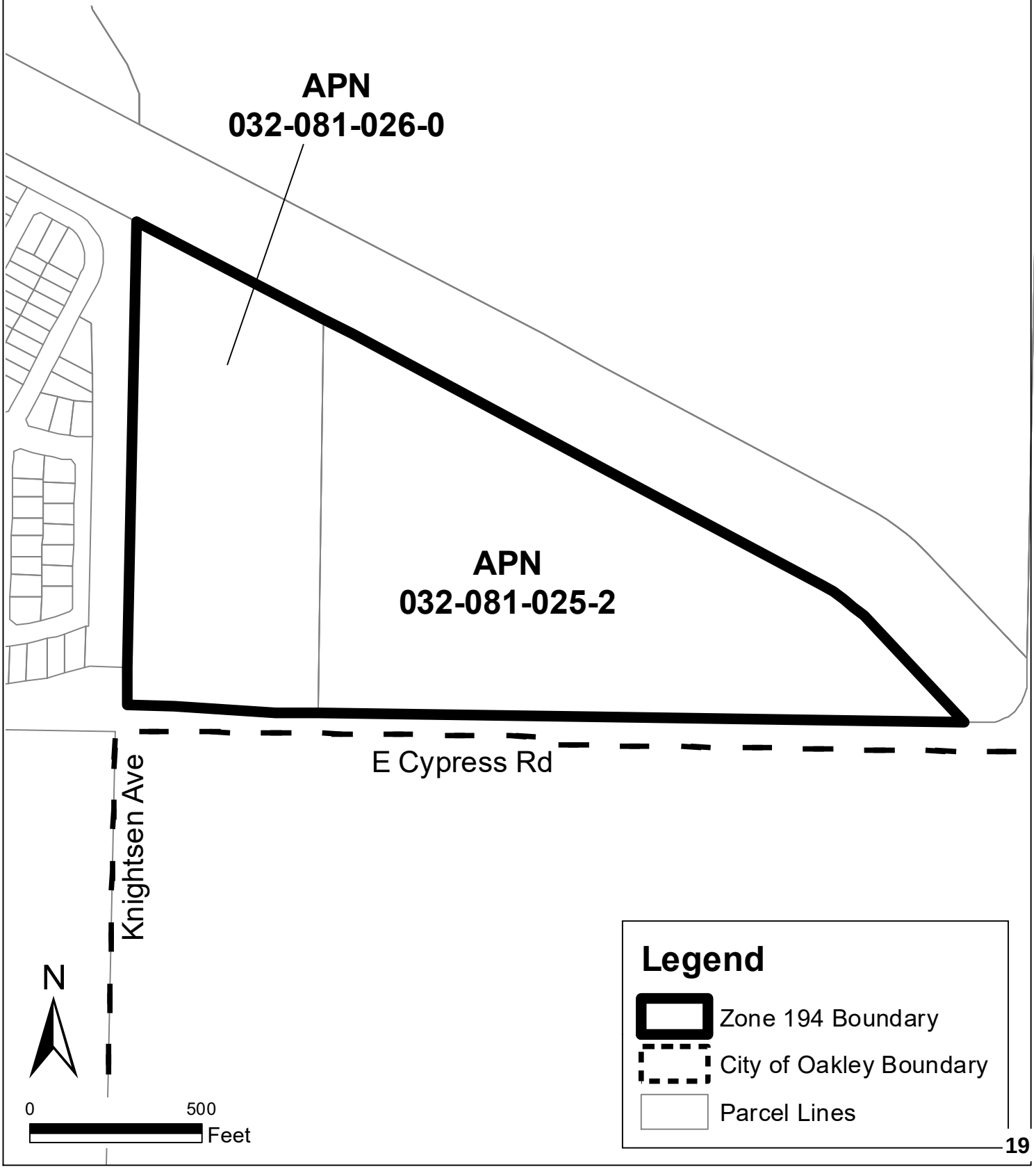
_____
Kim Snodgrass, City Clerk

_____
Date

EXHIBIT A - BOUNDARY MAP

CITY OF OAKLEY SPECIAL POLICE TAX AREA (P-6) ZONE 194

CITY OF OAKLEY
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA
BURROUGHS PROPERTY (SUBDIVISION 9557)



CITY OF OAKLEY SCHEDULE FOR POLICE SERVICE TAX
FOR FISCAL YEAR 2024/2025

PROPERTY USE CODE CATEGORY	DESCRIPTION	FY23/24 TAX PER PARCEL	FY24/25 TAX PER PARCEL
11	Single Family Residence – 1res., 1 site	$1,282.30	$1,330.64
12	Single Family Residence – 1 res., 2 or more sites	$1,282.30	$1,330.64
13	Single Family Residence – 2 res., on 1 or more sites	$2,051.68	$2,129.02
14	Single Family Residence – other than single fam. Land	$1,282.30	$1,330.64
15	Misc. Improvements – 1 site	$1,282.30	$1,330.64
16	Misc. Improvements – 2 or more sites	$1,282.30	$1,330.64
17	Vacant – 1 site	$641.15	$665.32
18	Vacant – 2 or more sites	$641.15	$665.32
19	Single Family Residence – Det. W/common area	$1,282.30	$1,330.64
20	Vacant – Multiple	$641.15	$665.32
21	Duplex	$2,051.68	$2,129.02
22	Triplex	$3,077.52	$3,193.54
23	Fourplex	$4,103.36	$4,258.05
24	Combinations	$1,282.30	$1,330.64
25	Apartments (5 –12 Units)	$5,129.20	$5,322.56
26	Apartments (13 – 24 Units)	$13,335.92	$13,838.66
27	Apartments (25 – 59 Units)	$25,646.00	$26,612.80
28	Apartments (60+ units)	$61,550.40	$63,870.72
29	Attached PUDs: Cluster Homes, Condos, etc.	$1,282.30	$1,330.64
30	Vacant – Commercial	$641.15	$665.32
31	Commercial Stores – Not Supermarkets	$2,564.60	$2,661.28
32	Small Grocery Stores – (7-11, etc.)	$3,846.90	$3,991.92
33	Office Buildings	$2,564.60	$2,661.28
34	Medical, Dental	$2,564.60	$2,661.28
35	Service Stations, Car Wash	$2,564.60	$2,661.28
36	Garages	$2,564.60	$2,661.28
37	Community Facilities (Recreational, etc.)	$5,129.20	$5,322.56
38	Golf Courses	$2,564.60	$2,661.28
39	Bowling Alleys	$1,282.30	$1,330.64
40	Boat Harbors	$3,205.75	$3,326.60
41	Supermarkets – (not shopping centers)	$3,846.90	$3,991.92
42	Shopping Centers	$5,129.20	$5,322.56
43	Financial Buildings – (Ins., Title, Banks, S&L)	$1,282.30	$1,330.64
44	Motels, Hotels & Mobile Home Parks	$6,411.50	$6,653.20
45	Theaters	$2,885.18	$2,993.94
46	Drive-in Restaurants	$1,923.45	$1,995.96
47	Restaurants	$1,923.45	$1,995.96
48	Multiple & Commercial	$1,923.45	$1,995.96
49	New Car Agencies	$1,923.45	$1,995.96
50	Vacant Land (not part of Ind. Park or P. & D.)	$480.86	$498.99
51	Industrial Park	$3,846.90	$3,991.92
52	Research & Development	$1,923.45	$1,995.96
53	Light Industrial	$1,923.45	$1,995.96
54	Heavy Industrial	$1,923.45	$1,995.96
55	Mini Warehouses (public storage)	$3,846.90	$3,991.92
56	Misc. Improvements	$3,846.90	$3,991.92
61	Rural, Res., Improvement 1A-10A	$961.73	$997.98
62	Rural, w/or w/o structure 1A-10A	$961.73	$997.98
70	Convalescent Hospitals / Rest Homes	$1,923.45	$1,995.96
73	Hospitals	$1,923.45	$1,995.96
74	Cemeteries / Mortuaries	$1,923.45	$1,995.96
75	Fraternal & Service Organizations	$1,923.45	$1,995.96
76	Retirement Housing Complex	$6,411.50	$6,653.20
78	Parks & Playgrounds	$3,846.90	$3,991.92
85	Public & Private Parking	$1,923.45	$1,995.96
87	Common Area	$1,923.45	$1,995.96
88	Mobile Homes	$961.73	$997.98
89	Other (split parcels in different tax code areas)	$961.73	$997.98
99	Homeowner's Association Owned Common Areas	$769.38	$798.38

The tax rates shown in this schedule shall be automatically adjusted on July 1 of each year, beginning on July 1, 2016 by the increase in the Consumer Price Index for all Urban Consumers for the San Francisco-Oakland-Bay Area and applying that rate to the prior year amounts for each property use code category. However, the City Council reserves the right to itself the opportunity to adjust the rate in the following year if the CPI adjustment is insufficient to reimburse the City for the costs of providing levels of police services as approved by the City Council.

CALCULATION OF COST OF LIVING INCREASE	
Percent increase from FY 2023-24 in the San Francisco-Oakland-Bay Area Consumer Price Index for all Urban Consumers.	3.77%

DATE: February 25, 2025

Approved and Forwarded to the City Council

TO: Joshua McMurray, City Manager

FROM: Kevin Rohani, P.E., Public Works Director/City Engineer

SUBJECT: Annexation No. 42 (Burroughs Property SD 9557) to the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)

Background and Analysis

On May 25, 2021, the City Planning Commission approved a tentative parcel map with certain Conditions of Approval for the proposed Burroughs Property project (Subdivision 9557) (the "Project"). The Project is designated as Single-Family High (SH) in the Oakley 2020 General Plan and zoned P-1 (Planned Development) District on the City of Oakley Zoning Map. The Project is currently comprised of APNs 032-081-025-2 and 032-081-026-0, which are expected to be subdivided into 191 market-rate and 17 below-market-rate single-family residential parcels at build-out.

The Conditions of Approval for the Project require the property owner to mitigate their project's financial impact on the City's parks, streetlighting, landscape and stormwater service budgets. On January 12, 2016, the Oakley City Council formed City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)("CFD No. 2015-2"). CFD No. 2015-2 authorizes the annual levy of a special tax on parcels located within CFD No. 2015-2 to mitigate their financial impact to the City's parks, streetlighting, landscape and stormwater service budgets. The property owner for the Project has requested the City assist them with the annexation of their development into CFD No. 2015-2 to satisfy their conditions of approval.

Prior to tonight's City Council meeting, the property owner for the Project executed the attached Unanimous Approval Form. This form constitutes unanimous approval and a unanimous vote by the property owner in favor of annexing their property to CFD No. 2015-2 including the subsequent annual levy of special taxes to mitigate their project's financial impact on the City's parks, streetlighting, landscape and stormwater service budgets.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with the Strategic Plan 27+ Park and Open Space and Finance and Fiscal Responsibility section goals.

Fiscal Impact

There will be no financial impact to the City's General Fund. The applicant has funded all costs associated with the annexation of their project to CFD No. 2015-2. The Fiscal Year 2024-25 special tax rates per single-family parcel are as follows:

FY 2024-25 Maximum Special Tax Rates per Single-Family Parcel	
Special Tax Component	**Maximum Annual Special Tax Rates**
Regional Park Maintenance Tax	$170.12
Community Parks Maintenance Tax	$375.67
Streetlighting Maintenance Tax	$74.18
Neighborhood Parks & Landscape Maintenance Tax	$861.05
Stormwater/Water Quality Maintenance Tax	$479.79
Total	**$1,960.81**

The Project is anticipated to consist of 208 single-family parcels. Therefore, successful annexation of the Project into CFD 2015-2 could provide up to $407,848 (in Fiscal Year 2024-25 dollars) in revenue annually when all commercial buildings are constructed. The taxes will be collected on the property tax rolls commencing in Fiscal Year 2025-26.

Staff Recommendation

The conditions of approval for the Project require the property owner to mitigate their project's financial impact on the City's parks, streetlighting, landscape and stormwater service budgets. Staff recommend that the City Council:

1. Adopt a Resolution Approving the Annexation (Annexation No. 42) of Property Located in the Future Annexation Area of the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)

Attachments

1. Unanimous Approval of Annexation to a Community Facilities District and Related Matters - City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)
    1. Exhibit A – Description of Services
    2. Exhibit B – Cost Estimate
    3. Exhibit C – Supplement to the Rate and Method of Apportionment of Special Tax – Tax Zone No. 14

2. Resolution Approving the Annexation (Annexation No. 42) of Property Located in the Future Annexation Area of the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)
3. Map – Annexation No. 42 to City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)
4. Amendment No. 42 to Notice of Special Tax Lien – City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)

UNANIMOUS APPROVAL
of Annexation to a Community Facilities District
and Related Matters

CITY OF OAKLEY
Community Facilities District No. 2015-2
(Parks, Streetlight, Landscape and Stormwater Services)

Annexation No. 42 – Tax Zone No. 14

February 25, 2025

To the Honorable City Council,
City of Oakley
3231 Main Street
Oakley, CA 94561

Members of the City Council:

This constitutes the Unanimous Approval (the "Unanimous Approval") of the record owner(s) (the "Property Owner") of the fee title to the real property identified below (the "Property") contemplated by Section 53339.3 et seq. of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act") to annexation of the Property to the "City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)" (the "CFD"), and it states as follows:

1. **Property Owner**. This Unanimous Approval is submitted by the Property Owner as the record owner(s) of fee title to the Property. The Property Owner has supplied to the City current evidence of its ownership of fee title to the Property.

2. **Approval of Annexation**. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD. The CFD was formed to finance the municipal services (the "Services") described in Exhibit A hereto and made a part hereof.

3. **Approval of Special Tax and the Services**. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the levy of special taxes (the "Special Taxes") on the Property to finance the Services. The Special Taxes will be levied according to the "Supplement to the Rate and Method of Apportionment of Special Tax – Tax Zone No. 14" attached hereto as Exhibit C and

made a part hereof (the "Rate and Method"). The cost estimate for the Services is attached hereto as Exhibit B.

4. **Waivers and Vote.** The Property Owner hereby confirms that this Unanimous Approval constitutes its approval and unanimous vote as described herein and as contemplated by Section 53339.3 et seq. of the Act and Article XIIIA of the California Constitution. The Property Owner hereby waives all other rights with respect to the annexation of the Property, the levy of the Special Taxes on the Property and the other matters covered in this Unanimous Approval.

5. **Recordation of Amendment to Notice of Special Tax Lien.** The Notice of Special Tax Lien for the CFD was recorded in the Office of the County Recorder of the County of Contra Costa, State of California on January 19, 2016, as Document No. 20160009045. The Property Owner hereby authorizes and directs the City Clerk to execute and cause to be recorded in the office of the County Recorder of the County of Contra Costa an amendment to the Notice of Special Tax Lien for the CFD as required by Section 3117.5 of the California Streets and Highways Code. The amendment to the Notice of Special Tax Lien shall include the Rate and Method as an exhibit thereto.

6. **Authority Warranted**. The Property Owner warrants to the City that the presentation of this Unanimous Approval, any votes, consents or waivers contained herein, and other actions mandated by the City for the annexation of the Property to the CFD shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Property Owner for the Property, including any "due-on-encumbrance" clauses under any existing security instruments secured by the Property.

7. **Due Diligence and Disclosures.** The Property Owner agrees to cooperate with the City and its attorneys and consultants and to provide all information and disclosures required by the City about the Special Taxes to purchasers of the Property or any part of it.

8. **Agreements.** The Property Owner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions described in this Unanimous Approval, including any cash deposit required to pay for the City's costs in annexing the Property to the CFD.

9. **The Property.** The Property is identified as follows:

Assessor's Parcel Nos: 032-081-025-2 and 032-081-026-0

Acres: 44.90

EXHIBIT A

CITY OF OAKLEY
Community Facilities District No. 2015-2
(Parks, Streetlight, Landscape and Stormwater Services)

DESCRIPTION OF SERVICES

The captioned Community Facilities District will finance, in whole or in part, the following services ("services" shall have the meaning given that term in the Mello-Roos Community Facilities Act of 1982), including all related administrative costs, expenses and related reserves for replacement of vehicles, equipment and facilities:

Regional Parks

Maintenance, including servicing, repair, replacement and removal of regional parks (includes park amenities such as buildings, sports fields, sports courts, playground equipment, play courts, play structures, picnic tables, lighting, drinking fountains, barbeques, etc.), both (i) in the CFD and (ii) outside the CFD but within the boundaries of the City if the City has concluded that such maintenance would benefit the CFD. Maintenance also includes cleaning and removal of graffiti, and associated electric, water and other utility costs.

Community Parks

Maintenance, including servicing, repair, replacement and removal of community parks (includes park amenities such as buildings, sports fields, sports courts, playground equipment, play courts, play structures, picnic tables, lighting, drinking fountains, barbeques, etc.), both (i) in the CFD and (ii) outside the CFD but within the boundaries of the City if the City has concluded that such maintenance would benefit the CFD. Maintenance also includes cleaning and removal of graffiti, and associated electric, water and other utility costs.

Streetlighting

Maintenance, including servicing, repair, replacement and removal of streetlights (includes poles, fixtures, bulbs, conduits, equipment, including guys, anchors, posts, pedestals and metering devices, etc.), both (i) in the CFD and (ii) outside the CFD but within the boundaries of the City if the City has concluded that such maintenance would benefit the CFD. Maintenance also includes cleaning and removal of graffiti, and associated electric and other utility costs.

Neighborhood Parks & Landscaping

Maintenance, including servicing, repair, replacement and removal of neighborhood parks (includes park amenities such as playground equipment, play courts, play structures, picnic tables, lighting, drinking fountains, barbeques, etc.), both (i) in the CFD and (ii) outside the CFD but within the boundaries of the City if the City has concluded that such maintenance would benefit the CFD. Maintenance also includes cleaning and removal of graffiti, and associated electric, water and other utility costs.

Maintenance, including servicing, repair, replacement and removal of parkways, landscape setbacks, landscaped roadway medians, open space, environmental preserves (including performance and management of environmental mitigation monitoring and annual reporting), publicly-owned masonry walls, fences, monuments and features, trails, bike paths, etc., both (i) in the CFD and (ii) outside the CFD but within the boundaries of the City if the City has concluded that such maintenance would benefit the CFD. Maintenance also includes cleaning and removal of graffiti, and associated electric, water and other utility costs.

Stormwater

Maintenance, including servicing, repair, replacement and removal of bio-retention facilities and drainage facilities (includes field inspections, record keeping, cost of permits and regulatory fees, environmental mitigation monitoring, annual reporting, vegetation management, removal of silt, sediment, trash and debris from the drainage areas, bio-retention basins and City catch basins, etc.), both (i) in the CFD and (ii) outside the CFD but within the boundaries of the City if the City has concluded that such maintenance would benefit the CFD. Maintenance also includes cleaning and removal of graffiti, and associated electric, water and other utility costs.

In addition, the following costs will also be financed by the special taxes levied within the CFD and be allocated to each improvement described above based upon their pro-rata share of needed administrative costs, operating reserves and capital reserves, and actual or estimated delinquencies.

1. Administrative Expenses including the costs incurred to determine, levy and collect the special taxes, including compensation of City employees for administrative work performed in relation to the CFD, the fees of consultants and legal counsel, the costs of collecting installments of the special taxes upon the general tax rolls, preparation of required reports, and any other costs incurred in the administration of the CFD by the City;

2. Any amounts needed for operating reserves and capital reserves; and

3. Any amounts needed to cure actual or estimated delinquencies in special taxes for the current or previous fiscal years.

By executing this Unanimous Approval, the Property Owner agrees to all of the above.

Annexation No. 42 - Tax Zone No. 14

Property Owner

By: KB HOME NORTH BAY LLC

Name: Kevin Fredrickson

Title: VP Land

Notice Address: 4830 Business Center
Suite 150
Fairfield, CA 94534

EXHIBIT B

CITY OF OAKLEY
Community Facilities District No. 2015-2
(Parks, Streetlight, Landscape and Stormwater Services)

Cost Estimate
(Fiscal Year 2024-25 Dollars)

Table 3 - Annual Requirement

Special Tax Component	FY 2024-25 Special Tax Requirement
Regional Park Maintenance Tax	$35,385
Community Parks Maintenance Tax	$78,139
Streetlighting Maintenance Tax	$15,429
Neighborhood Parks & Landscape Maintenance Tax	$179,098
Stormwater/Water Quality Maintenance Tax	$99,796
Total	**$407,847**

EXHIBIT C

CITY OF OAKLEY
Community Facilities District No. 2015-2
(Parks, Streetlight, Landscape and Stormwater Services)

SUPPLEMENT TO THE RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX – TAX ZONE NO. 14

Special Taxes in the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services) (the "CFD" or "CFD No. 2015-2") shall be levied and collected according to the tax liability determined by the Administrator through the application of the appropriate amount or rate for Taxable Property, as described below. All the property in CFD No. 2015-2, unless exempted by law or by the provisions of Section E herein, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2015-2, unless a separate Rate and Method of Apportionment of Special Tax is adopted for such annexation area.

Property annexed to City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services) pursuant to Annexation No. 42 will be annexed to Tax Zone No. 14 per the Supplement to the Rate and Method of Apportionment of Special Tax shown below.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Unit" means a second residential unit of reduced size (e.g., granny cottage, etc.) that shares a Parcel with a Residential Unit.

"Acre" or **"Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other recorded County parcel map.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Division 2, of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2015-2: the costs of computing the Special Tax and preparing the annual Special Tax collection schedules (whether by the City or any designee thereof or both); the costs of collecting the Special Taxes; the costs to the City, CFD No. 2015-2, or any designee thereof of complying with

disclosure requirements associated with the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries, protests, or appeals regarding the Special Taxes; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2015-2 for any other administrative purposes of CFD No. 2015-2, including attorney's fees, costs associated with annexations to CFD No. 2015-2, and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Administrator" means an official of the City, or any designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Tax.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" or **"APN"** means a unique number assigned to an Assessor's Parcel by the County Assessor for purposes of identifying a property.

"Authorized Services" means the public services authorized to be funded by CFD No. 2015-2 as set forth in the documents adopted by the Council when CFD No. 2015-2 was formed.

"Building Permit" means a building permit issued by the City and having a building structure improvement valuation over $50,000. Building Permits for the construction of ancillary structures such as fences, swimming pools, retaining walls, etc. are excluded.

"CFD" or "CFD No. 2015-2" means the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services).

"City" means the City of Oakley.

"City Landscape Maintenance Standards" means the then applicable landscape maintenance standards or then applicable level of service for then applicable landscape maintenance contracts executed by the City that are in effect and relate to similar landscaping improvements.

"City Manager" means the City Manager of the City of Oakley.

"Commercial Unit" means an individual building structure for commercial uses as defined per the County Assessor (e.g., grocery stores, shopping centers, motel, hotel, service stations, and offices).

"Condominium Parcel" means a Parcel designated by the County Assessor as having a condominium, townhome, cluster home and co-op land use.

"Council" means the City Council of the City of Oakley, acting as the legislative body for CFD No. 2015-2.

"County" means the County of Contra Costa.

"County Assessor" means the Contra Costa County Assessor.

"County Land Use Code" means the land use code assigned to an Assessor's Parcel as indicated in the records of the County Assessor.

"Developed Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a Building Permit was issued by the City for construction of a residential structure or a non-residential structure on or prior to June 30 of the preceding Fiscal Year. In the absence of a Building Permit, any Parcel of Taxable Property shall be classified as "Developed Property" if it has been occupied by a user as determined by the Administrator on or prior to June 30 of the preceding Fiscal Year.

"Final Map" or "Parcel Map" means a final map approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410, *et seq.*) that creates individual lots on which a Building Permit can be issued for construction of Residential Units without further subdivision of the lots.

"Fiscal Year" means the period starting on July 1 and ending on the following June 30.

"Industrial" means an individual building structure for industrial uses as defined per the County Assessor (e.g., research and development, mini-warehouse, etc.).

"Institutional" means an individual building structure for institutional uses as defined per the County Assessor (e.g., churches, hospitals, assisted living, schools, etc.).

"Land Use Classification" means the current or intended use of a Taxable Parcel as determined by the Taxable Parcel's County Land Use Code.

"Maximum Special Tax" means, for each Special Tax Component, the maximum Special Tax, determined in accordance with Section C herein, which can be levied in any Fiscal Year.

"Mixed Use Parcel" means a Parcel designated by the County Assessor as having a multiple land uses such as residential land uses and commercial land uses, or multi-family land uses and commercial land uses.

"Multi-Family Parcel" means a Parcel designated by the County Assessor as having a multi-family residential land uses which includes duplexes, triplexes, fourplexes and apartments.

"Non-Residential Parcel" means for each Fiscal Year, all Assessor Parcels designated by the County Assessor with a County Land Use Code of Commercial, Industrial, or Institutional. If it is determined by the Administrator that the County Assessor has assigned an incorrect County Land Use Code or the assigned County Land Use Code does not correctly describe the intended or current use of the Taxable Parcel, the Administrator may assign a Land Use Classification to the Taxable Parcel described in Section C below.

"Non-Residential Parcel – In Compliance" this definition only applies for the purpose of calculating the annual neighborhood parks and landscaping maintenance tax component and means for each Fiscal Year, an Assessor Parcel designated by the County Assessor with a County Land Use Code of Commercial, Industrial, or Institutional for which the Property Owner of the Commercial, Industrial, or Institutional Parcel has notified the City in writing by the preceding February 1st that it will maintain its parcel's frontage landscaping during the immediate following fiscal year and the City Manager or his/her designee has determined that the Property Owner has maintained its Parcel's frontage landscaping in previous Fiscal Years to City Landscape Maintenance Standards. In addition, in order for any Commercial, Industrial, or Institutional Parcel within a Tax Zone of CFD No. 2015-2 to be defined as a Non-Residential Parcel – In Compliance, all Non-Residential Parcels within the Tax Zone must also be defined as Non-Residential Parcel – In Compliance.

"Non-Residential Parcel – Out of Compliance" this definition only applies for the purpose of calculating the annual neighborhood parks and landscaping maintenance tax component and means for each Fiscal Year, an Assessor Parcel designated by the County Assessor with a County Land Use Code of Commercial, Industrial, or Institutional for which the Property Owner of the Non-Residential Parcel has not notified the City in writing by the preceding February 1st that it will maintain its parcel's frontage landscaping during the immediate following fiscal year or the City Manager or his/her designee has determined that the Property Owner has not maintained its Parcel's frontage landscaping in previous Fiscal Years to City Landscape Maintenance Standards. In addition, if any Non-Residential Parcel within a Tax Zone of CFD No. 2015-2 is defined as a Non-Residential Parcel – Out of Compliance, then all Non-Residential Parcels within the Tax Zone must also be defined as Non-Residential Parcel – Out of Compliance.

"Property Owner" means the Property Owner of record per current County Assessor records unless more current information is available such as recorded deed of sale, etc.

"Proportionately" means, for Developed Property, that the ratio of the actual annual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized

to be levied in that Fiscal Year is equal for all Assessor's Parcels of Developed Property. For Undeveloped Property, "Proportionately" means that the ratio of the actual annual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor's Parcels of Undeveloped Property.

"Public Property" means, for each Fiscal Year: (i) any property within the boundaries of CFD No. 2015-2 that is owned by or irrevocably offered for dedication to the federal government, the State of California, the City or any other public agency; provided, however, that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act (as such section may be amended or replaced) shall be taxed and classified in accordance with its use; or (ii) any property within the boundaries of CFD No. 2015-2 that is encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

"Residential Unit" means an individual building structure for residential or multi-family residential uses as defined per the County Assessor. An Accessory Unit that shares a Parcel with a Residential Unit shall not be considered a separate Residential Unit for purposes of this RMA.

"RMA" means this Rate and Method of Apportionment of Special Tax.

"Single-Family Parcel" means a Parcel designated by the County Assessor as having a single-family residential land use. If it is determined by the Administrator that the County Assessor has assigned an incorrect County Land Use Code or the assigned County Land Use Code does not correctly describe the intended or current use of the Taxable Parcel, the Administrator may assign a Land Use Classification to the Taxable Parcel described in Section C below.

"Special Tax" means any tax levied within CFD No. 2015-2 to pay the Special Tax Requirement, and includes each Special Tax Component.

"Special Tax Component" means one of the following components of the Special Tax: Community Park Maintenance Tax, Streetlighting Maintenance Tax, Neighborhood Parks and Landscape Maintenance Tax, or Stormwater Maintenance Tax.

"Special Tax Requirement" means, for each Special Tax Component, the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services related to the Special Tax Component; (ii) Administrative Expenses attributable to the Special Tax Component; and (iii) amounts needed to cover any delinquencies in the payment of the Special Tax Component which occurred in the previous Fiscal Year or, based on delinquency rates in prior years, may be expected to occur in the Fiscal Year in which the Special Tax will be collected.

"Taxable Property" or "Taxable Parcels" means all Assessors' Parcels within the boundaries of CFD No. 2015-2 that are not exempt from the Special Tax pursuant to law or Section E herein.

"Tax Zone" means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this RMA. All the property within CFD No. 2015-2 at the time of CFD Formation is within Tax Zone 1. Additional Tax Zones may be created when property is annexed to CFD No. 2015-2, and a separate Maximum Special Tax shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor's Parcels included within a new Tax Zone established when such Parcels are annexed to CFD No. 2015-2 shall be identified by Assessor's Parcel Number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

"Unanimous Approval Form" means that form executed by the record owner of fee title to a Parcel or Parcels annexed into CFD No. 2015-2 that constitutes the property owner's approval and unanimous vote in favor of annexing into CFD No. 2015-2, the levy of the Special Tax against his/her Parcel or Parcels pursuant to this RMA.

"Undeveloped Property" means, in any Fiscal Year, all Parcels of Taxable Property in CFD No. 2015-2 that are not classified as Developed Property.

B. DATA FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel Numbers for all Parcels of Taxable Property within CFD No. 2015-2. The Administrator shall also determine: (i) whether each Assessor's Parcel of Taxable Property is Developed Property or Undeveloped Property, and (ii) the Special Tax Requirement for each Special Tax Component for the then-current Fiscal Year. Each Special Tax Component shall be levied only to pay for the related Special Tax Requirement.

In any Fiscal Year, if it is determined that (i) a Final Map or Parcel Map for a portion of property in CFD No. 2015-2 was recorded after the last date upon which the County Assessor will incorporate the newly-created Parcels into the then current tax roll, (ii) because of the date the Final Map or Parcel Map was recorded, the County Assessor does not yet recognize the new Parcels that will be created by the Final Map or Parcel Map, and (iii) one or more of the newly-created Parcels would meet the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the Final Map or Parcel Map by determining the Special Tax that applies separately to each new Parcel that will be created by that Final Map or Parcel Map, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the Final Map or Parcel Map.

C. MAXIMUM SPECIAL TAXES

1. **Developed Property** - The Fiscal Year 2018-19 Maximum Special Tax for each Special Tax Component for all Parcels of Developed Property shall be as shown in Table 1 below:

Table 1: Developed Property

Special Tax Component	Land Use Classification	FY 2018-19 Maximum Tax	
Regional Park Maintenance Tax	Single-Family Parcel	$136.40	per Parcel
Regional Park Maintenance Tax	Condominium Parcel	$102.30	per Parcel
Regional Park Maintenance Tax	Multi-Family Parcel	$68.20	per Unit
Regional Park Maintenance Tax	Non-Residential Parcel	$409.20	per Acre
Community Parks Maintenance Tax	Single-Family Parcel	$301.21	per Parcel
Community Parks Maintenance Tax	Condominium Parcel	$225.91	per Parcel
Community Parks Maintenance Tax	Multi-Family Parcel	$150.61	per Unit
Community Parks Maintenance Tax	Non-Residential Parcel	$903.65	per Acre
Street Lighting Maintenance Tax	Single-Family Parcel	$59.48	per Parcel
Street Lighting Maintenance Tax	Condominium Parcel	$44.61	per Parcel
Street Lighting Maintenance Tax	Multi-Family Parcel	$29.74	per Unit
Street Lighting Maintenance Tax	Non-Residential Parcel	$178.41	per Acre
Storm Drain Maintenance Tax	Single-Family Parcel	$384.69	per Parcel
Storm Drain Maintenance Tax	Condominium Parcel	$288.52	per Parcel
Storm Drain Maintenance Tax	Multi-Family Parcel	$192.35	per Unit
Storm Drain Maintenance Tax	Non-Residential Parcel	$3,354.42	per Acre
Neighborhood Parks & Landscape Maintenance Tax	Single-Family Parcel	$690.38	per Parcel
Neighborhood Parks & Landscape Maintenance Tax	Condominium Parcel	$517.79	per Parcel
Neighborhood Parks & Landscape Maintenance Tax	Multi-Family Parcel	$345.19	per Unit
Neighborhood Parks & Landscape Maintenance Tax	Non-Residential Parcel	$6,019.97	per Acre

Mixed Use Parcels will have their Maximum Tax calculated each Fiscal Year based upon their combined uses on the Parcel. For example, if a one-acre parcel has commercial on the ground floor and 50 condominiums on the second floor the property owner will be charged the Non-Residential Parcel rate for one acre and the Condominium Parcel Rate for the 50 condominiums.

2. Undeveloped Property - The Fiscal Year 2018-19 Maximum Special Tax for each Special Tax Component for all Parcels of Undeveloped Property shall be as shown in Table 2 below:

Table 2: Undeveloped Property

Special Tax Component	Land Use Classification	FY 2018-19 Maximum Tax	
Regional Park Maintenance Tax	Single-Family Parcel	$409.20	per Acre
Regional Park Maintenance Tax	Condominium Parcel	$306.90	per Acre
Regional Park Maintenance Tax	Multi-Family Parcel	$204.60	per Acre
Regional Park Maintenance Tax	Non-Residential Parcel	$204.60	per Acre
Community Parks Maintenance Tax	Single-Family Parcel	$903.64	per Acre
Community Parks Maintenance Tax	Condominium Parcel	$677.74	per Acre
Community Parks Maintenance Tax	Multi-Family Parcel	$451.83	per Acre
Community Parks Maintenance Tax	Non-Residential Parcel	$451.83	per Acre
Street Lighting Maintenance Tax	Single-Family Parcel	$178.41	per Acre
Street Lighting Maintenance Tax	Condominium Parcel	$133.81	per Acre
Street Lighting Maintenance Tax	Multi-Family Parcel	$89.21	per Acre
Street Lighting Maintenance Tax	Non-Residential Parcel	$89.21	per Acre
Storm Drain Maintenance Tax	Single-Family Parcel	$3,354.42	per Acre
Storm Drain Maintenance Tax	Condominium Parcel	$3,354.42	per Acre
Storm Drain Maintenance Tax	Multi-Family Parcel	$3,354.42	per Acre
Storm Drain Maintenance Tax	Non-Residential Parcel	$3,354.42	per Acre
Neighborhood Parks & Landscape Maintenance Tax	Single-Family Parcel	$6,019.97	per Acre
Neighborhood Parks & Landscape Maintenance Tax	Condominium Parcel	$6,019.97	per Acre
Neighborhood Parks & Landscape Maintenance Tax	Multi-Family Parcel	$6,019.97	per Acre
Neighborhood Parks & Landscape Maintenance Tax	Non-Residential Parcel	$6,019.97	per Acre

3. Escalation of Maximum Special Tax

On July 1, 2019, and each July 1 thereafter, the Maximum Special Tax for each Special Tax Component for the current Fiscal Year for Developed Property and Undeveloped Property shall be increased from the Maximum Special Tax for the respective Special Tax Component for the previous Fiscal Year by Consumer Price Index – All Urban Consumers (San Francisco-Oakland-San Jose, CA) (from February) with a minimum annual increase of three (3.00%) percent and a maximum annual increase of five (5.00%) percent for any given year.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAXES

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement for each Special Tax Component for that Fiscal Year and levy each Special Tax Component on all Parcels of Taxable Property as follows:

Step 1: Each Special Tax Component shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax for each Parcel of Developed Property for such Fiscal Year until the amount levied is equal to the Special Tax Requirement for such Special Tax Component;

Step 2: If additional revenue is needed after Step 1, each Special Tax Component shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for each Parcel of Undeveloped Property for such Fiscal Year until the amount levied, when combined with the amount of the Special Tax Component levied pursuant to Step 1, is equal to the Special Tax Requirement for such Special Tax Component.

The Special Tax for CFD No. 2015-2 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of CFD No. 2015-2, and the Special Tax shall be subject to foreclosure if delinquent regardless of the manner in which it was collected.

E. EXEMPTIONS

No Special Tax shall be levied on Parcels of Public Property or any privately-owned Parcels that are non-developable, such as common areas, wetlands, and open space, parks, etc. except as otherwise provided in this RMA and in the Act.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that does not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City through a resolution of the Council for purposes of clarifying any vagueness or ambiguity in this RMA.

G. TERM OF THE SPECIAL TAX

The Special Tax shall be levied in perpetuity as necessary to pay the Special Tax Requirement.

H. REPEAL OF THE SPECIAL TAX

CFD No. 2015-2 was established to levy the Special Tax to finance the Authorized Services as a condition of the entitlement to develop the Developed Property in CFD No. 2015-2. If the levy of the Special Tax is repealed by initiative or any other action participated in by the owners of Parcels in CFD No. 2015-2, the City shall cease to levy the Special Tax and shall cease to be obligated to provide the Authorized Services for which the Special Tax was levied.

I. SEVERABILITY

The invalidity or unenforceability of any provisions of this Rate and Method of Apportionment of Special Tax shall not affect the validity or enforceability of any other provision of this Rate and Method of Apportionment of Special Tax, which shall remain in full force and effect.

RESOLUTION NO. _____

RESOLUTION APPROVING THE ANNEXATION (ANNEXATION NO. 42) OF PROPERTY LOCATED IN THE FUTURE ANNEXATION AREA OF

CITY OF OAKLEY
Community Facilities District No. 2015-2
(Parks, Streetlight, Landscape and Stormwater Services)

RESOLVED by the City Council (the "Council") of the City of Oakley (the "City"), County of Contra Costa, State of California, that:

WHEREAS, this Council has adopted a resolution entitled "Resolution of Formation of Community Facilities District" (the "Resolution of Formation"), ordering the formation of the (i) the "City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)" (the "CFD") and (ii) the "City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services) (Future Annexation Area)," authorizing the levy of a special tax on property within the CFD, and preliminarily establishing an appropriations limit for the CFD, all pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act").

WHEREAS, under the Resolution of Formation and a resolution calling special election heretofore adopted by this Council, the propositions of the levy of the special tax and the establishment of the appropriations limit were submitted to the qualified electors of the CFD as required by the Act.

WHEREAS, on January 12, 2016, a special election was held among the landowner voters within the CFD, wherein such propositions were approved by the two-thirds vote required by the Act, as confirmed by resolution of this Council.

WHEREAS, on January 19, 2016, a notice of special tax lien (the "Notice of Special Tax Lien") was recorded with the Contra Costa County Recorder's office, thereby giving notice that the lien to secure payment of the Special Tax was imposed on the land in the CFD.

WHEREAS, the owner (the "Property Owner") of Assessor's Parcel Numbers 032-081-025-2 and 032-081-026-0 located within the Future Annexation Area (the "Property") has agreed to mitigate certain impacts of the proposed development of the Property by paying for certain services financed by the CFD.

WHEREAS, pursuant to the Act, the Property Owner has executed a Unanimous Approval constituting a unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD and the levy of the Special Tax.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, as follows:

1. Recitals. The foregoing recitals are all true and correct.

2. Approval of Annexation. The City Council hereby determines that Assessor's Parcel Numbers 032-081-025-2 and 032-081-026-0 are annexed into Tax Zone No. 14 of the CFD.

3. Amendment to Notice of Special Tax Lien. The City Council hereby directs the Clerk of the City Council to record an Amendment to Notice of Special Tax Lien, evidencing that Assessor's Parcel Numbers 032-081-025-2 and 032-081-026-0 are added to the CFD.

4. Boundaries Described. The revised boundaries of the CFD including Assessor's Parcel Numbers 032-081-025-2 and 032-081-026-0 are described in an amended boundary map, which this City Council hereby directs the City Clerk to record with the Contra Costa County Recorder's office.

5. General Authority; Ratification of Previous Actions. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they may deem necessary or advisable in order to consummate the transactions described herein or to otherwise effectuate the purposes of this resolution. Any actions previously taken by such officers that are consistent with the purposes of this resolution are hereby ratified and confirmed.

6. Effective Date. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on February 25, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

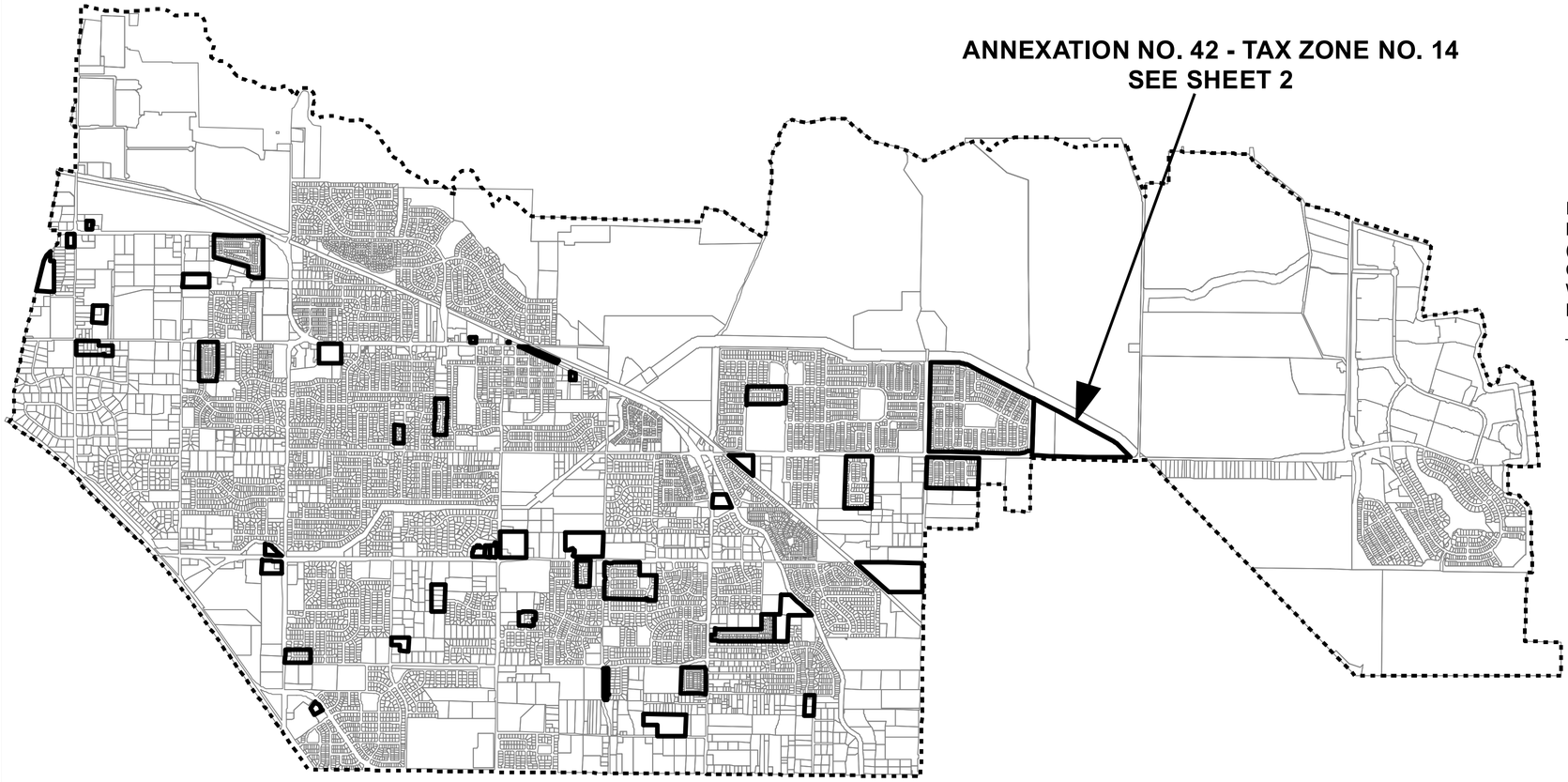
_____
Shannon Shaw, Mayor

ATTEST:

_____ _____
Kim Snodgrass, City Clerk Date

ANNEXATION MAP No. 42 TO
CITY OF OAKLEY COMMUNITY FACILITIES DISTRICT No. 2015-2
(PARKS, STREETLIGHTS, LANDSCAPE MAINTENANCE AND STORMWATER)

CITY OF OAKLEY
CONTRA COSTA COUNTY, STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OAKLEY THIS _____ DAY OF _____, 2025.

_____
KIM SNODGRASS, CITY CLERK
CITY OF OAKLEY
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING ANNEXATION No. 42 TO CITY OF OAKLEY COMMUNITY FACILITIES DISTRICT No. 2015-2 (PARKS, STREETLIGHTS, LANDSCAPE MAINTENANCE AND STORMWATER), CITY OF OAKLEY, CONTRA COSTA COUNTY, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OAKLEY, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2025, BY ITS RESOLUTION No. _____.

_____
KIM SNODGRASS, CITY CLERK
CITY OF OAKLEY
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

FILED THIS _____ DAY OF _____, 2025, AT THE HOUR OF _____ __.M IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____, DOCUMENT No. _____ IN THE OFFICE OF THE COUNTY RECORDER IN CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

_____
COUNTY RECORDER
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

NOTE: THIS ANNEXATION MAP ANNEXES TERRITORY TO CITY OF OAKLEY COMMUNITY FACILITIES DISTRICT No. 2015-2 (PARKS, STREETLIGHTS, LANDSCAPE MAINTENANCE AND STORMWATER), CITY OF OAKLEY, CONTRA COSTA COUNTY, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, ON THE 9TH DAY OF NOVEMBER, 2015 IN BOOK 85 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 20.

ASSESSOR PARCELS WITHIN BOUNDARY: FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS, REFERENCE IS MADE TO ASSESSOR'S PARCEL NOS. 032-081-025-2 AND 032-081-026-0.

Legend

- CFD No. 2015-2 Boundary
- Oakley City Limits/CFD No. 2015-2 Future Annexation Area
- Parcel Lines

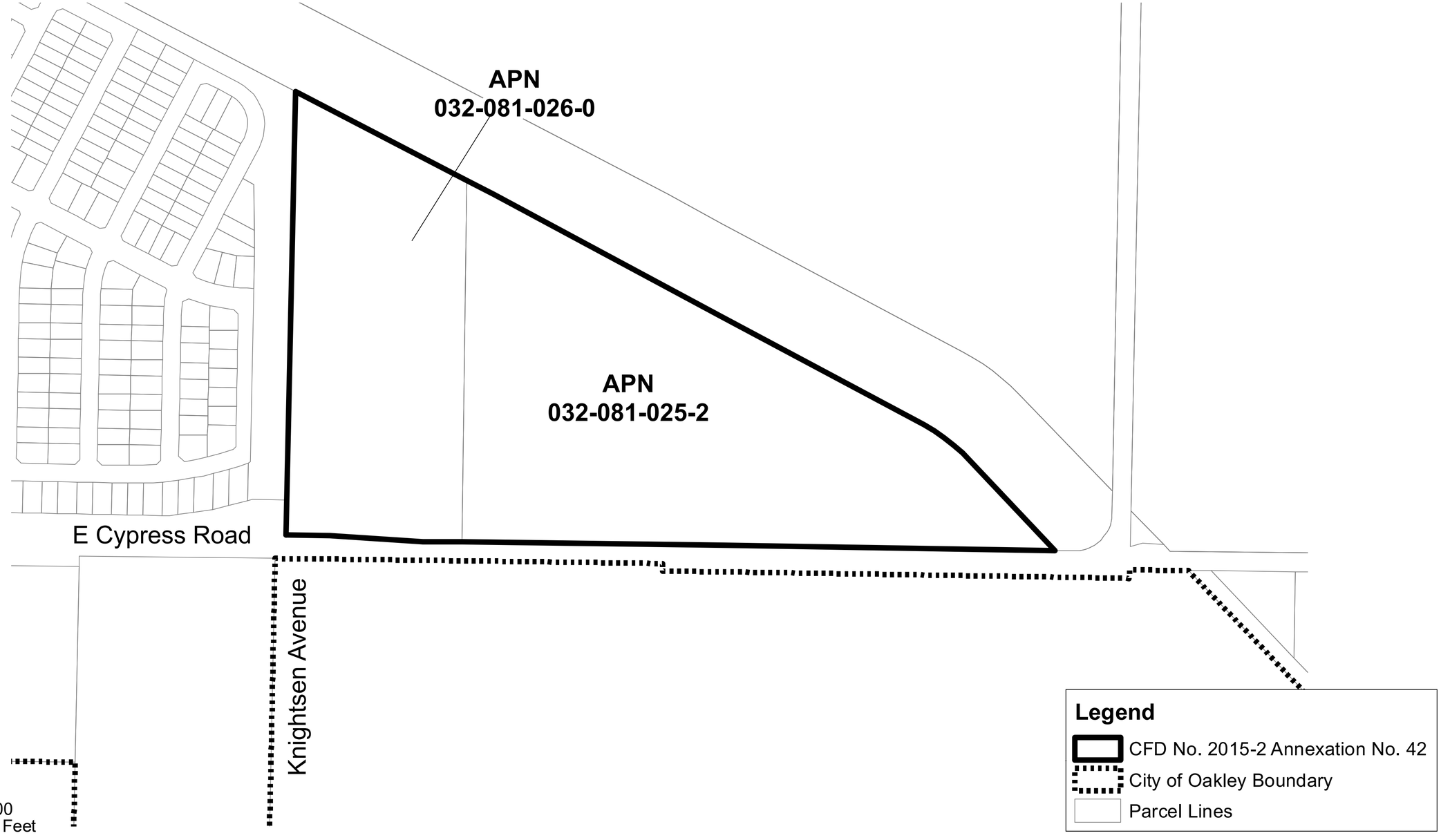
N

0 2,500 5,000 Feet

ANNEXATION MAP No. 42 TO
CITY OF OAKLEY COMMUNITY FACILITIES DISTRICT No. 2015-2
(PARKS, STREETLIGHTS, LANDSCAPE MAINTENANCE AND STORMWATER)

CITY OF OAKLEY
CONTRA COSTA COUNTY, STATE OF CALIFORNIA

Annexation No. 42 - Tax Zone No. 14
(Burroughs Property SD 9557)



RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:

City Clerk
City of Oakley
City Hall
3231 Main Street
Oakley, California 94561

AMENDMENT NO. 42 TO
NOTICE OF SPECIAL TAX LIEN

CITY OF OAKLEY
Community Facilities District No. 2015-2
(Parks, Streetlight, Landscape and Stormwater Services)

Annexation No. 42 - Tax Zone No. 14
(Burroughs Property SD 9557)

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, section 53311, et seq., of the California Government Code (the "Act"), the undersigned City Clerk of the City of Oakley (the "City"), County of Contra Costa, State of California, hereby gives notice that a lien to secure payment of a special tax, which the City is authorized to levy, is hereby imposed on the property described herein. The special tax secured by this lien is authorized to be levied for the purpose of paying for certain municipal services set forth in that certain Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder of the County of Contra Costa, State of California on January 19, 2016, as Document No. 20160009045, to which reference is hereby made and the provisions of which are hereby incorporated by this reference.

This Amendment No. 42 to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory of the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services) (the "CFD"). The territory included in the existing CFD is set forth in the map of the CFD heretofore recorded as Document No. 15-234174 in the Office of the County Recorder of the County of Contra Costa, State of California on November 9, 2015, in Book 85 at Page 20 of Maps of Assessment and Community Facilities Districts, to which reference is hereby made. The territory to be added is set forth in that certain "Annexation Map No. 42 to Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services), County of Contra Costa, State of California," heretofore recorded at _____ on _____, 2025, in Book _____ at Page _____ of Maps of Assessment and Community Facilities Districts in the office of the County Recorder of the County of Contra Costa, State of California.

The rate, method of apportionment, and manner of collection of the authorized special tax, as supplemented with respect to the annexation of the territory described herein to the CFD, is set forth in Exhibit B hereto and hereby made a part hereof. The lien of the special tax is a continuing lien which shall secure the annual levy of the special tax and which shall continue in force and effect until the special tax obligation is permanently satisfied and canceled

in accordance with law or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Government Code Section 53330.5.

Notice is further given that upon the recording of this notice in the office of the county recorder, the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within the territory to be added to the CFD in accordance with Section 3115.5 of the Streets and Highways Code.

The assessor's tax parcel(s) numbers of all parcels or any portion thereof which are included in this Amendment No. 42 to Notice of Special Tax Lien, together with the name(s) of the owner(s) thereof, as they appear on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to the City are as set forth in Exhibit A hereto and hereby made a part hereof.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Finance Director of the City of Oakley, City Hall, 3231 Main Street, Oakley, California 94561, telephone number (925) 625-7000.

Dated: As of _____, 2025

By: _____
Kim Snodgrass, City Clerk,
City of Oakley

EXHIBIT A

CITY OF OAKLEY
Community Facilities District No. 2015-2
(Parks, Streetlight, Landscape and Stormwater Services)

Annexation No. 42 – Tax Zone No. 14

PARCEL DESCRIPTION AND OWNER OF LAND WITHIN ANNEXATION NO. 42 – TAX ZONE NO. 14

Assessor's Parcel No.	Name(s) of Property Owner(s)
032-081-025-2	KB HOME NORTH BAY LLC
032-081-026-0	KB HOME NORTH BAY LLC

EXHIBIT B

CITY OF OAKLEY
Community Facilities District No. 2015-2
(Parks, Streetlight, Landscape and Stormwater Services)

SUPPLEMENT TO THE RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX – TAX ZONE NO. 14

Special Taxes in the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services) (the "CFD" or "CFD No. 2015-2") shall be levied and collected according to the tax liability determined by the Administrator through the application of the appropriate amount or rate for Taxable Property, as described below. All the property in CFD No. 2015-2, unless exempted by law or by the provisions of Section E herein, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2015-2, unless a separate Rate and Method of Apportionment of Special Tax is adopted for such annexation area.

Property annexed to City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services) pursuant to Annexation No. 42 will be annexed to Tax Zone No. 14 per the Supplement to the Rate and Method of Apportionment of Special Tax shown below.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Unit" means a second residential unit of reduced size (e.g., granny cottage, etc.) that shares a Parcel with a Residential Unit.

"Acre" or **"Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other recorded County parcel map.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Division 2, of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2015-2: the costs of computing the Special Tax and preparing the annual Special Tax collection schedules (whether by the City or any designee thereof or both); the costs of collecting

the Special Taxes; the costs to the City, CFD No. 2015-2, or any designee thereof of complying with disclosure requirements associated with the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries, protests, or appeals regarding the Special Taxes; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2015-2 for any other administrative purposes of CFD No. 2015-2, including attorney's fees, costs associated with annexations to CFD No. 2015-2, and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Administrator" means an official of the City, or any designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Tax.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" or **"APN"** means a unique number assigned to an Assessor's Parcel by the County Assessor for purposes of identifying a property.

"Authorized Services" means the public services authorized to be funded by CFD No. 2015-2 as set forth in the documents adopted by the Council when CFD No. 2015-2 was formed.

"Building Permit" means a building permit issued by the City and having a building structure improvement valuation over $50,000. Building Permits for the construction of ancillary structures such as fences, swimming pools, retaining walls, etc. are excluded.

"**CFD" or "CFD No. 2015-2"** means the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services).

"City" means the City of Oakley.

"City Landscape Maintenance Standards" means the then applicable landscape maintenance standards or then applicable level of service for then applicable landscape maintenance contracts executed by the City that are in effect and relate to similar landscaping improvements.

"City Manager" means the City Manager of the City of Oakley.

"Commercial Unit" means an individual building structure for commercial uses as defined per the County Assessor (e.g., grocery stores, shopping centers, motel, hotel, service stations, and offices).

"Condominium Parcel" means a Parcel designated by the County Assessor as having a condominium, townhome, cluster home and co-op land use.

"Council" means the City Council of the City of Oakley, acting as the legislative body for CFD No. 2015-2.

"County" means the County of Contra Costa.

"County Assessor" means the Contra Costa County Assessor.

"County Land Use Code" means the land use code assigned to an Assessor's Parcel as indicated in the records of the County Assessor.

"Developed Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a Building Permit was issued by the City for construction of a residential structure or a non-residential structure on or prior to June 30 of the preceding Fiscal Year. In the absence of a Building Permit, any Parcel of Taxable Property shall be classified as "Developed Property" if it has been occupied by a user as determined by the Administrator on or prior to June 30 of the preceding Fiscal Year.

"Final Map" or "Parcel Map" means a final map approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410, *et seq.*) that creates individual lots on which a Building Permit can be issued for construction of Residential Units without further subdivision of the lots.

"Fiscal Year" means the period starting on July 1 and ending on the following June 30.

"Industrial" means an individual building structure for industrial uses as defined per the County Assessor (e.g., research and development, mini-warehouse, etc.).

"Institutional" means an individual building structure for institutional uses as defined per the County Assessor (e.g., churches, hospitals, assisted living, schools, etc.).

"Land Use Classification" means the current or intended use of a Taxable Parcel as determined by the Taxable Parcel's County Land Use Code.

"Maximum Special Tax" means, for each Special Tax Component, the maximum Special Tax, determined in accordance with Section C herein, which can be levied in any Fiscal Year.

"Mixed Use Parcel" means a Parcel designated by the County Assessor as having a multiple land uses such as residential land uses and commercial land uses, or multi-family land uses and commercial land uses.

"Multi-Family Parcel" means a Parcel designated by the County Assessor as having a multi-family residential land uses which includes duplexes, triplexes, fourplexes and apartments.

"Non-Residential Parcel" means for each Fiscal Year, all Assessor Parcels designated by the County Assessor with a County Land Use Code of Commercial, Industrial, or Institutional. If it is determined by the Administrator that the County Assessor has assigned an incorrect County Land Use Code or the assigned County Land Use Code does not correctly describe the intended or current use of the Taxable Parcel, the Administrator may assign a Land Use Classification to the Taxable Parcel described in Section C below.

"Non-Residential Parcel – In Compliance" this definition only applies for the purpose of calculating the annual neighborhood parks and landscaping maintenance tax component and means for each Fiscal Year, an Assessor Parcel designated by the County Assessor with a County Land Use Code of Commercial, Industrial, or Institutional for which the Property Owner of the Commercial, Industrial, or Institutional Parcel has notified the City in writing by the preceding February 1st that it will maintain its parcel's frontage landscaping during the immediate following fiscal year and the City Manager or his/her designee has determined that the Property Owner has maintained its Parcel's frontage landscaping in previous Fiscal Years to City Landscape Maintenance Standards. In addition, in order for any Commercial, Industrial, or Institutional Parcel within a Tax Zone of CFD No. 2015-2 to be defined as a Non-Residential Parcel – In Compliance, all Non-Residential Parcels within the Tax Zone must also be defined as Non-Residential Parcel – In Compliance.

"Non-Residential Parcel – Out of Compliance" this definition only applies for the purpose of calculating the annual neighborhood parks and landscaping maintenance tax component and means for each Fiscal Year, an Assessor Parcel designated by the County Assessor with a County Land Use Code of Commercial, Industrial, or Institutional for which the Property Owner of the Non-Residential Parcel has not notified the City in writing by the preceding February 1st that it will maintain its parcel's frontage landscaping during the immediate following fiscal year or the City Manager or his/her designee has determined that the Property Owner has not maintained its Parcel's frontage landscaping in previous Fiscal Years to City Landscape Maintenance Standards. In addition, if any Non-Residential Parcel within a Tax Zone of CFD No. 2015-2 is defined as a Non-Residential Parcel – Out of Compliance, then all Non-Residential Parcels within the Tax Zone must also be defined as Non-Residential Parcel – Out of Compliance.

"Property Owner" means the Property Owner of record per current County Assessor records unless more current information is available such as recorded deed of sale, etc.

"Proportionately" means, for Developed Property, that the ratio of the actual annual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor's Parcels of Developed Property. For Undeveloped Property, "Proportionately" means that the ratio of the actual annual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor's Parcels of Undeveloped Property.

"Public Property" means, for each Fiscal Year: (i) any property within the boundaries of CFD No. 2015-2 that is owned by or irrevocably offered for dedication to the federal government, the State of California, the City or any other public agency; provided, however, that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act (as such section may be amended or replaced) shall be taxed and classified in accordance with its use; or (ii) any property within the boundaries of CFD No. 2015-2 that is encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

"Residential Unit" means an individual building structure for residential or multi-family residential uses as defined per the County Assessor. An Accessory Unit that shares a Parcel with a Residential Unit shall not be considered a separate Residential Unit for purposes of this RMA.

"RMA" means this Rate and Method of Apportionment of Special Tax.

"Single-Family Parcel" means a Parcel designated by the County Assessor as having a single-family residential land use. If it is determined by the Administrator that the County Assessor has assigned an incorrect County Land Use Code or the assigned County Land Use Code does not correctly describe the intended or current use of the Taxable Parcel, the Administrator may assign a Land Use Classification to the Taxable Parcel described in Section C below.

"Special Tax" means any tax levied within CFD No. 2015-2 to pay the Special Tax Requirement, and includes each Special Tax Component.

"Special Tax Component" means one of the following components of the Special Tax: Community Park Maintenance Tax, Streetlighting Maintenance Tax, Neighborhood Parks and Landscape Maintenance Tax, or Stormwater Maintenance Tax.

"Special Tax Requirement" means, for each Special Tax Component, the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized

Services related to the Special Tax Component; (ii) Administrative Expenses attributable to the Special Tax Component; and (iii) amounts needed to cover any delinquencies in the payment of the Special Tax Component which occurred in the previous Fiscal Year or, based on delinquency rates in prior years, may be expected to occur in the Fiscal Year in which the Special Tax will be collected.

"Taxable Property" or "Taxable Parcels" means all Assessors' Parcels within the boundaries of CFD No. 2015-2 that are not exempt from the Special Tax pursuant to law or Section E herein.

"Tax Zone" means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this RMA. All the property within CFD No. 2015-2 at the time of CFD Formation is within Tax Zone 1. Additional Tax Zones may be created when property is annexed to CFD No. 2015-2, and a separate Maximum Special Tax shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor's Parcels included within a new Tax Zone established when such Parcels are annexed to CFD No. 2015-2 shall be identified by Assessor's Parcel Number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

"Unanimous Approval Form" means that form executed by the record owner of fee title to a Parcel or Parcels annexed into CFD No. 2015-2 that constitutes the property owner's approval and unanimous vote in favor of annexing into CFD No. 2015-2, the levy of the Special Tax against his/her Parcel or Parcels pursuant to this RMA.

"Undeveloped Property" means, in any Fiscal Year, all Parcels of Taxable Property in CFD No. 2015-2 that are not classified as Developed Property.

B. DATA FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel Numbers for all Parcels of Taxable Property within CFD No. 2015-2. The Administrator shall also determine: (i) whether each Assessor's Parcel of Taxable Property is Developed Property or Undeveloped Property, and (ii) the Special Tax Requirement for each Special Tax Component for the then-current Fiscal Year. Each Special Tax Component shall be levied only to pay for the related Special Tax Requirement.

In any Fiscal Year, if it is determined that (i) a Final Map or Parcel Map for a portion of property in CFD No. 2015-2 was recorded after the last date upon which the County Assessor will incorporate the newly-created Parcels into the then current tax roll, (ii) because of the date the Final Map or Parcel Map was recorded, the County Assessor does not yet recognize the new Parcels that will be created by the Final Map or Parcel Map, and (iii) one or more of the newly-created Parcels would meet the definition of Developed Property, the Administrator shall calculate the Special Tax for

the property affected by recordation of the Final Map or Parcel Map by determining the Special Tax that applies separately to each new Parcel that will be created by that Final Map or Parcel Map, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the Final Map or Parcel Map.

C. MAXIMUM SPECIAL TAXES

1. Developed Property - The Fiscal Year 2018-19 Maximum Special Tax for each Special Tax Component for all Parcels of Developed Property shall be as shown in Table 1 below:

Table 1: Developed Property

Special Tax Component	Land Use Classification	FY 2018-19 Maximum Tax	
Regional Park Maintenance Tax	Single-Family Parcel	$136.40	per Parcel
Regional Park Maintenance Tax	Condominium Parcel	$102.30	per Parcel
Regional Park Maintenance Tax	Multi-Family Parcel	$68.20	per Unit
Regional Park Maintenance Tax	Non-Residential Parcel	$409.20	per Acre
Community Parks Maintenance Tax	Single-Family Parcel	$301.21	per Parcel
Community Parks Maintenance Tax	Condominium Parcel	$225.91	per Parcel
Community Parks Maintenance Tax	Multi-Family Parcel	$150.61	per Unit
Community Parks Maintenance Tax	Non-Residential Parcel	$903.65	per Acre
Street Lighting Maintenance Tax	Single-Family Parcel	$59.48	per Parcel
Street Lighting Maintenance Tax	Condominium Parcel	$44.61	per Parcel
Street Lighting Maintenance Tax	Multi-Family Parcel	$29.74	per Unit
Street Lighting Maintenance Tax	Non-Residential Parcel	$178.41	per Acre
Storm Drain Maintenance Tax	Single-Family Parcel	$384.69	per Parcel
Storm Drain Maintenance Tax	Condominium Parcel	$288.52	per Parcel
Storm Drain Maintenance Tax	Multi-Family Parcel	$192.35	per Unit
Storm Drain Maintenance Tax	Non-Residential Parcel	$3,354.42	per Acre
Neighborhood Parks & Landscape Maintenance Tax	Single-Family Parcel	$690.38	per Parcel
Neighborhood Parks & Landscape Maintenance Tax	Condominium Parcel	$517.79	per Parcel
Neighborhood Parks & Landscape Maintenance Tax	Multi-Family Parcel	$345.19	per Unit
Neighborhood Parks & Landscape Maintenance Tax	Non-Residential Parcel	$6,019.97	per Acre

Mixed Use Parcels will have their Maximum Tax calculated each Fiscal Year based upon their combined uses on the Parcel. For example, if a one-acre parcel has commercial on the ground floor and 50 condominiums on the second floor the property owner will be charged the Non-Residential Parcel rate for one acre and the Condominium Parcel Rate for the 50 condominiums.

2. Undeveloped Property - The Fiscal Year 2018-19 Maximum Special Tax for each Special Tax Component for all Parcels of Undeveloped Property shall be as shown in Table 2 below:

Table 2: Undeveloped Property			
Special Tax Component	Land Use Classification	FY 2018-19 Maximum Tax	
Regional Park Maintenance Tax	Single-Family Parcel	$409.20	per Acre
Regional Park Maintenance Tax	Condominium Parcel	$306.90	per Acre
Regional Park Maintenance Tax	Multi-Family Parcel	$204.60	per Acre
Regional Park Maintenance Tax	Non-Residential Parcel	$204.60	per Acre
Community Parks Maintenance Tax	Single-Family Parcel	$903.64	per Acre
Community Parks Maintenance Tax	Condominium Parcel	$677.74	per Acre
Community Parks Maintenance Tax	Multi-Family Parcel	$451.83	per Acre
Community Parks Maintenance Tax	Non-Residential Parcel	$451.83	per Acre
Street Lighting Maintenance Tax	Single-Family Parcel	$178.41	per Acre
Street Lighting Maintenance Tax	Condominium Parcel	$133.81	per Acre
Street Lighting Maintenance Tax	Multi-Family Parcel	$89.21	per Acre
Street Lighting Maintenance Tax	Non-Residential Parcel	$89.21	per Acre
Storm Drain Maintenance Tax	Single-Family Parcel	$3,354.42	per Acre
Storm Drain Maintenance Tax	Condominium Parcel	$3,354.42	per Acre
Storm Drain Maintenance Tax	Multi-Family Parcel	$3,354.42	per Acre
Storm Drain Maintenance Tax	Non-Residential Parcel	$3,354.42	per Acre
Neighborhood Parks & Landscape Maintenance Tax	Single-Family Parcel	$6,019.97	per Acre
Neighborhood Parks & Landscape Maintenance Tax	Condominium Parcel	$6,019.97	per Acre
Neighborhood Parks & Landscape Maintenance Tax	Multi-Family Parcel	$6,019.97	per Acre
Neighborhood Parks & Landscape Maintenance Tax	Non-Residential Parcel	$6,019.97	per Acre

3. Escalation of Maximum Special Tax

On July 1, 2019, and each July 1 thereafter, the Maximum Special Tax for each Special Tax Component for the current Fiscal Year for Developed Property and Undeveloped Property shall be increased from the Maximum Special Tax for the respective Special Tax Component for the previous Fiscal Year by Consumer Price Index – All Urban Consumers (San Francisco-Oakland-San Jose, CA) (from February) with a minimum annual increase of three (3.00%) percent and a maximum annual increase of five (5.00%) percent for any given year.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAXES

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement for each Special Tax Component for that Fiscal Year and levy each Special Tax Component on all Parcels of Taxable Property as follows:

Step 1: Each Special Tax Component shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax for each Parcel of Developed Property for such Fiscal Year until the amount levied is equal to the Special Tax Requirement for such Special Tax Component;

Step 2: If additional revenue is needed after Step 1, each Special Tax Component shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for each Parcel of Undeveloped Property for such Fiscal Year until the amount levied, when combined with the amount of the Special Tax Component levied pursuant to Step 1, is equal to the Special Tax Requirement for such Special Tax Component.

The Special Tax for CFD No. 2015-2 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of CFD No. 2015-2, and the Special Tax shall be subject to foreclosure if delinquent regardless of the manner in which it was collected.

E. EXEMPTIONS

No Special Tax shall be levied on Parcels of Public Property or any privately-owned Parcels that are non-developable, such as common areas, wetlands, and open space, parks, etc. except as otherwise provided in this RMA and in the Act.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that does not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City through a resolution of the Council for purposes of clarifying any vagueness or ambiguity in this RMA.

G. TERM OF THE SPECIAL TAX

The Special Tax shall be levied in perpetuity as necessary to pay the Special Tax Requirement.

H. REPEAL OF THE SPECIAL TAX

CFD No. 2015-2 was established to levy the Special Tax to finance the Authorized Services as a condition of the entitlement to develop the Developed Property in CFD No. 2015-2. If the levy of the Special Tax is repealed by initiative or any other action participated in by the owners of Parcels in CFD No. 2015-2, the City shall cease to levy the Special Tax and shall cease to be obligated to provide the Authorized Services for which the Special Tax was levied.

I. SEVERABILITY

The invalidity or unenforceability of any provisions of this Rate and Method of Apportionment of Special Tax shall not affect the validity or enforceability of any other provision of this Rate and Method of Apportionment of Special Tax, which shall remain in full force and effect.

OAKLEY
CALIFORNIA

DATE: February 25, 2025

Approved and Forwarded to the City Council

TO: Joshua McMurray, City Manager

FROM: Kevin Rohani, P.E., Public Works Director/City Engineer

SUBJECT: Adopt a Resolution Authorizing the Amendment of the Budget for the East Cypress Road Widening Project (Knightsen Avenue to Jersey Island Road) Project – Capital Improvement Project (CIP) Number 247 to cover the construction cost of roadway and utility improvements for East Cypress Road intersection widening at Jersey Island Road Project CIP 310 and amend the existing construction contract for CIP 247 accordingly

Background and Analysis

The improvements to East Cypress Road have been a key part of the City's CIP program as established by the City Council and the Strategic Goals, and a top priority for the community to accommodate the growth of the residential neighborhood of the East Cypress Road corridor and far east Oakley.

CIP 310 is the most complex and complicated project that the City of Oakley has ever undertaken and covers East Cypress Road from just west of the Contra Costa Water District (CCWD) canal to the east of Jersey Island Road. This project not only involves the undergrounding of the existing CCWD canal, but also all the new roadway and utility infrastructure improvements that crisscross the CCWD canal. This project, in addition to its design and construction, has required extensive and on-going coordination between the Public Works staff, various utility companies, CCWD, Federal and State regulatory agencies, which will continue into fall of 2026 during the construction of the project.

The complexity of the CIP 310 East Cypress Road intersection widening at Jersey Island Road is magnified further because of its integration with the CIP 247 East Cypress Road Widening Project (Knightsen Avenue to CCWD canal) which will transform East Cypress Road into a 6-lane major thoroughfare and elevate it from its existing grade at Jersey Island Road by over 10' to cross the new roadway intersection and future regional levee crossing. The attached exhibit and plans show the site with all the proposed roadway and utility work.

Existing traffic will have to be kept operational and flowing on East Cypress Road while these projects are being constructed. Staff, after working closely with the design and construction teams, have developed a phasing plan that will construct the new roadway, CCWD canal undergrounding, and utilities. This phasing plan will allow traffic to flow on East Cypress Road while construction is taking place as this roadway is the primary ingress and egress to far east Oakley.

The CIP 310 project is divided into 2 parts: first is the undergrounding of the existing CCWD canal under East Cypress Road, and second is the all the new roadway and utility infrastructure construction.

After months of coordination with CCWD, the undergrounding of the CCWD canal under the East Cypress Road project was designed and on December 10, 2024, the City Council approved a construction contract with Sukut Construction, LLC for the undergrounding of the CCWD canal. Sukut Construction, LLC is a large construction company based in southern California and specializes in the construction of large diameter pipes and has worked for CCWD in the past on other canal undergrounding projects.

The construction of this project will span 2 years, from spring 2025 to fall 2026 as there are regulatory agency permits that have to be adhered to for the construction. City staff are working with CCWD and the construction team to work out details and logistics so that the construction can start this spring, after the end of the rainy season.

The design for the second part of CIP 310 that includes roadway, levee, and utilities has been completed. The construction of this work has to be performed in close coordination with the CCWD canal undergrounding, and CIP 247 East Cypress Road Widening Project (Knightsen Avenue to CCWD canal) to have these projects executed properly and maintain vehicular access through the various construction phases.

There will be temporary retaining walls constructed on East Cypress Road to hold the roadway embankments while the sections of CCWD canal are getting undergrounded. In addition, various new utilities such as: sanitary sewer, water, storm, telecommunication, and gas lines will have to be constructed in sections above the CCWD canal pipeline to keep the project construction on track. In order to elevate the new roadway over the undergrounded CCWD canal, nearly 90,000 Cubic Yards of soil have to be imported, placed, and compacted on the north side of East Cypress Road. All of this work has to be constructed while maintaining the traffic flow on existing East Cypress Road.

Staff have evaluated the constructability of these projects in detail and the respective critical elements of each project to ensure that these complex projects are constructed with minimum inconvenience to the public and in accordance with the permits and agreements that have been secured and executed. Timing is essential on these projects and their construction as the City has to have the projects completed by end of 2026 to be in compliance with executed permits and agreements with the regulatory agencies and project partners.

On October 25, 2022, the City Council approved the construction contract with R&R Pacific Construction, Inc. for CIP 247 East Cypress Road Widening Project (Knightsen Avenue to CCWD Canal). The construction of this project is progressing, and the new East Cypress Road paving is slated for summer 2025. R&R Pacific Construction, Inc. have performed very well for the City on this project and have accommodated various schedule changes that were

asked for by the City and have kept the construction moving forward and shown their commitment towards the construction of the project professionally.

Since there is no company currently under contract by the City for the construction of the roadway and utility improvements for CIP 310, staff is recommending that this work be added to the existing construction contract for CIP 247 East Cypress Road Widening Project (Knightsen Avenue to CCWD canal). This approach makes both operational and financial sense for the City and keeps the overall construction project schedule on track.

Operationally there is construction equipment and personnel working on CIP 247 that would not have to be remobilized, and CIP 247 contractor is familiar with the site and its challenges. In addition, the complex operations that has to be performed at the site will be much more efficient with the current construction team instead of bringing another new contractor to the site which will take several months to accomplish and delay the construction of the project.

Financially since CIP 247 plans included temporary detours and access roadways to conform to existing East Cypress Road east of Jersey Island Road which would not be needed as both East Cypress Road Widening Project (Knightsen Avenue to CCWD canal) project and East Cypress Road intersection widening at Jersey Island Road will be performed concurrently and the City will receive credit from the CIP 247 contractor for the work that will not be required with this approach.

The design team completed the preparation of the plans for CIP 310 East Cypress Road intersection widening at Jersey Island Road. The scope of this work includes soil import, retaining walls, sanitary sewer, water, storm, gas, and telecommunication utilities, streetlights, traffic signal, landscaping, irrigation, and street paving. The engineers' cost estimate for this work is $10,180,000. Staff had meetings with the CIP 247 contractor and after extensive discussions negotiated a good cost proposal in favor of the City to have CIP 310 East Cypress Road intersection widening at Jersey Island Road constructed for $7,298,000 which includes a credit for the City in the amount of $204,500 for the work on CIP 247 that would not have to be performed when both projects are constructed concurrently. This process will ensure these projects get constructed on schedule and bring much needed relief to the public who drive on East Cypress Road every day.

Staff have reviewed the process of adding the CIP 310 roadway and utilities construction to CIP 247 contract with the City Attorney to ensure we are following State Public Contract Code and the City's contract documents and received approval and confirmation that the process is in compliance with all contracting laws and City's construction documents and City has the right to change or add to the scope of existing construction contract.

The Public Works engineering staff will continue to manage the day-to-day construction of these high-profile projects to ensure the timely delivery of these projects for the community.

Consistency with the Oakley Strategic Plan 27+

The approval of this agreement is consistent with the Oakley Strategic Plan under our Community Health and Safety Goal, and Finance and Fiscal Responsibility to provide safe streets in Oakley.

Fiscal Impact

The recommendation would be to fund this project by utilizing Capital Improvement Reserve from the General Fund, Traffic Impact Fees and Road Maintenance and Rehab Funding. Total funding requested would be $8,000,000 to include any contingencies and would be broken out as follows:

1. Transfer from Capital Improvement Reserve from General Fund to General Fund Operating Transfers: $5,000,000

2. Operating Transfer from General Fund to Fund 235 Street Maintenance & Rehab to CIP 247 Construction: $5,000,000

3. Transfer from available fund balance in the Traffic Impact Fee Fund to CIP 247 Construction: $2,000,000

4. Transfer from available fund balance in the Road Maintenance and Rehab Fund to CIP 247 Construction: $1,000,000

Adopting this Resolution would approve a budget amendment for the FY 2024/25 budget in the amounts provided above.

Staff Recommendation

Staff recommends that the City Council adopt the resolution approving amending the budget and construction contract by R&R Pacific Construction, Inc. for CIP 247 to include the roadway and utility improvements for the East Cypress Road intersection widening at Jersey Island Road – CIP 310 and to authorize the City Manager to execute the contract amendment for a not to exceed additional amount of $7,298,000.

Attachments

1) Resolution
2) Roadway and Utility Exhibit - East Cypress Road/Jersey Island Road intersection
3) East Cypress Road intersection widening at Jersey Island Road Project plans - CIP 310

RESOLUTION NO. __-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY AUTHORIZING THE AMENDMENT OF THE BUDGET FOR THE EAST CYPRESS ROAD WIDENING PROJECT (KNIGHTSEN AVENUE TO JERSEY ISLAND ROAD) PROJECT – CAPITAL IMPROVEMENT PROJECT (CIP) NUMBER 247 TO COVER THE CONSTRUCTION COST OF ROADWAY AND UTILITY IMPROVEMENTS FOR EAST CYPRESS ROAD INTERSECTION WIDENING AT JERSEY ISLAND ROAD PROJECT CIP 310 AND AMEND THE EXISTING CONSTRUCTION CONTRACT FOR CIP 247 ACCORDINGLY

WHEREAS, Sanbell prepared the plans and specifications for CIP Number 310 East Cypress Road Widening and Intersection improvements at Jersey Island Road; and,

WHEREAS, staff have been working with Sanbell on the design of this project in close coordination with CCWD to keep the project moving forward; and,

WHEREAS, staff along with the design team and CCWD reviewed and analyzed options for the construction of this work and the most efficient and appropriate approach was determined to be adding this work to the current East Cypress Road Widening (Knightsen Avenue to Jersey Island Road) Project, CIP 247 that is currently under construction so the overall project schedules and deliveries can be adhered to; and,

WHEREAS, the City Council on October 25, 2022 awarded a construction contract to R&R Pacific Construction, Inc. for East Cypress Road Widening (Knightsen Avenue to Jersey Island Road) Project, CIP 247; and,

WHEREAS, staff had meetings with CIP 247 contractor and after extensive discussions negotiated a very good proposal to have CIP 310 East Cypress Road intersection widening at Jersey Island Road constructed for $7,298,000; and,

WHEREAS, The recommendation would be to fund this project utilizing Capital Improvement Reserve from the General Fund, Traffic Impact Fees and Road Maintenance and Rehab Funding. Total funding requested would be $8,000,000 to include any contingencies and would be broken out as follows:

1. Transfer from Capital Improvement Reserve from General Fund to General Fund Operating Transfers: $5,000,000
2. Operating Transfer from General Fund to Fund 235 Street Maintenance & Rehab to CIP 247 Construction: $5,000,000
3. Transfer from available fund balance in the Traffic Impact Fee Fund to CIP 247 Construction: $2,000,000
4. Transfer from available fund balance in the Road Maintenance and Rehab Fund to CIP 247 Construction: $1,000,000

Adopting this Resolution would approve a budget amendment for the FY 2024/25 budget in the amounts provided above.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the City Council of the City of Oakley approving Amendment of the Budget for the East Cypress Road Widening Project (Knightsen Avenue to Jersey Island Road) Project – CIP 247 in amount of $7,298,000 to include the construction cost of roadway and utility improvements for East Cypress Road intersection widening at Jersey Island Road Project CIP 310 and amend the existing construction contract for CIP 247 accordingly

PASSED, APROVED AND ADOPTED by the City Council of the City of Oakley at a meeting held on this 25th day of February 2025 by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

_____
Shannon Shaw, Mayor

ATTEST:

_____ _____
Kim Snodgrass, City Clerk Date

LEGEND

- RIGHT OF WAY
- 20" WATER MAIN DIP CL50 PIPE (DIABLO WATER DISTRICT)
- 24" WATER MAIN DIP CL50 PIPE (DIABLO WATER DISTRICT)
- 14" SEWER FORCE MAIN PVC C900 DR14 PIPE (IRONHOUSE SANITARY DISTRICT)
- 8" PG&E GAS MAIN ALONG EAST CYPRESS ROAD & CALPINE ALONG JERSEY ISLAND ROAD
- STORM DRAIN PIPE (CITY OF OAKLEY)
- 10' RAW WATER RCP (SEG 5A) (CONTRA COSTA WATER DISTRICT)
- REMOVE/ABANDON UTILITIES
- AT&T CONDUITS
- 36" SLEEVE FOR DWD
- 24" FUTURE FIBER OPTIC SLEEVE FOR CCWD
- EXISTING UG AT&T COMMUNICATION
- EXISTING 20" WATER MAIN (DIABLO WATER DISTRICT)
- EXISTING 24" WATER MAIN (DIABLO WATER DISTRICT)
- EXISTING 14" SEWER FORCE MAIN (IRONHOUSE SANITARY DISTRICT)
- EXISTING STORM DRAIN (CITY OF OAKLEY)
- EXISTING 10' PIPE (SEG 4 & SEG 5B) (CONTRA COSTA WATER DISTRICT)
- EXISTING 12" GAS TRANSMISSION AND 8" DISTRIBUTION LINES
- ROADWAY & UTILITY EASEMENT
- OVERHEAD LINES & POLE
- EXISTING OVERHEAD LINES

RIGHT OF WAY
EXISTING SEGMENT 3 & 4 10' DIAMETER PIPE
032-270-822
RIGHT OF WAY FOR JERSEY ISLAND ROAD
BUREAU OF RECLAMATION RIGHT OF WAY
260 FT WIDE
EXISTING SEGMENT 3 & 4 ACCESS STRUCTURE
ACD-T1 032-270-803
STAGING AND LAYDOWN AREA
GRADING EASEMENT
032-081-025
FILL IN OPEN CANAL
JERSEY ISLAND ROAD
ACCESS ROAD
RIGHT OF WAY FOR NEW EAST CYPRESS ROAD
RIGHT OF WAY FOR NEW EAST CYPRESS ROAD
NEW EAST CYPRESS ROAD
CIP 302 (FUTURE)
CIP 310
ROADWAY & UTILITY EASEMENT
CIP 247 (IN CONSTRUCTION)
EAST CYPRESS ROAD
032-040-046
EXISTING EAST CYPRESS ROAD
032-060-001
032-060-002
RIGHT OF WAY
EXISTING EAST CYPRESS ROAD
ACCESS ROAD
LEVEE FLOOD WALL BY DEVELOPER
PROPOSED SEGMENT 5A 10' DIAMETER PIPE
RIGHT OF WAY
ACCESS TO PRIVATE PROPERTY
260 FT WIDE
FILL IN OPEN CANAL
CONTRA COSTA CANAL
EXISTING SEGMENT 5B ACCESS STRUCTURE
ACD-T1 032-050-003
EXISTING SEGMENT 5B 10' DIAMETER PIPE
BUREAU OF RECLAMATION RIGHT OF WAY
STAGING AND LAYDOWN AREA
NORTH
JERSEY ISLAND ROAD
NORTH
EXISTING EAST CYPRESS ROAD

EAST CYPRESS ROAD UTILITY RELOCATIONS
SCALE: 1" = 30'

EAST CYPRESS ROADWAY WIDENING CONCEPTUAL PLAN AT CONTRA COSTA CANAL
SCALE: 1"=50'

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT
CONCEPTUAL PLAN
CITY OF OAKLEY | CONTRA COSTA COUNTY | CALIFORNIA

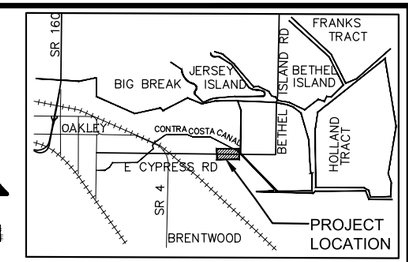
OAKLEY CALIFORNIA

sanbell
Intelligent Infrastructure, Enduring Connections

EAST CYPRESS ROAD WIDENING AT CONTRA COSTA WATER DISTRICT (CCWD) CANAL CROSSING PROJECT

CIP PROJECT NO. 310
CITY OF OAKLEY

BID SUBMITTAL



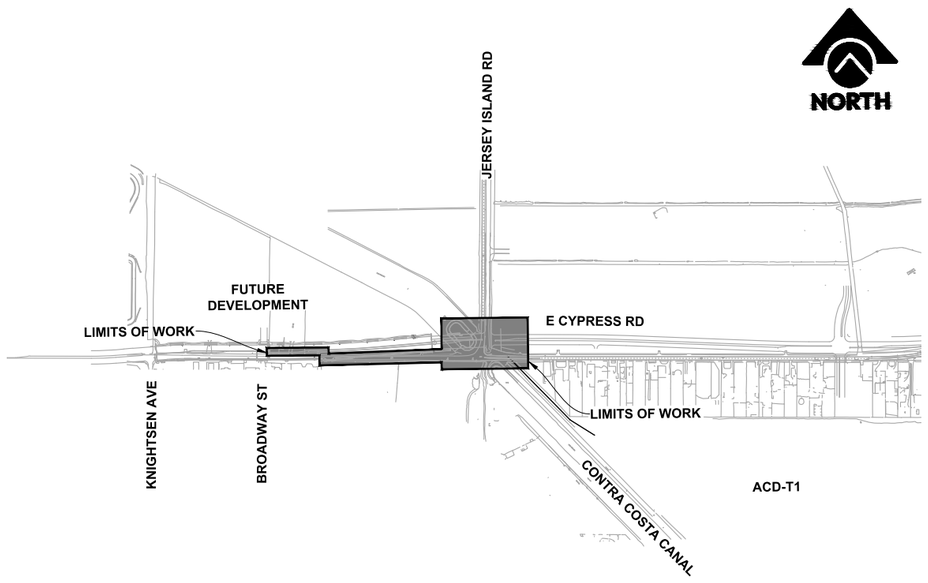
VICINITY MAP
SCALE: NTS

ENGINEERING GENERAL NOTES

1. THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THIS DESIGN CONTAINED HEREIN.
2. THE CIVIL ENGINEERING DESIGN SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING AND/OR SURVEYING PRACTICES APPLICABLE ON THE DATE OF SIGNATURE BY THE ENGINEER. IF CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON DOES NOT COMMENCE WITHIN EIGHT MONTHS FROM THE DATE OF SIGNATURE BY THE ENGINEER, THE PLANS MUST BE REVIEWED FOR CURRENT COMPLIANCE WITH GENERALLY ACCEPTED ENGINEERING AND/OR SURVEYING PRACTICES AND RE-ISSUED BY THE ENGINEER PRIOR TO ANY WORK BEING PERFORMED.
3. CONTRACTOR AGREES THAT THE CONTRACTOR 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 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 THE ENGINEER.
4. CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS.
5. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY WORK PERFORMED BY THE CONTRACTOR AND/OR OWNER BASED ON DRAWINGS WHICH HAVE NOT BEEN SIGNED AND SEALED BY THE ENGINEER, APPROVED BY THE CITY OF OAKLEY, AND SPECIFICALLY NOTED AS "APPROVED FOR CONSTRUCTION" BY THE ENGINEER. ALL INFORMATION SHOWN ON PRELIMINARY DRAWINGS IS SUBJECT TO CORRECTION AND/OR CHANGE AND THE CONTRACTOR AND/OR OWNER SHALL PERFORM ANY AND ALL IMPROVEMENTS AT THEIR OWN RISK.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL EASEMENTS, RIGHTS OF ENTRY, ETC. NECESSARY TO CONSTRUCT ANY WORK SHOWN HEREON.
7. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. ANY RESTAKING REQUIRED AS A RESULT OF OBSTRUCTIONS ENCOUNTERED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE OBSTRUCTIONS ENCOUNTERED. ALL EXISTING ELEVATIONS SHOWN ARE AS MEASURED IN THE FIELD UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM SANBELL.
9. THE CONTRACTOR SHALL PROVIDE THE NECESSARY SAFETY OR TESTING EQUIPMENT AND PERSONNEL.
10. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH CALTRANS AND CAL-OSHA SPECIFICATIONS, INCLUDING ALL COSTS FOR FLAGGERS.
11. IF ANY CULTURAL FEATURES OR ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING, OR OTHER EXCAVATION WORK, ALL WORK WITHIN THIRTY YARDS (30 YD) OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST CERTIFIED BY THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES ARE DETERMINED AND IMPLEMENTED, IF DEEMED NECESSARY.
12. REMOVE ALL TREES AND BRUSH IN RIGHT-OF-WAY UNLESS SPECIFICALLY NOTED FOR PRESERVATION.
13. ALL WORK SHALL SHALL CONFORM TO THE CURRENTLY ADOPTED EDITIONS OF THE STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF OAKLEY UNLESS OTHERWISE NOTED.
14. THE INSTALLATION OF EROSION CONTROL FACILITIES AND MEASURES IS NECESSARY AT ALL TIMES.
15. REFER TO CITY OF OAKLEY, ENGINEERING PROCEDURES MANUAL OF STANDARD PLANS AND SPECIFICATIONS FOR ADDITIONAL IMPORTANT INFORMATION AND REQUIREMENTS.
16. COORDINATE AND ELEVATION DATUM FOR THIS SURVEY IS BASED ON NGS CONTROL POINTS PID NUMBERS HS3769, DH6895 AND DB3879

PID	NORTHING	EASTING	ELEVATION
HS3769	2180254.335	6232482.922	13.8
DH6895	2193565.21	6224466.128	10.108
DB3879	2175993.444	6227442.82	23.6

17. BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 3, NAD83, NAVD88, EPOCH 2010.
18. BASIS OF BEARINGS: CALIFORNIA COORDINATE SYSTEM ZONE 3, 1983 (CCS83).
19. ALL EXCAVATION, BACKFILL AND GRADING SHALL COMPLY WITH RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT TITLED "GEOTECHNICAL REPORT CYPRESS PRESERVE PHASE 1 IN-TRACT IMPROVEMENT CE&G DOCUMENT: 181031.001" PREPARED BY CAL ENGINEERING & GEOLOGY AND DATED APRIL 12, 2021.
20. THE SOILS REPORT FOR THIS PROJECT AS IDENTIFIED ABOVE, WAS PREPARED AND SHALL BECOME A PART OF THESE PLANS. SITE PREPARATION, EXCAVATION, GRADING, FILL PLACEMENT AND COMPACTION SHALL CONFORM WITH THE PROJECT GEOTECHNICAL REPORT AND WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER, OR CITY REPRESENTATIVE. FIELD OBSERVATION AND TESTING DURING THE GRADING OPERATIONS SHALL BE APPROVED BY REPRESENTATIVES OF THE SOILS ENGINEERS TO ENABLE THEM TO FORM OPINIONS REGARDING THE ADEQUACY OF THE SITE PREPARATION, THE ACCEPTABILITY OF FILL MATERIALS AND THE EXTENT TO WHICH THE EARTH CONSTRUCTION AND THE DEGREE OF COMPACTION COMPLY WITH THE SPECIFICATION REQUIREMENTS. CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER(S) AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING OF WORK.



KEY MAP
SCALE: NTS

SHEET NO.	SHEET REFERENCE NO.	SHEET INDEX
1	G1.0	COVER SHEET
2-3	G1.1-G1.2	NOTES, ABBREVIATIONS, & LEGEND
4-13	G1.3-G1.12	CIVIL DETAILS
14	G1.15	SURVEY CONTROL PLAN
15-16	G1.14-G1.15	TYPICAL STREET SECTION
17-20	C1.1-C1.4	DEMOLITION PLAN
21-23	C2.1-C2.4	HORIZONTAL CONTROL PLAN
24-28	C3.0-C3.4	IMPROVEMENT PLAN & PROFILE
29	C3.5	INTERIM IMPROVEMENT PLAN
30	C3.6	PAVING IN CCWD ROW
31-32	C4.1-C4.2	GRADING PLAN
33-34	C5.1-C5.2	WATER MAIN PLAN & PROFILE
35-36	C6.1-C6.2	SANITARY SEWER FORCE MAIN PLAN & PROFILE
37	C7.1	STORM DRAIN PROFILES
38	C8.1	PG&E GAS MAIN PLAN & PROFILE
39	C9.1	JOINT TRENCH PLAN & PROFILE
40	C10.1	STORM WATER CONTROL PLAN
41-42	C11.1-C11.2	SWPPP PLAN
43-44	C12.1-C12.2	SWPPP DETAILS
45-47	C13.1-C13.3	CROSS SECTIONS
48-49	SS-1-SS-2	SIGNING & STRIPING PLAN
50-51	TS-1-TS-2	TRAFFIC SIGNAL PLAN
52	LC-1	LANDSCAPE COVER SHEET
53	LC-2	LANDSCAPE NOTES & PLANT SCHEDULE
54	LC-3	LANDSCAPE NOTES
55-58	IP-1 - IP-4	IRRIGATION PLAN
59-60	ID-1 - ID-2	IRRIGATION NOTES & LEGEND
61-62	ID-3 - ID-4	IRRIGATION DETAILS
63-64	ID-5 - ID-6	IRRIGATION WATER CALCULATIONS
65-68	LP-1-LP-4	PLANTING PLANS
69-70	LD-1-LD-2	CONSTRUCTION DETAILS
71-76	CP-1-CP-6	CATHODIC PROTECTION SITE PLAN

CITY OF OAKLEY ACCEPTANCE OF PLANS:

REVIEWED FOR CONFORMANCE WITH CITY OF OAKLEY STANDARDS AND REQUIREMENTS. APPROVAL FOR CONSTRUCTION IS SUBJECT TO THE INFORMATION SHOWN HEREIN.

Kevin Rohani — DATE: 2-12-25
KEVIN ROHANI, R.C.E. NO. 51138
PUBLIC WORKS DIRECTOR/CITY ENGINEER

DATE: _____
PARKS AND LANDSCAPE MANAGER

ENGINEER OF RECORD:

A Admal — DATE: 12/16/2024
ANOOP R. ADMAL, R.C.E. NO. 76008

CERTIFICATION OF PEER REVIEW:

THE UNDERSIGNED HEREBY CERTIFIES THAT A PROFESSIONAL PEER REVIEW OF THESE PLANS AND THE REQUIRED DESIGNS WAS CONDUCTED BY ME, A PROFESSIONAL ENGINEER WITH EXPERTISE AND EXPERIENCE IN THE APPROPRIATE FIELD OF ENGINEERING EQUAL TO OR GREATER THAN THE ENGINEER OF RECORD, AND THAT APPROPRIATE CORRECTIONS HAVE BEEN MADE.

DATE: 12/16/2024
DANIEL C. LEARY, R.C.E. NO. 48394

DIABLO WATER DISTRICT ACCEPTANCE OF PLANS:

REVIEWED BY DIABLO WATER DISTRICT WATER FOR BID:

DATE: _____

GEOTECHNICAL ENGINEER:

GEOTECHNICAL REPORT PREPARED BY CAL ENGINEERING AND GEOLOGY DATED MARCH 30, 2022. GEOTECHNICAL ENGINEERING INVESTIGATION PREPARED BY DCM ENGINEERING DATED APRIL 2007, AND SUPPLEMENTAL GEOTECHNICAL INVESTIGATION PREPARED BY HULTGREN-TILLIS ENGINEERS DATED JULY 12, 2013.

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REGISTERED PROFESSIONAL ENGINEER — ANOOP R. ADMAL — No. 76008 — EXP. 6-30-26 — CIVIL — STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING
COVER SHEET
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

	CITY	CCWD
REVISIONS		
NO.		

DATE: 12/16/2024
SCALE: NTS
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
G1.0
1 OF 76

65

MISCELLANEOUS GENERAL NOTES

1. APPROVAL OF THESE PUBLIC IMPROVEMENT PLANS AS SHOWN DOES NOT CONSTITUTE APPROVAL OF ANY CONSTRUCTION OUTSIDE THE PROJECT BOUNDARY.

2. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO OTHER EXISTING FACILITIES EXCEPT AS SHOWN ON THESE PLANS. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING FACILITY WHETHER OR NOT IT IS SHOWN HEREON, AND IS RESPONSIBLE FOR CORRECTING ANY DAMAGE TO SAID UTILITIES.

3. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (1-800-642-2444) TO OBTAIN A U.S.A. IDENTIFICATION NUMBER AND TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATION OF EXISTING FACILITIES.

4. "CITY ENGINEER" SHALL MEAN THE CITY ENGINEER OF THE CITY OF OAKLEY OR THE CITY'S AUTHORIZED AGENT ACTING WITHIN THE SCOPE OF HIS/HER AUTHORITY.

5. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE AT THE JOB SITE WITH THE CITY, SUBCONTRACTORS, UTILITIES, AND OTHER AFFECTED AGENCIES AT LEAST TWO (2) WEEKS PRIOR TO STARTING ANY CONSTRUCTION WORK AT THE REQUEST OF THE CITY OF OAKLEY CITY ENGINEER.

6. TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)" ISSUED BY THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION AND AS REQUIRED BY THE CITY ENGINEER.

7. CONTRACTOR'S OPERATIONS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO TRENCHES AND EXCAVATIONS.

8. CONTRACTOR SHALL PROVIDE AT LEAST TWO (2) WORKING DAYS ADVANCE NOTICE TO DIABLO WATER DISTRICT MANAGER PRIOR TO CONNECTING TO EXISTING WATER FACILITIES. THE MANIPULATION OF EXISTING WATER VALVES SHALL BE DONE UNDER THE DIRECTION OF DIABLO WATER DISTRICT PERSONNEL.

9. JOINTS BETWEEN NEW PAVEMENT AND EXISTING PAVEMENT SHALL BE MADE BY SAW-CUTTING EXISTING PAVEMENT TO EFFECT A NEAT BUTT JOINT AND AS DEPICTED ON THE CITY STANDARD PLANS. FEATHERING NEW ASPHALT PAVING OVER EXISTING PAVEMENT IS NOT ALLOWED.

10. ALL UNDERGROUND UTILITIES SHALL BE CONSTRUCTED PRIOR TO THE PLACEMENT OF BASE ROCK UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

11. ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC UNLESS SPECIFICALLY CALLED OUT AS PAINT. NO PERMANENT MARKINGS SHALL BE PLACED UNTIL THE CITY TRAFFIC ENGINEER, CITY ENGINEER OR HIS/HER REPRESENTATIVE APPROVES CAT TRACKING IN THE FIELD.

12. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED AT EACH FIRE HYDRANT LOCATION AS SHOWN ON THE CITY OF OAKLEY STANDARD PLANS.

13. ALL TRAFFIC SIGNS AND STREET NAME SIGNS SHALL BE HIGH REFLECTIVE GRADE MATERIALS. STREET NAME SIGNS SHALL CONFORM TO CITY OF OAKLEY STANDARD PLAN NO. SS-01 & SS-02

14. THE IMPROVEMENT PLANS REFLECT THAT ALL ON-SITE/OFF-SITE STORM DRAIN INLETS SHALL INCLUDE "NO DUMPING DRAINS TO DELTA". MARKER INSTALLED PER CITY OF OAKLEY STANDARD DETAIL SD-12. THE PROJECT PLANS SHALL ALSO INCLUDE EROSION CONTROL MEASURES TO PREVENT SOIL, DIRT AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM, IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) EROSION AND SEDIMENT CONTROL HANDBOOK.

15. THE CONTRACTOR SHALL PROVIDE THE CURRENT STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY FOR CONDUCTING THE CONTRACTOR'S OPERATIONS IN ADHERENCE TO THE SWPPP. THE CONTRACTOR IS RESPONSIBLE FOR ANY FINES, DELAYS, AND/OR DAMAGES RESULTING FROM ANY STATE WATER QUALITY CONTROL BOARD SANCTIONS CAUSED BY THE OPERATION OF THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTORS.

16. A CERTIFIED DISTRIBUTION SYSTEM OPERATOR MUST BE PRESENT FOR ALL HYDROSTATIC TESTING, CHLORINATION, FLUSHING, BACTERIA TESTING AND CONNECTIONS TO THE EXISTING SYSTEM, PER CALIFORNIA DIVISION OF DRINKING WATER, OPERATOR CERTIFICATION REGULATIONS, SECTION 63770.

17. MONUMENTS ARE TO BE SET AS SHOWN ON THE PLANS AND PER THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, LAND SURVEYORS ACT, AND THE CITY SUBDIVISION ORDINANCE AND SHALL BE IN ACCORDANCE WITH THE RULES AND PROCEDURES APPROVED BY THE COUNTY SURVEYOR.

18. PRIOR TO THE PLACEMENT OF CONCRETE, THE CITY ENGINEER MUST APPROVE FORMS FOR CURBS, GUTTERS, AND SIDEWALKS.

19. ALL STORM DRAIN STRUCTURES SHALL BE CONSTRUCTED TO CITY OF OAKLEY STANDARDS (WITH WEEP HOLES AT SUBGRADE ELEVATION) UNLESS OTHERWISE NOTED.

20. APPLICABLE CITY OF OAKLEY STANDARD PLANS INCLUDE BUT ARE NOT LIMITED TO, THE FOLLOWING:

X-04	DRIVEWAY AND INTERSECTION SIGHT TRIANGLES
C-01	CONCRETE CURB AND GUTTER
C-04	CONCRETE SIDEWALK MONOLITHIC AND SEPARATED
C-05	CONCRETE DRIVEWAY WITH PLANTER
C-06	CONCRETE DRIVEWAY WITHOUT PLANTER
SD-03	PIPE TRENCH DETAIL
SD-04	PIPE TRENCH NOTES
SD-05	MANHOLE/CATCH BASIN & VALVE BOX ADJUSTMENT
SD-06	STANDARD MANHOLE
SD-07	MANHOLE FRAME AND COVER
SD-08	TYPE 1 CURB INLET
SD-09	TYPE II INLET
SD-10	TYPE III LANDSCAPE AREA INLET
SD-11	RETICULINE FRAME & GRATE
SD-12	STORM DRAIN MARKER
SD-13	FLUSH TRENCH PLATE
SS-01	STREET NAME SIGN MAJOR STREET
SS-02	STREET NAME SIGN MINOR STREET
SS-03	STREET NAME SIGN LOCATION AND MOUNTING
E-01	STREET LIGHT COBRA HEAD DOUBLE L.E.D.
E-02	STREET LIGHT COBRA HEAD SINGLE L.E.D.
E-05	SIGNAL SPECIFICATIONS
L-01A	PREFERRED TREE LIST
L-01B	PREFERRED TREE LIST
L-02	TREE PLANTING SPECIFICATIONS
L-03	TREE PLANTING
L-04	ROOT BARRIER
L-05	SHRUB PLANTING
L-06	PLANT SPACING
IR-01	IRRIGATION EQUIPMENT LIST
IR-02	IRRIGATION ELECTRICAL METER PEDESTAL
IR-05	GROUNDING ROD
IR-06	MASTER VALVE
IR-07	FLOW SENSOR
IR-08	TRENCHING
IR-09	THRUST BLOCKS
IR-11	GATE VALVE (3 INCH & SMALLER)
IR-12	QUICK COUPLING VALVE
IR-13	VALVE BOX INSTALLATION
IR-14	SPLICE BOX/PULL BOX
R-15	IRRIGATION WIRE CONNECTION
R-16	REMOTE CONTROL VALVE
IR-17	REMOTE CONTROL VALVE WITH FILTER KIT
IR-20	BUBBLER

21. ALL DIP WATER LINE JOINTS SHALL HAVE FIELD LOK 350 GASKETS, OR APPROVED EQUAL AND MEGALUGS SHALL BE INSTALLED ON ALL MJ FITTINGS.

22. ALL STORM DRAIN AND SANITARY SEWER JOINTS SHALL BE WATERTIGHT.

CITY OF OAKLEY GENERAL NOTES

1. ALL OF THE FOLLOWING NOTES INCLUDED IN THE FOLLOWING SEQUENCE IN GENERAL NOTE LISTING ON FIRST OR SECOND SHEET OF PLANS, AS APPLICABLE.

2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF OAKLEY STANDARD DETAILS AND SPECIFICATIONS.

3. BENCHMARK: SEE NOTE 17 ON SHEET 1.

4. ANY EXISTING WELLS ENCOUNTERED SHALL BE ABANDONED AND SEALED PER CONTRA COSTA HEALTH DEPARTMENT.

5. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL UTILITIES 48 HOURS PRIOR TO ANY EXCAVATION SO THAT THEIR LINES CAN BE MARKED. THOSE TO BE NOTIFIED INCLUDE, BUT MAY NOT BE LIMITED TO:

UNDERGROUND SERVICE ALERT	(800) 642-2444
WAPA	(916) 353-4416
PG&E	(800) 743-5000
CALPINE	(713) 830-8809
AT&T	(800) 331-0500
TCI	(510) 262-1800
CITY OF OAKLEY	(925) 625-7000

6. ANY DEVIATIONS OR CHANGES IN THESE PLANS WITHOUT OFFICIAL APPROVAL OF THE DESIGN ENGINEER SHALL ABSOLVE THE DESIGN ENGINEER OF ANY AND ALL RESPONSIBILITY OF SAID DEVIATION OR CHANGE.

7. COMPACTION TESTS WILL BE PERFORMED ON ALL TRENCHES AND STREET WORK TO VERIFY THAT COMPACTION CONFORMS TO CITY STANDARDS. CONTRACTOR SHALL TEST AND RETEST UNDER CITY PERSONNEL OBSERVATION. IF COMPACTION IS NOT ACHIEVED CONTRACTOR IS TO MAKE NECESSARY ADJUSTMENTS IN ORDER TO ACHIEVE REQUIRED COMPACTION. TRENCHES AND SUBBASE MATERIAL CAN USE A COMBO GAUGE. PAVEMENT COMPACTION TESTING SHALL BE DONE WITH THE USE OF A THIN LIFT GAUGE, NO EXCEPTIONS.

8. ALL WORK ADJACENT TO EXISTING PAVEMENT SECTION SHALL CONFORM TO FULL EXISTING SECTION PER CITY STANDARD DETAIL C-08. WHERE FULL SECTION IS NOT ENCOUNTERED, CONTINUE REMOVAL OF ADDITIONAL PAVEMENT UNTIL A FULL SECTION IS FOUND.

9. MONUMENTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THESE IMPROVEMENT PLANS IN ACCORDANCE WITH THE CITY STANDARD DETAILS AND SPECIFICATIONS.

10. WHENEVER POSSIBLE, SANITARY SEWER LATERALS TO CROSS UNDER WATER MAIN.

11. FIRE HYDRANTS SHALL BE PER DWD. PAVEMENT MARKERS SHALL BE INSTALLED AT EACH FIRE HYDRANT LOCATION PER DETAIL W-1.

12. ALL FIRE HYDRANT INSTALLATIONS WILL BE SUBJECT TO APPROVAL BY THE FIRE CHIEF. FLOW TESTING BY THE FIRE DEPARTMENT WILL ONLY BE MADE AT THE REQUEST OF THE PUBLIC WORKS INSPECTOR AT SUCH TIME AS ALL WORK IN THE WATER SUPPLY SYSTEM HAS BEEN COMPLETED.

13. PRIOR TO BEGINNING ANY WORK ON EXISTING STREETS, ADVANCE-WARNING SIGNS (W20-1 & G20-2) SHALL BE INSTALLED.

14. TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CALTRANS "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES" CURRENT EDITION. FAILURE TO COMPLY MAY RESULT IN IMMEDIATE STOPPAGE OF WORK UNTIL THE PROPER TRAFFIC CONTROL IS IN ORDER.

15. THE CONTRACTOR SHALL HAVE A JOB SUPERINTENDENT OR A DESIGNATED RESPONSIBLE REPRESENTATIVE ON THE JOB SITE ANYTIME WORK IS IN PROGRESS DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE CITY WITH AN EMERGENCY NOTIFICATION PHONE NUMBER. THE CITY SHALL BE ADVISED IN WRITING IF THERE IS TO BE A CHANGE IN JOB-SITE REPRESENTATIVE.

16. THE CONTRACTOR SHALL PROVIDE "AS-BUILT" PLANS FOR TRAFFIC SIGNALS WITHIN TWO WEEKS OF SIGNAL TURN-ON.

17. CONTRACTOR SHALL PROVIDE SAMPLES OF MEDIAN PAVER SURFACING FOR CITY APPROVAL PER THE SPECIFICATIONS.

18. ALL STORM DRAIN PIPES CAN BE HP STORM PIPE OR APPROVED EQUAL UP TO 24" DIAMETER. PIPE GREATER THAN 24" MUST BE CLASS III RCP UNLESS OTHERWISE NOTED ON THE PLANS.

19. ALL PROPERTY LINES SHALL BE MARKED WITH AN INDENTATION IN THE FACE OF A CURB.

20. CONSTRUCTION OPERATIONS – WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAW CUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS, WHICH COULD CONTAMINATE STORM RUNOFF, SHALL BE STORED IN AREAS, WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA PER THE SWPPP GUIDELINES.

21. PAVEMENT CLEANING – FLUSHING OF STREETS/DRIVEWAY TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT PER THE SWPPP GUIDELINES. CONTRACTOR SHALL SWEEP THE STREETS DAILY TO MAINTAIN DIRT FREE ROADWAY AND SIDEWALK.

22. STORM DRAIN INLETS – STORM DRAIN INLETS MUST HAVE "NO DUMPING, DRAINS TO DELTA" MARKERS INSTALLED PER CITY OF OAKLEY STANDARD DETAIL SD-12.

23. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROVED SWPPP.

ABBREVIATIONS

AB	AGGREGATE BASE	DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	GV	GATE VALVE	PI	POINT OF INTERSECTION	SSCO	SANITARY SEWER CLEANOUT
AC	ASPHALT CONCRETE	DDW	DIVISION OF DRINKING WATER	HDPE	HIGH-DENSITY POLYETHYLENE PIPE	PL	PROPERTY LINE	SSFM	SANITARY SEWER FORCE MAIN
ADS	ADVANCED DRAINAGE SYSTEMS	DIA	DIAMETER	HMA	HOT MIX ASPHALT	PRC	POINT OF REVERSE CURVE	SSL	SANITARY SEWER LATERAL
ARV	AIR RELEASE VALVE	DIP	DUCTILE IRON PIPE	HP	HIGH POINT	PRV	PRESSURE REDUCING VALVE	SSMH	SANITARY SEWER MANHOLE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	DMA	DRAINAGE MANAGEMENT AREA	ID	INSIDE DIAMETER	PSE	PUBLIC SERVICE EASEMENT	SST	STAINLESS STEEL
AT&T	AMERICNA TELEPHONE AND TELEGRAPH COMPANY	DWD	DIABLO WATER DISTRICT	INV	INVERT ELEVATION	PT	POINT	ST	STREET
BC	BEGIN CURVE	DWR	CA DEPARTMENT OF WATER RESOURCES	ISD	IRONHOUSE SANITARY DISTRICT	PUE	PUBLIC UTILITY EASEMENT	STA	STATION
BEG	BEGIN	DWY	DRIVEWAY	JIR	JERSEY ISLAND ROAD	PV	PAVEMENT GRADE	STD	STANDARD
BF	BLIND FLANGE	(E)	EAST	JT	JOINT TRENCH	PVC	POLYVINYL CHLORIDE PIPE	SUB	SUBDIVISION
BFF	BUILDING FINISH FLOOR	EA	EACH	L	LEFT	PVI	POINT OF VERTICAL INTERSECTION	SWPPP	STORM WATER POLLUTION PREVENTION PLAN
BFV	BUTTERFLY VALVE	EC	END CURVE	LF	LINEAR FEET	R	RIGHT, RADIUS	TBC	TOP OF BEVELLED CURB
BGL	BOTTOM GRAVEL LAYER	ECR	EAST CYPRESS ROAD	LG	LIP OF GUTTER	RC	COMPACTION RATIO	TBO	TEMPORARY BLOWOFF
BM	BENCH MARK	EL	ELEVATION	LL	LOT LINE	RCP	REINFORCED CONCRETE PIPE	TC	TOP OF CURB
BO	BLOW OFF	EP	EDGE OF PAVEMENT	LP	LOW POINT	RD	ROAD	TEMP	TEMPORARY
BOT	BOTTOM	EX	EXISTING	LT	LEFT	R/W	RIGHT-OF-WAY	TFC	TOP FACE OF CURB
BW	BOTTOM OF WALL	FC	FACE OF CURB	LVC	LENGTH OF VERTICAL CURVE	RIM	RIM ELEVATION	TG	TOP OF GRATE
CB	CATCH BASIN	FF	FINISH FLOOR	MAX	MAXIMUM	RHMA-G	RUBBERIZED HOT MIX ASPHALT-GAP GRADED	TGL	TOP OF GRAVEL LAYER
CCWD	CONTRA COSTA WATER DISTRICT	FG	FINISH GRADE	MIN	MINIMUM	RT	RIGHT	TI	TRAFFIC INDEX
C.I.	CAST IRON	FH	FIRE HYDRANT	(N)	NORTH	(S)	SOUTH	TSL	TOP SOIL LAYER
CL	CLASS	FI	FIELD INLET	NTS	NOT TO SCALE	S	SLOPE	TW	TOP OF WALL
C/L	CENTERLINE	FL	FLOW LINE	O.C.	ON CENTER	SD	STORM DRAIN	TYP	TYPICAL
CLSM	CONTROLLED LOW STRENGTH MATERIAL	FLG	FLANGE	O.D.	OUTSIDE DIAMETER	SDMH	STORM DRAIN MANHOLE	USBR	UNITED STATES BUREAU OF RECLAMATION
CONC	CONCRETE	FM	FORCE MAIN	OG	ORIGINAL GROUND	SDR	STANDARD DIMENSION RATIO	(W)	WEST
CONST	CONSTRUCTION	FS	FINISH SURFACE	P	PAD ELEVATION	SHT	SHEET	W	WATER MAIN, WATER LINE
CP	CONTTROL PINT	GB	GRADE BREAK	PP	POLYPROPYLENE	SL	STREET LIGHT	WQ	WATER QUALITY
CR	CURB RETURN	GFF	GARAGE FINISH FLOOR	PCC	POINT OF COMPOUND CURVATURE	SNS	STREET NAME SIGN	WS	WATER SERVICE
		GL	GARAGE LIP	PG	PROPOSED GRADE	SPEC	SPECIFICATIONS	WV	WATER VALVE
		GR	GRATE ELEVATION	PG&E	PACIFIC GAS & ELECTRIC	SS	SANITARY SEWER		

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

GENERAL NOTES AND ABBREVIATIONS

CITY OF OAKLEY — CONTRA COSTA COUNTY — CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: NTS
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
G1.1
2 OF 76

DIABLO WATER DISTRICT NOTES

1. WATER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF DIABLO WATER DISTRICT (DISTRICT). CONTRACTOR TO HAVE THE OCTOBER 2022 SPECIFICATION BOOK ON SITE AT ALL TIMES. THIS CAN BE SEEN ONLINE AT WWW.DIABLOWATER.ORG UNDER DOCUMENTS. COPIES OF THE STANDARDS AND SPECIFICATIONS ARE AVAILABLE AT THE DISTRICT'S OFFICE AT 87 CAROL LANE, OAKLEY, CA, PHONE: (925) 625-3798, AND SHALL BE ON SITE AT ALL TIMES.
2. ANYONE WHO TAKES WATER FROM THE DISTRICT'S WATER SYSTEM WITHOUT PROPER METERING SHALL BE SUBJECT TO THE DISTRICT'S TAMPERING CHARGE, FEES AND COSTS AS PER DISTRICT REGULATION 5 AND MAY BE SUBJECT TO CRIMINAL PROSECUTION PURSUANT TO CALIFORNIA PENAL CODE SECTION 498 OR OTHER APPLICABLE STATUTES.
3. THE DEVELOPER/CONTRACTOR SHALL SUBMIT TO THE DISTRICT THE SOIL CORROSION ANALYSIS AND DESIGN AS REQUIRED BY THE DISTRICT'S SPECIFICATIONS AFTER ROUGH GRADING OF THE SITE HAS BEEN COMPLETED. NO WORK ON THE DISTRICT'S WATER SYSTEM SHALL COMMENCE UNTIL THE DISTRICT HAS GIVEN ITS APPROVAL OF THE SOIL ANALYSIS AND CORROSION PROTECTION DESIGN.
4. ALL WATER MAINS SHALL BE AWWA C900 CLASS 150 PVC UNLESS OTHERWISE NOTED ON THESE PLANS. ALL PLASTIC PVC WATER MAINS AND SERVICES SHALL INCLUDE A 12-GAUGE, SINGLE STRAND, COPPER WIRE TAPED TO THE TOP OF THE PIPE. TOP OF CURB SHALL BE STAMPED WITH A "W" TO MARK THE LOCATION OF THE WATER LATERAL. WATER MAINS LARGER THAN 12-INCHES SHALL BE DIP UNLESS OTHERWISE NOTED.
5. WATER LINES SHALL HAVE A MINIMUM COVER OF 3 FEET, AND NOT MORE THAN 4.5 FEET (UNLESS PRE-APPROVED BY THE DISTRICT) FROM FINISH ROADWAY AND SHALL HAVE CONTINUOUS WARNING TAPE INSTALLED 18" ABOVE ALL WATER MAINS, SERVICE LINES, HYDRANT LINES AND BLOW-OFF LINES,

   UNLESS OTHERWISE NOTED. WARNING TAPE SHALL BE BLUE, 2" WIDE, PLASTIC PRINTED CONTINUOUSLY WITH THE WORDS "CAUTION BURIED WATER LINE BELOW".
6. BASIC SEPARATION REQUIREMENTS FOR WATER MAINS AND SANITARY SEWERS: NEW WATER MAINS AND NEW SUPPLY LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH AS AND SHALL BE INSTALLED FROM OUTSIDE TO OUTSIDE OF PIPE AT LEAST 10-FEET HORIZONTALLY FROM AND ONE FOOT VERTICALLY ABOVE, ANY PARALLEL PIPELINE CONVEYING UNTREATED SEWAGE, DISINFECTED SECONDARY RECYCLED WATER, AND HAZARDOUS FLUIDS.
7. BASIC SEPARATION REQUIREMENTS FOR WATER MAINS AND STORM DRAINAGE AND RECYCLED WATER PIPELINES: NEW WATER MAINS AND NEW SUPPLY LINES SHALL BE INSTALLED FROM OUTSIDE TO OUTSIDE OF PIPE AT LEAST 4-FEET HORIZONTALLY FROM, AND ONE FOOT VERTICALLY ABOVE, ANY PARALLEL PIPELINE CONVEYING NON-POTABLE WATER SUCH AS, BUT NOT LIMITED TO, STORM DRAINAGE AND DISINFECTED TERTIARY RECYCLED WATER.
8. IF CROSSING A SANITARY SEWER OR STORM DRAIN PIPELINE OR RECYCLED WATER PIPELINE, A NEW WATER MAIN SHALL BE CONSTRUCTED NO LESS THAN 45-DEGREES TO AND AT LEAST ONE FOOT ABOVE THAT PIPELINE. NO CONNECTION JOINTS SHALL BE MADE IN THE WATER MAIN WITHIN EIGHT HORIZONTAL FEET OF THE PIPELINE BEING CROSSED.
9. SPECIAL CONSTRUCTION REQUIREMENTS FOR WATER MAINS: WHERE A WATER MAIN IS TO BE LOCATED PARALLEL TO OR CROSS A SANITARY SEWER OR STORM DRAIN PIPELINE OR RECYCLED WATER PIPELINE WITH LESS THAT THE REQUIRED SEPARATION, THE INSTALLATION AND MATERIALS SHALL CONFORM TO THE STATE OF CALIFORNIA, DIVISION OF DRINKING WATER, CALIFORNIA REGULATIONS RELATED TO DRINKING WATER, AND SHALL BE SUBJECT TO THE APPROVAL OF THE DIVISION OF DRINKING WATER.
10. MAINTAIN 5.0' MINIMUM SEPARATION BETWEEN WATER SERVICES AND SANITARY SEWER LATERALS.
11. PUBLIC FIRE HYDRANTS SHALL HAVE 1-4 ½" & 2-2 ½" OUTLETS, AND EACH HYDRANT SHALL BE ISOLATED FROM THE MAIN LINE BY A 6" GATE VALVE AND SHALL RECEIVE TWO (2) COATS OF RUST- OLEUM V7400 SAFETY YELLOW PAINT. VALVE CAN LIDS FOR 6" FIRE HYDRANT SHUT-OFF VALVE SHALL BE PAINTED WITH KRYLON INTERIOR/EXTERIOR FLAT WHITE - BLANCO MATE #1502 AS PER FIRE DEPARTMENT REQUIREMENTS.
12. USE MUELLER STREAMLINE PVC COATED COPPER FOR SERVICE LINE AND ARV PIPING.
13. CONTRACTOR SHALL INSTALL CURB STOPS AND METER BOXES ACCEPTABLE TO THE DISTRICT AT EACH LOT IMMEDIATELY PRIOR TO JUMPER BEING REMOVED. AT THE EXPENSE OF THE DEVELOPER/CONTRACTOR, PAD LOCKS WILL BE INSTALLED BY THE DISTRICT AT EACH ANGLE STOP.
14. USE 304 STAINLESS STEEL NUTS AND BOLTS FOR ALL BOLT-UPS AS WELL AS GATE VALVE BONNETS AND STUFFING BOX NUTS AND BOLTS. BOLTS SHALL BE MARKED 'F-593C' OR 'F-593D' ONLY. HEADS WITH TWO SLASH MARKS ARE NOT TO BE USED.
15. THE CONTRACTOR SHALL ALWAYS MAINTAIN WATER SERVICE TO ALL RESIDENCES DURING CONSTRUCTION.
16. NO WORK SHALL COMMENCE UNTIL ALL SUBMITTALS HAVE BEEN APPROVED.
17. THRUST BLOCKS (OR OTHER PIPE JOINT RESTRAINTS) SHALL BE PROVIDED AT ALL ANGLE POINTS ON THE WATER SYSTEM. THRUST BLOCKS FOR TREATED WATER PIPELINES (W) SHALL BE PER THE DWD DETAILS.
18. WORK HOURS SHALL BE MONDAY THROUGH THURSDAY 7:00 A.M. TO 4:30 P.M., AND FRIDAY 7:00 A.M. TO 3:00 P.M., EXCEPT FOR DISTRICT OBSERVED HOLIDAYS. ANY REQUESTS FOR WORKING OUTSIDE THESE TIMES MUST BE SUBMITTED TO THE DISTRICT INSPECTOR AT LEAST 48 HOURS IN ADVANCE. IT IS RECOMMENDED THAT REQUESTS FOR SATURDAY WORK BE MADE BY THE CLOSE OF BUSINESS THE WEDNESDAY PRIOR. REQUESTS FOR SATURDAY WORK MAY BE APPROVED OR DENIED DEPENDING ON INSPECTOR AVAILABILITY. A REQUEST FOR WORK DURING A DISTRICT HOLIDAY SHALL NOT BE PERMITTED.
19. ALL JOINT TRENCH UTILITIES SHALL CROSS UNDERNEATH ALL WATER FACILITIES. DEVELOPER SHALL COORDINATE WITH JOINT TRENCH DESIGNER TO AVOID ANY OTHER CONFLICTS INCLUDING METER BOX LOCATIONS AND SEPARATION OF WATER AND SEWER SERVICE PIPES. DEVELOPER TO ENSURE AT LEAST 5 INCHES OF SEPARATION FROM WATER SERVICE PIPES TO THE SERVICE UTILITIES IN THE JOINT TRENCH. IF THESE CRITERIA CANNOT BE MET, THE DEVELOPER/CONTRACTOR SHALL INSTALL A RED CONCRETE CAP OVER THE JOINT TRENCH FACILITIES.
20. ALL BUTTERFLY VALVES (BFVS) SHALL BE EPOXY LINED AND COATED. LINING SHALL BE CERTIFIED BY THE FACTORY TO BE HOLIDAY FREE.
21. ALL HOT TAPS SHALL BE PERFORMED BY TAP MASTER, INC. OF CONCORD, CALIFORNIA, PHONE: 925- 439-7975. TAPPING SLEEVE SHALL BE STAINLESS STEEL TYPE JCM 432 OR APPROVED EQUIVALENT.
22. NO TREES SHALL BE PLANTED, OR LIGHT/UTILITY POLES INSTALLED, WITHIN 10' OF ANY WATER MAINS, FIRE SERVICES, OR FIRE HYDRANT LATERALS. MEASUREMENT SHALL BE TAKEN AS THE CLEAR DISTANCE BETWEEN THE ROOT BALL AND WATER MAIN OR THE LIGHT/UTILITY POLE FOUNDATION AND WATER MAIN. THORNY PLANTS OR BUSHES OR SHRUBS SHALL NOT BE PLANTED AROUND FIRE HYDRANTS, WATER METERS, AND BACK FLOW PREVENTORS THAT LIMIT ACCESS.
23. ALL LOCATOR WIRES SHALL BE TESTED, AND TEST RESULTS SHALL BE INCLUDED IN THE CATHODIC PROTECTION TEST REPORT.
24. ALL WATER METERS SHALL BE PROVIDED WITH A 520M-FLEXNET MTX UNIT. METER BOXES FOR METERS LESS THAN 1-1/2 INCH IN SIZE SHALL HAVE CHRISTY B12P001-F (FLEXNET) LIDS. ALL METER BOX LIDS SHALL HAVE DRILLED HOLES FOR FLEXNET 520M UNITS.
25. WATER METERS 5/8" IN SIZE SHALL BE SENSUS 5/8" X 3/4" SRII LOW LEAD, 1 CUBIC FOOT, LABELED 5/8" X 3/4". WATER METERS 1" IN SIZE SHALL BE SENSUS 1" SRII LOW LEAD, 1 CUBIC FOOT. FLOW METERS 1-1/2" THROUGH 4" IN SIZE SHALL BE SENSUS OMNI C2 COMPOUND METERS (CUBIC FEET).
26. JDH CORROSION CONSULTANTS, INC., 1100 WILLOW PASS COURT, CONCORD, CA, 925-927-6630, SHALL CONDUCT ALL FINAL CATHODIC PROTECTION TEST REPORTS AT THE EXPENSE OF THE DEVELOPER/CONTRACTOR.
27. INSTALL A BALL SHUT-OFF VALVE AND BOX ON CUSTOMER'S SIDE AFTER BACKFLOW DEVICE FOR NEW CONSTRUCTION AS REQUIRED BY THE CITY OF OAKLEY'S SPECIFICATIONS.
28. THE DEVELOPER/CONTRACTOR SHALL PROVIDE THE GLOBAL POSITIONING SYSTEM (GPS) COORDINATES AND ELEVATIONS OF ALL ABOVEGROUND FACILITIES (INCLUDING METER BOXES, BACKFLOWS, FIRE HYDRANTS, CP TEST STATIONS, G5 AND G12 BOXES) AND UNDERGROUND VALVES, METERS, BLOWOFFS AND FITTINGS (INCLUDING SADDLES AND CORPORATION STOPS), AS DETERMINED BY THE DISTRICT, IN A SHAPEFILE DATA FORMAT AS DEFINED BY ESRI. GPS COORDINATES OF EXISTING WATER FACILITIES AND ALL OTHER UTILITIES THAT ARE EXPOSED DURING ANY CONSTRUCTION ACTIVITY SHALL ALSO BE PROVIDED. ALL GPS COORDINATES SHALL BE TO WITHIN AN ACCURACY OF TEN (10) CENTIMETERS AND SHALL INCLUDE LATITUDE, LONGITUDE AND ELEVATION.
29. THE CONTRACTOR SHALL RE-CHLORINATE AND RETEST ANY LINES THAT DO NOT PASS THE FIRST OR SUBSEQUENT ROUND OF BACTERIOLOGICAL TESTING OR AS DIRECTED BY THE DISTRICT.
30. ALL MATERIALS AND PRODUCTS SHALL BE NSF 61 CERTIFIED THAT ARE IN CONTACT WITH AND/OR POTENTIALLY IN CONTACT WITH POTABLE WATER, INCLUDING SURFACES WITHIN THE AIR SPACE OF THE WATER.
31. IF A DISTRICT WATER METER IS NOT AVAILABLE FOR USE AS A TEMPORARY JUMPER, THE CONTRACTOR MAY SUBMIT A METER WHICH MUST INCLUDE A CURRENT CERTIFICATE OF CALIBRATION. METER MUST BE FOR POTABLE USE ONLY. CONTRACTORS USING THEIR WATER METER FOR THE TEMPORARY JUMPER MUST HAVE YEARLY CALIBRATION TESTS PERFORMED AND SHALL SUBMIT THE REPORT TO THE DISTRICT.
32. PRIOR TO ANY NEW CONNECTION TO EXISTING WATER MAIN, CONTRACTOR SHALL CONFIRM THE OUTSIDE DIAMETER AND MATERIAL OF THE EXISTING MAIN.
33. ALL DUCTILE IRON PIPE (DIP) WATER MAINS SHALL USE FIELD LOK 350 GASKETS AND MEGALUGS SHALL BE INSTALLED ON ALL MECHANICAL JOINT (MJ) FITTINGS.
34. PRIOR TO INSTALLING SECTIONS OF PIPE, CONTRACTOR SHALL ENSURE THE CONNECTION ELEVATIONS ARE CONFIRMED PRIOR TO THE INSTALLATION.
35. ALL RESIDENTIAL BUILDINGS SHALL IMPLEMENT FLOW-THROUGH (PASSIVE PURGE) FIRE PROTECTION SYSTEMS IN ACCORDANCE WITH DWD GENERAL REQUIREMENTS SECTION 3.26.

IRONHOUSE SANITARY DISTRICT SEWER NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE IRONHOUSE SANITARY DISTRICT (ISD) AND SHALL BE SUBJECT TO INSPECTION BY AN INSPECTOR REPRESENTING ISD. COPIES OF THE STANDARD PLANS AND SPECIFICATIONS ARE AVAILABLE ON OUR WEBSITE AT IRONHOUSESANITARYDISTRICT.COM.
2. ALL GRAVITY SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PIPE CONFORMING TO ASTM D3034, SDR 26, UNLESS OTHERWISE NOTED. ALL SANITARY SEWER FORCEMAINS SHALL CONFORM TO AWWA C900, CLASS 200 (DR14). CONTRACTOR SHALL OBTAIN APPROVAL FROM ISD FOR SANITARY SEWER PIPE OR FORCEMAIN THAT DEVIATES FROM THIS CRITERIA. REFER TO THE STANDARD PLANS AND SPECIFICATIONS DRAWINGS-19 FOR ADDITIONAL REQUIREMENTS.
3. GRAVITY SANITARY SEWER PIPE SHALL BE LAID AT THE FOLLOWING MINIMUM SLOPES:

SEWER SIZE (INCHES)	MINIMUM SLOPE (FT/FT)
8	0.0035
10	0.0028
12	0.0017
15	0.0015

4. MANHOLES SHALL BE PLACED AT INTERVALS NOT GREATER THAN THREE HUNDRED (300) FEET.
5. ALL PIPES DELIVERED TO JOB SITE ARE TO BE MARKED AS TO PIPE TYPE, STRENGTH, CLASS AND BRAND NAME.
6. FINAL TESTS OF THE SANITARY SEWER ARE TO BE PERFORMED AFTER 100% ROCK IS PLACED AND COMPACTION TEST RESULTS ARE SATISFACTORY TO ISD, AS PER THE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION, CENTRAL CONTRA COSTA SANITARY DISTRICT.
7. PLASTIC PIPE SHALL BE MANDRELED WITH RIGID MANDREL WITH EFFECTIVE CIRCULAR CROSS SECTION HAVING A DIAMETER OF AT LEAST 95% OF THE SPECIFIED AVERAGE INSIDE DIAMETER OF PIPE.
8. ALL SEWER LINES SHALL BE AIR TESTED AS PER THE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION, CENTRAL CONTRA COSTA SANITARY DISTRICT SECTION 15.02730, CLEANING AND TESTING.
9. ALL SEWER LINES SHALL BE BALL FLUSHED AS PER THE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION, CENTRAL CONTRA COSTA SANITARY DISTRICT SECTION 15.02730, CLEANING AND TESTING.
10. ALL SEWER LINES 6-INCHES AND LARGER WILL BE TELEVISED BY AN ISD APPROVED COMPANY. THE TELEVISING CONTRACTOR SHALL BE APPROVED BY THE DISTRICT AT LEAST TWO WEEKS IN ADVANCE OF THE WORK. AN ISD INSPECTOR MUST BE PRESENT DURING THE TELEVISING PROCESS.
11. ALL SEWER MANHOLES SHALL BE VACUUM TESTED AS PER THE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION, CENTRAL CONTRA COSTA SANITARY DISTRICT.
12. DEVELOPER SHALL FURNISH COMPACTION TEST OF SEWER TRENCH AT 400 FOOT INTERVALS BY A QUALIFIED LAB PER CENTRAL CONTRA COSTA SANITARY DISTRICT SPECIFICATIONS.
13. ALL PLASTIC SANITARY SEWER LINES AND LATERALS SHALL HAVE ROCK MATERIAL BEDDING AND SHADING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH CENTRAL CONTRA COSTA SANITARY DISTRICT STANDARD DRAWINGS.
14. ALL 6-INCH LATERALS MUST BE TIED INTO A MANHOLE. NO DIRECT CONNECTION OF A 6-INCH LATERAL INTO A SEWER MAIN IS ALLOWED.
15. MINIMUM SLOPES FOR LATERALS ARE 4-INCH AT 2% AND 6-INCH AT 1%.
16. ISD SHALL RECEIVE ONE HARDCOPY AND ONE CD OF AS-BUILTS IN AUTOCAD AND PDF FORMAT. ACTUAL LOCATIONS OF HOUSE LATERALS ARE TO BE SHOWN ON "AS-BUILTS" AS ARE ALL DEVIATIONS FROM CONSTRUCTION PRINT.
17. EACH SEWER SERVICE LATERAL SHALL BE MARKED WITH A 2-INCH HIGH "S" INSCRIBED ON THE CURB DIRECTLY ABOVE THE SERVICE. LATERAL TO BE MARKED WITH A 2" X 4" STAKE PAINTED GREEN AND LEFT IN PLACE THROUGH THE FINAL YARD GRADE.
18. MINIMUM VERTICAL CLEARANCE BETWEEN SEWER MAIN AND ALL OTHER UTILITY CROSSINGS SHALL BE ONE (1) FOOT. IF LESS THAN ONE (1) FOOT THEN SIX (6) INCH CONCRETE CAP SHALL BE PLACED OVER THE SEWER PIPE AS DIRECTED IN THE FIELD BY THE ISD INSPECTOR.
19. CONTRACTORS ARE REQUIRED TO FOLLOW ALL LOCAL, STATE, AND FEDERAL CONSTRUCTION REGULATIONS. BEFORE ENTERING ISD'S CONFINED SPACES CONTRACTOR'S ARE REQUIRED TO PROVIDE ISD THE FOLLOWING:
    - CONTRACTORS CONFINED SPACE PROGRAM,
    - CONFINED SPACE PERMIT
    - PERSONNEL TRAINING RECORDS OF CONFINED SPACE SUPERVISOR, ATTENDANT, ENTRANT, AND RESCUE PERSON AND
    - RESPIRATOR FIT TEST RECORD OF RESCUE PERSON.
20. CONTRACTORS WILL NOT RELY ON LOCAL FIRE DEPARTMENT PERSONNEL TO PROVIDE CONFINED SPACE RESCUES.
21. APPROVED OVERFLOW DEVICE SHALL BE INSTALLED ON THE SEWER LATERALS OF THE FOLLOWING LOTS:

IRONHOUSE SANITARY DISTRICT LATERAL INSTALLATION REQUIREMENTS

1. LATERALS: DIRECT CONNECTION INTO SEWER MAIN IS NOT ALLOWED.
   a. IF INSTALLING A 4 INCH LATERAL, USE ABS OR SDR-26 PIPE WITH A MINIMUM SLOPE OF ¼" INCH PER FOOT. THIS IS THE CHOICE FOR SINGLE-FAMILY HOMES.
   b. IF INSTALLING A 6-INCH LATERAL, THE CONNECTION MUST BE INTO A MANHOLE USING ABS OR SDR-26 PIPE WITH A MINIMUM SLOPE OF 1%.
2. CLEANOUTS:
   a. FIRST CLEANOUT HAS TO BE WITHIN 18 INCHES OF THE FOUNDATION. IT IS RECOMMENDED THIS CLEANOUT BE INSTALLED WITH A BACKUP PREVENTION DEVICE.
   b. EVERY 100 FEET A CLEANOUT IS REQUIRED. AFTER 135 DEGREES IN ACCUMULATIVE FITTINGS, ANOTHER CLEANOUT IS REQUIRED.
3. STUBOUT CONNECTION: TO CONNECT TO SUPPLIED STUBOUT, USE RUBBER COUPLINGS WITH TRANSITION (GREEN) GLUE OR TRANSITION BANDS.
4. SEPTIC SYSTEM: CONTACT CONTRA COSTA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT FOR THE PROCEDURE TO SHUTDOWN THE SEPTIC SYSTEM. (925) 646-5225.

PACIFIC GAS AND ELECTRIC (PG&E) NOTES

1. STANDBY INSPECTION: IMPORTANT -- A PG&E GAS TRANSMISSION STANDBY INSPECTOR MUST BE PRESENT DURING ANY EXCAVATIONS WITHIN 10 FEET OF THE GAS LINE. THIS INCLUDES ALL GRADING, TRENCHING, SUBSTRUCTURE DEPTH VERIFICATIONS (POTHOLES), ASPHALT OR CONCRETE DEMOLITION/REMOVAL, REMOVAL OF TREES, SIGNS, LIGHT POLES, ETC. THIS INSPECTION CAN BE COORDINATED THROUGH THE UNDERGROUND SERVICE ALERT (USA) SERVICE AT 811 OR 1-800-227-2600. A MINIMUM NOTICE OF 48 HOURS IS REQUIRED. ENSURE THE USA MARKINGS AND NOTIFICATIONS ARE MAINTAINED THROUGHOUT THE DURATION OF YOUR WORK.
2. ACCESS: AT ANY TIME, PG&E MAY NEED TO ACCESS, EXCAVATE, AND PERFORM WORK ON THE GAS PIPELINE. ANY CONSTRUCTION EQUIPMENT, MATERIALS, OR SPOILS MAY NEED TO BE REMOVED UPON NOTICE. ANY TEMPORARY CONSTRUCTION FENCING INSTALLED WITHIN PG&E'S EASEMENT WOULD ALSO NEED TO BE CAPABLE OF BEING REMOVED AT ANY TIME UPON NOTICE. ANY PLANS TO CUT TEMPORARY SLOPES EXCEEDING A 1:4 GRADE WITHIN 10 FEET OF A GAS TRANSMISSION PIPELINE NEED TO BE APPROVED BY PG&E PIPELINE SERVICES IN WRITING PRIOR TO PERFORMING THE WORK.
3. PIPELINE MARKER SIGNS: PG&E NEEDS TO MAINTAIN PIPELINE MARKER SIGNS FOR GAS TRANSMISSION PIPELINES IN ORDER TO ENSURE PUBLIC AWARENESS OF THE PRESENCE OF THE PIPELINES. WITH PRIOR WRITTEN APPROVAL FROM PG&E PIPELINE SERVICES, AN EXISTING PG&E PIPELINE MARKER SIGN THAT IS IN DIRECT CONFLICT WITH PROPOSED DEVELOPMENTS MAY BE TEMPORARILY RELOCATED TO ACCOMMODATE CONSTRUCTION WORK. THE PIPELINE MARKER MUST BE MOVED BACK ONCE CONSTRUCTION IS COMPLETE.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		CURB, GUTTER AND SIDEWALK
		CENTERLINE
		REMOVAL OF UTILITY
SS EX 8" SS	SS 8" SS	SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
FM FM	FM FM	SANITARY SEWER FORCE MAIN
EX 18" SD	18" SD	STORM DRAIN PIPE
		STORM DRAIN MANHOLE
		STORM DRAIN CATCH BASIN
		WATER TEE
W	W 8" W	WATER MAIN
		BUTTERFLY VALVE
		GATE VALVE
		FIRE HYDRANT
		STREET MONUMENTS
		STREET SIGN
42	42	MINOR CONTOURS
40	40	MAJOR CONTOURS
		RIGHT-OF-WAY
		HINGE LINE
		MONUMENT LINE
x 100.0	x TC 100.70	SPOT ELEVATIONS
		AIR RELEASE VALVE AT HP
		BLOW OFF VALVE AT LP
GAS	GAS	PG&E GAS
G	G	CALPINE GAS
at&t	at&t	AT&T

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Intelligent Infrastructure, Enduring Communities

PROFESSIONAL ENGINEER — ANN M. ROSE — No. 76008 — EXP. 6-30-26 — CIVIL — STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

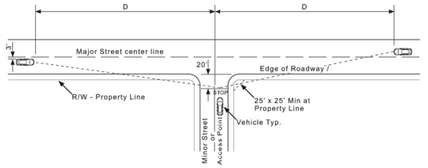
GENERAL NOTES AND LEGEND

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

REVISIONS	NO.	CITY	CCWD

DATE: 12/16/2024
SCALE: NTS
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO. 240017

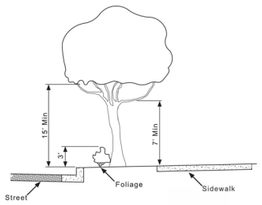
DRAWING NUMBER:
G1.2
3 OF 76



MAJOR STREET WITH STOP CONTROL ON MINOR STREET

Major Road Posted Speed Limit (MPH)	D Minimum Distance (ft)*
25	280
30	335
35	390
40	445
45	500

*AASHTO Green Book

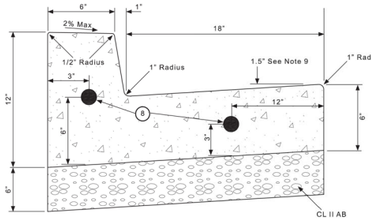


Notes

1. Foliage at maturity and berm, if any, shall not exceed 3 feet in height.
2. A visual clearance from the street to 15 feet in height shall be maintained with all tree foliage within the sight triangle.
3. A visual clearance from the sidewalk to 7 feet in height shall be maintained with all tree foliage within the sight triangle.
4. Site specific sight triangle exhibit to be provided upon request by the Public Works and Engineering Department.
5. Refer to the AASHTO Green Book, Section 9.5 Intersection Sight Distance, for additional guidance.

NOT TO SCALE

DATE		STD. PLAN NO.
May 2024	DRIVEWAY AND INTERSECTION SIGHT TRIANGLES	X-04

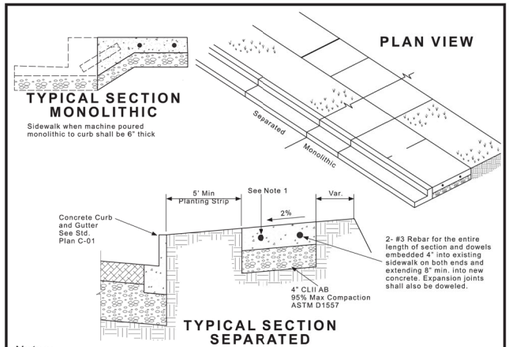


Notes:

1. All radii less than 100' shall use flexible wood or metal forms to eliminate angular points at 10' section points.
2. Saw-cut and remove 18" minimum street section for curb and gutter installation on existing streets. Plug 18" AC overcut with a minimum of 6" thick HMA.
3. 3/4" expansion joints driveway sections, curb returns, curb ramps, and cold joints or a maximum of 30' center to center. Expansion joints shall protrude 1" below the bottom of the gutter. Slip joint dowels (1/2" x 12") to be used bridging required expansion joints.
4. Thru joints shall be placed adjacent to catch basins, inlets at point s of tangency on streets, and at alley and driveway returns. Maximum spacing shall be 30' pre-molded joint filler, shall be 1/2" wide and conform to AASHTO design M213. Dummy joints shall be placed every 10'.
5. Finished work shall not vary more than 1/8" in grade and 1/4" in alignment.
6. The finished curb shall immediately be sprayed with transparent curing compound. Curb shall be covered by waterproof paper or plastic membrane in the event of rain or other unsuitable weather. Curing time shall be a minimum of 72 hours.
7. All curb and gutter shall be placed on a minimum of 6" Aggregate Base Class II 95% maximum compaction ASTM D1557 or per the direction of the City Engineer.
8. #4 Rebar shall be extended along full length of the curb and gutter with a 2' overlap at end of rebar. Longitudinal rebar should start and stop at required expansion joints.
9. Gutter pan slope shall not exceed 5% at pedestrian curb ramp entry locations. Contractor shall use 1.2" maximum between lip of gutter flow line at these locations.
10. All concrete shall be per current Caltrans Specifications Section 73 "Concrete Curbs and Sidewalks" and Section 90 "Concrete". Concrete shall include 1 pound of liquid lamp black per cubic yard of concrete. Liquid lamp black color shall be "Davis A 8090 Black" or equal.
11. All curb and gutter shall have 2 #4 Rebar the entire length and embedded on both ends using dowels (one dowel in the center of the curb; one dowel in the center of the curb).

NOT TO SCALE

DATE		STD. PLAN NO.
May 2024	CONCRETE CURB AND GUTTER	C-01

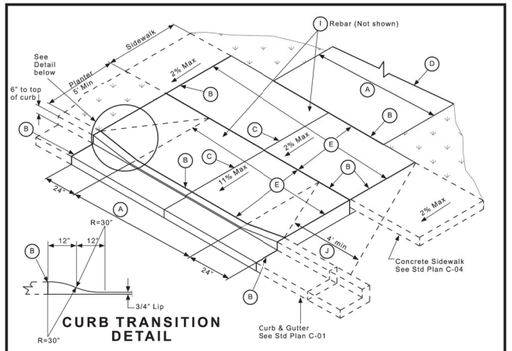


Notes:

1. Sidewalk shall be a minimum of 4". All concrete shall be per current Caltrans Specifications Section 73 "Concrete Curbs and Sidewalks" and Section 90 "Concrete". Concrete shall include 2 pounds of liquid lamp black per cubic yard of concrete. Liquid lamp black color shall be "Davis A 8090 Black" or equal.
2. Full Expansion Joints shall be placed to match those placed in adjacent Curb and Gutter, with maximum spacing of 30 ft.
3. Native subgrade shall have 90% minimum compaction and AB subgrade shall have 95% minimum compaction ASTM D1557 or per the direction of the City Engineer.
4. Sidewalk shall be at least 6" thick behind Rolled Curb and Residential Driveways and 8" thick behind Commercial Driveways.
5. The finished sidewalk shall be sprayed with a transparent curing compound covered by waterproof paper or plastic sheeting in the event of rain or other inclement weather; curing time shall be for a minimum of 72 hours.
6. All joints shall be cleaned and edged with an edger having a 1/4" radius.
7. Sidewalk and planter strip widths shall conform to dimensions shown in appropriate street cross section details.
8. The width of the sidewalk directly behind curb without planter shall be a minimum of 5' from back of curb.
9. Exposed surfaces shall be a medium broom finish.

NOT TO SCALE

DATE		STD. PLAN NO.
May 2024	CONCRETE SIDEWALK MONOLITHIC AND SEPARATED	C-04



Notes:

(A) Equals width of driveway at property line, 14' min - 30' max for residential and 25' min - 35' max for commercial.

(B) 1/2" wide full depth expansion joint

(C) Full depth expansion joint if A is 15' or greater.

(D) Driveway to be surfaced with asphalt or concrete.

(E) Driveway concrete shall be a minimum of 6" thick for residential and 8" thick for commercial locations and is to be placed on a minimum of 6" Class II aggregate base 95% maximum compaction, ASTM D1557. Over 95% compacted subgrade.

(F) All concrete shall be per current Caltrans Specifications Section 73 "Concrete Curbs and Sidewalks" and Section 90 "Concrete". Concrete shall include two (2) pounds of liquid lamp black per cubic yard of concrete. Liquid lamp black color shall be "Davis A 8090 Black" or equal.

(G) Sawcut and remove 18" minimum street section for driveway installation in existingstreets. Plug 18" AC overcut with a minimum of 6" HMA. Slip joint dowels (1/2" x 12") to be used at all expansion joints.

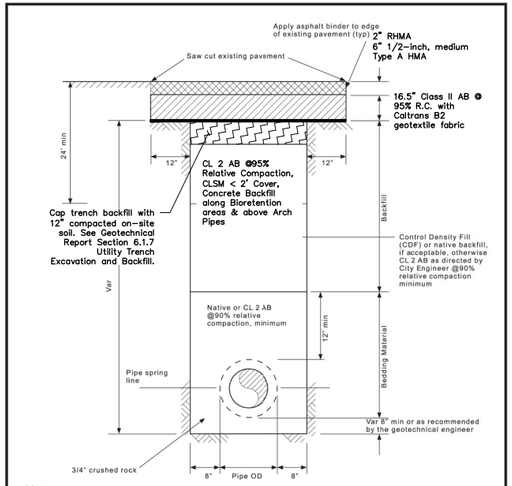
(H) All work shall conform to current ADA requirements.

(I) #4 rebar 16" O.C. both ways minimum 3" cover.

(J) 4' min at 2% for sidewalk transition to monolithic.

NOT TO SCALE

DATE		STD. PLAN NO.
May 2024	CONCRETE DRIVEWAY WITH PLANTER	C-05



Notes:

1. See Standard Plan SD-04 for additional trench requirements.
2. The 4" HMA minimum shall be placed in two 2" lifts. Thickness of HMA roadway trench replacement at the discretion of the City Inspector.
3. Pavement section to match existing or whichever is greater on collector and arterial roadways.
4. Residential streets minimum 3" HMA.
5. Roadway utility pipe depths below 10 ft should require PE stamped structurally shoring, and/or per existing conditions at the discretion of the City Engineer.
6. 12" or greater limit of the existing roadway AC trench overcut at the discretion of the City Inspector.

NOT TO SCALE

DATE		STD. PLAN NO.
May 2024	PIPE TRENCH DETAIL	SD-03

BEDDING MATERIAL

Granular bedding material requirements
Caltrans durability index minimum 30

Sleeve Sizes	Percentage Passing
1"	100
3/4"	90-100
3/8"	20-55
#4	0-10
#8	0-5

STRUCTURAL BACKFILL

Structural backfill requirements percent passing
Minimum Sand Equivalent of 20

Sleeve Sizes	Percentage Passing
1-1/2"	100
3/4"	90-100
#4"	30-60
#30	5-35
#200	0-12

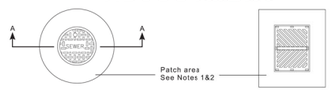
Notes

1. All backfill material shall be placed in lifts not to exceed 6 inches before compaction unless authorized by the City Engineer.
2. Mechanical compaction of backfill material shall not begin until the depth of compacted backfill material is 2 feet above the top of pipe.
3. Each lift shall be mechanically compacted to the required density prior to placing succeeding lifts of backfill material.
4. Compaction tests shall be as required by the city construction inspector, but in no case less than 2 tests every 200 feet of trench.
5. In-place density will be determined by one or more of the following methods.
   (A) ASTM D1557, test for density of soil in place by the sand cone method.
   (B) ASTM D2922- Nuclear method.
6. Laboratory density will be determined by ASTM D 1557, Moisture-Density Relations of soils and soil-aggregate mixtures.
7. If the edge of the trench falls within 3 feet of the gutter, the entire pavement shall be removed to the gutter.
8. On steep slopes, construct clay or concrete dam through the bedding material as determined by the City Engineer.
9. For concrete streets place 6 inches of Class A Portland Cement Concrete over 6" of Class 2 Aggregate Base for finished surface.
10. All trench construction shall be in compliance with latest OSHA Standards.
11. Place permanent pavement within 7 days after backfilling. Temporary cutback allowed for 7 days maximum, prior to final HMA. Time adjustments per review of the existing scope of work at the City Inspector's discretion Install hot, temporary Asphalt Concrete (AC) to finish grade until permanent Hot Mix Asphalt (HMA) is placed.
12. If existing HMA section is less than 4", grind AC to full depth of existing AC and replace full depth of HMA section (4" minimum).
13. In paved streets, all cuts shall be smooth and vertical with the area being generally rectangular. Native material may be used as backfill if approved by the City Engineer. If sand backfill is used, it must be well graded, tamped with vibratory compactor, if needed.
14. A 6" course of CL II AB and 3" HMA is minimum surface to be restored. No restoration shall be less substantial than existing composition. In cases of concrete streets, a 6" thickness of concrete on a 6" CL II AB is the minimum standard.
15. All storm drain pipes shall be ADS High Performance Polypropylene (PP) Dual-gasketed wall pipes or as approved by the City Engineer. Thickness of HMA roadway trench replacement at the discretion of the City Inspector.

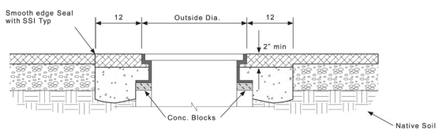
NOT TO SCALE

DATE		STD. PLAN NO.
May 2024	PIPE TRENCH NOTES	SD-04

MANHOLE & CATCH BASIN ADJUSTMENT

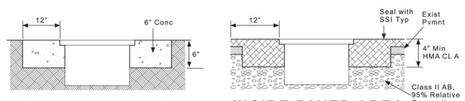


PLAN



SECTION A-A

VALVE BOX ADJUSTMENT



OUTSIDE PAVED AREA

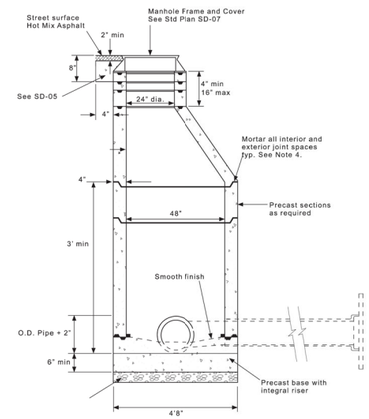
INSIDE PAVED AREA

Notes

1. Remove pavement and base materials for a distance which is equal to the diameter of the frame plus two feet. Adjust casting frame to new pavement surface using concrete blocks.
2. 2"x4"x8" solid brick used for final adjustment to grade. 6" high maximum.
3. Single ring of #4 rebar through concrete encasement for concrete ring within roadway.
4. Top of utility to be level with existing roadway grade.

NOT TO SCALE

DATE		STD. PLAN NO.
May 2024	MANHOLE/CATCH BASIN & VALVE BOX ADJUSTMENT	SD-05



Notes

1. Precast Manhole sections shall conform to applicable provisions of ASTM C478.
2. 9" Class II for Aggregate Base bedding compacted to 95% maximum ASTM D1557 or as required by the Geotechnical Engineer.
3. Backfill Class II AB around MH to 95% compaction or CDF fill option if width is too narrow between existing native and MH exterior walls as required by the City Inspector.
4. All joints with External Concrete Joint Wrap.Two layers may be required to seal base; plaster with mortar thereafter.
5. Manhole base must be poured against undisturbed soil. If excavated too deep, fill with concrete.
6. For manhole with large diameter pipes, see Contra Costa County Standard Plans.
7. FOR MODIFIED 72"ø MANHOLE:
   I.D. = 72", O.D. = 88"
   WALL THICKNESS = 8"
   BASE THICKNESS = 12"

NOT TO SCALE

DATE		STD. PLAN NO.
May 2024	MODIFIED STANDARD MANHOLE	SD-06

CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

sanbell — Intelligent Infrastructure, Enduring Communities

PROFESSIONAL ENGINEER — ROBERT E. WADE — No. 76008 — EXP. 6-30-26 — CIVIL — STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD
CANAL CROSSING PROJECT - ROADWAY WIDENING

CIVIL DETAILS

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

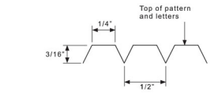
DATE: 12/16/2024
SCALE: NTS
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER: G1.3

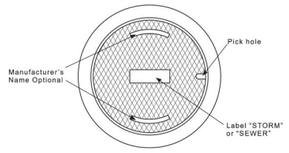
4 OF 76

89

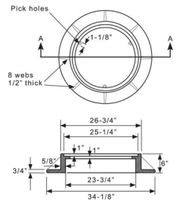
CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER



DIAMOND COVER PATTERN DETAIL



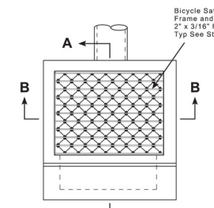
PLAN



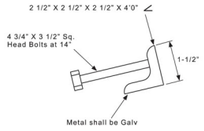
SECTION A-A

NOT TO SCALE

	DATE		STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA — MANHOLE FRAME AND COVER	SD-07



PLAN



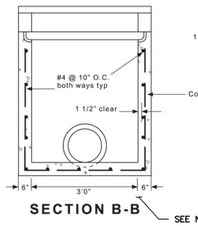
ANGLE ANCHOR

Notes:

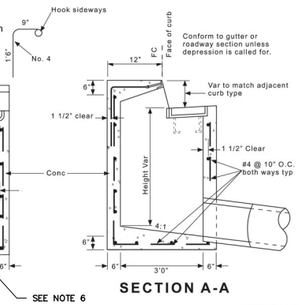
1. Where inlet is located within a return, angle anchor shall be curved to match face of curb radius.
2. When H exceeds6'-0", to us a manhole base with Type "A" inlet top and transition slab.

Notes:

3. Mortar all interior and exterior joint spaces, pipe access, and flush. Accessing utility pipes to be cut flush with interior of inlet walls.
4. See SD-06Note 4.
6. Water otop/gaoket at the diooration of the City Engineer.



SECTION B-B



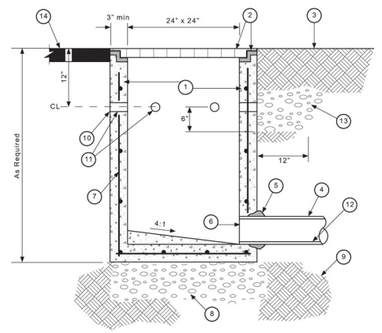
SECTION A-A

NOT TO SCALE

	DATE		STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA — TYPE 1 CURB INLET	SD-08

Contd. Note:

6. Install 6" thick Class II AB bedding below Type I curb inlet compacted to 95% RC



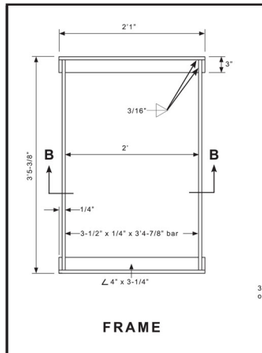
BASIN DETAIL

Notes

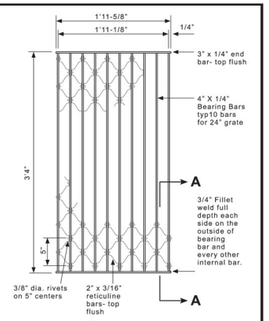
1. Precast concrete basin, per plan. See Note 4 SD-06.
2. Grate and frame with grate locking device, per plan.
3. Finish grade, flush with top of grate
4. Storm drain pipe, per plan.
5. Grout pipe in place, 1 sack sand-cement slurry
6. Pipe openings to be cast into concrete
7. Reinforcement per Manufacturer
8. Aggregate base, Class II, 12" deep x basin width. Compact to 95% relativity density.
9. Subgrade, compacted to 90% relative density.
10. At planting areas, 18" wide filter fabric wrapped around and glued at edges to structure where weep holes occur.
11. At planting areas, 2" weep holes at 10' O.C.
12. Invert elevation, per plan.
13. Where weep holes occur surround catch basin with drain rock, 3/4" diameter max size, compacted as recommended by the Geotechnical Engineer.
14. Finish surface, where paving occurs.

NOT TO SCALE

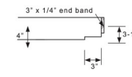
	DATE		STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA — TYPE III LANDSCAPE AREA INLET	SD-10



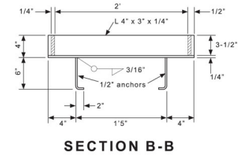
FRAME



GRATE



SECTION A-A



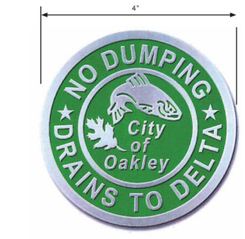
SECTION B-B

Notes

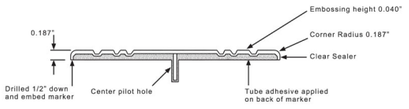
1. Hinged grate only when specified.
2. Place grate bars parallel to flow.
3. Frame, grate, and anchors shall be galvanized after fabrication
4. Frame and grate to be welded steel or approved alternative.

NOT TO SCALE

	DATE		STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA — RETICULINE FRAME & GRATE	SD-11



TOP VIEW



SIDE VIEW

Notes

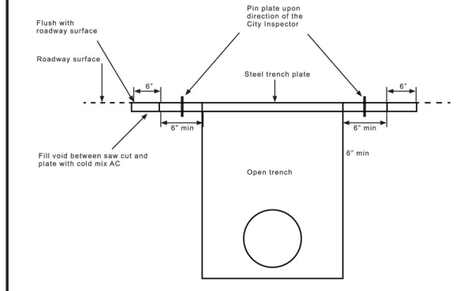
1. Available for purchase at the City of Oakley Public Works Department
2. Storm Drain marker by Almetek, Item No. STDM-9599-SSP.
3. Sub-surface installation with tube adhesive
4. Wire brush surface, blow dust, apply adhesive press down.

Hardware

- SIKS_ADH Sikaflex 10.1 fl. oz. caulk tube (1 Tube per 15 markers)
- CDB4 Carbide drill bit
- DCG Dripless caulking gun

NOT TO SCALE

	DATE		STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA — STORM DRAIN MARKER	SD-12



FLUSH TRENCH PLATE

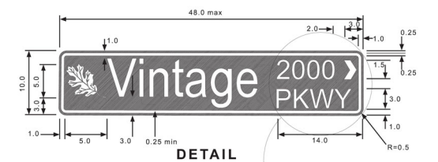
Notes

1. Contractor shall install signs per current MUTCD requirements for uneven pavement.
2. If trench plates cannot sit completely flush due to crowns, quarter crowns, or uneven pavement an AC transition will be required. The transition shall be a minimum 3 feet horizontal for every inch vertical on arterials and 1 foot horizontal for every inch vertical on residential streets.

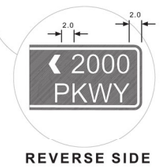
NOT TO SCALE

	DATE		STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA — FLUSH TRENCH PLATE	SD-13

ALL DIMENSIONS ARE IN INCHES



DETAIL



REVERSE SIDE

Acceptable Sign Abbreviations

AVE	Avenue	ST	Street
BLVD	Boulevard	TER	Terrace
CIR	Circle	PKWY	Parkway
CT	Court	PVT	Private
DR	Drive		
LN	Lane		
PL	Place		
RD	Road		

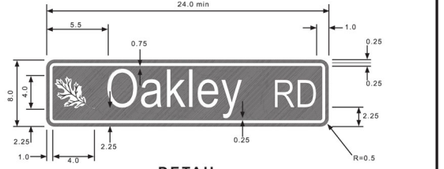
Notes

1. A combination of 6" "Highway Gothic" Font (UC) with 4.5" "Highway Gothic" Font (LC) shall be used for street name.
2. Supplementary lettering to indicate the type of street (such as Street, Avenue, or Road) shall be in smaller lettering 3" high.
3. The border shall be 0.5" in width. The corners of the sign should be rounded to fit the border.
4. Street name sign blanks shall be 0.125" thick, ASTM B209 Alloy 6061-T6, flat aluminum.
5. Reflective sheeting shall be 3M Visual Impact Performance - Series 3990 (green and white) and shall be coated with 3M Premium Protective Overlay Film - Series 1160 (both sides), or approved equivalents.
6. Sign colors shall be a green background with white letters and white border.
7. Signs shall be double faced (front and rear) with block arrows pointing in same direction (i.e. from to right ad rear to left).
8. Sign locations and mounting shall be as shown on location detail (SS-03) Sheet 3.

NOT TO SCALE

	DATE		STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA — STREET NAME SIGN MAJOR STREET	SS-01

ALL DIMENSIONS ARE IN INCHES



DETAIL

Acceptable Sign Abbreviations

AVE	Avenue	ST	Street
BLVD	Boulevard	TER	Terrace
CIR	Circle	PKWY	Parkway
CT	Court	PVT	Private
DR	Drive		
LN	Lane		
PL	Place		
RD	Road		

Notes

1. A combination of 6" "Highway Gothic" Font (UC) with 4.5" "Highway Gothic" Font (LC) shall be used for street name.
2. Supplementary lettering to indicate the type of street (such as Street, Avenue, or Road) shall be in smaller lettering 3" high.
3. The border shall be 0.25" in width. The corners of the sign should be rounded to fit the border.
4. Street name sign blanks shall be 0.125" thick, ASTM B209 Alloy 6061-T6, flat aluminum.
5. Reflective sheeting shall be 3M Visual Impact Performance - Series 3990 (green and white) and shall be coated with 3M Premium Protective Overlay Film - Series 1160 (both sides), or approved equivalents.
6. Sign colors shall be a green background with white letters and white border.
7. Signs shall be double faced (front and rear)
8. Sign locations and mounting shall be as shown on location detail (SS-03) Sheet 3.
9. At the intersection with public street / private street name sign shall match the Standard Drawings but must have "PVT" where the block would go.

NOT TO SCALE

	DATE		STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA — STREET NAME SIGN MINOR STREET	SS-02

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Intelligent Infrastructure, Enduring Communities

REGISTERED PROFESSIONAL ENGINEER — ANDREW T. FOODE — No. 90008 — EXP. 6-30-26 — CIVIL — STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

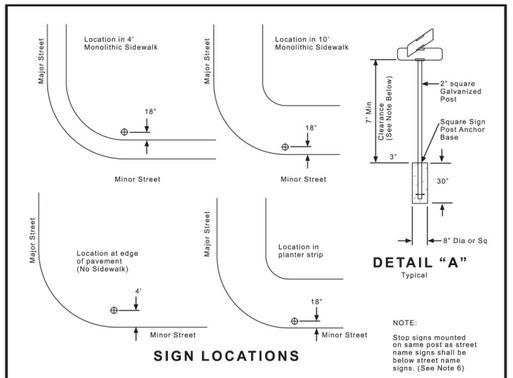
CIVIL DETAILS

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

REVISIONS	NO.	CITY	CCWD

DATE: 12/16/2024
SCALE: NTS
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO. 240017

DRAWING NUMBER:
G1.4
5 OF 76



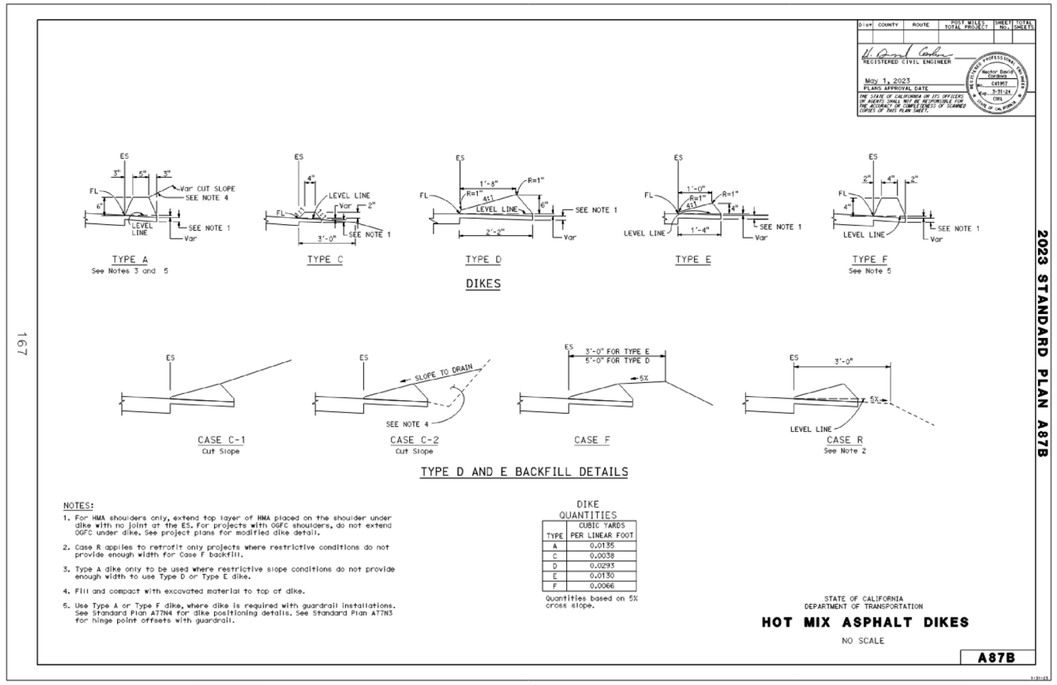
NOTE:
Stop signs mounted on same post as street name signs shall be below street name signs. (See Note 6)

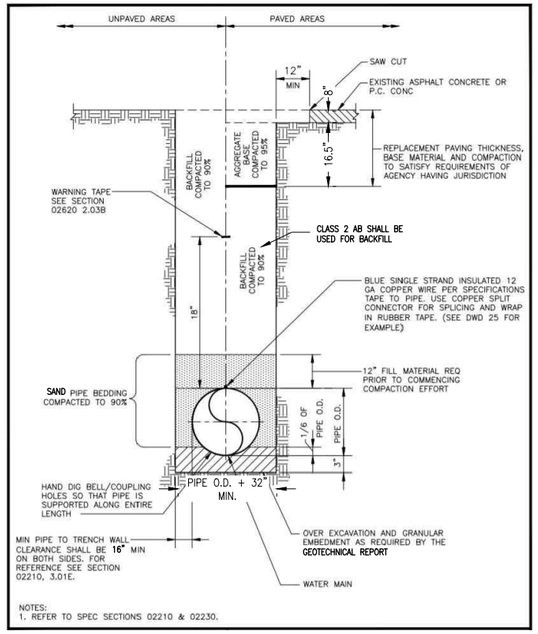
Notes

1. Sign to be located 18" from face of curb or back of monolithic sidewalk.
2. Bottom of sign shall be mounted 7' min. above ground or sidewalk per Detail "A" shown on this sheet.
3. Signs to be City of Oakley Standard Street Name Sign.
4. Signs shall be mounted with Hawkins' Heavy Duty Aluminum "Vandal Proof" (HD) VP Model #V14F-(HD)VP-2c2P (without finial) or approved equal.
5. Signs mounted on signal standards or electroliers shall be mounted with Hawkins' "Vandal Proof" wing bracket Model #V14F-(HD) VP-AB or approved equal. Brackets shall be fastened to poles with two (2) 3/4" wide x 0.030" thick Type 201 Stainless Steel bends.
6. Street name sign may be combined with stop sign (R1), and placed in a location for maximum visibility as approved by the City Engineer.

NOT TO SCALE

	DATE		STREET NAME SIGN LOCATION AND MOUNTING	STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA		SS-03



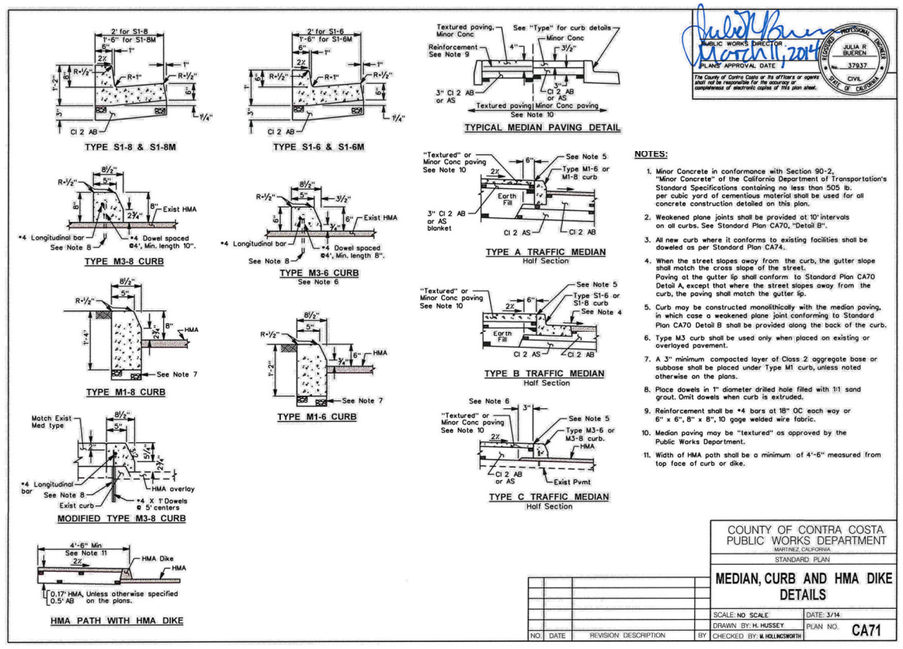


NOTES:
1. REFER TO SPEC SECTIONS 02210 & 02230.

STANDARD TRENCH SECTION FOR POTABLE WATER MAINS

SCALE: NTS

1 / -



The County of Contra Costa or its officers or agents shall not be responsible for the accuracy or completeness of electronic copies of this plan sheet.

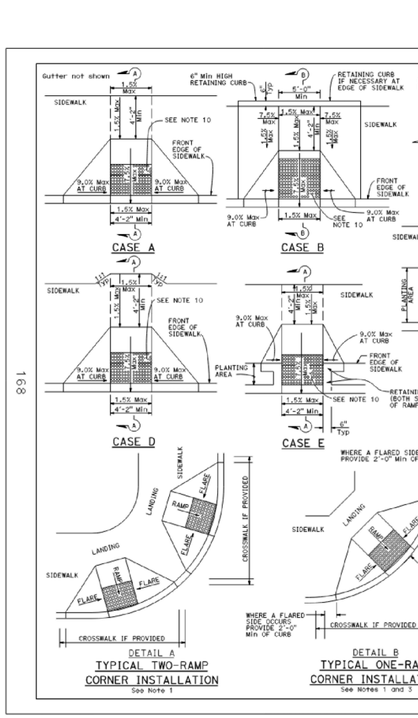
NOTES:
1. Minor Concrete in conformance with Section 90-2, "Minor Concrete" of the California Department of Transportation's Standard Specifications containing no less than 505 lb. per cubic yard of cementious material shall be used for all concrete construction detailed on this plan.
2. Weakened plane joints shall be provided at 10' intervals on all curbs. See Standard Plan CA70, "Detail B".
3. All new curb where it conforms to existing facilities shall be doweled as per Standard Plan CA74.
4. When the street slopes away from the curb, the gutter slope shall match the cross slope of the street. Paving at the gutter lip shall conform to Standard Plan CA70 Detail A, except that where the street slopes away from the curb, the paving shall match the gutter lip.
5. Curb may be constructed monolithically with the median paving, in which case a weakened plane joint conforming to Standard Plan CA70 Detail B shall be provided along the back of the curb.
6. Type M3 curb shall be used only when placed on existing or overlayed pavement.
7. A 3" minimum compacted layer of Class 2 aggregate base or subbase shall be placed under Type M1 curb, unless noted otherwise on the plans.
8. Place dowels in 1" diameter drilled hole filled with 1:1 sand grout. Omit dowels when curb is extruded.
9. Reinforcement shall be #4 bars at 18" OC each way or 6" x 6", 8" x 8", 10 gage welded wire fabric.
10. Median paving may be "textured" as approved by the Public Works Department.
11. Width of HMA path shall be a minimum of 4'-6" measured from top face of curb or dike.

NO.	DATE	REVISION DESCRIPTION	BY

COUNTY OF CONTRA COSTA
PUBLIC WORKS DEPARTMENT
MARTINEZ, CALIFORNIA
STANDARD PLAN

MEDIAN, CURB AND HMA DIKE DETAILS

SCALE: NO SCALE | DATE: 3/14
DRAWN BY: M. HUSSEY | PLAN NO. CA71
CHECKED BY: M. HOLLINGSWORTH



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Intelligent Infrastructure, Enduring Communities

REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA — R.C.E. 73608 — EXP. 6-30-25

OAKLEY CALIFORNIA

REVISIONS	NO.	CITY	COWD

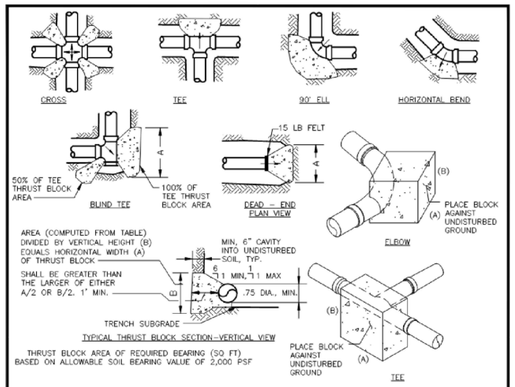
DATE: 12/16/2024
SCALE: NTS
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO. 240017

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

CIVIL DETAILS

CITY OF OAKLEY — CONTRA COSTA COUNTY — CALIFORNIA

DRAWING NUMBER:
G1.5
6 OF **76**



THRUST BLOCK AREA OF REQUIRED BEARING (SQ FT) BASED ON ALLOWABLE SOIL BEARING VALUE OF 2,000 PSF

SEE THRUST BLOCK TABLE TO THE LEFT

PIPE SIZE	DEAD END, TEE, BO OR PLUG	CROSS (EA BLOCK)	90° ELBOW	45° ELBOW & WYE	22.5° ELBOW
4"	1.5	1.0	2.0	1.5	1.0
6"	3.0	2.5	4.0	2.5	1.5
8"	5.0	2.5	7.0	4.0	2.0
10"	7.5	4.0	10.5	6.0	3.0
12"	10.5	5.5	15.0	8.0	4.5
14"	14.0	7.0	20.0	11.0	5.5
16"	18.0	9.0	25.5	14.0	7.0
18"	22.5	11.5	32.0	17.5	9.0
20"	27.5	14.0	39.0	21.0	11.0
24"	39.5	20.0	55.5	30.5	15.5

MULTIPLIERS FOR THRUST BLOCK AREAS	
ACTUAL SOIL BEARING VALUE	MULTIPLIER
1,000 PSF	2.0
1,500 PSF	1.33
2,000 PSF	1.0
2,500 PSF	0.8
3,000 PSF	0.67

EXAMPLE:
ACTUAL SOIL BEARING VALUE = 1,000 PSF FOR 8" BLOW OFF
REQUIRED AREA IS: (2.0)(5.0 SQ FT) = 10.0 SQ FT

NOTES:
1. THRUST BLOCKS SHALL BE CLASS B CONCRETE (5 SACK MIX)
2. MAXIMUM TEST PRESSURE = 150 PSI
3. THRUST BLOCK HORIZONTAL WIDTH (A) SHALL BE AT LEAST TWICE THE VERTICAL HEIGHT (B)
4. TOP OF THRUST BLOCK SHALL NOT BE PLACED WITHIN 2' OF FINISHED GRADE.
5. REFER TO SPEC SECTIONS 03100 AND 03304.

DIABLO WATER DISTRICT		STANDARD DRAWING CONCRETE THRUST BLOCKS			
DESIGNED WDB	DRAWN WKT	APPROVED WW	DATE OCTOBER, 2022	DWG. NO.	DWD 2

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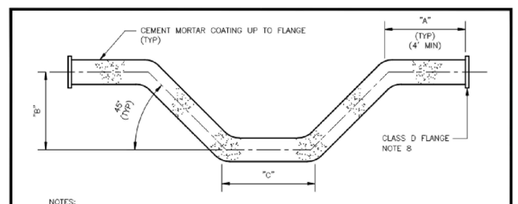

NOTES:
1. NOMINAL STEEL PIPE DIMENSIONS ON DRAWINGS REPRESENT THE MINIMUM PIPE INSIDE DIAMETER AFTER LINING.
2. STEEL PIPE SHALL CONFORM TO AWWA C200. LININGS AND COATINGS SHALL CONFORM TO AWWA C205. COATING ON FLANGED ENDS SHALL REACH EDGE OF FLANGE.
3. DOUBLE OFFSET TO BE FABRICATED BY WELDING USING FOUR 45° BUTT WELDING LONG RADIUS ELBOWS. MITRED ELBOWS CONFORMING TO AWWA C208 MAY BE USED ON 16" AND 18" OFFSETS.
4. "C" DIMENSIONS AS REQUIRED, 4'-0" MINIMUM LENGTH.
5. "A" AND "B" DIMENSIONS AS REQUIRED.
6. CEMENT MORTAR LINING SHALL BE SHOP APPLIED AND BE FINISHED SQUARE AND UNIFORM AT THE ENDS OF THE PIPE.
7. OFFSETS MAY BE FABRICATED IN PIECES TO AID INSTALLATION IN THE FIELD. SUCH PIECES TO BE JOINED WITH A WELDED 4" WIDE BY 0.25" THICK (MIN) STEEL BUTTSTRAP. BUTTSTRAP JOINTS TO BE COATED WITH TAPE AND BITUMEN BEFORE BACKFILLING. ALTERNATELY, PIECES MAY BE JOINED BY FLANGES. FLANGES TO BE COATED WITH BITUMEN & TAPE AFTER INSTALLATION.
8. FLANGE PATTERN TO MATCH CONNECTING FITTING. FLANGE TO PIPE WELD SHALL CONFORM TO AWWA C207. FLANGES SHALL BE EPOXY COATED.
9. REFER TO SPEC SECTIONS 02512 & 02675.
10. 1 1/2" COUPLING WITH CP BUSHING TO BE USED.

NOMINAL PIPE SIZE (MIN ID AFTER LINING)	STANDARD PIPE OD TO ACHIEVE REQD MIN ID	TYP. PIPE ID AFTER LINING OF STANDARD PIPE SIZES	PIPE MINIMUM WALL THICKNESS	CEMENT MORTAR LINING THICKNESS	CEMENT MORTAR COATING THICKNESS	"A"
6"	8.625"	7.481"	0.322"	1/4"	3/4"	4'-0"
8"	10.75"	9.520"	0.365"	1/4"	3/4"	4'-0"
10"	12.75"	11.375"	0.375"	5/16"	3/4"	4'-0"
12"	14.0"	12.625"	0.375"	5/16"	3/4"	4'-0"
16"	18.0"	16.625"	0.375"	5/16"	3/4"	4'-0"
18"	20.0"	18.625"	0.375"	5/16"	3/4"	4'-0"
20"	22.0"	20.50"	0.375"	3/8"	3/4"	4'-0"
24"	26.0"	24.50"	0.375"	3/8"	3/4"	4'-0"

DIABLO WATER DISTRICT		STANDARD DRAWING DOUBLE OFFSET STEEL PIPE, CEMENT MORTAR LINED AND COATED, 6" TO 24"			
DESIGNED WDB	DRAWN WKT	APPROVED WW	DATE OCTOBER, 2022	DWG. NO.	DWD 6

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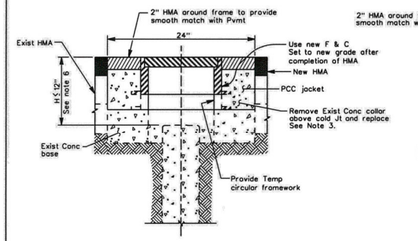
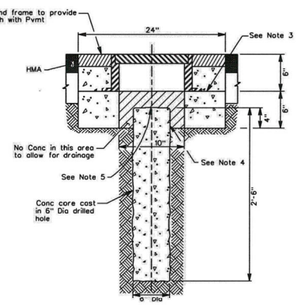


FRAME ADJUSTMENT DETAIL



NEW INSTALLATION DETAIL

NOTES:
1. Concrete for jacket and core shall contain not less than 590 lbs of cementious material per cubic yard, ½" maximum aggregate grading, in conformance with Section 90, "Concrete", of the California Department of Transportation's Standard specifications.
2. Approved covers and frames are those manufactured by Chrisp Co. Casting, Part No. 9277M or 9279 or approved equivalent. Covers shall be marked "Monument" shall be non-rocking and designed for a 15000 lb. wheel load.
3. 30# felt or ¼" layer of sand to create a "cold joint".
4. 6" diameter collar formed with 30# felt or non-metallic form tube (may be left in place).
5. Solid brass marker (2" to 2½" diameter top and 2" minimum shank) with distinctive punch and R.E. or L.S. number.
6. When "H" exceeds 12", a complete reconstruction of monument is required.

PUBLIC WORKS DIRECTOR — JULIA R BUEREN — PLANS APPROVAL DATE March 11, 2014 — No. 37937 CIVIL STATE OF CALIFORNIA
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COUNTY OF CONTRA COSTA
PUBLIC WORKS DEPARTMENT
MARTINEZ, CALIFORNIA
STANDARD PLAN

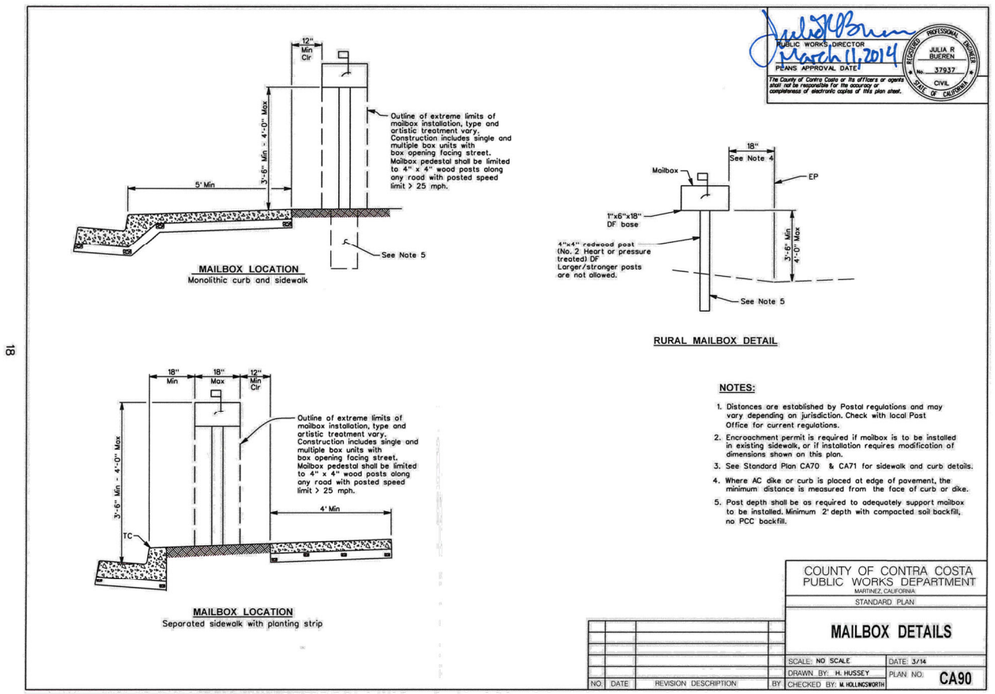
STREET SURVEY MONUMENT

NO.	DATE	REVISION DESCRIPTION	BY

SCALE: NO SCALE | DATE: 3/14
DRAWN BY: L. COSTA | PLAN NO: CA40
CHECKED BY: R. Zwemmer

STD. PLAN CA40

5



NOTES:
1. Distances are established by Postal regulations and may vary depending on jurisdiction. Check with local Post Office for current regulations.
2. Encroachment permit is required if mailbox is to be installed in existing sidewalk, or if installation requires modification of dimensions shown on this plan.
3. See Standard Plan CA70 & CA71 for sidewalk and curb details.
4. Where AC dike or curb is placed at edge of pavement, the minimum distance is measured from the face of curb or dike.
5. Post depth shall be as required to adequately support mailbox to be installed. Minimum 2' depth with compacted soil backfill, no PCC backfill.

PUBLIC WORKS DIRECTOR — JULIA R BUEREN — PLANS APPROVAL DATE March 11, 2014 — No. 37937 CIVIL STATE OF CALIFORNIA
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COUNTY OF CONTRA COSTA
PUBLIC WORKS DEPARTMENT
MARTINEZ, CALIFORNIA
STANDARD PLAN

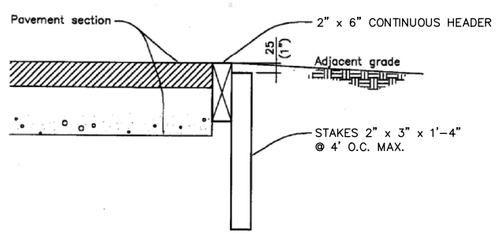
MAILBOX DETAILS

NO.	DATE	REVISION DESCRIPTION	BY

SCALE: NO SCALE | DATE: 3/14
DRAWN BY: M. HUSSEY | PLAN NO: CA90
CHECKED BY: M. HOLLINGSWORTH

STD. PLAN CA90

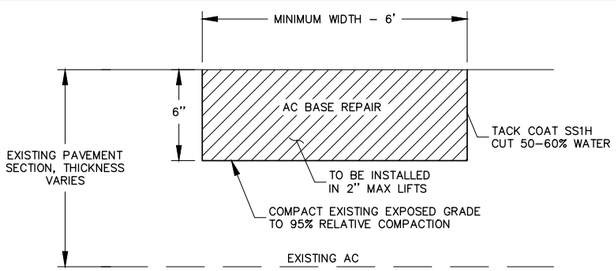
18



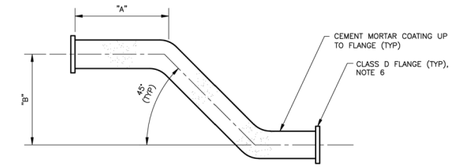
TYPICAL SECTION

NOTES:
1. INSTALL AT ALL LOCATIONS WHERE AC PAVEMENT IS CONSTRUCTED ADJACENT TO DIRT GRAD. REMOVE HEADER BOARD WHEN NO LONGER REQUIRED DURING STAGE 2 PAVING OPERATIONS.
2. SPLICE BOARDS SHALL BE INSTALLED ON THE GRADE SIDE AND SHALL BE MINIMUM 2"X6"X3'.
3. HEADERS, SPLICE BOARDS, AND STAKES SHALL BE REDWOOD OR PRESERVATIVE TREATED DOUGLAS FIR.

REDWOOD HEADER BOARD ALONG ASPHALT PAVEMENT DURING CONSTRUCTION STAGING 2 / -
SCALE: NTS



AC BASE REPAIR DETAIL 1 / -
SCALE: NTS



NOTES:
1. NOMINAL STEEL PIPE DIMENSIONS ON DRAWINGS REPRESENT THE MINIMUM PIPE INSIDE DIAMETER AFTER LINING.
2. STEEL PIPE SHALL CONFORM TO AWWA C200. LININGS AND COATINGS SHALL CONFORM TO AWWA C205.
3. SINGLE OFFSET TO BE FABRICATED BY WELDING USING TWO 45° BUTT WELDING LONG RADIUS ELBOWS. MITRED ELBOWS CONFORMING TO AWWA C208 MAY BE USED ON 16" AND 18" OFFSETS.
4. "B" DIMENSION AS REQUIRED.
5. CEMENT MORTAR LINING SHALL BE SHOP APPLIED AND BE FINISHED SQUARE AND UNIFORM AT THE ENDS OF THE PIPE.
6. FLANGE PATTERN TO MATCH CONNECTING FITTING. FLANGE TO PIPE WELD SIZE SHALL CONFORM TO AWWA C207. FLANGES SHALL BE EPOXY COATED.
7. REFER TO SPEC SECTIONS 02512 & 02675.

NOMINAL PIPE SIZE (MIN ID AFTER LINING)	STANDARD PIPE OD TO ACHIEVE REQD MIN ID	TYP PIPE ID AFTER LINING OF STANDARD PIPE SIZES	PIPE MINIMUM WALL THICKNESS	CEMENT MORTAR LINING THICKNESS	CEMENT MORTAR COATING THICKNESS	"A"
6"	8.625"	7.481"	0.322"	1/4"	3/4"	4'-0"
8"	10.75"	9.520"	0.365"	1/4"	3/4"	4'-0"
10"	12.75"	11.375"	0.375"	5/16"	3/4"	4'-0"
12"	14.0"	12.625"	0.375"	5/16"	3/4"	4'-0"
16"	18.0"	16.625"	0.375"	5/16"	3/4"	4'-0"
18"	20.0"	18.625"	0.375"	5/16"	3/4"	4'-0"
20"	22.0"	20.50"	0.375"	3/8"	3/4"	4'-0"
24"	26.0"	24.50"	0.375"	3/8"	3/4"	4'-0"

DIABLO WATER DISTRICT		STANDARD DRAWING SINGLE OFFSET STEEL PIPE, CEMENT MORTAR LINED AND COATED, 6" TO 24"			
DESIGNED WDB	DRAWN WKT	APPROVED WW	DATE OCTOBER, 2022	DWG. NO.	DWD 7

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sanbell — Intelligent Infrastructure, Enduring Commitment

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD
CANAL CROSSING PROJECT - ROADWAY WIDENING

CIVIL DETAILS

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

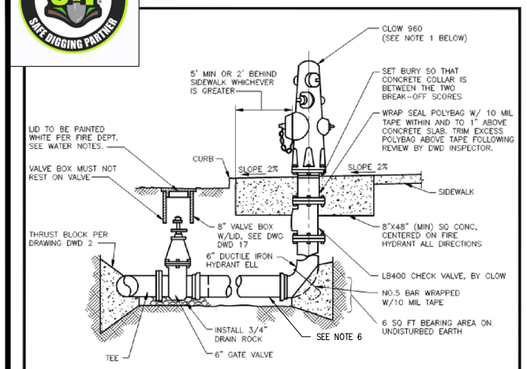
NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: NTS
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER: G1.6

7 OF 76

71



NOTES:
1. FIRE HYDRANT AND HYDRANT PIPING CONFIGURATION SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL FIRE PROTECTION DISTRICT HAVING JURISDICTION.
2. WHEN NO CURB IS PRESENT CONSULT DISTRICT FOR LOCATION OF HYDRANT.
3. USE MEGALUG RESTRAINT WHERE MJ FITTINGS ARE USED.
4. APPLY NSF 61- APPROVED LUBRICANT TO HYDRANT OUTLETS THREADS.
5. REFER TO SPEC SECTIONS 03304 & 15100.

ITEM	PVC PLASTIC MAIN	DUCTILE IRON MAIN
TEE	PUSH-ON x PUSH-ON x FLG	PUSH-ON x PUSH-ON x FLG MJ x MJ x FLG
6" VALVE JOINTS	FLG x PUSH-ON	FLG x PUSH-ON FLG x MJ
PIPE TO HYD ELL	6" PVC	6" DIP
HYD DI BURY	PUSH-ON	PUSH-ON OR MJ

DIABLO WATER DISTRICT		STANDARD DRAWING FIRE HYDRANT INSTALLATION			
DESIGNED WDB	DRAWN WKT	APPROVED WW	DATE OCTOBER, 2022	DWG. NO.	DWD 15

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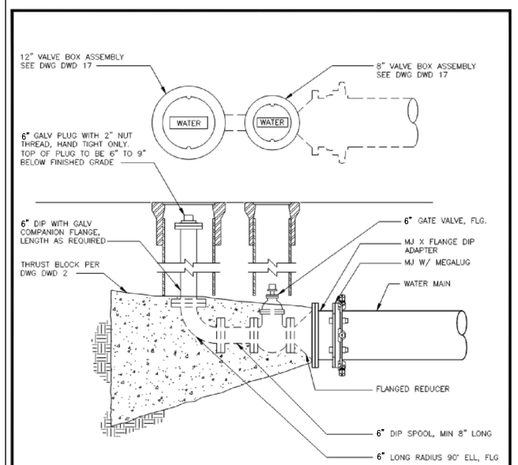

NOTES:
1. PIPING ASSEMBLY SHALL BE WRAPPED IN POLYETHYLENE PRIOR TO PLACING CONCRETE.
2. REFER TO SPEC SECTIONS 02610, 03304, 15100, & 16640.

DIABLO WATER DISTRICT		STANDARD DRAWING 6" BLOWOFF ASSEMBLY			
DESIGNED WDB	DRAWN WKT	APPROVED WW	DATE OCTOBER, 2022	DWG. NO.	DWD 22

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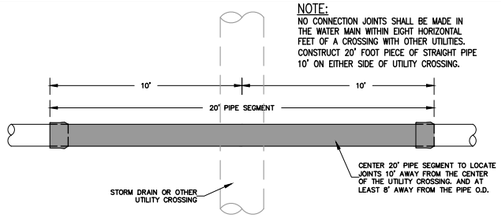
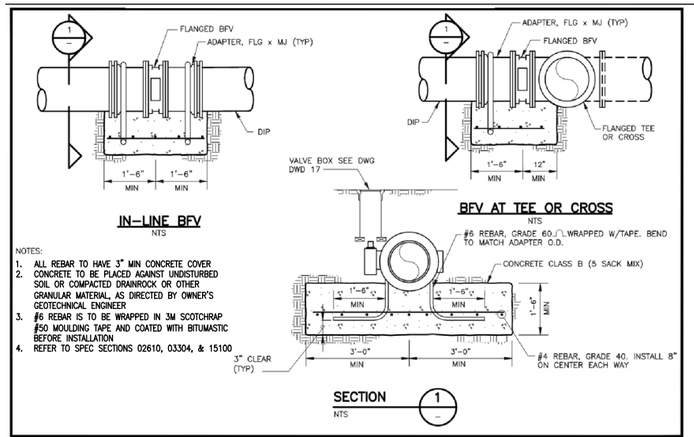
NOTE:
NO CONNECTION JOINTS SHALL BE MADE IN THE WATER MAIN WITHIN EIGHT HORIZONTAL FEET OF A CROSSING WITH OTHER UTILITIES. CONSTRUCT 20' FOOT PIECE OF STRAIGHT PIPE 10' ON EITHER SIDE OF UTILITY CROSSING.



DOMESTIC WATER PIPE CENTERED ON STORM DRAIN STRUCTURE/UTILITY CROSSING DETAIL
NOT TO SCALE



NOTES:
1. ALL REBAR TO HAVE 3" MIN CONCRETE COVER
2. CONCRETE TO BE PLACED AGAINST UNDISTURBED SOIL OR COMPACTED DRAINROCK OR OTHER GRANULAR MATERIAL, AS DIRECTED BY OWNER'S GEOTECHNICAL ENGINEER
3. #6 REBAR IS TO BE WRAPPED IN 3M SCOTCHRAP #50 MOULDING TAPE AND COATED WITH BITUMASTIC BEFORE INSTALLATION
4. REFER TO SPEC SECTIONS 02610, 03304, & 15100

DIABLO WATER DISTRICT		STANDARD DRAWING BUTTERFLY VALVE INSTALLATION, 16" TO 24"			
DESIGNED WDB	DRAWN WKT	APPROVED WW	DATE OCTOBER, 2022	DWG. NO.	DWD 19

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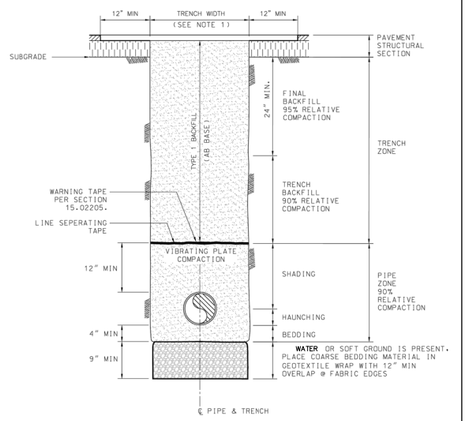
DWG-14

CENTRAL CONTRA COSTA SANITARY DISTRICT
MARTINEZ, CALIFORNIA

TRENCH STRUCTURAL DETAIL 1

TRENCH SECTION IN EXISTING PAVED STREETS & PARKING AREAS
(PUBLIC & PRIVATE)



NOTES:
1. TRENCH WIDTH, PIPE BEDDING & BACKFILL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND PROVISIONS OF SECTION 15.02205 OF THESE SPECIFICATIONS.
2. THESE ARE MINIMUM REQUIREMENTS. IF OTHER JURISDICTIONAL AGENCY REQUIREMENTS EXCEED THOSE SHOWN, THE GREATER REQUIREMENTS SHALL BE MET.
3. 100% AB REQUIRED FOR SIDEWALK OR DRIVEWAY.

DWG-14

06-Jul-2014 K:\Projects\...\Trench\Trench Detail1.dwg

THRUST BLOCK TABLE

4' Cover

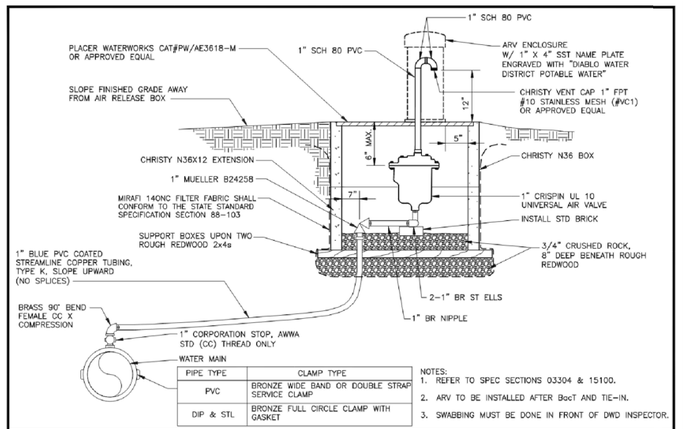
Nominal Diameter of Pipe (in.)	DIP Class 50 Outside Diameter of Pipe (in.)	Mean Depth from Surface to the plane of Resistance in feet (Centerline of a pipe or center of bearing area of a thrust block) (ft.)	Passive Equivalent Fluid Pressure (lbs per cu.ft.)*	Allowable Soil Bearing Capacity (lbs per sq.ft.)	Multiplier	Dead End, Tee, BO or Plug	Cross (ea block)	90° Elbow	45° Elbow & Wye	22.5°
D	D'	H_c	EFP	SBC						
24	25.8	5.08	300	1523	1.32	51.95	26.30	72.99	40.11	20.38
20	21.6	4.90	300	1470	1.37	37.68	56.18	53.44	28.77	15.07
18	19.5	4.81	300	1444	1.41	31.62	16.16	44.97	24.59	12.65
12	13.2	4.55	300	1365	1.51	15.86	8.31	22.66	12.09	6.80
8	9.05	4.38	300	1313	1.58	7.90	3.95	11.06	6.32	3.16
6	6.9	4.29	300	1286	1.62	4.85	4.04	6.47	4.04	2.42

* Mains in roadway, hence upper 12" are also considered
Maximum Test Pressure = 150 psi (per DWD 2)

5' Cover

Nominal Diameter of Pipe (in.)	DIP Class 50 Outside Diameter of Pipe (in.)	Mean Depth from Surface to the plane of Resistance in feet (Centerline of a pipe or center of bearing area of a thrust block) (ft.)	Passive Equivalent Fluid Pressure (lbs per cu.ft.)*	Allowable Soil Bearing Capacity (lbs per sq.ft.)	Multiplier	Dead End, Tee, BO or Plug	Cross (ea block)	90° Elbow	45° Elbow & Wye	22.5°
D	D'	H_c	EFP	SBC						
24	25.8	6.08	300	1823	1.12	44.13	22.34	62.00	34.07	17.32
20	21.6	5.90	300	1770	1.15	31.67	47.22	44.92	24.19	12.67
18	19.5	5.81	300	1744	1.17	26.31	13.44	37.41	20.46	10.52
12	13.2	5.55	300	1665	1.22	12.82	6.72	18.32	9.77	5.49
8	9.05	5.38	300	1613	1.26	6.28	3.14	8.79	5.02	2.51
6	6.9	5.29	300	1586	1.27	3.82	3.18	5.09	3.18	1.91

* Mains in roadway, hence upper 12" are also considered
Maximum Test Pressure = 150 psi (per DWD 2)



PIPE TYPE	CLAMP TYPE
PVC	BRONZE WIDE BAND OR DOUBLE STRAP SERVICE CLAMP
DIP & STL	BRONZE FULL CIRCLE CLAMP WITH GASKET

NOTES:
1. REFER TO SPEC SECTIONS 03304 & 15100.
2. ARV TO BE INSTALLED AFTER BooT AND TIE-IN.
3. SWABBING MUST BE DONE IN FRONT OF DWD INSPECTOR.

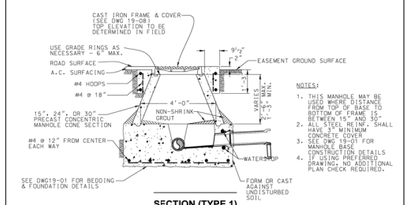
DIABLO WATER DISTRICT		STANDARD DRAWING 1" AIR RELEASE VALVE ASSEMBLY			
DESIGNED WDB	DRAWN WKT	APPROVED WW	DATE OCTOBER, 2022	DWG. NO.	DWD 20

C:\Clients\DIABLOTRK\2021362\DWD 20.DWG TABLOTRK 9/30/2022 9:43 AM

DWG 19-04

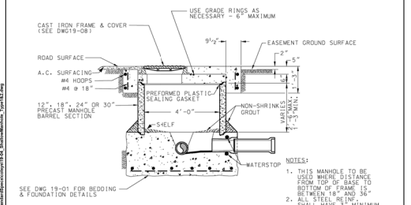
CENTRAL CONTRA COSTA SANITARY DISTRICT
MARTINEZ, CALIFORNIA

SHALLOW MANHOLE: TYPE 1 & 2
(VARIANCE REQUIRED)



SECTION (TYPE 1)

NOTES:
1. THIS MANHOLE MAY BE USED WHERE DISTANCE FROM TOP OF BASE TO BOTTOM OF FRAME IS BETWEEN 15" AND 30".
2. TYPE 1 BASE SHALL HAVE 5" MINIMUM CONCRETE COVER
3. SEE DWG 19-01 FOR MANHOLE BASE DETAILS
4. IF USING PREFERRED DRAWING, NO ADDITIONAL PLAN CHECK REQUIRED.



SECTION (TYPE 2)

NOTES:
1. THIS MANHOLE TO BE USED WHERE DISTANCE FROM TOP OF BASE TO BOTTOM OF FRAME IS BETWEEN 18" AND 36".
2. TYPE 2 BASE SHALL HAVE 5" MINIMUM CONCRETE COVER
3. SEE DWG 19-01 FOR MANHOLE BASE DETAILS
4. IF USING FLAT TOP, ADDITIONAL APPROVAL AND PLAN CHECK REQUIRED.

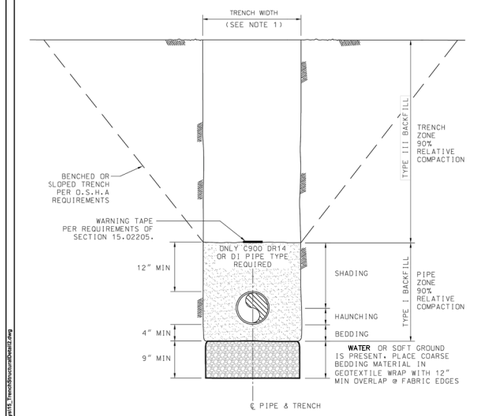
18-May-2020 K:\Projects\...\Trench\Trench Detail2.dwg

DWG-15

CENTRAL CONTRA COSTA SANITARY DISTRICT
MARTINEZ, CALIFORNIA

TRENCH STRUCTURAL DETAIL 2

TRENCH SECTION IN UNPAVED AREAS
(OFF ROAD EASEMENT OR FUTURE STREETS)



NOTES:
1. TRENCH WIDTH, PIPE BEDDING & BACKFILL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND PROVISIONS OF SECTION 15.02205 OF THESE SPECIFICATIONS.
2. THESE ARE MINIMUM REQUIREMENTS. IF OTHER JURISDICTIONAL AGENCY REQUIREMENTS EXCEED THOSE SHOWN, THE GREATER REQUIREMENTS SHALL BE MET.

28-Jul-2014 K:\Projects\...\Trench\Trench Detail2.dwg

DWG-15

sanbell
Intelligent Infrastructure, Enduring Communities

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

CIVIL DETAILS

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

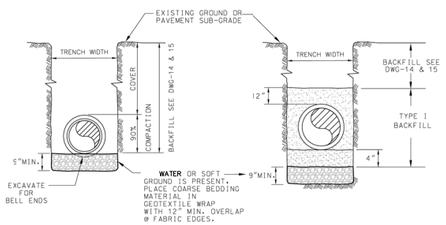
DATE: 12/16/2024	NO.	REVISIONS	CITY	CCWD
SCALE: NTS				
DESIGN: AA				
DRAWN: ET				
APPROVED: DL				
JOB NO: 240017				

DRAWING NUMBER:
G1.7
8 OF 76

DWG-16

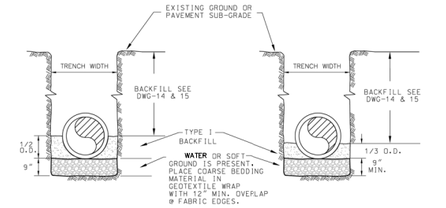
CENTRAL CONTRA COSTA SANITARY DISTRICT
MARTINEZ, CALIFORNIA

STANDARD TRUNK SEWER TRENCH DETAILS
FOR 12" AND LARGER PIPE



FOR D.I. PIPE INSTALLATIONS ONLY (N.T.S.)

FOR ALL V.C., P.V.C. PIPE INSTALLATIONS (N.T.S.)



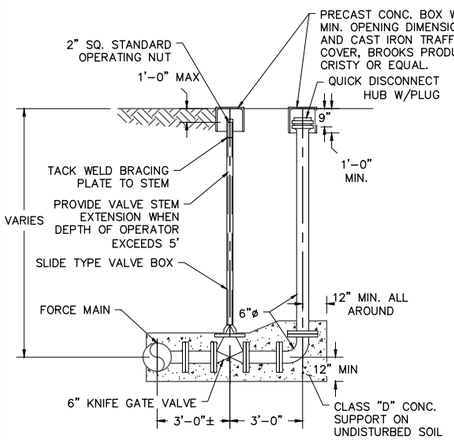
FOR R.C. AND STEEL PIPE INSTALLATIONS UP TO 42" (N.T.S.)

FOR R.C. PIPE INSTALLATIONS 48" AND LARGER (N.T.S.)

NOTES: 1. PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF SECTION 15.02205.
2. WARNING TAPE REQUIRED AT TOP OF THE PIPE ZONE.

DWG–16

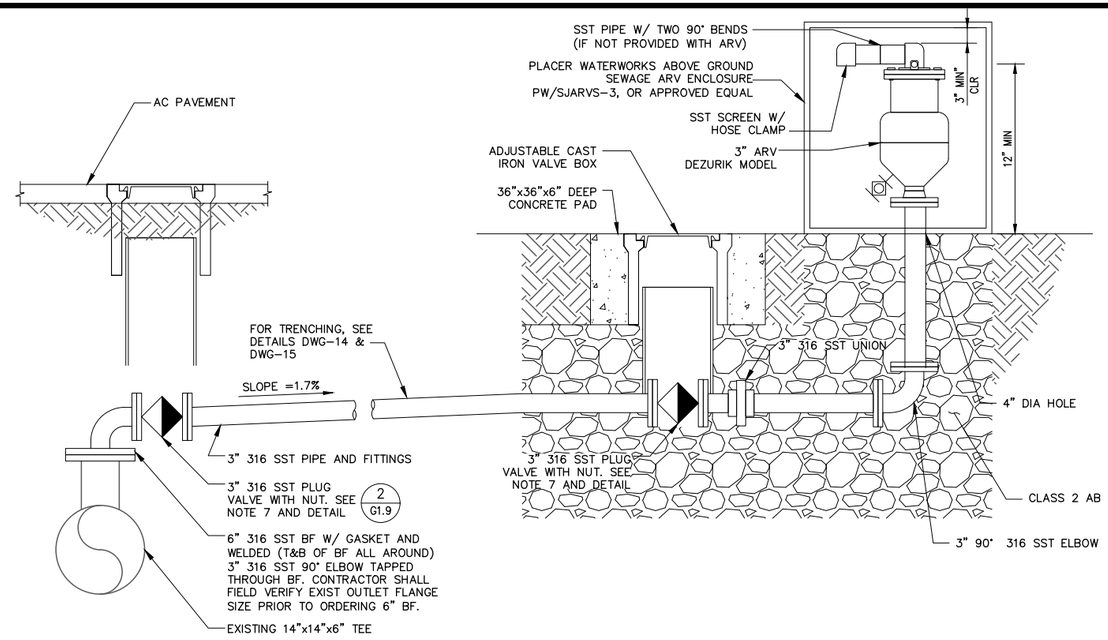
BIORETENTION AREA SIGN 5 / –
SCALE: NTS



BLOWOFF NOTES:

1. TO BE LOCATED AT LOW–POINTS ON FORCE MAIN AS SHOWN ON PLANS.

BLOWOFF DETAIL 3 / –
SCALE: NTS

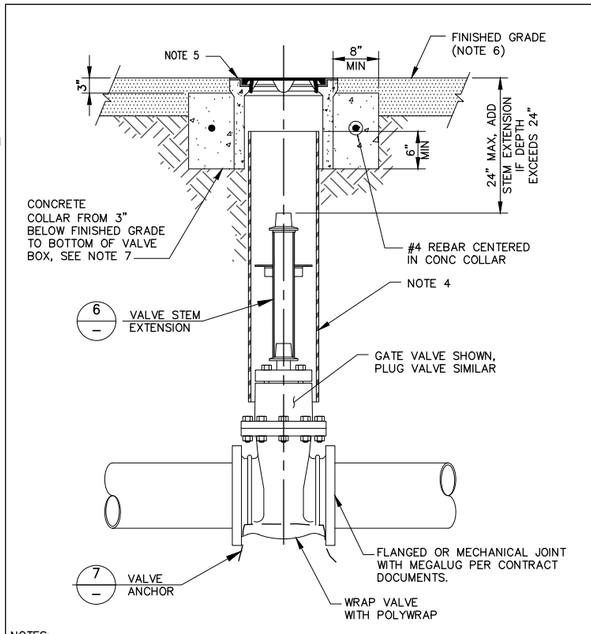


NOTES:

1. SEE NOTES ON DRAWING G–2.
2. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CONSTRUCTION SEQUENCING AND CONSTRAINTS IMPOSED, INCLUDING FORCEMAIN SHUTDOWNS, DRAINING AND TIME TO COMPLETE THE WORK. ALL WORK SHALL BE PERFORMED DURING THE DRY WEATHER SEASON.
3. CONTRACTOR SHALL EXCAVATE AND LOCATE EXISTING 14–INCH FORCEMAIN IN LOCATION WHERE WORK WILL BE PERFORMED TO CONFIRM EXISTING CONDITIONS INCLUDING FORCEMAIN LOCATION, PIPE MATERIAL, PIPE CONDITION, AND EXISTING BLIND FLANGE DIAMETER AND DEPTH OF COVER ABOVE BLIND FLANGE PRIOR TO DETAILING SHOP DRAWINGS OR ORDERING MATERIALS. CONTRACTOR SHALL TAKE EXTREME CARE WHEN WORKING NEAR EXISTING ARV PIPING AS PIPING IS CORRODED AND IN POOR CONDITION WITH NO ISOLATION VALVES LOCATED AT THE FORCEMAIN CONNECTION.
4. CONTRACTOR SHALL LOCATE ADJACENT UTILITIES IN AREA WHERE WORK WILL OCCUR. SEE NOTES ON DRAWING G–2.
5. CONTRACTOR SHALL CONFORM TO ENCROACHMENT PERMIT AND TRAFFIC CONTROL REQUIREMENTS.
6. DEMOLITION WORK AT AIR RELEASE VALVE LOCATIONS WHERE AIR RELEASE VALVES ARE TO BE REMOVED AND REPLACED SHALL OCCUR DURING SHUTDOWN OF THE FORCEMAIN AS OUTLINED IN CONSTRUCTION SEQUENCING AND CONSTRAINTS. NO ITEMS SHALL BE REMOVED/DEMOLISHED WHILE THE FORCEMAIN IS IN SERVICE. DEMOLITION SHALL CONSIST OF REMOVAL OF ALL APPURTENANCES INCLUDING BUT NOT LIMITED TO THE AIR RELEASE VALVE BOX, AIR RELEASE VALVE, AND ALL PIPING UPTO AND INCLUDING THE 6–INCH BLIND FLANGE ON THE 14–INCH BY 14–INCH BY 6–INCH TEE. SEE DETAIL B ON SHEET 29 FOR THE ORIGINAL BETHEL ISLAND FORCE MAIN AND OAKLEY INTERCEPTOR PROJECT AS DESIGNED BY CDM/KKA CONSULTANTS, DATED MARCH 1978 FOR ORIGINAL INSTALLATION DETAIL.
7. SHALLOW DEPTH OF EXISTING FORCEMAIN IN ROADWAY MAY EXIST. CONTRACTOR SHALL FIELD VERIFY COVER AT EXISTING FORCEMAIN TEE LOCATIONS PRIOR TO ORDERING MATERIALS AND SHALL COORDINATE WITH THE ENGINEER ON THE AMOUNT OF COVER THAT WILL BE PROVIDED ABOVE THE 3–INCH SST PIPE RUNNING TO ARV LOCATION TO DETERMINE IF OTHER ACTION IS REQUIRED. ALL PIPE AND FITTINGS SHALL BE TYPE 316 STAINLESS STEEL.
8. ALL ITEMS SHALL BE RATED FOR 150 PSI AND ALL BOLTS AND MISCELLANEOUS HARDWARE SHALL BE TYPE 316 STAINLESS STEEL.
9. TWO SPARE ARV (MINUS BODY) SHALL BE PROVIDED TO THE DISTRICT TO ALLOW INTERNAL COMPONENTS OF ARV TO BE REPLACED AT ANY VALVE LOCATION WITHOUT REMOVAL OF THE ARV BODY.
10. ARV WORK IS REQUIRED AT ONE (1) LOCATION ALONG THE EXISTING FORCEMAIN ALIGNMENT AT THE FOLLOWING STATIONING:

A. STATION 100+76
   I. LOCATION IS NEAR BROADWAY AVE AND CYPRESS ROAD INTERSECTION WEST OF BROADWAY AVE.
   II. EXISTING AIR RELEASE VALVE AND BOX TO BE DEMOLISHED IS LOCATED NORTH OF PAVED SURFACE OF EXISTING CYPRESS ROAD.
   III. EXISTING FORCEMAIN SHOULD BE ASSUMED TO BE LOCATED NORTH OF PAVED SURFACE OF EXISTING CYPRESS ROAD. (EXACT LOCATION TO BE LOCATED BY CONTRACTOR PRIOR TO ORDERING MATERIALS).
   IV. FORCEMAIN COVER FROM ORIGINAL DRAWINGS IS SHOWN AT APPROXIMATELY 2.5 FEET. (EXACT COVER TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ORDERING MATERIALS.)
   V. WORK IS LOCATED IN CLOSE PROXIMITY TO ADJACENT BURIED EXISTING 8–INCH PG&E GAS PIPELINE. CONTRACTOR SHALL POTHOLE AND LOCATE UTILITIES IN ADVANCE OF EXCAVATION AND SHALL COMPLY WITH ALL SAFETY REQUIREMENTS WITH PG&E ON–SITE. A CPN (CALPINE) GAS LINE IS LOCATED SOUTH OF EXISTING ARV.
   VI. OVERHEAD POWER LINES ARE LOCATED ON THE SOUTH SIDE OF CYPRESS ROAD.
   VII. THE NEW ARV BOX SHALL BE LOCATED WITHIN 8 FEET NORTH OF PROPOSED FACE OF CURB.

SEWER FORCE MAIN AIR RELEASE VALVE 1 / –
SCALE: NTS



NOTES:

1. BURIED VALVES SHALL BE AS SHOWN ON THE DRAWINGS.
2. ALL EXTERNAL BOLTS AND NUTS ON VALVES SHALL BE TYPE 316 STAINLESS STEEL.
3. IF VALVE IS INSTALLED SO THAT THE TOP OF THE OPERATING NUT IS MORE THAN 24" BELOW FINISHED GRADE, A VALVE STEM EXTENSION SHALL BE REQUIRED.
4. RISER TO BE 8" DIA C900–16 PVC PIPE. RISER PIPE TO BE PLUMB AND CENTERED OVER VALVE STEM AND SHALL BE CONSTRUCTED FROM A SINGLE LENGTH OF PIPE WITH NO JOINT.
5. PRECAST VALVE BOX SET FLUSH WITH STREET SURFACE OR FINISHED GRADE WITH CAST IRON RING AND "SEWER FORCEMAIN" MARKING CAST INTO THE COVER. VALVE BOX TO BE CHRISTY G5 OR APPROVED EQUAL WITH TRAFFIC LID.
6. SEE AC PAVEMENT DETAIL 4/C–2.
7. FOR VALVE BOXES INSTALLED IN NON–TRAFFIC ARES, CONCRETE COLLAR SHALL BE EXTENDED TO FINISH GRADE. THE CONCRETE COLLAR SHALL BE SQUARE IN NON–PAVED AREAS AND ROUND IN PAVED AREAS. SLOPE COLLAR TO DRAIN AWAY FROM LID.
8. COAT ALL BONNET BOLTS, GLAND, GLAND BOLTS AND STEM WITH BITUMINOUS PAINT.

SEWER FORCE MAIN BURIED VALVE 2 / –
SCALE: NTS

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

CIVIL DETAILS

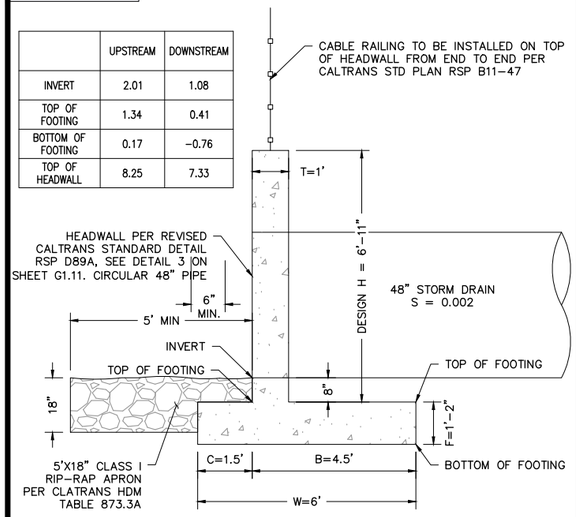
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

DATE: 12/16/2024	NO.	REVISIONS	CITY	CCWD
SCALE: NTS				
DESIGN: AA				
DRAWN: ET				
APPROVED: DL				
JOB NO: 240017				

DRAWING NUMBER:
G1.8
9 OF 76

CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

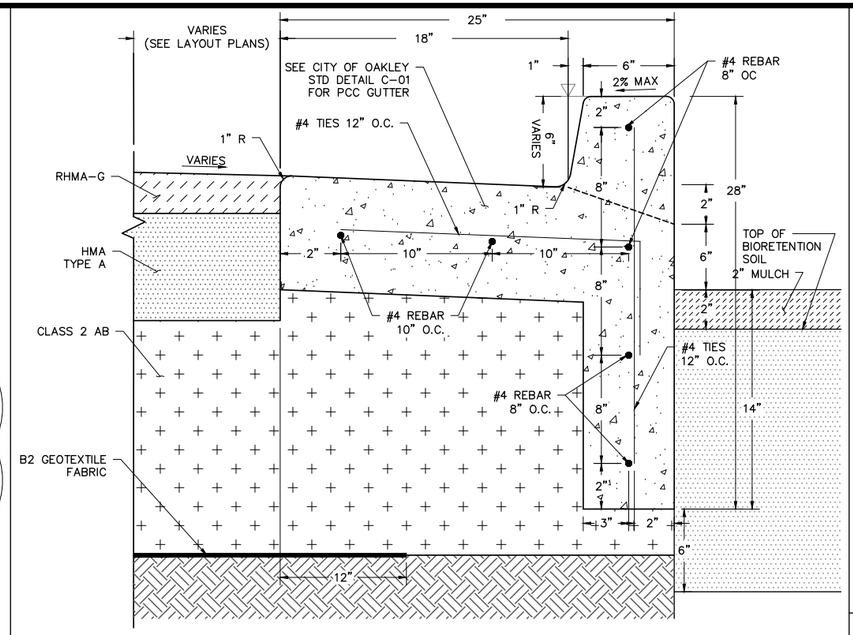
	UPSTREAM	DOWNSTREAM
INVERT	2.01	1.08
TOP OF FOOTING	1.34	0.41
BOTTOM OF FOOTING	0.17	−0.76
TOP OF HEADWALL	8.25	7.33



CALTRANS HEADWALL - CROSS SECTION

4 -

SCALE: NTS

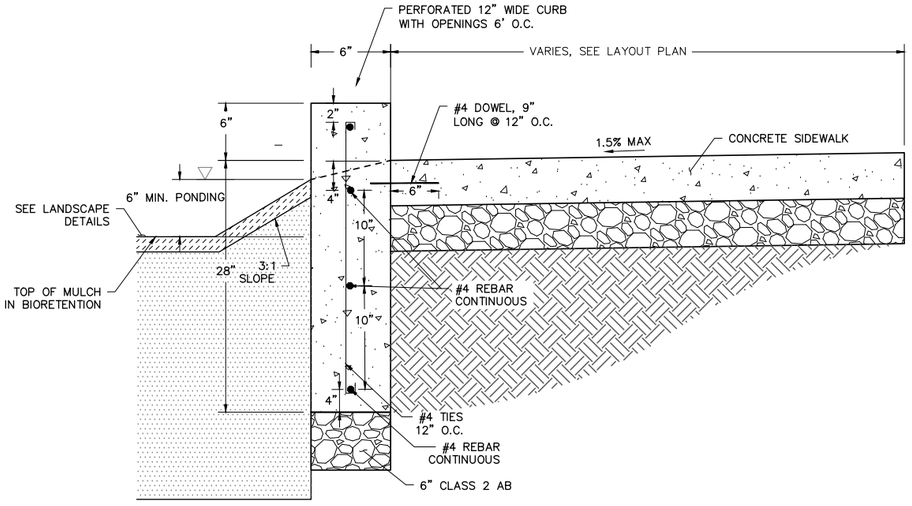


BIORETENTION CURB & GUTTER

STA 97+38 TO 98+58 (SOUTHSIDE)
STA 102+43 TO STA 103+18 (SOUTHSIDE)
STA 105+68 TO STA 107+00

SCALE: NTS

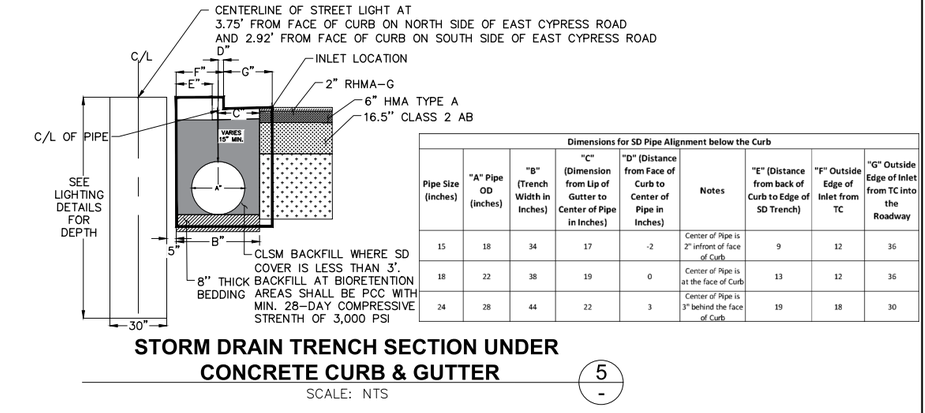
2 -



BIORETENTION VERTICAL CURB

1 -

SCALE: NTS

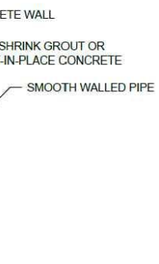


Dimensions for SD Pipe Alignment below the Curb								
Pipe Size (inches)	"A" Pipe OD (inches)	"B" (Trench Width in Inches)	"C" (Dimension from Lip of Gutter to Center of Pipe in Inches)	"D" (Distance from Face of Curb to Center of Pipe in Inches)	Notes	"E" (Distance from back of Curb to Edge of SD Trench)	"F" Outside Edge of Inlet from TC	"G" Outside Edge of Inlet from TC into the Roadway
15	18	34	17	-2	Center of Pipe is 2" infront of face of Curb	9	12	36
18	22	38	19	0	Center of Pipe is at the face of Curb	13	12	36
24	28	44	22	3	Center of Pipe is 3" behind the face of Curb	19	18	30

STORM DRAIN TRENCH SECTION UNDER CONCRETE CURB & GUTTER

5 -

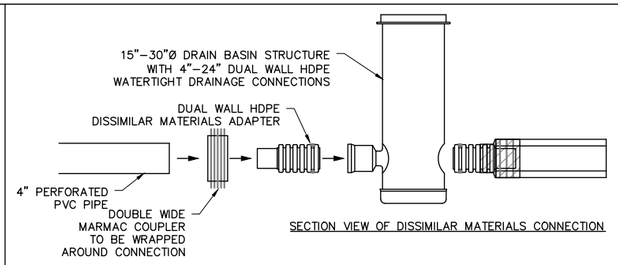
SCALE: NTS



TYPICAL SOIL TIGHT WALL PENETRATION

8 -

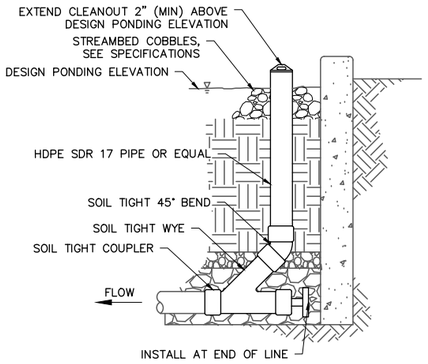
SCALE: NTS



DRAIN BASIN WITH DISSIMILAR MATERIALS CONNECTION TO RCP

3 -

SCALE: NTS



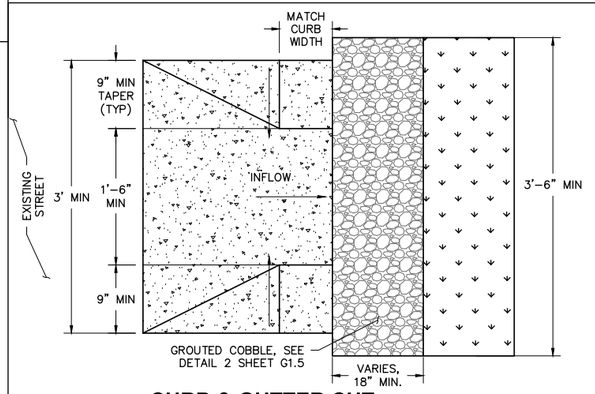
UNDERDRAIN CLEANOUT

9 -

SCALE: NTS

UNDERDRAIN CLEANOUT NOTES:

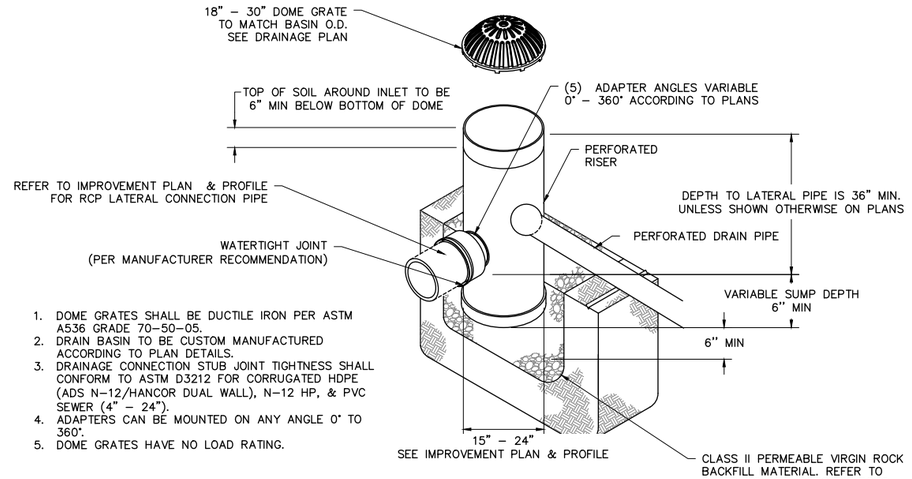
1. CLEANOUT PIPE AND FITTINGS SHALL BE SAME SIZE AND MATERIAL AS SLOTTED UNDERDRAIN PIPE.
2. CLEANOUT COVERS AND LIDS MUST COMPLY WITH CITY OF OAKLEY PUBLIC WORKS AGENCY STANDARD ACCESSIBILITY REQUIREMENTS.
3. CLEANOUT SHALL BE INSTALLED TO ALLOW FOR MAINTENANCE ACCESS TO ALL PIPES.
4. ALL FITTINGS SHALL BE SOIL TIGHT.



CURB & GUTTER CUT OPENING PLAN DETAIL

7 -

SCALE: NTS



1. DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" – 24").
4. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°.
5. DOME GRATES HAVE NO LOAD RATING.

DOME INLET DETAIL

6 -

SCALE: NTS

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PROFESSIONAL ENGINEER — No. 76008 — REG. EXP. 6-30-26 — CIVIL — STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

CIVIL DETAILS

CONTRA COSTA COUNTY CALIFORNIA

CITY OF OAKLEY

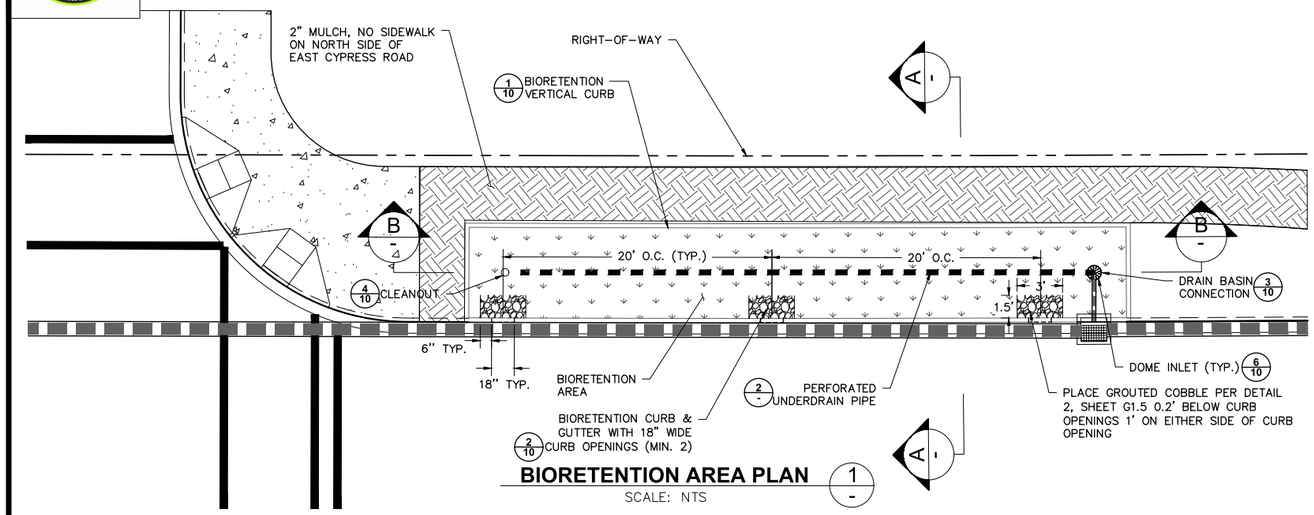
REVISIONS	NO.	CITY CCWD

DATE: 12/16/2024
SCALE: NTS
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER: **G1.9**

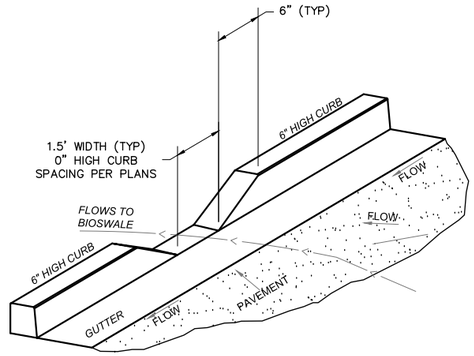
10 OF 76

74



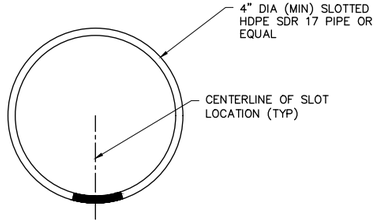
BIORETENTION AREA PLAN 1/-

SCALE: NTS



CURB CUT OPENING DETAIL 1/-

SCALE: NTS

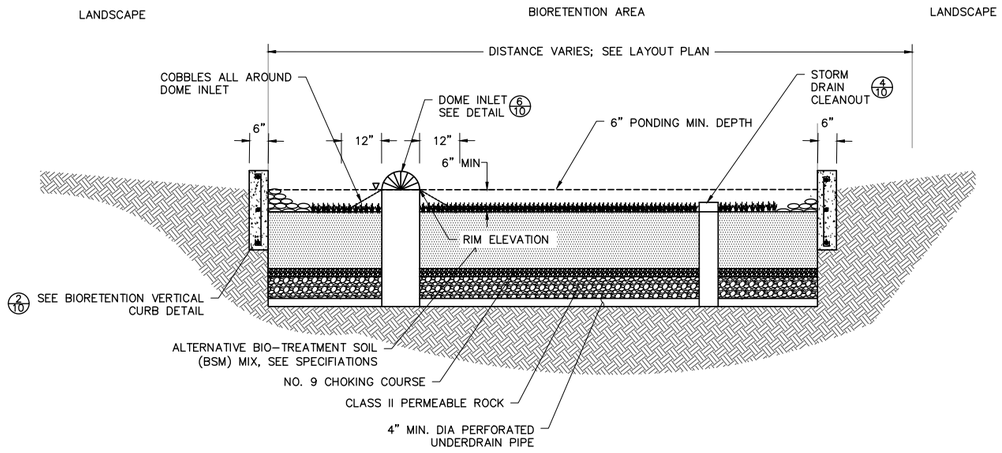


SLOTTED UNDERDRAIN PIPE 2/-

SCALE: NTS

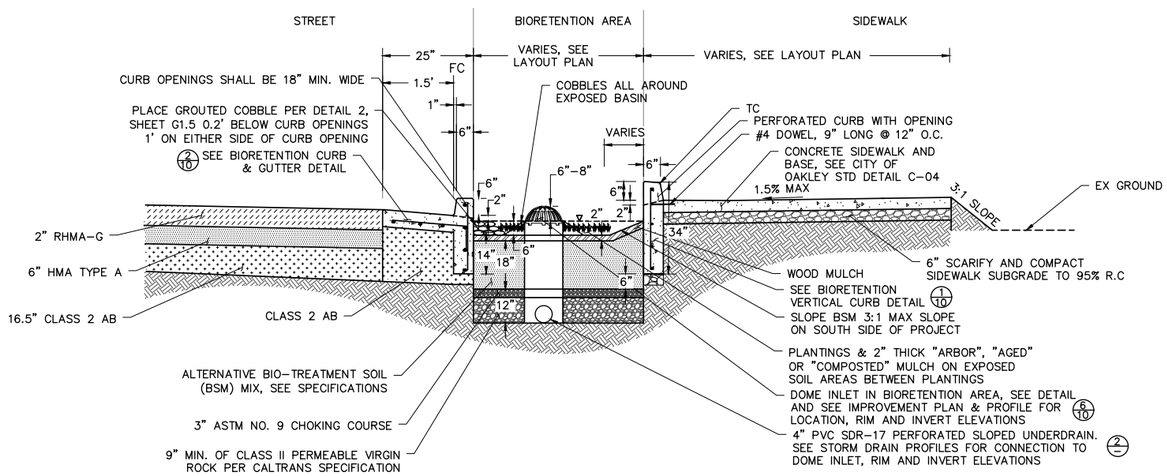
BIOTREATMENT 90-DAY MAINTENANCE PERIOD INFORMATION:

1. MAINTAIN VEGETATION AND THE IRRIGATION SYSTEM. PRUNE WEEDS, AS NEEDED TO KEEP THE BIORETENTION AREAS NEAT AND ORDERLY IN APPEARANCE
2. REMOVE OBSTRUCTIONS, DEBRIS, ACCUMULATED SEDIMENT AND TRASH ON A MONTHLY BASIS. EVALUATE THE HEALTH OF PLANTS, REMOVE AND REPLACE ANY DEAD OR DISEASED VEGETATION, AND TILL OR REPLACE SOIL AS NEEDED TO MAINTAIN THE DESIGN ELEVATION OF SOIL ON A BI-ANNUAL BASIS
3. BEFORE AND AFTER THE WET SEASON, AND MONTHLY DURING THE WET SEASON, CONDUCT INSPECTIONS TO ASSURE PROPER FUNCTIONING OF BIORETENTION AREAS.
4. INSPECT AND IF NEEDED, REPLACE MULCH BEFORE THE WET SEASON BEGINS AND WHEN EROSION IS EVIDENT OR WHEN THE BIORETENTION AREA BEGINS TO LOOK UNATTRACTIVE. THE ENTIRE AREA MAY NEED MULCH REPLACEMENT EVERY TWO TO THREE YEARS, ALTHOUGH SPOT MULCHING MAY BE SUFFICIENT WHEN THERE ARE RANDOM VOID AREAS. APPLY MULCH AFTER REMOVING THE WEEDS.
5. INSPECT BIORETENTION AREA FOR PONDED WATER. IF PONDED WATER DOES NOT DRAIN WITHIN FOUR DAYS, REMOVE SURFACE SOILS AND REPLACE THE BIORETENTION SOIL. IF MOSQUITO LARVAE ARE OBSERVED, CONTACT THE CONTRA COSTA COUNTY MOSQUITO & VECTOR CONTROL DISTRICT AT (925) 685-9301.
6. INSPECT INLETS FOR CHANNELS, EXPOSURE OF SOILS, OR OTHER EVIDENCE OF EROSION. CLEAR ANY OBSTRUCTION AND REMOVE ANY ACCUMULATION OF SEDIMENT.
7. ON AN ONGOING BASIS, TREAT DISEASED VEGETATION, AS NEEDED USING PREVENTIVE AND LOW TOXIC MEASURES TO THE EXTENT POSSIBLE, AND REPLACE ANY DEAD PLANTS.
8. THE USE OF PESTICIDES AND QUICK-RELEASE SYNTHETIC FERTILIZERS SHALL BE MINIMIZED AND THE PRINCIPLES OF INTEGRATED PEST MANAGEMENT (IPM) SHALL BE FOLLOWED.



BIORETENTION AREA SECTION B/-

SCALE: NTS



BIORETENTION AREA GENERAL NOTES:

1. SCARIFY NATIVE SOIL 6" BELOW ALL BIORETENTION AREA IMPROVEMENTS AND COMPACT TO 95% R.C.
2. UNDERDRAIN PIPE SHALL BE SLOTTED HDPE SDR 17 OR ACCEPTABLE SUBSTITUTE MATERIAL PER ENGINEERS SPECIFICATION. SINGLE WALL AND DUAL WALL CORRUGATED HDPE PIPE (AASHTO M252 AND M294 TYPES C, S, AND D) ARE NOT ACCEPTABLE.
3. UNDERDRAIN PIPE SHALL BE SLOTTED TYPE, MEASURING 0.032 INCH WIDE (MAX), SPACED AT 0.25 INCH (MIN), AND PROVIDING A MINIMUM INLET AREA OF 5.0 SQUARE INCH PER LINEAR FOOT OF PIPE.
4. SLOTS SHALL BE ORIENTED PERPENDICULAR TO LONG AXIS OF PIPE.
5. CONTRACTOR SHALL STAKE CURB OPENING LOCATIONS PER PLAN.
6. IMPERMEABLE LINER WILL ONLY BE INSTALLED AT BIORETENTION AREAS.

BIORETENTION AREA SECTION A/-

SCALE: NTS

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD
CANAL CROSSING PROJECT - ROADWAY WIDENING

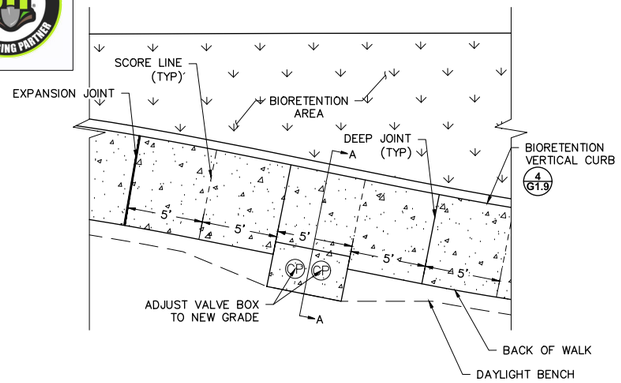
CIVIL DETAILS

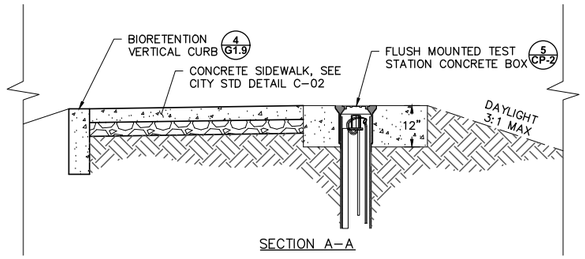
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: NTS
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

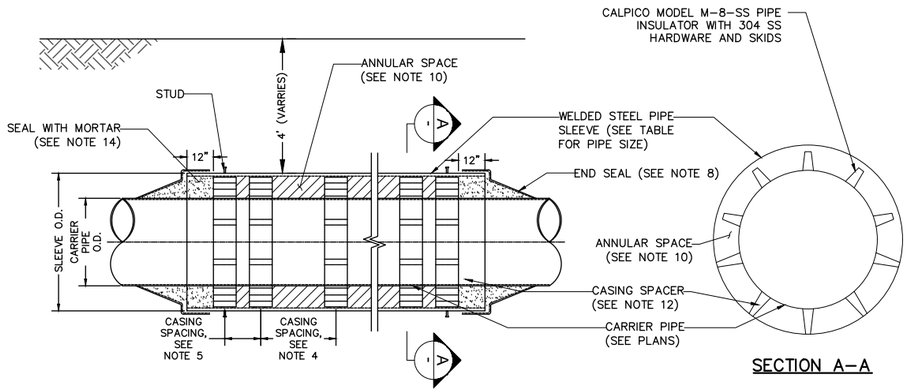
DRAWING NUMBER:
G1.10
11 OF 76





JOINT LAYOUT AT DWD ANODE TEST STATION 1

SCALE: NTS



SECTION A-A

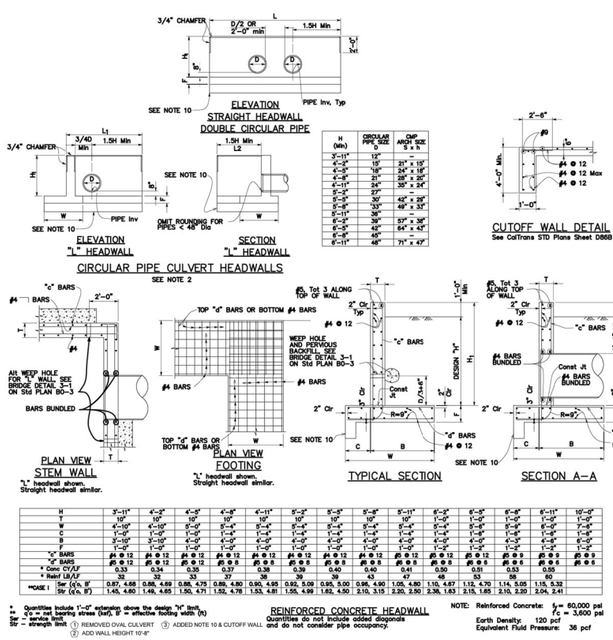
CARRIER	CARRIER PIPE MATERIAL	CARRIER PIPE OD	BELL OD	CASING PIPE	CASING PIPE ID	CASING OD
14" SSFM	PVC C900	15.30"	18.347"	WELDED STEEL PIPE	24.00"	25.00"
18" SD	HDPE HP ADS N-12	22.00"	22.00"	WELDED STEEL PIPE	28.00"	29.00"
48" SD	CLASS III RCP	58.00"	58.00"	WELDED STEEL PIPE	66.00"	67.00"

STEEL SLEEVE CASING PIPE NOTES

1. ALL JOINTS OF CARRIER PIPE WITHIN CASING SHALL BE WELDED OR RESTRAINED.
2. CARRIER PIPE SHALL BE TESTED BEFORE INSTALLATION OF END SEALS ON SLEEVE.
3. CASING SPACERS SHALL BE BOLTED AROUND THE PIPE SUCH THAT THE RUNNERS ARE LOCATION SYMMETRICALLY ABOUT THE LONGITUDINAL AXIS OF PIPE.
4. CASING SPACERS SHALL BE PLACED AT A MAXIMUM 3' ON CENTER FOR DUCTILE IRON PIPE AND 6' ON CENTER FOR HDPE AND PVC. THERE SHALL BE A MINIMUM OF TWO SPACERS PER DUCTILE IRON PIPE LENGTH.
5. FIRST AND LAST SPACERS MUST BE DOUBLED UP AND WITHIN 1' OF EACH OTHER.
6. PROVIDE CASING/PIPE BONDING TEST STATION PER CITY STANDARDS.
7. PLATE THICKNESS AND YIELD STRENGTH SHALL BE AS DEFINED IN SPECS.
8. END SEAL SHALL BE CALPICO MODEL W.
9. SLEEVE SHALL BE INSTALLED BY TRENCHLESS INSTALLATION.
10. CONTRACTOR SHALL FILL ANNULAR SPACE BETWEEN INSIDE OF SLEEVE AND OUTSIDE OF CARRIER PIPE SHALL BE FILLED WITH GROUT OR SILICA SAND, AND SHALL FURNISH ALL GROUT, EQUIPMENT, HOSES, VALVES AND FITTINGS NECESSARY FOR THE GROUTING OPERATION. GROUT SHALL BE PLACED BY CONCRETE PUMP THROUGH A PIPE OR HOSE.
11. THE MINIMUM INTERIOR DIAMETER OF METAL CASTINGS SHALL BE EIGHT (8) INCHES GREATER THAN THE MAXIMUM OUTSIDE DIAMETER OF THE SEWER PIPE BARREL TO BE INSTALLED, NOT INCLUDING BELLS.
12. CASING SPACERS SHALL BE CALPICO MODEL M-8-SS OR APPROVED EQUAL.
13. FOR CORROSION PROTECTION, SEE CATHODIC PROTECTION SYSTEM PLANS.
14. PACK ANNULAR SPACE WITH MORTAR TO SEAL CASING (TYP) BURKE NON FERROUS NON SHRINK GROUT, OR EQUAL, WITH PEA GRAVEL.

STEEL SLEEVE CASING PIPE 2

SCALE: NTS



H	3'-11"	4'-2"	4'-5"	4'-8"	4'-11"	5'-2"	5'-5"	5'-8"	5'-11"	6'-2"	6'-5"	6'-8"	6'-11"	10'-0"
T	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"
W	4'-10"	5'-0"	5'-2"	5'-4"	5'-6"	5'-8"	5'-10"	6'-0"	6'-2"	6'-4"	6'-6"	6'-8"	6'-10"	9'-0"
C	1'-4"	1'-5"	1'-6"	1'-7"	1'-8"	1'-9"	1'-10"	1'-11"	2'-0"	2'-1"	2'-2"	2'-3"	2'-4"	3'-0"
B	1'-4"	1'-5"	1'-6"	1'-7"	1'-8"	1'-9"	1'-10"	1'-11"	2'-0"	2'-1"	2'-2"	2'-3"	2'-4"	3'-0"
T1	1'-4"	1'-5"	1'-6"	1'-7"	1'-8"	1'-9"	1'-10"	1'-11"	2'-0"	2'-1"	2'-2"	2'-3"	2'-4"	3'-0"
"c" BARS	#5 @ 12	#5 @ 12	#5 @ 12	#5 @ 12	#5 @ 12	#5 @ 12	#5 @ 12	#5 @ 12	#5 @ 12	#5 @ 12	#5 @ 12	#5 @ 12	#5 @ 12	#5 @ 12
"d" BARS	#5 @ 12	#5 @ 12	#5 @ 12	#5 @ 8	#5 @ 8	#5 @ 8	#5 @ 8	#5 @ 8	#5 @ 8	#5 @ 8	#5 @ 8	#5 @ 8	#5 @ 8	#5 @ 8
* Conc CY/LF	0.33	0.34	0.35	0.37	0.38	0.39	0.40	0.41	0.50	0.51	0.53	0.55		
* Reinf LB/LF	32	32	33	37	38	39	43	47	48	53	56	60		
Ser (q's, B')	0.87, 4.68	0.86, 4.69	0.86, 4.75	0.86, 4.80	0.90, 4.90	0.92, 5.00	0.95, 5.00	0.98, 4.90	1.05, 4.80	1.10, 4.67	1.12, 4.70	1.14, 5.05	1.15, 5.32	
Str (q's, B')	1.45, 4.60	1.49, 4.65	1.50, 4.71	1.52, 4.78	1.53, 4.81	1.58, 4.99	1.62, 4.50	2.10, 3.15	2.30, 2.50	2.38, 1.83	2.15, 1.65	2.10, 2.20	2.04, 2.41	

* Quantities include 1'-0" extension above the design "H" limit.
** q's = net bearing stress (ksf), B' = effective footing width (ft)
Ser = service limit
Str = strength limit ① REMOVED OVAL CULVERT ② ADDED NOTE 10 & CUTOFF WALL ③ ADDED NOTE 12

REINFORCED CONCRETE HEADWALL
Quantities do not include added diagonals and do not consider pipe occupancy.

NOTE: Reinforced Concrete: f'_c = 60,000 psi, f'_c = 3,600 psi
Earth Density: 120 pcf
Equivalent Fluid Pressure: 38 pcf

NOTES:
1. Length of wall from pipe to end of wall is 1.5H Min. The ends of headwall need to be embedded into the slope by one foot.
2. Single circular pipe or single CMP shown for "L" headwall. For double pipe in "L" headwall, see "ELEVATION STRAIGHT HEADWALL DOUBLE CIRCULAR PIPE" or "ELEVATION STRAIGHT HEADWALL DOUBLE CMP" detail for additional information.
3. Cable railing to be installed on top of headwall when shown on Project Plans. See Standard Plan B11-47 for cable railing details.
4. Adjacent to each side of the opening, place additional reinforcement equivalent to half the interrupted main reinforcement.
5. Quantities are approximate and for design purposes only. No deduction is made for pipe or arch occupancy.
6. Provide necessary erosion protection in front of wall.
7. If precast construction is used, the design standard shall be equal to or exceed that shown here, and the bottom of footing must be roughened.
8. Minimum earth cover of two feet at ETW of the roadway without cap protection to pipe.
9. Place 2-ft of crushed rock wrapped in fabric below foundation. Extend the crushed rock layer 2-ft beyond the Foundation.
10. Cutoff wall not shown. See Cutoff Wall details on Caltrans Standard Plan sheet D86B. The Cutoff Wall shall be a minimum of 4'-0" tall, or as directed by the Engineer.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
PIPE CULVERT HEADWALLS
STRAIGHT AND "L"
NO SCALE
RSP D89A DATED OCTOBER 18, 2019 SUPPLEMENTS THE STANDARD PLANS BOOK DATED 2018.

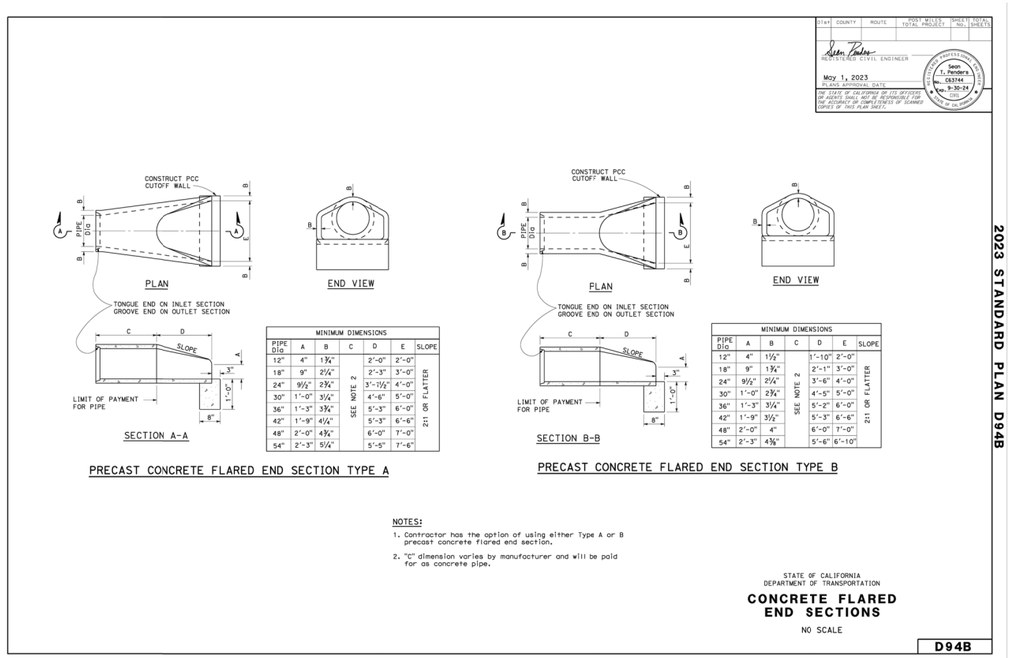
REVISED STANDARD PLAN RSP D89A

2018 REVISED STANDARD PLAN RSP D89A

PIPE CULVERT HEADWALL REVISED STANDARD PLAN RSP D89A 3

SCALE: NTS

259



MINIMUM DIMENSIONS						
PIPE Dia	A	B	C	D	E	SLOPE
12"	4"	1¾"	SEE NOTE 2	2'-0"	2'-0"	2:1 OR FLATTER
18"	9"	2¼"		2'-3"	3'-0"	
24"	9½"	2¾"		3'-1½"	4'-0"	
30"	1'-0"	3¼"		4'-6"	5'-0"	
36"	1'-3"	3¾"		5'-3"	6'-0"	
42"	1'-9"	4¼"		5'-3"	6'-6"	
48"	2'-0"	4¾"		6'-0"	7'-0"	
54"	2'-3"	5¼"		5'-5"	7'-6"	

NOTES:
1. Contractor has the option of using either Type A or B precast concrete flared end section.
2. "C" dimension varies by manufacturer and will be paid for as concrete pipe.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
CONCRETE FLARED END SECTIONS
NO SCALE
D94B

2023 STANDARD PLAN D94B

CONCRETE FLARED END SECTIONS 4

SCALE: NTS

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD
CANAL CROSSING PROJECT - ROADWAY WIDENING

CIVIL DETAILS

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: NTS
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
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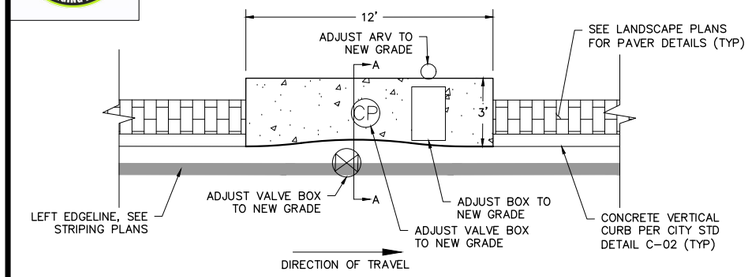
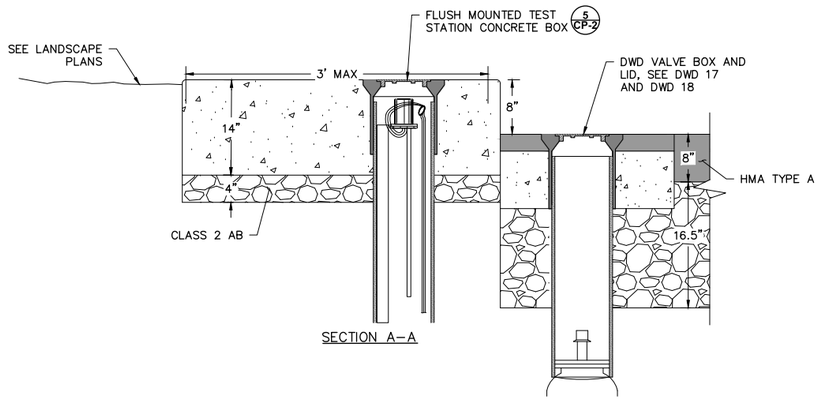
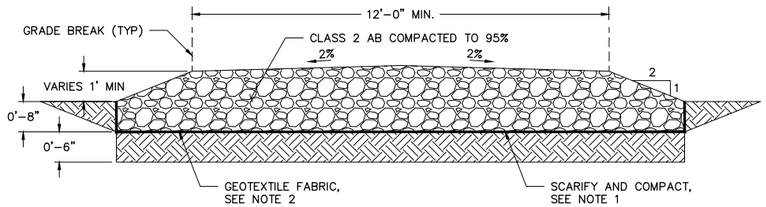
12 OF 76





CUSTOM CURB AT DWD ANODE TEST STATION 5

SCALE: NTS

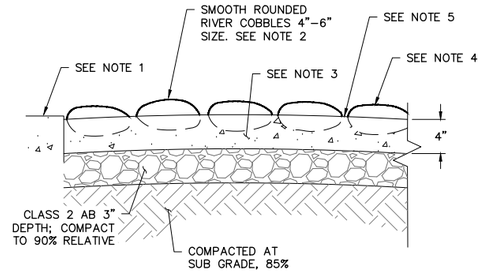


NOTES:

1. SCARIFY 6" AND COMPACT TO 95%.
2. PROVIDE GEOTEXTILE FABRIC ON BOTTOM AND SIDES OF CLASS 2 AB

ACCESS ROAD 3

SCALE: NTS

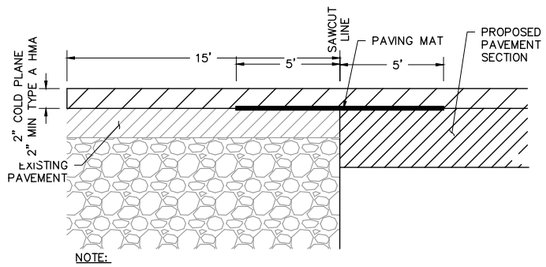


NOTES:

1. FINISH SURFACE CURB OR SIDEWALK FLUSH WITH MORTAR BED
2. SELECTED COBBLES SHALL BE BUFF TO GRAY COLOR WITH NO JAGGED EDGES OR SHARP EDGES EXPOSED
3. CONCRETE MORTAR BED; CLASS 2 CONCRETE USING SAND AGGREGATE ONLY
4. HAND-SET COBBLES TO AT LEAST HALF THEIR DEPTH
5. SET COBBLES APPROXIMATELY FINGER-WIDTH APART; ALL JOINTS TO BE CONCAVED

GROUTED COBBLE PAVING 4

SCALE: NTS



NOTE:

1. USE 15' CONFORM GRIND BETWEEN NEW AND EX. PAVEMENT TRANSITIONS

15' KEY CONFORM GRIND 6

SCALE: NTS

F-10 CAST IRON DRAINAGE GATE

*FLAPGATE SHALL BE 18" IN SIZE

CAST IRON • AUTOMATIC

- Flatback or Spigotback
- Cast Iron Frame and Cover
- Galvanized Steel Angle Links
- Bronze Bushings Standard
- Built-in "Safety Bar" Prevents Sticking
- 5° seat on 6" - 24" sizes
- 2½ ° seat on 30" - 72" sizes
- Steel Assembly Hardware

The Waterman Red Top Drainage Gate has been designed as a competitive flap gate for use with concrete pipe, headwalls, and corrugated metal pipe with up to a ten foot seating head. The frame and cover are of heavy duty cast iron. Steel angle links have been used to absorb unbalanced side shock, and are balance-pivoted on bronze bushings.

A 5°seat on sizes six inches to twenty-four inches and 2½ ° seat on sizes 30 inches to 72 inches eliminates the need for special pipe cuts or sections, and prevents the gate from standing open due to slight pipe sagging or settling. An innovation in the cover provides each gate with a safety to prevent jamming, without additional cost.

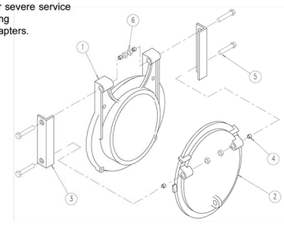
Gates are available with specal stainless steel or brass links and bolts as well as bronze seating faces.

This gate has been extensively used on federal, state and municipal projects for drainage, waste line, sewage treatment, flood control and irrigation systems. A free outflow with practical sealing against back flow combine with maintenance-free operation to assure years of service.

This gate is not recommended for pump discharge or other applications where violent slamming may occur. Heavy-duty links and bushings are available when severe operating conditions are anticipated.

OPTIONAL ITEMS INCLUDE:

- Bronze seats
- Stainless Steel or bronze links, and bolts.
- Special heavy-duty links and bushings for severe service
- Special paint coatings or ASTM galvanizing
- Taper setting collars and special pipe adapters.



Maximum 10 foot seating head

PARTS LIST		
No.	Name	Qty.
1	Frame	1
2	Cover	1
3	Hinge Link	2
4	Hinge Bushing	4
5	Bolt	4
6	Nut	4

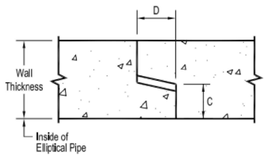
Waterman Industries

1

FLAPGATE 1

SCALE: NTS

Concrete Arch Pipe
15" - 72" Equivalent Diameter



Section Thru Joint

Section Thru Barrel

Table Of Dimensions And Weights

Round Equivalent (inches)	Inside Dimension (Inches) Rise	Span	Wall Thickness (inches)	C (inches)	D (inches)	Full Flow Water Area (Sq. Ft.)	Approx. Weight (lbs / ft.)
15	11	18	3	1 1/4	2 1/4	1.1	130
18	13 1/2	22	3 1/8	1 7/16	2 1/4	1.65	190
24	18	28 1/2	3 1/2	1 1/2	2 3/4	2.8	350
30	22 1/2	36 1/4	3 1/2	1 5/8	3	4.4	468
36	26 5/8	43 3/4	4	1 3/4	3 1/2	6.4	638
42	31 5/16	51 1/8	4 1/2	1 15/16	3 1/2	8.8	878
48	36	58 1/2	5	2 1/4	3 1/2	11.4	1,110
54	40	65	5 1/2	2 5/8	5	14.3	1,375
60	45	73	6	2 15/16	5	17.7	1,513
72	54	88	7	3 3/16	6	25.8	2,113

Pipe dimensions may vary depending upon equipment availability.

Notes:
1. Produced to meet ASTM Specifications.
2. Contact a Concrete Pipe Division representative for details not listed on this sheet.

Rinker

REINFORCED CONCRETE ARCH PIPE (OR APPROVED EQUAL) 2

SCALE: NTS

sanbell
Intelligent Infrastructure, Enduring Communities

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

CIVIL DETAILS

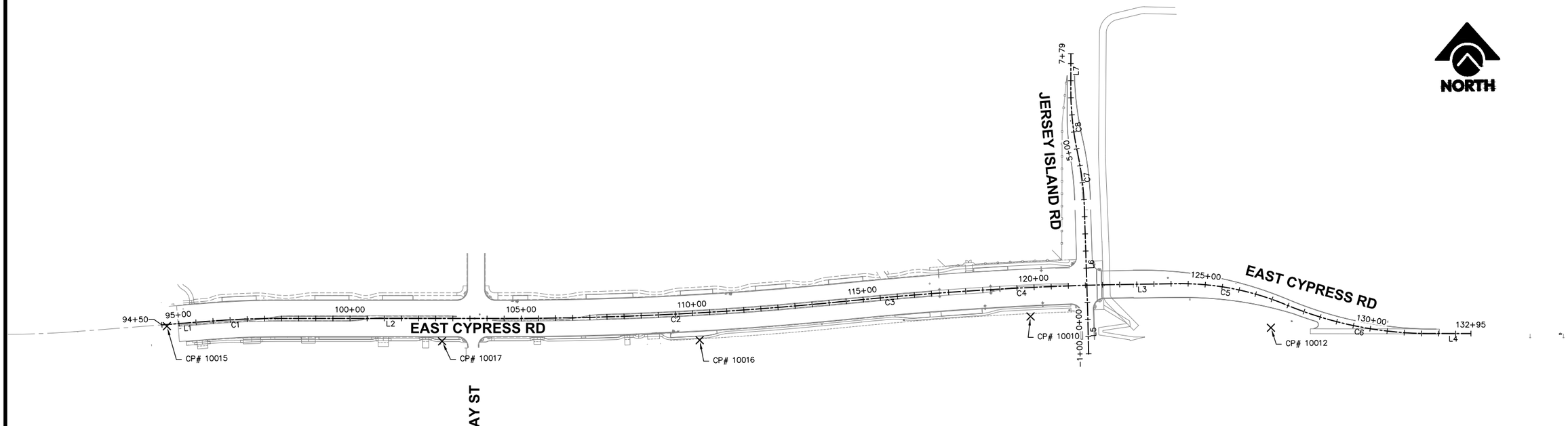
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: NTS
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
G1.12
13 OF 76

77



150 75 0 150 300 450

SCALE IN FEET
SCALE: 1" = 150'

Line Table: Alignments			
Line #	Length	Direction	Alignment
L1	147.01'	N86° 19' 04.33"E	ECR Alignment
L2	657.82'	S89° 15' 58.86"E	ECR Alignment
L3	221.79'	S89° 51' 49.21"W	ECR Alignment
L4	101.77'	S89° 12' 24.95"E	ECR Alignment
L5	127.60'	N0° 37' 45.35"W	JIR Alignment
L6	296.99'	N1° 06' 21.46"W	JIR Alignment
L7	98.76'	N0° 55' 42.28"E	JIR Alignment

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Delta	Alignment
C1	2500.00	192.67	N88° 31' 32.73"E	4.4158	ECR Alignment
C2	10000.00	1006.03	N87° 51' 05.73"E	5.7641	ECR Alignment
C3	10070.00	246.46	N85° 40' 14.48"E	1.4023	ECR Alignment
C4	10081.73	505.00	N87° 48' 31.01"E	2.8700	ECR Alignment
C5	800.73	320.74	S77° 50' 12.89"E	22.9504	ECR Alignment
C6	1103.91	445.33	S78° 29' 38.19"E	23.1139	ECR Alignment
C7	900.00	161.97	N6° 13' 15.82"W	10.3113	JIR Alignment
C8	900.00	193.32	N5° 13' 23.14"W	12.3072	JIR Alignment

Point Table						
Point #	Description	Northing	Easting	Station	Offset	Elevation
1	MAG CSLS WASHER	2185373.4730	6232871.8500			17.35
10010	H&T	2185302.6520	6227505.8380	119+86	84.47'R	10.58
10012	60D	2185260.7540	6228206.8690	127+27	78.72'R	6.26
10015	60D	2185306.9400	6224984.3210	94+64	4.75'R	10.91
10016	60D	2185245.8930	6226539.0440	110+16	79.81'R	8.03
10017	60D	2185252.4830	6225787.0170	102+69	66.55'R	9.19

DATUM NOTE:

HORIZONTAL AND VERTICAL CONTROL DATA IS BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE III, NAD83, NAVD88 DATUM EPOCH 2011 PER THE REAL–TIME GNSS REFERENCE STATION NETWORK: THE CALIFORNIA SURVEYING VIRTUAL SURVEY NETWORK (CSVSN) MAINTAINED BY CALIFORNIA SURVEY AND DRAFTING SUPPLY.

THE PROJECT REFERENCE POINTS AND DATUM INFORMATION ARE AS FOLLOWS:

NGS PID	NORTHING	EASTING	ELEVATION	DESCRIPTION
HS3769	2180254.335'	6232482.922'	13.8'	11.19 USBR
DH6895	2193565.21'	6224466.128'	10.108'	DUTCH
DB3879	2175993.444'	6227442.82'	23.6'	SUNSET AZIMUTH

DISTANCES ARE IN US SURVEY FEET AND/OR DECIMALS THEREOF.

GENERAL NOTES:

1. CAD FILE IS AVAILABLE UPON REQUEST.
2. CONTRACTOR TO VERIFY SURVEY CONTROL AND TO NOTIFY ENGINEER OF ANY SURVEY CONTROL POINTS THE CONTRACTOR IS NOT ABLE TO REESTABLISH.

CALL 811 BEFORE YOU DIG — SAFE DIGGING PRACTICES

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

SURVEY CONTROL PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

REVISIONS	NO.	CITY	CCWD

DATE: 12/16/2024
SCALE: 1" = 150'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
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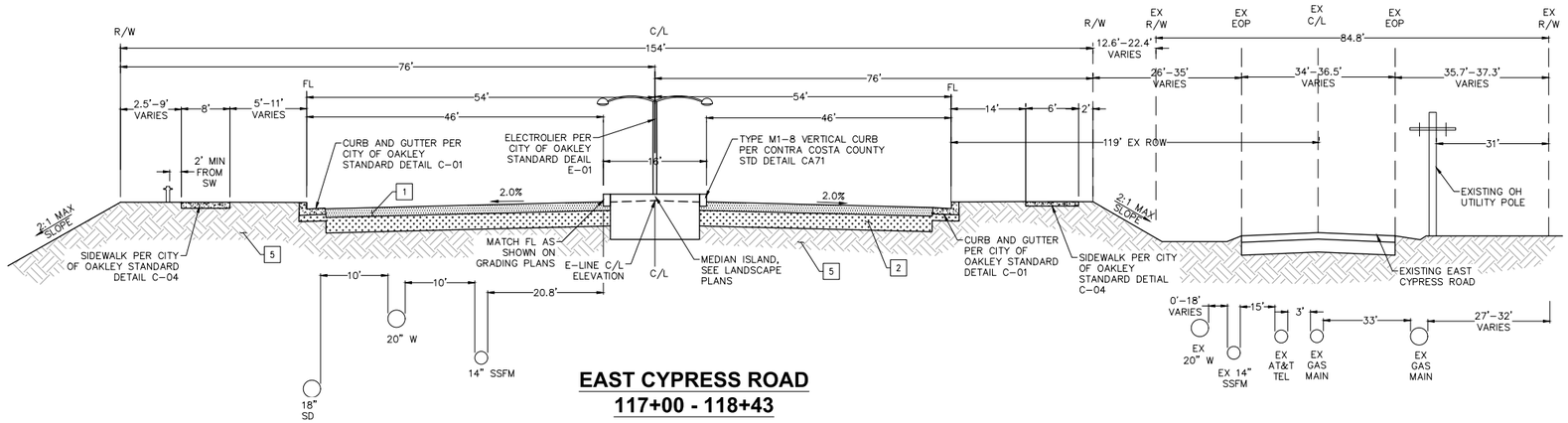
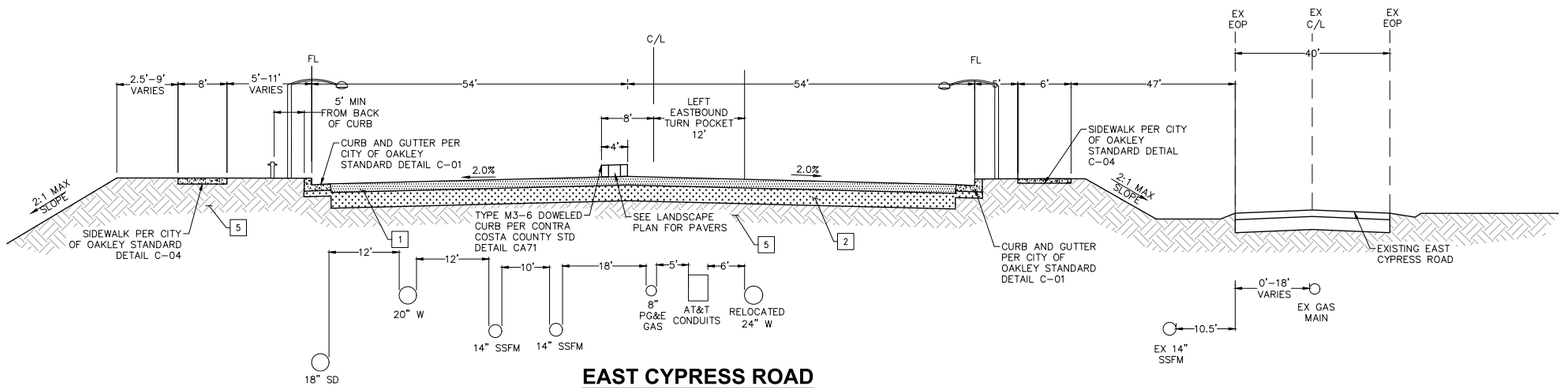
14 OF 76

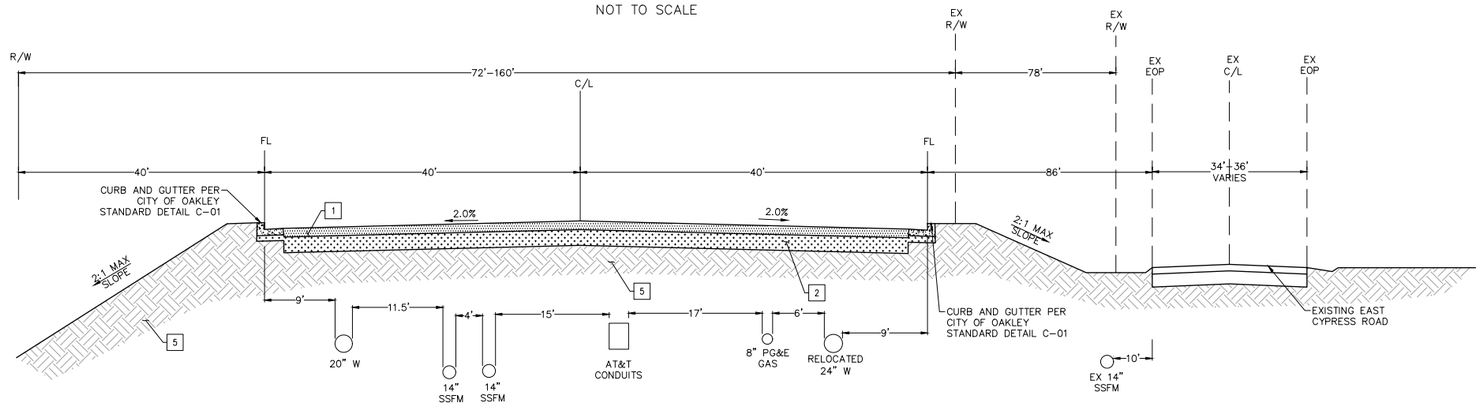
CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER



EAST CYPRESS ROAD
117+00 - 118+43
NOT TO SCALE



EAST CYPRESS ROAD
119+50 - 121+00
NOT TO SCALE



EAST CYPRESS ROAD
122+00 - 122+90
NOT TO SCALE

TRAFFIC INDEX = 10.5

R VALUE = 5

NOTES

1. 2" RHMA–G OVER 6" TYPE A HMA (TYP)
2. 16.5" CLASS 2 AB + B2 SUBGRADE ENHANCEMENT GEOTEXTILE
3. 6" TYPE A HMA (STA 122+90–124+00) 4" TYPE A HMA (STA 124+00–130+00)
4. 16.5" CLASS 2 AB + B2 GEOTEXTILE FABRIC TO DESIGN SUBGRADE (122+90–124+00) 10" CLASS 2 AB (124+00–130+00)
5. IMPORT FILL MATERIAL PER GEOTECHNICAL REPORT
6. TI = 7, 2" RHMA + 2.5" HMA OVER 12" CLASS 2 AB

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PROFESSIONAL ENGINEER — STATE OF CALIFORNIA — REGISTERED — EXP. 6-30-26

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

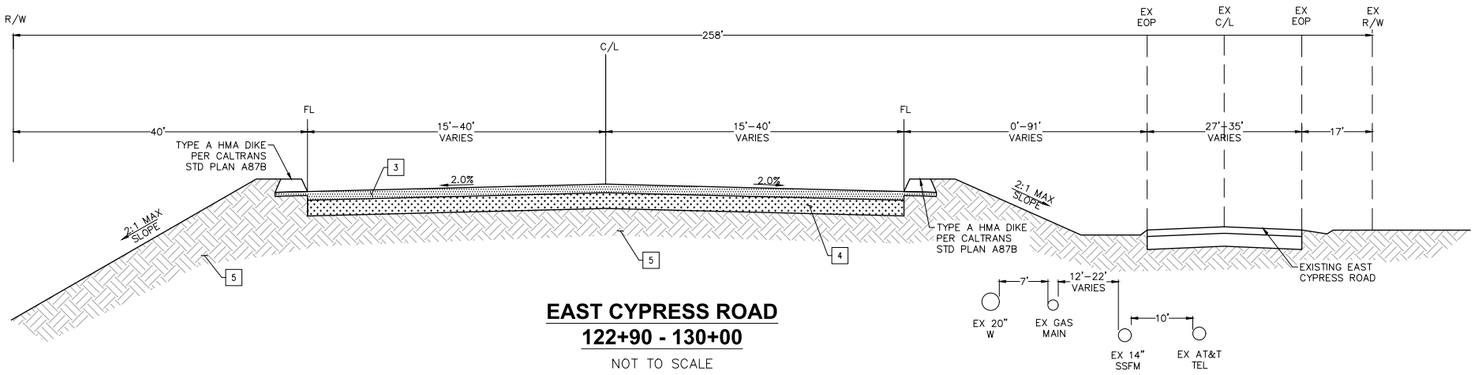
TYPICAL STREET SECTION

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

REVISIONS	NO.	CITY	CCWD

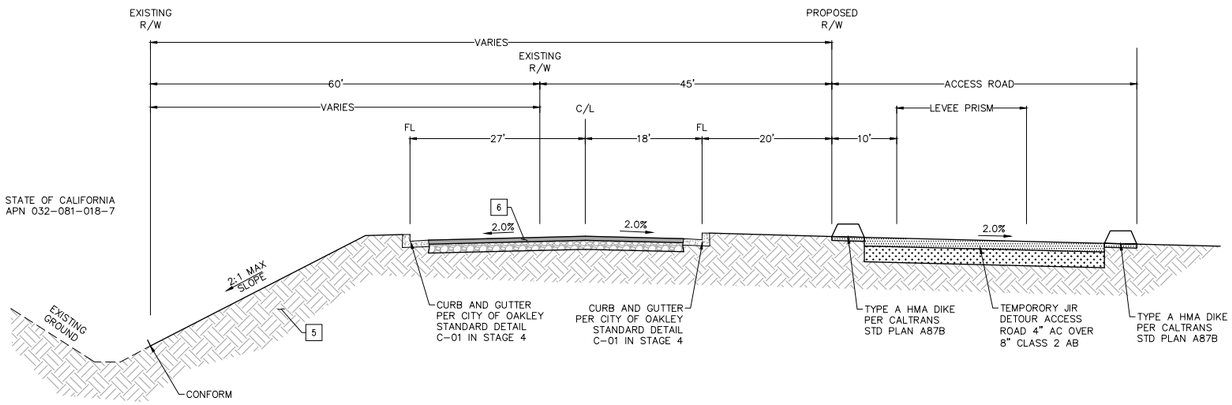
DATE: 12/16/2024
SCALE: NTS
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
G1.14
14 OF 76



EAST CYPRESS ROAD
122+90 - 130+00

NOT TO SCALE



JERSEY ISLAND ROAD

NOT TO SCALE

TRAFFIC INDEX = 10.5

R VALUE = 5

NOTES

1. 2" RHMA–G OVER 6" TYPE A HMA (TYP)
2. 16.5" CLASS 2 AB + B2 SUBGRADE ENHANCEMENT GEOTEXTILE
3. 6" TYPE A HMA (STA 122+90–124+00) 4" TYPE A HMA (STA 124+00–130+00)
4. 16.5" CLASS 2 AB + B2 GEOTEXTILE FABRIC TO DESIGN SUBGRADE (122+90–124+00) 10" CLASS 2 AB (124+00–130+00)
5. IMPORT FILL MATERIAL PER GEOTECHNICAL REPORT
6. TI = 7, 2" RHMA + 2.5" HMA OVER 12" CLASS 2 AB

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REGISTERED PROFESSIONAL ENGINEER — ANTHONY T. ARNOLD — No. 76008 — EXP. 6–30–26 — CIVIL

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

TYPICAL STREET SECTION

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

REVISIONS	NO.	CITY	CCWD

DATE: 12/16/2024
SCALE: NTS
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:

G1.15

15 OF 76

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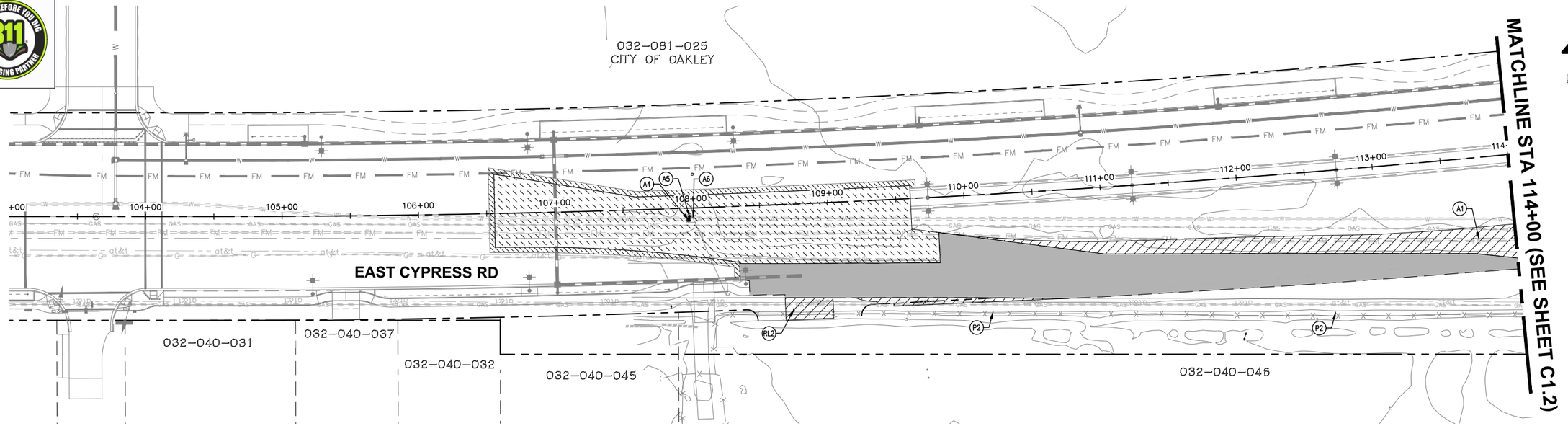

DEMOLITION PLAN
SCALE: 1"=40'

LEGEND

- CLEARING, GRUBBING, REMOVING EX SUBSOILS, GRAVEL AND BASE TO DESIGN SUBGRADE, AND SITE STRIPPINGS AND SCARIFY PER GEOTECHNICAL REPORT. ADJUST EX UTILITY BOXES, MANHOLES AND VALVES TO NEW GRADE. REMOVE YELLOW THERMOPLASTIC STRIPING, LEAD COMPLIANCE, AND SIGNING REMOVAL.
- SAWCUT AND REMOVE FULL DEPTH OF EXISTING AC PAVING AND BASE TO DESIGN SUBGRADE (ROADWAY EXCAVATION). REMOVE YELLOW THERMOPLASTIC STRIPING, LEAD COMPLIANCE, AND SIGNING REMOVAL.
- 2" CONFORM GRIND. REMOVE YELLOW THERMOPLASTIC STRIPING, AND LEAD COMPLIANCE
- 1.5" WEDGE GRIND EXISTING AC
- 2" MILL
- REMOVE 6" THICK HMA

CONSTRUCTION NOTES

(P1) PROTECT IN PLACE EX FENCE & GATES
(P2) PROTECT IN PLACE EX JOINT POLE AND GUY WIRE
(P3) PROTECT IN PLACE EX WATER METER BOX
(P4) PROTECT IN PLACE EX UTILITY BOX
(P5) PROTECT IN PLACE EX DRAINAGE INLET
(P6) PROTECT IN PLACE EX PG&E GAS TRANSMISSION MARKER
(P7) PROTECT IN PLACE EX MAILBOX

(R1) REMOVE EX FENCE, CATTLE FENCES, GATES, POSTS & FOUNDATIONS
(R2) REMOVE AND RELOCATE EX JOINT POLE AND GUY WIRE
(R3) REMOVE EX OVERHEAD WIRES
(R4) REMOVE EX SIGN & POST, SEE SIGNING & STRIPING PLAN FOR NEW SIGNAGE
(R5) REMOVE EX TRAFFIC SIGNAL POLE WITH STREETLIGHT AND FOUNDATION
(R6) REMOVE EX TRAFFIC DELINEATOR
(R7) REMOVE EX GUARD RAIL AND WOODEN POST
(R8) REMOVE EX DWD ARV AFTER 24" WATER MAIN IS RELOCATED AND ACTIVE
(R9) REMOVE EX SEWER FORCE MAIN ARV AFTER 14" SEWER FORCE MAIN IS RELOCATED AND ACTIVATED
(R10) REMOVE EX TRAFFIC SIGNAL BOX
(R11) RESET NEW AT&T WARNING SIGN AND POST
(R12) REMOVE EX BURIED SEWER FORCE MAIN BLOWOFF AFTER 14" SEWER FORCE MAIN IS RELOCATED AND ACTIVATED

(RL1) RELOCATE EX MAILBOX TEMPORARILY DURING STAGE 2 AND REINSTALL IN NEW LOCATION IN STAGE 4 AFTER 10' DIA PIPELINE INSTALLATION IS COMPLETED
(RL2) RELOCATE EX PG&E GAS TRANSMISSION MARKER

(A1) ADJUST TO GRADE EX ISD SSCO
(A2) ADJUST TO GRADE EX AT&T MANHOLE
(A3) ADJUST TO GRADE EX GAS VALVE
(A4) ADJUST TO GRADE EX DWD WATER VALVE CAN
(A5) ADJUST TO GRADE EX DWD ANODE TEST STATION
(A6) ADJUST TO GRADE EX DWD WATER BOX
(A7) ADJUST TO GRADE EX DWD FH

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REGISTERED PROFESSIONAL ENGINEER — No. F8008 — EXP. 6-30-25 — CIVIL — STATE OF CALIFORNIA

OAKLEY CALIFORNIA

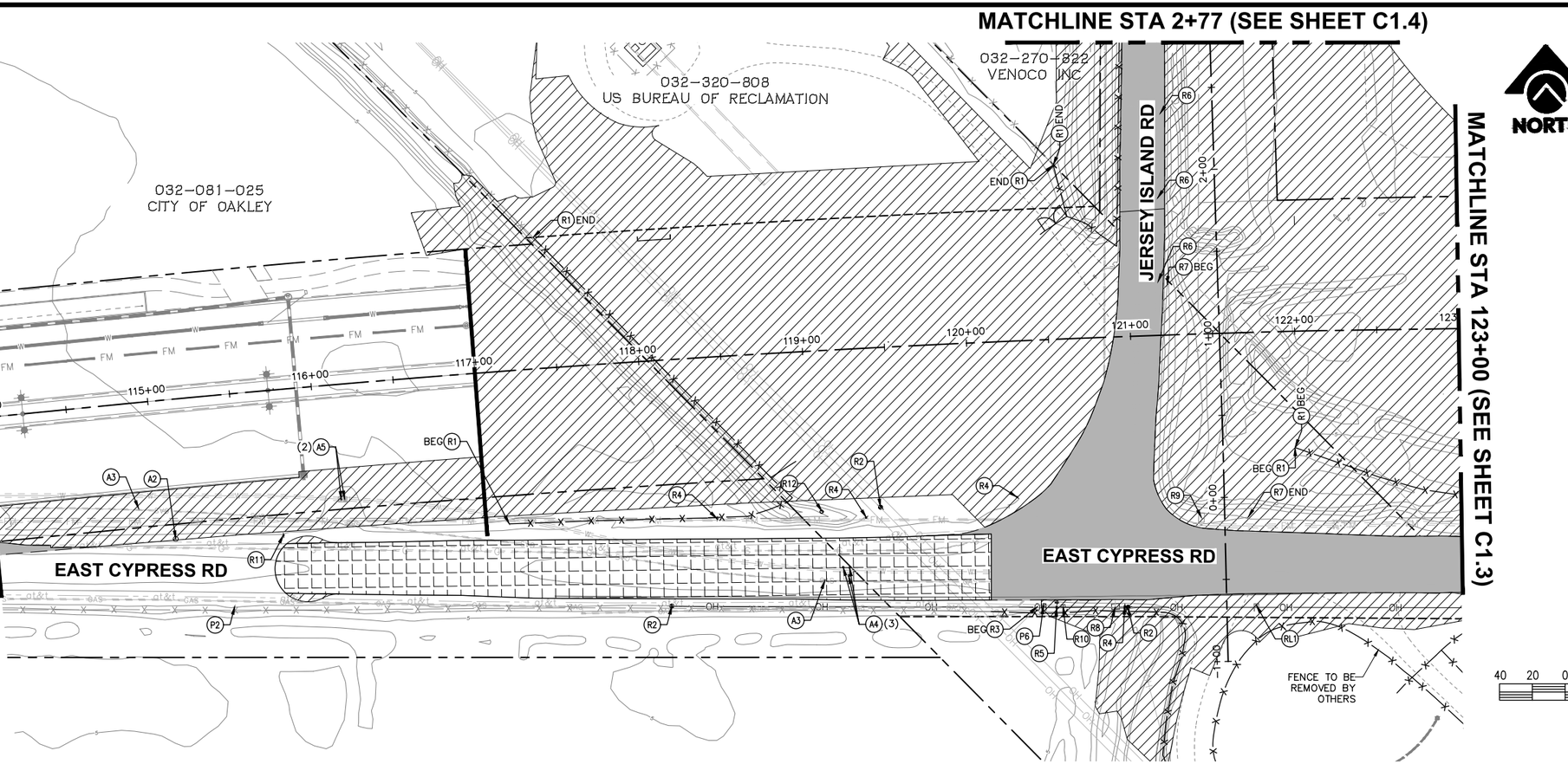
CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

DEMOLITION PLAN

CONTRA COSTA COUNTY, CALIFORNIA
CITY OF OAKLEY

CITY	CCWD						
REVISIONS							
NO.							
DATE: 12/16/2024	SCALE: 1" = 40'	DESIGN: AA	DRAWN: ET	APPROVED: DL	JOB NO: 240017		

DRAWING NUMBER:
C1.1
17 OF **76**



DEMOLITION PLAN

SCALE: 1"=40'

LEGEND

- CLEARING, GRUBBING, REMOVING EX SUBSOILS, GRAVEL AND BASE TO DESIGN SUBGRADE, AND SITE STRIPPINGS AND SCARIFY PER GEOTECHNICAL REPORT. ADJUST EX UTILITY BOXES, MANHOLES AND VALVES TO NEW GRADE. REMOVE YELLOW THERMOPLASTIC STRIPING, LEAD COMPLIANCE, AND SIGNING REMOVAL.
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- 2" MILL
- REMOVE 6" THICK HMA

CONSTRUCTION NOTES

- (P1) PROTECT IN PLACE EX FENCE & GATES
- (P2) PROTECT IN PLACE EX JOINT POLE AND GUY WIRE
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- (P4) PROTECT IN PLACE EX UTILITY BOX
- (P5) PROTECT IN PLACE EX DRAINAGE INLET
- (P6) PROTECT IN PLACE EX PG&E GAS TRANSMISSION MARKER
- (P7) PROTECT IN PLACE EX MAILBOX

- (R1) REMOVE EX FENCE, CATTLE FENCES, GATES, POSTS & FOUNDATIONS
- (R2) REMOVE EX JOINT POLE AND GUY WIRE
- (R3) REMOVE EX OVERHEAD WIRES
- (R4) REMOVE EX SIGN & POST, SEE SIGNING & STRIPING PLAN FOR NEW SIGNAGE
- (R5) REMOVE EX TRAFFIC SIGNAL POLE WITH STREETLIGHT AND FOUNDATION
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- (R11) RESET NEW AT&T WARNING SIGN AND POST

- (RL1) RELOCATE EX MAILBOX
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- (A6) ADJUST TO GRADE EX DWD WATER BOX
- (A7) ADJUST TO GRADE EX DWD FH

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OAKLEY
CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD
CANAL CROSSING PROJECT - ROADWAY WIDENING

DEMOLITION PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
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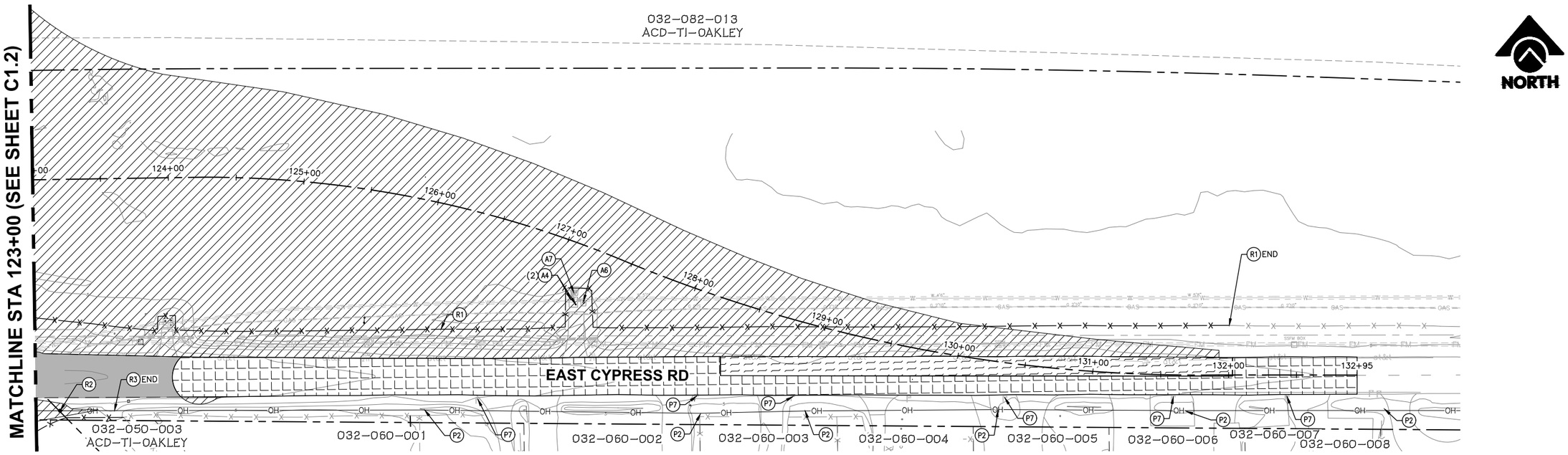
18 OF 76



DEMOLITION PLAN
SCALE: 1"=40'

40 20 0 40 80 120
SCALE IN FEET
SCALE: 1" = 40'

LEGEND

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD
CANAL CROSSING PROJECT - ROADWAY WIDENING
DEMOLITION PLAN
CONTRA COSTA COUNTY CALIFORNIA
CITY OF OAKLEY

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
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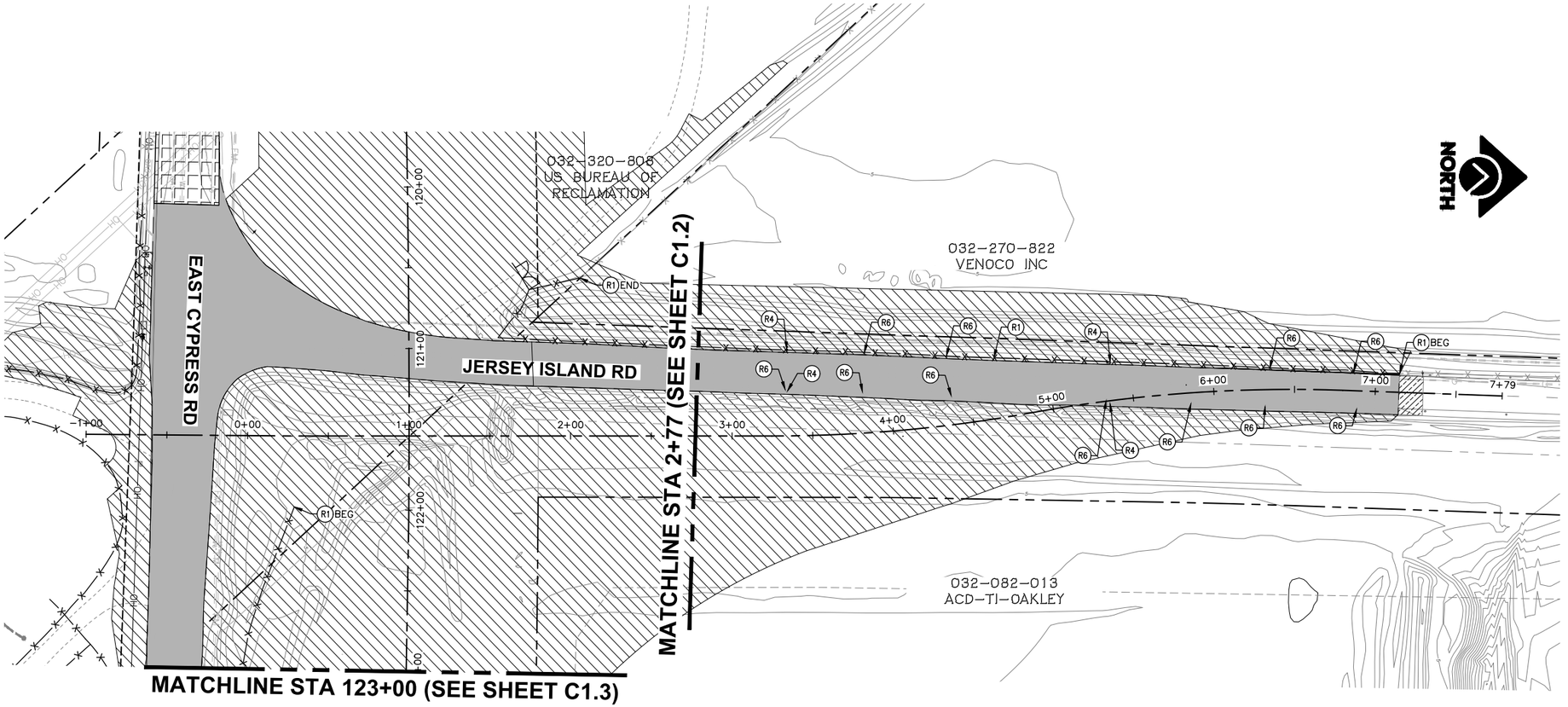
19 OF 76



DEMOLITION PLAN

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

DEMOLITION PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
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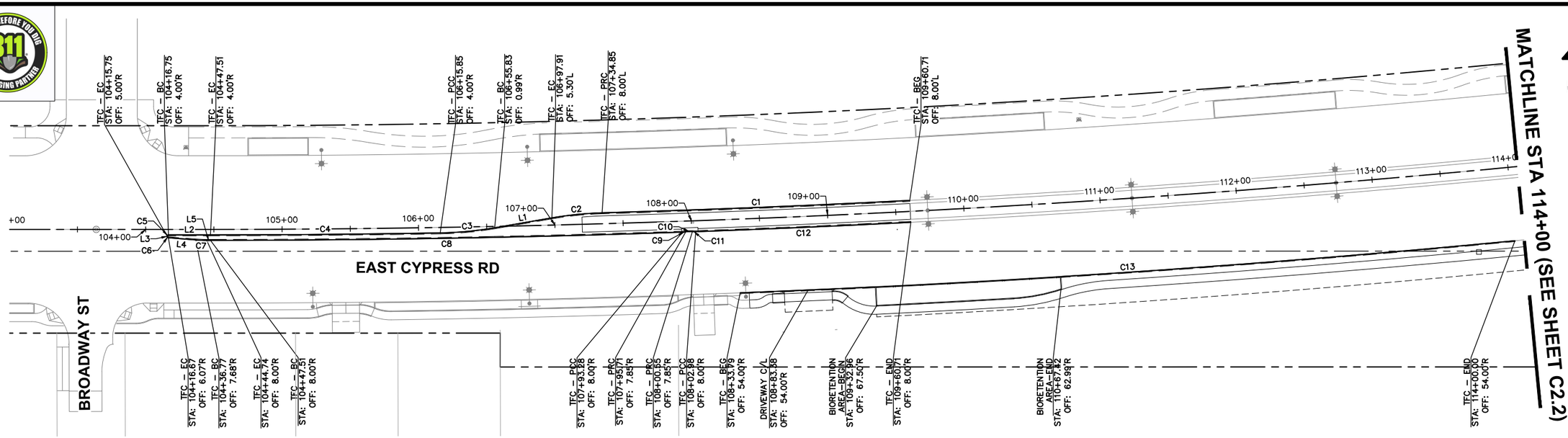
20 OF 76



HORIZONTAL CONTROL PLAN - EAST CYPRESS ROAD

SCALE: 1"=40'

40 20 0 40 80 120

SCALE IN FEET
SCALE: 1" = 40'

Line Table: Alignments			
Line #	Length	Direction	Description
L1	42.54'	S80° 55' 24.43"W	MEDIAN CURB
L2	30.76'	N89° 15' 58.86"W	MEDIAN CURB
L3	0.08'	S0° 44' 01.13"W	MEDIAN CURB
L4	20.16'	S84° 41' 32.75"E	MEDIAN CURB
L5	2.77'	S89° 15' 58.86"E	MEDIAN CURB

Curve Table: Alignments				
Curve #	Radius	Length	Delta	Description
C1	9992.00'	225.68'	1°17'39"	MEDIAN CURB
C2	260.00'	37.05'	8°09'50"	MEDIAN CURB
C3	260.00'	40.14'	8°50'44"	MEDIAN CURB
C4	10004.00'	168.41'	0°57'52"	MEDIAN CURB
C5	1.00'	1.57'	90°00'00"	MEDIAN CURB
C6	1.00'	1.49'	85°25'34"	MEDIAN CURB
C7	100.00'	7.98'	4°34'26"	MEDIAN CURB
C8	10008.00'	346.05'	1°58'52"	MEDIAN CURB
C9	20.00'	2.44'	6°59'04"	MEDIAN CURB
C10	20.00'	4.86'	13°54'48"	MEDIAN CURB
C11	20.00'	2.44'	6°59'04"	MEDIAN CURB
C12	10008.00'	157.85'	0°54'13"	MEDIAN CURB
C13	10054.00'	569.27'	3°14'39"	CURB

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD
CANAL CROSSING PROJECT - ROADWAY WIDENING
HORIZONTAL CONTROL PLAN
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
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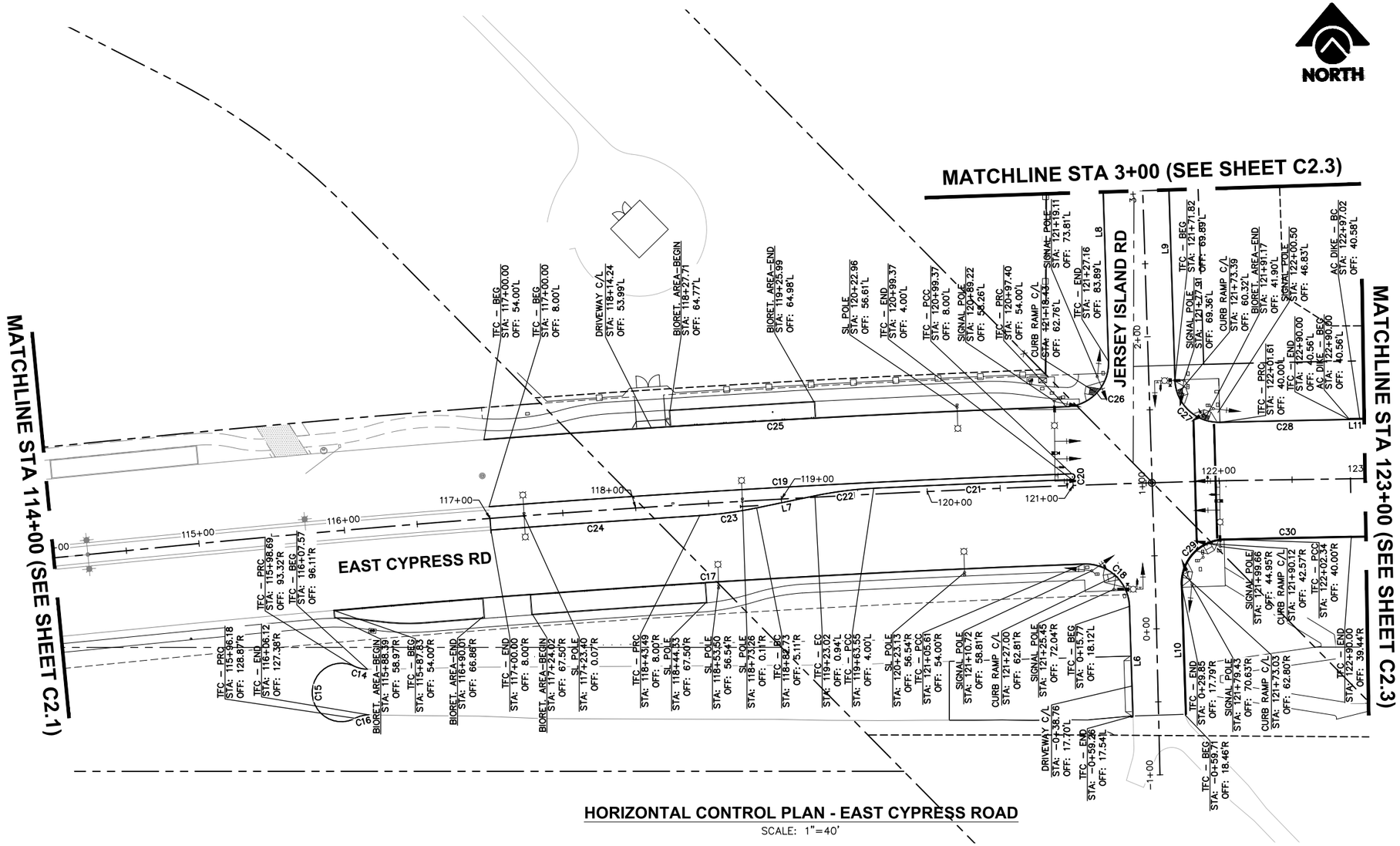
21 OF 76



HORIZONTAL CONTROL PLAN - EAST CYPRESS ROAD

SCALE: 1"=40'

Curve Table: Alignments				
Curve #	Radius	Length	Delta	Description
C14	20.00'	9.32'	26°42'03"	EP
C15	20.00'	81.67'	233°58'31"	EP
C16	20.00'	10.04'	28°45'44"	EP
C17	10016.00'	515.01'	2°56'46"	CURB
C18	30.00'	47.25'	90°14'48"	CURB
C19	10078.00'	399.69'	2°16'20"	MEDIAN CURB
C20	2.00'	6.28'	180°00'00"	MEDIAN CURB
C21	10074.00'	135.88'	0°46'22"	MEDIAN CURB
C22	262.50'	40.69'	8°52'56"	MEDIAN CURB
C23	275.00'	39.35'	8°11'57"	MEDIAN CURB
C24	10062.00'	143.38'	0°48'59"	MEDIAN CURB
C25	10124.00'	399.53'	2°15'40"	CURB
C26	30.00'	46.97'	89°42'24"	CURB
C27	30.00'	46.97'	89°42'02"	CURB
C28	10110.00'	88.84'	0°30'12"	CURB
C29	30.00'	47.28'	90°18'13"	CURB

Line Table: Alignments			
Line #	Length	Direction	Description
L6	75.03'	S1° 04' 25.01"E	CURB
L7	40.73'	S78° 59' 20.95"W	MEDIAN CURB
L8	166.13'	N1° 04' 25.01"W	CURB
L9	180.14'	S1° 04' 25.01"E	CURB
L10	89.71'	N1° 04' 25.01"W	CURB
L11	7.03'	N89° 42' 29.22"E	AC DIKE

40 20 0 40 80 120

SCALE IN FEET
SCALE: 1" = 40'

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OAKLEY
CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

HORIZONTAL CONTROL PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

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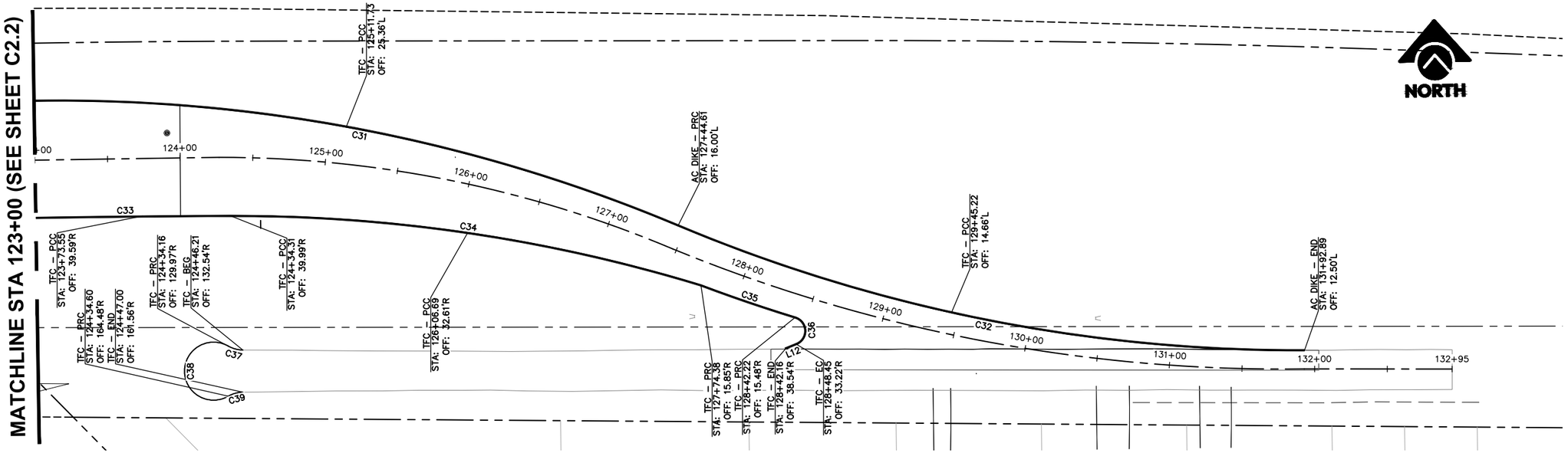
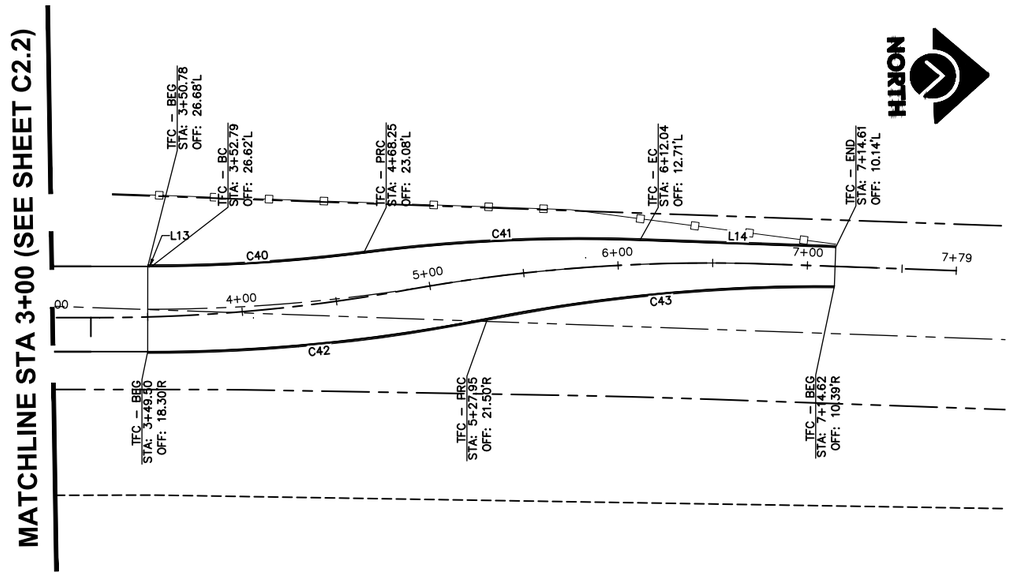
C2.2
22 OF 76



HORIZONTAL CONTROL PLAN - EAST CYPRESS ROAD

SCALE: 1"=40'



HORIZONTAL CONTROL PLAN - JERSEY ISLAND ROAD

SCALE: 1"=40'

Line Table: Alignments			
Line #	Length	Direction	Description
L12	8.39'	S68° 41' 11.28"W	AC DIKE
L13	1.96'	N1° 04' 25.01"W	AC DIKE
L14	103.46'	N0° 54' 58.13"E	AC DIKE

Curve Table: Alignments				
Curve #	Radius	Length	Delta	Description
C31	1100.00'	457.61'	23°50'08"	AC DIKE
C32	1100.00'	442.57'	23°03'08"	AC DIKE
C33	10030.00'	143.36'	0°49'08"	AC DIKE
C34	1100.00'	329.12'	17°08'35"	AC DIKE
C35	1100.00'	68.81'	3°35'03"	AC DIKE
C36	10.00'	24.59'	140°52'44"	AC DIKE
C37	20.00'	10.52'	30°08'23"	EP
C38	20.00'	84.02'	240°42'48"	EP
C39	20.00'	10.42'	29°51'17"	EP
C40	880.00'	112.33'	7°18'49"	AC DIKE
C41	900.00'	146.14'	9°18'12"	AC DIKE
C42	922.36'	180.58'	11°13'03"	AC DIKE
C43	900.00'	184.18'	11°43'31"	AC DIKE

40 20 0 40 80 120

SCALE IN FEET
SCALE: 1" = 40'

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD
CANAL CROSSING PROJECT - ROADWAY WIDENING

HORIZONTAL CONTROL PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

REVISIONS	NO.	CITY	CCWD

DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
C2.3
23 OF 76

87

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LEGEND

- PROPOSED PAVEMENT SECTION, SEE SHEET 14. (2" RHMA–G OVER 6" HMA TYPE A / 16.5" CLASS 2 AB + B2 GEOTEXTILE FABRIC)
- 2" RHMA–G
- 2" RHMA–G OVER 6" HMA TYPE A. INSTALL CLASS 2 AB TO DESIGN BASE GRADE, SEE CROSS SECTIONS.
- 2" MILL AND FILL WITH DIGOUTS
- 1" WEDGE GRIND & 2"–6" HMA TYPE A OVERLAY
- 6" HMA TYPE A OVER 8" CLASS 2 AB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED ASPHALT PATHWAY (4" HMA TYPE A OVER 8" CLASS 2 AB)
- BIOTREATMENT AREA
- PLANTING, SEE LANDSCAPE PLANS
- MEDIAN PAVER &, MAINTENANCE BAND, SEE LANDSCAPE PLANS
- HMA DRIVEWAY CONFORM. MAINTENANCE DWY: 4" HMA TYPE A OVER 8" CLASS 2 AB
- ENGINEERED FILL AT LEVEE PRISM
- 2" RHMA–G OVER 2.5" HMA TYPE A. INSTALL 12" THICK CLASS 2 AB
- (X) DRAINAGE SYSTEM NUMBER
- (#X) DRAINAGE UNIT DESIGNATION

CONSTRUCTION NOTES

1. INSTALL NEW CURB AND GUTTER & BASE PER CITY STD DETAIL C–01. DOWEL INTO EX. CURB, BIO–CURB & SIDEWALK WITH #4 DOWELS
2. INSTALL NEW TYPE MI–8 VERTICAL CURB PER CONTRA COSTA COUNTY STD DETAIL CA71
3. INSTALL NEW TYPE M3–8 DOWELED CURB PER CONTRA COSTA COUNTY STD DETAIL CA71
3b. INSTALL NEW TYPE M3–6 DOWELED CURB PER CONTRA COSTA COUNTY STD DETAIL CA71
4. INSTALL NEW BIORETENTION CURB AND GUTTER, SEE DETAIL 3 ON SHEET G1.9
5. INSTALL NEW BIORETENTION VERTICAL CURB PER DETAIL 2 ON SHEET G1.9
6. INSTALL NEW CONCRETE SIDEWALK AND BASE PER CITY STD DETAIL C–04
6b. INSTALL 6" TALL RETAINING CURBS AT DRIVEWAY
7. INSTALL NEW CONCRETE DRIVEWAY PER CITY STD DETAIL C–05
8. INSTALL CURB RAMP CASE A PER CALTRANS STD PLAN A88A
9. INSTALL NEW SURVEY MONUMENT PER CONTRA COSTA COUNTY STD DETAIL CA40. SUBMIT MONUMENT CORNER RECORD TO CONTRA COSTA COUNTY.
10. RELOCATE EX MAILBOX WITH NEW POST PER CONTRA COSTA COUNTY STD DETAIL CA90
11. CUSTOM CURB AT DWD ANODE TEST STATION AND ARV, SEE DETAIL 5 ON SHEET G1.12.
12. ADJUST DWD ATS AND BFV VALVE BOX COVERS. SEE DETAIL 1 ON SHEET G1.11 FOR JOINT LAYOUT.
13. COORDINATE WITH PG&E GAS DISTRIBUTION FOR GAS MAIN RELOCATION WORK
14. PROPOSED AT&T CONDUITS. COORDINATE WITH AT&T.
15. COORDINATE WITH CALPINE TO REINSTALL GAS MAIN IN EXISTING ALIGNMENT FOLLOWING 10" DIAMETER CCWD PIPELINE INSTALLATION
16. INSTALL NEW AIR RELEASE VALVE PER DWD STD DWD 20
17. INSTALL NEW FIRE HYDRANT AND 6" LATERAL PER DWD STD DETAIL DWD 15
18. INSTALL NEW ISD AIR RELEASE VALVE, SEE DETAIL 1 ON SHEET G1.8
19. INSTALL TYPE A HMA DIKE PER CALTRANS STD PLAN A87B
20. INSTALL HMA DRIVEWAY CONFORM (4" THICK HMA/8" THICK CLASS 2 AB) AT MAINTENANCE DWY
21. INSTALL ENGINEERED FILL AT LEVEE PRISM, SEE GEOTECHNICAL REPORT.
22. INSTALL NEW ASPHALT PATHWAY (4" HMA TYPE A OVER 8" CLASS 2 AB)
23. INSTALL CONCRETE HEADWALL PER REVISED CALTRANS STD PLAN D89A, SEE DETAIL 3 ON SHEET G1.11
24. INSTALL PRECAST CONCRETE FLARED END SECTION TYPE A PER CALTRANS STD PLAN D94B
25. INSTALL ASPHALT CONCRETE DRIVEWAY (4" HMA TYPE A OVER 8" CLASS 2 AB)
26. INSTALL ROCK SLOPE PROTECTION AT ASPHALT DIKE OPENINGS
27. TEMPORARY SUPPORT WALL SHALL BE DESIGN BUILD BY THE ROADWAY CONTRACTOR IN SUPPORT OF THE PIPELINE CONTRACTOR STAGE 1 CONSTRUCTION. AFTER COMPLETION OF STAGE 3 PIPELINE WORK, THE TIE–BACK SHALL BE CUT AND LEFT IN PLACE, AND THE TEMPORARY SUPPORT WALL SHALL BE REMOVED.
28. INSTALL HEADERBOARD PER DETAIL 2 ON SHEET G1.6.
29. INSTALL 36" DWD STEEL RECYCLED WATER SLEEVE
30. INSTALL OVERSIDE DRAIN PER CALTRANS STD PLAN D87D

GENERAL NOTES

1. CONTRACTOR TO POTHOLE PROPOSED STREETLIGHT LOCATIONS. IF THERE IS A CONFLICT, CONTRACTOR TO MOVE STREETLIGHT WITHIN 20' FROM ITS ORIGINAL LOCATION, WITH APPROVAL FROM THE ENGINEER.
2. SEE SHEETS C4.1–C4.2 FOR GRADING PLAN.
3. SEE SHEETS C5.1–C5.2 FOR WATER LINE PLAN AND PROFILE.
4. SEE SHEETS C6.1–C6.2 FOR SEWER FORCE MAIN PLAN AND PROFILE.
5. SEE SHEETS C7.1 FOR ADDITIONAL STORM DRAIN PROFILES.
6. SEE SHEET C8.1 FOR GAS LINE PLAN AND PROFILE.
7. SEE SHEET C9.1 FOR JOINT TRENCH PLAN AND PROFILE.
8. SEE SHEETS C13.1–C13.3 FOR CROSS SECTIONS.
9. INSTALL REDWOOD HEADER BOARD ALONG ASPHALT PAVEMENT DURING CONSTRUCTION STAGING.

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PROFESSIONAL ENGINEER — ANH T. HOANG — No. 76008 — EXP. 6-30-26 — CIVIL — STATE OF CALIFORNIA

OAKLEY CALIFORNIA

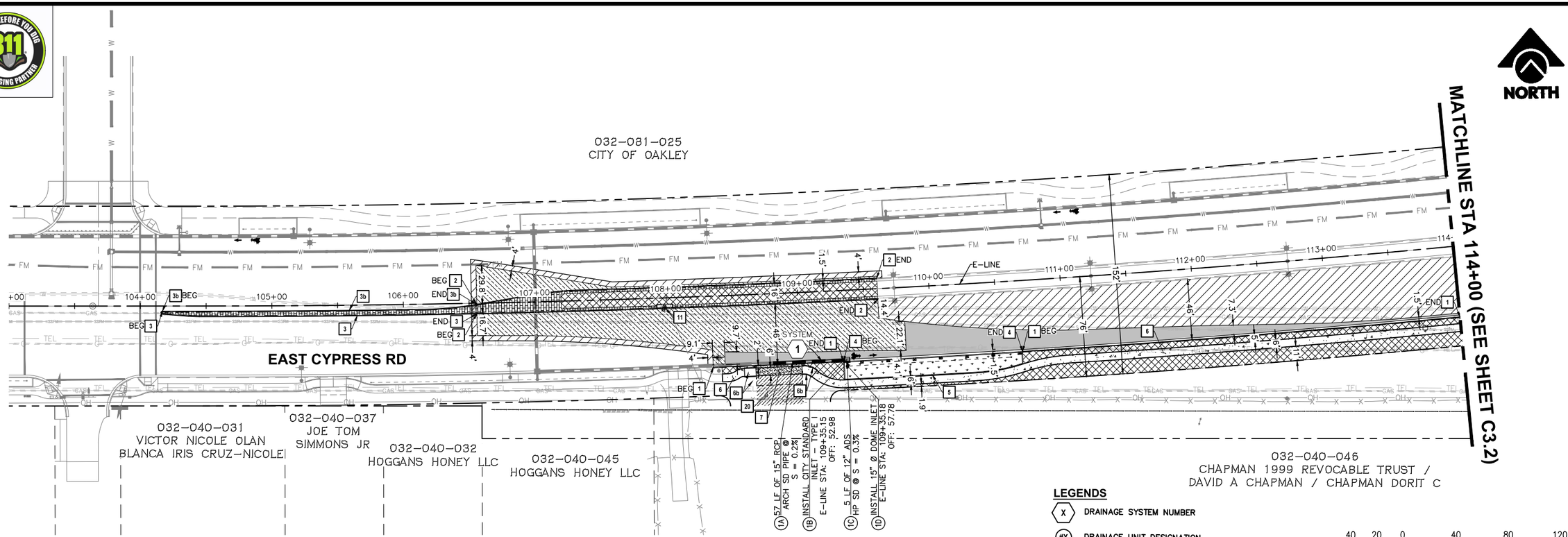
CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING IMPROVEMENT PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

REVISIONS	NO.	CITY	CCWD

DATE: 12/16/2024
SCALE: NTS
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
C3.0
24 OF **76**



IMPROVEMENT PLAN - EAST CYPRESS ROAD

SCALE: 1"=40'

LEGENDS

(X) DRAINAGE SYSTEM NUMBER

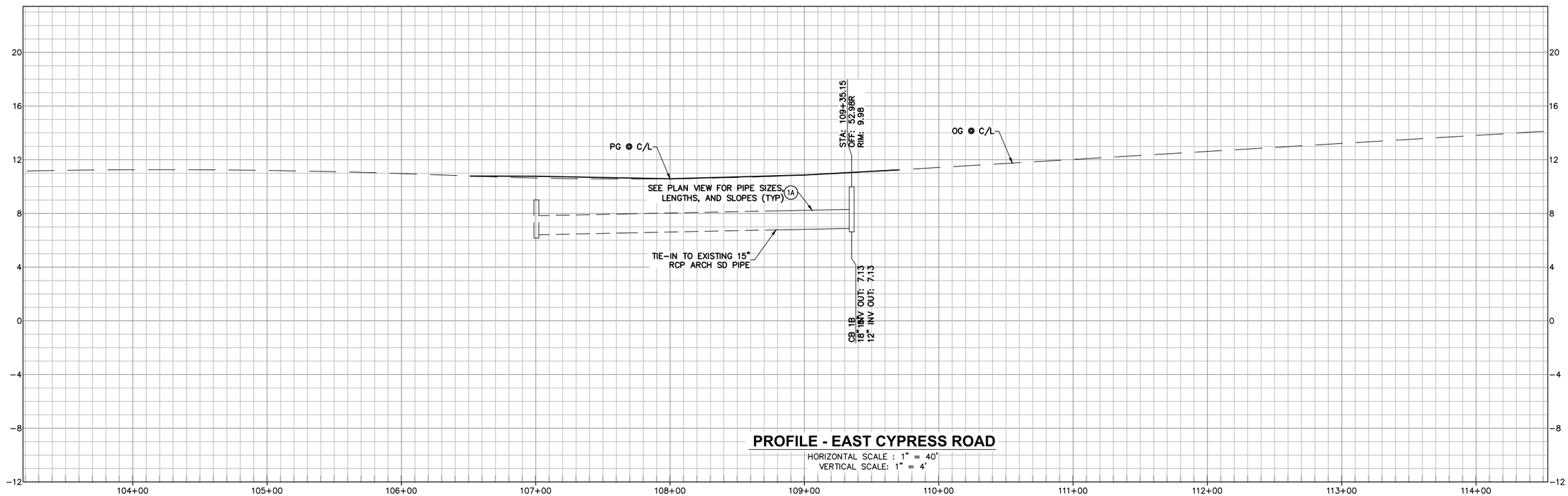
(#X) DRAINAGE UNIT DESIGNATION

GENERAL NOTES

1. SEE SHEET C3.0 FOR NOTES AND LEGEND.

40 20 0 40 80 120

SCALE IN FEET
SCALE: 1" = 40'



PROFILE - EAST CYPRESS ROAD

HORIZONTAL SCALE : 1" = 40'
VERTICAL SCALE: 1" = 4'

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

IMPROVEMENT PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
C3.1
25 OF 76

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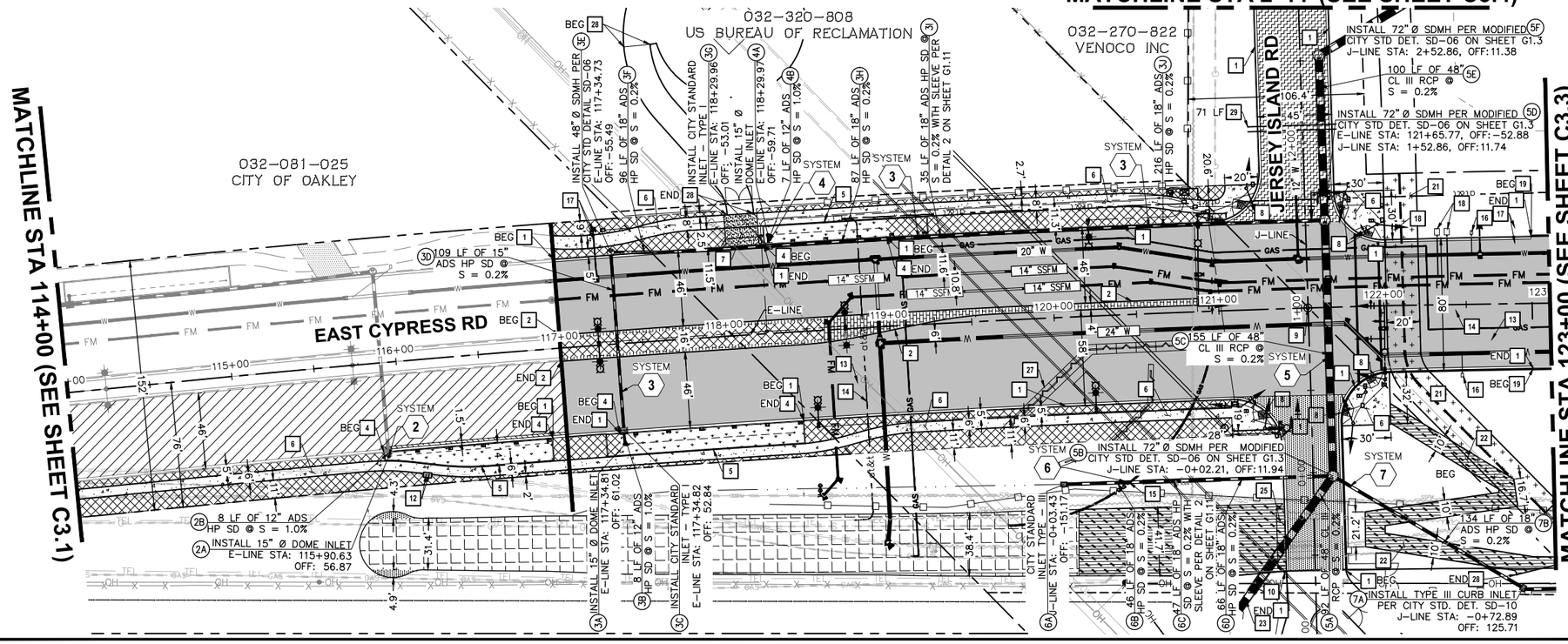


IMPROVEMENT PLAN
EAST CYPRESS ROAD

SCALE: 1"=40'

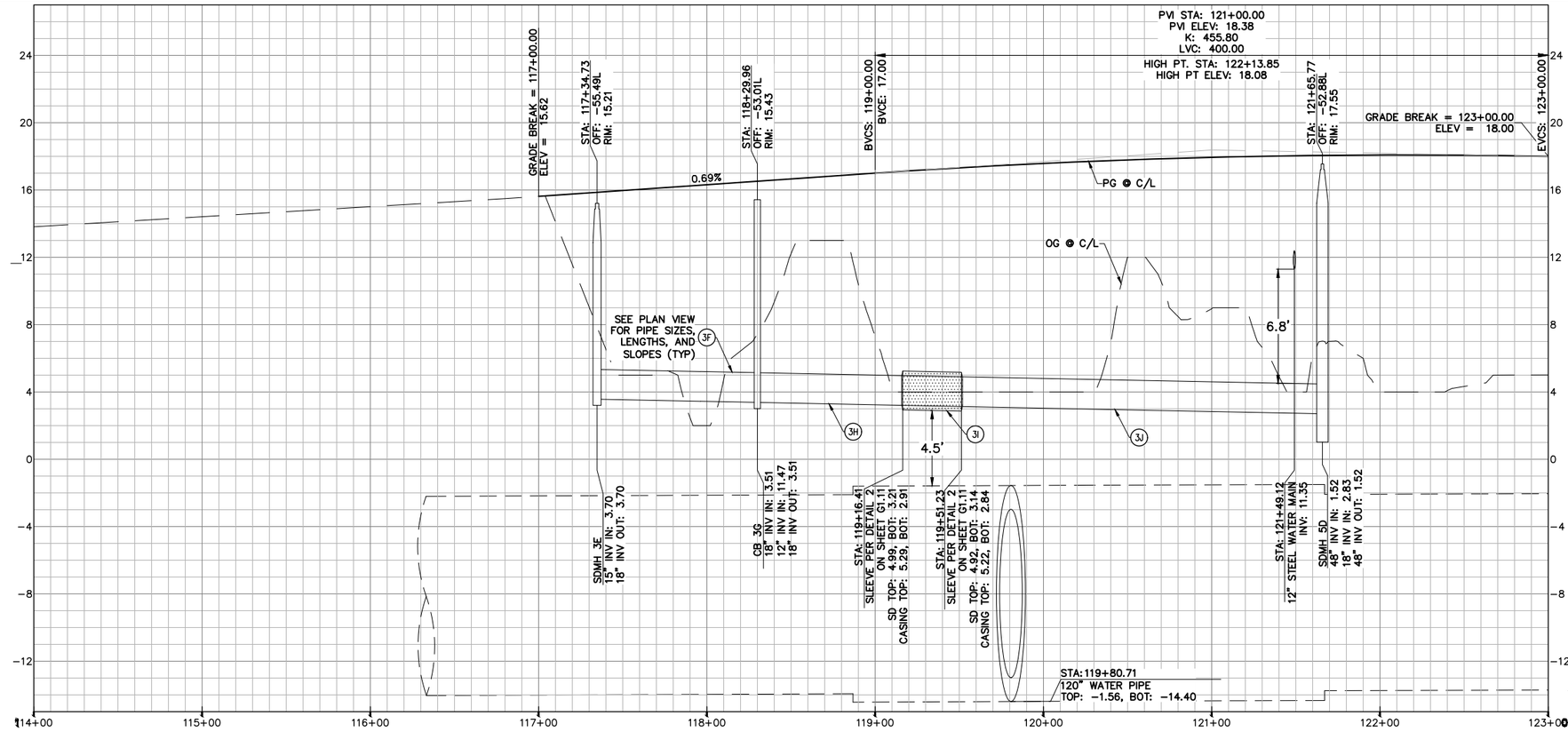
LEGENDS

(X) DRAINAGE SYSTEM NUMBER

(#X) DRAINAGE UNIT DESIGNATION

GENERAL NOTES

1. SEE SHEET C3.0 FOR NOTES AND LEGEND.



PROFILE - EAST CYPRESS ROAD

HORIZONTAL SCALE : 1" = 40'
VERTICAL SCALE: 1" = 4'

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PROFESSIONAL ENGINEER — No. 76008 — EXP. 6-30-25 — CIVIL — STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

IMPROVEMENT PLAN

CITY OF OAKLEY — CONTRA COSTA COUNTY — CALIFORNIA

REVISIONS	NO.	DATE: 12/16/2024
		SCALE: 1" = 40'
		DESIGN: AA
		DRAWN: ET
		APPROVED: DL
		JOB NO: 240017

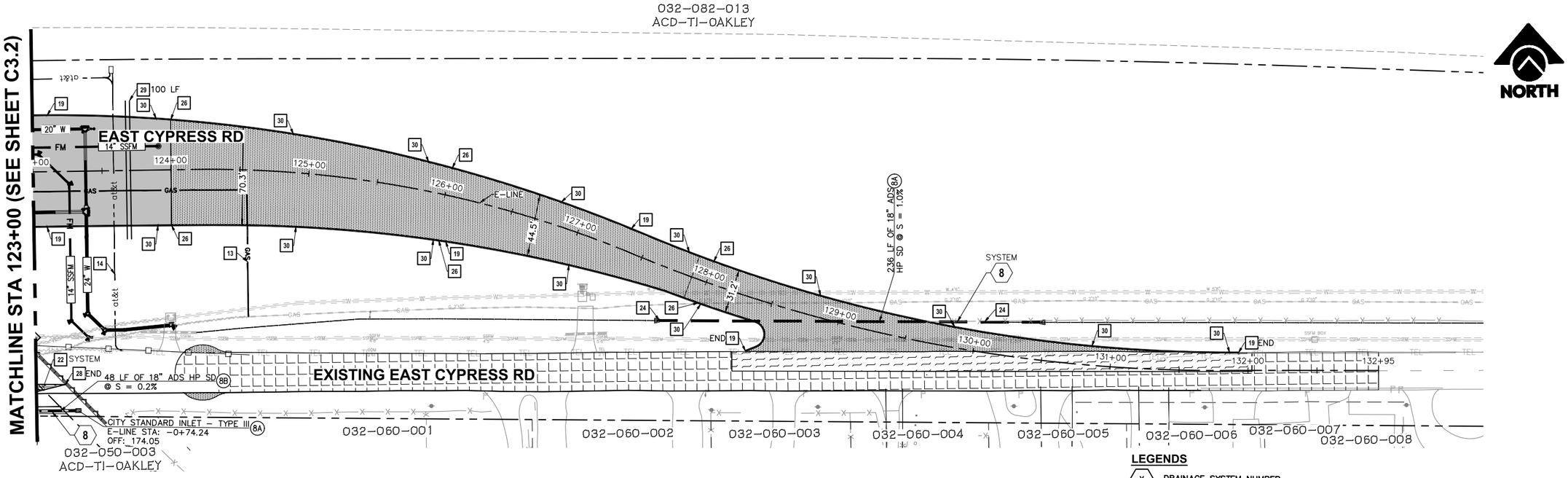
CITY | CCWD

DRAWING NUMBER:

C3.2

26 OF **76**

06



IMPROVEMENT PLAN - EAST CYPRESS ROAD

SCALE: 1"=40'

LEGENDS

(X) DRAINAGE SYSTEM NUMBER

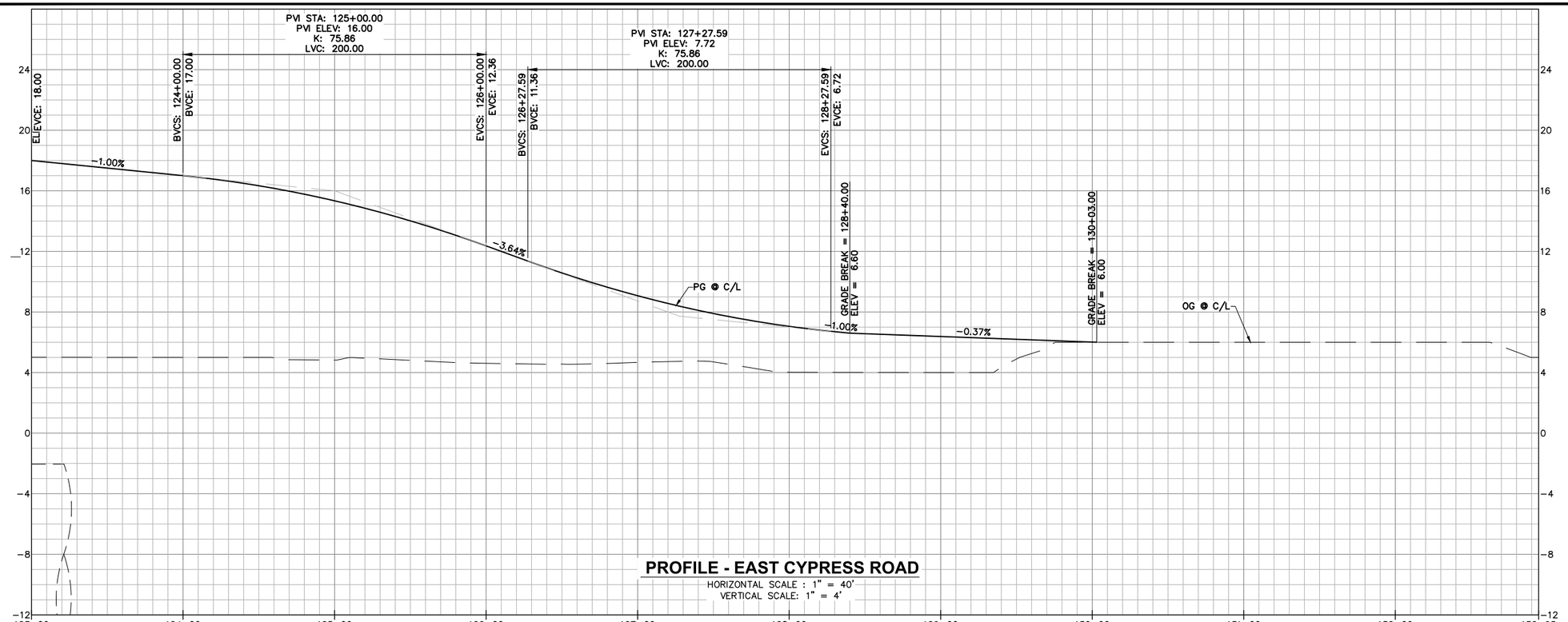
(#X) DRAINAGE UNIT DESIGNATION

GENERAL NOTES

1. SEE SHEET C3.0 FOR NOTES AND LEGEND.

40 20 0 40 80 120

SCALE IN FEET
SCALE: 1" = 40'



PROFILE - EAST CYPRESS ROAD

HORIZONTAL SCALE : 1" = 40'
VERTICAL SCALE: 1" = 4'

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

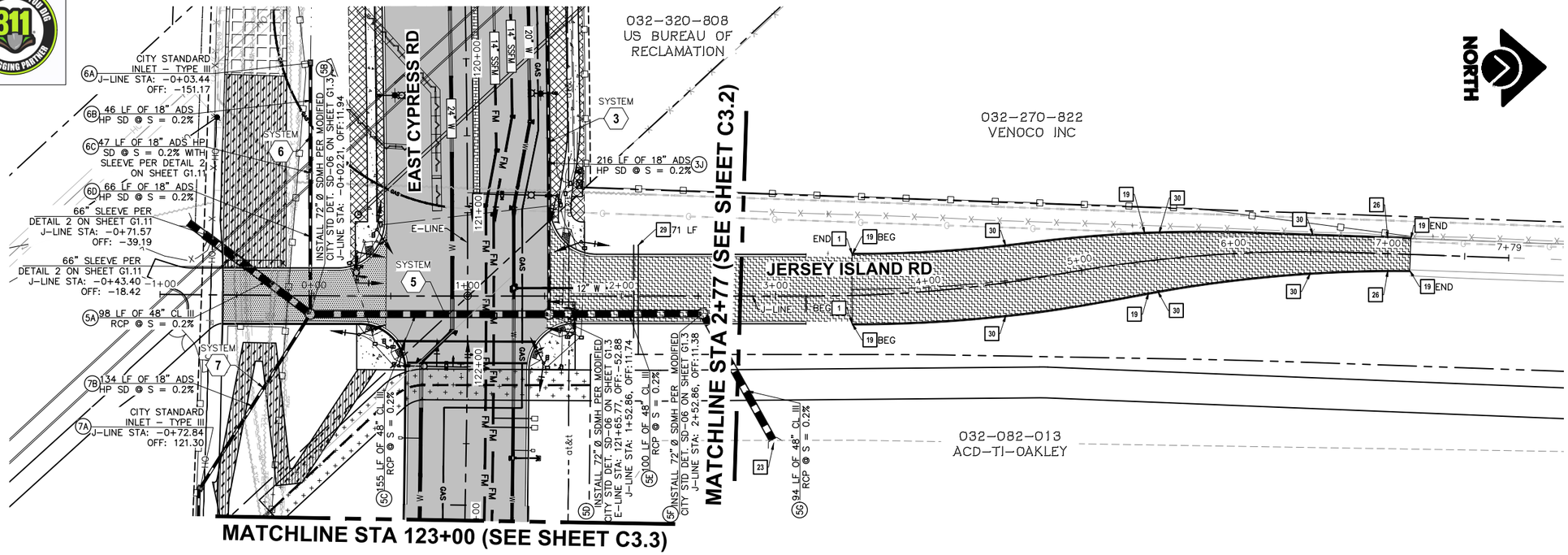
IMPROVEMENT PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

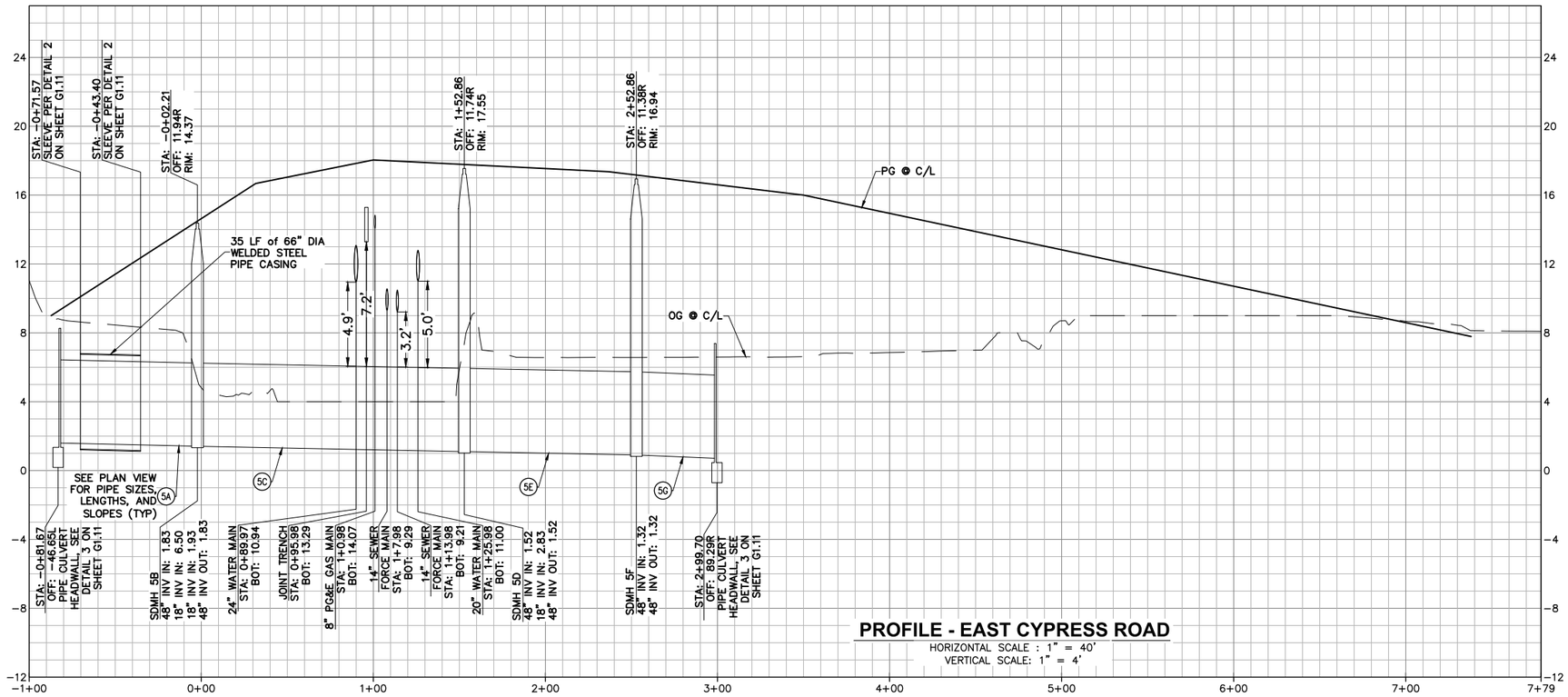
DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
C3.3
27 OF 76



IMPROVEMENT PLAN - JERSEY ISLAND ROAD

SCALE: 1"=40'



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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

IMPROVEMENT PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
C3.4
28 OF **76**

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LEGEND

- FULL DEPTH PAVEMENT SECTION, SEE TYPICAL SECTIONS
- 4" HMA TYPE A OVER 8" CLASS 2 AB
- 4" HMA TYPE A OVER 8" CLASS 2 AB (TO BE REMOVED DURING STAGE 4)
- 2" RHMA-G OVER 2.5" HMA TYPE A. INSTALL 12" THICK CLASS 2 AB

CONSTRUCTION NOTES

1. INSTALL TYPE A HMA DIKE PER CALTRANS STD PLAN A87B (PERMANENT DIKE)
2. INSTALL TYPE A HMA DIKE PER CALTRANS STD PLAN A87B (TO BE REMOVED DURING STAGE 4)
2. CITY TO ACQUIRE ADDITOINAL EASEMENT FOR TEMPORARY ROADWAY AND DRAINAGE FROM ACD-TI

GENERAL NOTES

1. SEE SHEET C3.0-C3.4 FOR PERMANENT IMPROVEMENT PLANS.

INTERIM IMPROVEMENT PLAN

SCALE: 1"=40'

NORTH

40 20 0 40 80 120
SCALE IN FEET
SCALE: 1" = 40'

032-270-822
VENOCO INC

032-082-013
ACD-TI-OAKLEY

032-320-808
US BUREAU OF RECLAMATION

032-050-003
ACD-TI-OAKLEY

032-060-001

032-060-002

032-060-003

032-060-004

032-060-005

032-060-006

JERSEY ISLAND RD

EAST CYPRESS RD

EXISTING EAST CYPRESS RD

CONFORM LIMIT

J-LINE

T-LINE

E-LINE

E-LINE

20" W

32.8'

29.8'

14.0'

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

INTERIM IMPROVEMENT PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

CCWD			
CITY			
REVISIONS			
NO.			
DATE: 12/16/2024	SCALE: 1" = 40'	DESIGN: AA	DRAWN: ET
APPROVED: DL	JOB NO. 240017		

DRAWING NUMBER:
C3.5
29 OF 76

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NORTH

80 40 0 80 160 240
SCALE IN FEET
SCALE: 1" = 80'

LEGEND

- GRAVEL ACCESS ROAD PER DETAIL 1 ON SHEET G1.12
- PAVED AREA 6" AC OVER 12" CLASS 2 AB
- PROPOSED ASPHALT PATHWAY (4" HMA TYPE A OVER 8" CLASS 2 AB)
- HYDROSEED AREA AND FILL. FOR FILL LIMITS, SEE SHEETS C4.1–C4.2 FOR GRADING PLAN

JERSEY ISLAND RD
EAST CYPRESS RD
EXISTING EAST CYPRESS RD
E-LINE

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

PAVING PLAN IN CCWD ROW

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: 1" = 80'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
C3.6
30 OF 76

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NORTH

MATCHLINE STA 115+00 (SEE BELOW)

EAST CYPRESS RD

032-040-031
VICTOR NICOLE OLAN
BLANCA IRIS CRUZ-NICOLE

032-040-032
HOGGANS HONEY LLC

032-040-045
HOGGANS HONEY LLC

032-040-046
CHAPMAN 1999 REVOCABLE TRUST /
DAVID A CHAPMAN / CHAPMAN DORIT C

GRADING PLAN - EAST CYPRESS ROAD
SCALE: 1"=40'

MATCHLINE STA 3+50 (SEE SHEET C4.2)

US BUREAU OF RECLAMATION
032-320-808

032-270-822
VENOCO INC

JERSEY ISLAND RD

032-081-025
CITY OF OAKLEY

EAST CYPRESS RD

MATCHLINE STA 115+00 (SEE ABOVE)

MATCHLINE STA 123+00 (SEE SHEET C4.2)

NORTH

GRADING PLAN - EAST CYPRESS ROAD
SCALE: 1"=40'

SCALE IN FEET
SCALE: 1" = 40'

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Intelligent Infrastructure, Enduring Communities

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD
CANAL CROSSING PROJECT - ROADWAY WIDENING

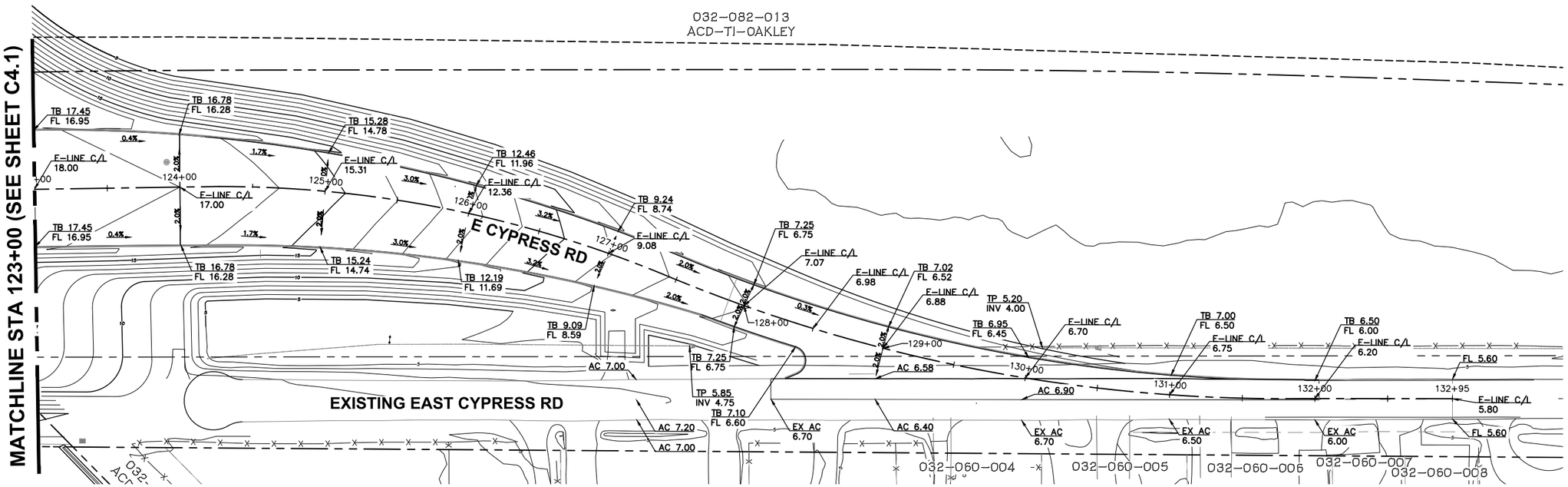
GRADING PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

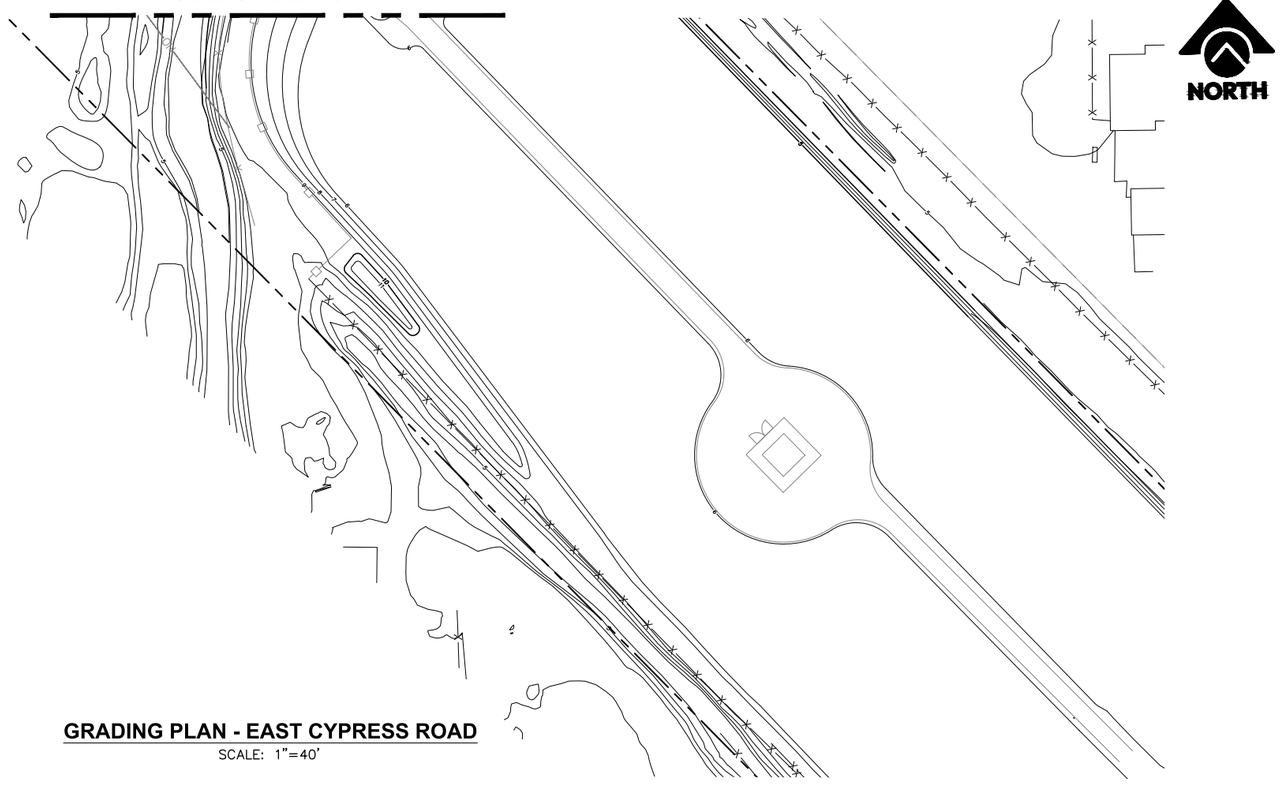
DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
C4.1
31 OF 76

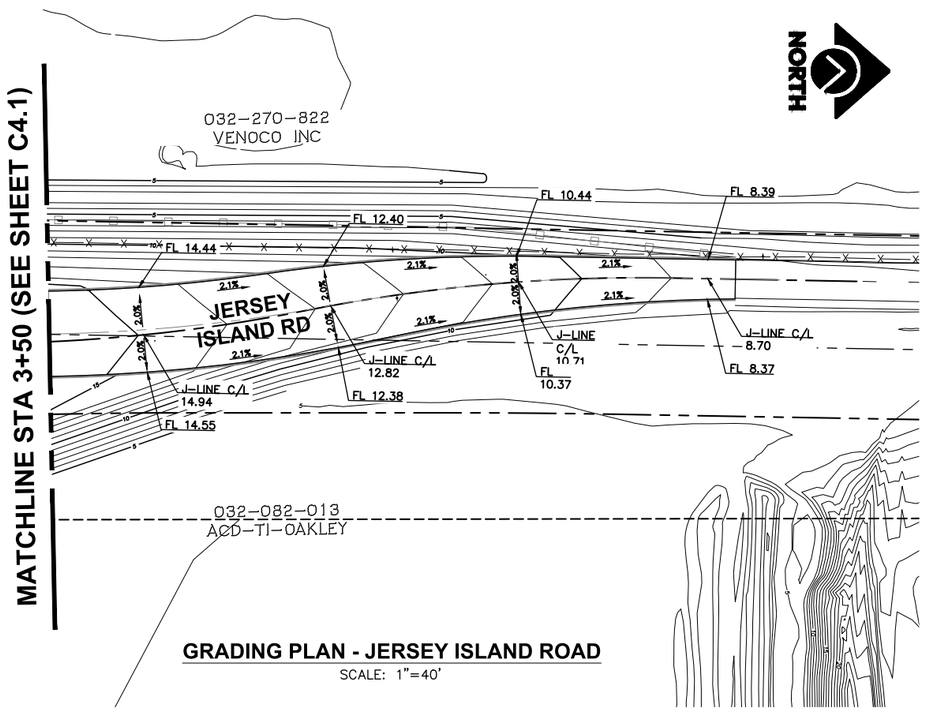


GRADING PLAN - EAST CYPRESS ROAD
SCALE: 1"=40'

SEE SHEET C4.1



GRADING PLAN - EAST CYPRESS ROAD
SCALE: 1"=40'



GRADING PLAN - JERSEY ISLAND ROAD
SCALE: 1"=40'

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

GRADING PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
C4.2
32 OF 76

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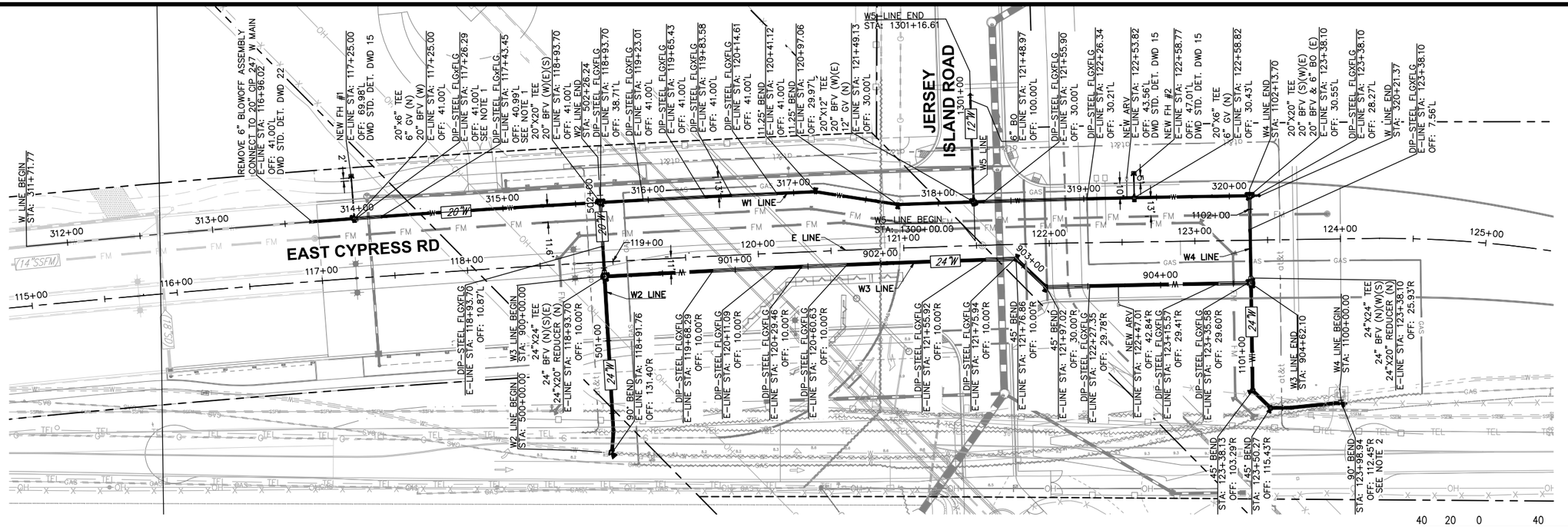
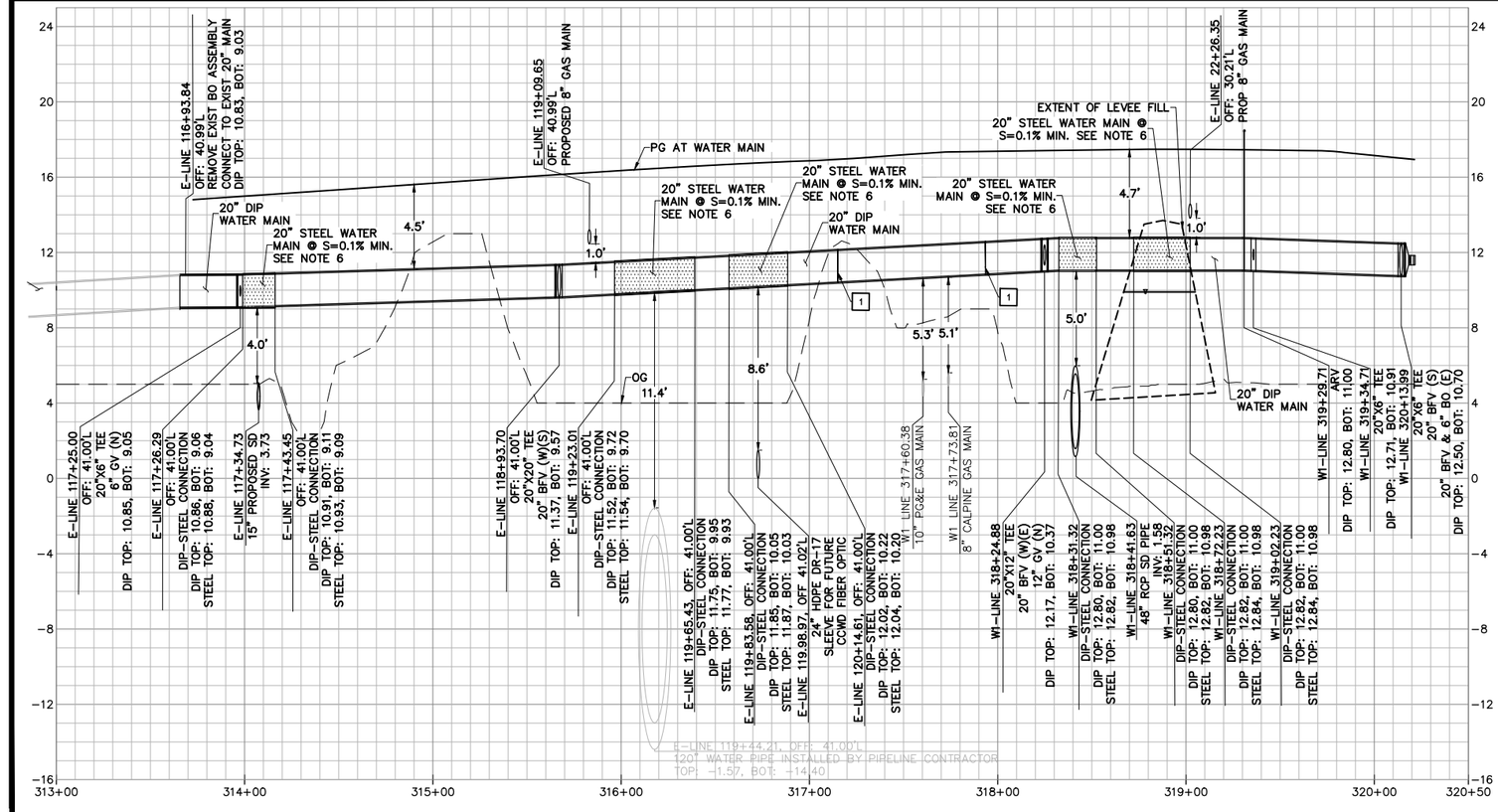
SAFE DIGGING PRACTICES

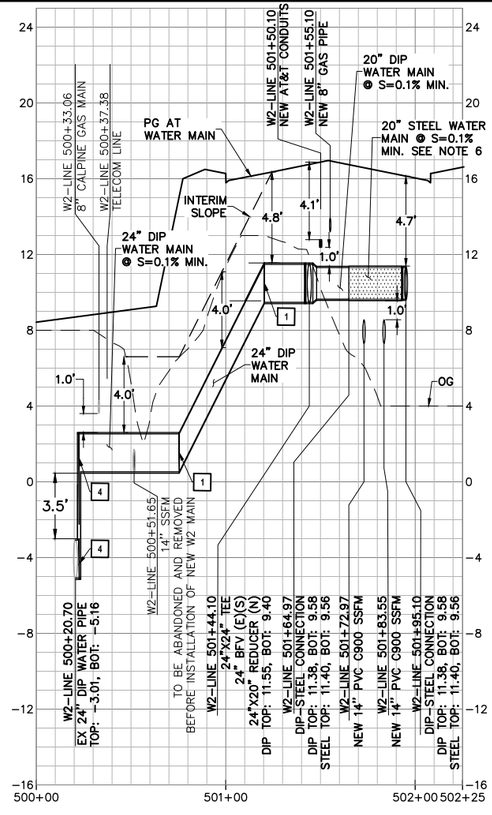


WATER MAIN PLAN - EAST CYPRESS ROAD

SCALE: 1"=40'



WATER MAIN PROFILE - W1



WATER MAIN PROFILE - W2

PROFILE
HORIZONTAL SCALE : 1" = 40'
VERTICAL SCALE : 1" = 4'

WATER MAIN NOTES:

1. STEEL MORTAR LINED AND COATED PIPE (SMLC) SHALL HAVE A FLANGED END AT CONNECTION TO DIP PIPE. FIELD WELDING ON SMLC PIPE SHALL BE AVOIDED. THE USE OF FIELD WELDED JOINT ON SMLC PIPE SHALL BE PRE-APPROVED BY DWD AND PERFORMED USING A SPLIT 12" WIDE BUTT-STRAP WITH 5" HANDHOLE. ALL CONNECTIONS BETWEEN STEEL AND DUCTILE IRON PIPE SHALL BE ELECTRICALLY SEPARATED BY AN INSULATING FLANGE OR INSULATING MECHANICAL COUPLING PER DWD STANDARDS.
2. CONNECT TO EXISTING 24" DIP DWD WATER MAIN.
3. SEE SHEET C1.1–C1.4 FOR EXISTING UTILITY INFORMATION.
4. SEE CP SHEET SERIES FOR CATHODIC PROTECTION PLANS AND DETAILS.
5. INSTALLATION OF WATER MAIN BENEATH STORM DRAIN LATERAL WILL REQUIRE DDW APPROVAL.
6. STRAIGHT SEGMENT OF STEEL PIPE TO BE MORTAR LINED AND COATED WITH MIN. WALL THICKNESS OF 0.375".
7. EXTENT OF LEVEE FILL IS APPROXIMATE. UTILITY CROSSINGS WITHIN THIS EXTENT SHALL CROSS AT A MINIMUM BOTTOM OF PIPE ELEVATION OF 11.00.
8. DEPTH PER ASBUILT PLANS, CONTRACTOR TO VERIFY. CONTRACTOR SHOULD ALSO VERIFY DEPTHS OF ALL UTILITIES WHICH WILL REMAIN IN SERVICE WHILE THE NEW WATER MAINS ARE BEING INSTALLED.
9. DUCTILE IRON PIPE (DIP) SHALL BE THICKNESS CLASS 50 PER AWWA C150.

LEGEND

- FEMA WSE = 9.90 FT
- STEEL PIPE PER DWD REQUIREMENTS
- 11.25° FITTING [1]
- 22.5° FITTING [2]
- 45° FITTING [3]
- 90° FITTING [4]
- 1" MAX DEFLECTION

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REGISTERED PROFESSIONAL ENGINEER
ANDREW T. ET
No. 76008
EXP. 6-30-26
CIVIL
STATE OF CALIFORNIA

OAKLEY
CALIFORNIA

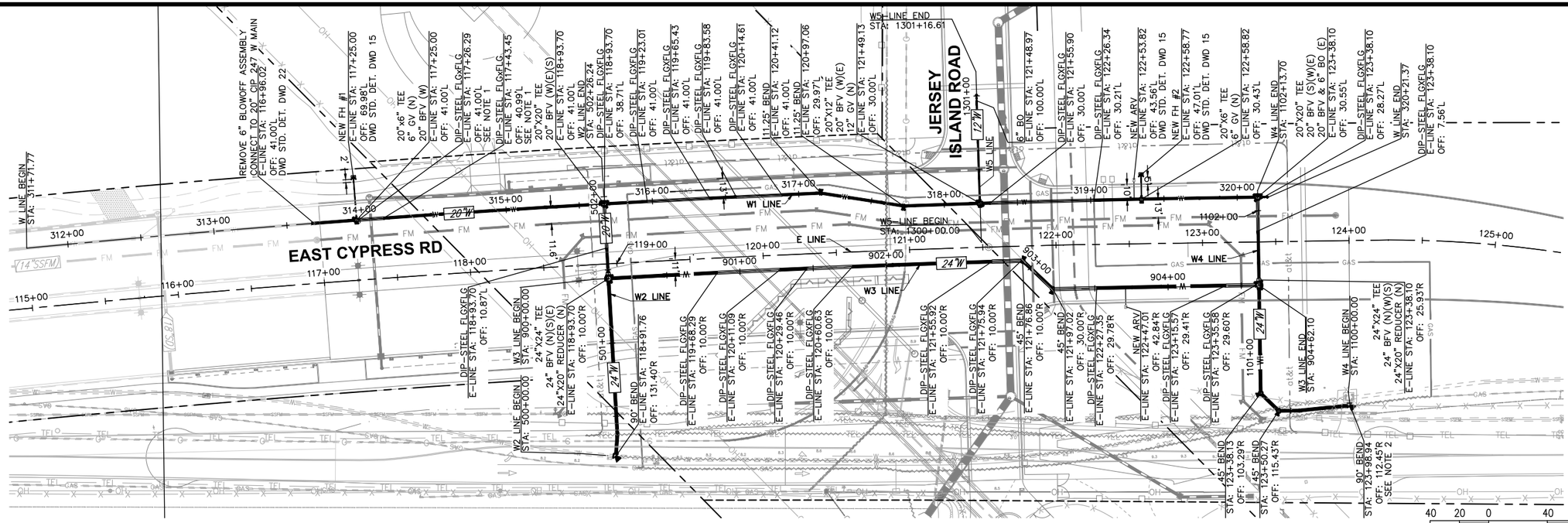
CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD
CANAL CROSSING PROJECT - ROADWAY WIDENING
WATER MAIN PLAN & PROFILE
STA 115+00 - STA 125+00
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

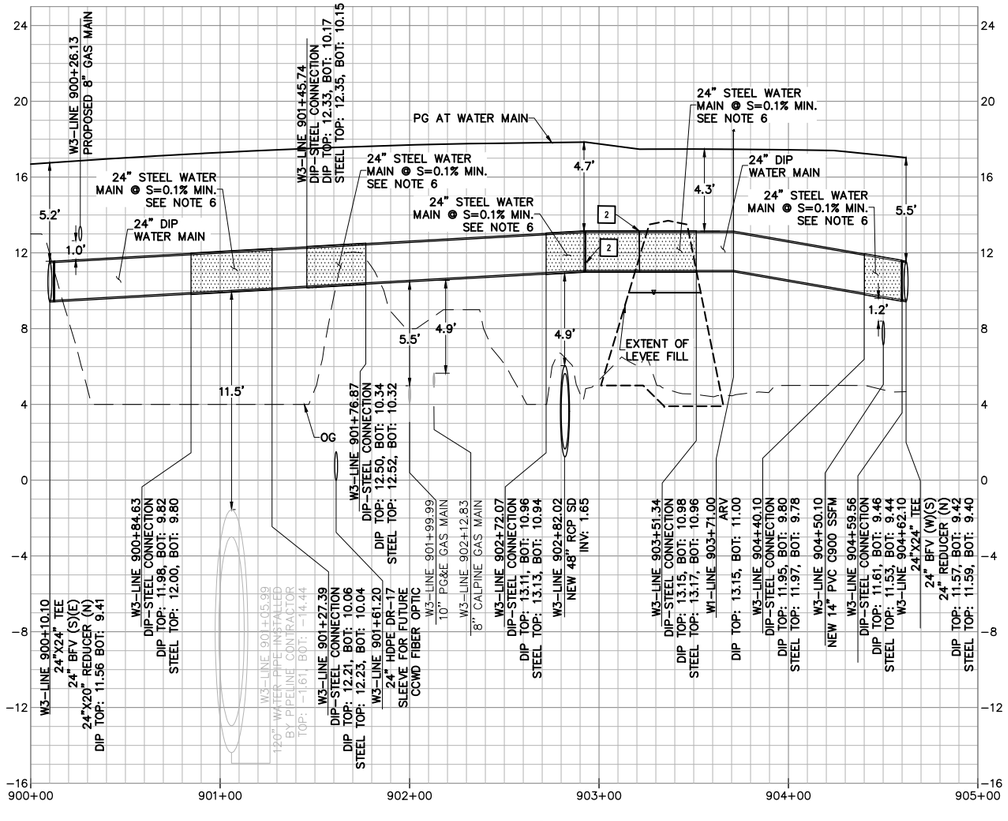
DRAWING NUMBER:
C5.1
33 OF 76

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

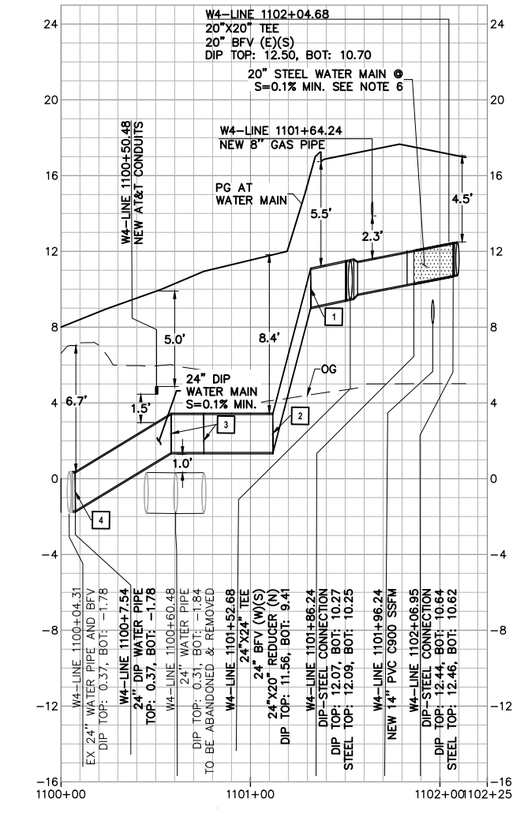


WATER MAIN PLAN - EAST CYPRESS ROAD

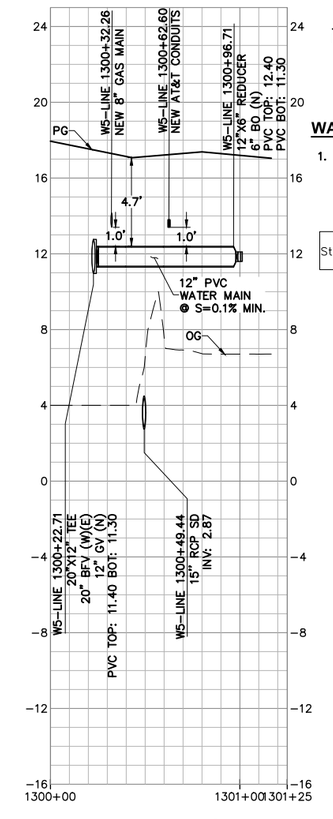
SCALE: 1"=40'



WATER MAIN PROFILE - W3



WATER MAIN PROFILE - W4



WATER MAIN PROFILE - W5

PROFILE
HORIZONTAL SCALE : 1" = 40'
VERTICAL SCALE : 1" = 4'

WATER MAIN NOTES:

1. SEE SHEET C5.1 FOR NOTES AND LEGEND.

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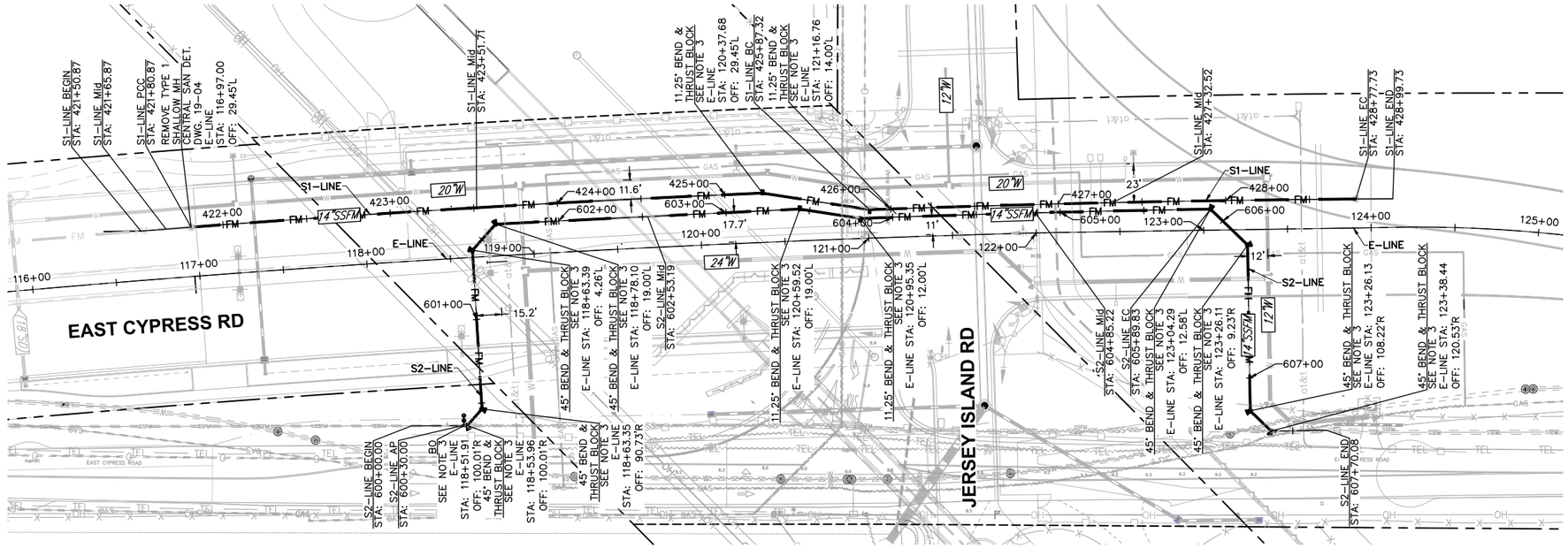
CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD
CANAL CROSSING PROJECT - ROADWAY WIDENING
WATER MAIN PLAN & PROFILE
STA 115+00 - STA 125+00
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
C5.2
34 OF 76



NORTH

SEWER FORCE MAIN PLAN - EAST CYPRESS ROAD

SCALE: 1"=40'

40 20 0 40 80 120

SCALE IN FEET
SCALE: 1" = 40'

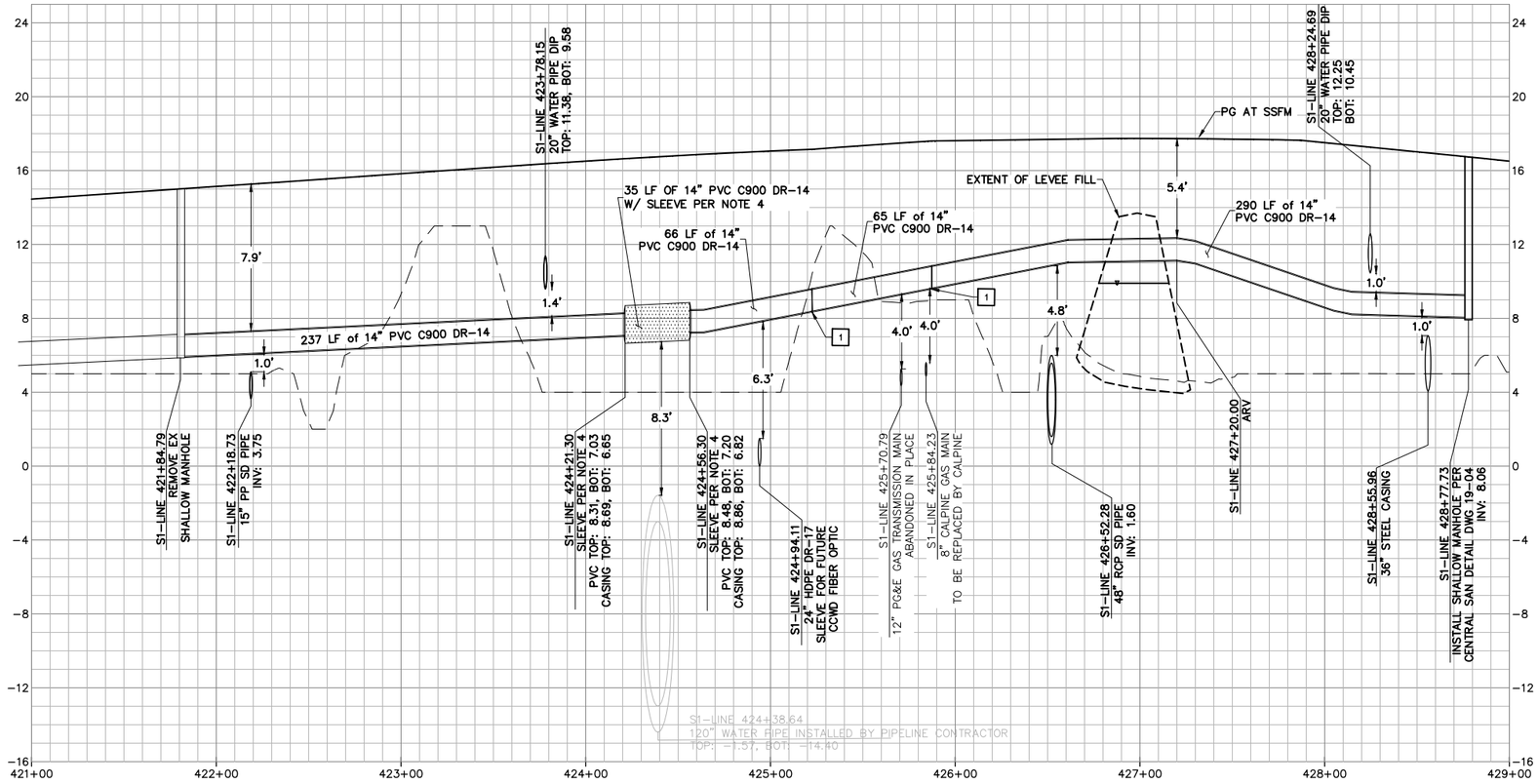
SANITARY SEWER FORCE MAIN NOTES:

1. INSTALL METALLIC LOCATOR TAPE ALONG THE LENGTH OF ALL EXPOSED AND RELOCATED EXISTING FORCE MAIN PIPE AND NEW FORCE MAIN PIPE.
2. SEE CHEET C1.1–C1.4 FOR EXISTING UTILITY INFORMATION.
3. INSTALL THRUST BLOCKS AT ALL NEW BENDS ON EXISTING AND PROPOSED SANITARY SEWER FORCE MAINS. SEE SPECIFICATIONS SECTION "SANITARY SEWER FORCE MAIN IMPROVEMENTS" FOR SIZING, MINIMUM BEARING AREA = 32 SF. SEE DETAIL DWD 2 ON SHEET G1.6 FOR THRUST BLOCK FORMING.
4. INSTALL STEEL SLEEVE CASING PER DETAIL 2 ON SHEET G1.11.
5. EXTENT OF LEVEE FILL IS APPROXIMATE. UTILITY CROSSINGS WITHIN THIS EXTENT SHALL CROSS AT A MINIMUM BOTTOM OF PIPE ELEVATION OF 11.00.

* DEPTH PER ASBUILT PLANS, CONTRACTOR TO VERIFY.

LEGEND

- FEMA WSE = 9.90 FT
- STEEL PIPE PER DWD REQUIREMENTS
- 11.25° FITTING [1]
- 22.5° FITTING [2]
- 45° FITTING [3]
- 90° FITTING [4]
- 1° MAX DEFLECTION



SEWER FORCE MAIN PROFILE - SSFM1

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

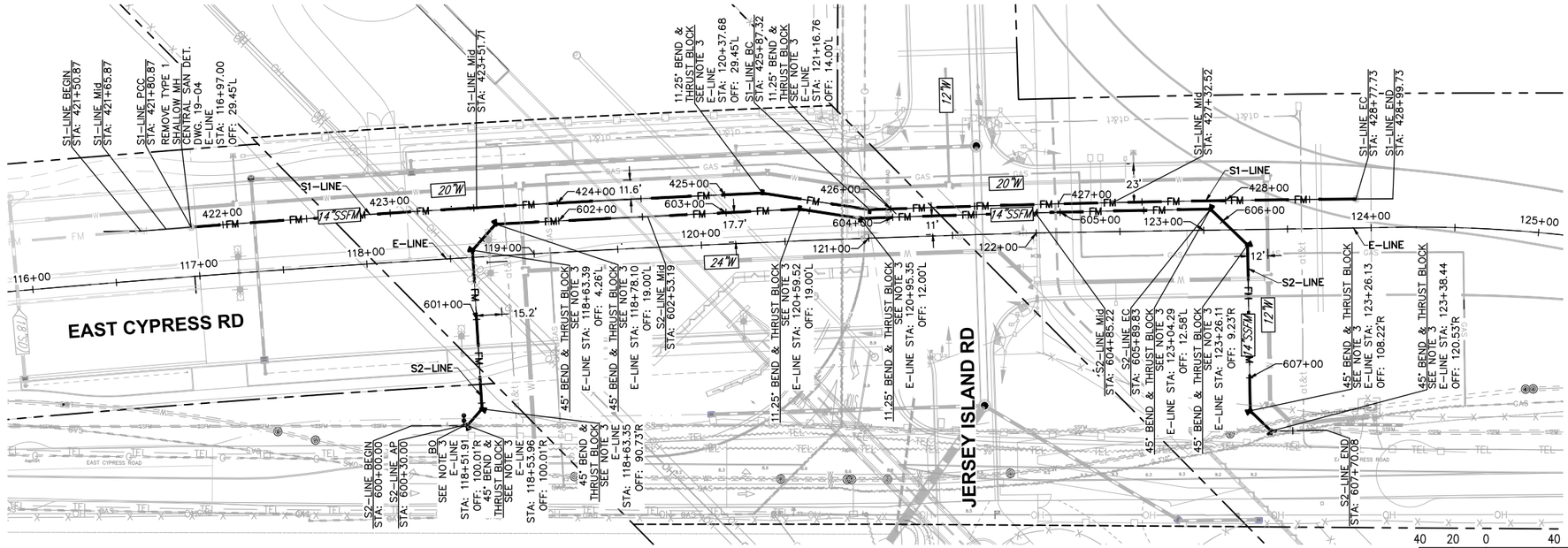
SANITARY SEWER FORCE MAIN PLAN & PROFILE STA 116+00 - STA 125+00 - STA 125+00

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

REVISIONS	NO.	CITY	CCWD

DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
C6.1
35 OF 76

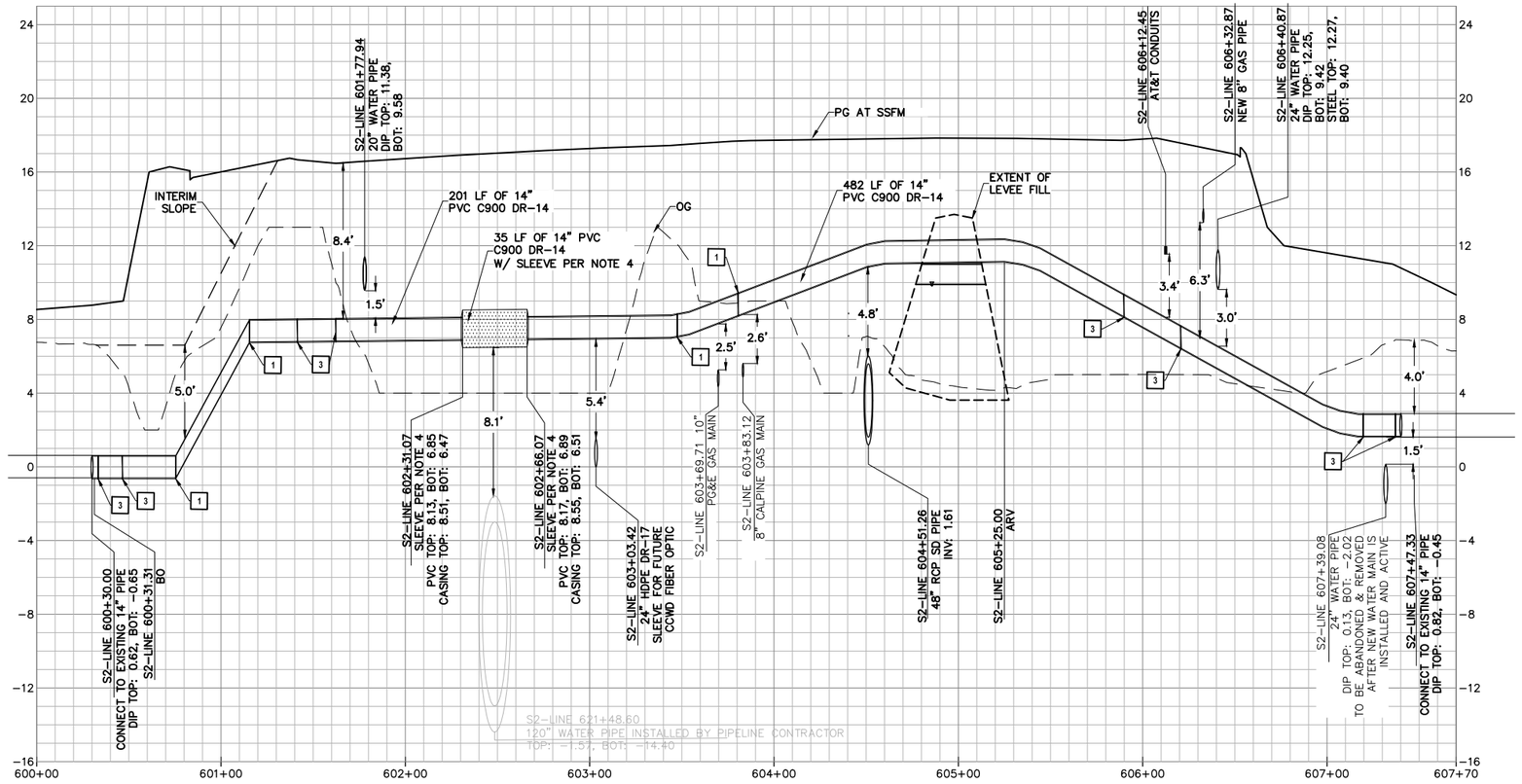


SEWER FORCE MAIN PLAN - EAST CYPRESS ROAD

SCALE: 1"=40'

SANITARY SEWER FORCE MAIN NOTES:

1. SEE SHEET C6.1 FOR NOTES AND LEGEND.



SEWER FORCE MAIN PROFILE - SSFM2

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

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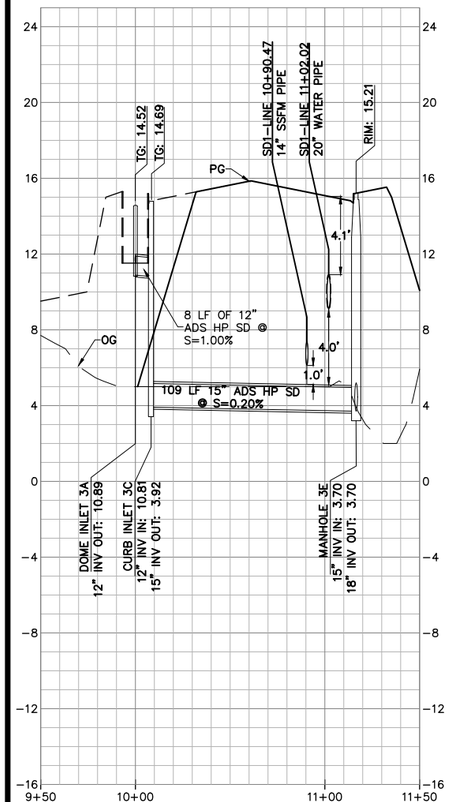
OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING	
SANITARY SEWER FORCE MAIN PLAN & PROFILE STA 116+00 - STA 125+00	
CITY OF OAKLEY	CONTRA COSTA COUNTY

REVISIONS | NO. | CITY CCWD

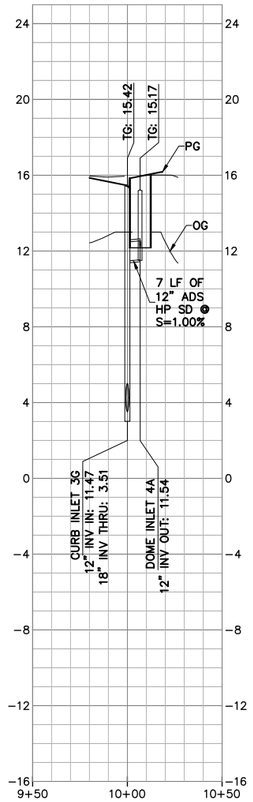
DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER: C6.2
36 OF 76



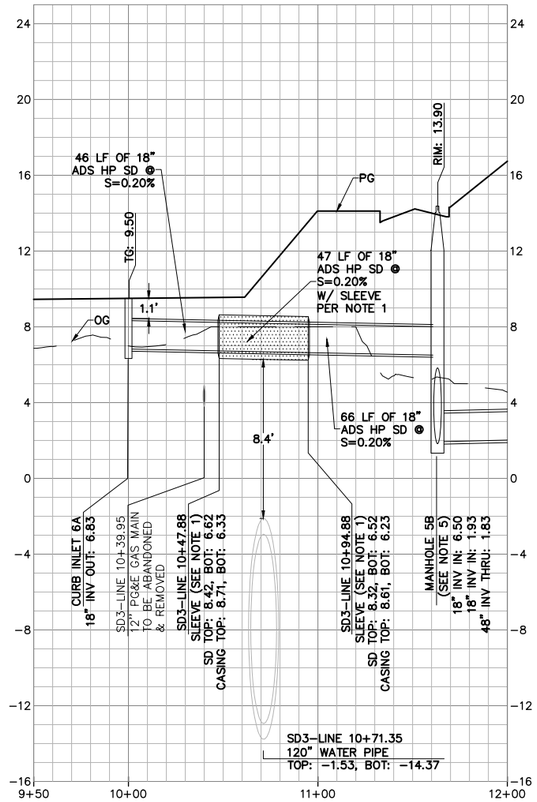
SYSTEM 3 PROFILE

HORIZONTAL SCALE : 1" = 40'
VERTICAL SCALE : 1" = 4'



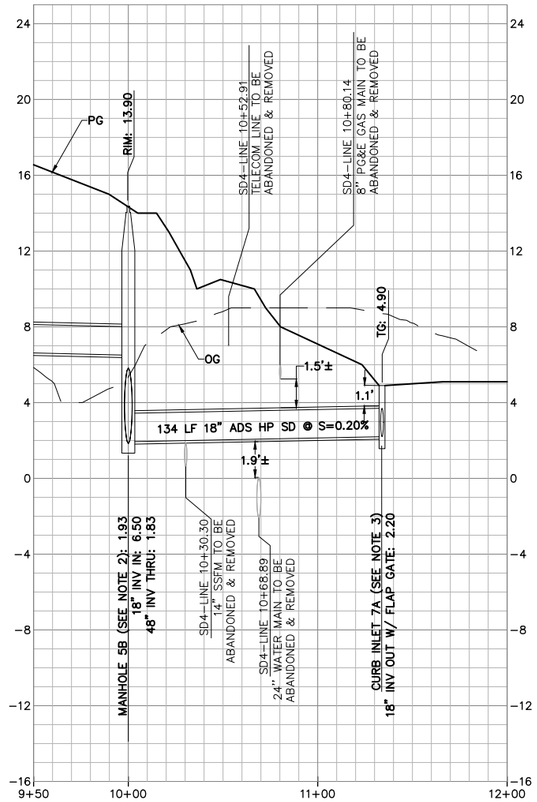
SYSTEM 4 PROFILE

HORIZONTAL SCALE : 1" = 40'
VERTICAL SCALE : 1" = 4'



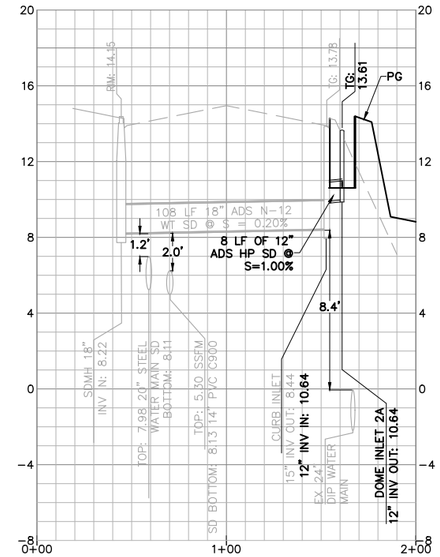
SYSTEM 6 PROFILE

HORIZONTAL SCALE : 1" = 40'
VERTICAL SCALE : 1" = 4'



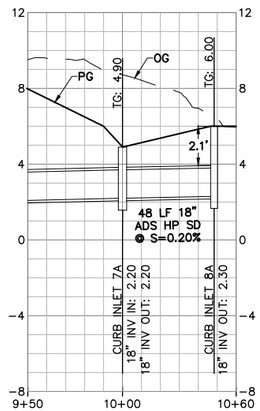
SYSTEM 7 PROFILE

HORIZONTAL SCALE : 1" = 40'
VERTICAL SCALE : 1" = 4'



SYSTEM 2 (CIP310) PROFILE

HORIZONTAL SCALE : 1" = 40'
VERTICAL SCALE : 1" = 4'



SYSTEM 8 PROFILE

HORIZONTAL SCALE : 1" = 40'
VERTICAL SCALE : 1" = 4'

STORM DRAIN PROFILE NOTES:

1. THEORETICAL SIDEWALK ELEVATION IS SHOWN AT BIORETENTION AREAS, SEE BIORETENTION DETAILS FOR ADDITIONAL INFORMATION.

STORM DRAIN PROFILE NOTES:

1. SEE SHEET C3.2 & C3.3 FOR DRAINAGE LATERAL PLANS.
2. INSTALL STEEL SLEEVE CASING PER DETAIL 2 ON SHEET G1.11.
3. INSTALL 18" FLAP GATE PER DETAIL 1 ON SHEET G1.1. ORIENT FLAP GATE TO OPEN NORTH–WEST.
4. EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EX. UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE DESIGN ENGINEER EXISTING UTILITY DEPTHS AFTER POT–HOLING. CONTRACTOR TO PROVIDE DESIGN ENGINEER 5 WORKING DAYS TIME TO MAKE ANY REVISIONS TO THE PLANS BEFORE THE START OF CONSTRUCTION.
5. UNKNOWN UNDERGROUND UTILITIES MAY BE PRESENT WITHIN THE PROJECT. CONTRACTOR TO VERIFY TYPE, SIZE, LOCATION AND DEPTH PRIOR TO CONSTRUCTION AND COORDINATE WITH THE DESIGN ENGINEER. CONTRACTOR TO PROVIDE DESIGN ENGINEER 5 WORKING DAYS TIME TO MAKE ANY REVISIONS TO THE PLANS.
6. MANHOLE TO BE CUSTOM SIZE (72" ø). SEE MODIFIED CITY OF OAKLEY DETAIL SD–06 ON SHEET G1.3 FOR MORE INFORMATION.

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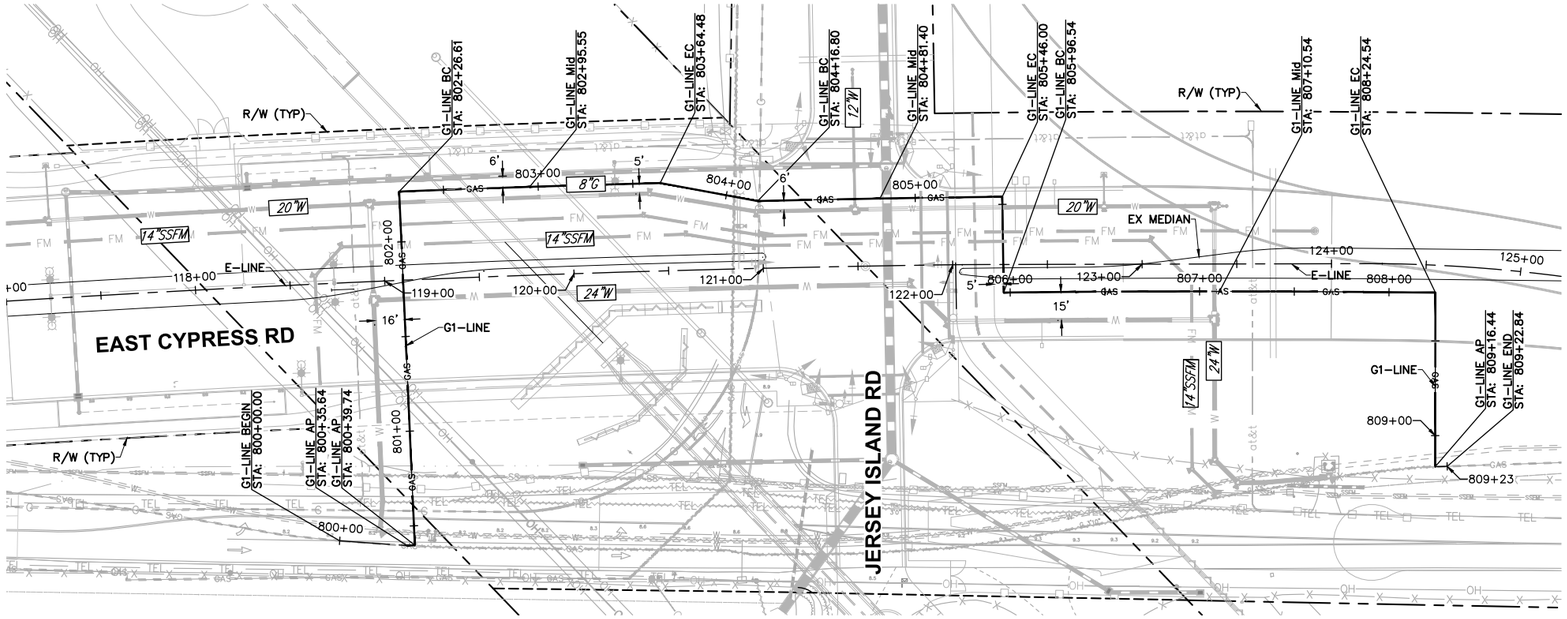
OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING
STORM DRAIN PROFILES
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: AS SHOWN
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
C7.1
37 OF 76



PG&E GAS MAIN INTENT PLAN - EAST CYPRESS ROAD

SCALE: 1"=40'

40 20 0 40 80 120

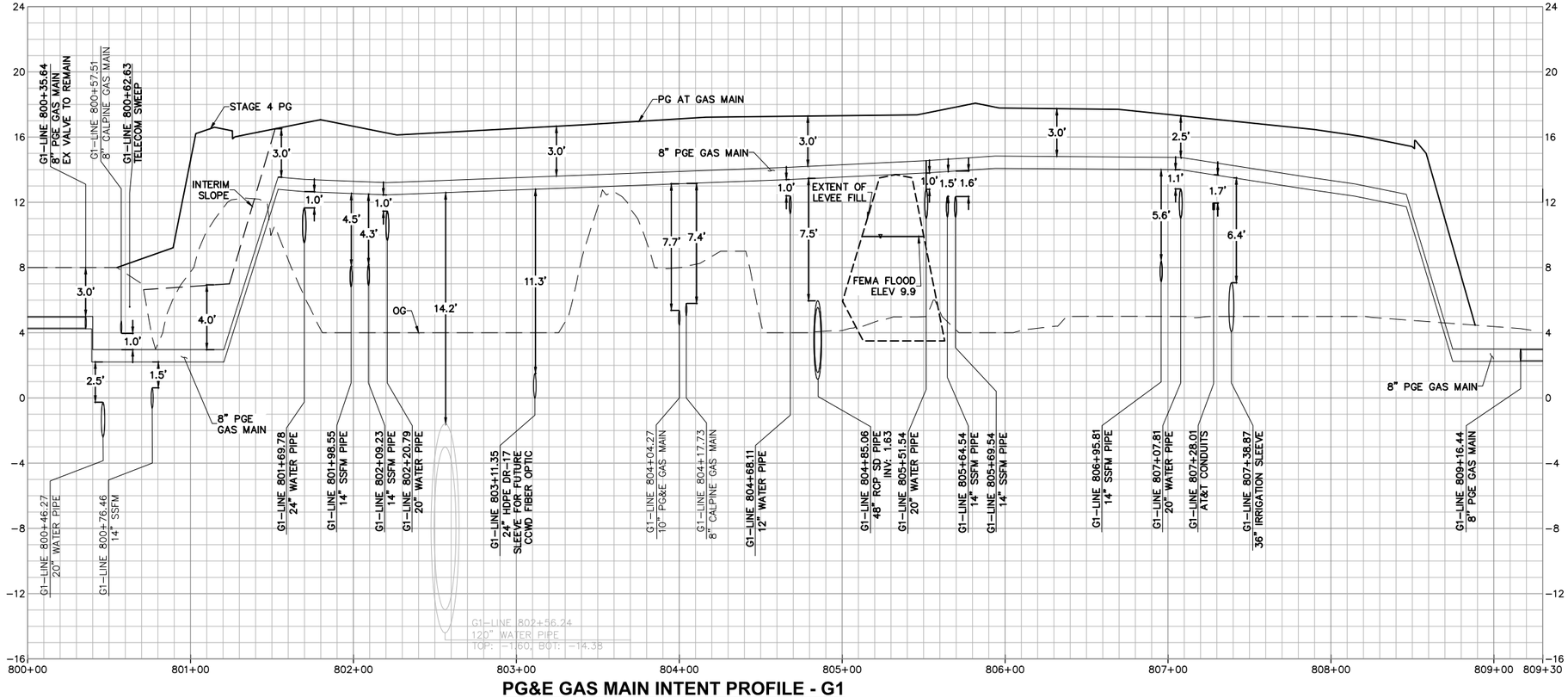
SCALE IN FEET
SCALE: 1" = 40'

PG&E GAS MAIN PLAN & PROFILE NOTES:

1. GAS MAIN TO BE INSTALLED BY PG&E CREWS. THIS ALIGNMENT AND PROFILE IS PRELIMINARY AND WILL BE PER PG&E GAS DESIGN.
2. EXTENT OF LEVEE FILL IS APPROXIMATE. UTILITY CROSSINGS WITHIN THIS EXTENT SHALL CROSS AT A MINIMUM BOTTOM OF PIPE ELEVATION OF 11.00.

LEGEND

FEMA WSE = 9.90 FT



PG&E GAS MAIN INTENT PROFILE - G1

HORIZONTAL SCALE : 1" = 40'
VERTICAL SCALE : 1" = 4'

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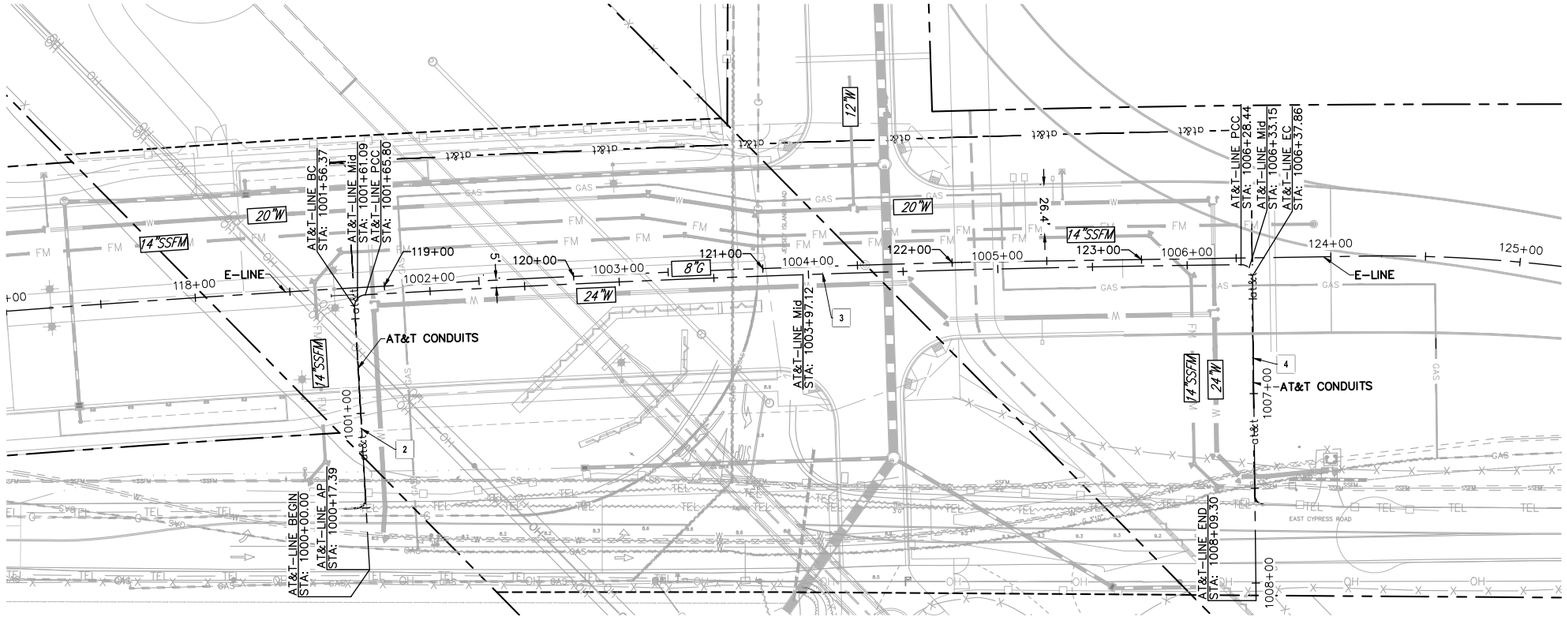
OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING
PG&E GAS MAIN PLAN & PROFILE
STA 117+00 - STA 125+00
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

REVISIONS	NO.	CITY	CCWD

DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
C8.1
38 OF **76**



AT&T PLAN - EAST CYPRESS ROAD
SCALE: 1"=40'

40 20 0 40 80 120
SCALE IN FEET
SCALE: 1" = 40'

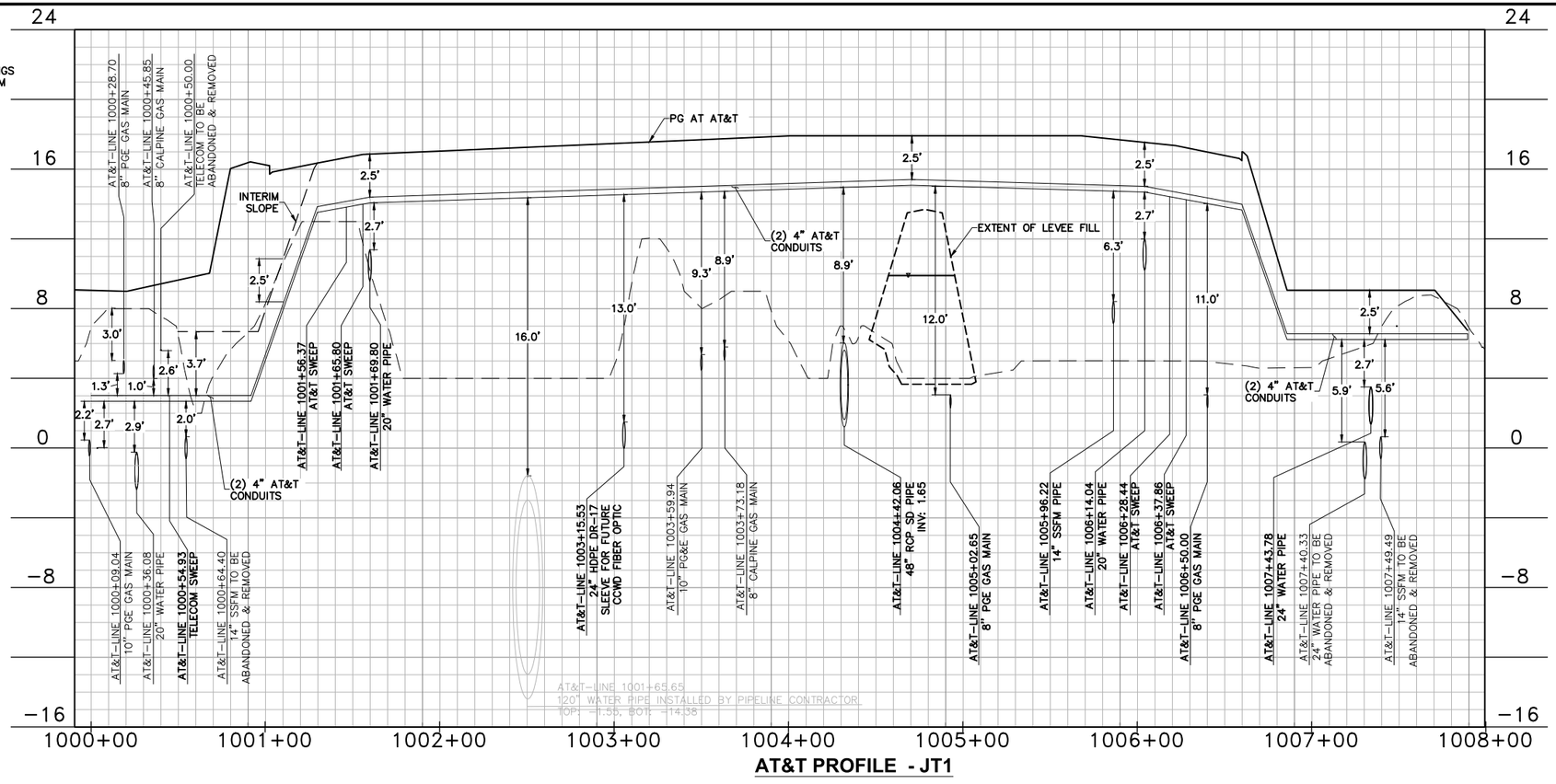
AT&T PLAN & PROFILE NOTES:

1. EXTENT OF LEVEE FILL IS APPROXIMATE. UTILITY CROSSINGS WITHIN THIS EXTENT SHALL CROSS AT A MINIMUM BOTTOM OF PIPE ELEVATION OF 11.00.
2. INSTALL 117 LF OF (2) 4" AT&T CONDUITS
3. INSTALL 487 LF OF (2) 4" AT&T CONDUITS
4. INSTALL 133 LF OF (2) 4" AT&T CONDUITS

LEGEND

FEMA WSE = 9.90 FT

PROFILE
HORIZONTAL SCALE : 1" = 40'
VERTICAL SCALE : 1" = 4'



AT&T PROFILE - JT1

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REGISTERED PROFESSIONAL ENGINEER — ALLEN T. HARN — No. 76008 — EXP. 6-30-26 — CIVIL

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING
AT&T PLAN & PROFILE
STA 117+00 - STA 125+00
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

DATE: 12/16/2024	NO.	REVISIONS	CITY CCWD
SCALE: 1" = 40'			
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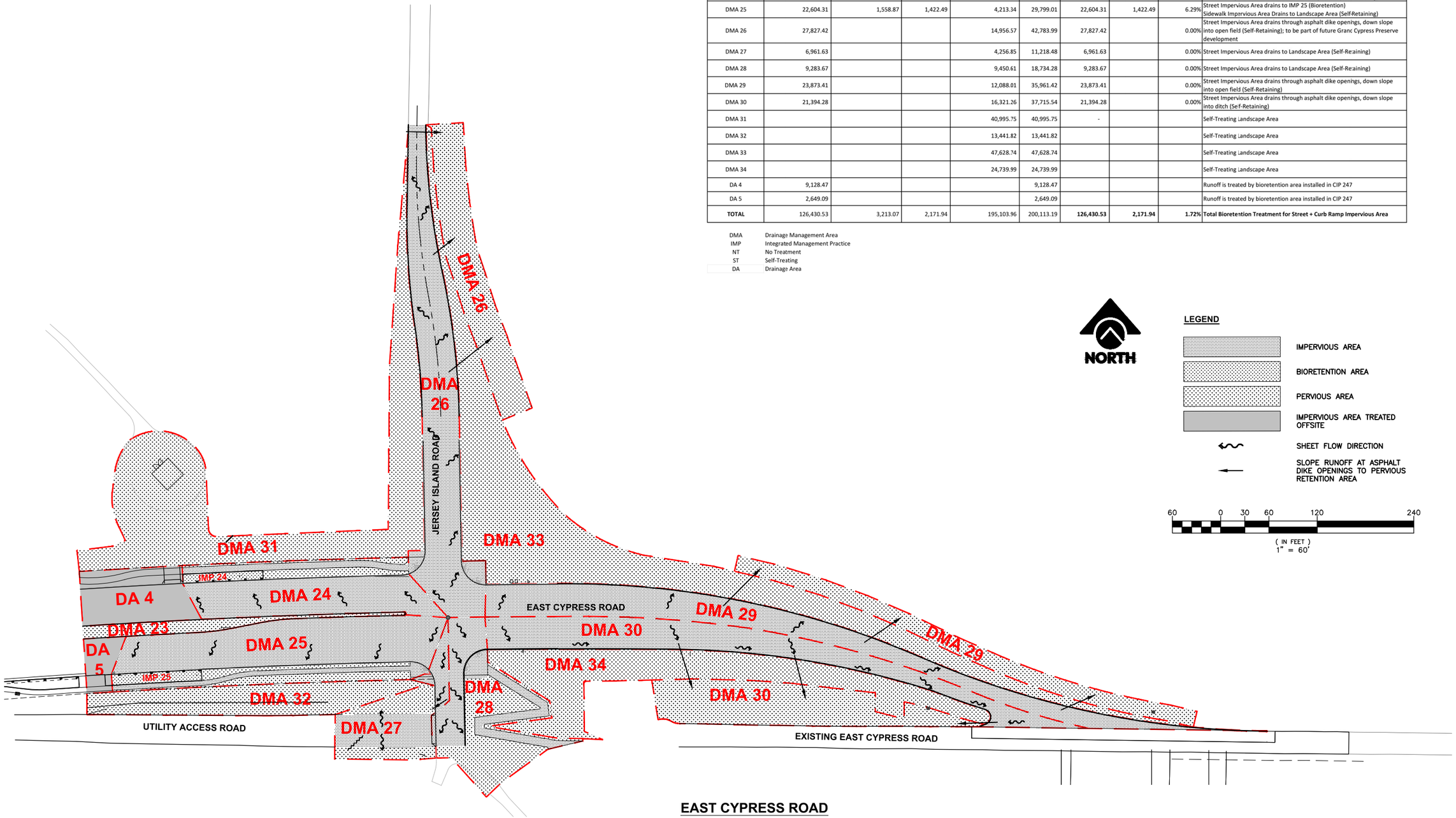
JOB NO: 240017			

DRAWING NUMBER:
C9.1
39 OF 76

103

Drainage Management Area DMA #	Land Cover				Total Area (SF)	Impervious (SF)	Treatment Area IMP (SF)	Treatment Area IMP (%)	Treatment Type
	Street Impervious + Curb Ramp Area (SF)	Sidewalk Impervious Area (SF)	Bioretention Area (SF)	Landscape Area/Median Pavers (SF)					
DMA 23				4,055.64	4,055.64				Self-Treating Landscape Area
DMA 24	14,485.81	1,654.20	749.45	2,955.38	19,844.84	14,485.81	749.45	5.17%	Street Impervious Area drains to IMP 24 (Bioretention) Sidewalk Impervious Area Drains to Landscape Area (Self-Retaining)
DMA 25	22,604.31	1,558.87	1,422.49	4,213.34	29,799.01	22,604.31	1,422.49	6.29%	Street Impervious Area drains to IMP 25 (Bioretention) Sidewalk Impervious Area Drains to Landscape Area (Self-Retaining)
DMA 26	27,827.42			14,956.57	42,783.99	27,827.42		0.00%	Street Impervious Area drains through asphalt dike openings, down slope into open field (Self-Retaining); to be part of future Granc Cypress Preserve development
DMA 27	6,961.63			4,256.85	11,218.48	6,961.63		0.00%	Street Impervious Area drains to Landscape Area (Self-Retaining)
DMA 28	9,283.67			9,450.61	18,734.28	9,283.67		0.00%	Street Impervious Area drains to Landscape Area (Self-Retaining)
DMA 29	23,873.41			12,088.01	35,961.42	23,873.41		0.00%	Street Impervious Area drains through asphalt dike openings, down slope into open field (Self-Retaining)
DMA 30	21,394.28			16,321.26	37,715.54	21,394.28		0.00%	Street Impervious Area drains through asphalt dike openings, down slope into ditch (Sef-Retaining)
DMA 31				40,995.75	40,995.75	-			Self-Treating Landscape Area
DMA 32				13,441.82	13,441.82				Self-Treating Landscape Area
DMA 33				47,628.74	47,628.74				Self-Treating Landscape Area
DMA 34				24,739.99	24,739.99				Self-Treating Landscape Area
DA 4	9,128.47				9,128.47				Runoff is treated by bioretention area installed in CIP 247
DA 5	2,649.09				2,649.09				Runoff is treated by bioretention area installed in CIP 247
TOTAL	126,430.53	3,213.07	2,171.94	195,103.96	200,113.19	**126,430.53**	**2,171.94**	**1.72%**	**Total Bioretention Treatment for Street + Curb Ramp Impervious Area**

DMA	Drainage Management Area
IMP	Integrated Management Practice
NT	No Treatment
ST	Self-Treating
DA	Drainage Area



EAST CYPRESS ROAD
SCALE: 1"=60'

NORTH

LEGEND

- IMPERVIOUS AREA
- BIORETENTION AREA
- PERVIOUS AREA
- IMPERVIOUS AREA TREATED OFFSITE
- SHEET FLOW DIRECTION
- SLOPE RUNOFF AT ASPHALT DIKE OPENINGS TO PERVIOUS RETENTION AREA

60 0 30 60 120 240
(IN FEET)
1" = 60'

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REGISTERED PROFESSIONAL ENGINEER — ANN E. FROOB — No. C-50456 — EXP. 6-30-26 — CIVIL — STATE OF CALIFORNIA

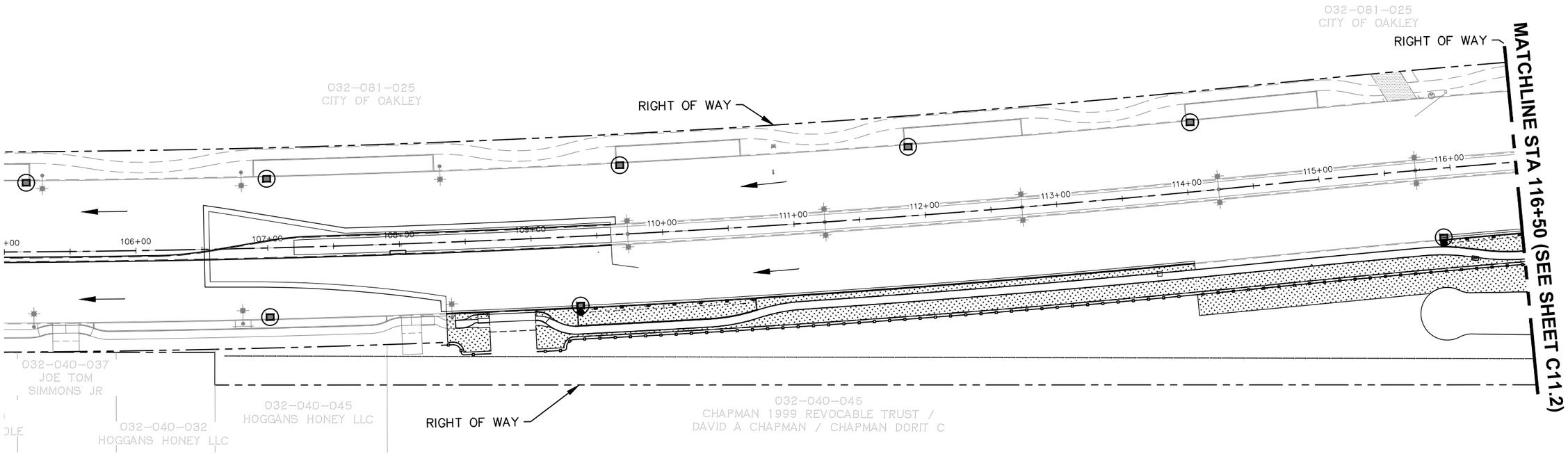
OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING
STORM WATER CONTROL PLAN
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
C10.1
40 OF **76**



SWPPP PLAN - EAST CYPRESS ROAD

SCALE: 1"=40'

40 20 0 40 80 120

SCALE IN FEET
SCALE: 1" = 40'

GENERAL NOTES

1. CONTRACTOR TO SUBMIT A NOTICE OF INTENT (NOI) AND OBTAIN A WDID# (WASTE DISCHARGE IDENTIFICATION NUMBER) PRIOR TO BEGINNING OF CONSTRUCTION.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH THE CONTRACTOR PREPARED AND APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP), PROJECT PLANS, AND CONSTRUCTION GENERAL PERMIT.
3. THE STORM WATER POLLUTION PREVENTION PLANS (SWPPP) SHOWN HEREIN IS FOR BIDDING PURPOSES. CONTRACTOR WILL PREPARE A MORE DETAILED SWPPP FOR EACH STAGE OF CONSTRUCTION. (ASSUME 3 SEPARATE SWPPP SUBMITTALS). THE LEVEL OF PROTECTION SHOWN ON THIS PLAN IS AN EXAMPLE OF THE MINIMUM PROTECTION TO BE PROVIDED.
4. THE BMP(S) ARE APPLICABLE THROUGHOUT THE PROJECT LIMITS DURING CONSTRUCTION. EXACT LOCATION AND ORIENTATION OF BMP'S CAN BE ADJUSTED BY THE CONTRACTOR TO FIT FIELD CONDITION.
5. ALL TEMPORARY BMP'S WILL BE IMPLEMENTED AS PER CITY ENGINEER'S DIRECTION.
6. THE INFORMATION ON THIS PLAN IS INTEDED TO BE USED AS GUIDELINE FOR THE CONTRACTOR AND SUBCONTRACTORS TO INSTALL WATER POLLUTION CONTROL DEVICES AT GENERAL LOCATIONS THROUGHOUT THE SITE. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE NARRATIVE SECTION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
7. FIELD AND WEATHER CONDITIONS MAY NECESSITATE MODIFICATIONS TO THESE DRAWINGS.
8. ALL BMP FEATURES SHALL BE INSPECTED PRIOR TO FORECAST RAIN, DAILY DURING EXTENDED RAIN EVENTS, AFTER RAIN EVENTS, WEEKLY DURING THE RAINY SEASON, AND AT TWO-WEEKS INTERVALS DURING THE NON-RAINY SEASON. FOR BIDDING PURPOSE, ASSUME:
   - 8 – THREE DAY RAIN EVENTS
   - 16 – TWO DAY RAIN EVENTS
   - 30 – ONE DAY RAIN EVENTS
9. THE CONTRACTOR SHALL CONFORM TO PROJECT TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS, AND SECTION 13 "WATER POLLUTION CONTROL" OF CALTRANS STANDARD SPECIFICATIONS.
10. REMOVE, STORM DRAIN INLET PROTECTION ONCE THE DRAINAGE AREA IS STABILIZED OR AFTER THE EXISTING STORM DRAIN INLET IS REMOVED. CLEAN AND RE-GRADE AREA AROUND THE INLET AND CLEAN THE INSIDE OF THE STORM DRAIN INLET AS IT MUST BE FREE OF SEDIMENT AND DEBRIS AT THE TIME OF FINAL INSPECTION.
11. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4 IN. FOR ABOVE GRADE FACILITIES AND 12 IN. FOR BELOW GRADE FACILITIES. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
12. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL OF TOTAL CAPACITY.
13. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.
14. REMOVE AGGREGATE, SEPARATE AND DISPOSE OF SEDIMENT IF CONSTRUCTION ENTRANCE/EXIT IS CLOGGED WITH SEDIMENT.
15. THE EROSION AND SEDIMENT CONTROL DEPICTED ON THIS PLAN IS A GENERAL OVERVIEW OF THE WHOLE SITE. CONTRACTOR WILL BE REQUIRED TO BE IN COMPLIANCE WITH THE CGP AT ALL TIMES AND TO PREPARE AND IMPLEMENT INTERIM ESC (EROSION SEDIMENT CONTROL) PLANS FOR EACH STAGE OF CONSTRUCTION TO SUBMIT SEPARATE ESC PLAN FOR EACH STAGE, TO BE APPROVED BY CONTRACTOR QSD.
16. CONTRACTORS SHALL PERFORM STREET SWEEPING TO MAINTAIN ALL EXISTING ROADS IN CONFORMANCE WITH CONSTRUCTION GENERAL PERMIT.

LEGEND

WASH	TEMPORARY CONCRETE WASHOUT FACILITY (SEE 2024 CALTRANS STANDARD PLAN T59)
	TEMPORARY DRAINAGE INLET PROTECTION (SE-10) (SEE 2024 CALTRANS STANDARD PLAN T61, T62 AND T64)
	CONSTRUCTION STAGING, MATERIALS STORAGE, AND VEHICLE/ EQUIPMENT STORAGE, CLEANING, & MAINTENANCE AREA
	INSTALL AND MAINTAIN HYDROSEED. SEE RECOMMENDED SEED MIX ON THIS SHEET. INSTALL TEMPORARY HYDROSEEDING BEHIND THE CURB DURING GRADING OPERATIONS
	SAMPLING LOCATION OF RUNOFF ADJACENT TO MATERIAL AND WASTE STORAGE AREAS
	SAMPLING LOCATION OF RUNOFF IN AN UNCONTAMINATED AREA TO BE USED AS A BASE SAMPLE FOR COMPARISON
FR	TEMPORARY FIBER ROLLS (SEE 2024 CALTRANS STANDARD PLAN T53 & T56)
	TEMPORARY SILT FENCE (SEE 2024 CALTRANS STANDARD PLAN T51)
	DIRECTION OF FLOW

NORTH

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

STORMWATER POLLUTION PREVENTION PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
C11.1
41 OF 76

105

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1. CONTRACTOR TO SUBMIT A NOTICE OF INTENT (NOI) AND OBTAIN A WDID# (WASTE DISCHARGE IDENTIFICATION NUMBER) PRIOR TO BEGINNING OF CONSTRUCTION.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH THE CONTRACTOR PREPARED AND APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP), PROJECT PLANS, AND CONSTRUCTION GENERAL PERMIT.
3. THE STORM WATER POLLUTION PREVENTION PLANS (SWPPP) SHOWN HEREIN IS FOR BIDDING PURPOSES. CONTRACTOR WILL PREPARE A MORE DETAILED SWPPP FOR EACH STAGE OF CONSTRUCTION. (ASSUME 3 SEPARATE SWPPP SUBMITTALS). THE LEVEL OF PROTECTION SHOWN ON THIS PLAN IS AN EXAMPLE OF THE MINIMUM PROTECTION TO BE PROVIDED.
4. THE BMP(S) ARE APPLICABLE THROUGHOUT THE PROJECT LIMITS DURING CONSTRUCTION. EXACT LOCATION AND ORIENTATION OF BMP'S CAN BE ADJUSTED BY THE CONTRACTOR TO FIT FIELD CONDITION.
5. ALL TEMPORARY BMP'S WILL BE IMPLEMENTED AS PER CITY ENGINEER'S DIRECTION.
6. THE INFORMATION ON THIS PLAN IS INTEDED TO BE USED AS GUIDELINE FOR THE CONTRACTOR AND SUBCONTRACTORS TO INSTALL WATER POLLUTION CONTROL DEVICES AT GENERAL LOCATIONS THROUGHOUT THE SITE. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE NARRATIVE SECTION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
7. FIELD AND WEATHER CONDITIONS MAY NECESSITATE MODIFICATIONS TO THESE DRAWINGS.
8. ALL BMP FEATURES SHALL BE INSPECTED PRIOR TO FORECAST RAIN, DAILY DURING EXTENDED RAIN EVENTS, AFTER RAIN EVENTS, WEEKLY DURING THE RAINY SEASON, AND AT TWO-WEEKS INTERVALS DURING THE NON-RAINY SEASON. FOR BIDDING PURPOSE, ASSUME:
   - 8 – THREE DAY RAIN EVENTS
   - 16 – TWO DAY RAIN EVENTS
   - 30 – ONE DAY RAIN EVENTS
9. THE CONTRACTOR SHALL CONFORM TO PROJECT TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS, AND SECTION 13 "WATER POLLUTION CONTROL" OF CALTRANS STANDARD SPECIFICATIONS.
10. REMOVE, STORM DRAIN INLET PROTECTION ONCE THE DRAINAGE AREA IS STABILIZED OR AFTER THE EXISTING STORM DRAIN INLET IS REMOVED. CLEAN AND RE-GRADE AREA AROUND THE INLET AND CLEAN THE INSIDE OF THE STORM DRAIN INLET AS IT MUST BE FREE OF SEDIMENT AND DEBRIS AT THE TIME OF FINAL INSPECTION.
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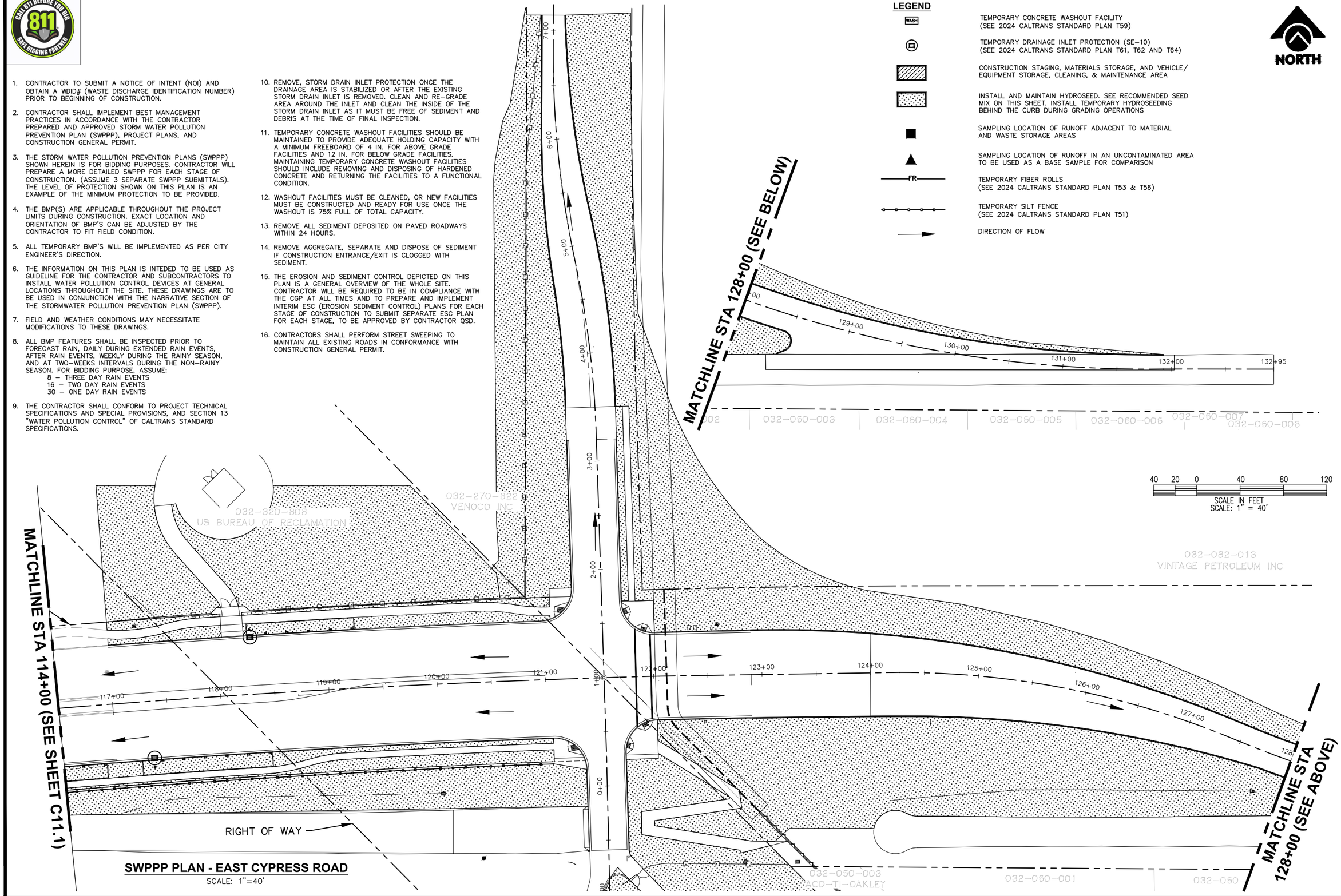
12. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL OF TOTAL CAPACITY.
13. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.
14. REMOVE AGGREGATE, SEPARATE AND DISPOSE OF SEDIMENT IF CONSTRUCTION ENTRANCE/EXIT IS CLOGGED WITH SEDIMENT.
15. THE EROSION AND SEDIMENT CONTROL DEPICTED ON THIS PLAN IS A GENERAL OVERVIEW OF THE WHOLE SITE. CONTRACTOR WILL BE REQUIRED TO BE IN COMPLIANCE WITH THE CGP AT ALL TIMES AND TO PREPARE AND IMPLEMENT INTERIM ESC (EROSION SEDIMENT CONTROL) PLANS FOR EACH STAGE OF CONSTRUCTION TO SUBMIT SEPARATE ESC PLAN FOR EACH STAGE, TO BE APPROVED BY CONTRACTOR QSD.
16. CONTRACTORS SHALL PERFORM STREET SWEEPING TO MAINTAIN ALL EXISTING ROADS IN CONFORMANCE WITH CONSTRUCTION GENERAL PERMIT.



SWPPP PLAN - EAST CYPRESS ROAD
SCALE: 1"=40'

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PROFESSIONAL ENGINEER — ANH T. HOANG — No. 76008 — EXP. 6-30-26 — CIVIL — STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING
STORMWATER POLLUTION PREVENTION PLAN
CITY OF OAKLEY — CONTRA COSTA COUNTY — CALIFORNIA

REVISIONS	NO.	CITY	CCWD

DATE: 12/16/2024
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42 OF 76

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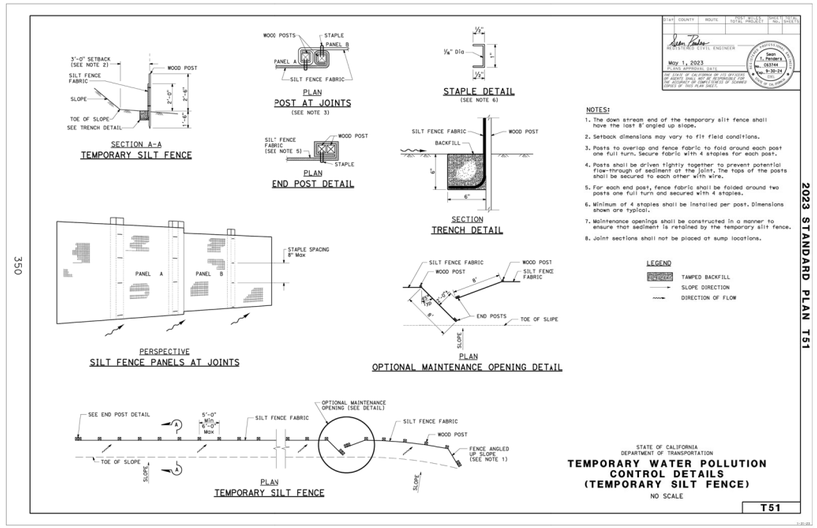

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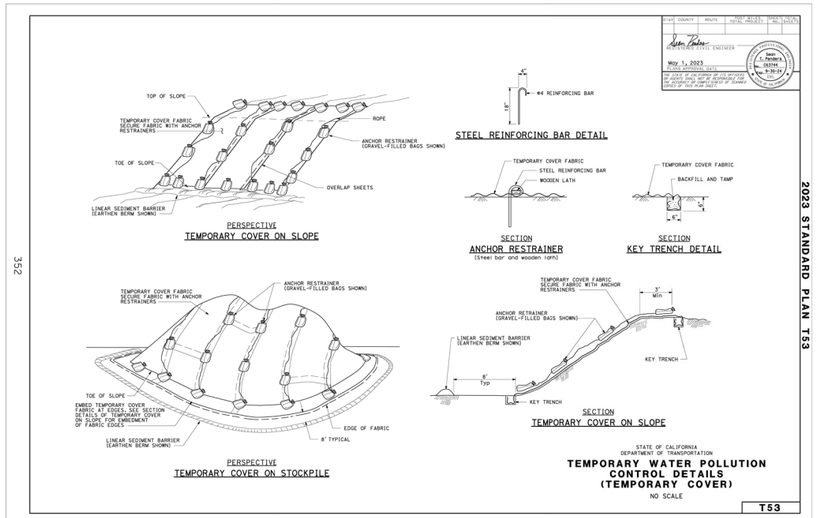

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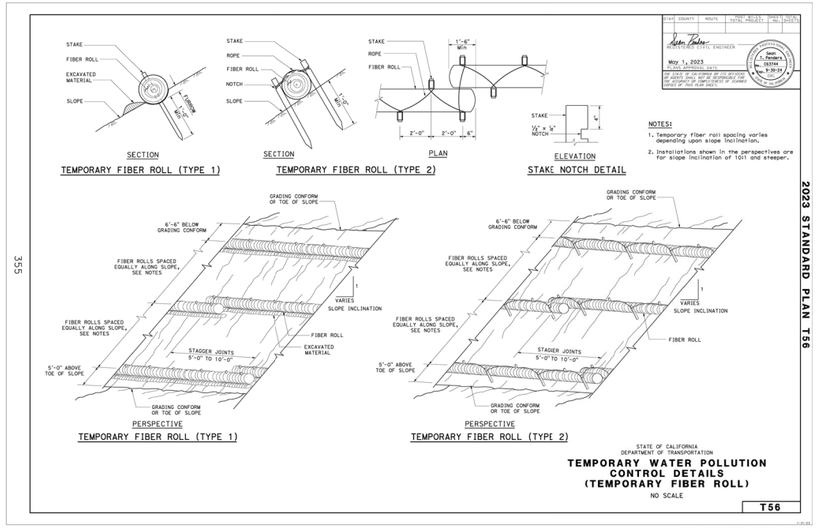

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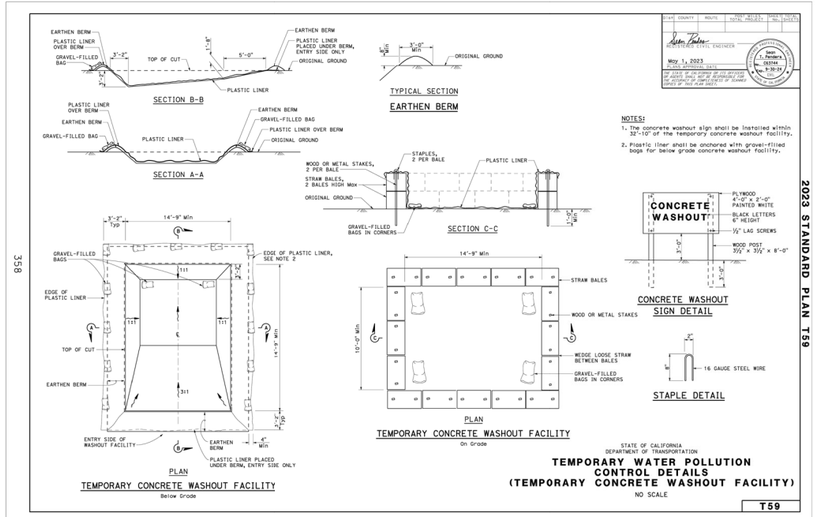

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

STORMWATER POLLUTION PREVENTION PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

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DRAWING NUMBER:
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43 OF 76

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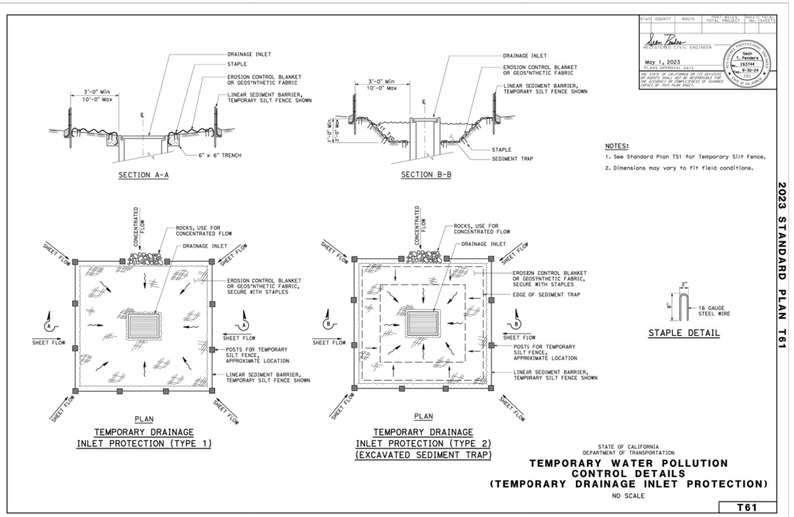


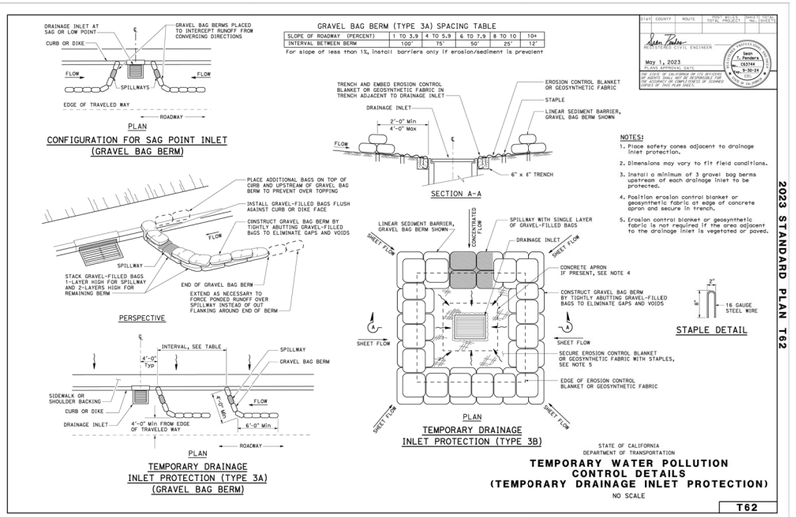
NOTES:
1. See Standard Plan T51 for Temporary Silt Fence.
2. Dimensions may vary to fit field conditions.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
TEMPORARY WATER POLLUTION CONTROL DETAILS (TEMPORARY DRAINAGE INLET PROTECTION)
NO SCALE

T61

2023 STANDARD PLAN T61

Return to Table of Contents



GRAVEL BAG BERM (TYPE 3A) SPACING TABLE

SLOPE OF ROADWAY (PERCENT)	1 TO 3.9	4 TO 5.9	6 TO 7.9	8 TO 10	10+
INTERVAL BETWEEN BERM	100'	75'	50'	25'	13'

For slope of less than 1%, Install barriers only if erosion/sediment is prevalent

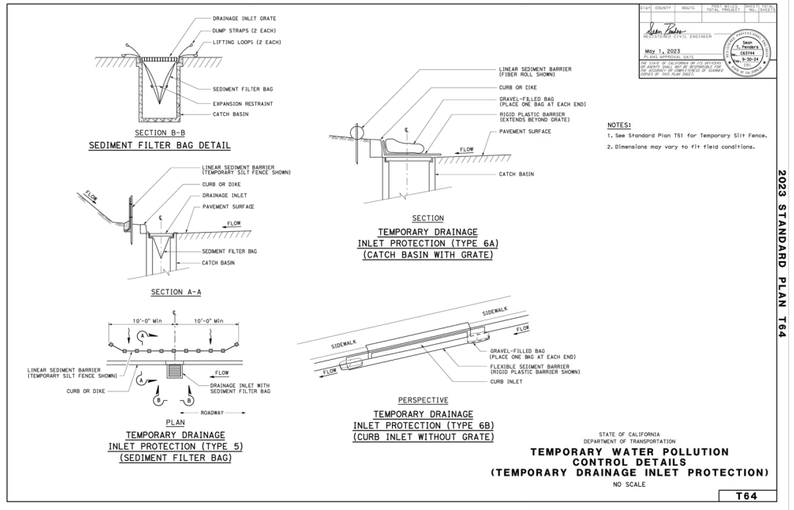
NOTES:
1. Place safety cones adjacent to drainage inlet protection.
2. Dimensions may vary to fit field conditions.
3. Install a minimum of 3 gravel bag berms upstream of each drainage inlet to be protected.
4. Position erosion control blanket or geosynthetic fabric at edge of concrete apron and secure in trench.
5. Erosion control blanket or geosynthetic fabric is not required if the area adjacent to the drainage inlet is vegetated or paved.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
TEMPORARY WATER POLLUTION CONTROL DETAILS (TEMPORARY DRAINAGE INLET PROTECTION)
NO SCALE

T62

2023 STANDARD PLAN T62

Return to Table of Contents



NOTES:
1. See Standard Plan T51 for Temporary Silt Fence.
2. Dimensions may vary to fit field conditions.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
TEMPORARY WATER POLLUTION CONTROL DETAILS (TEMPORARY DRAINAGE INLET PROTECTION)
NO SCALE

T64

2023 STANDARD PLAN T64

Return to Table of Contents

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

STORMWATER POLLUTION PREVENTION PLAN

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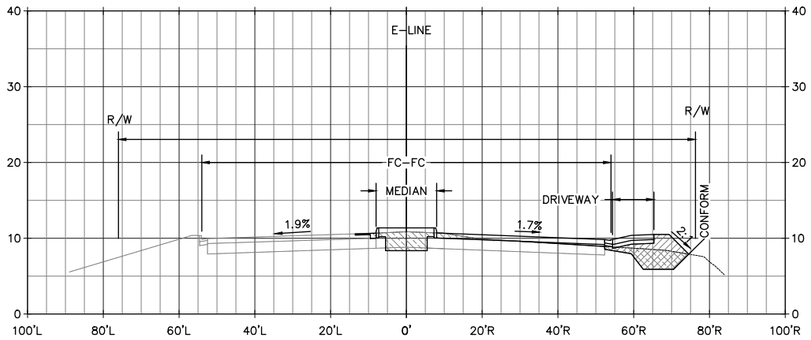
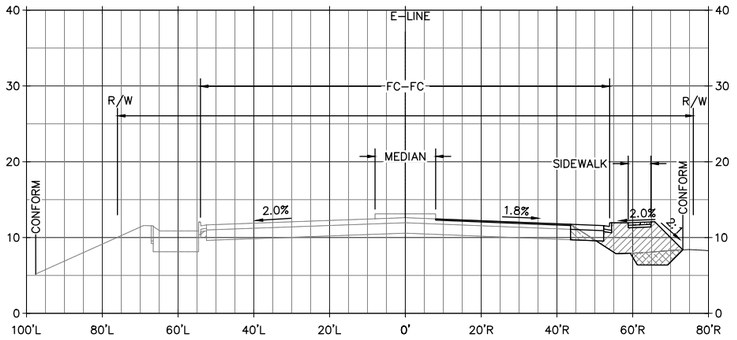
44 OF 76



SECTION - STA 109+00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



SECTION - STA 112+00
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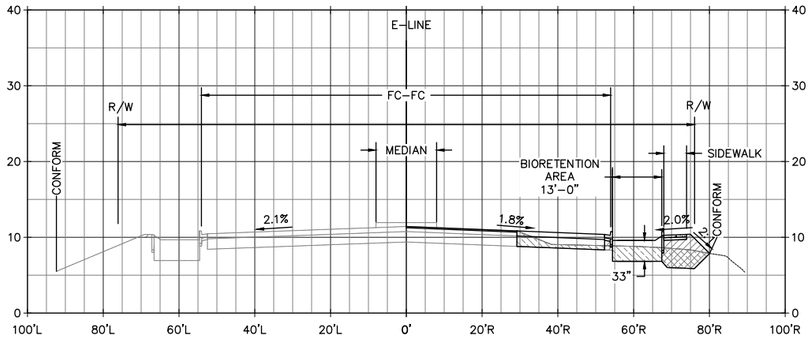
VERTICAL SCALE: 1" = 10'



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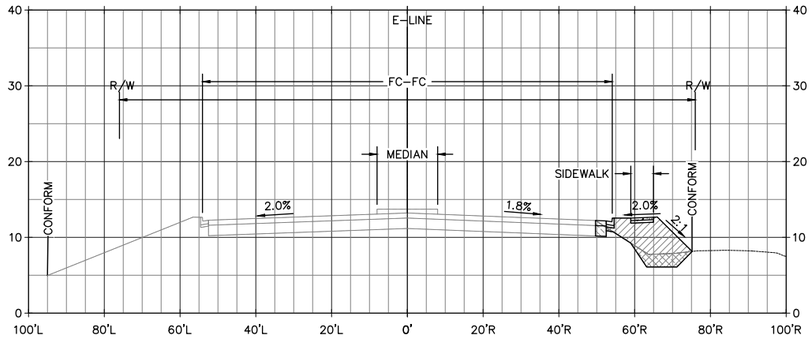
VERTICAL SCALE: 1" = 10'



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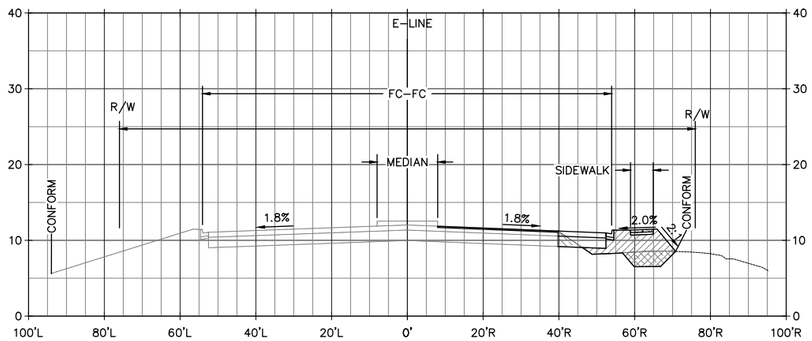

SECTION - STA 111+00
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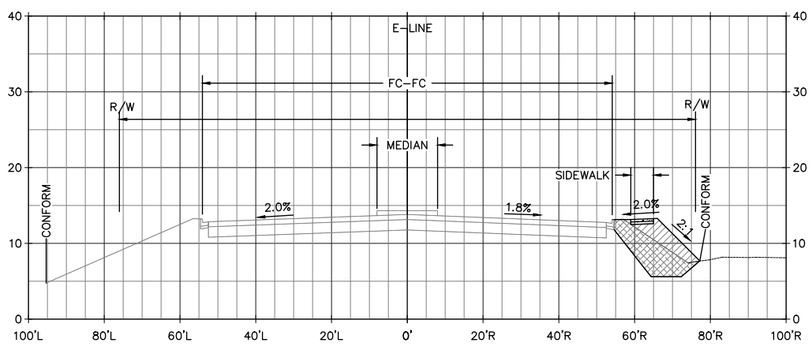
VERTICAL SCALE: 1" = 10'



SECTION - STA 114+00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'

LEGEND

- PROPOSED GRADE
- EXISTING GRADE
- BACKFILL
- EXCAVATION
- ENGINEERED FILL AT LEVEE PRISM

GENERAL NOTES:

1. FOR IMPROVEMENTS, SEE SHEETS C3.0 – C3.5.
2. MINIMUM 18" EXCAVATION IN LANDSCAPE AREAS, SEE LANDSCAPE PLANS.
3. MINIMUM 36" EXCAVATION IN BIO–RETENTION, SEE CIVIL DETAILS.
4. SEE DEMOLITION PLANS FOR LIMITS OF REMOVAL, GRIND & OVERLAY.
5. CONTRACTOR SHALL PERFORM STRIPPING 4 INCHES BELOW EXISTING GRADE IN THE UNPAVED AREAS. ALL STRIPPING MATERIAL CONTAINING ORGANIC LADEN SOILS AS DEFINED IN THE GEOTECHNICAL REPORT MAY STOCKPILED AND RE–USED IN LANDSCAPE AREAS IF APPROVED BY THE CITY ENGINEER.

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PROFESSIONAL ENGINEER
ANH T. NGUYEN
No. 76008
EXP. 6-30-26
CIVIL
STATE OF CALIFORNIA

OAKLEY
CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING
CROSS SECTIONS
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
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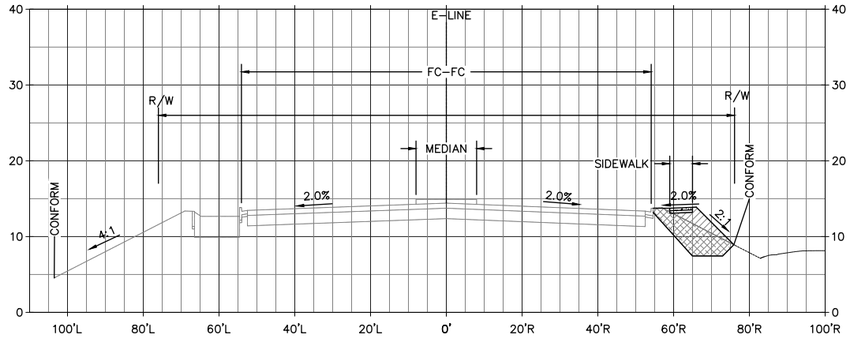
C13.1
45 OF 76



SECTION - STA 115+00

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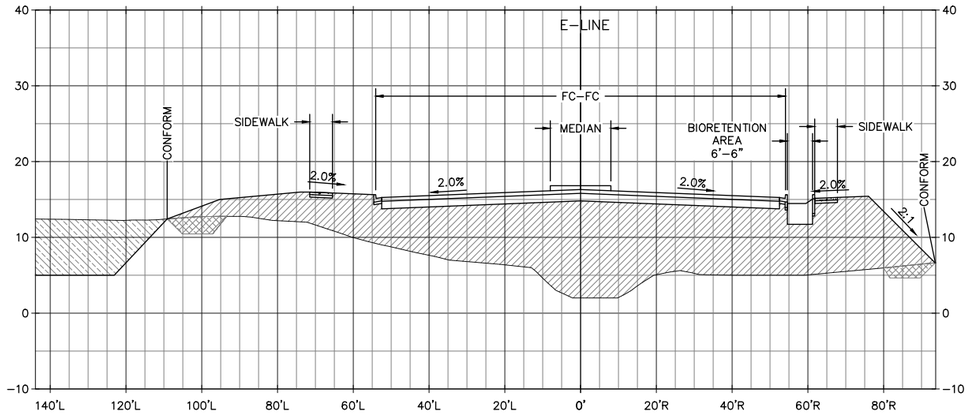
VERTICAL SCALE: 1" = 10'



SECTION - STA 118+00

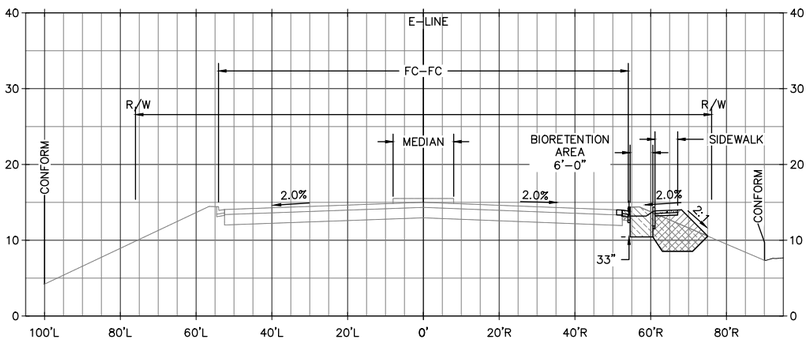
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'

LEGEND

- PROPOSED GRADE
- EXISTING GRADE
- BACKFILL
- EXCAVATION
- ENGINEERED FILL AT LEVEE PRISM

GENERAL NOTES:

1. FOR IMPROVEMENTS, SEE SHEETS C3.0 – C3.5.
2. MINIMUM 18" EXCAVATION IN LANDSCAPE AREAS, SEE LANDSCAPE PLANS.
3. MINIMUM 36" EXCAVATION IN BIO–RETENTION, SEE CIVIL DETAILS.
4. SEE DEMOLITION PLANS FOR LIMITS OF REMOVAL, GRIND & OVERLAY.
5. CONTRACTOR SHALL PERFORM STRIPPING 4 INCHES BELOW EXISTING GRADE IN THE UNPAVED AREAS. ALL STRIPPING MATERIAL CONTAINING ORGANIC LADEN SOILS AS DEFINED IN THE GEOTECHNICAL REPORT MAY STOCKPILED AND RE–USED IN LANDSCAPE AREAS IF APPROVED BY THE CITY ENGINEER.



SECTION - STA 116+00

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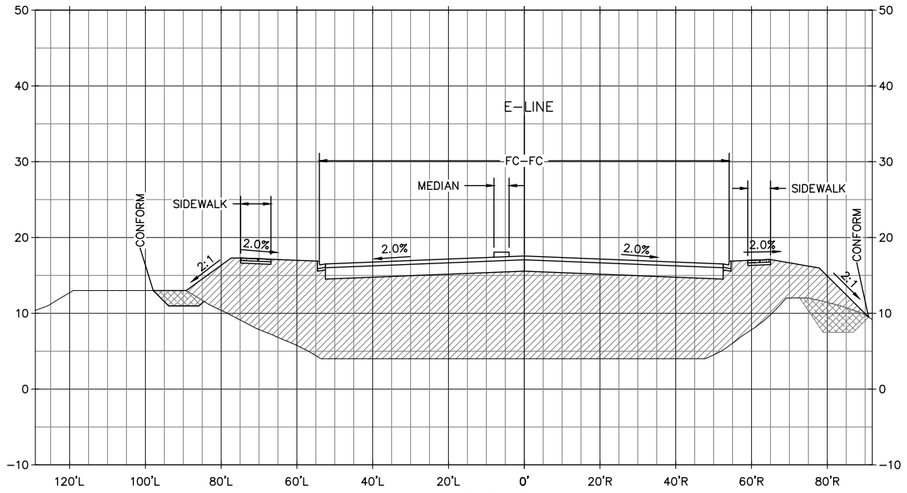

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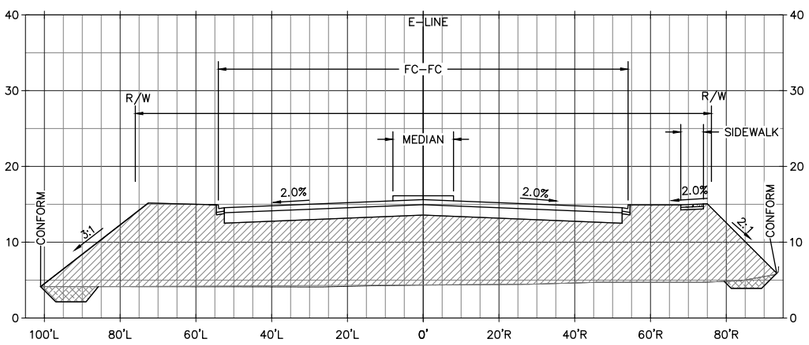

SECTION - STA 117+00

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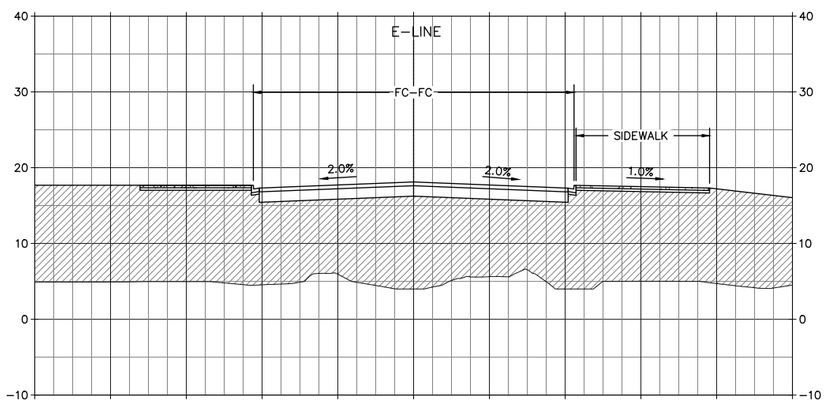

SECTION - STA 122+00

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

CROSS SECTIONS

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

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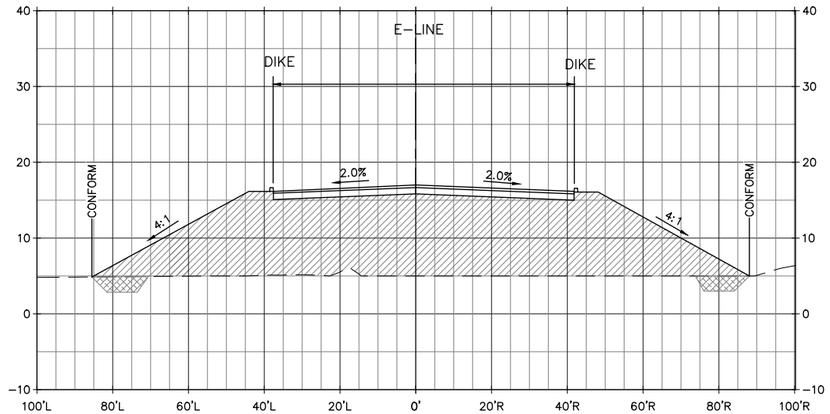
46 OF 76



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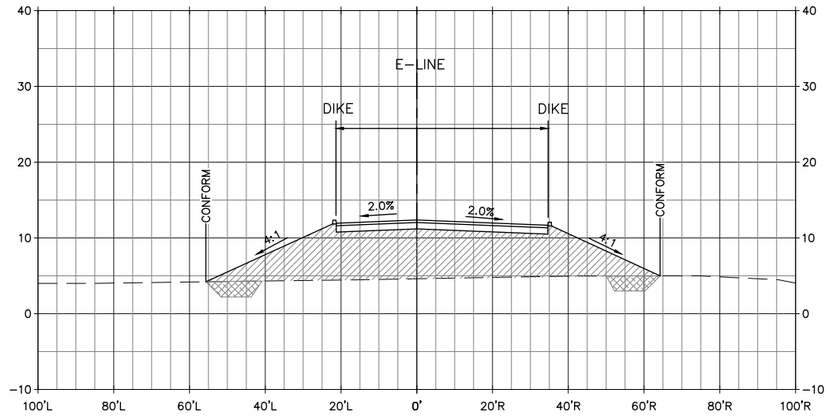

SECTION - STA 126+00
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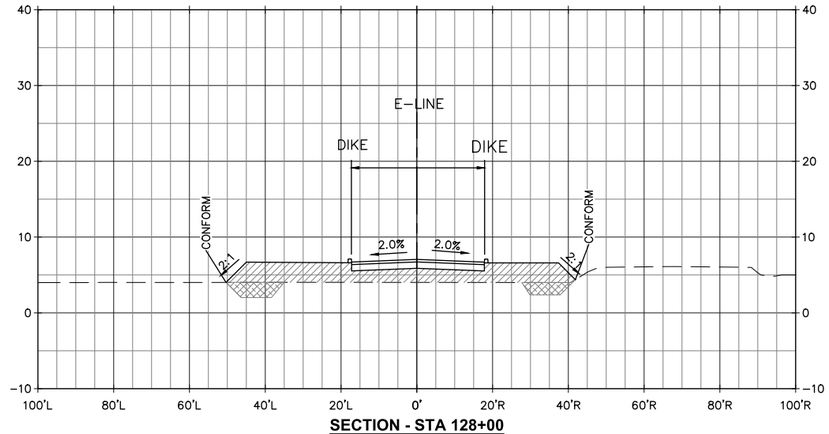
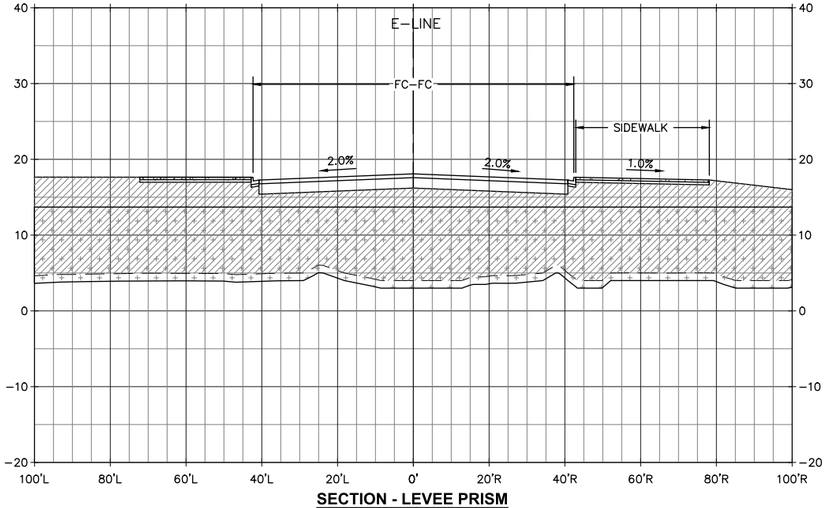


SECTION - STA 128+00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



SECTION - LEVEE PRISM
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'

LEGEND

- PROPOSED GRADE
- EXISTING GRADE
- BACKFILL
- EXCAVATION
- ENGINEERED FILL AT LEVEE PRISM

GENERAL NOTES:

1. FOR IMPROVEMENTS, SEE SHEETS C3.0 – C3.5.
2. MINIMUM 18" EXCAVATION IN LANDSCAPE AREAS, SEE LANDSCAPE PLANS.
3. MINIMUM 36" EXCAVATION IN BIO–RETENTION, SEE CIVIL DETAILS.
4. SEE DEMOLITION PLANS FOR LIMITS OF REMOVAL, GRIND & OVERLAY.
5. CONTRACTOR SHALL PERFORM STRIPPING 4 INCHES BELOW EXISTING GRADE IN THE UNPAVED AREAS. ALL STRIPPING MATERIAL CONTAINING ORGANIC LADEN SOILS AS DEFINED IN THE GEOTECHNICAL REPORT MAY STOCKPILED AND RE–USED IN LANDSCAPE AREAS IF APPROVED BY THE CITY ENGINEER.

CALL 811 BEFORE YOU DIG – SAFE DIGGING PARTNER

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REGISTERED PROFESSIONAL ENGINEER – ANH T. LE – No. 76008 – EXP. 6-30-25 – CIVIL – STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

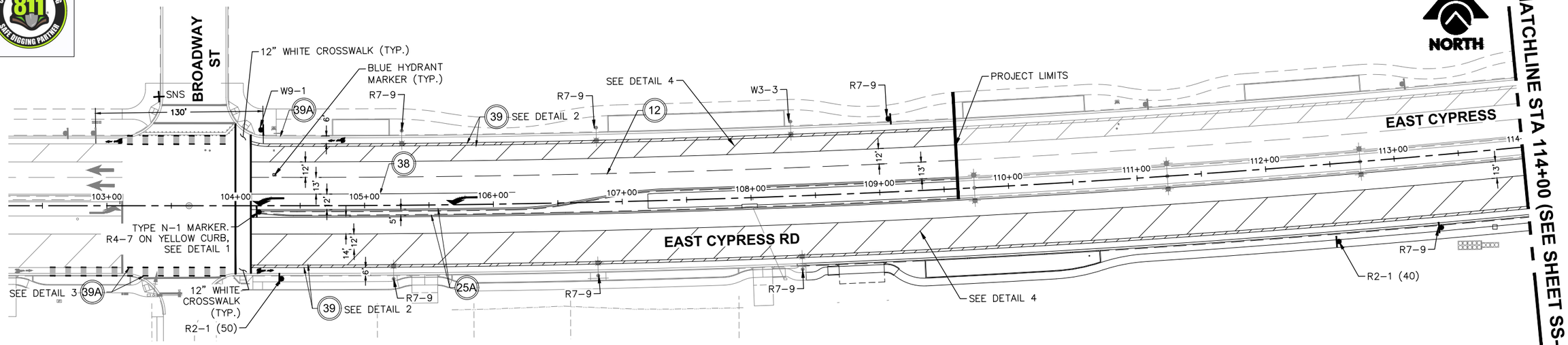
CROSS SECTIONS

CITY OF OAKLEY **CONTRA COSTA COUNTY** **CALIFORNIA**

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: AS SHOWN
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
C13.3
47 OF 76

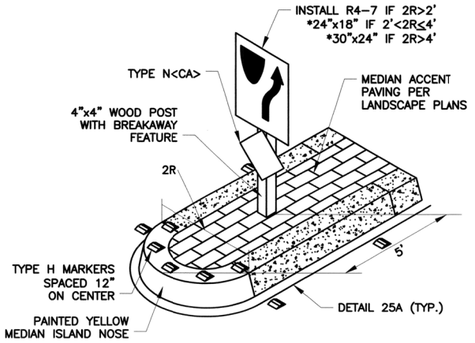


SIGNING AND STRIPING PLAN - EAST CYPRESS ROAD

SCALE: 1"=40'

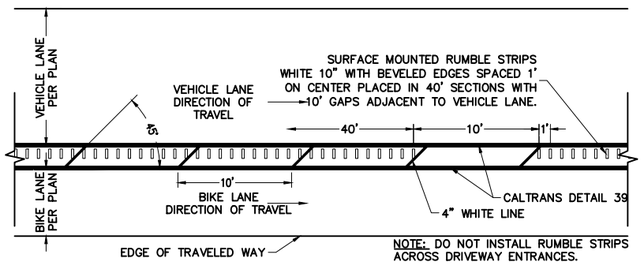
40 20 0 40 80 120

SCALE IN FEET
SCALE: 1" = 40'



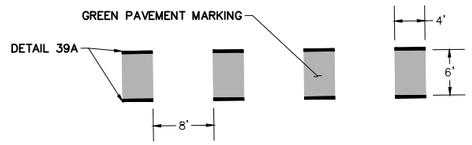
ISLAND NOSE TREATMENT 1

SCALE: NTS



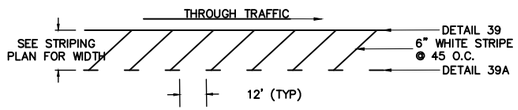
STRIPED BIKE BUFFER 2

SCALE: NTS



BIKE LANE GREEN PAVEMENT ENHANCEMENT 3

SCALE: NTS



BIKE LANE BUFFER 4

SCALE: NTS

LEGEND

- ELECTROLIER
- TRAFFIC SIGNAL – SEE SHEET TS-1
- CITY STANDARD SIGN POST WITH SPECIFIED SIGNS
- SNS — STREET NAME SIGN PER CITY STD DETAILS SS-01, SS-02 & SS-03
- FIRE HYDRANT BLUE MARKER PER FIGURE 3B-102 (CA) OF THE CaMUTCD
- FIRE HYDRANT
- TYPE III(L) ARROW PER CALTRANS STANDARDS
- BIKE LANE PAVEMENT & ARROW TYP. PER CALTRANS STANDARDS
- (#) — STRIPING DETAIL PER CALTRANS STANDARD PLANS

SIGNING NOTES

1. ALL SIGNING, STRIPING AND PAVEMENT MARKING SHALL CONFORM TO THE 2024 CALTRANS STANDARD PLANS AND THE LATEST EDITION OF THE CaMUTCD.
2. ALL SIGNS AND POST SHALL BE INSTALLED ACCORDANCE TO THE CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CaMUTCD), CALIFORNIA SIGN SPECIFICATIONS SEPTEMBER 2006, AND CITY OF OAKLEY STANDARD DETAILS. ALL SIGNS SHALL BE INSTALLED ON STREET LIGHTS WHEREVER POSSIBLE.
3. ALL STREET SIGN LEGEND SHALL MEET THE STANDARD SIZES PER THE CaMUTCD, THE DETAIL SIGN GUIDE, AND CITY STANDARD DETAIL SS-03, "STREET NAME SIGN LOCATION AND MOUNTING" OF THE CITY OF OAKLEY.
4. TREES THAT CONFLICT WITH ALL SIGNS SHALL BE REMOVED TO PROVIDE ADEQUATE SIGHT DISTANCE PER THE CALTRANS HIGHWAY DESIGN MANUAL.
7. STREET NAME SIGNS SHALL BE 6" UC/4.5" LC AND SHOULD BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
8. COORDINATE SIGN PLACEMENT WITH NEW LANDSCAPING.

STRIPING NOTES

1. WORK SHALL CONFORM TO THE 2023 CALTRANS STANDARD PLANS AND SECTION 84 MARKING AND 82.5 MARKERS OF THE STATE STANDARDS SPECIFICATIONS, STATE STANDARD DETAILS, AND CaMUTCD.
2. STOP LIMIT LINES SHALL BE MARKED ON THE PAVEMENT AT ALL STOP SIGN LOCATIONS. THESE LINE SHALL BE TWELVE (12) INCH WHITE THERMOPLASTIC INSTALLED PER CALTRANS SPECIFICATIONS. THE LIMIT LINES SHALL BE LOCATED FOUR (4) FEET MIN. BEHIND THE PROLONGATION OF THE FACE OF CURB OF THE INTERSECTING STREET OR BEHIND THE EDGE OF ANY HANDICAP RAMP.
3. ALL PERMANENT STRIPING SHOWN HEREON SHALL BE THERMOPLASTIC INSTALLED IN ACCORDANCE WITH THE CITY OF OAKLEY STANDARD SPECIFICATIONS.

GENERAL NOTES:

1. FOR TRAFFIC SIGNAL IMPROVEMENTS REFER TO TRAFFIC SIGNAL PLAN BY MPB DESIGN, SEE SHEET 42.
2. ACCESS AND EGRESS TO AND FROM COMMERCIAL DRIVEWAYS TO BE MAINTAINED AT ALL TIMES.

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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD
CANAL CROSSING PROJECT - ROADWAY WIDENING

SIGNING & STRIPING PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
SS-1
48 OF 76

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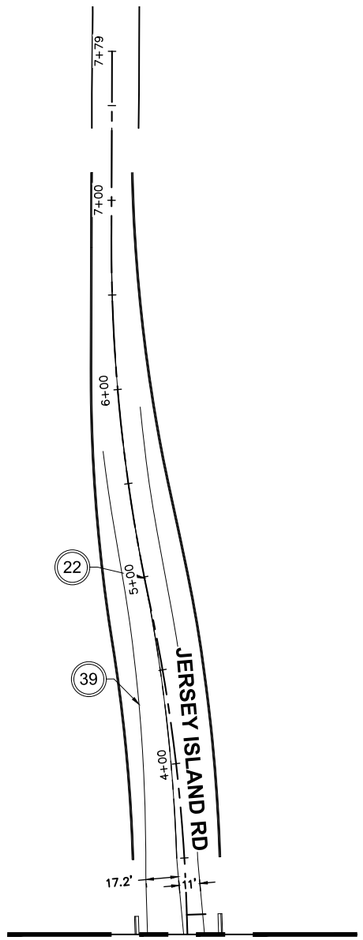
811
SAFE DIGGING PARTNER

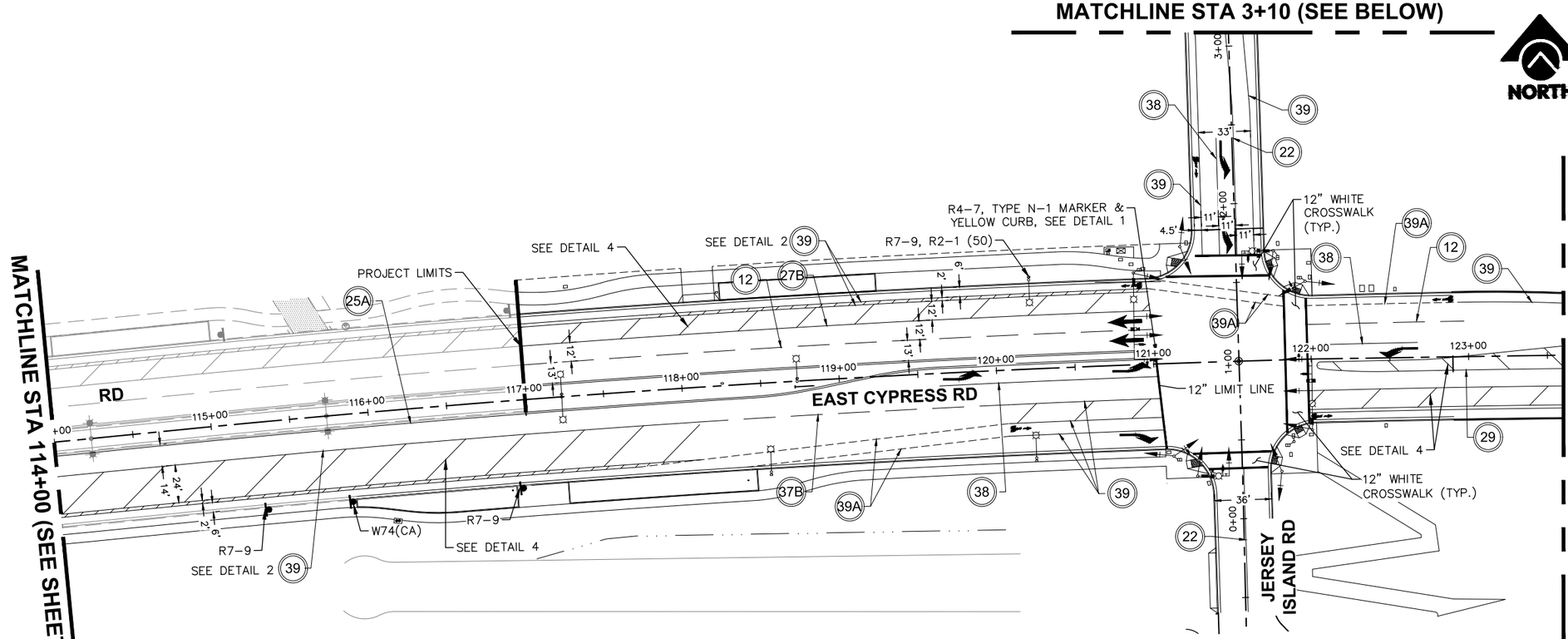


MATCHLINE STA 3+10 (SEE ABOVE)

SIGNING AND STRIPING PLAN
JERSEY ISLAND ROAD
SCALE: 1"=40'

MATCHLINE STA 114+00 (SEE SHEET SS-1)

MATCHLINE STA 3+10 (SEE BELOW)

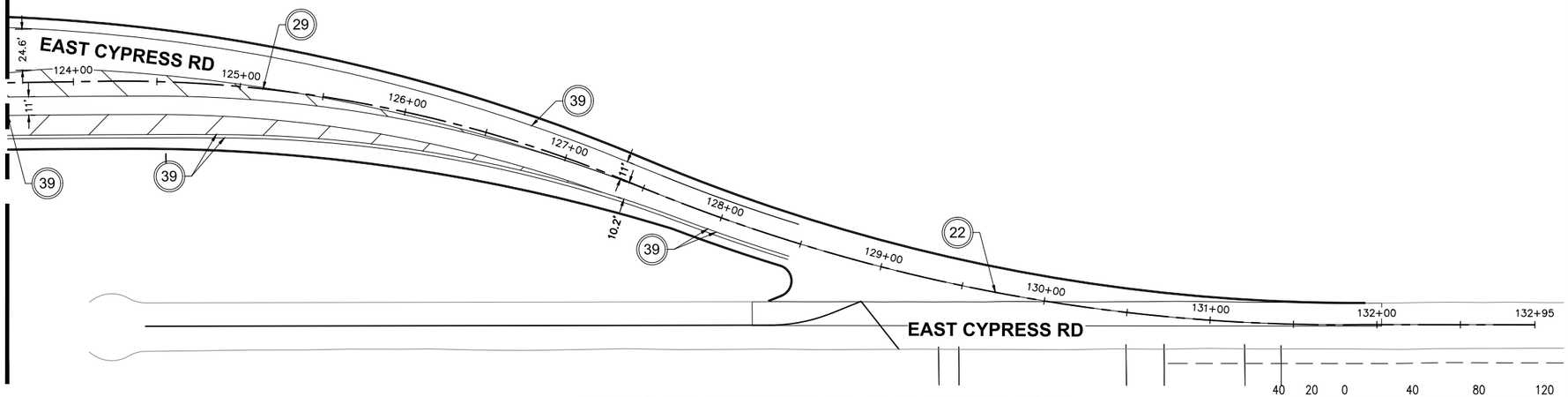


SIGNING AND STRIPING PLAN - EAST CYPRESS ROAD
SCALE: 1"=40'

GENERAL NOTES:

1. SEE SHEET SS-1 FOR SIGNING AND STRIPING NOTES, LEGEND, AND DETAILS.

MATCHLINE STA 123+60 (SEE ABOVE)



SIGNING AND STRIPING PLAN - EAST CYPRESS ROAD
SCALE: 1"=40'

MATCHLINE STA 123+60 (SEE BELOW)

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Intelligent Infrastructure, Enduring Communities

OAKLEY
CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

SIGNING & STRIPING PLAN

CITY OF OAKLEY **CONTRA COSTA COUNTY** **CALIFORNIA**

NO.	REVISIONS	CITY	CCWD

DATE: 12/16/2024
SCALE: 1" = 40'
DESIGN: AA
DRAWN: ET
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
SS-2
49 OF 76

CONSTRUCTION NOTES (THIS SHEET ONLY)

1. FURNISH AND INSTALL TYPE 332 CONTROLLER CABINET WITH NAZTEC 2070LX CONTROLLER WITH ETHERNET CARD. CABINET SHALL INCLUDE 32 CHANNELS OF DETECTION, TWO DETECTOR RACKS BOTH CAPABLE OF 16 CHANNELS EACH. PROVIDE EQUIPMENT FOR INTERCONNECT CONNECTION AND COMMUNICATION, ETHERNET SWITCH AND PATCH PANELS. LAND FIBER ON FIBER PATCH PANEL IN CABINET. PROVIDE APS CONTROL UNIT. FRONT DOOR SHALL OPEN TO THE WEST.

2. FURNISH AND INSTALL TESCO SERVICE ENCLOSURE (120/240V) WITH BATTERY BACKUP, PROVIDE:
   MAIN – 100A, 240V, 3P CKT BKR
   SIGNALS (METERED) – 50A, 120V, 1P CKT BKR
   IISNS (METERED) – 15A, 120V, 1P CKT BKR
   (2) LIGHTING (UNMETERED) – 30A, 240V, 2P CKT BKR
   TEST SWITCHES LIGHTING/SIGNS

3. FURNISH AND INSTALL AN EMERGENCY VEHICLE PREEMPTION DETECTOR UNIT ON ¾" FACTORY INSTALLED WELDED PIPE COUPLING.

4. FURNISH AND INSTALL DETECTION CAMERA ON SIGNAL MAST ARM, VECTOR VIDEO/RADAR HYBRID UNIT AS MANUFACTURED BY ITERIS OR APPROVED EQUAL. INSTALLATION SHALL INCLUDE MOUNTING ASSEMBLY, ALL CABINET COMPONENTS, SOFTWARE AND CABLES. REFER TO CAMERA MOUNTING DETAIL, SHEET TS–2. PROGRAMING AND MOUNTING LOCATION SHALL BE BY FACTORY AUTHORIZED TECHNICIAN.

5. INSTALL 3"C, 3#2 TO SERVICE POINT. CONTRACTOR TO CONFIRM SERVICE POINT LOCATION AND VOLTAGE PRIOR TO BEGINNING OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND APPLICATIONS RELATED TO SERVICE INSTALLATION. PULL BOX COVERS SHALL BE MARKED "SIGNAL SERVICE". COORDINATE WITH PG&E.

6. FURNISH AND INSTALL P48 FIBER SPLICE BOX. SUPPLY AND INSTALL SPLICE CLOSURE AND SPLICE 12–STRAND SMFO DROP CABLE TO 12–STRAND SMFO TRUNK CABLE. COIL 350 FEET OF TRUNK CABLE IN PULL BOX FOR FUTURE USE TO THE WEST. SPLICE CLOSURE SHALL BE MADE OF THERMOPLASTIC MATERIAL AND SHALL BE WATERPROOF, CHEMICAL AND UV RESISTANT, RODENT PROOF AND RE–SEALABLE. SPLICE CLOSURES SHALL BE COMPLETE WITH SPLICE ORGANIZER TRAYS, BRACKETS, PLUGS, CLIPS, CABLE TIES, SEALS, AND A DRY ENCAPSULATE.

7. FURNISH AND INSTALL SINGLE MAST ARM STREET LIGHT PER CITY STANDARD PLAN E–02. INSTALL No.3 PULL BOX ADJACENT TO BASE.

8. FURNISH AND INSTALL DUAL MAST ARM STREET LIGHT PER CITY STANDARD PLAN E–01. INSTALL No.3 PULL BOX ADJACENT TO BASE.

9. INSTALL 2"C, 3#6 THW, 1#10 THW GRD.

10. INSTALL 2"C, 2#6 THW, 1#10 THW GRD.

LEGEND

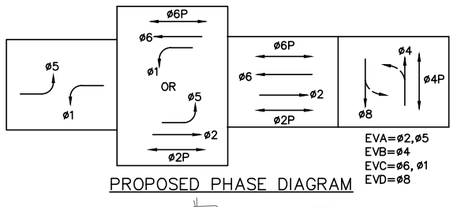
- NEW EQUIPMENT
- LUMINAIRE
- EMERGENCY VEHICLE DETECTOR (TWO EYE, ONE CHANNEL)
- VR — DETECTION CAMERA VIDEO / RADAR
- V — VIDEO DETECTION ZONE
- R — RADAR DETECTION ZONE
- MAST ARM MOUNTED STREET NAME SIGN, LED EDGELIT

NOTE: SEE CALTRANS STANDARD PLANS ES–1A AND ES–1B FOR OTHER SYMBOLS.

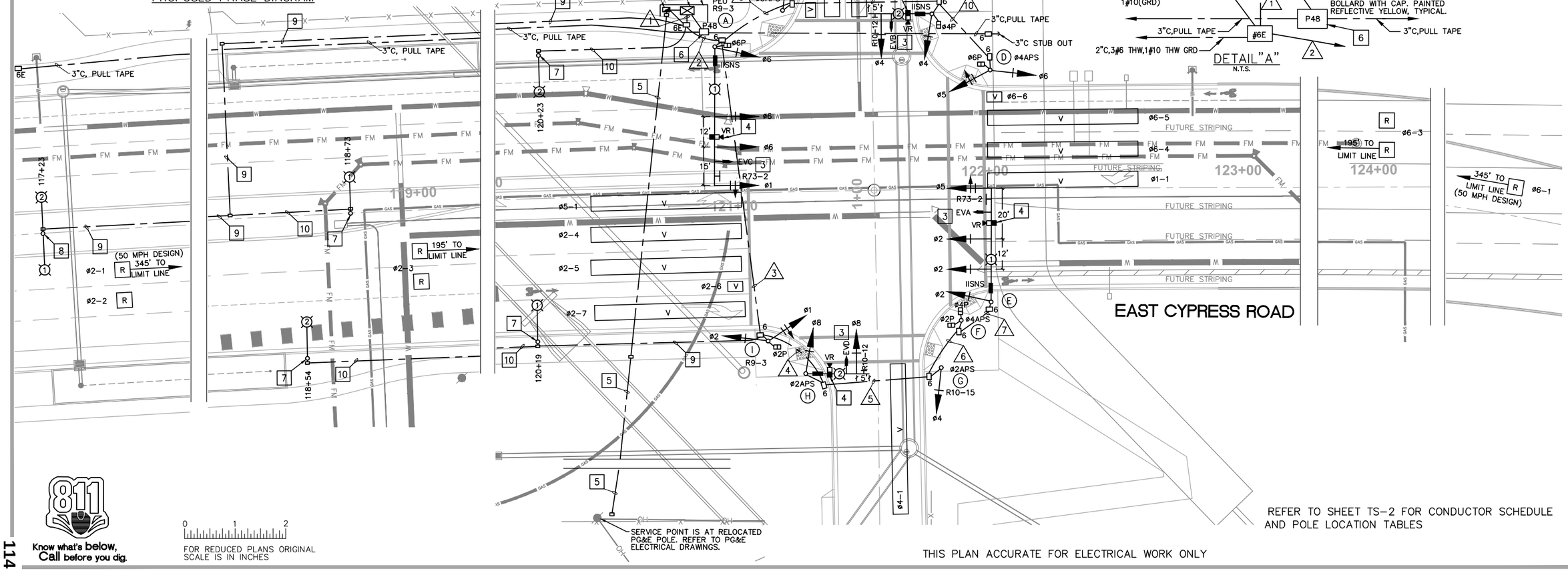
SIGNAL POLE AND EQUIPMENT SCHEDULE

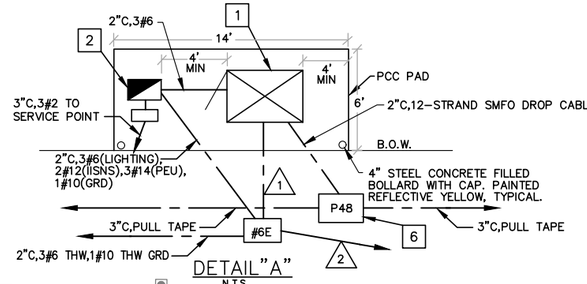
LOC	STANDARD TYPE	STANDARD SIG. MA	STANDARD LUM. MA	VEHICLE SIGNAL MOUNTING MAST ARM	VEHICLE SIGNAL MOUNTING POLE	PED SIGNAL MTG	PED SIGNAL ø	PEDESTRIAN PUSH BUTTON APS ø	PEDESTRIAN PUSH BUTTON ARROW	LUMINAIRE	LED SIGN LEGEND (DOUBLE SIDED)	NOTES
A	29–5–100	55'	15'	MAS MAS MAS	SV–1–T	SP–1–T	6			135W LED	Jersey Island Rd	INSTALL R73–2(CA) SIGN. INSTALL R9–3 AND R9–3bP SIGNS ON POLE. 3 4
B	1–B				TV–2–T			6	RIGHT			
C	19–4–100	25'	12'	MAS	SV–1–T	SP–1–T	4	6	LEFT	135W LED	East Cypress Rd	INSTALL R10–12 SIGN. 3 4
D	1–B				TV–2–T	SP–1–T	6	4	RIGHT			
E	26–4–100	45'	15'	MAS MAS MAS	SV–1–T					135W LED	Jersey Island Rd	INSTALL R73–2(CA) SIGN. 3 4
F	1–B(7')					TP–2–T	2,4	4	RIGHT			
G	1–B				TV–2–T			2	RIGHT			INSTALL R10–15 SIGN ON POLE.
H	19–4–100	25'	12'	MAS	SV–1–T			2	LEFT	135W LED	East Cypress Rd	INSTALL R10–12 SIGN. 3 4
I	1–B				TV–2–T	SP–1–T	2					INSTALL R9–3 AND R9–3bP SIGNS ON POLE.

– ALL PEDESTRIAN INDICATIONS SHALL BE INTERNATIONAL SYMBOLS, COUNTDOWN TYPE.
– PEDESTRIAN PUSH BUTTONS SHALL BE ADA COMPLIANT. PUSH BUTTONS SHALL BE APS UNITS WITH AUDIBLE, LOCATOR TONE AND VIBRO–TACTILE FEATURES, HOUSING SHALL BE YELLOW, POLARA EN2 EZ COMMUNICATION NAVIGATOR OR APPROVED EQUAL. FACEPLATE SHALL BE 9"X12" R10–3b.
– LUMINAIRES SHALL BE LEOTEK GREEN COBRA, MODEL GCJ3–30J–MV–40K–3R–GY––085–FOC–PCR7–WL, OR APPROVED EQUAL.
– STREET NAME SIGNS SHALL BE LED EDGE–LIT RAZOR FRONT ACCESS SIGN AS MANUFACTURED BY TEMPLE WITH PELCO MULTI SWIVEL BRACKET OR APPROVED EQUAL. SIGNS SHALL BE DOUBLE SIDED.



PROPOSED PHASE DIAGRAM





DETAIL "A"
N.T.S.

REFER TO SHEET TS–2 FOR CONDUCTOR SCHEDULE AND POLE LOCATION TABLES

THIS PLAN ACCURATE FOR ELECTRICAL WORK ONLY

Know what's below, Call before you dig.

0 1 2
FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES

MPB DESIGN, INC.
mike@mpb.design
916.316–8111

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT
TRAFFIC SIGNAL PLAN
EAST CYPRESS ROAD / JERSEY ISLAND ROAD
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO	REVISIONS

DATE: 12/10/24
SCALE: 1"=20'
DESIGN: MB
DRAWN: MB
APPROVED: DL
JOB NO: 240017

DRAWING NUMBER:
TS–1
50 OF 76

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALTRANS STANDARD PLANS AND SPECIFICATIONS, THE CALIFORNIA MUTCD AND THE SPECIAL PROVISIONS.

2. THE STANDARD DRAWINGS OF THE CITY OF OAKLEY STANDARDS AND SPECIFICATIONS SHALL SUPERSEDE THOSE OF THE CALTRANS STANDARD SPECIFICATIONS WHERE DISCREPANCIES EXIST.

3. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK CALLED FOR ON THESE PLANS UNTIL THE CITY ENGINEER'S SIGNATURE OF ACCEPTANCE IS AFFIXED HEREON AND ALL APPLICABLE PERMITS HAVE BEEN OBTAINED. AN APPROVED SET OF PLANS SHALL BE ON THE JOB SITE DURING ANY CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ALL CONFLICTS, ERRORS, OMISSIONS, ETC. TO THE ENGINEER IMMEDIATELY UPON DISCOVERY. IF SO DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL STOP WORK UNTIL REMEDIAL ACTION CAN BE TAKEN. ANY COSTS RESULTING FROM THE SUBCONTRACTOR'S FAILURE TO REPORT OR FAILURE TO STOP WORK AS DIRECTED WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

5. THE CONTRACTOR 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 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.

6. THE CONTRACTOR SHALL CONTACT THE CITY OF OAKLEY ENGINEERING DEPARTMENT TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST TEN (10) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

7. THE CONTRACTOR SHALL MAKE AN ON-SITE INSPECTION PRIOR TO PROVIDING ANY PROPOSALS TO DETERMINE ANY AND ALL ITEMS NOT SHOWN AS BID ITEMS ON THE PROPOSAL SHEETS, BUT WHICH MAY BE NECESSARY TO PERFORM A COMPLETE AND ACCEPTABLE JOB.

8. THE LOCATIONS OF ALL UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNDERGROUND FACILITIES; HOWEVER, MPB DESIGN, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING FACILITIES SHOWN HEREON OR FOR THE EXISTENCE OF OTHER UNDERGROUND UTILITIES OR OBJECTS WHICH MAY BE DISCOVERED BUT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES AND IMMEDIATELY NOTIFY THE ENGINEER IF ANY SUCH FACILITIES INTERFERE WITH THE CONSTRUCTION OF IMPROVEMENTS.

9. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION HE IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF ALL UNDERGROUND FACILITIES WHERE SUCH FACILITIES MAY CONFLICT WITH PLACEMENT OF IMPROVEMENTS SHOWN ON THIS PLAN. CALL "UNDERGROUND SERVICE ALERT" AT 800-642-2444 TWO WORKING DAYS PRIOR TO ANY EXCAVATION.

10. THE ENGINEER WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR ANY UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS SHALL BE IN WRITING AND MUST BE APPROVED BY THE CITY ENGINEER.

11. THESE PLANS ACCOMPANIED BY SEPERATE SET OF SPECIAL PROVISIONS. WHERE DISCREPANCIES EXIST, THE SPECIAL PROVISIONS SHALL SUPERSEDE THESE PLANS.

12. SIGNAL STANDARD, CONDUIT, PULL BOX, AND CONTROLLER PAD LOCATIONS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER OR AUTHORIZED REPRESENTATIVE IN THE FIELD PRIOR TO EXCAVATION.

13. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT AND MATERIALS NECESSARY TO MAKE THE SYSTEM COMPLETE AND OPERABLE AS SHOWN IN THE PHASE DIAGRAM.

14. ALL PULL BOXES WITH FOUR OR MORE CONDUIT CONNECTIONS TO BE #6. ALL OTHERS #5 UNLESS SHOWN OTHERWISE. PULL BOXES SHALL BE REINFORCED CONCRETE. ALL PULL BOXES SHALL BE ADJUSTED TO MATCH THE FINISHED SIDEWALK OR SHOULDER GRADE. ALL PULL BOXES SHALL HAVE A LOCKABLE LID.

15. ALL SIGNAL HEADS SHALL BE METAL. ALL INDICATIONS SHALL BE 12". BACKPLATES SHALL BE METAL, LOUVERED AND SHALL HAVE YELLOW RETRO-REFLECTIVE BORDERS.

16. ALL SIGNAL INDICATIONS SHALL BE LED DISPLAY. LED UNITS SHALL CONFORM TO THE REQUIREMENTS OF THE VTCSH STANDARD AND SHALL COME WITH A 6 YEAR WARRANTY FOR DEFECTS INCLUDING LIGHT DEGREDATION.

17. ALL SALVAGED SIGNS AND EQUIPMENT SHALL BE DELIVERED TO CITY OF OAKLEY CORPORATION YARD BY THE CONTRACTOR. CONTRACTOR SHALL SCHEDULE DELIVERIES A MINIMUM OF 24 HOURS IN ADVANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR UNLOADING ALL EQUIPMENT.

18. ALL CONDUCTORS AND THEIR TERMINATORS SHALL BE CLEARLY MARKED.

19. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING GUIDE, REGULATORY, AND WARNING SIGNING DURING IMPROVEMENT AND TRAFFIC SIGNAL INSTALLATION.

20. MANUFACTURERS' WARRANTIES AND GUARANTEES FURNISHED FOR EQUIPMENT AND MATERIALS USED IN THE WORK AND INSTRUCTION SHEETS AND PARTS LISTS SUPPLIED FOR ALL EQUIPMENT AND MATERIALS SHALL BE DELIVERED TO THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE SIGNAL INSTALLATION.

21. SIDEWALK REMOVAL SHALL BE TO THE NEAREST SCORE MARK OR AS DETERMINED BY THE ENGINEER. CONTRACTOR SHALL NEATLY SAW-CUT CONCRETE WHERE PULL BOXES OR SIGNAL STANDARDS ARE TO BE PLACED AND SHALL RESTORE THE SLAB TO MATCH THE EXISTING CONDITION.

22. CONTRACTOR SHALL, BY HAND, POTHOLE EXISTING UTILITIES TO VERIFY LOCATION PRIOR TO CONSTRUCTION.

23. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE CITY OF OAKLEY ENGINEERING DEPARTMENT PRIOR TO ORDERING OR INCORPORATING INTO THE WORK FOR ALL MATERIAL AND EQUIPMENT.

R10-12

R73-3(CA)

R73-2(CA)

R9-3

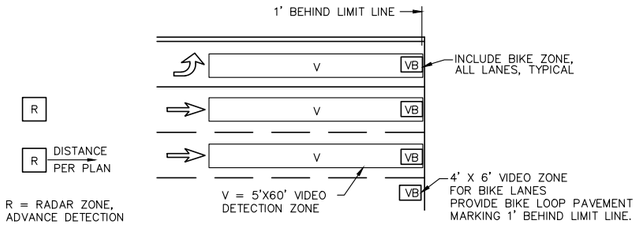
R10-15 SIGN

R9-3bP

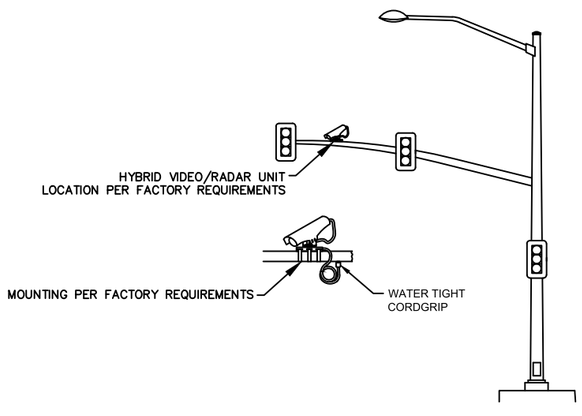
CONDUCTOR SCHEDULE											
AWG	CIRCUIT	RUN									
		1	2	3	4	5	6	7	8	9	10
#14	ø1 SIGNALS	3	3	3							
	ø2 SIGNALS	3	3	3	3	3	3	3			
	ø3 SIGNALS										
	ø4 SIGNALS	6	6	3	3	3			3	3	
	ø5 SIGNALS	6	6	3	3	3	3	3	3	3	3
	ø6 SIGNALS	3	3						3	3	3
	ø7 SIGNALS										
	ø8 SIGNALS	6	6	3	3				3		
	ø2 PED	2	2	2	2	2	2				
	ø4 PED	4	4	2	2	2	2		2	2	
	ø6 PED	2	2						2	2	2
	ø8 PED										
	ø2 APS	2	2	2	2	2					
	ø4 APS	4	4	2	2	2	2		2	2	2
	ø6 APS	2	2						2	2	
	ø8 APS										
	PEU		3								
	SPARES	6	6	3	3	3	3	3	3	3	3
	TOTAL #14	49	52	26	23	20	15	9	23	20	13
#12	IISNS		4	2	2	2	2	2	2	2	
#8	SIGNAL COMMON	2	2	1	1	1	1	1	1	1	1
#6	LIGHTING		3	3	3	2	2	2	2	2	
EVP	CHANNEL A	1	1	1	1	1	1	1			
	CHANNEL B	1	1						1	1	
	CHANNEL C	1	1								
	CHANNEL D	1	1	1	1						
	TOTAL	4	4	2	2	1	1	1	1	1	
	VIDEO DETECTION CABLE	4	4	2	2	1	1	1	1	1	
	PULL WIRE		2	1	1	1	1	1	1	1	1
	CONDUIT SIZE(S)	2-4"	2-4"	2-4"	4"	4"	4"	4"	4"	4"	4"

POLE LOCATION TABLE		
LOCATION	STATION	OFFSET
Ⓐ	120+92.0	58.0' LT
Ⓑ	121+17.5	72.0' LT
Ⓒ	121+76.5	69.5' LT
Ⓓ	122+00.0	47.0' LT
Ⓔ	122+00.0	45.0' RT
Ⓕ	121+88.5	52.0' RT
Ⓖ	121+80.0	70.5' RT
Ⓗ	121+27.0	72.0' RT
Ⓘ	121+12.0	59.0' LT

- POLE LOCATIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO DRILLING FOUNDATIONS.
- DIMENSIONS ARE TO CENTER OF POLE.

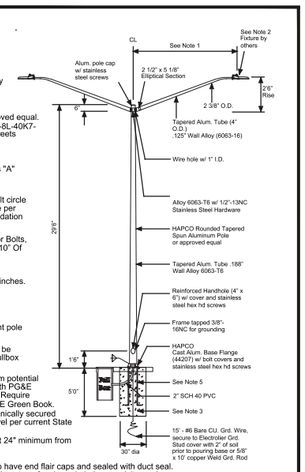


VIDEO/RADAR DETECTION ZONE DETAIL (TYPICAL)
N.T.S.



DETECTION MOUNTING DETAIL
N.T.S.

Notes
1.Pole Specifications:
HAPCO Round Tapered Spun Aluminum Pole or approved equal. Model No. RTA316D8C4M2C-01 Arm length shall be 12 feet unless noted on the plans. Length may vary based on location and street type.
Fixture Specifications:
LED Fixture by CREE or approved equal. Model No. XSPSM-D-HT-2ME-8L-40K7-UL-SV-N-Q4 56W for major streets (arterial / collector
29W for local streets (residential.
2.Foundation Specifications: Class "A" Concrete Field
Cast 4,500 PSI minimum.
3.Verify anchor bolt design and bolt circle with manufacturer. Rebar cage per Caltrans ES-7N or design foundation for 100 mph wind loading.
4.(4) 1"x40"- 8NC Galv. Stl. Anchor Bolts, AASHTO M314-90 Grade 55, 10" Of Threaded End Galv. Per ASTM A153. Minumum anchor bolt embedment depth shall be 32 inches. (4)1"-8NC Galv. Stl. Hex Nuts (4)1" Galv. Stl. Lock Washers (4)1" Galv. Stl. Flat Washers
5.A 6" wide minimum concrete
pad around the base of the light pole must be provided.
6.All electrical splices and fuses to be within pole handhole (not as pullbox grade).
7.Verify acceptable clearances from potential overhead existing electrical with PG&E Inspection prior to installation. Require clearances referenced in PG&E Green Book.
8.All electrical splices to be mechanically secured and sealed to "Waterproof" level per current State Electrical Code.
9.Streetlight Base Center will be at 24" minimum from Face of Curb.
10.Pullbox Details:
-Conduits accessing pullbox to have end flair caps and sealed with duct seal.
- 6" crushed rock fill within pullbox, top of rock grade below conduit openings.
- 1/4" x 1/2" 19 gauge galvanized welded wire mesh to be placed at top of crushed rock fill grade and below accessing conduit openings.
-Pullboxes to be placed downstream of adjacent roadway flow of traffic. 6 ft cable loop slack required within pullboxes.
- See Caltrans Standard Details.

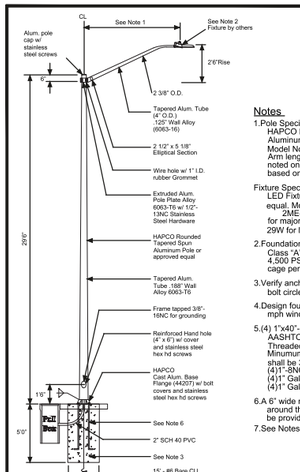


ELEVATION

NOT TO SCALE

DATE May 2024	OAKLEY CALIFORNIA	STREET LIGHT COBRA HEAD DOUBLE L.E.D.	STD. PLAN NO. E-01

Notes
1.Pole Specifications:
HAPCO Round Tapered Spun Aluminum Pole or approved equal. Model No. RTA316D8C4M1C-01 Arm length shall be 12 feet unless noted on the plans. Length may vary based on location and street type.
Fixture Specifications:
LED Fixture by CREE or approved equal. Model No. XSPSM-D-HT-2ME-8L-40K7-UL-SV-N-Q4 56W for major streets (arterial / collector) 29W for local streets (residential).
2.Foundation Specifications:
Class "A" Concrete Field Cast 4,500 PSI minimum. Rebar cage per Caltrans ES-7N.
3.Verify anchor bolt design and bolt circle with manufacturer.
4.Design foundation for 100 mph wind loading.
5.(4) 1"x40"- 8NC Galv. Stl. Anchor Bolts, AASHTO M314-90 Grade 55, 10" Of Threaded End Galv. Per ASTM A153. Minumum anchor bolt embedment depth shall be 32 inches. (4)1"-8NC Galv. Stl. Hex Nuts (4)1" Galv. Stl. Lock Washers (4)1" Galv. Stl. Flat Washers
6.A 6" wide minimum concrete pad around the base of the light pole must be provided.
7.See Notes on E-01.



ELEVATION

NOT TO SCALE

DATE May 2024	OAKLEY CALIFORNIA	STREET LIGHT COBRA HEAD SINGLE L.E.D.	STD. PLAN NO. E-02

Know what's below, Call before you dig.

MPB DESIGN, INC.
mike@mpb.design
916.316-8111

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT
TRAFFIC SIGNAL PLAN
EAST CYPRESS ROAD / JERSEY ISLAND ROAD
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

REVISIONS	NO.	
DATE: 12/10/24		
SCALE: NONE		
DESIGN: MB		
DRAWN: MB		
APPROVED: DL		
JOB NO: 240017		

DRAWING NUMBER:
TS-2
51 OF 76

ABBREVIATIONS

A	AMPERE	(G), GRD	GROUND	R/W	RIGHT OF WAY
AC	ASPHALT CONCRETE	G	GAS	S	SLOPE
A.F.F.	ABOVE FINISHED GRADE	GB	GRADE BREAK	S.C.D.	SEE CIVIL DRAWINGS
BOW	BACK OF WALK	GV	GAS VALVE	S.E.D.	SEE ELECTRICAL DRAWINGS
BS	BOTTOM OF STAIR	HDPE	HIGH DENSITY POLYETHYLENE	SP	SPACING
BW	BOTTOM OF WALL	HH	HANDHOLE	SD	STORM DRAIN
BW	BOTH WAYS	HT	HEIGHT	SDCO	STORM DRAIN CLEANOUT
C	CONDUIT	INV	INVERT	SDMH	STORM DRAIN MANHOLD
C&G	CURB AND GUTTER	IC	IRRIGATION CONTROL	SL	STREET LIGHT
CB	CATCH BASIN (CIVIL)	IRR	IRRIGATION	SQ.	SQUARE
CO	CLEAN OUT (CIVIL)	JB	JUNCTION BOX	SS	STAINLESS STEEL
CONC.	CONCRETE	LIP	LIP OF GUTTER	SS	SANITARY SEWER (CIVIL)
CP	CONTROL POINT	MFR	MANUFACTURER	SSCO	SANITARY SEWER CLEANOUT
CTRL	CONTROL	MIN.	MINIMUM	SSMH	SANITARY SEWER MANHOLE
(E), EXIST	EXISTING	MED	MEDIUM	S/W	SIDEWALK
E	ELECTRICAL	(N)	NEW	TEL, T	TELEPHONE
E.W.	EACH WAY	NIC	NOT IN CONTRACT	TBD	TO BE DETERMINED
EA	EACH	NO.	NUMBER	TS	TOP OF STAIR
EL	ELEVATION	NTS	NOT TO SCALE	TW	TOP OF WALL
EQ	EQUAL	O.C.	ON CENTER	TYP.	TYPICAL
ES	EQUAL SPACES	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	UNO	UNLESS OTHERWISE NOTED
EX	EXISTING	PA	PLANTING AREA	W	WATER LINE (CIVIL)
F.O.B.	FACE OF BUILDING	PCC	PORTLAND CEMENT CONCRETE	WP	WATERPROOF
(F), FUT	FUTURE	PL	PROPERTY LINE		
FC	FACE OF CURB	PR	PROPOSED		
FG	FINISH GRADE	PVC	POLY VINYL CHLORIDE		
FH	FIRE HYDRANT	(R)	RELOCATED		
FL	FLOW LINE	R	RADIUS		

LAYOUT LEGEND

PERMEABLE PAVERS — 1-3, LD-2
MFR: PACIFIC INTERLOCK
MDL: HYDROFLO RUSTIC COBBLE
COLOR: B4 PAINTED DESERT
SIZES: 6"X6"X60MM; 6"X9"X60MM
NOTES:
1. CONTRACTOR SHALL SUBMIT 4'X4' MOCK UP PER SPECS FOR REVIEW AND APPROVAL BY THE CITY PRIOR TO INSTALLATION.

STORMWATER RETENTION AREA, S.C.D.

STREET LIGHT, S.E.D.

LIMIT OF WORK

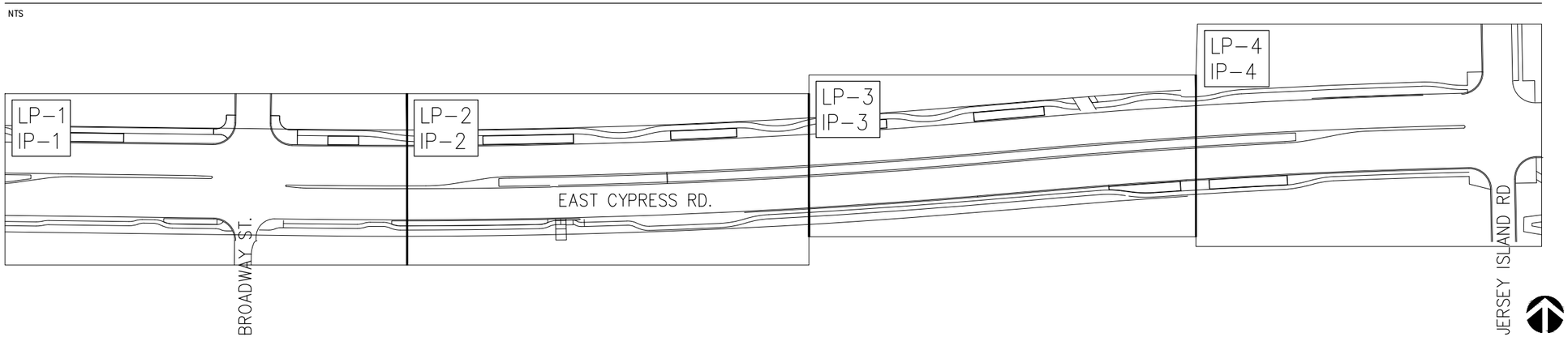
LOW

SHEET INDEX

SHEET NO.	SHEET TITLE	SHEET NO.	SHEET TITLE
LC-1	COVER SHEET AND LAYOUT LEGEND	LP-1	PLANTING PLAN
LC-2	NOTES AND PLANT SCHEDULE	LP-2	PLANTING PLAN
LC-3	LANDSCAPE NOTES	LP-3	PLANTING PLAN
IP-1	IRRIGATION PLAN	LP-4	PLANTING PLAN
IP-2	IRRIGATION PLAN	LD-1	CONSTRUCTION DETAILS
IP-3	IRRIGATION PLAN	LD-2	CONSTRUCTION DETAILS
IP-4	IRRIGATION PLAN		
ID-1	IRRIGATION LEGEND AND NOTES		
ID-2	IRRIGATION STANDARD NOTES		
ID-3	IRRIGATION DETAILS		
ID-4	IRRIGATION DETAILS		
ID-5	IRRIGATION CALCULATIONS		
ID-6	IRRIGATION CALCULATIONS		

KEY MAP

NTS



GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING - URBAN DESIGN

REGISTERED LANDSCAPE ARCHITECT — JAMES ONE FORT — 6/20/2024 — 12/16/2024 — L.A. — STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

COVER SHEET AND LAYOUT LEGEND

CITY OF OAKLEY — CONTRA COSTA COUNTY — CALIFORNIA

REVISIONS | NO.

DATE: 12/16/24
SCALE: AS SHOWN
DESIGN: MF
DRAWN: MF/LF
APPROVED: MR
JOB NO: 240017

DRAWING NUMBER: **LC-1**

52 OF 76

CALL 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

OAKLEY CALIFORNIA

CITY OF OAKLEY
GENERAL NOTES - LANDSCAPE
PUBLIC WORKS AND ENGINEERING DEPARTMENT
3231 MAIN STREET
OAKLEY, CA 94561
PH. (925) 625-7000 FAX (925) 625-9194

GENERAL NOTES FOR PARK AND LANDSCAPE IMPROVEMENT PLANS

(Use only those applicable; and/or add Supplemental Notes as necessary.)

GENERAL NOTES:

1. **STANDARD PLANS AND SPECIFICATIONS:** CONSTRUCT IN ACCORDANCE WITH CITY OF OAKLEY STANDARD PLANS AND PROJECT SPECIFICATIONS, SUBJECT TO INSPECTION AND APPROVAL OF THE CITY OF OAKLEY. ALL CONSTRUCTION SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES, BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.
2. **PLAN REVISIONS:** ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION OF THE REVISION.
3. **LICENSING:** PRIME CONTRACTOR SHALL POSSESS A VALID CALIFORNIA CLASS 'A' (GENERAL ENGINEERING) LICENSE AT THE TIME THIS CONTRACT IS AWARDED. ATTENTION IS DIRECTED TO THE PROVISIONS OF DIVISION 3, CHAPTER 9 OF THE "BUSINESS AND PROFESSIONS CODE" CONCERNING CONTRACTOR LICENSING.
4. **VERIFICATION OF EXISTING CONDITIONS:** ALL EXISTING CONDITIONS, ELEVATIONS, DIMENSIONS AND CONSTRUCTION IN THE FIELD PRIOR TO BID. IF ANY DISCREPANCIES ARE NOTED, THE CONTRACTOR SHALL NOTIFY THE CITY OF OAKLEY IMMEDIATELY FOR DIRECTION.
5. **SAFETY:** CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES OR OTHER DEVICES NECESSARY TO PROVIDE PUBLIC AND WORKER SAFETY IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS AND CAL OSHA.

   CONTRACTOR SHALL POST ON JOB SITE THE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.

   THE CONTRACTOR SHALL TAKE RESPONSIBLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY, OR LOSS TO: EMPLOYEES ON THE SITE AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY; THE WORK, MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF SITE, UNDER CARE, CUSTODY, OR CONTROL OF THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTORS; AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO SUCH AS TREES, SHRUBS, TURF, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES.
6. **UNDERGROUND SERVICE ALERT (USA):** FOR EXISTING UTILITY LOCATIONS, CONTRACTOR SHALL NOTIFY USA, 811 OR (800) 227-2600 AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO ALL PLANNED WORK OPERATIONS. THE USA AUTHORIZATION NUMBER SHALL BE KEPT AT THE SITE.
7. **EXISTING UTILITIES, UNDERGROUND FACILITIES AND SITE IMPROVEMENTS:** LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES (UNDERGROUND AND OVERHEAD) AND SITE IMPROVEMENTS, IF SHOWN ON THE PLANS, ARE APPROXIMATE ONLY. FIELD VERIFY LOCATION. PROTECT EXISTING UTILITIES AND SITE IMPROVEMENTS FROM DAMAGE. CONTRACTOR TO TAKE SPECIAL PRECAUTIONS WHEN WORKING NEAR HIGH RISK UTILITIES.

   CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANY TO OBTAIN INFORMATION REGARDING THE EXACT DEPTH OF BURIAL AND HORIZONTAL LOCATION OF UTILITY LINES AS NECESSARY, CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS AND ADJUSTMENTS WITH THE APPROPRIATE UTILITY COMPANIES.

   PRIOR TO PERFORMING UNDERGROUND CONSTRUCTION, THE CONTRACTOR SHALL MAKE THE NECESSARY PROBES TO IDENTIFY AREAS OF POSSIBLE CONFLICT WITH PROPOSED CONSTRUCTION AS NEEDED. CONTRACTOR SHALL EXCAVATE TO DETERMINE TYPES, EXTENT, SIZE, AND DEPTHS OF UNDERGROUND UTILITIES. COORDINATE WORK TO AVOID CONFLICTS BETWEEN PROPOSED IMPROVEMENTS AND EXISTING UNDERGROUND FACILITIES, SEWER LATERALS, STORM DRAINS AND WATER MAINS.

   CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND BE HELD ACCOUNTABLE FOR ALL DAMAGES INCURRED.

   EXISTING IRRIGATION MAINLINE SHALL BE LOCATED AND MARKED AND IRRIGATION WIRE SHALL BE TRACED PRIOR TO EXCAVATION.
8. **UTILITY REPAIR:** CONTRACTOR SHALL REPAIR ANY DAMAGE OR INTERRUPTION OF UTILITIES, WATER LINES OR IRRIGATION SYSTEMS WITHIN 48 HOURS OF THE TIME OF DAMAGE.
9. **PRE-CONSTRUCTION:** PRIOR TO THE START OF CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE CITY'S PARKS AND LANDSCAPE MAINTENANCE, PUBLIC WORKS DEPARTMENT AT (925) 625-7015 AND REQUEST A PRECONSTRUCTION CONFERENCE. CONTRACTOR SHALL NOT COMMENCE WORK UNTIL AFTER A PRE-CONSTRUCTION MEETING HAS BEEN HELD WITH THE CITY OF OAKLEY, SUBMITTALS ARE APPROVED AND A PROJECT SCHEDULE HAS BEEN PROVIDED.
10. **STAKING:** CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LINES AND GRADES FOR THE PROJECT. THE CONSTRUCTION STAKING WORK SHALL BE COMPLETED UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR. SEE CIVIL PLANS.
11. **TRAFFIC CONTROL:** TRAFFIC CONTROL SHALL MEET CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS. SEE CIVIL PLANS.
12. **CONSTRUCTION AREA SIGNS:** LOCATION OF CONSTRUCTION AREA SIGNS SHALL BE REVIEWED AND APPROVED BY THE CITY OF OAKLEY PRIOR TO STARTING CONSTRUCTION ACTIVITIES. SEE CIVIL PLANS.
13. **COORDINATION:** GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL OF THE WORK PERFORMED BY HIS SUBCONTRACTORS WITHOUT EXCEPTION. CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND THROUGH THE COMPLETION OF THE PROJECT.
14. **TOILET FACILITIES:** CONTRACTOR SHALL PROVIDE PORTABLE SANITARY FACILITIES ADEQUATE FOR ALL WORKERS. THE TYPE OF TOILETS USED, THEIR LOCATIONS AND MAINTENANCE ARE SUBJECT TO APPROVAL BY THE CITY. SEE CIVIL PLANS.
15. **EROSION CONTROL, DUST CONTROL AND SWPPP:** CONFORM TO SPECIFICATIONS. ANY OPERATIONS THAT CREATE DUST MUST BE STOPPED IMMEDIATELY AND REMEDIAL ACTIONS TAKEN, SUBSEQUENTLY, CONTRACTOR SHALL REMOVE MUD TRACKS FROM STREETS OR ADJACENT PROPERTIES AND SWEEP STREETS, AS DIRECTED BY THE CITY INSPECTOR. THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE THROUGHOUT THE PROCESS OF WORK IN A REASONABLE, DRY, WORKABLE CONDITION, FREE OF SURFACE WATER. SEE CIVIL PLANS.
16. **MATCHING EXISTING CONDITIONS:** CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING PAVING, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING AND GRADING, ETC., AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES, CROSS SLOPES, LOW SPOTS, OR HAZARDOUS CONDITIONS. WHERE PAVEMENT IS TO BE EXTENDED, THE EXISTING EDGE OF PAVEMENT TO BE REMOVED MUST BE NEATLY SAWCUT OR REMOVED TO AN EXPANSION JOINT. SEE CIVIL PLANS.
17. **FIELD CHANGES:** CONTRACTOR SHALL NOTIFY CITY'S REPRESENTATIVE IMMEDIATELY UPON DISCOVERY OF ANY POTENTIAL FIELD CHANGES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE CITY.
18. **PAVING REMOVAL AT NEW MEDIAN PLANTING AREAS:** REMOVE CONCRETE, ASPHALT, AND AGGREGATE BASE MATERIAL TO 24 INCHES DEEP, WITHIN MEDIAN PLANTING AREA TO THE BACK OF CURB FOR PROPER INSTALLATION OF LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS.
19. **EXISTING TREE AND PLANTING REMOVAL:** SEE DEMOLITION PLAN, A TREE PERMIT MAY BE REQUIRED FOR THE TREE REMOVAL. SEE CIVIL PLANS.
20. **HAULING:** WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR PUBLIC PLACE, NO PERSON SHALL ALLOW MATERIAL TO BLOW OR SPILL OVER AND UPON SAID PUBLIC, ADJACENT OR PRIVATE PROPERTY.
21. **SITE RESTORATION:** CONTRACTOR SHALL REPLACE OR RESTORE TO PRECONSTRUCTION CONDITION ALL PAVING, UTILITIES, SERVICES, IRRIGATION, LANDSCAPE MATERIALS, PAVEMENT DELINEATION AND OTHER IMPROVEMENTS, WHICH ARE NOT TO BE REMOVED BUT ARE DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL EXPENSE AND TO THE SATISFACTION OF THE CITY OF OAKLEY. INSTALLATION SHALL COMPLY WITH CURRENT CITY OF OAKLEY STANDARDS.

    EXISTING IRRIGATION LINES CONTAMINATED SHALL BE FLUSHED THOROUGHLY PRIOR TO RECONNECTION TO IRRIGATION SYSTEM.
22. **CLEAN-UP:** CLEAN CITY STREETS AS OFTEN AS REQUIRED TO REMOVE ANY ACCUMULATION OF MUD AND DEBRIS RESULTING FROM THE CONSTRUCTION.
23. **PHOTOGRAPHY:** CITY WILL RESERVE THE RIGHT TO TAKE PHOTOGRAPHS AND VIDEOS DURING THE COURSE OF CONSTRUCTION.

LAYOUT NOTES

1. REFER TO CIVIL DRAWINGS FOR ALL STORMWATER TREATMENT AREA LOCATIONS AND ELEVATIONS.
2. REFER TO CIVIL DRAWINGS FOR GRADES EXCEEDING 10%.
3. ALL EXISTING TREES WITHIN LIMIT OF WORK TO BE REMOVED. SEE CIVIL DRAWINGS FOR ALL EXISTING TREES WITHIN THE LIMIT OF WORK.

HARDSCAPE SUMMARY

IMPERVIOUS HARDSCAPE	
NAME	QUANTITY
CONCRETE PAVING	S.C.D.
A.C. PAVING	S.C.D.
REDWOOD HEADER	850 LINEAR FEET
PERVIOUS HARDSCAPE	
NAME	QUANTITY
PERMEABLE PAVERS	3,627 SQUARE FEET

PLANT SCHEDULE

CODE		BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	QTY
TREES							
LAM		LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	24"BOX	L	15'H X 15'W	6
SHRUBS							
CE	**	CHONDROPETALUM TECTORUM 'EL CAMPO'	EL CAMPO SMALL CAPE RUSH	1 GAL	L	3'H X 3'W	383
FM		FESTUCA MAIREI	ATLAS FESCUE	1 GAL	L	3'H X 3'W	866
LI		LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	1 GAL	L	2'H X 3'W	157
ML	**	MIMULUS X 'JELLY BEAN ORANGE'	JELLY BEAN ORANGE MONKEYFLOWER	1 GAL	L	2'5 X 2.5'W	267
RE		RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL	L	5'H X 5'W	79
RI		ROSA X 'MEIJOCOS' TM	PINK DRIFT GROUNDCOVER ROSE	2 GAL	L	3'H X 3'W	114
TP		TEUCRIUM CHAMAEDRYS 'PROSTRATUM'	PROSTRATE GERMANDER	1 GAL	L	2'H X 3'W	285
TC		TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L	3'H X 4'W	62
WB		WESTRINGIA FRUTICOSA 'WESO3' TM	BLUE GEM COAST ROSEMARY	1 GAL	L	6'H X 4'W	130

** STORMWATER TREATMENT AREA PLANTS

PLANTING LEGEND

XXX / ## — TREE NAME / QUANTITY — SEE PLANT LIST FOR ADDT'L. INFO. — 1–4 LD–1

XX / ## — SHRUB NAME / QUANTITY — SEE PLANT LIST FOR ADDT'L. INFO. — 5–6 LD–1

WATER USE RATING LEGEND:
WUCOLS IV CATEGORIES OF WATER NEEDS FROM: UNIVERSITY OF CALIF COOPERATIVE EXTENSION, CALIF. DEPARTMENT OF WATER RESOURCES, U.S. BUREAU OF RECLAMATION.

H = HIGH L = LOW
M = MODERATE VL = VERY LOW

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE, IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS SHALL BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION IN COMPLIANCE WITH STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

I HAVE COMPLIED WITH THE CRITERIA OF THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

LANDSCAPE ARCHITECT SIGNATURE AND DATE 2024-12-13

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING - URBAN DESIGN
180 GRAND AVENUE, SUITE 1050, OAKLAND, CA 94612
T 510.763.1429 WWW.GATESASSOCIATES.COM

REGISTERED LANDSCAPE ARCHITECT — JAMES ROBERT FRANCIS GATES — No. 2772 — 6/20/2024 — 12/16/2024 — LA — STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

NOTES AND PLANT SCHEDULE

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS

DATE: 12/16/24
SCALE: AS SHWON
DESIGN: MF
DRAWN: MF/LF
APPROVED: MR
JOB NO: 240017

DRAWING NUMBER: LC-2

53 OF 76

117

CALL 811 BEFORE YOU DIG — SAFE DIGGING PROTECTS

OAKLEY CALIFORNIA

CITY OF OAKLEY
GENERAL NOTES - LANDSCAPE
PUBLIC WORKS AND ENGINEERING DEPARTMENT
3231 MAIN STREET
OAKLEY, CA 94561
PH. (925) 625-7000 **FAX (925) 625-9194**

PLANTING:

73. CONTRACTOR SHALL SUBMIT SOURCES OF PLANT MATERIALS AND TREES TO THE CITY AND SECURE ALL PLANT MATERIALS TO GUARANTEE PLANT AVAILABILITY PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE DOCUMENTATION FROM MULTIPLE SUPPLIERS THAT PLANTS ARE NOT AVAILABLE PRIOR TO CITY CONSIDERING CONTAINER SIZE, SPECIES OR CULTIVAR SUBSTITUTION. ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THEN THE CITY PRIOR TO DELIVERY TO THE SITE.
74. ALL PLANT MATERIAL/CONTAINER SIZES SHALL COMPLY WITH THE APPLICABLE PROVISIONS SET FORTH BY THE "AMERICAN STANDARD FOR NURSERY STOCK-ANSI Z60.1", CURRENT EDITION, AMERICAN ASSOCIATION OF NURSERYMEN (DOCUMENT AVAILABLE ON THE WEB AT WWW.ANLA.ORG).
75. PRIOR TO INSTALLATION, ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE CITY. PLANT MATERIALS REJECTED FOR THE PROJECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
76. PRIOR TO EXCAVATION, CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES.
77. LANDSCAPE ARCHITECT AND CITY LANDSCAPE INSPECTOR SHALL APPROVE ALL TREE LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT AND CITY LANDSCAPE INSPECTOR 72 HOURS MINIMUM PRIOR TO SCHEDULE TREE APPROVAL SITE VISIT. ANY AND ALL TREES INSTALLED WITHOUT APPROVAL ARE SUBJECT TO RELOCATION AT CONTRACTOR'S EXPENSE.
78. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR AND SHALL BE VERIFIED PRIOR TO INSTALLATION. IF ANY CONFLICTS ARE NOTED BETWEEN QUANTITIES, ON-CENTER SPACING OR SYMBOLS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION AND NOTIFY THE CITY FOR DIRECTION PRIOR TO INSTALLATION. ACTUAL NUMBER OF SYMBOLS AND/OR ON-CENTER SPACING SPECIFIED SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
79. FINISH GRADES IN PLANTED AREAS SHALL BE 1 INCH BELOW TOP OF CURB AND/OR PAVING IN TURF AREAS AND 2 INCHES BELOW TOP OF CURB AND/OR PAVING IN SHRUB AREAS. CROSS SLOPE SHALL BE 1% UNLESS NOTED OTHERWISE. FINISH GRADES ALONG SIDEWALK AREAS SHALL BE 1/4 INCH MAXIMUM BELOW TOP OF SIDEWALK GRADE PER ADA STANDARDS. FINISH GRADE SHALL BE SET PRIOR TO PLANTING. ANY DISCREPANCY OR UNFINISHED AREAS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
80. PROVIDE CONCRETE MOWBAND AT EDGE OF ALL PLANTING AREAS, INCLUDING LIMIT OF WORK SEPARATING PRIVATE AND PUBLIC LANDSCAPE WHERE IT IS NOT CONSTRAINED BY CONCRETE PAVING, FENCE OR WALL.
81. IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL PRIOR TO PLANTING. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
82. ALL VINE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED. DISTRIBUTE AND ESPALIER VINE RUNNERS TO ADJACENT FENCE, WALL OR TRELLIS TO ACHIEVE FULL COVERAGE. VINES SHALL BE MAINTAINED A MINIMUM 12 INCHES FROM TOP OF FENCE OR WALL AT ALL TIMES.
83. PRIOR TO SOIL PREPARATION, ALL PLANTING AREAS SHALL BE FREE OF DEBRIS, WEEDS AND ALL ROCKS OVER 2 INCHES IN DIAMETER.
84. SOIL PREPARATION: SEE PLANTING SPECS FOR ADDITIONAL INFORMATION.
    A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING WITHIN ONE HUNDREDTH (1/100) OF A FOOT AND SURFACE DRAINAGE OF ALL PLANTING AREAS. NO LOW SPOTS WHICH HOLD STANDING WATER WILL BE ACCEPTED.
    B. THE CONTRACTOR SHALL PROVIDE SOIL TEST(S) AND RECOMMENDATIONS AFTER ROUGH GRADING HAS BEEN COMPLETED. TESTING SHALL BE DONE BY A REPUTABLE LABORATORY AND MEET WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) REQUIREMENTS TO INCLUDE SOIL TEXTURE; INFILTRATION RATE; PH; TOTAL SOLUBLE SALTS; SODIUM; PERCENT OF ORGANIC MATTER; AND RECOMMENDATIONS. RECOMMENDATIONS SHALL INCLUDE:
        1) SOIL LOOSENING;
        2) TYPE AND QUANTITIES OF SOIL AMENDMENTS FOR MASS PLANTING AREAS LARGE ENOUGH FOR A MIXER; SLOPES LESS THAN OR EQUAL TO 4:1; AND SLOPES GREATER THAN OR EQUAL TO 4:1; SUBMIT 1 QUART COMPOST SAMPLE TO CITY FOR APPROVAL PRIOR TO SOIL PREPARATION;
        3) PLANTING BACKFILL MIX;
        4) PLANTING PIT REQUIREMENTS;
        5) HYDROMULCH SLURRY; AND
        6) MAINTENANCE FERTILIZATION PROGRAM.
    C. THE CONTRACTOR SHALL AMEND TURF AREAS, GROUNDCOVER, SHRUB AND HYDROSEEDED AREAS BASED ON SOIL TEST FINDINGS AND RECOMMENDATIONS.
    D. PLANT BACKFILL FERTILIZER SHALL BE APPLIED TO THE SURFACE PER THE SOILS ANALYSIS RECOMMENDATIONS.
    E. AFTER INSTALLATION OF THE IRRIGATION SYSTEM AND MOWBANDS OR HEADERS, ALL PLANTING AREAS SHALL BE RAKED SMOOTHLY AND ALL ROCKS AND PEBBLES OVER 2 INCHES IN DIAMETER REMOVED FROM THE SITE.
85. TREE SETBACKS SHALL BE:(UNLESS OTHERWISE APPROVED BY THE CITY)
    - 3 FEET MINIMUM FROM PAVED SURFACES (VARIES DEPENDING ON TREE SPECIES)
    - 5 FEET FROM DRIVEWAYS
    - 5 FEET FROM MAIL BOXES
    - 10 FEET FROM FIRE HYDRANTS AND POTABLE MAIN LINES, WATER METERS
    - 10 FEET MINIMUM FROM STORM DRAIN, SANITARY SEWER, WATER, TELEPHONE, ELECTRICAL MAIN AND GAS LINES OR AS REQUIRED BY IRONHOUSE SANITARY DISTRICT, DIABLO WATER DISTRICT AND PG&E
    - 15 FEET FROM STREETLIGHTS
    - 15 FEET FROM STOP SIGNS OR CURB RETURNS
    - REFER TO PG&E FOR TREE PLANTING REQUIREMENTS NEAR OVERHEAD UTILITY LINES
86. ALL TREES PLANTED WITHIN 6 FEET OF PAVING, WALL OR BUILDING SHALL RECEIVE 24 INCHES TALL POLYETHYLENE LINEAR ROOT BARRIERS MODEL UB-24-2 AS MANUFACTURED BY DEEPROOT CORPORATION OR APPROVED EQUAL.
87. UNLESS SPECIFIED OTHERWISE BY THE SOIL REPORT, SHRUB PLANTING SEQUENCE SHALL BE AS FOLLOWS:
    A. DIG THE HOLE TWICE AS LARGE IN DIAMETER AS THE CONTAINER IN WHICH THE PLANT WAS DELIVERED. PROVIDE A 6 INCH MINIMUM CLEARANCE ALL AROUND THE ROOTBALL.
    B. FILL HOLE WITH THE BACKFILL MIX TO A LEVEL 1 INCH BELOW THE ROOTBALL.
    C. REMOVE THE ROOTBALL CAREFULLY FROM THE CONTAINER BY SUPPORTING IT FROM BELOW. PRUNE ANY CIRCLING ROOTS (3/16 INCH OR GREATER) WITH SHARP SHEARS OR SAW. IF THE ROOTBALL IS DENSE OR COMPACTED, CAREFULLY LOOSEN THE ROOTS AT THE SIDE AND BOTTOM OF THE ROOTBALL. DO NOT PULL THE ROOTBALL APART. PRUNING OF LARGE ROOTS WILL ENCOURAGE NEW ROOTS INITIATING AT THE CUTS.
    D. BACKFILL AROUND ROOTBALL AND COMPACT SOIL IN LIFTS. USE CARE NOT TO DISTURB THE ROOTBALL.
    E. USE THE REMAINING NATIVE SOIL TO CREATE A BASIN APPROPRIATE TO THE SITE WITH HEIGHT NOT TO EXCEED HEIGHT OF THE ROOTCROWN.
88. **PRE-EMERGENT:** APPLY PRE-EMERGENT TO ALL PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS AND PRIOR TO PLACEMENT OF MULCH. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE USE OF CHEMICAL PRODUCTS AND SHALL SUPPLY THE CITY WITH A WRITTEN RECORD OF THE TYPE OF CHEMICAL USED, DATE OF APPLICATION AND RATE OF APPLICATION.
89. **MULCH:** WOOD MULCH SHALL BE RECYCLED MAHOGANY DECORATIVE MULCH AS MANUFACTURED BY RECOLOGY OR APPROVED SUBSTITUTE. WOOD MULCH SHALL BE 3/8 INCH TO 2 INCHES DIAMETER AND SHALL NOT INCLUDE MORE THAN 5% FINES. SUBMIT 1 QUART WOOD MULCH SAMPLE TO CITY FOR APPROVAL OF SIZE AND COLOR PRIOR TO DELIVERY OF MULCH TO THE SITE. ALL PLANTING AREAS SHALL RECEIVE A 3 INCH LAYER WOOD MULCH AFTER ALL TREES, SHRUBS AND GROUNDCOVERS HAVE BEEN PLANTED AND AFTER PRE-EMERGENT HAS BEEN APPLIED. EXCLUDE MULCH IN TURF AND HYDROSEED AREAS. MULCH PLANT PITS ONLY IN THESE AREAS.
90. **LANDSCAPE INSPECTIONS:** NOTIFY THE CITY LANDSCAPE INSPECTOR/LANDSCAPE ARCHITECT 48 HOURS MINIMUM PRIOR TO REQUIRED INSPECTIONS. PUBLIC IMPROVEMENTS, PRIVATE OFF-SITE IMPROVEMENTS (WITHIN CITY RIGHT-OF-WAY) AND PRIVATE ON-SITE IMPROVEMENTS (AT CITY'S DISCRETION) SHALL BE INSPECTED BY CITY. REQUIRED LANDSCAPE INSPECTIONS INCLUDE BUT ARE NOT LIMITED TO:
    A. LOCATION OF IRRIGATION CONTROLLER AND BACKFLOW DEVICE PRIOR TO INSTALLATION;
    B. INSTALLATION OF IRRIGATION MAINLINE AND APPURTENANCES PRIOR TO BACKFILL;
    C. PRESSURE TEST OF IRRIGATION MAINLINE;
    D. INSTALLATION OF IRRIGATION LATERAL LINES AND APPURTENANCES PRIOR TO BACKFILL;
    E. REVIEW OF PLANT MATERIAL ON-SITE PRIOR TO PLANTING;
    F. REVIEW OF SOIL PREPARATION OPERATIONS IN PROGRESS;
    G. REVIEW OF PLANT INSTALLATION IN PROGRESS;
    H. REVIEW OF PLANT PLACEMENT, IRRIGATION COVERAGE AND FINISH GRADE PRIOR TO PLACEMENT OF MULCH AND/OR TURF;
    I. CONDUCT FINAL REVIEW OF COMPLETED LANDSCAPE.

MAINTENANCE PERIOD: SEE PLANTING AND IRRIGATION SPECS FOR ADDITIONAL INFORMATION

91. THE CONTRACTOR SHALL REQUEST A WALK BY THE CITY UPON COMPLETION OF THE LANDSCAPE IMPROVEMENTS. THIS WALK WILL BE TO IDENTIFY ANY DEFICIENCIES TO BE CORRECTED PRIOR TO START OF THE MAINTENANCE PERIOD.
92. PRIOR TO REQUESTING A PRE-MAINTENANCE WALK BY THE CITY, THE CONTRACTOR SHALL:
    A. ENSURE COMPLETION OF IRRIGATION CONTROLLER COMMISSIONING BY HYDROPOINT DATA SYSTEMS OR SITEONE, INCLUDING BUT NOT LIMITED TO VERIFICATION OF ACCOUNT SET-UP; HARDWARE VALIDATION TO WEATHERTRAK CENTRAL, INCLUDING CONTROLLER AND STATION NAMES; VERIFICATION OF SOFTWARE AND SIM CARD; SOFTWARE UPDATES (AS REQUIRED); PRE-ACTIVATION/VALIDATION OF CONTROLLER COMMUNICATION; VERIFICATION AND AUTO MODE PROGRAMMING OF CONTROLLER; COMPLETE PROGRAMMING WORKSHEET; VERIFICATION OF MASTER VALVE AND FLOW SENSOR WIRING; SITE WALK AND INSPECTION, WITH WET CHECK; AND CONTROLLER INSPECTION REPORT.
    B. ENSURE COMPLETION IRRIGATION FLOW SENSOR COMMISSIONING BY HYDROPOINT DATA SYSTEMS OR SITEONE, INCLUDING BUT NOT LIMITED TO FLOW VALIDATION TO WEATHERTRAK CENTRAL; LEARNING FLOW FOR CALIBRATION; VERIFYING AND UPDATING FLOW SETTINGS IN CONTROLLER; AND CONTROLLER INSPECTION REPORT FOR FLOW.
    C. ENSURE COMPLETION OF OPTIFLOW SITE OPTIMIZATION BY HYDROPOINT DATA SYSTEMS OR SITEONE, INCLUDING BUT NOT LIMITED TO REVIEW AND VERIFICATION OF COMPATIBILITY, CONTROLLER STATUS, VALID FLOW RATES, AND STATION PROGRAMMING; CONFIGURATION OF SITE FOR FLOW OPTIMIZATION; VERIFICATION OF OPTIMIZED FLOW, PER CONTROLLER.
    D. SUBMIT CONTROLLER INSTALLATION REPORT PROVIDED BY HYDROPOINT DATA SYSTEMS OR SITEONE.
    E. SUBMIT CERTIFICATION OF THE IRRIGATION CONTROLLER ASSEMBLY INSTALLATION AND TWO-WIRE DECODER SYSTEM BY MANUFACTURER'S REPRESENTATIVE.
    F. SUBMIT CERTIFICATE OF COMPLETION INCLUDING BUT NOT LIMITED TO PROJECT INFORMATION; SIGNED CERTIFICATION OF INSTALLATION BY LANDSCAPE ARCHITECT OR LICENSED LANDSCAPE CONTRACTOR; IRRIGATION SCHEDULING PARAMETERS; LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE; IRRIGATION AUDIT; AND SOIL ANALYSIS AS REQUIRED PER SECTION 492.9 OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
93. PRIOR TO THE START OF THE MAINTENANCE PERIOD ALL LANDSCAPE IMPROVEMENTS SHALL BE COMPLETED PER THE APPROVED PLANS INCLUDING:
    A. ALL PLANTS SHALL BE HEALTHY AND THRIVING.
    B. SEEDED AREAS SHALL BE ESTABLISHED WITH VIGOROUS GROWTH AND 99% WEED FREE.
    C. ALL DEFICIENCIES IDENTIFIED BY THE IRRIGATION AUDIT OR THE CITY SHALL BE SATISFACTORILY CORRECTED.
    D. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO A PERMANENT WATER SERVICE; BE FULLY OPERATIONAL FROM THE IRRIGATION CONTROLLER; IRRIGATION CONTROLLER SHALL HAVE VERIFIED COMMUNICATION WITH CITY CENTRAL SYSTEM; AND THE IRRIGATION SCHEDULE SHALL BE PROGRAMMED TO WATER BETWEEN THE HOURS OF 9:00 PM AND 9:00 AM ONLY UNLESS OTHERWISE APPROVED BY THE CITY.
    E. THE IRRIGATION CONTROLLER SHALL AUTOMATICALLY OPERATE BASED ON SET HYDROZONE/MICROCLIMATE PARAMETERS AND IRRIGATION SCHEDULED WITHIN WATER WINDOW REQUIRED BY DIABLO WATER DISTRICT.
    F. NO SAFETY HAZARDS EXIST.
94. CITY WILL APPROVE START OF MAINTENANCE PERIOD UPON VERIFICATION OF COMPLETION OF ALL DEFICIENCIES IDENTIFIED IN THE PRE-MAINTENANCE WALK.
95. THE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 180 DAYS FOLLOWING CITY APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING, CULTIVATING, WEEDING, REPAIR OF TREE STAKES AND TIES, LITTER REMOVAL AND SPRAYING FOR INSECTS SHALL BE PERFORMED. TURF SHALL BE MOWED REGULARLY AND FERTILIZED AS NECESSARY TO MAINTAIN VIGOROUS GROWTH AND GOOD COLOR.

TURN-OVER DOCUMENTATION AND MATERIALS:

96. UPON COMPLETION OF THE MAINTENANCE PERIOD AND PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE CITY AN ELECTRONIC COPY OF TURN-OVER DOCUMENTS. INCLUDE AN INDEX SHEET INDICATING THE CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER AND INCLUDE THE FOLLOWING:

PROJECT DOCUMENTATION

    A. OVERALL DEVELOPMENT PLAN SHOWING MAINTENANCE RESPONSIBILITIES FOR CITY MAINTAINED, HOMEOWNERS ASSOCIATION MAINTAINED, PRIVATE IMPROVEMENTS, ETC.
    B. LIST OF LANDSCAPE AREAS INCLUDING SQUARE FOOTAGE OR ACREAGE BY TYPE, I.E., SHRUBS AREAS, TURF AREAS, OPEN SPACE, FENCES AND WALLS, CONCRETE PAVING, ETC. TO BE MAINTAINED BY THE CITY.
    C. LIST OF PRODUCTS, APPLICATION RATES AND DATES FERTILIZER AND PESTICIDE WAS USED DURING THE PROJECT AND MAINTENANCE PERIOD.
    D. LANDSCAPE ARCHITECT'S CONSTRUCTION COST OPINION.
    E. CERTIFICATE OF INSURANCE VERIFYING COVERAGE FOR COMPLETED OPERATIONS.
    F. A SIGNED AND DATED COPY OF THE ONE (1) YEAR GUARANTEE.
    G. CURRENT PG&E INVOICES FOR IRRIGATION CONTROLLERS AND PUMPS.
    H. CURRENT TELEPHONE COMPANY INVOICES FOR IRRIGATION CONTROLLERS, IF APPLICABLE.
    I. CURRENT DIABLO WATER DISTRICT INVOICES FOR WATER METERS.
    J. BACKFLOW PREVENTION DEVICE TESTING REPORT.
    K. COPIES OF ALL REQUIRED BUILDING PERMITS.
    L. WRITTEN CERTIFICATION OF THE INSTALLATION OF THE IRRIGATION CONTROLLER INCLUDING PROPER INSTALLATION, PROGRAMMING AND OPERATION, AND CONTROLLER COMMUNICATION WITH CITY CENTRAL SYSTEM AS PROVIDED BY SITEONE.
    M. CONTROLLER INSTALLATION REPORT AS PROVIDED BY HYDROPOINT DATA SERVICES OR SITEONE.
    N. IRRIGATION CONTROLLER ALERT REPORT LISTING ALERT DATE, CLEARED DATE, DURATION, ALERT CATEGORY, SEVERITY, ALERT TYPE, CONTROLLER SERIAL NUMBER AND DESCRIPTION OF ALERT FOR DURATION OF MAINTENANCE PERIOD.
    O. LOG OF ALL IRRIGATION CONTROLLER ALERTS NOTED DURING THE MAINTENANCE PERIOD AND VERIFICATION ALL ALERTS HAVE BEEN RESOLVED.
    P. WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) CERTIFICATE OF COMPLETION.
    Q. IRRIGATION SCHEDULES FOR ESTABLISHMENT, MAINTENANCE AND SEASONAL CHANGES.
    R. AS-BUILT RECORD DRAWINGS: SUBMIT PROGRESS PRINTS OF THE AS-BUILT RECORD DRAWINGS FOR CITY APPROVAL PRIOR TO FINAL SUBMITTAL. INCLUDE ALL INFORMATION SHOWN ON THE ORIGINAL APPROVED DRAWINGS INCLUDING REVISIONS TO REFLECT ALL CHANGES IN THE WORK. THE DRAWINGS SHALL INCLUDE THE FOLLOWING ADDITIONAL INFORMATION:
        1) IRRIGATION MAINLINE PIPE AND IRRIGATION EQUIPMENT INCLUDING CONTROLLERS, RAIN SENSORS, BACKFLOW PREVENTERS, IRRIGATION WIRE RUNS, SLEEVES, GROUNDING PLATES/RODS, SHUT-OFF VALVES, REMOTE CONTROL VALVES, PULL BOX AND WIRE SPLICE LOCATIONS, AND QUICK COUPLING VALVES LOCATED BY TWO (2) MEASURED DIMENSIONS, TO THE NEAREST ONE-HALF FOOT. DIMENSIONS SHALL BE GIVEN FROM PERMANENT OBJECTS SUCH AS BUILDINGS, SIDEWALKS, CURBS, WALLS, STRUCTURES, AND DRIVEWAYS. ALL CHANGES IN DIRECTION AND DEPTH OF MAINLINE PIPE SHALL BE NOTED EXACTLY AS INSTALLED. DIMENSIONS FOR PIPES SHALL BE SHOWN AT NO GREATER THAN A 50 FOOT MAXIMUM INTERVAL.
        2) AS-BUILT RECORD DRAWINGS SHALL BE SIGNED AND DATED BY THE CONTRACTOR ATTESTING TO AND CERTIFYING THE ACCURACY OF THE DRAWINGS. AS-BUILT RECORD DRAWINGS SHALL BE LABELED "AS-BUILT RECORD DRAWINGS" AND INCLUDE COMPANY NAME, ADDRESS, PHONE NUMBER, NAME OF THE PERSON WHO CREATED THE DRAWING AND THE CONTACT NAME IF DIFFERENT.
        3) APPROVED AS-BUILT RECORD DRAWINGS SHALL BE PROVIDED TO THE CITY ON ELECTRONIC REPRODUCIBLE MATERIAL AND AN AUTOCAD FILE ON FLASH DRIVE.

PRODUCT DOCUMENTATION

    S. LIST OF ALL THE EQUIPMENT INSTALLED ON THE PROJECT WITH NAME(S), ADDRESS(ES) AND TELEPHONE NUMBER(S) OF THE LOCAL MANUFACTURER'S REPRESENTATIVE(S).
    T. COPIES OF EQUIPMENT OPERATION MANUALS, WARRANTIES AND CERTIFICATES.
    U. COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS OF ALL EQUIPMENT INCLUDING EXPLODED DRAWINGS AND SPARE PARTS LIST.
    V. PERFORMANCE CHARTS FOR ALL SPRINKLER EQUIPMENT.
97. UPON COMPLETION OF THE MAINTENANCE PERIOD AND PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE CITY WITH THE FOLLOWING:

HARDWARE ITEMS

    A. APPLE IPAD PRO (12.9 INCH SIZE AND (MOST CURRENT GENERATION) 1 TB WITH WI-FI), MAGIC KEYBOARD FOR IPAD PRO, APPLE PENCIL (MOST CURRENT VERSION), APPLECARE WITH 2 YEAR SERVICE COVERAGE. PROVIDE ONE (1) IPAD PER FIVE (5) IRRIGATION CONTROLLERS PER SUBDIVISION. IPAD SHALL BE DELIVERED IN ORIGINAL SEALED PACKAGING, WITH DEFAULT/FACTORY SETTINGS AND WITHOUT ANY PRIVATE PROPRIETARY SOFTWARE INSTALLED.
    B. TWO (2) SETS OF IRRIGATION CONTROLLER KEYS PER CONTROLLER.
    C. ONE (1) 3'-5' ADJUSTABLE OPERATING WRENCH WITH T-HANDLE AND INTERCHANGEABLE SQUARE KEY, VALVE KEY AND METER KEY ENDS INCLUDED.
    D. TWO (2) SETS OF MATCHING QUICK COUPLING VALVE KEYS (BRASS) AND HOSE SWIVELS.
    E. TWO (2) SETS OF ALL OPERATING AND SERVICING KEYS, AND WRENCHES REQUIRED FOR COMPLETE MAINTENANCE AND OPERATION OF ALL HEADS AND VALVES. INCLUDE ALL WRENCHES NECESSARY FOR COMPLETE DISASSEMBLY OF ALL HEADS AND VALVES.
    F. TWO (2) 11"X17" LAMINATED COLOR-CODED APPROVED AS-BUILT RECORD DRAWINGS FOR USE AS CONTROLLER CHARTS.
    G. SPECIALTY TOOLS AND TOUCH-UP PAINT REQUIRED TO SERVICE OR DISASSEMBLE SITE FURNISHINGS, PLAYGROUND EQUIPMENT OR EXERCISE EQUIPMENT AS APPLICABLE.

WARRANTY:

98. THE CONTRACTOR SHALL REQUEST A FINAL WALK BY THE CITY THIRTY (30) DAYS IN ADVANCE OF THE ANTICIPATED DATE OF THE END OF THE MAINTENANCE PERIOD AND START OF WARRANTY. THIS WALK WILL BE TO VERIFY ANY PREVIOUS OUTSTANDING CORRECTIVE WORK TO BE COMPLETED, THERE HAVE BEEN NO DEFICIENCIES IN MAINTENANCE AND THERE IS NO ADDITIONAL CORRECTIVE WORK TO BE COMPLETED PRIOR TO START OF WARRANTY.
99. THE LANDSCAPE IMPROVEMENTS WILL BE CALENDARED FOR THE CITY COUNCIL ACCEPTANCE INTO WARRANTY UPON SUCCESSFUL COMPLETION OF THE START OF WARRANTY WALK AND THE CONTRACTOR HAS FURNISHED A SIGNED AND DATED STATEMENT OF THE GUARANTEE TO THE CITY.
100. ALL PLANTS AND MATERIALS SHALL BE GUARANTEED FOR WORKMANSHIP AND MATERIAL DEFECTS FOR A PERIOD OF ONE (1) YEAR AFTER CITY COUNCIL ACCEPTANCE INTO WARRANTY. THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE PLANT MATERIAL OR WORKMANSHIP AT NO ADDITIONAL COST TO THE CITY DURING THIS PERIOD.
101. THE IRRIGATION SYSTEM SHALL BE GUARANTEED FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER CITY COUNCIL ACCEPTANCE INTO WARRANTY. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DEFECTIVE MATERIALS OR WORK AT NO ADDITIONAL COST TO THE CITY.

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING - URBAN DESIGN

REGISTERED LANDSCAPE ARCHITECT — JAMES F. GATES — No. 2498 — 6/20/2024 — 12/16/2024 — LA — STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

CALIFORNIA

LANDSCAPE NOTES

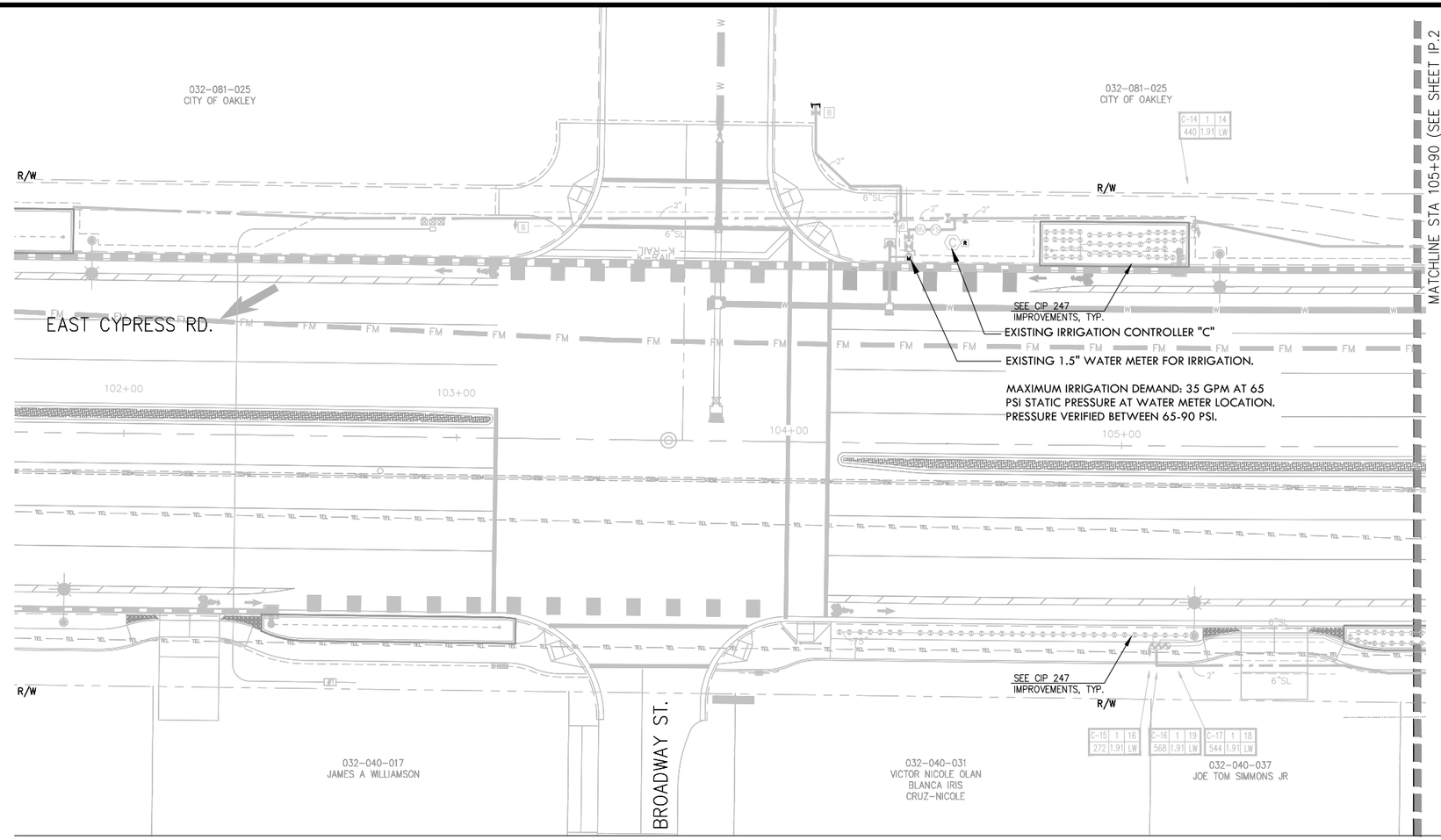
CITY OF OAKLEY — CONTRA COSTA COUNTY

NO.	REVISIONS

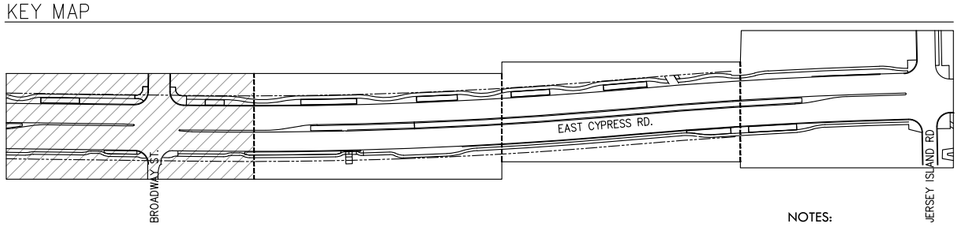
DATE: 12/16/24
SCALE: AS SHWON
DESIGN: MF
DRAWN: MF/LF
APPROVED: MR
JOB NO: 240017

DRAWING NUMBER: **LC-3**

54 OF **76**



KEY MAP



0 10' 20' 40'

NOTES:

1. ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLERS AS DETAILED.
2. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE. CONDUIT SHALL BE 1-1/2 INCH SCH. 40 PVC CONDUIT WITH SOLVENT-WELD CONNECTIONS ALONG MAINLINE. INSTALL PULL BOXES 200 FEET ON-CENTER MAXIMUM OR AS NECESSARY AND NO MORE THAN THE EQUIVALENT OF FOUR (4) QUARTER BENDS (360 DEGREES TOTAL BETWEEN PULL BOXES).
3. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
4. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"	0-6 GPM	0-24 BUBBLERS
1"	7-12 GPM	25-48 BUBBLERS
1.25"	13-20 GPM	49-80 BUBBLERS
1.5"	21-32 GPM	81-128 BUBBLERS
2"	33-50 GPM	129-200 BUBBLERS

Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 ♦ fax 925.932.5671
www.rmairrigation.com

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GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN

REGISTERED LANDSCAPE ARCHITECT
JAMES ONE · No. 5617
6/20/2024
12/16/2024
LA
STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

IRRIGATION PLAN

CONTRA COSTA COUNTY

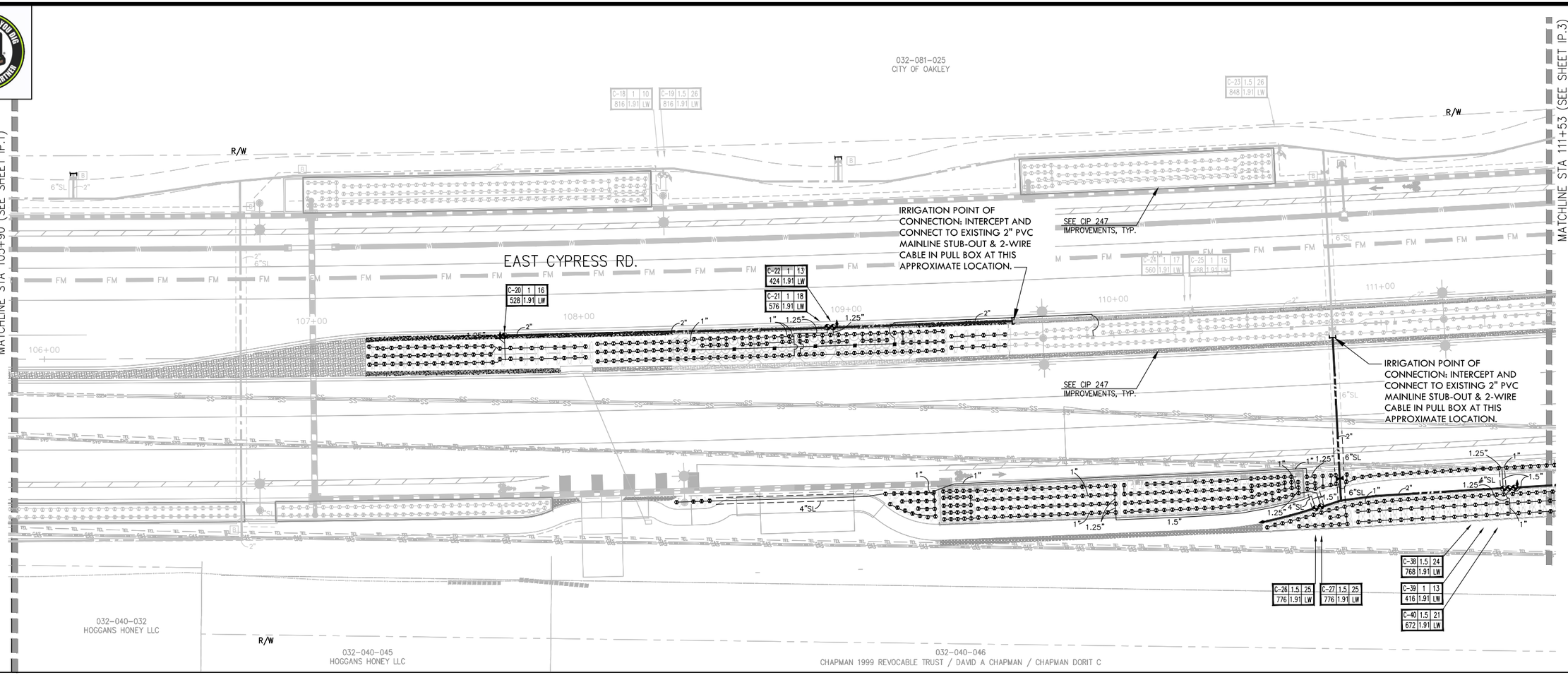
CITY OF OAKLEY

NO.	REVISIONS

DATE: 12/16/24
SCALE: AS SHWON
DESIGN: JB
DRAWN: JB/DM
APPROVED: JB
JOB NO: 240017

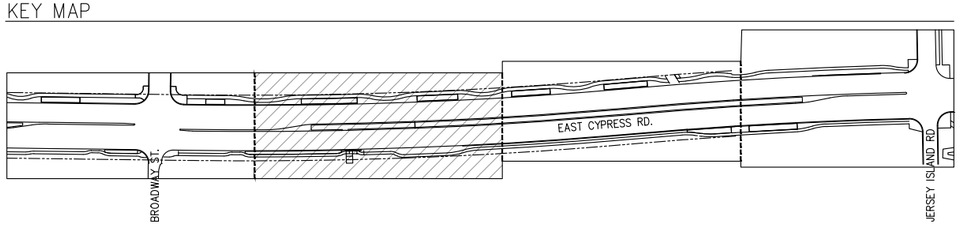
DRAWING NUMBER:
IP-1
55 OF 76

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER



0 10' 20' 40'
0" 1/2" 1" 2"

KEY MAP



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1.25"	13-20 GPM	49-80 BUBBLERS
1.5"	21-32 GPM	81-128 BUBBLERS
2"	33-50 GPM	129-200 BUBBLERS

Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 ♦ fax 925.932.5671
www.rmairrigation.com

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
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REGISTERED LANDSCAPE ARCHITECT
6/30/2024
12/31/2024
STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

IRRIGATION PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

REVISIONS | NO.

DATE: 12/16/24
SCALE: AS SHWON
DESIGN: JB
DRAWN: JB/DM
APPROVED: JB
JOB NO: 240017

DRAWING NUMBER:
IP-2
56 OF 76

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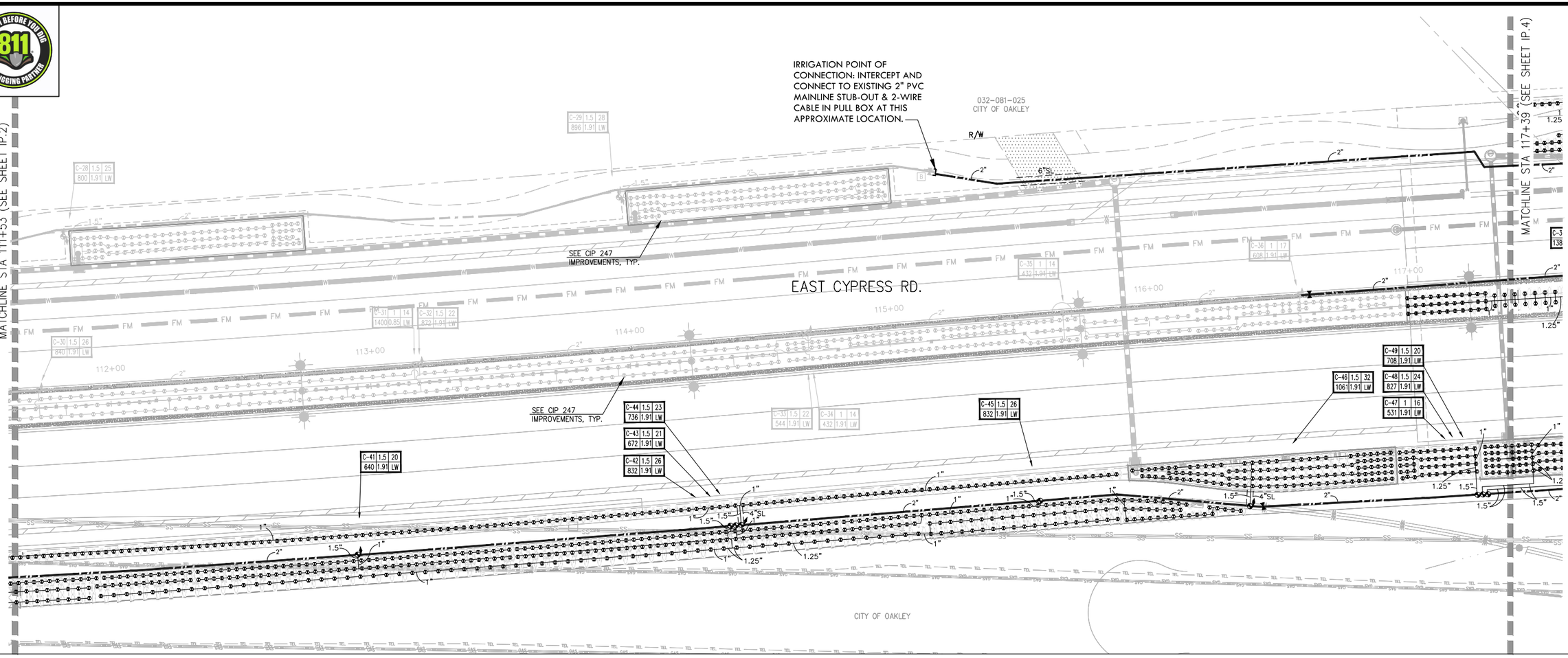
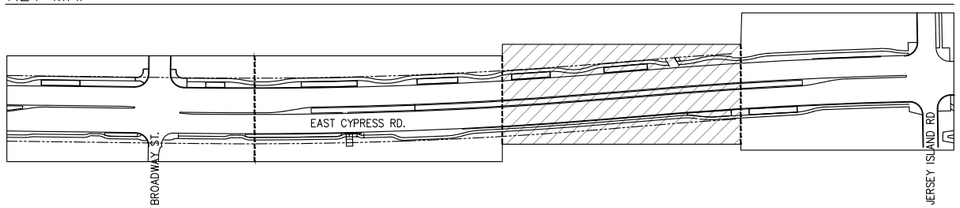


0 10' 20' 40'
0" ½" 1" 2"

KEY MAP



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JAMES BRUCE MITCHELL
6/30/2024
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OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

IRRIGATION PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS

DATE: 12/16/24
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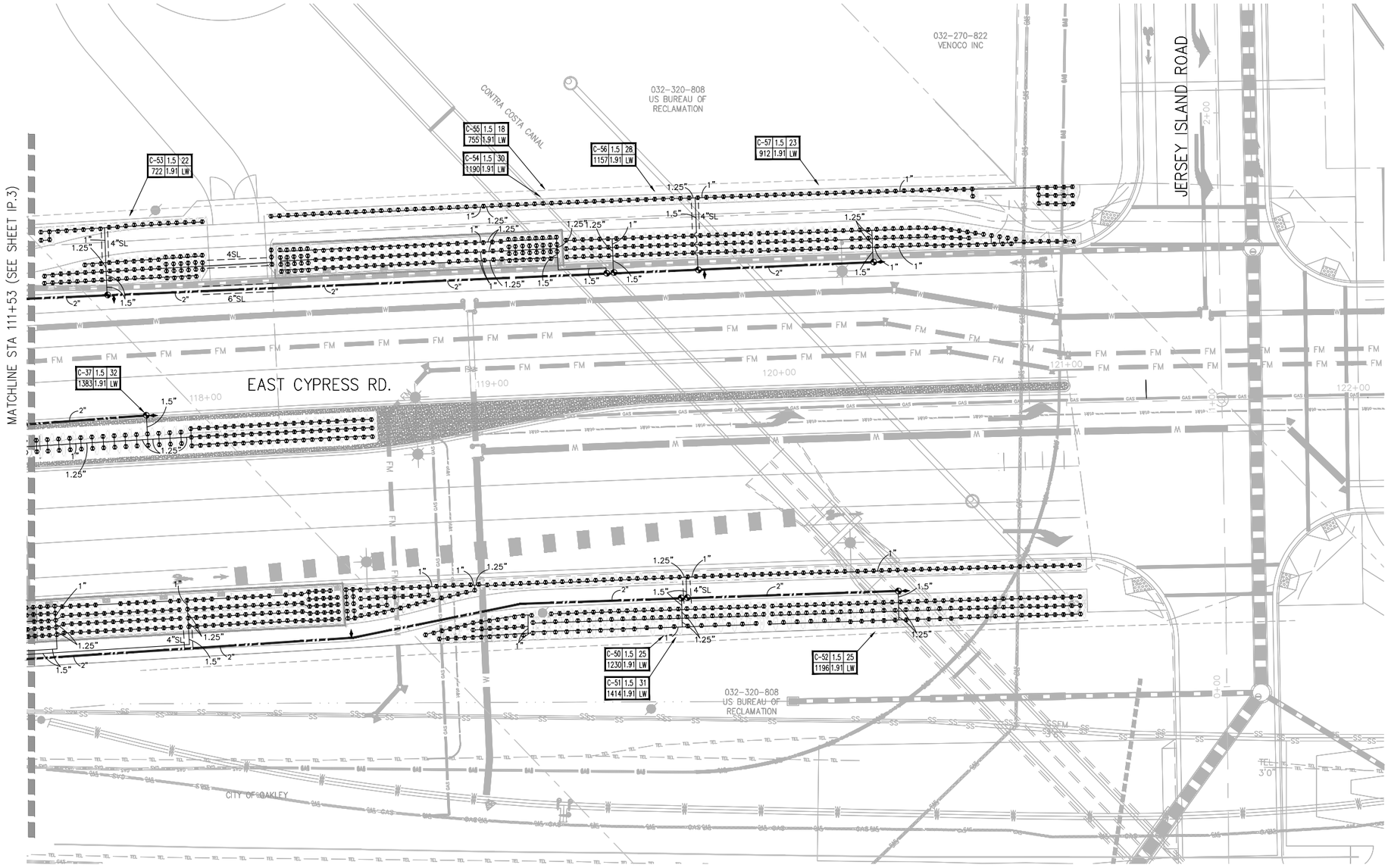

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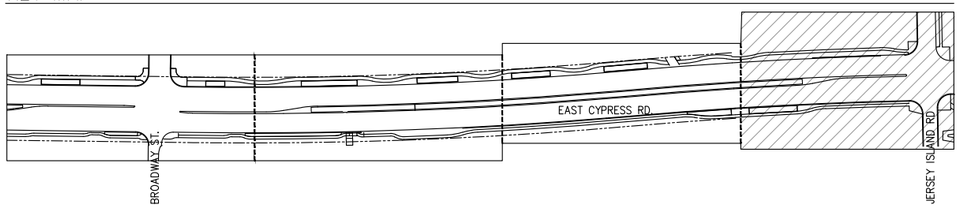

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CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

IRRIGATION PLAN

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58 OF 76

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SUPPLEMENTAL IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

4. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

5. INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS IRRIGATION WATER SYSTEMS.

6. INSTALL 2-WIRE CABLE WITHIN 1.5" CONDUIT WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

7. INSTALL A 14"X19" GREY ELECTRICAL PULL BOX EVERY 200' AND AT EVERY CHANGE IN DIRECTION. ONLY SPLICE TWO WIRE CABLE AT THREE WAY WIRE CONNECTIONS.

8. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS THE PAIGE IRRIGATION WIRE, SPEC P7072D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.

9. DECODER GROUNDING SHALL BE PROVIDED EVERY 500 FEET, AT THE CONTROLLER AND AT THE LAST DECODER OR AT THE END OF THE 2 WIRE PATH. GROUND WITH A 5/8" X 8' COPPER CLAD GROUNDING ROD. #6 COPPER WIRE TO SURGE DEVICE/DECODER. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.

10. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 24" LONG COIL OF WIRE AT EACH SPLICE AND A 24" LONG EXPANSION LOOP IN ALL PULL BOXES.

11. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

12. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

13. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS.

14. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.

15. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

16. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.

17. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

18. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

19. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

20. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

21. IRRIGATION DEMAND: REFER TO PLANS.

22. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

23. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

24. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

25. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

26. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

27. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

28. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND CITY IF THE STATIC PRESSURE IS ABOVE OR BELOW THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM TO DETERMINE IF INLINE PRESSURE REGULATOR, BOOSTER PUMP, OR OTHER DEVICE(S) SHALL BE INSTALLED.

29. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE , IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS SHALL BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION IN COMPLIANCE WITH STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

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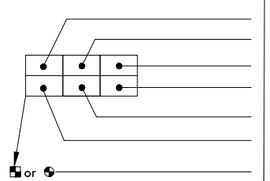
IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
◐	PCB-25	HUNTER BUBBLER (SHRUB)	0.25	30	TRICKLE
■	PCB-25	HUNTER BUBBLER (TREE) MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE.	0.25	30	TRICKLE
◕	ICV-FS SERIES - AS-ADJ / BTU-TE SERIES / WT2W-1VD / WT2W-SD	HUNTER REMOTE CONTROL VALVE WITH PRESSURE REGULATION / NDS TRUE UNION PVC BALL VALVE / WEATHERTRAK DECODERS / WEATHERTRAK LIGHTENING ARRESTERS. INSTALL WITHIN STANDARD 14"X19" VALVE BOX.			
◂▸	44-LRC	RAIN BIRD 1" TWO-PIECE QUICK COUPLING VALVE (YELLOW LOCKING RUBBER COVER)			
⋈	LGT-XX-SS	LEEMCO STAINLESS STEEL GATE VALVE (LINE SIZE) WITH CROSS HANDLE			
◐	EXISTING	HUNTER BUBBLER (SHRUB)			
■	EXISTING	HUNTER BUBBLER (TREE)			
◕	EXISTING	HUNTER REMOTE CONTROL VALVE WITH FILTER SENTRY			
◂▸	EXISTING	RAIN BIRD 1" TWO-PIECE QUICK COUPLING VALVE			
⋈	EXISTING	LEEMCO STAINLESS STEEL GATE VALVE WITH CROSS HANDLE			
⋈	EXISTING	FEBCO LEAD-FREE REDUCED PRESSURE BACKFLOW ASSEMBLY WITH GUARDSHACK ENCLOSURE AND FREEZE BLANKET.			
MV	EXISTING	MASTER VALVE			
FS	EXISTING	FLOW SENSOR			
C	EXISTING	WeatherTRAK ET PRO3 2-WIRE 96 STATION HOUSED IN A TOP ENTRY STRONG BOX STAINLESS STEEL ENCLOSURE			
B	EXISTING	CARSON GRAY PULL BOX			
—	WTMV-H	GT H2O 2-WIRE MASTER VALVE DECODER			
—	WTFSD-H	GT HYDP H2O FLOW SENSOR DECODER			
—	WTD-H1	GT H2O 2-WIRE SINGLE STATION DECODER			
—	WTSA-H	GT H2O 2-WIRE SURGE ARRESTOR			
—	NOT SHOWN ON PLANS	ROUTE TWO WIRE CABLE TO ALL REMOTE CONTROL VALVES. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS PAIGE ELECTRIC WIRE P7072D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KITS OR APPROVED EQUAL. INSTALL 2 WIRE CABLE WITHIN 1.5" SCH 40 ELECTRICAL CONDUIT. PULL BOXES SHALL BE LOCATED EVERY 200' NO SPLICES ARE ALLOWED BETWEEN VALVES. REFER TO DETAIL FOR INSTALLATION INSTRUCTIONS.			



CONTROLLER AND STATION NUMBER
REMOTE CONTROL VALVE SIZE (IN INCHES)
FLOW (GPM)
WATER USE CLASSIFICATION OF ZONE
APPLICATION RATE (IN/HR) or DRIPLINE SPACING
AREA (SQ. FT.)
ASSOCIATED REMOTE CONTROL VALVE

MAIN LINE: 2" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 24" COVER.

LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.

SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.

EXISTING MAIN LINE

EXISTING LATERAL LINE

EXISTING SLEEVING

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REGISTERED LANDSCAPE ARCHITECT — JAMES BRIAN GATES — No. 5080 — 6/30/2024 — Renewal Date 12/23/2024 — LA. — STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

IRRIGATION NOTES AND LEGEND CALIFORNIA

CITY OF OAKLEY CONTRA COSTA COUNTY

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CITY OF OAKLEY IRRIGATION STANDARD NOTES:

OAKLEY CALIFORNIA
CITY OF OAKLEY
GENERAL NOTES - LANDSCAPE
PUBLIC WORKS AND ENGINEERING DEPARTMENT
3231 MAIN STREET
OAKLEY, CA 94561
PH. (925) 625-7000 FAX (925) 625-9194

IRRIGATION:

43. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES/ORDINANCES. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO WORK ON THE PROJECT.
44. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE THEMSELF WITH GRADE DIFFERENCES AND WITH ALL LOCATIONS OF STRUCTURES, UTILITIES AND FENCES. THE CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHERS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH FOOTINGS, UNDER PAVING, ETC. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE CITY.
45. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
46. THE IRRIGATION PLAN IS DIAGRAMMATIC: ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.
47. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM PRESSURE AND THE MAXIMUM FLOW DEMAND AS STATED ON THE DRAWINGS FOR EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE, SERVICE LINE SIZE, AND WATER METER SIZE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE ACTUAL WATER PRESSURE, SERVICE SIZE AND METER SIZE WITH THAT INDICATED ON THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVE AS WELL AS THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
48. THE CONTRACTOR SHALL REVIEW AND VERIFY THE LOCATION AND TYPE OF ELECTRICAL POWER SOURCE IN THE FIELD WITH THE OWNER'S REPRESENTATIVE AND THE IRRIGATION DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO BOTH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF ALL CONTROLLER LOCATIONS PRIOR TO INSTALLATION AND SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER(S).
49. THE IRRIGATION CONTROLLER SHALL BE PROGRAMMED TO WATER BETWEEN THE HOURS OF 9:00 PM AND 9:00 AM ONLY. ADDITIONAL RESTRICTED WATERING TIMES MAY BE ESTABLISHED BASED ON SITE CONDITIONS AS APPROVED BY THE CITY.

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50. THE CONTRACTOR SHALL BE TRAINED AND/OR CERTIFIED BY THE MANUFACTURER'S REPRESENTATIVE AS QUALIFIED TO INSTALL THE TWO-WIRE DECODER SYSTEM. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL HAVE A PRECONSTRUCTION CONFERENCE WITH THE MANUFACTURER'S REPRESENTATIVE AND CITY'S PUBLIC WORKS DEPARTMENT FOR THE INSTALLATION OF THE TWO-WIRE DECODER SYSTEM. PROGRAMMING AND OPERATION.
51. TWO-WIRE IRRIGATION CONTROL WIRE SHALL BE POLYETHYLENE DOUBLE-JACKETED OR UF-B UL PVC DOUBLE-JACKETED TWO-CONDUCTOR SOLID CORE DESIGNED FOR DIRECT BURIAL IS INSTALLED BETWEEN THE IRRIGATION CONTROLLER AND VALVE BOXES. IF TWO-WIRE CABLE RUN LENGTH EXCEEDS MAXIMUM RUN LENGTH SPECIFIED BY THE MANUFACTURER, RUN LENGTH SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY NECESSARY REVISIONS. USE CONSISTENT EXTERIOR JACKET WIRE COLOR FOR PROJECT. FOR PROJECTS WITH MULTIPLE CONTROLLERS, USE DIFFERENT EXTERIOR JACKET WIRE COLOR(S) FOR EACH CONTROLLER.
    A. TWO-WIRE IRRIGATION CONTROL WIRE SHALL BE INSTALLED IN A 1-1/2 INCH SCH. 40 PVC CONDUIT WITH SOLVENT-WELD CONNECTIONS ALONG MAINLINE. INSTALL PULL BOXES 200 FEET ON-CENTER MAXIMUM OR AS NECESSARY AND NO MORE THAN THE EQUIVALENT OF FOUR (4) QUARTER BENDS (360 DEGREES TOTAL BETWEEN PULL BOXES).
    B. PROVIDE 3 FEET EXPANSION COIL (MEASURED FROM TOP OF BOX) AT EACH WIRE CONNECTION AND AT PULL BOX LOCATIONS.
52. CONVENTIONAL IRRIGATION CONTROL WIRE SHALL BE #14-1, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #14-1, U.L. APPROVED FOR DIRECT BURIAL AND WHITE IN COLOR AND PILOT WIRES SHALL BE A COLOR OTHER THAN WHITE OR GREEN. SPARE WIRES SHALL BE A DIFFERENT COLOR.
    A. INSTALL SIX (6) SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE MAINLINE FOR CONVENTIONAL IRRIGATION CONTROLLER WIRE. PROVIDE 3 FEET EXPANSION COIL (MEASURED FROM TOP OF BOX) INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVE BOXES.
    B. PROVIDE 3 FEET EXPANSION COIL (MEASURED FROM TOP OF BOX) AT EACH WIRE CONNECTION AND AT LEAST EVERY 100 FEET OF WIRE LENGTH ON RUNS MORE THAN 100 FEET IN LENGTH AND AT CHANGES IN DIRECTION. FORM EXPANSION COILS BY WRAPPING AT LEAST FIVE TURNS OF WIRE AROUND A 2 INCHES DIAMETER PIPE, THEN WITHDRAWING THE PIPE. EXPANSION COILS NOT REQUIRED INSIDE SLEEVES OR CONDUIT.
53. WIRES SPLICES ARE PERMITTED ONLY ON RUNS EXCEEDING 2,500 FEET AND SHALL BE PLACED IN SPLICE BOXES. SPLICES SHALL BE INSTALLED WITH '3M' #DBR/Y-6 WATERPROOF CONNECTORS OR APPROVED EQUAL. INDICATE ALL SPLICE BOX LOCATIONS ON THE 'AS-BUILT' DRAWINGS.

OAKLEY CALIFORNIA
CITY OF OAKLEY
GENERAL NOTES - LANDSCAPE
PUBLIC WORKS AND ENGINEERING DEPARTMENT
3231 MAIN STREET
OAKLEY, CA 94561
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54. ALL PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. LATERAL PIPE NOT SIZED ON DRAWINGS AND DOWNSTREAM OF 1 INCH PIPE SHALL BE 3/4 INCH SIZE. NO SUBSTITUTIONS FOR SMALLER PIPE SHALL BE PERMITTED. HOWEVER, SUBSTITUTIONS FOR LARGER PIPE SIZES MAY BE APPROVED.
55. ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING OR WALLS SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVES SHALL BE A MINIMUM OF 4 INCHES DIAMETER OR TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED, WHICHEVER IS LARGER.
56. CONTRACTOR SHALL NOTE AND INSTALL SLEEVE LOCATIONS AT REQUIRED DEPTHS AS SHOWN ON IRRIGATION PLANS. SLEEVES SHALL EXTEND 6 INCHES BEYOND FARTHEST EDGE OF PAVEMENT, CURB OR SIDEWALK. COORDINATE WITH CIVIL CONTRACTOR PRIOR TO PLACEMENT OF PAVING.
57. IRRIGATION MAIN LINES 4 INCHES AND LARGER SHALL BE POLYVINYLCHLORIDE (PVC-1120) CLASS 200 PIPE WITH GASKETED CONNECTIONS AND 3 INCHES AND SMALLER SHALL BE POLYVINYLCHLORIDE (PVC-1120) SCHEDULE 40 PIPE WITH SOLVENT-WELD CONNECTIONS.
58. PROVIDE 36 INCHES MINIMUM COVER FOR CLASS 200 PIPE WITH GASKET-CONNECTION PRESSURE SUPPLY LINES; 24 INCHES MINIMUM COVER FOR SCHEDULE 40 PIPE WITH SOLVENT-WELD CONNECTION PRESSURE SUPPLY LINES AND CONTROLLER WIRES; AND 12 INCHES MINIMUM COVER FOR ALL SCHEDULE 40 PIPE NON-PRESSURE LATERAL LINES UNLESS INDICATED TO BE DEEPER ON THE DRAWINGS.
59. GASKETED FITTINGS AT CHANGES IN DIRECTION OR BRANCH MAINS SHALL BE MECHANICALLY RESTRAINED. ADDITIONAL ADJACENT JOINTS SHALL BE RESTRAINED PER THE JOINT RESTRAINT MANUFACTURER'S INSTALLATION RECOMMENDATIONS. JOINT RESTRAINTS SHALL BE AS MANUFACTURED BY LEEMCO. ALL OTHER JOINTS SHALL USE APPROPRIATE HARCO OR LEEMCO DUCTILE IRON, DEEP BELL, RUBBER RING SEAL FITTINGS AS APPROVED BY THE UNIFORM PLUMBING CODE. ALL FITTINGS SHALL HAVE FUSION-BONDED EPOXY COATING ON INTERIOR AND EXTERIOR SURFACES.
60. CAST IRON AND DUCTILE IRON PIPE SHALL HAVE A BITUMINOUS COATING ON THE INTERIOR AND EXTERIOR SURFACES. FITTINGS AND VALVES SHALL BE COATED WITH 6-8 MIL NOMINAL THICKNESS OF PROTECTIVE FUSION-BONDED EPOXY. THE FUSION-BONDED EPOXY COATING SHALL BE APPLIED IN ACCORDANCE WITH AND SHALL MEET ALL APPLICABLE TERMS AND PROVISIONS OF ANSI/AWWA C116/A21.16-09.
61. ALL CAST IRON AND DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN LOOSE 8 MIL MINIMUM THICKNESS POLYETHYLENE TUBING, FOR EXTERNAL CORROSION PROTECTION. INSTALLATION OF POLYETHYLENE ENCASEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ANSI A 21.5 (AWWA C105). SEAMS SHALL BE SEALED WITH 2 INCHES WIDE 10 MIL POLYETHYLENE TAPE. ENDS OF POLYETHYLENE TUBING SHALL BE SECURED TO PIPE WITH SAME POLYETHYLENE TAPE.
62. SOLVENT-WELD FITTINGS SHALL BE SCHEDULE 40 PVC AS APPROVED BY THE UNIFORM PLUMBING CODE. ALL MAIN LINE FITTINGS SHALL BE SCHEDULE 80 PVC.

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63. MARKING TAPE SHALL BE 3 INCHES WIDE, DETECTABLE MARKING TAPE, AS MANUFACTURED BY T. CHRISTY ENTERPRISES, INC., (800) 258-4583, INSTALLED 12 TO 18 INCHES BELOW THE SURFACE AND A MINIMUM OF 12 INCHES ABOVE POTABLE LINES, IRRIGATION MAIN LINES AND IRRIGATION WIRES. POTABLE LINES TAPE SHALL BE BLUE DETECTABLE MARKING TAPE MODEL #TA-DT-3-BPW. POTABLE IRRIGATION LINES TAPE SHALL BE BLUE DETECTABLE MARKING TAPE MODEL #TA-DT-3-B-IRR. RECLAIMED WATER IRRIGATION LINES TAPE SHALL BE PURPLE DETECTABLE MARKING TAPE MODEL #TA-DT-3-P-IRR.
64. PIPE JOINT COMPOUND SHALL BE NON-HARDENING, NON-TOXIC MATERIALS DESIGNED SPECIFICALLY FOR USE ON THREADED CONNECTIONS IN WATER CARRYING PIPE. USE RECTORSEAL NO. 5, WELD-ON ALL SEAL PIPE THREAD SEALANT, OR EQUIVALENT, EXCEPT AT REMOTE CONTROL VALVES AND IRRIGATION HEADS WHERE 3-4 WRAPS OF TEFLON TAPE SHALL BE USED. PIPE DOPE OR LIQUID TEFLON ARE NOT PERMITTED.
65. ALL EXCAVATIONS SHALL BE BACKFILLED TO 85% COMPACTION (95% UNDER PAVING) UNLESS OTHERWISE NOTED.
66. PLASTIC VALVE BOX MANUFACTURER SHALL BE CARSON INDUSTRIES AND BOXES SHALL BE BLACK IN COLOR (PURPLE FOR RECLAIMED WATER). VALVE BOXES LOCATED IN TURF AREAS SHALL BE GREEN IN COLOR (PURPLE FOR RECLAIMED WATER). VALVE BOXES SHALL HAVE BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX SHALL HAVE KNOCK OUTS. VALVE BOX LIDS SHALL BE HEAT STAMPED IN 2 INCH LETTERS WITH THE CONTENTS OF THE BOX: 'X1' FOR REMOTE CONTROL VALVES ('X'=CONTROLLER '1'=STATION NUMBER), 'MV' FOR MASTER CONTROL VALVE, 'FS' FOR FLOW SENSOR, 'GV' FOR GATE VALVE, 'QC' FOR QUICK COUPLING VALVE, 'SP' FOR SPLICE BOX, 'PB' OR PULL BOX., ETC.)
67. INSTALL IRRIGATION VALVE BOXES 12 INCHES FROM WALK, CURB, TURF, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, TURF, ETC. AND EACH BOX SHALL BE 12 INCHES APART. SHORT SIDE OF RECTANGULAR BOX SHALL BE PARALLEL TO WALK, CURB, TURF, ETC. VALVE BOXES IN A GROUPING SHALL BE SUITABLE FOR THE AREA AND MAXIMUM NUMBER OF VALVES IN GROUPING SHALL BE AS APPROVED BY THE CITY.
68. LOCATE QUICK COUPLING VALVES DOWNSTREAM OF IRRIGATION VALVE MANIFOLDS OR AT END OF LINES.
69. ALL OVERHEAD IRRIGATION SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL SET PRESSURE REGULATORS FOR OPTIMUM PERFORMANCE; FLUSH AND ADJUST ALL IRRIGATION VALVES, HEADS AND NOZZLES FOR OPTIMUM COVERAGE; AND ELIMINATE OVERSPRAY ONTO PAVING, WALKS, WALLS, FENCES, ETC.
70. LOCATE BUBBLER ON UP-SLOPE SIDE OF PLANT LOCATED ON SLOPES.
71. INSTALL A VALCON 5000 SERIES SPRING-LOADED CHECK VALVE BELOW SHRUB BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER. USE ROOT ZONE WATERING SYSTEM TREE BUBBLERS IN PAVED AREAS OR TREE WELLS.
72. IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

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WATER USE LANDSCAPE ORDINANCE (WELO)

1. PROJECT INFORMATION:
   (A) DATE: Dec 13, 2024
   (B) PROJECT APPLICANT: City of Oakely
   (C) PROJECT ADDRESS: East Cypress Rd. Oakley CA
   (OR PARCEL AND/OR LOT NUMBER(S)) _____
   (D) TOTAL LANDSCAPE AREA (SQUARE FEET): 29,023 SF
   (E) PROJECT TYPE: ☒ NEW ☐ REHABILITATED *AND:* ☒ PUBLIC ☐ PRIVATE ☐ CEMETERY ☐ HOMEOWNER-INSTALLED
   (F) WATER SUPPLY TYPE: ☑ POTABLE ☐ RECYCLED ☐ WELL *AND:* ☒ DIABLO WATER DISTRICT ☐ PRIVATE WELL
   (G) PROJECT CONTACTS *(APPLICANT):* Jeff Bradshaw; Russ D. Mitchell Associates, Inc.; 2760 Camino Diablo Walnut Creek, CA 45597
   PROJECT CONTACT *(OWNER):* City of Oakely; Kevin Rohani, City Engineer; R.C.E NO. 51138
   (H) I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.
   Jeff Bradshaw (APPLICANT SIGNATURE) Dec 13, 2024 (DATE)
2. WATER EFFICIENT LANDSCAPE WORKSHEET: *SEE SHEET* ID-5
   (A) HYDROZONE INFORMATION TABLE: *SEE SHEET* ID-5
   (B) WATER BUDGET CALCULATIONS: *SEE SHEET* ID-5
   1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA): 390,295
   2. ESTIMATED TOTAL WATER USE (ETWU): 321,231
3. SOIL MANAGEMENT REPORT: SEE SHEET _____
4. LANDSCAPE DESIGN PLAN: SEE SHEET(S) LP-1 - LP.4
5. IRRIGATION DESIGN PLAN: SEE SHEET(S) IP.1 - IP.4
6. GRADING DESIGN PLAN: *SEE SHEET(S)* Sanbell
   ☐ *SEE CIVIL IMPROVEMENT PLANS BY:* Sanbell

IRRIGATION PRESSURE LOSS CALCULATION

JOB NAME:	CIP 310 Cypress Rd.	
DATE:	6/20/24	
METER # OR LOCATION		
ELEVATION AT METER (FT)	11	
STATIC PRESSURE AT METER (PSI)	65	

WORST CASE VALVE(S) SCENARIO	
REMOTE CONTROL VALVE #	x
RCV FLOW (GPM)	25
ELEVATION AT RCV	18

Item	Type	Size (in.)	Length (ft.)	x	Loss/100'		PSI Loss
SERVICE LINE	COPPER	1.5	5	x	1.00	=	0.1
WATER METER	DISC	1.5				=	1.8
BACKFLOW	BRASS					=	12
INLET PRESSURE INTO PUMP/MV					*51.2*		
MASTER VALVE	C.I/BRASS					=	0.5
FLOW SENSOR	PVC					=	0.5
MAIN LINE:	SCH 40	2	1600	x	0.52	=	8.3
MAIN LINE:	SCH 40		0	x	0	=	0.0
EST. FITTING LOSS	PVC				10%	=	1.1
ELEVATION CHANGE FROM POC TO	**Feet +/-**						
RCV:	7	x .433 PSI				=	3.0
					TOTAL LOSS TO RCV	=	27.3
STATIC PRESSURE AT POC (PSI):	65.0	-LOSS:	27.3		=DYNAMIC PSI @ RCV:		37.7

Item	Type	Size (in.)		Loss	=	PSI Loss
RCV:	PLASTIC	1.5		2.0	=	2.0
LATERAL LINE	PVC	VARIES		3.0	=	3.0
EST. FITTING LOSS	PVC			10%	=	0.5
ELEVATION CHANGE FROM RCV TO	**Feet +/-**					
SPRINKLER:	0	x .433 PSI			=	0.0
			TOTAL LOSS (RCV TO SPRINKLER)		=	5.5
			TOTAL SYSTEM LOSS (PSI)		=	32.8
			MINIMUM PRESSURE REQ. AT SPRINKLER (PSI)		=	30.0
			STATIC PRESSURE @ POC		=	65.0
			DYN PRESSURE @ SPRINKLER		=	**32.2**
			EXCESS OR (DEFICIT) PRESSURE		=	2.2
			BOOSTER PUMP REQUIREMENT		=	NO
			BOOST REQUIRED		=	N/A

Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 ♦ fax 925.932.5671
www.rmairrigation.com

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN

REGISTERED LANDSCAPE ARCHITECT
JAMES ONE BRADSHAW
6/30/2024
12/23/2024
LA
STATE OF CALIFORNIA

OAKLEY CALIFORNIA

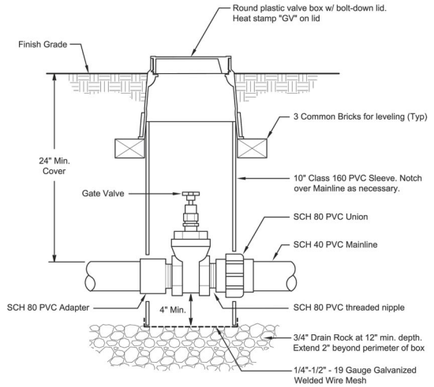
CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

IRRIGATION STANDARD NOTES

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

REVISIONS | NO. | DATE: 12/16/24 | SCALE: AS SHWON | DESIGN: JB | DRAWN: JB/DM | APPROVED: JB | JOB NO: 240017

DRAWING NUMBER:
ID-2
60 OF 76



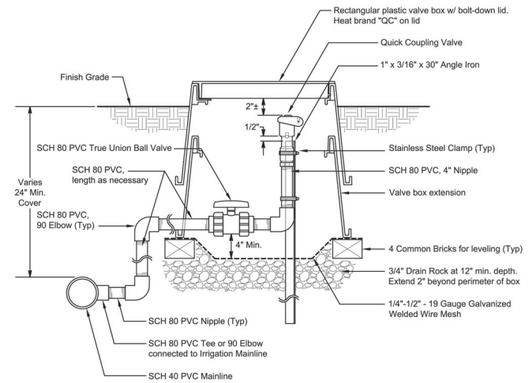
NOTES:

1. See Standard Plan IR-13 for Irrigation Valve Box Installation.
2. Designate purple color-coding on appropriate appurtenance and reclaimed water warning tags when used with reclaimed water.
3. Cover box cut-outs with 10 MIL pipe tape to prevent soil in box.

NOT TO SCALE

	DATE		STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA	IR-11

GATE VALVE (3 INCH & SMALLER)



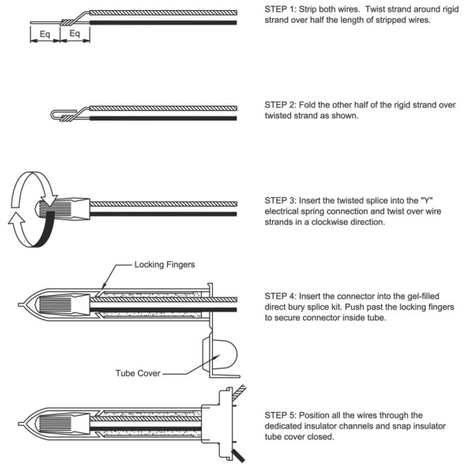
NOTES:

1. See Standard Plan IR-13 for Irrigation Valve Box Installation.
2. Adjust valve box to permit full operation and maintenance of equipment.
3. Designate purple color-coding on appropriate appurtenance and reclaimed water warning tags when used with reclaimed water.
4. Cover box cut-outs with 10 MIL pipe tape to prevent soil in box.

NOT TO SCALE

	DATE		STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA	IR-12

QUICK COUPLING VALVE



STEP 1: Strip both wires. Twist strand around rigid strand over half the length of stripped wires.

STEP 2: Fold the other half of the rigid strand over twisted strand as shown.

STEP 3: Insert the twisted splice into the "Y" electrical spring connection and twist over wire strands in a clockwise direction.

STEP 4: Insert the connector into the gel-filled direct bury splice kit. Push past the locking fingers to secure connector inside tube.

STEP 5: Position all the wires through the dedicated insulator channels and snap insulator tube cover closed.

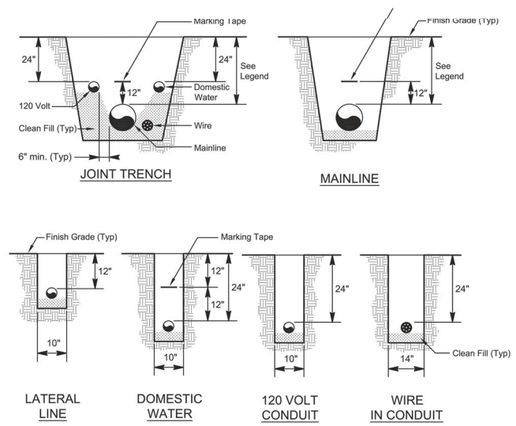
NOTES:

1. Use 3M DBR/Y-6 Direct Bury Splice Kit or approved equal
2. Maximum wire sizes per connector are 3-#4's or 2-#12's

NOT TO SCALE

	DATE		STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA	IR-15

IRRIGATION WIRE CONNECTION



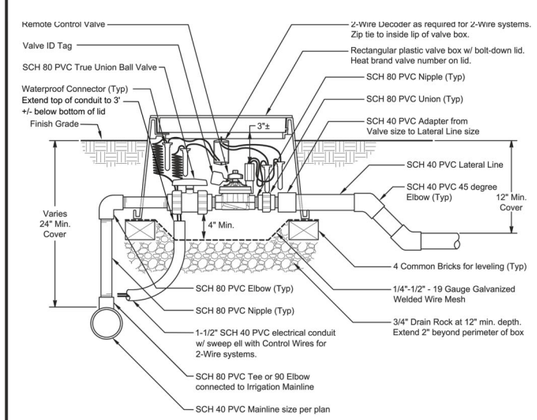
NOTES:

1. All mainline shall be installed per manufacturer's specifications.
2. All PVC pipe shall be installed in the trench in a serpentine manner per manufacturer's specifications.
3. All pipe in joint trenches shall be place with 2" min. between pipes. Pipe of other trades shall be placed with a 6" min. between pipes unless specified otherwise.
4. All 120 volt wiring in conduit shall be installed per local ordinances and codes.
5. Tape and bundle wire at 10' intervals. All wire not in joint trench with mainline shall be installed in conduit.

NOT TO SCALE

	DATE		STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA	IR-08

TRENCHING



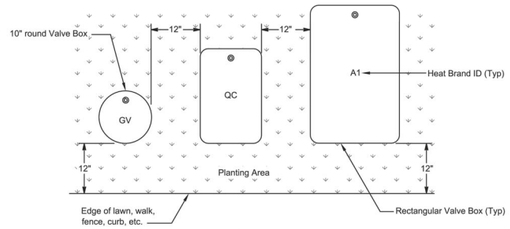
NOTES:

1. Provide a 36" expansion coil at wire connections.
2. See Standard Plan IR-13 for Irrigation Valve Box Installation.
3. Designate purple color-coding on appropriate appurtenance and reclaimed water warning tags when used with reclaimed water.
4. Cover box cut-outs with 10 MIL pipe tape to prevent soil in box.
5. Terminate conduit inside valve box in location to prevent obstruction of servicing equipment.
6. Seal all open ends of conduit with non-hardening duct seal and slope to drain away.

NOT TO SCALE

	DATE		STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA	IR-16

REMOTE CONTROL VALVE



PLAN

NOTES:

1. Retangular valve boxes shall be 11-3/4" X 17" X 12" deep valve box. Use 16" X 25-1/2" X 15" deep rectangular valve box for 1-1/4" and larger valve assemblies.
2. Center boxes over valves to permit service of valves and unions.
3. Set boxes in ground cover/shrub area where possible and maintain a minimum of 5' for trees.
4. Set boxes parallel to each other and perpendicular to edge.
5. Set boxes 1" above grade in turf areas and 3" above grade in shrub areas.
6. Avoid heavily compacting soil around boxes to prevent damaging valve boxes.
7. Heat Brand ID on valve box lid with 2" height letters:

   'X1' for Remote Control Valves ('X' = Controller '1' = station number)
   'FS' for Flow Sensor
   'MV' for Master Control Valve
   'GV' for Gate Valve
   'QC' for Quick Coupling Valve
   'SP' for Splice Box
   'PB' for Pull Box
8. Install stainless steel bolts in locking cover.
9. Designate purple colored boxes and lids with reclaimed water warning tags when used with reclaimed water.
10. Install valve box extensions as required to completely enclose valve assemblies.
11. Cover box cut-outs with 10 MIL pipe tape to prevent soil in box.

NOT TO SCALE

	DATE		STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA	IR-13

VALVE BOX INSTALLATION

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN

REGISTERED LANDSCAPE ARCHITECT JAMES ONE · No. 5178 · STATE OF CALIFORNIA
6/30/2024
Renewal Date
12/23/2024
Date
LA.

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

IRRIGATION DETAILS

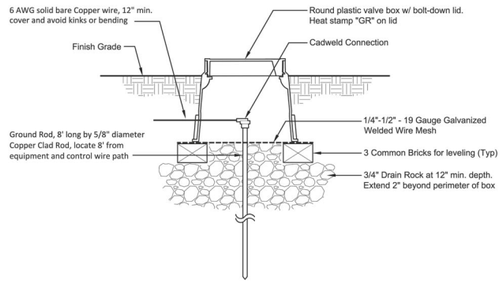
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS

DATE: 12/16/24
SCALE: AS SHWN
DESIGN: JB
DRAWN: JB/DM
APPROVED: JB
JOB NO: 240017

DRAWING NUMBER:
ID-3
61 OF 76

125

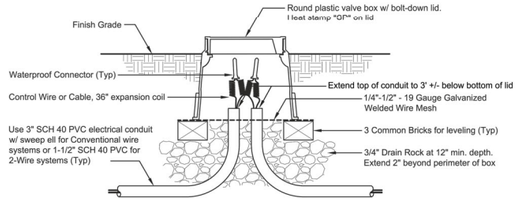


NOTES:

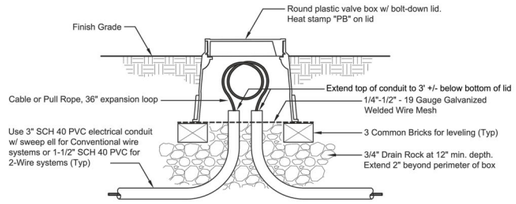
1. Grounding shall meet the minimum requirements of the current edition of the National Electric Code and the American Society of Irrigation Consultants Guideline 100-2002 for Earth Grounding Electronic Equipment in Irrigation Systems.
2. See Standard Plan IR-13 for Irrigation Valve Box Installation.
3. Cover box cut-outs with 10 MIL pipe tape to prevent soil in box.

NOT TO SCALE

	DATE		STD. PLAN NO.
	May 2024	GROUNDING ROD	IR-05



SPLICE BOX



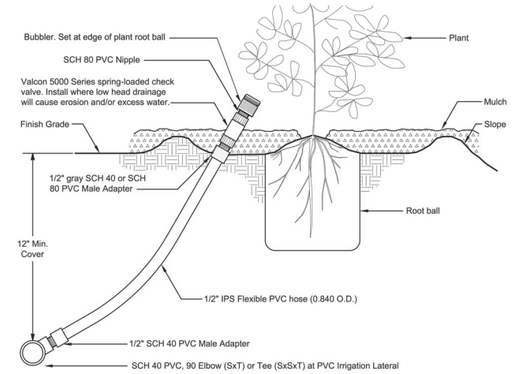
PULL BOX

NOTES:

1. See Standard Plan IR-13 for Irrigation Valve Box Installation.
2. Cover box cut-outs with 10 MIL pipe tape to prevent soil in box.
3. Seal all open ends of conduit with non-hardening duct seal and slope to drain away.
4. Include pull rope for spare or empty conduits to pull boxes intended for future wire installation.
5. See City General Notes for Park and Landscape Improvement Plans for additional requirements.

NOT TO SCALE

	DATE		STD. PLAN NO.
	May 2024	SPLICE BOX/ PULL BOX	IR-14



NOTES:

1. Flexible hose shall be algae and UV resistant.
2. Primer ALL solvent weld connections between PVC and flexible hose.
3. Use only IPS Weld-On #795 cement at flexible hose connections.
4. Secure bubbler at edge of plant root ball.
5. Locate bubblers on uphill side of plants on slopes.
6. Locate bubblers on opposite sides of tree and prevent conflicts with tree staking.

NOT TO SCALE

	DATE		STD. PLAN NO.
	May 2024	BUBBLER	IR-20

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN

REGISTERED LANDSCAPE ARCHITECT
JAMES ONE · No. 5629
6/30/2024
Renewal date
12/23/2024
Date
LA
STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

IRRIGATION DETAILS

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

DATE: 12/16/24	NO.	REVISIONS
SCALE: AS SHWON		
DESIGN: JB		
DRAWN: JB/DM		
APPROVED: JB		
JOB NO: 240017		

DRAWING NUMBER:
ID-4
62 OF 76

EAST CYPRESS ROAD - WATER USE ESTIMATION & IRRIGATION SCHEDULE

WATER TYPE	POTABLE
CITY	Brentwood
ETO	48.2
DATE	12/13/2024

Nearest City to project with published ET data

REGULAR LANDSCAPE AREAS

STATION/HYDROZONE	GPM	AREA (sq.ft) (HA)	WATER USE TYPE (LW=LOW, MW=MOD, HW=HIGH)	PLANT TYPE	IRRIGATION TYPE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	PRECIP. RATE/ APPLICATION RATE (IN/HR)	ETAF (PF/IE)	CYCLES PER DAY	DAYS PER WEEK	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	ETWU (GALLONS PER YEAR)	PERCENTAGE OF LANDSCAPE
												MONTHLY ETO													
												1.0	1.5	2.9	4.5	6.1	7.1	7.9	6.7	5.2	3.2	1.4	0.7		
												TOTAL RUN TIME IN MINUTES PER DAY													
C-1	27	872	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	9,651	3%
C-2	28	880	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	9,740	3%
C-3	23	560	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	6,198	2%
C-4	30	712	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	7,881	2%
C-5	2	400	LW	TREE LW	BUBBLER (TREE) 0.5 GPM	0.3	0.81	0.85	0.4	2	3	0.0	0.0	6.0	9.0	13.0	14.0	16.0	14.0	11.0	7.0	3.0	0.0	4,427	1%
C-6	5	152	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	1,682	1%
C-7	16	528	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	5,844	2%
C-8	9	296	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	3,276	1%
C-9	20	560	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	6,198	2%
C-10	25	792	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	8,766	3%
C-11	28	832	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	9,209	3%
C-12	12	336	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	3,719	1%
C-13	13	400	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	4,427	1%
C-14	14	440	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	4,870	2%
C-15	16	272	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	3,011	1%
C-16	19	568	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	6,287	2%
C-17	18	544	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	6,021	2%
C-18	10	312	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	3,453	1%
C-19	26	816	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	9,032	3%
C-20	16	528	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	5,844	2%
C-21	18	576	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	6,375	2%
C-22	13	424	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	4,693	1%
C-23	26	848	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	9,386	3%
C-24	17	560	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	6,198	2%
C-25	15	488	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	5,401	2%
C-26	25	776	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	8,589	3%
C-27	25	776	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	8,589	3%
C-28	25	800	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	8,855	3%
C-29	28	896	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	9,917	3%
C-30	26	840	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	9,297	3%
C-31	14	1400	LW	TREE LW	BUBBLER (TREE) 0.5 GPM	0.3	0.81	0.85	0.4	2	3	0.0	0.0	6.0	9.0	13.0	14.0	16.0	14.0	11.0	7.0	3.0	0.0	15,495	5%
C-32	22	872	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	9,651	3%
C-33	22	544	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	6,021	2%
C-34	14	432	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	4,781	1%
C-35	14	432	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	4,781	1%
C-36	17	608	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	6,729	2%
C-37	32	1383	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	15,307	5%
C-38	24	768	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	8,500	3%
C-39	13	416	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	4,604	1%
C-40	21	672	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	7,438	2%
C-41	20	640	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	7,084	2%
C-42	26	832	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	9,209	3%
C-43	21	672	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	7,438	2%
C-44	23	736	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	8,146	3%
C-45	26	832	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	9,209	3%
C-46	32	1061	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	11,743	4%
C-47	16	531	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	5,877	2%
C-48	24	827	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	9,153	3%
C-49	20	708	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	7,836	2%
C-50	25	1230	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	13,614	4%
C-51	31	1414	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	15,650	5%
C-52	25	1196	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	13,238	4%
C-53	22	722	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	7,991	2%
C-54	30	1190	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	13,171	4%
C-55	18	755	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	8,356	3%
C-55	28	1157	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	1	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	12,806	4%
C-56	23	912	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	4.0	6.0	9.0	10.0	11.0	9.0	7.0	5.0	2.0	0.0	10,094	3%
																							TOTAL	321,231	100%

TOTAL	29,023

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	AREA (sq.ft) (HA)	Percentage of Landscape
			0%

MAWA	GALLONS/YR	390,295
	ACRE FEET/YR	1.20
	HCF/YR	521.79

ETWU	GALLONS/YR	321,231
	ACRE FEET/YR	0.99
	HCF/YR	429.45

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
35.3%	0.13	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	5,073
TOTAL AREA	29,023
AVG. ETAF	17.48%

THE IRRIGATION VALVE SCHEDULE SHOWN ABOVE IS INTENDED TO BE USED AS A GUIDELINE ONLY AND INDICATES THE APPROXIMATE RUN TIMES IN MINUTES FOR EACH VALVE BASED ON ESTIMATED WEEKLY WATER REQUIREMENTS FOR ESTABLISHED PLANT MATERIAL. THE TIMES SHOWN ARE APPROXIMATE AND HAVE BEEN DEVELOPED FROM LOCAL AND CURRENT AVERAGES FOR EVAPOTRANSPIRATION, AND REFLECTTHE WATER REQUIREMENTS OF THE PLANT MATERIAL BASED ON PLANT TYPE AND THE APPROXIMATE PRECIPITATION OR APPLICATION RATES OF THE IRRIGATION SYSTEM TYPE. ACTUAL RUN TIMES MAY BE DIFFERENT DEPENDING ON A VARIETY OF FACTORS INCLUDING TOPOGRAPHY, SOIL STRUCTURE, SUN AND WIND EXPOSURE, WEATHER, ACTUAL PLANT WATER REQUIREMENTS, OVERALL PRECIPITATION RATE OF ZONE, ETC.

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.45) + (0.55 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION

0.45= ET ADJUSTMENT FACTOR

LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION

PF = PLANT FACTOR FOR HYDROZONES

HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN

REGISTERED LANDSCAPE ARCHITECT
JAMES ONE BOYD
No. 5178
6/30/2024
Renewal Date
12/23/2024
LA
STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

IRRIGATION WATER CALCULATIONS

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS

DATE: 12/16/24
SCALE: AS SHWON
DESIGN: JB
DRAWN: JB/DM
APPROVED: JB
JOB NO: 240017

DRAWING NUMBER:
ID-5
63 OF 76

EAST CYPRESS ROAD - IRRIGATION SCHEDULE (ESTABLISHMENT PERIOD) — REGULAR LANDSCAPE AREAS

STATION/HYDROZONE	GPM	AREA (sq.ft) (HA)	WATER USE TYPE (LW=LOW, MW=MOD, HW=HIGH)	PLANT TYPE	IRRIGATION TYPE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	PRECIP. RATE/ APPLICATION RATE (IN/HR)	ETAF (PF/IE)	CYCLES PER DAY	DAYS PER WEEK	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	PERCENTAGE OF LANDSCAPE
												MONTHLY ETO												
												1.3	1.9	3.6	5.6	7.6	8.9	9.9	8.4	6.5	4.0	1.8	0.9	
												TOTAL RUN TIME IN MINUTES PER DAY												
C-1	27	872	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-2	28	880	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-3	23	560	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-4	30	712	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-5	2	400	LW	TREE LW	BUBBLER (TREE) 0.5 GPM	0.3	0.81	0.85	0.4	2	3	0.0	0.0	8.0	12.0	15.0	18.0	20.0	17.0	13.0	8.0	4.0	0.0	1%
C-6	5	152	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	1%
C-7	16	528	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-8	9	296	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	1%
C-9	20	560	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-10	25	792	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-11	28	832	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-12	12	336	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	1%
C-13	13	400	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	1%
C-14	14	440	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-15	16	272	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	1%
C-16	19	568	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-17	18	544	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-18	10	312	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	1%
C-19	26	816	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-20	16	528	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-21	18	576	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-22	13	424	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	1%
C-23	26	848	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-24	17	560	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-25	15	488	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-26	25	776	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-27	25	776	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-28	25	800	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-29	28	896	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-30	26	840	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-31	14	1400	LW	TREE LW	BUBBLER (TREE) 0.5 GPM	0.3	0.81	0.85	0.4	2	3	0.0	0.0	8.0	12.0	15.0	18.0	20.0	17.0	13.0	8.0	4.0	0.0	5%
C-32	22	872	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-33	22	544	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-34	14	432	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	1%
C-35	14	432	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	1%
C-36	17	608	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-37	32	1383	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	5%
C-38	24	768	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-39	13	416	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	1%
C-40	21	672	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-41	20	640	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-42	26	832	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-43	21	672	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-44	23	736	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-45	26	832	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-46	32	1061	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	4%
C-47	16	531	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-48	24	827	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-49	20	708	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-50	25	1230	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	4%
C-51	31	1414	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	5%
C-52	25	1196	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	4%
C-53	22	722	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	2%
C-54	30	1190	LW	BIOSWALE LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	4%
C-55	18	755	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
C-55	28	1157	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	4%
C-56	23	912	LW	SHRUB GC LW	BUBBLER (SHRUB)	0.3	0.81	1.91	0.4	2	2	0.0	0.0	5.0	8.0	11.0	12.0	13.0	11.0	9.0	6.0	3.0	0.0	3%
																							TOTAL	100%
	TOTAL	29,023																						

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN

REGISTERED LANDSCAPE ARCHITECT — JAMES ONE BOYD — No. 5497 — 6/30/2024 Renewal Date — 12/23/2024 Date — LA — STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

IRRIGATION WATER CALCULATIONS

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

REVISIONS

NO.	

DATE: 12/16/24
SCALE: AS SHWON
DESIGN: JB
DRAWN: JB/DM
APPROVED: JB
JOB NO: 2400017

DRAWING NUMBER:
ID-6
64 OF 76

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PROTECTS

032-081-025
CITY OF OAKLEY

032-081-025
CITY OF OAKLEY

R/W

EAST CYPRESS RD.

FM

101+00

102+00

103+00

104+00

105+00

STA 100 + 52

MATCHLINE STA 105+90 (SEE SHEET LP-2)

SEE CIP 247
IMPROVEMENTS, TYP.

3
L3.2
PERMEABLE PAVERS AT NOSE,
TYP., SEE LEGEND LC-1

STA 104+13
LIMIT OF WORK

SIGHT
TRIANGLE,
TYP.

6
LD-2

SEE CIP 247
IMPROVEMENTS, TYP.

R/W

BROADWAY ST.

032-040-016
SANTIAGO REYES

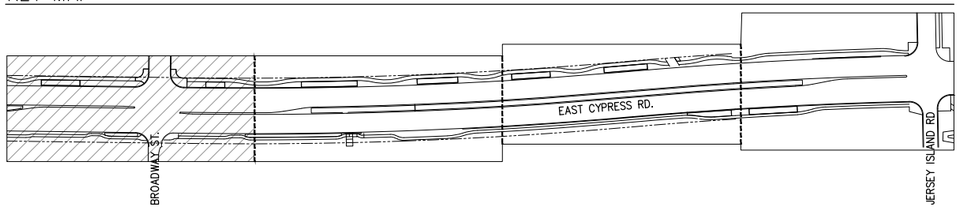
032-040-017
JAMES A WILLIAMSON

032-040-031
VICTOR NICOLE OLAN
BLANCA IRIS
CRUZ-NICOLE

032-040-037
JOE TOM SIMMONS JR

0 10' 20' 40'

KEY MAP



PLANT SCHEDULE

CODE		BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	QTY
TREES							
LAM		LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	24"BOX	L	15'H X 15'W	6
SHRUBS							
CE	**	CHONDROPETALUM TECTORUM 'EL CAMPO'	EL CAMPO SMALL CAPE RUSH	1 GAL	L	3'H X 3'W	383
FM		FESTUCA MAIREI	ATLAS FESCUE	1 GAL	L	3'H X 3'W	866
LI		LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	1 GAL	L	2'H X 3'W	157
ML	**	MIMULUS X 'JELLY BEAN ORANGE'	JELLY BEAN ORANGE MONKEYFLOWER	1 GAL	L	2'5 X 2.5'W	267
RE		RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL	L	5'H X 5'W	79
RI		ROSA X 'MEIJOCOS' TM	PINK DRIFT GROUNDCOVER ROSE	2 GAL	L	3'H X 3'W	114
TP		TEUCRIUM CHAMAEDRYS 'PROSTRATUM'	PROSTRATE GERMANDER	1 GAL	L	2'H X 3'W	285
TC		TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L	3'H X 4'W	62
WB		WESTRINGIA FRUTICOSA 'WES03' TM	BLUE GEM COAST ROSEMARY	1 GAL	L	6'H X 4'W	130

** STORMWATER TREATMENT AREA PLANTS

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING - URBAN DESIGN

REGISTERED LANDSCAPE ARCHITECT
GARY ONE
6/20/2024
12/16/2024
STATE OF CALIFORNIA

OAKLEY
CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD
CANAL CROSSING PROJECT - ROADWAY WIDENING

PLANTING PLAN

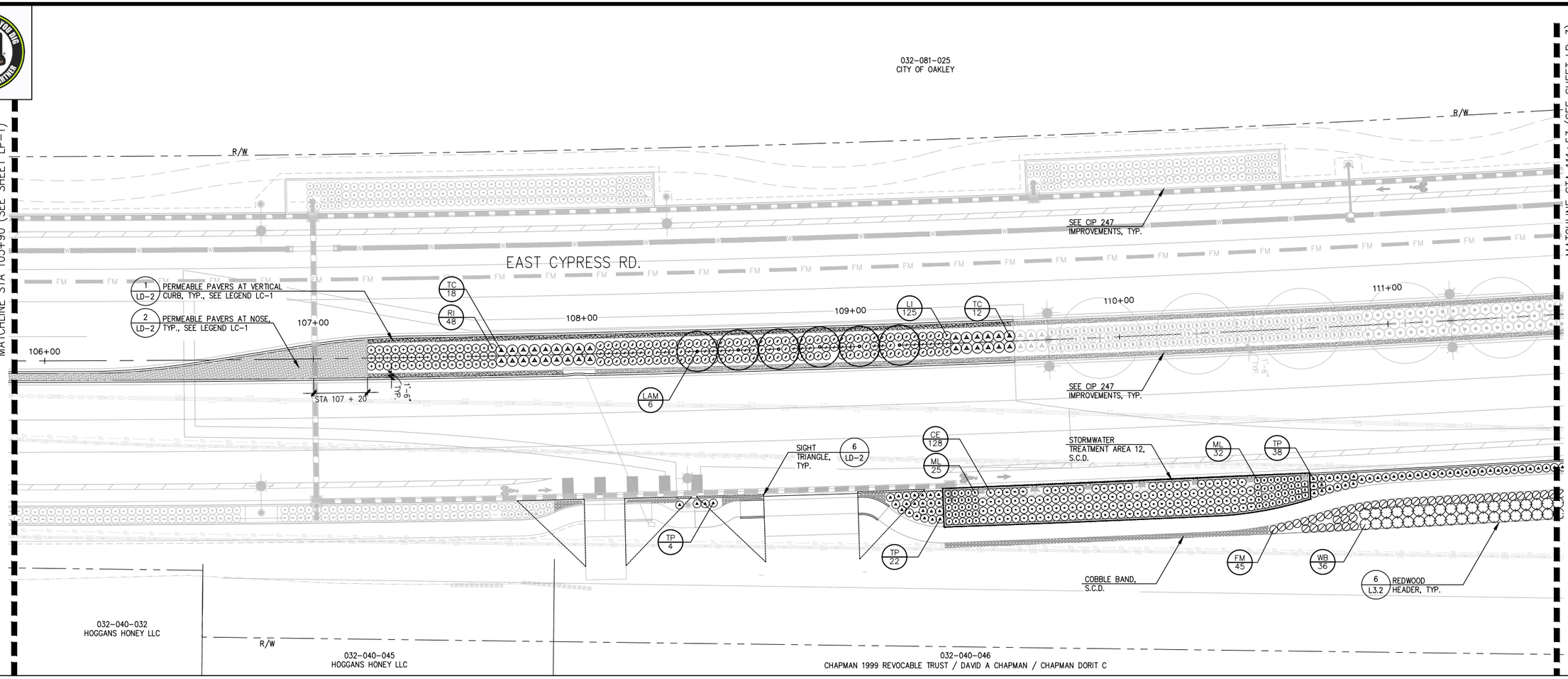
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

REVISIONS | NO.

DATE: 12/16/24
SCALE: AS SHWON
DESIGN: MF
DRAWN: MF/LF
APPROVED: MR
JOB NO: 240017

DRAWING NUMBER:
LP-1
65 OF 76

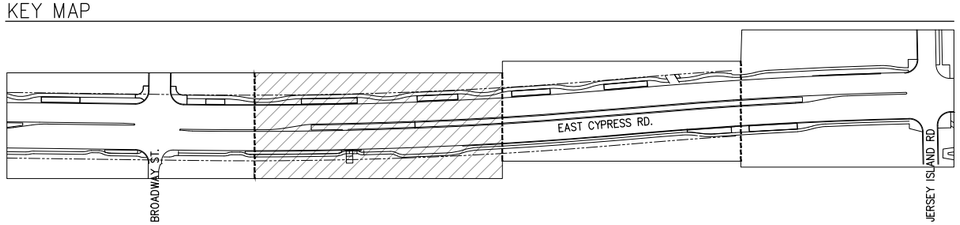
129



0 10' 20' 40'

0" 2" 1" 2"

KEY MAP



PLANT SCHEDULE

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TREES							
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TC		TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L	3'H X 4'W	62
WB		WESTRINGIA FRUTICOSA 'WES03' TM	BLUE GEM COAST ROSEMARY	1 GAL	L	6'H X 4'W	130

** STORMWATER TREATMENT AREA PLANTS

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN

REGISTERED LANDSCAPE ARCHITECT
CARY ONE
6/20/2024
12/16/2024
STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD
CANAL CROSSING PROJECT - ROADWAY WIDENING

PLANTING PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

REVISIONS | NO.

DATE: 12/16/24
SCALE: AS SHWON
DESIGN: MF
DRAWN: MF/LF
APPROVED: MR
JOB NO: 240017

DRAWING NUMBER:
LP-2
66 OF 76

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PROTOCOL

MATCHLINE STA 111+53 (SEE SHEET LP-2)

MATCHLINE STA 117+39 (SEE SHEET LP-4)

032-081-025
CITY OF OAKLEY

R/W

CONCRETE SIDEWALK BY
FUTURE DEVELOPER

SEE CIP 247
IMPROVEMENTS, TYP.

EAST CYPRESS RD.

112+00
113+00
114+00
115+00
116+00
117+00

SEE CIP 247
IMPROVEMENTS, TYP.

TC 4
LI 32

STORMWATER
TREATMENT AREA 14,
S.C.D.

ML 17
CE 73
ML 43
FM 32
18 20

TP 33

TP 2
FM 105

COBBLE BAND,
S.C.D.

5 LD-2 REDWOOD
HEADER, TYP.

WB 38
FM 282

RE 64
WB 16

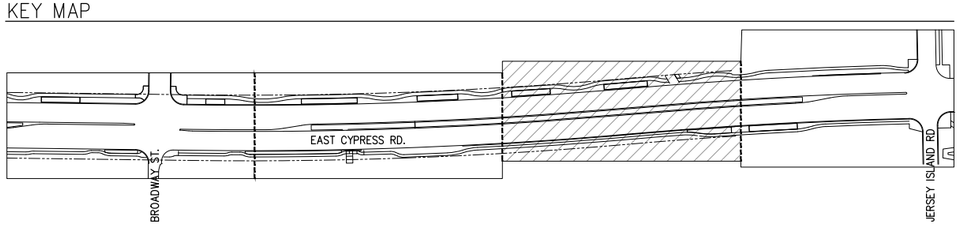
NEW CONCRETE SIDEWALK,
TYP., S.C.D.

6 L3.2 REDWOOD
HEADER, TYP.

CITY OF OAKLEY

0 10' 20' 40'
0" ½" 1" 2"

KEY MAP



PLANT SCHEDULE

CODE		BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	QTY
TREES							
LAM		LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	24"BOX	L	15'H X 15'W	6
SHRUBS							
CE	**	CHONDROPETALUM TECTORUM 'EL CAMPO'	EL CAMPO SMALL CAPE RUSH	1 GAL	L	3'H X 3'W	383
FM		FESTUCA MAIREI	ATLAS FESCUE	1 GAL	L	3'H X 3'W	866
LI		LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	1 GAL	L	2'H X 3'W	157
ML	**	MIMULUS X 'JELLY BEAN ORANGE'	JELLY BEAN ORANGE MONKEYFLOWER	1 GAL	L	2'5 X 2.5'W	267
RE		RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL	L	5'H X 5'W	79
RI		ROSA X 'MEIJOCOS' TM	PINK DRIFT GROUNDCOVER ROSE	2 GAL	L	3'H X 3'W	114
TP		TEUCRIUM CHAMAEDRYS 'PROSTRATUM'	PROSTRATE GERMANDER	1 GAL	L	2'H X 3'W	285
TC		TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L	3'H X 4'W	62
WB		WESTRINGIA FRUTICOSA 'WES03' TM	BLUE GEM COAST ROSEMARY	1 GAL	L	6'H X 4'W	130

** STORMWATER TREATMENT AREA PLANTS

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING - URBAN DESIGN

REGISTERED LANDSCAPE ARCHITECT
CHRIS ONE - No. 6420
6/20/2024
12/16/2024
LA
STATE OF CALIFORNIA

OAKLEY
CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

PLANTING PLAN

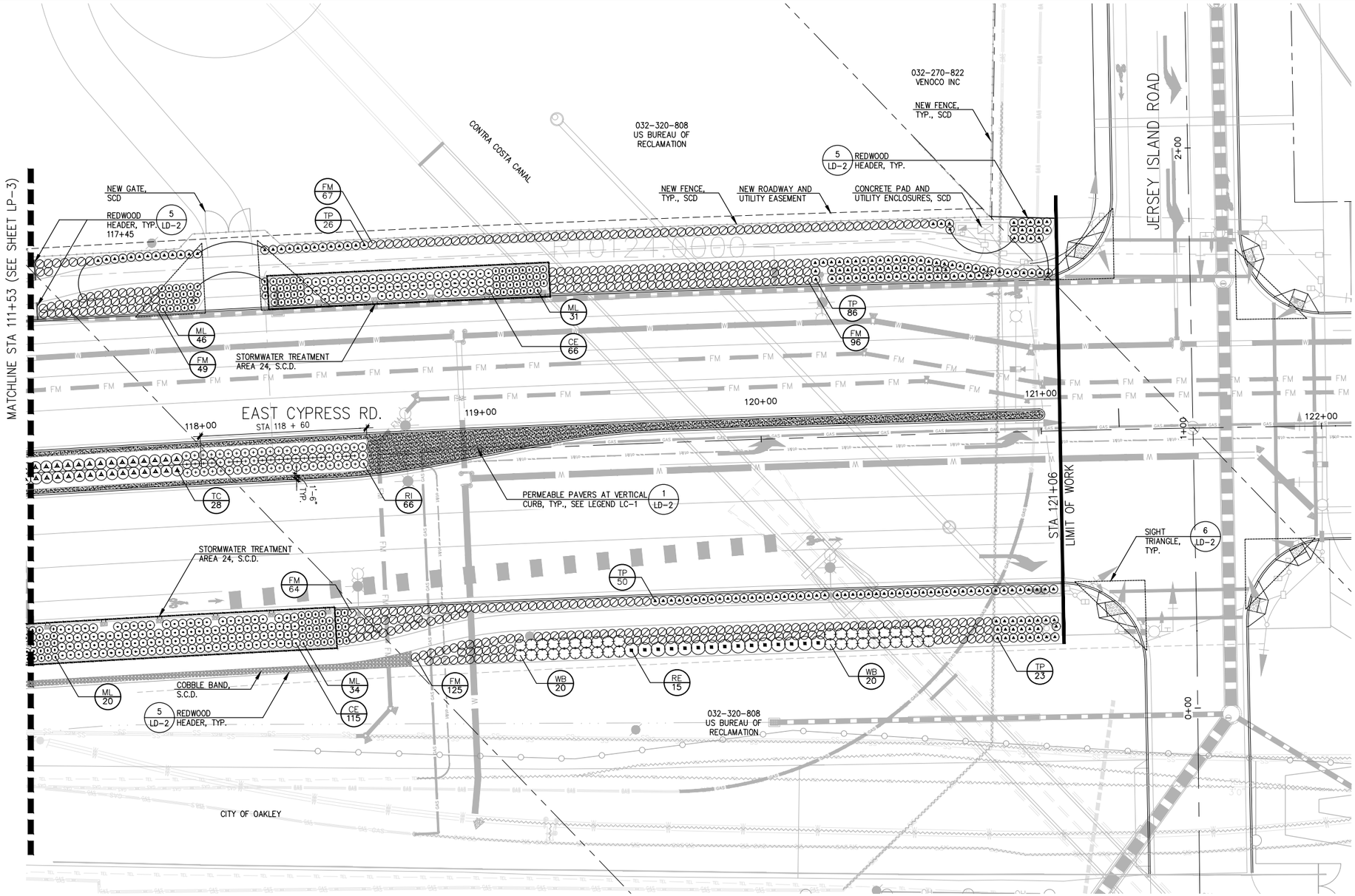
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS

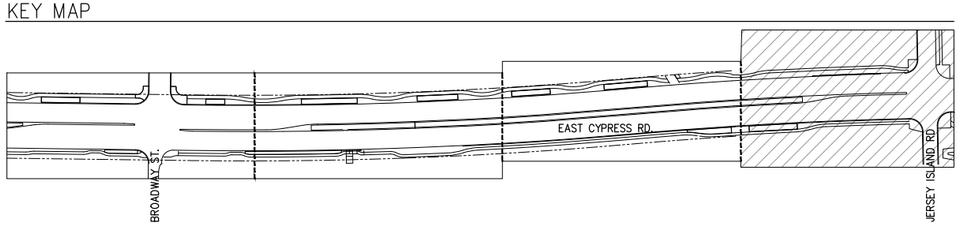
DATE: 12/16/24
SCALE: AS SHWON
DESIGN: MF
DRAWN: MF/LF
APPROVED: MR
JOB NO: 240017

DRAWING NUMBER:
LP-3
67 OF 76

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER



KEY MAP



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** STORMWATER TREATMENT AREA PLANTS

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING - URBAN DESIGN

REGISTERED LANDSCAPE ARCHITECT
JAMES ONE - No. 6420
6/20/2024
12/16/2024
LA
STATE OF CALIFORNIA

OAKLEY
CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

PLANTING PLAN

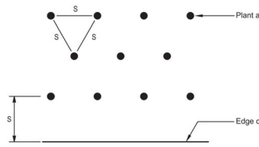
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

REVISIONS | NO.

DATE: 12/16/24
SCALE: AS SHWN
DESIGN: MF
DRAWN: MF/LF
APPROVED: MR
JOB NO: 240017

DRAWING NUMBER:
LP-4
68 OF 76

132



PLANT QUANTITY CHART

Spacing	Plants per Square Foot
6" O.C.	4.60
8" O.C.	2.60
10" O.C.	1.66
12" O.C.	1.15
15" O.C.	0.738
18" O.C.	0.512
24" O.C.	0.290
30" O.C.	0.185
36" O.C.	0.116

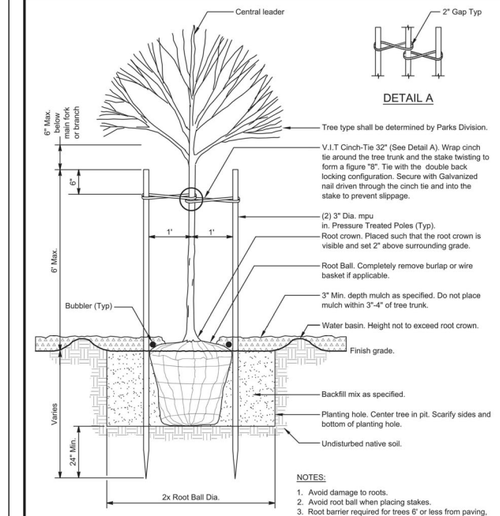
NOTES:

1. S = On-center plant spacing.
2. Use the larger on center spacing for spacing at interface of different plant species.
3. This detail is intended as a guide for shrubs and groundcover spaced at equal distance from each other.

NOT TO SCALE

	DATE			STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA	PLANT SPACING	L-06

6 SHRUB SPACING
SCALE: N.T.S.



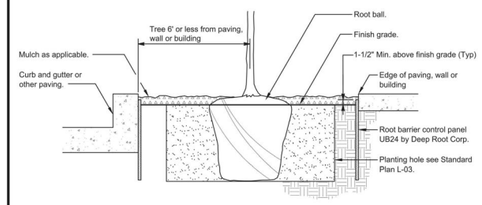
NOTES:

1. Avoid damage to roots.
2. Avoid root ball when placing stakes.
3. Root barrier required for trees 6' or less from paving, wall or building. See Standard Plan L-04 for Root Barrier installation.
4. Backfill mix and post-plant fertilizer as required by soils analysis.

NOT TO SCALE

	DATE			STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA	TREE PLANTING	L-03

4 TREE PLANTING
SCALE: N.T.S.



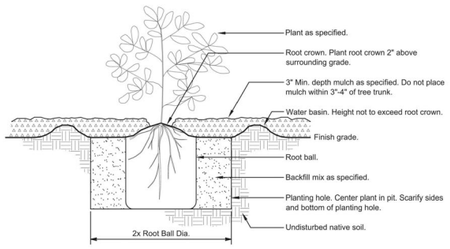
NOTES:

1. Install per manufacturers specifications directly against edge without voids.
2. Panel length per manufacturers specifications and extend a min. length of 10' from trunk.
3. Linear installation shall extend a min. of 10' from centerline of tree for a min. 20' overall length.
4. Surround installation at perimeter of concrete tree wells only.

NOT TO SCALE

	DATE			STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA	ROOT BARRIER	L-04

2 LINEAR ROOT BARRIER – SECTION
SCALE: N.T.S.



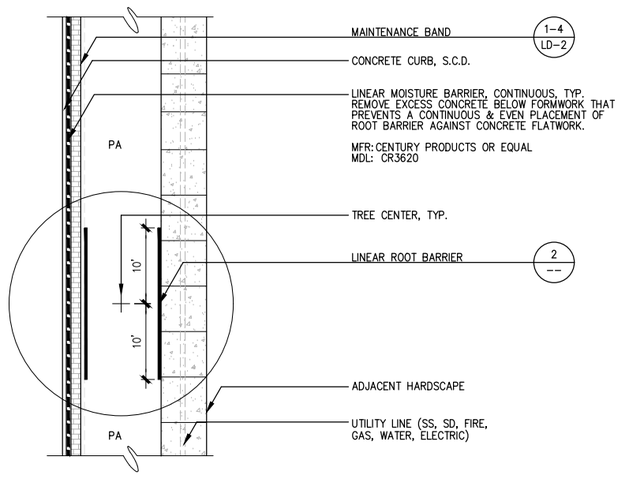
NOTES:

1. Backfill mix and post-plant fertilizer as required by soils analysis.

NOT TO SCALE

	DATE			STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA	SHRUB PLANTING	L-05

5 SHRUB PLANTING
SCALE: N.T.S.



3 LINEAR MOISTURE AND ROOT BARRIER–PLAN
SCALE: 1" = 10'–0"

TREE SPECIFICATIONS

All trees must meet the following minimum specifications:

1. Height: 7 feet high measured from rootcrown to tip of central leader.
2. Caliper: 1-1/2 inches, measured 6 inches above the root crown (24 inch Box Minimum).
3. Branching: Minimum spread of 2 - 3 feet with good branch distribution.
4. Central Leader: Single, dominant, relatively straight stem.

Any exception to the above must be approved by the City.

All planting stock must have the approval of the City.

City reserves the right to reject trees that do not meet high quality nursery stock of the current edition of the Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation.

PLANTING SEQUENCE

1. Dig the planting hole as deep as the container and twice as large as its diameter. If over-excavation occurs, foot-tamp bottom of planting hole as necessary to prevent root crown from settling below surrounding grade.
2. Remove the root ball carefully from the container by supporting it from below. Sever any circling roots (3/16 inch or greater) with sharp shears or saw. If the root ball is dense or compacted, carefully loosen the roots at the side and bottom of the root ball. The severing of large roots will encourage new roots initiating at the cuts.
3. Center root ball in hole on undisturbed soil soil such that root crown is visible at the top of the root crown and 2 inches above grade.
4. Fill planting hole around root ball with backfill mix and foot-tamp in lifts. Be careful not to disturb the root ball.
5. Backfill mix shall be as specified by the soils analysis.
6. Pre-plant and post-plant fertilizers shall be as required by soils analysis.
7. Use the remaining native soil to create a water basin appropriate to the site. Height of water basin shall not exceed height of the root crown.

NOT TO SCALE

	DATE			STD. PLAN NO.
	May 2024	OAKLEY CALIFORNIA	TREE PLANTING SPECIFICATIONS	L-02

1 TREE SPECIFICATIONS
SCALE: N.T.S..

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
180 HIGH STREET, SUITE 200, SAN FRANCISCO, CA 94110
T 415.788.4476 www.gatesla.com

REGISTERED LANDSCAPE ARCHITECT
JAMES R. GATES
No. 2500
6/20/2024
Renewal Date
12/16/2024
L.A.
STATE OF CALIFORNIA

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

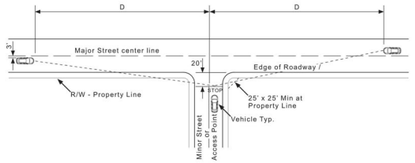
CONSTRUCTION DETAILS

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS

DATE: 12/16/24
SCALE: AS SHWON
DESIGN: MF
DRAWN: MF/LF
APPROVED: MR
JOB NO: 240017

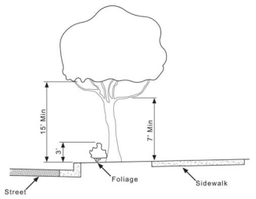
DRAWING NUMBER:
LD-1
69 OF 76



MAJOR STREET WITH STOP CONTROL ON MINOR STREET

Major Road Posted Speed Limit (MPH)	D Minimum Distance (ft)*
25	280
30	335
35	390
40	445
45	500

*AASHTO Green Book



Notes

1. Foliage at maturity and berm, if any, shall not exceed 3 feet in height.
2. A visual clearance from the street to 15 feet in height shall be maintained with all tree foliage within the sight triangle.
3. A visual clearance from the sidewalk to 7 feet in height shall be maintained with all tree foliage within the sight triangle.
4. Site specific sight triangle exhibit to be provided upon request by the Public Works and Engineering Department.
5. Refer to the AASHTO Green Book, Section 9.5 Intersection Sight Distance, for additional guidance.

NOT TO SCALE

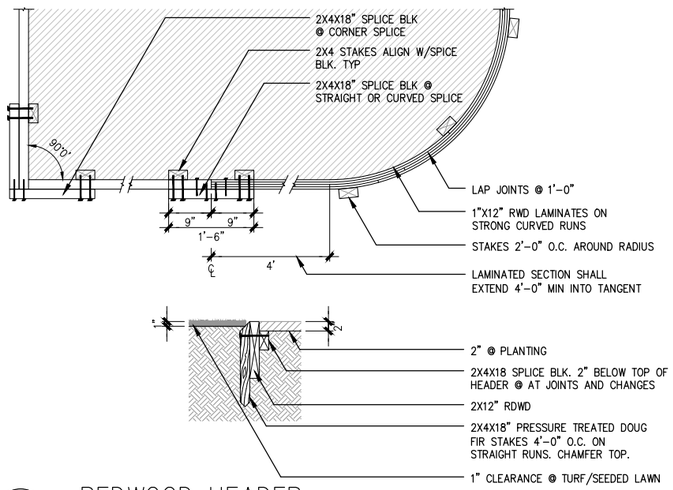
DATE		DRIVEWAY AND INTERSECTION SIGHT TRIANGLES	STD. PLAN NO.
May 2024	OAKLEY CALIFORNIA		X-04

6 SIGHT TRIANGLE

SCALE: N.T.S.

5 REDWOOD HEADER

SCALE: 3/4" = 1'-0"



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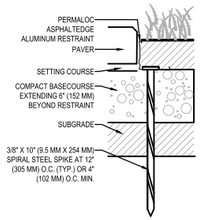
FAX: (616) 399-9770
www.permaloc.com

☐ SELECT DESIRED SIZE (IN 8' (2.44 M) LENGTHS WITH .21" (5.33 MM) THICK EXPOSED TOP LIP):

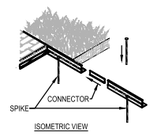
- ☐ 1" X 2.25" (25 MM X 57 MM)
- ☐ 1.5" X 2.25" (38 MM X 57 MM)
- ☐ 2" X 2.25" (51 MM X 57 MM)
- ☐ 2.5" X 2.25" (64 MM X 57 MM)
- ☐ 3" X 3" (76 MM X 76 MM)
- ☑ 4" X 3" (102 MM X 76 MM)

☐ SELECT DESIRED FINISH:

- ☑ MF - MILL FINISH-NATURAL ALUMINUM
- ☐ BL - BLACK DURAFLEX - ELECTROSTATICALLY APPLIED BAKED ON PAINT, MEETS AAMA 2603



SIDE VIEW



ISOMETRIC VIEW

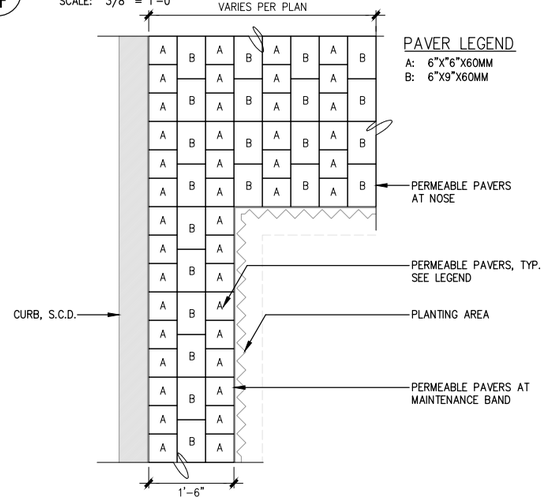
NOTES:
1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES".
2. CONNECTION BETWEEN SECTIONS TO UTILIZE MANUFACTURERS' SLIDING CONNECTOR SYSTEM.
3. CORNERS: NOTCH BASE ONLY AND FORM A CONTINUOUS CORNER.
4. PERMALOC ASPHALTEDGE AS MANUFACTURED BY PERMALOC CORPORATION.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
8. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 006-061.

ASPHALTEDGE ALUMINUM ASPHALT RESTRAINT

RESTRAINING PAVER AND SETTING COURSE ON COMPACT BASE COURSE RESTRAINT AWAY FROM PAVER (TYPICAL) CAD FILES AE-9

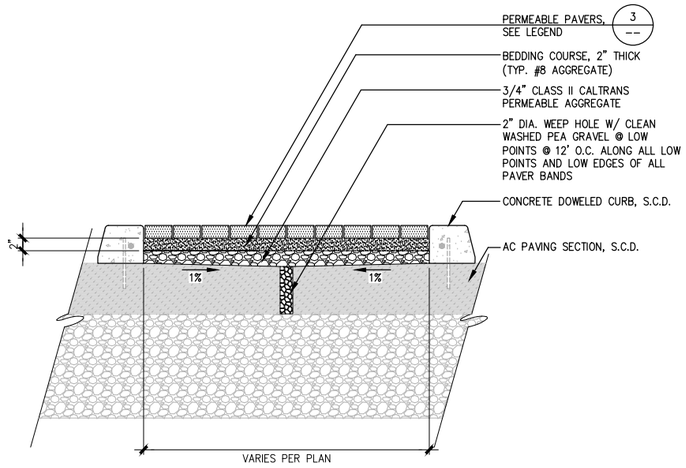
4 METAL HEADER

SCALE: 3/8" = 1'-0"



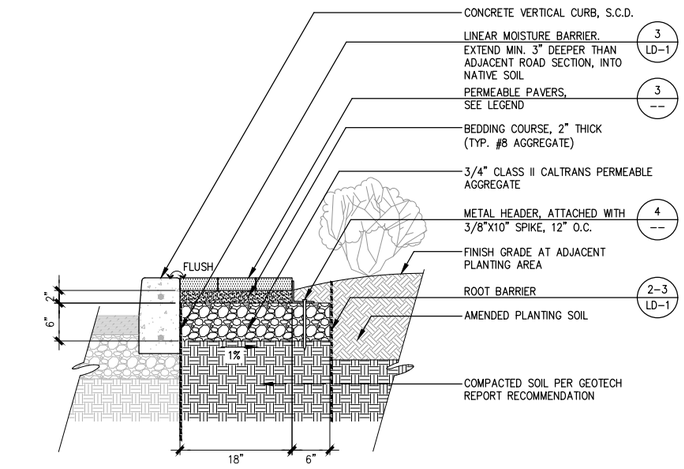
3 PERMEABLE PAVER LAYOUT

SCALE: 3/4" = 1'-0"



2 PERMEABLE PAVERS AT DOWELED CURB NOSE

SCALE: 1" = 1'-0"



1 PERMEABLE PAVERS AT VERTICAL CURB

SCALE: 1" = 1'-0"

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING - URBAN DESIGN
180 PROMENADE CIRCLE, SUITE 240, SACRAMENTO, CA 95834
T 916.779.8176 www.gatesla.com

REGISTERED LANDSCAPE ARCHITECT
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6/20/2024
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CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

CONSTRUCTION DETAILS

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DRAWING NUMBER:
LD-2
70 OF 76

134

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DIAL TOLL FREE
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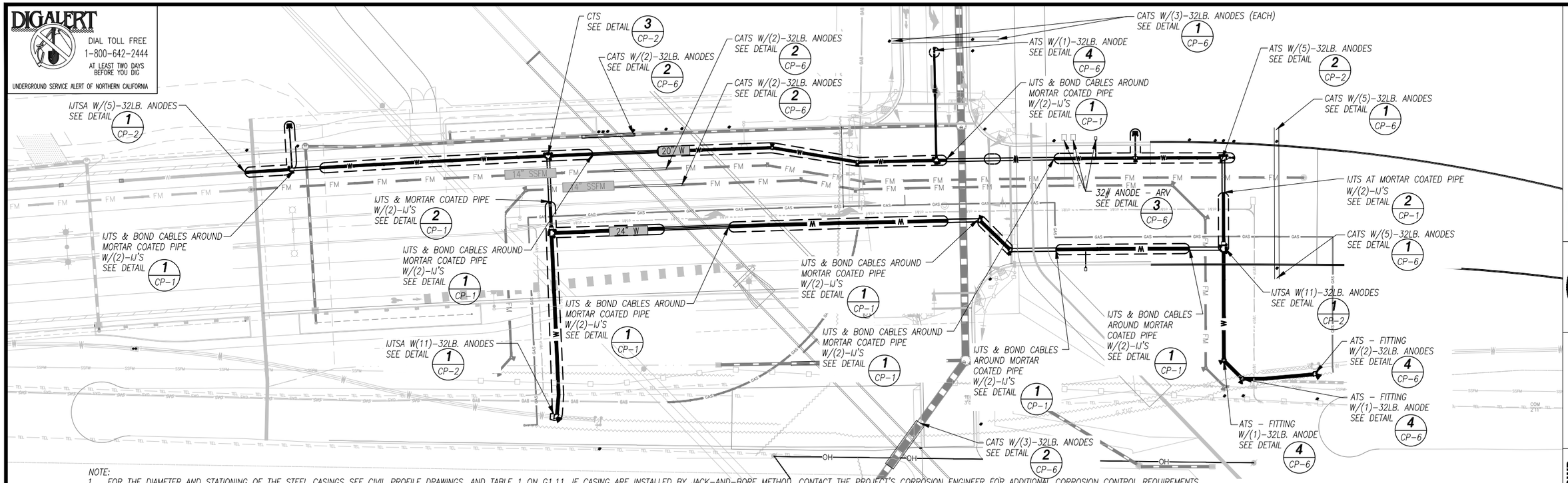
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA



NOTE:
1. FOR THE DIAMETER AND STATIONING OF THE STEEL CASINGS SEE CIVIL PROFILE DRAWINGS, AND TABLE 1 ON G1.11. IF CASING ARE INSTALLED BY JACK-AND-BORE METHOD, CONTACT THE PROJECT'S CORROSION ENGINEER FOR ADDITIONAL CORROSION CONTROL REQUIREMENTS.

1 CP-1 CATHODIC PROTECTION SITE PLAN - EAST CYPRESS (24" & 20" WATER PIPELINES, AND (2)-36" RW, 28" & 66" SD, & 24" SSFM STEEL CASINGS)

NOT TO SCALE

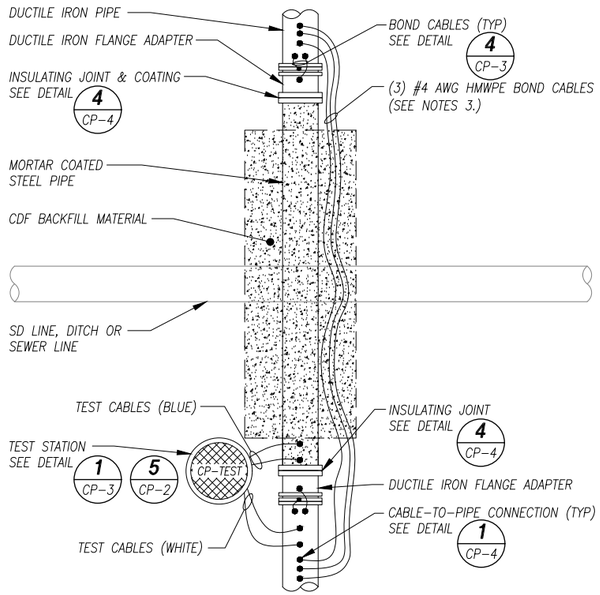
CATHODIC PROTECTION GENERAL NOTES:

1. THE PIPELINES WHICH ARE THE SUBJECT OF THIS CATHODIC PROTECTION (CP) SYSTEM DESIGN ARE THE 20" & 24 DUCTILE IRON PIPELINES, AND THE SD, RW & SSFM STEEL CASINGS, AND BURIED COPPER PIPE. ALL DUCTILE IRON PIPE, VALVES, AND FITTINGS SHALL BE WRAPPED WITH 8-MIL POLYETHYLENE IN ACCORDANCE WITH AWWA C-105; COAT ALL BURIED BOLTS & NUTS WITH BITUMASTIC. ALL BURIED COPPER WATER PIPE SHALL BE ENCASED IN BLUE 8-MIL POLYETHYLENE SLEEVES. IF PLASTIC COATED COPPER IS UTILIZED, POLYETHYLENE ENCASEMENT MAY BE OMITTED. ALL BURIED COPPER WATER PIPE SHALL ALSO SHALL BE ISOLATED FROM FERROUS METAL WATER MAINS, BY MEANS OF AN INSULATING CORPORATION STOP. COAT THE BRONZE TAPPING SADDLE WITH BITUMASTIC.
2. THE CATHODIC PROTECTION SYSTEM FOR THE DUCTILE IRON PIPELINES & FITTINGS, AND COPPER PIPE SHALL CONSIST OF 32-POUND PREPACKAGED MAGNESIUM ANODES INSTALLED AT ANODE TEST STATIONS (ATS) & INSULATING JOINT TEST STATIONS W/ANODES (IJTSA) WITH THE QUANTITY OF ANODES AND AT THE LOCATIONS SHOWN ON THE SITE PLAN ON THIS SHEET.
3. AN INSULATING JOINT TEST STATION (IJTS) SHALL BE INSTALLED AT THE BEGINNING STATION OF EACH MORTAR COATED STEEL PIPE AND AN INSULATING JOINT SHALL BE INSTALLED AT THE END STATION OF THE STEEL PIPE.
4. ALL DUCTILE IRON PIPE. VALVES, AND FITTINGS SHALL BE BONDED WITH INSULATED COPPER WIRES AS SHOWN ON DETAIL 4/CP-4. FOR ELECTRICAL CONTINUITY OF THE ENTIRE LENGTH OF THE DUCTILE IRON WATER MAIN. (DO NOT INSTALL BOND CABLES ON INSULATING JOINTS).
5. THE NEW PIPELINES AND FITTINGS SHALL BE ELECTRICALLY ISOLATED FROM ALL EXISTING METALLIC STRUCTURES, SUCH AS REBAR, COPPER PIPE, GROUNDING CLAMPS, EXISTING PIPE, TRACER WIRES, ETC. ALL COPPER TRACER WIRE SHALL HAVE PLASTIC INSULATION.

KEY

BOND ALL FITTINGS TOGETHER INSIDE OF CIRCLE, PER DETAIL 4/CP-3, PROTECTING ALL FITTINGS WITH THE INDICATED NUMBER OF ANODES SIZED AS INDICATED IN THIS SITE PLAN.

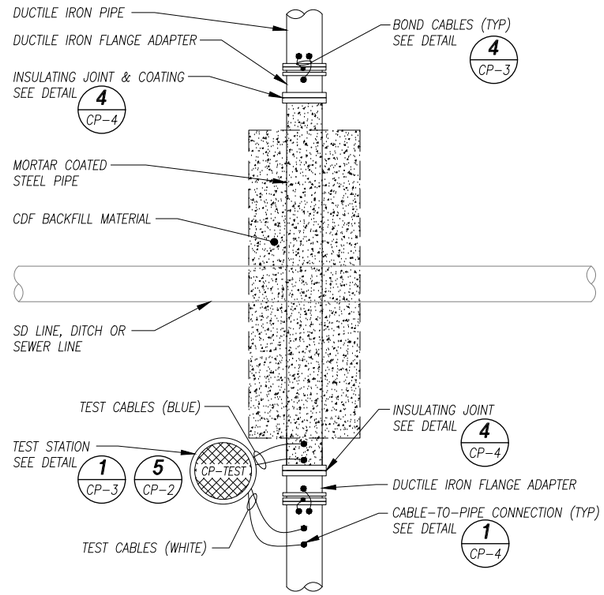
LOCATION OF TEST STATION



NOTES:
1. FOR THE CABLE-TO-MORTAR-COATED-STEEL-PIPE CONNECTIONS, CLEAN ALL EXPOSED SURFACES OF COPPER AND STEEL OF THE MORTAR COATED PIPE OF CONTAMINANTS, AND FIRST COVER THE CONNECTION WITH A MINIMUM THICKNESS OF ¼ INCH OF INSULATING MATERIALS AS SHOWN IN DETAILS 1/CP-4. AFTER THE EPOXY HAS DRIED, RESTORE THE MORTAR COATING BY USING NON-SHRINK MORTAR.
2. INSTALL TWO #4 AWG BOND CABLES FOR 20" ø AND LARGER DUCTILE IRON PIPE JOINTS.
3. THE LENGTH OF THE BOND CABLES SHALL BE OF SUFFICIENT LENGTH TO ALLOW FOR ANY SOIL CONTRACTION OR PIPE MOVEMENT.

1 CP-1 IJTS & BOND CABLES AROUND MORTAR COATED PIPE

NOT TO SCALE



NOTES:
1. FOR THE CABLE-TO-MORTAR-COATED-STEEL-PIPE CONNECTIONS, CLEAN ALL EXPOSED SURFACES OF COPPER AND STEEL OF THE MORTAR COATED PIPE OF CONTAMINANTS, AND FIRST COVER THE CONNECTION WITH A MINIMUM THICKNESS OF ¼ INCH OF INSULATING MATERIALS AS SHOWN IN DETAILS 1/CP-4. AFTER THE EPOXY HAS DRIED, RESTORE THE MORTAR COATING BY USING NON-SHRINK MORTAR.
2. INSTALL TWO #4 AWG BOND CABLES FOR 20" ø DUCTILE IRON PIPE JOINTS.
3. DO NOT INSTALL BOND CABLES ACROSS THE MORTAR COATED PIPE.

2 CP-1 IJTS AT MORTAR COATED PIPE

NOT TO SCALE

jdh corrosion consultants, inc.
1100 Willow Pass Court, Concord, CA 94520
(925)927-6630 FAX(925)927-6634 www.jdhcorrosion.com

REGISTERED PROFESSIONAL ENGINEER TODD D. HOWARD No. CR 1055 Exp. June 30, 2025 CORROSION SPECIALIST

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

CATHODIC PROTECTION SITE PLANS

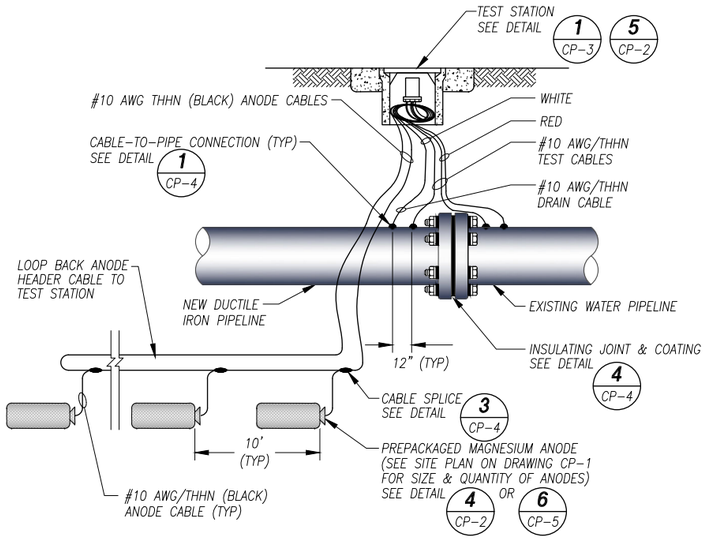
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS

DATE: 12/11/24
SCALE: NTS
DESIGN: TDH
DRAWN: TDH
APPROVED: JDH
JOB NO: 240017

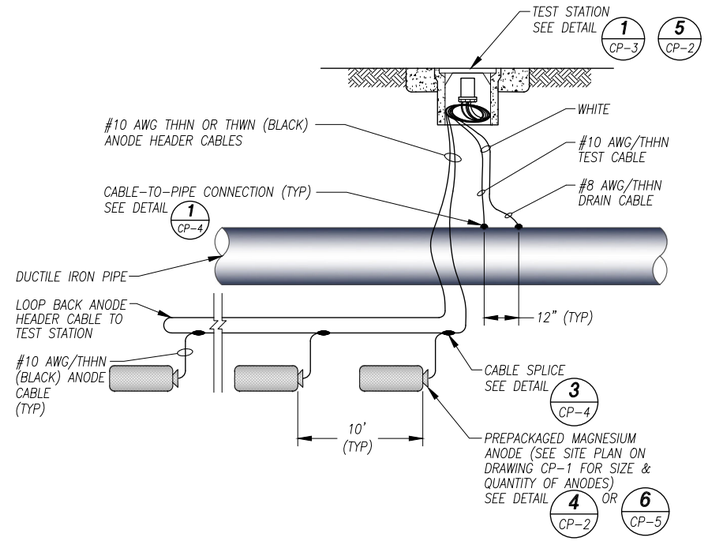
DRAWING NUMBER:
CP-1
71 OF 76

135



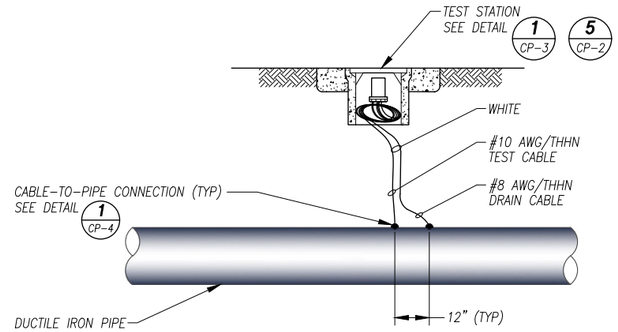
NOTES:
1. INSTALL BOND CABLES ON ALL BURIED JOINTS (EXCEPT INSULATING JOINTS) PER TO DETAIL 4/CP-3.
2. COAT ALL BURIED BOLTS & NUTS WITH BITUMASTIC, AND ENCASE ALL DUCTILE IRON PIPE AND FITTINGS IN POLYETHYLENE PER CATHODIC PROTECTION GENERAL NOTE 1. ON SHEET CP-1.
3. BELOW GRADE INSULATING JOINT COATING NOT SHOWN FOR CLARITY. SEE DETAIL 4/CP-4.
4. IF TWO OR LESS ANODES ARE INSTALLED, ROUTE ANODE CABLE DIRECTLY TO THE TERMINAL BOX.

1 CP-2 IJTSA - INSULATING JOINT TEST STATION W/ANODES
NOT TO SCALE



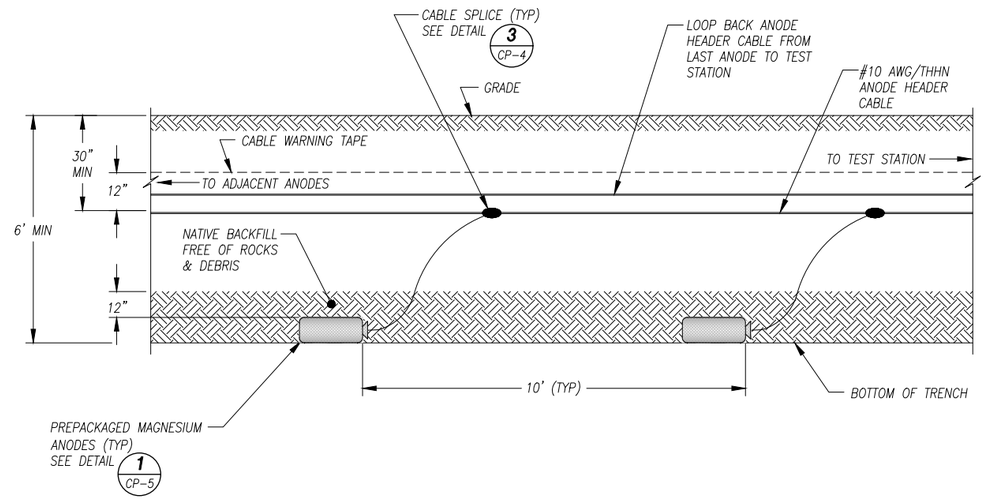
NOTES:
1. INSTALL BOND CABLES ON ALL BURIED JOINTS (EXCEPT INSULATING JOINTS) PER TO DETAIL 4/CP-3.
2. COAT ALL BURIED BOLTS & NUTS WITH BITUMASTIC, AND ENCASE ALL DUCTILE IRON PIPE AND FITTINGS IN POLYETHYLENE PER CATHODIC PROTECTION GENERAL NOTE 1. ON SHEET CP-1.
3. IF TWO OR LESS ANODES ARE INSTALLED, ROUTE ANODE CABLE DIRECTLY TO THE TERMINAL BOX.

2 CP-2 ATS - ANODE TEST STATION
NOT TO SCALE



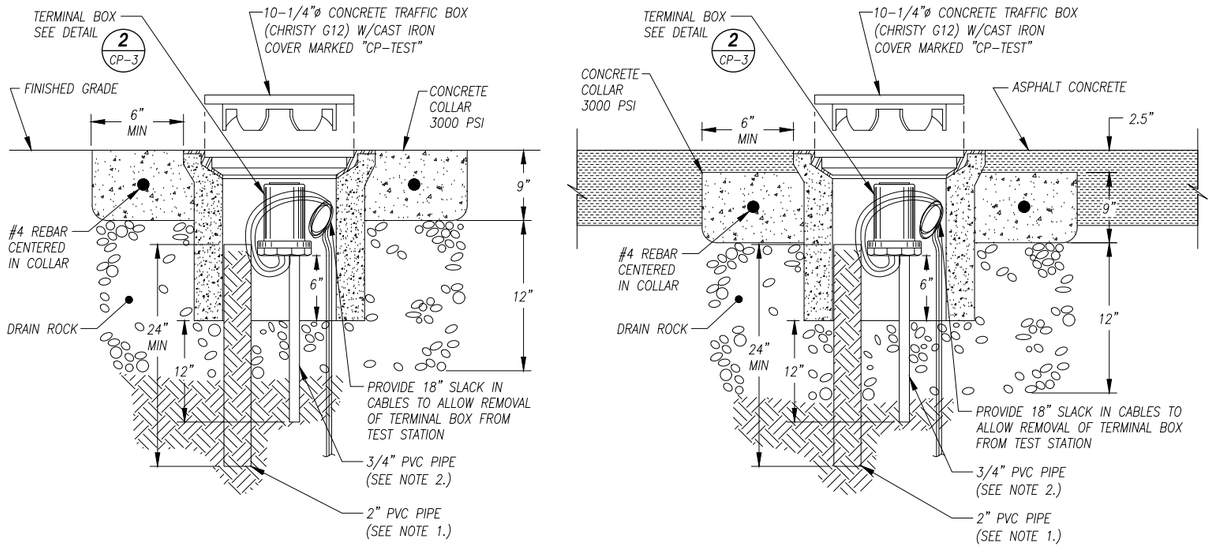
NOTES:
1. INSTALL BOND CABLES ON ALL BURIED JOINTS (EXCEPT INSULATING JOINTS) PER TO DETAIL 4/CP-3.
2. COAT ALL BURIED BOLTS & NUTS WITH BITUMASTIC, AND ENCASE ALL DUCTILE IRON PIPE AND FITTINGS IN POLYETHYLENE PER CATHODIC PROTECTION GENERAL NOTE 1. ON SHEET CP-1.

3 CP-2 CTS - CORROSION TEST STATION
NOT TO SCALE



NOTE:
INSTALL ANODES PARALLEL TO THE PIPELINE AND 5 FT. OFF THE PIPE.

4 CP-2 PROFILE - MULTIPLE HORIZONTAL ANODE INSTALLATION
NOT TO SCALE



NOTES:
1. INSTALL 2" PVC PIPE IN CLEAN NATIVE SOIL. FILL PIPE WITH CLEAN SOIL, FREE FROM ROCKS & DEBRIS.
2. INSTALL 18" LENGTH OF 3/4" PVC PIPE TO ENSURE THAT THE TERMINAL BOX WILL REMAIN IN THE UPRIGHT POSITION. POSITION THE PIPE SO THAT THE TERMINAL BOX WILL BE AS HIGH AS POSSIBLE WITH THE CAST IRON LID STILL CLOSING PROPERLY.
3. INSTALL THE TEST STATION IN THE SIDEWALK OR EDGE OF ROAD, WHERE POSSIBLE, FOR EASY ACCESS AND DRAINAGE.

5 CP-2 FLUSH MOUNTED TEST STATION CONCRETE BOX
NOT TO SCALE

jdh corrosion consultants, inc.
1100 Willow Pass Court, Concord, CA 94520
(925)927-6630 FAX(925)927-6634 www.jdhcorrosion.com

REGISTERED PROFESSIONAL ENGINEER TIMOTHY D. HOWARD No. CR 1055 Exp. June 30, 2025 CORROSION SPECIALIST

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

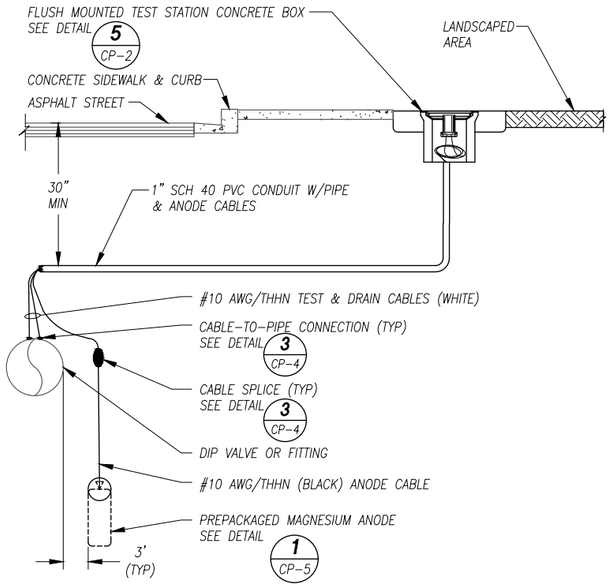
CATHODIC PROTECTION DETAILS 1

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS

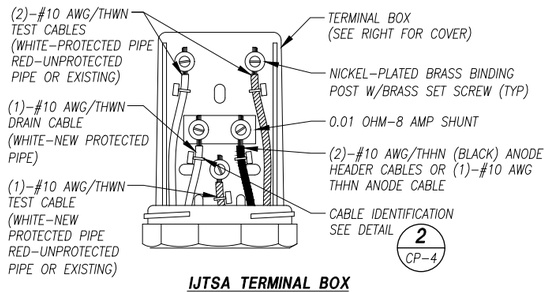
DATE: 12/11/24
SCALE: NTS
DESIGN: TDH
DRAWN: TDH
APPROVED: JDH
JOB NO. 240017

DRAWING NUMBER:
CP-2
72 OF 76

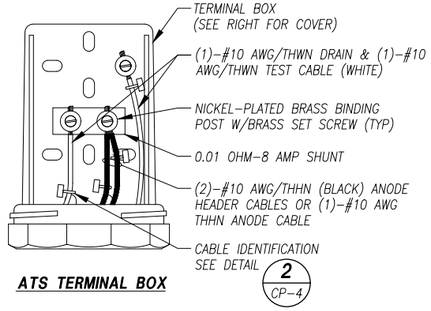


NOTES:
1. INSTALL TEST STATION IN LANDSCAPED STRIP BETWEEN CURB AND SIDEWALK OR OTHER NON-TRAFFIC AREAS, ACCESSIBLE FOR FUTURE TESTING. PROVIDE A CONCRETE COLLAR AND SET COLLAR 2 INCHES ABOVE GRADE. WHERE DIRECTED BY THE CITY ENGINEER TO INSTALL THE TEST STATION IN PAVED OR CONCRETED AREA, SET COLLAR LEVEL FLUSH WITH FINISH GRADE.
2. INSTALL FIRE HYDRANT ANODE TEST STATION NEXT TO FIRE HYDRANT CONCRETE PAD.
3. DO NOT INSTALL TEST STATIONS IN DRIVEWAYS.

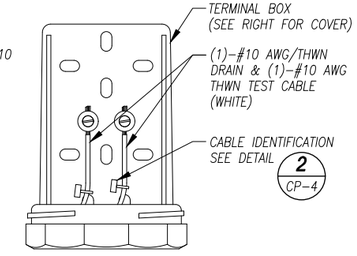
1 CP-3 TEST STATION INSTALLATION
NOT TO SCALE



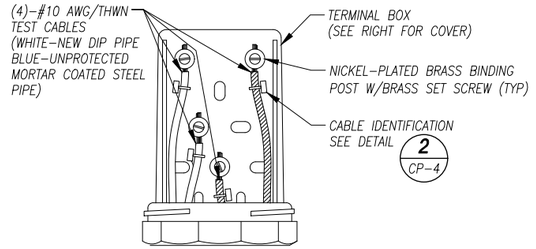
IJTSA TERMINAL BOX



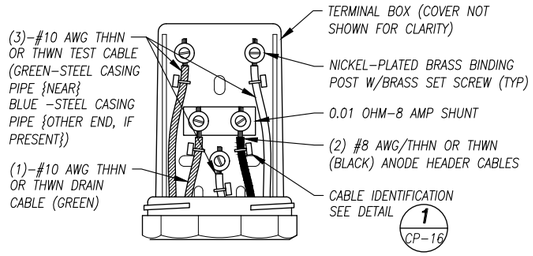
ATS TERMINAL BOX



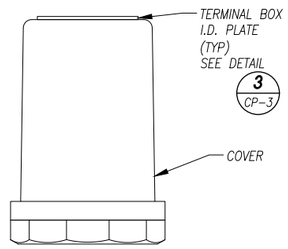
CTS TERMINAL BOX



IJTS TERMINAL BOX AT CMCL CONNECTED TO NEW DIP



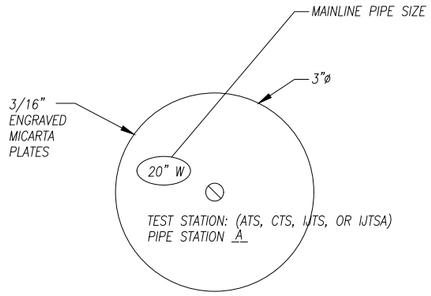
CATS TERMINAL BOX



TERMINAL BOX & COVER

NOTE:
INSTALL SHUNT IN POSITION SHOWN.

2 CP-3 TERMINAL BOX
NOT TO SCALE



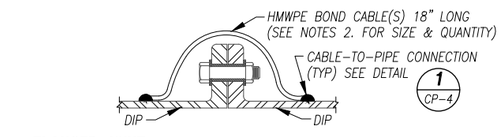
TERMINAL BOX TEST STATION I.D. PLATE

LEGEND

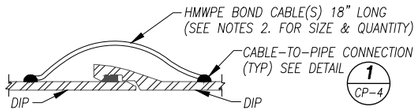
A – INDICATES PIPE STATIONING XXX + XX

NOTES:
1. THE ENGRAVED LETTERING SHALL BE 3/8" HIGH, WHITE ON BLACK.
2. THE PLATES SHALL BE BOLTED TO THE TEST STATION TERMINAL BOX LID WITH 1/8" BRASS BOLTS.

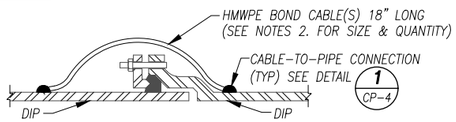
3 CP-3 IDENTIFICATION PLATE
NOT TO SCALE



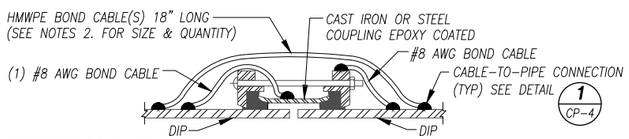
FLANGED JOINT



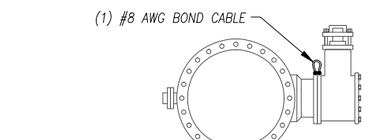
PUSH-ON JOINT

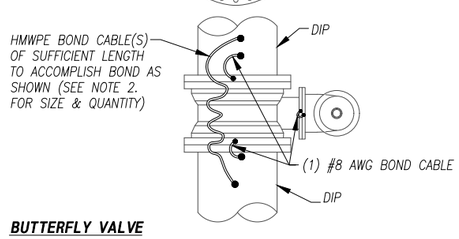


MECHANICAL JOINT

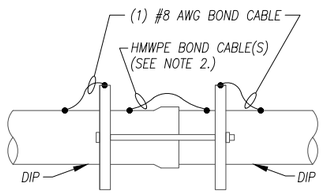


FLEXIBLE COUPLING

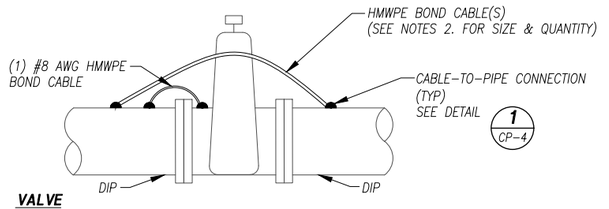




BUTTERFLY VALVE



RESTRAINT HARNESS



VALVE

NOTES:
1. INSTALL BOND CABLES ACROSS ALL BURIED, NON-WELDED (NON-INSULATING) METALLIC PIPE FERROUS METAL PIPE JOINTS.
2. INSTALL TWO #4 AWG BOND CABLES ACROSS PIPE JOINTS 18-INCH ø AND GREATER. INSTALL ONE #4 AWG BOND CABLE ACROSS 10-INCH THROUGH 12-INCH ø PIPE JOINTS. INSTALL ONE #6 AWG BOND CABLES ACROSS 8-INCH ø PIPE JOINTS. INSTALL ONE #8 AWG BOND CABLES ACROSS 4-INCH ø THROUGH 6-INCH PIPE JOINTS.
3. (DO NOT INSTALL BOND CABLE ACROSS ANY INSULATING JOINTS).

4 CP-3 BOND CABLES
NOT TO SCALE

jdh corrosion consultants, inc.
1100 Willow Pass Court, Concord, CA 94520
(925)927-6630 FAX(925)927-6634 www.jdhcorrosion.com

REGISTERED PROFESSIONAL ENGINEER TIMOTHY D. HOWARD No. OR 10551 Exp. June 30, 2025 CIVIL

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

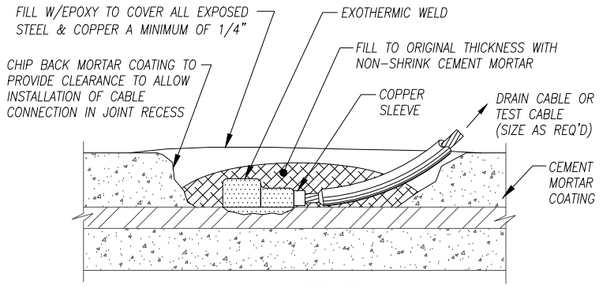
CATHODIC PROTECTION DETAILS 2

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

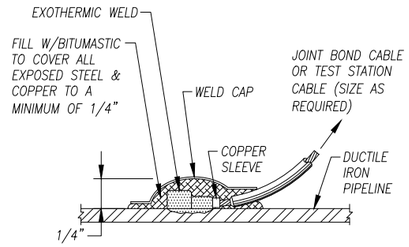
NO.	REVISIONS

DATE: 12/11/24
SCALE: NTS
DESIGN: TDH
DRAWN: TDH
APPROVED: JDH
JOB NO: 240017

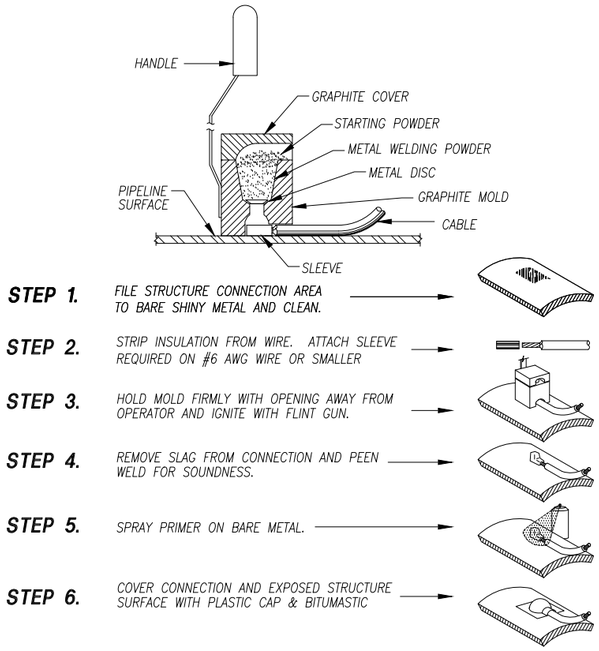
DRAWING NUMBER:
CP-3
73 OF 76



C-200 STEEL PIPE



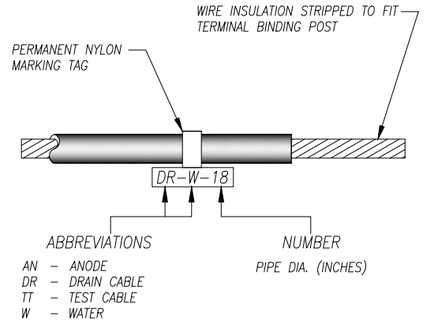
DUCTILE IRON PIPE



NOTE:
PROCEDURE SHOWN ABOVE IS TO BE USED AS A GENERAL GUIDE ONLY. CONSULT MANUFACTURER'S LITERATURE FOR SPECIFIC INSTALLATION INSTRUCTIONS.

1 CABLE-TO-PIPE CONNECTION/EXOTHERMIC WELD

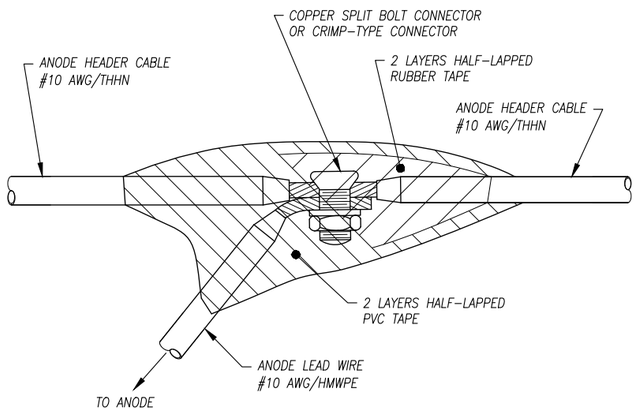
CP-4 NOT TO SCALE



FOR TINKER & RASOR 'T-3' BINDING POST

2 CABLE IDENTIFICATION

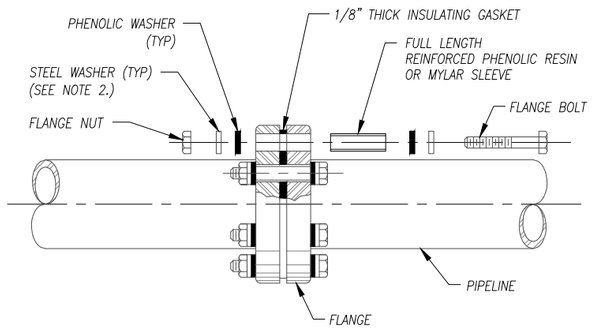
CP-4 NOT TO SCALE



NOTE:
COAT ENTIRE SPLICE CONNECTION WITH TWO COATS OF RUBBER COATING.

3 SPLICE CONNECTION

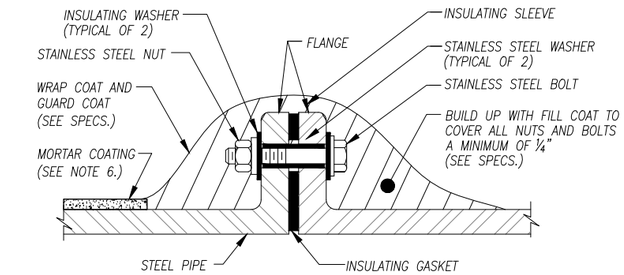
CP-4 NOT TO SCALE



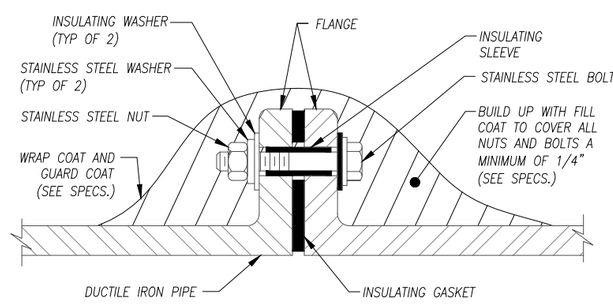
NOTES:
1. THE INSULATING FLANGE KIT SHALL BE FOR WATER SERVICE, SUITABLE FOR WET & DRY LOCATIONS, AND BE OF SAME PRESSURE RATING AS THE FLANGE.
2. THE ALLOY OF THE STEEL WASHERS SHALL BE THE SAME AS IS SPECIFIED FOR THE FLANGE BOLTS.
3. OMIT COATING IF FLANGE IS LOCATED ABOVE GRADE OR IN VAULTS.
4. FOR BURIED INSULATING JOINTS APPLY THE COATING SYSTEM AS SHOWN ABOVE OR IN DETAIL 1/CP-5.
5. ALL INSULATING JOINTS SHALL BE TESTED AND APPROVED PRIOR TO BACKFILL.
6. EXTEND COATING TO THE MORTAR COATING TO A MINIMUM 2" OVERLAP IN ORDER TO COVER ALL EXPOSED STEEL BETWEEN THE FLANGE AND STEEL PIPE.

4 INSULATING FLANGE

CP-4 NOT TO SCALE



BELOW GRADE STEEL PIPE INSULATING JOINT COATING



BELOW GRADE DUCTILE IRON PIPE INSULATING JOINT COATING

jdh corrosion consultants, inc.
1100 Willow Pass Court, Concord, CA 94520
(925)927-6630 FAX(925)927-6634 www.jdhcorrosion.com

REGISTERED PROFESSIONAL ENGINEER TODD H. DRAWBAUGH No. CR 1055 Exp. June 30, 2025 CHEMICAL

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

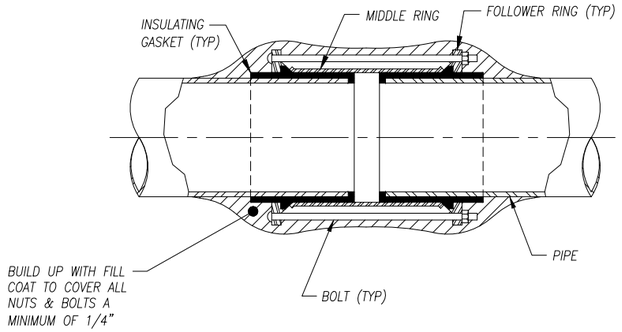
CATHODIC PROTECTION DETAILS 3

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS

DATE: 12/11/24
SCALE: NTS
DESIGN: TDH
DRAWN: TDH
APPROVED: JDH
JOB NO: 240017

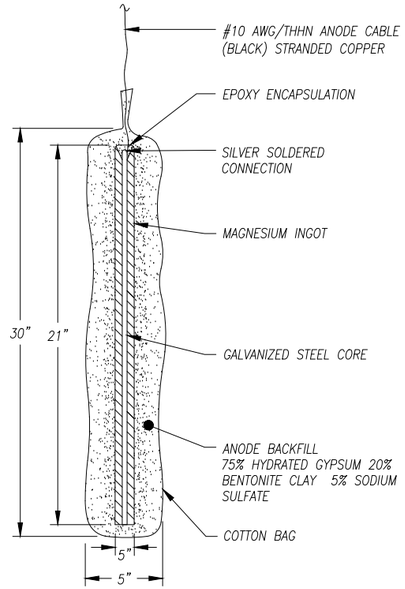
DRAWING NUMBER:
CP-4
74 OF 76



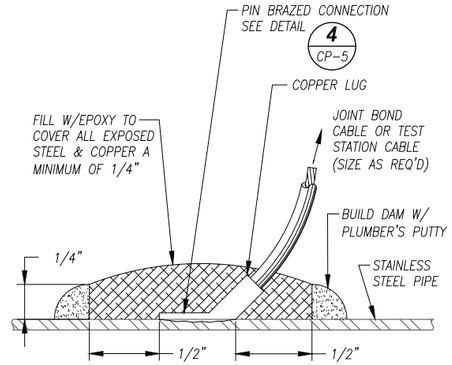
FLEXIBLE COUPLING

NOTES:
1. UNLESS OTHERWISE SPECIFIED, ONLY STAINLESS STEEL RODS, BOLTS, NUTS, AND WASHERS SHALL BE INSTALLED.
2. ENSURE APPLICATION OF FILL COAT TO COVER ALL RESTRAINING ROD ASSEMBLIES, INCLUDING ANY ADDITIONAL RESTRAINING RODS NOT SHOWN IN THE DETAIL.

1 FLEXIBLE COUPLING COATING
CP-5 NOT TO SCALE



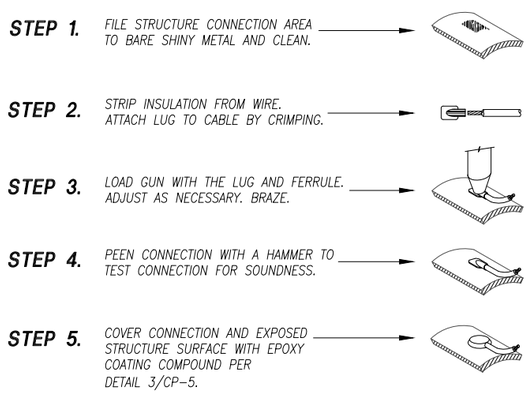
2 GALVANIC PREPACKAGED MAGNESIUM ANODE
CP-5 NOT TO SCALE



EPOXY COATING COMPOUND

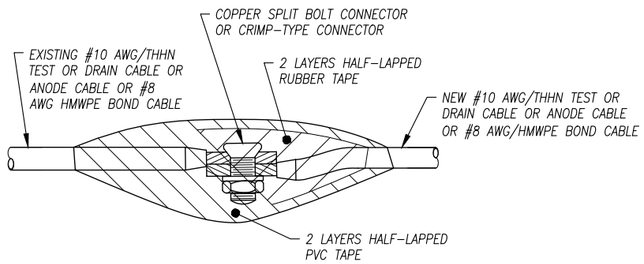
NOTE:
USE PIN-BRAZING ON STAINLESS STEEL TAPPING SADDLE.

3 PIN-BRAZED CABLE-TO-PIPE CONNECTION
CP-5 NOT TO SCALE



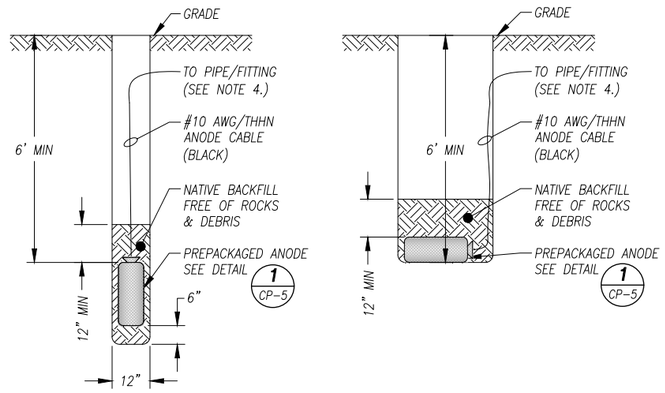
NOTE:
PROCEDURE SHOWN ABOVE IS TO BE USED AS A GENERAL GUIDE ONLY.
CONSULT MANUFACTURER'S LITERATURE FOR SPECIFIC INSTALLATION INSTRUCTIONS.

4 PIN-BRAZED CONNECTION
CP-5 NOT TO SCALE



NOTE:
COAT ENTIRE SPLICE CONNECTION WITH TWO COATS OF RUBBER COATING.

5 SPLICE CONNECTION FOR CABLE EXTENSION
CP-5 NOT TO SCALE



VERTICAL INSTALLATION **HORIZONTAL INSTALLATION**

NOTES:
1. INSTALL ANODES 3 FT. OFF THE PIPE/FITTING IN NATIVE SOIL.
2. THE ANODES MAY BE INSTALLED HORIZONTALLY OR VERTICALLY UPON DISCRETION OF THE CONTRACTOR.
3. MAINTAIN A MIN. DISTANCE OF 10 FT BETWEEN ANODES IF MULTIPLE ANODES ARE INSTALLED.
4. CONNECT ANODE CABLE TO TEST STATION OR DIRECTLY TO PIPE OR FITTING AS SHOWN IN THE DRAWINGS.

6 PROFILE - SINGLE ANODE INSTALLATION
CP-5 NOT TO SCALE

jdh corrosion consultants, inc.
1100 Willow Pass Court, Concord, CA 94520
(925)927-6630 FAX(925)927-6634 www.jdhcorrosion.com

REGISTERED PROFESSIONAL ENGINEER TYLER D. HOWARD No. OR 1055 Exp. June 30, 2025 REGISTERED PROFESSIONAL ENGINEER

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

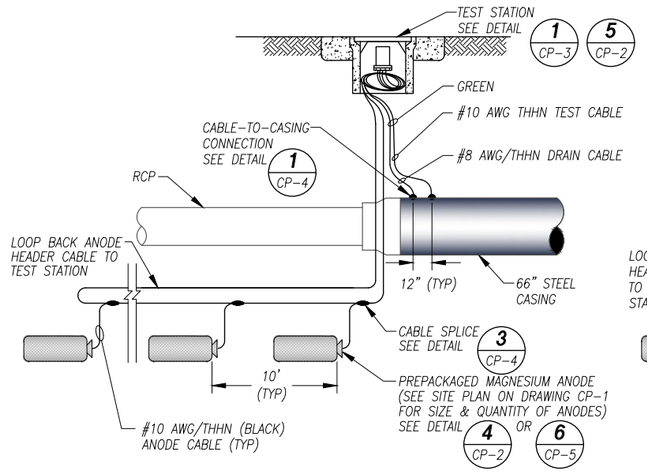
CATHODIC PROTECTION DETAILS 4

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

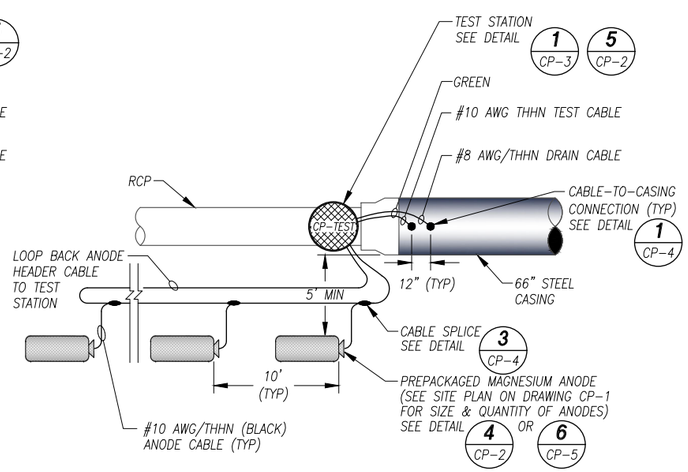
NO.	REVISIONS

DATE: 12/11/24
SCALE: NTS
DESIGN: TDH
DRAWN: TDH
APPROVED: JDH
JOB NO: 240017

DRAWING NUMBER:
CP-5
75 OF 76



PROFILE VIEW

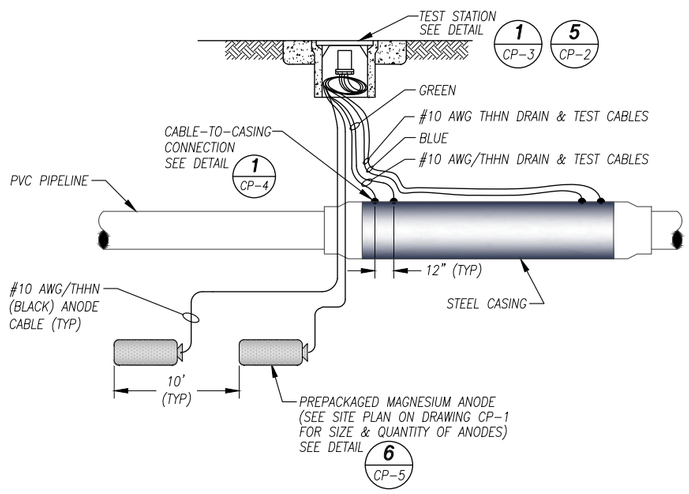


PLAN VIEW

NOTES:
1. THE ANODES SHALL BE INSTALLED A MINIMUM OF 5 FEET OFF THE EDGE OF THE CASING.
2. INSTALL CATS AT EACH END OF CASING.
3. CONDUIT OMITTED FOR CLARITY. INSTALL ANODE CABLES AND TEST CABLES IN 1" ø PVC CONDUIT.

1 CP-6 CATS - CASING ANODE TEST STATION W/ANODES - 66" CASING FOR 48" SD RCP

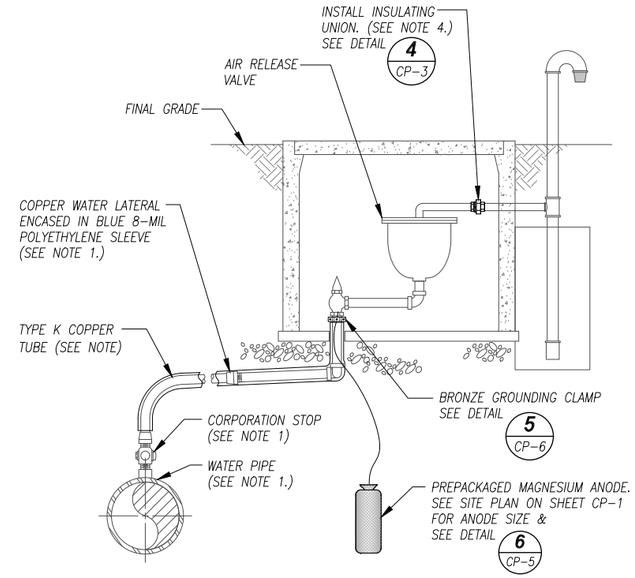
NOT TO SCALE



NOTES:
1. THE ANODES SHALL BE INSTALLED A MINIMUM OF 3 FEET OFF THE EDGE OF THE CASING.
2. INSTALL CATS AT ONLY ONE END OF CASING.
3. CONDUIT OMITTED FOR CLARITY. INSTALL ANODE CABLES AND TEST CABLES IN 1" ø PVC CONDUIT.

2 CP-6 CATS - CASING ANODE TEST STATION W/ANODES - 66" CASING FOR 48" SD RCP

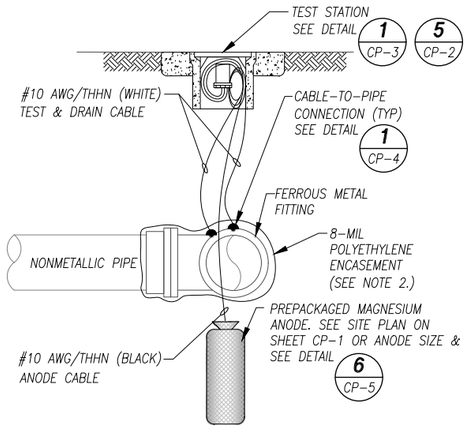
NOT TO SCALE



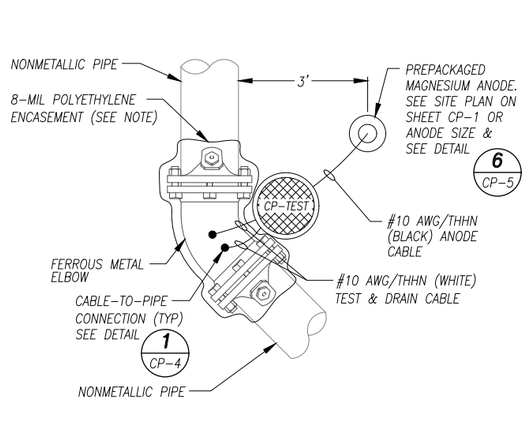
NOTES:
1. IF WATER MAIN IS METALLIC, PLACE INSULATING CORPORATION STOP BETWEEN COPPER WATER LATERAL AND WATER MAIN.
2. ENCASE ALL BURIED COPPER TUBE/BRASS PIPE IN 6 MIL THICK POLYETHYLENE SLEEVE PER CATHODIC PROTECTION GENERAL NOTE 1. ON SHEET CP-1.
3. DO NOT BURY BRASS GROUND CLAMP.
4. COAT INSULATING UNION IN VAULT WITH BITUMASTIC.

3 CP-6 ARV - ANODE INSTALLATION

NOT TO SCALE



ELEVATION VIEW

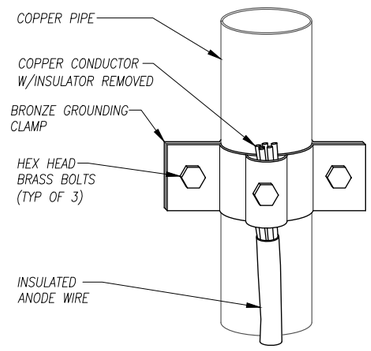


PLAN VIEW

NOTES:
1. THE POSITION OF THE TEST STATION SHOWN IS FOR CLARITY. INSTALL THE TEST STATION DIRECTLY OVER THE FITTING.
2. COAT ALL BURIED BOLTS & NUTS WITH BITUMASTIC AND ENCASE ALL DUCTILE IRON PIPE AND FITTINGS IN POLYETHYLENE PER CATHODIC PROTECTION GENERAL NOTE 1. ON SHEET CP-1.

4 CP-6 ATS - FT - FITTING - ANODE TEST STATION

NOT TO SCALE



NOTES:
1. CLEAN PIPE WITH A WIRE BRUSH AND STRIP WIRE INSULATION AT THE GROUNDING CLAMP TO ENSURE ELECTRICAL CONTINUITY.
2. ALL BOLTS SHALL BE BRASS WITH HEX HEADS.

5 CP-6 BRONZE GROUND CLAMP

NOT TO SCALE

jdh corrosion consultants, inc.
1100 Willow Pass Court, Concord, CA 94520
(925)927-6630 FAX(925)927-6634 www.jdhcorrosion.com

REGISTERED PROFESSIONAL ENGINEER TODD DAVIS No. CR 1055 Exp. June 30, 2025 CORROSION SPECIALIST

OAKLEY CALIFORNIA

CIP 310 - EAST CYPRESS ROAD WIDENING AT CCWD CANAL CROSSING PROJECT - ROADWAY WIDENING

CATHODIC PROTECTION DETAILS 4

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

NO.	REVISIONS

DATE: 12/11/24
SCALE: NTS
DESIGN: TDH
DRAWN: TDH
APPROVED: JDH
JOB NO: 240017

DRAWING NUMBER: CP-6

76 OF 76

DATE: February 25, 2025

Approved and Forwarded to the City Council

TO: Joshua McMurray, City Manager

FROM: Kevin Rohani, P.E., Public Works Director/City Engineer

SUBJECT: Adopt a Resolution Authorizing the City Manager to Execute a Consulting Services Agreement with BSK Associates to Provide Material Testing and Special Inspections for the East Cypress Road Canal Undergrounding Project, CCWD Segment 5A Project – Capital Improvement Project Number 310

Background and Analysis

The City's adopted Fiscal Year (FY) 2024/25 Capital Improvement Program Budget designates funding for various infrastructure repair and replacement projects. This is consistent with the City of Oakley's Strategic Plan to improve the quality of the City's public infrastructure and to enhance the quality of life for our residents.

CIP 310 is the most complex and complicated segment of the East Cypress Road widening projects and by far the most intricate capital project that the City of Oakley has undertaken due to the numerous overhead and underground utilities within this segment, in addition to the roadway configurations. This project includes dewatering of the Contra Costa Water District (CCWD) canal, undergrounding of the CCWD canal under East Cypress Road with a 10' diameter pipe, installation of multiple new utility lines, construction of a levee and full roadway improvements with a new traffic signal at East Cypress Road/Jersey Island Road intersection.

On December 10, 2024, the City Council awarded the construction contract to underground the CCWD canal, and construction is anticipated to start in spring 2025 and completed by fall 2026.

During the construction of this project, one of the key elements to ensure the successful execution of the project is the materials testing and special inspections. This task is to test the construction materials, such as asphalt, aggregate base, and concrete at both the production plant and at the job site. This is to ensure the materials that are brought to the project site and used are in accordance with the project specifications and required certifications.

Staff have solicited a proposal from BSK Associates who are specialty consultants providing materials testing and special inspection services to municipalities in the Bay Area, including the City of Oakley. This firm has worked on previous Oakley projects and has performed very well and provided excellent service. BSK Associates submitted a proposal in the amount of $99,372 for a comprehensive scope of services to cover the materials testing and special inspection needs of this project.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with the Strategic Plan 27+ Community Health and Safety goals.

Fiscal Impact

The approved FY 2024/25 CIP budget allocated funding from the Traffic Impact Fee fund for this project.

Staff Recommendation

Staff recommend that the City Council adopt the resolution approving a consulting services agreement with BSK Associates for an amount not to exceed $99,372, and to authorize the City Manager to execute said agreement.

Attachments

1. Resolution
2. BSK Associates Proposal

RESOLUTION NO. __-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING A CONSULTING SERVICES AGREEMENT WITH BSK ASSOCIATES FOR MATERIALS TESTING AND SPECIAL INSPECTIONS FOR THE EAST CYPRESS ROAD CANAL UNDERGROUNDING PROJECT, CCWD SEGMENT 5A PROJECT – CAPITAL IMPROVEMENT PROJECT (CIP) NUMBER 310

WHEREAS, the improvements and widening of East Cypress Road have been a priority of the City Council and a focus on the City's Capital Improvement Program; and

WHEREAS, the construction contract for the East Cypress Road Canal Undergrounding Project, CCWD Segment 5A Project – CIP 310 was awarded by City Council on December 10, 2024; and

WHEREAS, a key part of the project construction is Materials Testing and Special Inspections to ensure the project is constructed in accordance to City standards and specifications; and

WHEREAS, staff have worked with BSK Associates and secured a proposal for Materials Testing and Special Inspections for this project in the amount of $99,372; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Oakley that the Consulting Services Agreement with BSK Associates for the Materials Testing and Special Inspections for the CIP 310 Project for an amount not to exceed $99,372 is approved, and the City Manager is hereby authorized to execute an Agreement.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 25th of February 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

_____
Shannon Shaw, Mayor

ATTEST:

_____ _____
Kim Snodgrass, City Clerk Date

399 Lindbergh Ave.
Livermore CA 94551
P 925.315.3151
www.bskassociates.com

MEMORANDUM

TO: Kevin Rohani, PE, City of Oakley
FROM: Cristiano Melo, PE, GE
CC: Billilee Saengchalern, City of Oakley
Michael Kibbey, BSK Associates
Kevin Grove, BSK Assocaites
DATE: February 12, 2025
SUBJECT: Combined Proposals
East Cypress CIP 310 Canal Undergrounding Project – CCWD Segment 5A
Oakley, CA

Dear Mr. Rohani,

Attached find the following proposals:

- Proposal dated February 3, 2025, entitled *Special Inspection and Materials Testing Services, East Cypress CIP 310 Canal Undergrounding Project – CCWD Segment 5A, East Cypress Road, Oakley, CA 94561*, (BSK Proposal No. C25000127).
- Proposal dated February 11, 2025, entitled *Proposal to Provide Limited Environmental Services, Analytical Report Review, East Cypress CIP 310, Canal Undergrounding Project, Oakley, California,* (BSK Proposal No. E24001570.

The estimated fees for these proposals are $92,167 and $7,205 (combined estimated fee of $99,372). If these proposals meet with your approval, please issue a PO for BSK's current on-call contract with the City covering the services discussed in the attached proposals in the amount of **$99,372** to be charged on a time and materials basis not to be exceeded without prior authorization in accordance with our contract rates with the City.

Should you have any questions, please contact me at 925-315-3151.

Respectfully submitted,
BSK Associates

Cristiano Melo, PE, GE
Branch Manager

399 Lindbergh Avenue
Livermore, CA 94551
925.315.3151
www.bskassociates.com

February 3, 2025

BSK Proposal C25000127

Ms. Billilee Saengchalern
City of Oakley
3231 Main Street
Oakley, CA 94561

SUBJECT: Special Inspection and Materials Testing Services
East Cypress CIP 310 Canal Undergrounding Project - CCWD Segment 5A
East Cypress Road
Oakley, CA 94561

Dear Ms. Saengchalern:

BSK Associates is pleased to submit this proposal for Special Inspection and Materials Testing Services required for the *East Cypress CIP 310 Canal Undergrounding Project - CCWD Segment 5A* in *Oakley, CA*. We have developed this proposal package specifically with your needs in mind and based on our review of the provided project plans and specifications (Dated 11/4/2024), correspondence with you regarding the project, and our prior experience with projects of this size and nature. Based on conversations with you, BSK has assumed that we will be taking over the role of Geotechnical Engineer-of Record (GEOR) for this project and have included that as part of our scope of services.

For your approval, we have included our scope of services and fee estimate, our basis for invoicing, and an authorization and acceptance form for our agreement. Should a detailed project schedule become available, BSK would appreciate the opportunity to confirm our estimate fits the final requirements of the project. Rates not specifically quoted will be charged per our Schedule of Fees with the City of Oakley, which is attached. The hourly rates/charges quoted are for the project duration. It is our understanding that there is no Project Labor Agreement in-place on this project, and that the project is subject to State of California prevailing wage requirements as determined by the Department of Industrial Relations.

In order for BSK to assist you in reducing exclusions from our Final Report, a copy of the project Testing and Inspection Sheet (prepared by the Structural Engineer, Architect and/or Building Official) should be submitted to our office prior to our first site visit. Further, our technicians are required to note they are referring to Approved Plans during their site inspections; a copy should be made available at the project site or fabrication location.

We appreciate the opportunity to submit this proposal. If you should have further questions or comments, please give us a call. We appreciate the opportunity to work with you. We will schedule the work upon your return of a task order referencing our MSA with the City.

Respectfully submitted,
BSK Associates

Michael Kibbey
Construction Services Group Manager

Cristiano Melo, PE, GE
Branch Manager

Enclosure
Scope of Services and Fee Estimate
Basis for Invoicing
City of Oakley Schedule of Fees

SCOPE OF SERVICES AND FEE ESTIMATE
East Cypress CIP 310 Canal Undergrounding Project - CCWD Segment 5A
East Cypress Road, Oakley, CA

PRE-FIELD SERVICES	DAYS	HRS/DAY	HOURS	RATE	EXTENSION
Review Geotechnical Report, Plans, and Specifications					
Principal (Geotechnical Engineer)	1	8	8	$285.00	$2,280.00
Issue Letter Taking Over the Role of Geotechnical Engineer-of-Record					
Principal (Geotechnical Engineer)	1	2	2	$285.00	$570.00
				PRE-FIELD SERVICES ESTIMATE	$2,850.00
FIELD SERVICES	**DAYS**	**HRS/DAY**	**HOURS**	**RATE**	**EXTENSION**
Pre-Construction Meeting					
Project Manager	1	4	4	$250.00	$1,000.00
Trip Charge (Mileage, Bridge Toll, Parking Fees)	1			$70.00	$70.00
Earthwork Construction					
Compaction Testing - Trench Backfill	30	6	180	$146.00	$26,280.00
Compaction Testing - Subgrade / Aggregate Base	10	6	60	$146.00	$8,760.00
Sampling	2	4	8	$146.00	$1,168.00
Nuclear Gauge Equipment Fee	40			$70.00	$2,800.00
Trip Charge (Mileage, Bridge Toll, Parking Fees)	42			$70.00	$2,940.00
Concrete Construction					
Reinforcing Steel Placement Observation	5	4	20	$165.00	$3,300.00
Concrete Placement Observation & Sampling (periodic)	5	6	30	$165.00	$4,950.00
Sample Pickup / Delivery	5	2	10	$120.00	$1,200.00
Trip Charge (Mileage, Bridge Toll, Parking Fees)	15			$70.00	$1,050.00
Welding Observations					
Field Welding / High-Strength Bolting	8	8	64	$165.00	$10,560.00
NDT Testing of Welds	2	8	16	$179.00	$2,864.00
Trip Charge (Mileage, Bridge Toll, Parking Fees)	10			$70.00	$700.00
				FIELD SERVICES ESTIMATE	$67,642.00
LABORATORY TESTING	**FREQUENCY**		**SETS/UNITS**	**RATE**	**EXTENSION**
Soils / Aggregate Bse					
Compaction Curves - Base Rock (6" Mold)	1 per material		2	$320.00	$640.00
Compaction Curves - Site Soils (4" Mold)	1 per material		4	$320.00	$1,280.00
Sieve Analysis w/Wash (ASTM C136)	1 per sample		2	$215.00	$430.00
Sand Equivalent (ASTM D2419)	1 per sample		2	$159.00	$318.00
Plasticity Index of Soils (ASTM D4318)	1 per sample		2	$276.00	$552.00
R-Value of Soils (CT 301)	1 per sample		1	$450.00	$450.00
Concrete					
Compression Test of Concrete - 4 (ASTM C39)	1 set per visit		5	$171.00	$855.00
				LABORATORY TESTING ESTIMATE	$4,525.00

BSK SERVICES ADMINISTRATION		HOURS	RATE	EXTENSION
Principal (Geotechnical Engineer)		10	$285.00	$2,850.00
Project Manager - Project Meetings		10	$250.00	$2,500.00
Registered Engineer (Review, support and reporting)		6	$250.00	$1,500.00
Project Manager (Field Oversight, Daily Report Review)		10	$250.00	$2,500.00
Administration (Data Processing, Report Prep., Field Coordination)		30	$100.00	$3,000.00
Certified Payroll / DIR Upload	Monthly	12	$300.00	$3,600.00
Non-Performance Certified Payroll / DIR Upload	Monthly	12	$100.00	$1,200.00
			ADMINISTRATION ESTIMATE	$17,150.00
			TOTAL BUDGET ESTIMATE	$92,167.00

BASIS FOR INVOICING

East Cypress CIP 310 Canal Undergrounding Project - CCWD Segment 5A

East Cypress Road, Oakley, CA

BASIS OF CHARGES:

The charge schedule listed below will be our basis for invoicing.

Show-up (No site work performed)	Bill R/T Travel Time + 1 Hour
Work up to 4 Hrs.	Bill 4 Hours
Work from 4 to 8 Hrs.	Bill 8 Hours
Work from 8 to 12 Hrs. and Saturdays	Time and One Half
Work Over 12 Hrs., Sundays and Holidays	Double Time
Travel (Portal-to-Portal)	Hourly
Parking and Toll Charges (if applicable)	Daily Rate

FEES:

Our services will be performed on a time and material basis at unit rates herein listed. Portal-to-portal charge is based from our Livermore office. Rates/charges not specifically quoted will be charged per our published Schedule of Fees. We estimate our fees for this project at $92,167.00. This estimate is based upon our years of experience in this profession, but it is an estimate only. We endeavor to limit our charges to this estimate; however, events beyond our control may affect total cost. For example; if the work progresses quicker than anticipated, fees could be considerably less; or, if the work progresses slower than anticipated, our fees may exceed this estimate. To account for such uncertainties, we suggest that a contingency budget of at least 20 percent of the above estimated fee for construction be set aside for our services.

It is our practice to notify you if it appears our fees will exceed our estimate, but due to the timing and nature of our services and to ensure that your project is not delayed, this may not always be possible. Our invoices however will serve as an update of our progress as well as fees charged versus our estimate. Invoices are payable upon receipt and deemed delinquent if not paid within 30 days. Delinquent invoices may be subject to interest/service charges, and collection expenses including attorney's fees, at our election. As necessary to accommodate the construction schedule, BSK may use contract special inspectors to augment our staff. Inspections performed by contract providers will be billed as specified for BSK employees, herein, and at the rates included in the Fee Estimate.

LIMITATIONS:

BSK Associates provides special inspection services to assist you in verifying that the work is in substantial conformance to the project documents and as required by the California Building Code. These services shall not be construed as acceptance of the work or relieve the contractor in any way from his/her obligations and responsibilities as outlined in the applicable construction documents. BSK assumes no responsibility for the safety of others on the jobsite or the methods and means of construction. BSK will make every effort to respond to the emergent needs of your project, to assure better service we ask that you schedule inspection/testing activities at least 24 hours in advance. To avoid show-up charges, cancel such requests at least four hours in advance of our arrival time. Section 1701 of the CBC requires the special inspection agency to file a final report for the project. The report will be issued upon complete reconciliation of your account. This proposal for construction services shall be valid for not more than sixty (60) days from the date of presentation.

INVOICE AND REPORT DISTRIBUTION

BSK Associates will issue our invoice to the following firm/contact. Please provide a separate accounts payable (AP) contact as appropriate:

Company: City of Oakley
Address: 3231 Main Street
City, State, Zip: Oakley, CA 94561
Contact Name: Ms. Billilee Saengchalern
Contact Phone: 925.625.7154
E-Mail: Saengchalern@ci.oakley.ca.us

AP Contact: _____
AP Phone: _____
AP E-Mail: _____

BSK will issue special inspection and materials testing reports by electronic delivery to the following recipients. If additional recipients are desired, please complete and return this form accordingly:

Client:
Company: City of Oakley
Address: 3231 Main Street
City, State, Zip: Oakley, CA, 94561
Contact Name: Ms. Billilee Saengchalern
Contact Phone: 925.625.7154
E-Mail: Saengchalern@ci.oakley.ca.us

Other:
Company: _____
Address: _____
City, State, Zip: _____
Contact Name: _____
Contact Phone: _____
Contact E-Mail: _____

Building Department:
Agency Name: _____
Address: _____
City, State, Zip: _____
Contact Name: _____
Contact Phone: _____
Contact E-Mail: _____

Other:
Company: _____
Address: _____
City, State, Zip: _____
Contact Name: _____
Contact Phone: _____
Contact E-Mail: _____

BSK Associates - Schedule of Fees - 07/01/2024 to 06/30/2025 (City of Oakley)

PERSONNEL RATES

Escalation: The rates noted below are subject to an annual increase of 3% or the Consumer Price Index for the San Francisco Bay Area, whichver is greater, effective July 1 of each year following the initiation of a services agreement.

PROFESSIONAL STAFF					
Principal	$	285.00	Administrative Assistant / Clerical	$	100.00
Senior Professional	$	250.00	Seismic GIS	$	220.00
Project Professional II	$	235.00	GIS Specialist	$	190.00
Project Professional I	$	200.00	Information Specialist II	$	180.00
Staff Professional II	$	175.00	Information Specialist I	$	160.00
Staff Professional I	$	155.00	CAD	$	120.00
Project Administrator	$	110.00	Litigation support	1.5x standard rate	

TECHNICAL STAFF - FIELD AND LABORATORY (NON-PREVAILING WAGE)				
Non-Destructive Inspection/Testing	$	165.00	***BASIS OF CHARGES FOR FIELD TECHNICIAN SERVICES***	
Special Inspector	$	140.00	Field Work from 0 to 4 hours	Bill 4 hours
Engineering Technician	$	135.00	Field Work from 4 to 8 hours	Bill 8 hours
Technician	$	130.00	Field Work over 8 hours / Saturdays	Bill time and a half
Ground Penetrating Radar Scanning Technician	$	315.00	Sundays, holidays and over 12 hours	Bill double time
Core Drilling Technician	$	245.00	Night Shift (Shift commencing after 2pm / before 4am)	Base Rate x 12.5%
Floor Flatness Testing Technician	$	210.00	Show-up time (no work performed)	Bill 2 hours
Sample Pickup / Transportation / Delivery	$	120.00	Sampling or cylinder pickup, minimum charge	Bill 2 hours
Laboratory Technician	$	130.00		

NORTHERN CA PREVAILING WAGE LABOR RATES				
Group 1 - Special inspector	$	170.00	***BASIS OF CHARGES FOR FIELD TECHNICIAN SERVICES***	
Group 2 - Special Inspector	$	165.00	Field Work from 0 to 4 hours	Bill 4 hours
Group 3 - Engineering Technician	$	146.00	Field Work from 4 to 8 hours	Bill 8 hours
Group 3 - Geotechnical Professional	$	185.00	Field Work over 8 hours / Saturdays	Bill time and a half
Group 3 - Environmental Professional	$	185.00	Sundays, holidays and over 12 hours	Bill double time
Group 4 - Technician	$	130.00	Night Shift (Shift commencing after 2pm / before 4am)	Base Rate x 12.5%
			Show-up time (no work performed)	Bill 2 hours
			Sampling or cylinder pickup, minimum charge	Bill 2 hours

SOUTHERN CA PREVAILING WAGE LABOR RATES				
Group 1 - Geotechnical Professional	$	185.00	***BASIS OF CHARGES FOR FIELD TECHNICIAN SERVICES***	
Group 1 - Environmental Professional	$	185.00	Field Work from 0 to 4 hours	Bill 4 hours
Group 1 - Technician	$	165.00	Field Work from 4 to 8 hours	Bill 8 hours
Group 2 - Special Inspector	$	170.00	Field Work over 8 hours / Saturdays	Bill time and a half
Group 3 - Non-Destuctive Testing (NDT)	$	180.00	Sundays, holidays and over 12 hours	Bill double time
			Premium Shift (Weekday work before 6am / after 5pm)	Bill time and a half
			Show-up time (no work performed)	Bill 2 hours
			Sampling or cylinder pickup, minimum charge	Bill 2 hours

REIMBURSABLES				
Mileage (Portal to Portal)	$	1.00	Certified Payroll / DIR Upload (Monthly)	$ 300.00
Bridge Toll	Cost + 15%		Non-Performance Certified Payroll / DIR Upload (Monthly	$ 100.00
Parking Fees	Cost + 15%		Subcontractor Management / Compliance Forms (Monthl	$ 100.00
Per Diem (as required)	Quote / $250 min.		Additional LCP Tracker or Other Compliance Software (Monthly)	$ 200.00
Subconsultants/Subcontractors/Vendors/Expenses	Cost + 15%		Additional Special Forms, as required (Monthly)	$ 150.00
Project Administration Fees	7% of Invoice		Project Setup (Project)	$ 525.00
DIR Administration Fees	3% of Invoice			

BSK Associates - Schedule of Fees - 07/01/2024 to 06/30/2025 (City of Oakley)

SOFTWARE AND EQUIPMENT

Escalation: The rates noted below are subject to an annual increase of 3% or the Consumer Price Index for the San Francisco Bay Area, whichver is greater, effective July 1 of each year following the initiation of a services agreement.

ANALYSIS SOFTWARE USAGE FEES

gINT (software)	$ 65.00	LiqIT (software)	$ 65.00
LPile (software)	$ 65.00	Slide (software)	$ 127.00
APile (software)	$ 65.00	Settle3D (software)	$ 127.00
SHAFT (software)	$ 65.00	Cpet-IT (software)	$ 65.00
GROUP (software)	$ 127.00	LiqSVs (software)	$ 65.00
Cliq (software)	$ 65.00	ArcGIS (software)	$ 65.00
LiquefyPro (software)	$ 65.00	Surfer (software)	$ 65.00

EQUIPMENT

Nuclear Gauge (Day)	$ 70.00	10' PVC Blank - 2"(Each)	$ 27.00
Skidmore Wilhelm Calibrator (Day)	$ 70.00	10' PVC Blank - 4: (Each)	$ 62.00
NDT Weld Testing Equipment - UT/MT/PT (Day)	$ 70.00	10' PVC Screen - 2" (Each)	$ 42.00
Proof Load Testing Equipment (Day)	$ 70.00	10' PVC Screen - 4" (Each)	$ 84.00
Torque Wrench (Day)	$ 70.00	5' PVC Blank - 2" (Each)	$ 18.00
GPR Scanning Equipment (Day)	$ 325.00	5' PVC Blank - 4" (Each)	$ 53.00
Rebar Locator/Pachometer (Day)	$ 128.00	5' PVC Screen - 2" (Each)	$ 27.00
Coring Equipment (day)	$ 240.00	5' PVC Screen - 4" (Each)	$ 69.00
Relative Humidity Meter (Day)	$ 70.00	55 Gallon Drum (Each)	$ 125.00
Moisture Emission Test Kit (Each)	$ 48.00	6 "x 5' Steel Monument Cover (Each)	$ 295.00
Wood Moisture Meter (Day)	$ 70.00	Air Indicators (Each)	$ 53.00
Air Meter (Concrete)	$ 70.00	Combustible Gas Indicator (Day)	$ 79.00
Laptop (Day)	$ 75.00	Disposable Bailer (Each)	$ 14.00
Document Scanner (Day)	$ 32.00	Hydro Punch Tip (Each)	$ 25.00
Vehicle/Truck Charge (Day)	$ 137.00	Lantec GEM 500 (Day)	$ 258.00
Hand Auger (Day)	$ 150.00	Locking Cap - 2" (Each)	$ 25.00
Seismograph (Day)	$ 317.00	Locking Cap - 4" (Each)	$ 50.00
Hand-held GPS (Day)	$ 97.00	Silicone Tubing (Foot)	$ 9.00
Slope Inclinometer Probe (Each)	$ 500.00	Tedlar Vapor Bags (Each)	$ 30.00
Double Ring Infiltrometer (Day)	$ 638.00	Bottom Cap (Each)	$ 10.00
Drilling Kit - Paint/Stakes/Lath (Each)	$ 34.00	Disposable Purge Pump Tubing (Foot)	$ 2.00
Sample Sleeve w/ Caps/Teflon 6" (Each)	$ 13.00	Bison Resistivity Meter (Day)	$ 203.00
Manometer (Day)	$ 247.00	Chem Grout Pump (Day)	$ 132.00
Generator	$ 105.00	DC Purge Pump (Day)	$ 67.00
Power Auger	$ 105.00	Development Pump and Controller (Day)	$ 92.00
AC Cold Patch (Each)	$ 13.00	Dissolved Oxygen Meter (Day)	$ 80.00
Bentonite Grout (Bag)	$ 27.00	Grundfos Converterm (Day)	$ 89.00
Bentonite Medium Chips (Bag)	$ 25.00	Hydropunch II (Each)	$ 317.00
Bentonite Pellets (Bucket / Bag)	$ 189.00	Interface Meter (Each)	$ 119.00
Bentonite Powder (Bag)	$ 15.00	Kemmer Sampler (Day)	$ 46.00
Filter Sand (Bag)	$ 14.00	ORP Meter (Each)	$ 85.00
Portland Cement (Bag)	$ 19.00	Sample Pump (Day)	$ 127.00
Ready Mix (Bag)	$ 18.00	Scanning Equipment (Day)	$ 128.00
Padlocks (Each)	$ 27.00	Water Level Data Logger (Day)	$ 98.00
pH/EC/Temperature Meter (Day)	$ 75.00	Telescopic Wastewater Sampler (Day)	$ 67.00
PID/OVA (Day)	$ 150.00	SVE System (Month)	$1,400.00
Steam Cleaner (Day)	$ 139.00	Combustible Gas Meter (Day)	$ 240.00
Turbidity Kit (Day)	$ 85.00	Water Meter (Day)	$ 65.00
Water Sample Filters (Each)	$ 28.00	Flow Monitoring Equipment (Day)	$ 389.00
Well Sounder (Day)	$ 60.00	Liquid Proportional Sampling Equipment (Day)	$ 394.00
Well Vault Traffic Rated Box (Each)	$ 139.00	Gas Detector Pump (Each)	$ 46.00
Bollards (Each)	$ 119.00	Landfill Gas Chromatograph (Day)	$ 260.00
Air Compressor (Day)	$ 70.00	Support Truck (Day)	$ 260.00
Continuous Core Sampler (Day)	$ 325.00	Sound Level Meter (Each)	$ 41.00
4" Disposable Bailers (Each)	$ 25.00	Water Level Transducers (Each)	$ 15.00

BSK Associates - Schedule of Fees - 07/01/2024 to 06/30/2025 (City of Oakley)

MATERIALS LABORATORY TESTS

Escalation: The rates noted below are subject to an annual increase of 3% or the Consumer Price Index for the San Francisco Bay Area, whichver is greater, effective July 1 of each year following the initiation of a services agreement.

Standard Rate Applys to Normal Testing Schedule. Rush Order Turnaround Time Charged at 1.5 x Standard Unit Rates.

SOILS & AGGREGATES

Modified or Standard Proctor - 4" or 6" Mold (ASTM / AA	$ 320.00	% Crushed Particles / Fractured Particles (CT 205/AASHTO T335)	$ 208.00
Proctor with Oversize Material (ASTM / AASHTO)	$ 400.00	'% Flat & Elongated (ASTM D4791)	$ 159.00
Proctor Check Point (All Methods)	$ 171.00	Minus 200 Wash/Aggregate (ASTM C117)	$ 105.00
Caltrans Maximum Wet Density (CT 216)	$ 270.00	Sieve Analysis w/ Wash (ASTM C136 / CT 202 / AASHTO T27)	$ 215.00
Minus 200 Wash Soil (ASTM D1140)	$ 105.00	Sieve Analysis - Coarse Only (ASTM C136 / CT 202 / AASHTO T27)	$ 105.00
Moisture Content of Soils (ASTM D2216)	$ 54.00	Coarse Specific Gravity / Absorption (ASTM C127/CT 206/AASHTO T85	$ 200.00
Plasticity Index (ASTM D4318)	$ 276.00	Fine Specific Gravity / Absorption (ASTM C128/CT 207/AASHTO T84)	$ 200.00
Expansion Index of Soils (UBC No. 29)	$ 296.00	Sand Equivalent (ASTM D2419 / CT 217 / AASHTO T176)	$ 159.00
Collapse Potential of Soils (ASTM D2435)	$ 257.00	Durability Index (CT 229)	$ 315.00
Organic Impurities (ASTM C40 / CT 213)	$ 105.00	Abrasion by LA Rattler, Large Size (ASTM C131/CT 211/AASHTO T96)	$ 360.00
Tube Density & Moisture Content of Soil	$ 63.00	Abrasion by LA Rattler, Small Size (ASTM C131/CT 211/AASHTO T96)	$ 296.00
Visual Classification (ASTM D2488)	$ 54.00	Cleanness Value of Aggregate (CT 227)	$ 227.00
Hydrometer (ASTM D422 / CT 203)	$ 300.00	Aggregate Wt pcf Compacted (ASTM C 29)	$ 111.00
Double Hydrometer (ASTM D4221)	$ 394.00	Gradation-Rip Rap - Per Sieve (D5519-Method A)	$ 284.00
Uncompacted Void Content (CT 234 / AASHTO T304)	$ 140.00	Sodium Sulfate Soundness-Min. Charge (ASTM C88/CT 214/AASHTO T	$ 440.00
Sand Density Calibration (ASTM D1566)	$ 220.00	Sodium Sulfate Soundness-Per Sieve (ASTM C88/CT 214/AASHTO T104	$ 140.00
Minimum Resistivity of Soils (CT 643)	$ 177.00	R-Value of Soils (CT 301)	$ 500.00
Consolidation (ASTM D2435)	$ 527.00	Soil Cement Compression - Set (ASTM D1633)	$ 300.00
Remolded Consolidation (ASTM D2435)	$ 446.00	CIR / FDR Compressive Strength Testing - Set	$ 300.00
Minimum Index Density Soils (ASTM D4254)	$ 87.00	CIR / FDR Sample Preparation / Compaction	$ 275.00
Direct Shear Remolded (ASTM D3080)	$ 330.00	CBR (ASTM D1883/AASHTO T-180)	$1,250.00
% Lumps/Friable Particles (ASTM C142)	$ 102.00	Preparation of Soil-Cement Samples	$ 947.00
'% Organics in Soil (ASTM D2974)	$ 172.00	Soluble Sulfate Chloride & Sulfide	$ 164.00
Direct Shear (ASTM D3080)	$ 276.00	pH Sulphate & Chloride	$ 83.00
Remolded Direct Shear (ASTM D3080)	$ 330.00	Corrosivity - Sulfate Chloride Sulfide	$ 164.00
Remolded Flexwall Perm (ASTM D5084)	$ 704.00	Corrosivity - Soil pH Test	$ 83.00

HOT MIX ASPHALT

JMF Mix Design, Superpave / Caltrans	$11,274.00	Bitumen Content - Ignition (ASTM D6307 / CT382 / AASHTO T308)	$ 155.00
JMF Verification - HMA - Superpave / Caltrans	$6,533.00	Oil Content Correction Factor (ASTM D6307 / CT 382 / AASHTO T308)	$ 656.00
JMF Production Startup - Superpave / Caltrans	$6,078.00	Gradation from Extraction (ASTM D5444 / AASHTO T30)	$ 123.60
RAP Material Testing - Additional Fee	$ 790.00	Bulk Specific Gravity (CT308 / AASHTO T275 / ASTM D2726)	$ 45.00
Rubberized RHMA Material - Additional Fee	$1,824.00	HMA Theo. Max Density Rice Method (ASTM D2041 / CT 309 / AASHT(	$ 155.00
JMF Mix Design, HVEEM	$3,900.00	Volumetric Calculations (VMA, VFA, DP, AV, Eff. Calcs)	$ 67.00
JMF Mix Design, Marshall	$4,627.00	Moisture Content of Asphalt (CT 370 / AASHTO T329)	$ 83.00
Open Graded Asphalt Optimum Bitumen Content (CT 368	$2,785.00	Film Stripping	$ 111.00
Gyratory Compaction - Set of 3 (AASHTO T312)	$ 421.00	Compaction/Preparation of HMA Briquette (CT 304)	$ 276.00
Hamburg Wheel Track (AASHTO T324)	$2,500.00	Stabilometer Value - Set of 3 (CT366)	$ 350.00
Tensile Strength Ratio (CT 371 / AASHTO T283)	$1,380.00	Lab Mixed TSR - Moisture Induced Damage (AASHTO T283 / CT 371)	$1,850.00
Marshall Maximum Density (ASTM D6926)	$ 368.00	Calculated AC Maximum Density (CT 367)	$ 125.00
Marshall Stability & Flow (ASTM D6927)	$ 315.00	Thickness Determination of AC Cores	$ 27.00

CONCRETE & MASONRY

Compression Test Concrete - Per Cylinder (ASTM C39)	$ 35.00	Flexural Test per Beam (ASTM C78 / CT 523)	$ 112.00
Compression Test Concrete - Set of 4/5 (ASTM C39)	$ 171.00	Linear Shrinkage - Set of 3 (ASTM C157)	$ 500.00
Compression Test of Core (ASTM C42)	$ 76.00	Unit Weight Lt Wt Concrete (ASTM C567)	$ 70.00
Compressive Strength of Shotcrete Panel	$ 400.00	Splitting Tensile Strength of Concrete (ASTM C496)	$ 150.00
Compression Test Composite CMU Prism (1)	$ 208.00	Compressive Strength CMU Block (ASTM C140)	$ 240.00
Compression Test Grout (Set of 4)	$ 151.00	Comp. Strength, SG, & Abs. of CMU - Per Block (ASTM C140)	$ 276.00
Compression Test Mortar (Set of 3)	$ 138.00	Masonry Linear Shrinkage (ASTM C426)	$ 507.00

METALS & FIREPROOFING

Tensile & Bend of Rebar #3-11	$ 186.00	Brinell Hardness of Steel (ASTM E10)	$ 125.00
Slip and Tensile Rebar Couplers (CT 670)	$ 270.00	Rockwell Hardness of Steel (ASTM E18)	$ 125.00
Bolt Proof & Ultimate Load	$ 178.00	Face Bend of Steel Coupon	$ 76.00
Bolt Hardness - Set of 3	$ 125.00	Root Bend of Weld Coupon	$ 76.00
Nut Proof Load - Set of 3	$ 178.00	Side Bend of Weld Coupon	$ 76.00
Nut Hardness - Set of 3	$ 125.00	Tensile Test of Steel Coupon	$ 105.00
Washer Hardness - Set of 3	$ 125.00	Bend Test of Steel Coupon	$ 90.00
Dry Density Fireproofing (ASTM E605)	$ 119.00	Adhesion / Cohesion Fireproofing Materials	$ 159.00

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Livermore, CA 94551
P 925.315.3151
www.bskassociates.com

February 11, 2025 BSK Proposal E24001570

Billilee Saengchalern, P.E., T.E
Engineering Manager
City of Oakley
3231 Main Street
Oakley, CA 94561

SUBJECT: Proposal to Provide Limited Environmental Services
Analytical Report Review
East Cypress CIP 310, Canal Undergrounding Project
Oakley, California

Dear Ms. Saengchalern:

BSK Associates (BSK) is pleased to present this proposal to provide limited environmental services for analytical report review for the East Cypress CIP 310, Canal Undergrounding Project in Oakley , California. (Site). It is BSK's understanding that approximately 90,000 cubic yards of import fill will be placed at the Site as pipe backfill and roadway embankment fill. The source of this import fill is from the Lower Sand Creek Basin. According to the Contra Costa County Flood Control District website[1], the Lower Sand Creek Basin has approximately 60,000 cubic yards of available borrow soil and occupies approximately 25-acres. However, in discussions between BSK and the City of Oakley, it is BSK's understanding that the City of Oakley will be excavating approximately 90,000 cubic yards of soil from the Lower Sand Creek Basin.

Based on discussions between BSK and the City of Oakley, it is BSK's understanding that soil samples were obtained and analyzed from the Lower Sand Creek Basin on two (2) separate occasions and that the City is requesting BSK to review and summarize these reports and discuss the appropriate use of the import material. BSK's proposed scope of services is included as follows.

[1] https://www.contracosta.ca.gov/5738/Available-Soil

SCOPE OF SERVICES

Task 1: Analytical Report Review

It is BSK's understanding that two (2) soil sampling analytical reports exist for the proposed borrow soil from Lower Sand Creek Basin. The first soil sampling analytical report is dated October 18, 2002 and was prepared by Subsurface Consultants, Inc. (SCI) and titled "Preliminary Soil Characterization Study – Lower Sand Creek Basin". This report was downloaded from the Contra Costa County's website https://www.contracosta.ca.gov/DocumentCenter/View/7341/LSCB-Prelim-Soil-Characterization-Study-2002-PDF?bidId=.

The second soil sampling analytical report was provided via email by the City of Oakley and Contra Costa County Flood Control and is dated January 9, 2025. This report is just an analytical report and does not provide a summary or conclusions. The analytical laboratory is Enthalpy Analytical.

Please note, BSK's scope does not include soil sampling or chemical analysis.

Task 2: Reporting

Upon completion of review of the analytical reports, BSK will prepare a letter report that will include the following.

- Summary of each soil sampling report
- Summary of analytical laboratory results
- Data evaluation and presentation of findings
- Recommendations concerning further action, if necessary

All soil sampling results performed by others will be compared to the following:

- The State of California San Francisco Bay Area Regional Water Quality Control Board (RWQCB) Residential Environmental Screening Levels (ESL), Commercial/Industrial ESLs (2019, Rev. 2), and Construction Worker ESLs (2019, Rev. 2). These ESLs are risk-based guidelines for evaluating contaminants in soils for the different property uses.
- The Total Threshold Limit Concentration (TTLC) values, and the Soluble Threshold Limit Concentration (STLC) values in California Code of Regulations (CCR), Title 22, §66261.24 "Characteristic of Toxicity" for classification of a California Hazardous Waste. The TTLC values are used to compare to the total concentrations of analytes to evaluate whether or not a waste is a California Hazardous Waste. If the total concentration of an analyte exceeds 10-times the STLC regulated value, then analyses using the California Waste Extraction Test (WET) can be conducted to compare with the STLC regulated value to evaluate if the leachable concentration of the analyte would classify the waste as a California Hazardous Waste.

- The Resource Conservation and Recovery Act (RCRA) Toxicity Characteristic Leaching Potential (TCLP) values in Title 40 of the Code of Federal Regulations (CFR) 40CFR§ 261.24 for classification of a RCRA Hazardous Waste. If the total concentration of an analyte exceeds 20-times the TCLP regulated value, then analyses using a TCLP test can be conducted to compare with the TCLP regulated value to evaluate if the leachable concentration of the analyte would classify the waste as a RCRA Hazardous Waste.

ESTIMATED FEES

Table 1 – Estimated Fees

Unit	Description	Rate	Cost
Task 1 Analytical Report Review			
8 hrs.	Project Professional I	$200/hr.	$1,600.
		Subtotal:	**$1,600.**
Task 2: Reporting			
3 hrs.	Principal Professional	$285/hr.	$855.
22 hrs.	Project Professional I	$200/hr.	$4,400.
2 hrs.	Staff Professional II	$175/hr.	$350.
		Subtotal:	**$5,605.**
		TOTAL	**$7,205.**

PROPOSAL ASSUMPTIONS

This proposal and cost estimate were prepared based on the following assumptions:

- Draft reports and project meetings/conference calls are not included in our estimate except as specifically noted but can be provided on request on a "time and materials" basis.
- If additional services or tasks are required, said services can be provided at an added cost following authorization.
- BSK assumes no permitting assistance will be required of BSK.
- BSK assumes no soil sampling or chemical analysis will be required of BSK.
- The analytical data reports were prepared by others. BSK cannot guarantee the representativeness, completeness or accuracy of these reports.
- BSK's scope is limited to the information provided in the analytical reports from 2002 and 2025.
- BSK is an environmental and geotechnical consulting firm with professionals such as engineers, geologists, hydrogeologists and others that are licensed by the State of California. BSK does not provide legal counsel services. Please consult legal counsel experienced in California environmental law. BSK can interact with your legal counsel at an additional charge at your request.

If any of these assumptions or conditions are not accurate or change during the project, the stated fee is subject to change. Please contact us immediately if you are aware of any inaccuracies in these assumptions and conditions, so we may revise the proposal or fee.

If affected soil or groundwater is discovered during the site investigation the responsible party may have release reporting obligations under applicable State or local law or regulation.

LIMITATIONS

BSK's services will be performed in a manner consistent with the level of care and skill ordinarily exercised by other professionals practicing in the same locale and under similar circumstances at the time the work is performed. No warranty, either express or implied, is included. The findings of the proposed professional services may have a potential for negative impact on the value or suitability of the project for the purpose intended. BSK cannot assume liability for any such negative impact.

AUTHORIZATION

The proposed scope of services will be conducted in accordance with the existing Consulting Services Agreement between the City of Oakley and BSK Associates for On-Call Materials Testing Services for Fiscal Years 2024/25 and 2025/26 dated July 1, 2024. If this Proposal is acceptable to you, please issue us a Task Order and PO as our authorization to continue with the above scope of services.

CLOSING

We appreciate the opportunity to be of continued service to you and look forward to the successful completion of this project. Please, contact Kevin Grove at (408) 761-6703, or by e-mail at kgrove@bskassociates.com if you have any questions or require additional information.

Respectfully submitted,
BSK Associates

Kevin Grove
Environmental Group Manager

for Robert "Tony" Martin, PG
Principal Geologist/
Environmental Discipline Lead

Approved and Forwarded to the City Council

DATE: February 25, 2025

TO: Joshua McMurray, City Manager

FROM: Kevin Rohani, P.E., Public Works Director/City Engineer

SUBJECT: Accept the report for the progress of work and budget associated with Capital Improvement Project Number 303 – Public Works Operations Building Remodeling Project

Background and Analysis

The City's adopted FY 2023/24 Capital Improvement Program (CIP) Budget designates funding for various infrastructure repair and replacement projects. This is consistent with the City of Oakley's Strategic Plan (Community Health & Safety) goals to improve the quality of the City's public infrastructure and to enhance the quality of life for our residents.

The Public Works Operations Building used to be the site of the former ACE Hardware Store in past decades. The City has not made any major improvements to the office spaces in the building, as the operations center of the Public Works Department. With the growth of the Public Works Department and increased demands for services from the community, this project will remodel the inside of the building to make a better functional workspace for the staff and operations by expanding the office and common work areas.

After the completion of the project design and bid process, on March 14, 2024, two (2) bids were received for this project. Staff reviewed the bids and determined that K&K JL Services, Inc. was the lowest responsible bidder for the project at a cost of $215,249.13. On April 9, 2024, the City Council awarded a construction contract to K&K JL Services, Inc. for the construction of this project. The authorized budget for this project was $260,000.

The construction of this project started in fall 2024 and during the initial days of the construction project, several unforeseen items were encountered such as how the existing building electrical wiring for high and low voltage was not up to Building Code, but also after inspections by the City Building Inspector deemed unsafe and needed total replacement. The existing building fire alarm system was also deemed not up to current Building Codes and had to be replaced with a new Fire Alarm System. Staff worked with the project contractor to work through the wiring and other unforeseen issues that had to be resolved during the construction over the past few months and despite many challenges in this project, we are nearly finished with the construction of the project and the Public Works Maintenance Team are looking forward to moving back to the remodeled building in the coming days.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with the Strategic Plan 27+ Community Health and Safety goals.

Fiscal Impact

As this is a CIP project and it is expected to exceed the original budget, staff is bringing this item for council approval. The original budget for this item was $260,000. With the required changes to bring the building up to code, the amount will increase to $328,000. The additional amount will be covered using contingency, and no additional budget is required at this time.

Staff Recommendation

Staff recommend that the City Council accept this budget increase and move forward with the project completion.

Attachments

1. Resolution

RESOLUTION NO. __-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ACCEPTING AND APPROVING THE PROGRESS OF WORK AND BUDGET INCREAS ASSOCIATED WITH CAPITAL IMPROVEMENT PROJECT NUMBER 303 – PUBLIC WORKS OPERATIONS BUILDING REMODELING PROJECT

WHEREAS, City Staff prepared the plans, specifications, and estimates for the construction of Capital Improvement Project (CIP) No. 303 - Public Works Operations Building Remodeling Project; and

WHEREAS, the plans, specifications and special provisions were publicly advertised for bidding, with the bid period closing at 2:00 P.M. on Thursday, March 14, 2024; and

WHEREAS, two (2) qualified bids were received prior to the close of the bidding process; and

WHEREAS, K&K JL Services, Inc. submitted the lowest responsible bid for a total cost of $215,249.13 for the work; and

WHEREAS, by the City Council of the City of Oakley that the Agreement with K&K JL Services, Inc. for the construction of the Public Works Operations Building Remodeling Project - CIP 303, for an amount not to exceed $215,249.13 is approved, and the City Manager is hereby authorized to execute said Agreement and change orders in an amount not to exceed $20,000 as necessary, is hereby approved. In addition, a budget amendment in the amount of $60,000 is authorized for this project from the General Capital Projects Fund.

WHEREAS, during the initial days of the construction project several unforeseen items were encountered, such as how the existing building electrical wiring for high and low voltage was not up to Building Code, but also after inspections by the City Building Inspector, deemed unsafe and needed total replacement. The existing fire alarm system was also deemed to not be up to current Building Codes and had to be replaced with a new Fire Alarm System as well.

NOW, THEREFORE, BE IT RESOLVED, staff is bringing this item to City Council for approval for additional unforeseen expenses to bring the project up to code, in the amount of $328,000. The additional amount of the project costs will be covered using the project contingency and no additional budget is required at this time.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 25th of February 2024 by the following vote:

AYES:
NOES:
ABSENT:

ABSTENTIONS:

APPROVED:

_____
Shannon Shaw, Mayor

ATTEST:

_____ _____
Kim Snodgrass, City Clerk Date

STAFF REPORT

OAKLEY
CALIFORNIA

DATE: February 25, 2025

TO: Joshua McMurray, City Manager

FROM: Jeri Tejeda, Administrative Services Director

Approved and Forwarded to the City Council

SUBJECT: Adopt a Resolution Approving the City of Oakley Fiscal Year 2024/2025 Mid-Year Budget Review including the recommended budget amendments and amended salary schedule

Background and Analysis

City Policy requires the City Manager to make a mid-year budget report to the City Council in February of each year. The process provides an opportunity to review the status of the Budget at mid-year and to adjust the City's planned operations and budget, as necessary. This year's report is attached and includes a State of the Budget and summary of staff recommendations, detailed assessments of both operating and capital budgets, an amendment to the salary schedule and a comprehensive overview of senior programming.

Consistency with the Oakley Strategic Plan 27+

This agenda item is consistent with the Strategic Plan 27+ goal for the City of Oakley to leverage its financial resources for the long-term benefit of our residents and businesses while maintaining sufficient reserves to provide stability and ensure a successful future. It is also consistent with the Finance and Fiscal Responsibility Objective to develop and maintain a financial strategy and reporting policy.

Fiscal Impact

For a detailed listing of all staff recommended changes and fiscal impacts to the budget, refer to the Mid-Year Budget Review and other attachments to this report.

Staff Recommendation

Staff recommends the City Council adopt a Resolution Approving the City of Oakley Fiscal Year 2024/2025 Mid-Year Budget Review including the recommended budget amendments and amended salary schedule

Attachments

1. Resolution
2. Mid-Year Budget Report

RESOLUTION NO. X-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING THE FISCAL YEAR 2024/2025 MID-YEAR BUDGET REVIEW AND ADOPTING ITS RECOMMENDATIONS FOR REVISING THE FISCAL YEAR 2024/2025 BUDGET AND AMENDED SALARY SCHEDULE

WHEREAS, the City is required by law to approve a budget prior to the beginning of each fiscal year, and finds it prudent to review the status of the budget at mid-year each year; and

WHEREAS, the Administrative Services Director and other City Department Directors have undertaken a thorough review and projected revenues and expenditures for the remainder of the fiscal year; and

WHEREAS, the City Council of the City of Oakley has been presented with a Mid-year Budget Report, including a State of the Budget, and summary of staff recommendations;

BE IT RESOLVED by the City Council of the City of Oakley hereby approves and adopts the Staff recommendations included in the Mid-year Budget Report presented by the City Manager. Staff Recommendations are as follows:

Increase Interest Income Revenue by $400,000 in General Fund
Increase Sale of Property Revenue by $5,307,277 in General Fund
Increase Citations-Cannabis Cultivation Revenue by $171,547 in General Fund
Increase Senior Programming Expense by $32,000 in General Fund
Increase Senior Improvements Expense by $153,000 in General Fund
Increase Consulting Services Expense by $50,000 in General Fund
Increase Operating Transfers Expense by $8,000,000 in General Fund
Increase CIP 247 Cypress Road Construction Expense by $5,000,000 in Street Maintenance and Rehab Fund
Increase Operating Transfer Revenue by $5,000,000 in Street Maintenance and Rehab Fund
Increase Operating Transfer Revenue by $3,000,000 in General Capital Projects Fund
Increase CIP 218 Library Construction Expense by $3,000,000 in General Capital Projects Fund
Increase Police Overtime by $300,000 and Police Dispatch by $120,000 using savings from salary and benefits in General Fund
Increase CIP 247 Cypress Road Construction Expense by $1,000,000 in Road Maintenance and Rehab Fund

Increase CIP 247 Cypress Road Construction Expense by $2,000,000 in Traffic Impact Fee Fund
Increase Traffic Impact Fee Revenue by $2,000,000 in Traffic Impact Fee Fund
Increase Vehicle Expense by $90,000 in Fleet Internal Service Fund
Increase Equipment Expense by $30,000 in Fleet Internal Service Fund
Approve the attached Senior Engineer Job Description
Approve the attached Senior Recreation Leader Job Description
Approved the attached Amended Salary Schedule removing the Associate Engineer Classification, Adding the Senior Engineer Classification, and Amending the salary range for the Senior Recreation Leader Classification.

PASSED, APPROVED AND ADOPTED this 25th day of February, 2025 by the following vote.

AYES:
NOES:
ABSTENTION:
ABSENT:

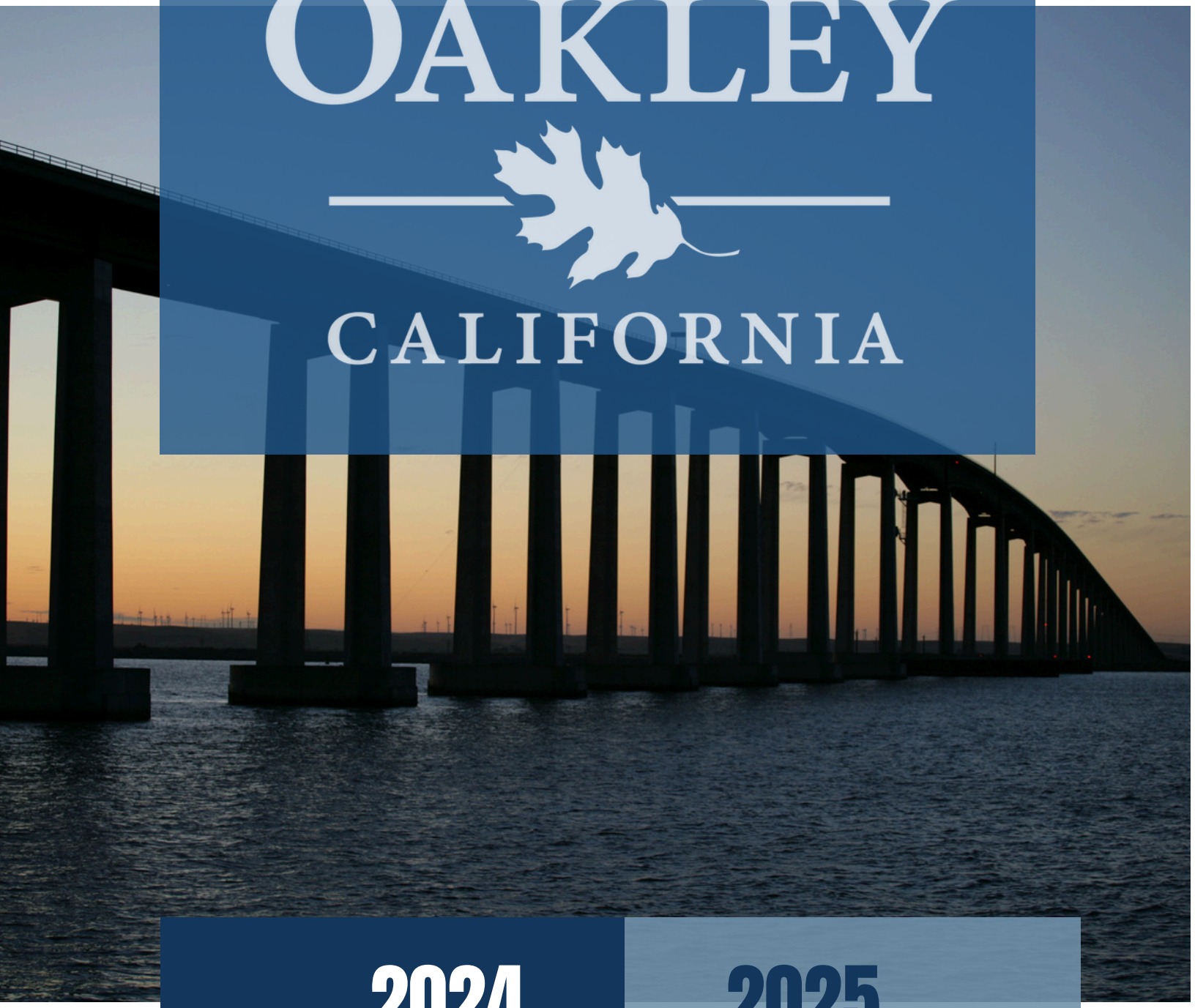
APPROVED:

_____
Shannon Shaw, Mayor

ATTEST:

_____
Kim Snodgrass, City Clerk

_____
Date



OAKLEY

CALIFORNIA

2024 2025

MID-YEAR BUDGET REVIEW

OAKLEY
CALIFORNIA

TABLE OF CONTENTS

STATE OF THE BUDGET	3
GENERAL FUND SUMMARY	4
OTHER FUNDS SUMMARY	8
SENIOR PROGRAMMING	8
SUMMARY OF STAFF RECOMMENDATIONS	11
LOOKING FORWARD	12
ALL FUNDS SUMMARY	13
BUDGET SCHEDULE FISCAL YEAR 2025-2026 BUDGET	23
SENIOR CIVIL ENGINEER JOB DESCRIPTION	24
SENIOR RECREATION LEADER JOB DESCRIPTION	31
SALARY SCHEDULE	36

STATE OF THE BUDGET

The Mid-Year Budget Review covers the period of July 1, 2024 through December 31, 2024. Revenue in general is coming in slightly higher than anticipated with Property Taxes, Property Tax In-Lieu and Impact Fee Administration up from the original budget and Sales Tax, Franchise Fees and Interfund Charges slightly lower than expected. The net of these is expected to be neutral for the fiscal year. Not anticipated in the original budget was the sale of properties, interest income and cannabis citations which increased the anticipated revenue for the fiscal year. Other funds, including impact fees, are coming in on target and are expected to end the year slightly above the original budget.

Property Tax continues to grow in the City of Oakley. Property Tax is expected to have a 5.00% increase in the current year. This is approximately 1% higher than the budget of 4%, adding approximately $50,000 in additional revenue.

General fund expenditures are on track and are expected to end the year at or below the original budget. Capital Project Funds and Impact Fee Funds continue to fund several capital projects, with the Cypress Road projects remaining top priority.

In fiscal year 2023, a total of 136 permits were issued and building was in the low to normal range. In fiscal year 2024, the total permits issued decreased by 39 to 97 total permits. As of December 31, 2024, 105 single family permits have been issued and shows building is recovering from the last two years of slowing. Unlike fiscal year 2024, fiscal year 2025 proves to be showing improvement in revenue related to development and is on target to meet and possibly exceed the original anticipated permits issued of 150.

The financial forecast for the economy continues to remain stable. Although the prior fiscal year brought rumors of recession, fiscal year 2025 looks to be a year of growth without the lingering recession discussions.

Our future remains hopeful, and growth will continue to allow us to complete many of our much needed capital improvement projects. As we review the current year budget and look forward to fiscal year 2025-2026, it will be important for us to continue our conservative nature while we plan for all of the exciting things in Oakley's future.

GENERAL FUND

In accordance with the City's Financial Policies, the original current year budget was conservative when adopted. The policies also call for one-time, non-operating expenditures to be funded from one-time revenues or the undesignated fund balance. The current year's budget was adopted with approximately $6.2 million appropriated for transfers out of the General Fund, with $4 million considered one-time expenses for CIP 318 Library Project.

As part of the mid-year budget, staff is recommending a change to the salary schedule to replace the Associate Engineer classification with a Senior Civil Engineer. This will not require additional funding in the current year as there are salary savings, but it will add approximately $30,000 annually in future years and will be included as part of the budget projections moving forward.

Staff recommends the following adjustments to the FY 2024/25 General Fund Revenue budget:

Account Description	Original Budget	Proposed Adjusted Budget	Increase/ (Decrease) to Budget
Interest Income	$400,000	$800,000	$400,000
Sale of Property	$0	$5,307,277	$5,307,277
Citations-Cannabis Cultivation	$0	$171,547	$171,547
Total Change			**$5,878,824**

When budgeting interest income, staff always takes a conservative approach as the market is something that can fluctuate tremendously. Interest Income came in well above budget last year and continues to grow in the current market. While the recommended increase is significant, staff believes it to still be a conservative number.

In July 2024 the purchase and sale agreement with KB Homes for parcel 032-081-025 was completed adding $5.3 million in general fund revenue. Staff is recommending moving this into our Capital Project Reserve for this fiscal year and will prepare for a global discussion during the FY 2025/26 budget retreat to determine how to allocate the funds in the FY 2025/26 Budget.

As our code enforcement team continues to collaborate with the police department, we are issuing citations for cannabis cultivation. It is difficult to budget for this as it is unknown if and when the citation will be paid. The budget increase will reflect what has been received to date.

Staff recommends the following adjustments to the FY 2024/25 General Fund Expenditure budget:

Account Description	Original Budget	Proposed Adjusted Budget	Increase/ (Decrease) to Budget
Senior Programming	$0	$32,000	$32,000
Senior Center Improvements	$0	$153,000	$153,000
Consulting Services	$50,000	$100,000	$50,000
Phase II of Cypress Road	$0	$5,000,000	$5,000,000
CIP 318 Library Construction	$4,000,000	$7,000,000	$3,000,000
Total Change			**$8,235,000**

Senior programming is something the staff has been working on for several months. Later in this report the overall program will be discussed. The $32,000 requested will cover the cost of in-house part-time staff and the $153,000 will cover the cost of improvements to the building.

Our Community Development Department contracts with TRB for consulting services on plan check related items. With development increasing significantly over last year, we are in need of an increase for this line item. While we are increasing expenditures, this is a cost that is passed on directly to the developer and we would anticipate recovering this cost in our administrative fees.

Cypress Road has been an ongoing priority for the City and continues to move forward. CIP 310 Phase I was just awarded to Sukut Construction to complete the canal crossing phase of CIP 310. The roadway phase of CIP 310 is on a separate staff report tonight explaining the need to move this phase to be combined with CIP 247. This report asks for additional funding to be transferred from the Capital Project reserve in the general fund to Street Maintenance and Rehab Fund 235 in the amount of $5,000,000.

CIP 318 Library Project currently has a total of $7.5 million dollars allocated by the City to construction with the majority coming from the General Fund. Current allocation is $4 million from the general fund, $3 million from the special community projects fund and $500,000 from public facilities fees fund. Staff is recommending an additional $3 million be allocated from the general fund available fund balance.

The Police Department Budget is anticipated to have salary savings due to a few long term injuries and vacancies that we continue to try and fill. Overtime is expected to go over budget by approximately $300,000. In addition, the contract with the county for dispatch services is expected to exceed budget by $120,000. Staff does not believe we need to allocate additional funds to cover these items as there should be sufficient salary savings in salaries, health insurance and holiday pay to cover these overages. Policy does not allow staff to move salary budget to operating budgets without council approval and therefore we are including this request at mid-year.

General Fund Summary

Overall the proposed General Fund Operating Budget remains balanced without relying on one-time revenues. This reflects the Councils commitment to operating conservatively. The estimated net revenue over expenditures at year end is ($5,334,773), which includes one-time capital expenditures. Excluding one-time capital expenditures net revenue over expenditure is $2,665,227. This remains in compliance with policy ensuring ongoing expenditures do not exceed ongoing revenue.

General Fund Summary Continued

Category	Actuals FY 21/2022	Actuals FY 22/2023	Actuals FY 23/2024	Original Budget FY 24/2025	YE Projections FY 24/2025
Revenue					
Property Tax	$ 8,820,565	$ 9,997,445	$ 10,631,201	$ 10,665,000	$ 10,665,000
Sales Tax	$ 3,245,824	$ 3,259,906	$ 3,146,621	$ 3,050,000	$ 3,050,000
Franchise Taxes	$ 2,285,074	$ 2,543,591	$ 2,602,129	$ 2,688,634	$ 2,688,634
Other Taxes	$ 385,756	$ 351,183	$ 382,747	$ 371,000	$ 371,000
Total Taxes	**$ 14,737,219**	**$ 16,152,125**	**$ 16,762,698**	**$ 16,774,634**	**$ 16,774,634**
Interfund Charges	$ 9,544,106	$ 11,024,124	$ 11,571,272	$ 12,365,069	$ 12,365,069
Development Fees	$ 3,706,657	$ 2,950,779	$ 1,773,851	$ 1,796,200	$ 1,796,200
Intergovernmental Revenue	$ 179,378	$ 97,344	$ 71,905	$ 80,384	$ 80,384
Business License	$ 189,699	$ 100,566	$ 327,862	$ 125,000	$ 125,000
Other Revenue	$ 808,930	$ 1,046,685	$ 1,818,635	$ 595,664	$ 6,074,488
Other Financing Sources	$ (683,526)	$ 876,671	$ 1,808,895	$ 400,000	$ 800,000
Total Revenue	**$ 28,482,464**	**$ 32,248,294**	**$ 34,135,119**	**$ 32,136,951**	**$ 38,015,775**
Expenditures					
Animal Control	$ 288,310	$ 341,873	$ 394,020	$ 491,325	$ 491,325
City Council	$ 138,174	$ 69,440	$ 77,220	$ 98,537	$ 98,537
City Manager	$ 621,906	$ 648,218	$ 943,365	$ 1,007,656	$ 1,007,656
Information Technology*	$ 485,445	$ 557,814	$ 439,465	$ -	$ -
Economic Development	$ 196,444	$ 242,122	$ 251,585	$ 292,475	$ 292,475
City Clerk	$ 379,030	$ 519,757	$ 499,048	$ 513,657	$ 513,657
City Attorney	$ 358,280	$ 370,432	$ 345,167	$ 460,521	$ 460,521
Community Outreach	$ 181,685	$ -	$ -	$ -	$ -
Human Resources	$ 693,434	$ 617,688	$ 694,118	$ 565,854	$ 565,854
Finance	$ 800,900	$ 921,681	$ 967,983	$ 1,130,932	$ 1,130,932
Recreation	$ 719,116	$ 912,609	$ 1,034,181	$ 1,244,067	$ 1,429,067
Building	$ 972,329	$ 883,468	$ 823,633	$ 1,086,131	$ 1,086,131
Planning	$ 655,757	$ 806,212	$ 736,101	$ 863,358	$ 913,358
Code Enforcement	$ 238,594	$ 305,904	$ 326,952	$ 663,922	$ 663,922
Public Safety	$ 10,590,530	$ 11,967,380	$ 13,488,375	$ 15,309,796	$ 15,309,796
Engineering	$ 1,751,548	$ 2,254,478	$ 2,113,545	$ 2,314,926	$ 2,314,926
Streets	$ 604,146	$ 864,102	$ 572,374	$ 657,281	$ 657,281
Facilities	$ 272,176	$ 512,539	$ 687,576	$ 845,818	$ 845,818
Parks	$ 1,315,762	$ 1,537,110	$ 1,263,970	$ 1,281,092	$ 1,281,092
Operating Transfers (inclues one-time)	$ 5,621,000	$ 9,577,974	$ 2,290,323	$ 6,288,200	$ 14,288,200
Non-Departmental	$ (568,594)	$ (636,976)	$ (850,541)	$ -	$ -
Total Expenditures	**$ 26,315,972**	**$ 33,273,824**	**$ 27,098,461**	**$ 35,115,547**	**$ 43,350,547**
Net Revenue (Expenditure)	**$ 2,166,492**	**$ (1,025,530)**	**$ 7,036,658**	**$ (2,978,597)**	**$ (5,334,773)**

Other funds are trending on target with the budget. As you may recall in the prior year, our capital project funds and impact fee funds were significantly under budget. We have seen these funds recover well in the current fiscal year.

The Storm Water Fund continues to be of concern. In the FY 2024/25 budget City Council authorized a $100,000 transfer from the general fund to help with growing storm water expenditures. While staff believes this will be all that is needed for the current year, it is anticipated that the storm water fund will continue to rely on general fund to make ends meet. In the 10-year plan, staff has anticipated a 15% growth each year in the general fund contribution.

Two Lighting and Landscaping Assessment District (LLAD) funds continue to have expenditures exceed revenues and limited fund balance to cover this overage. A transfer from General Fund was included in the original budget. As several of the LLAD's do not have an annual escalator, staff anticipates the need from the General Fund will continue to grow. This is also an item staff plans to discuss at the budget retreat and address some concerns in the FY 2025/26 budget.

Cypress Road Phase II, will need a total of $8,000,000 which includes any contingency funding. As mentioned in the separate staff report, staff is recommending a budget adjustment in the amount of $1,000,000 from the Road Maintenance and Rehab Fund and $2,000,000 from the Traffic Impact Fee Fund in addition to the $5,000,000 discussed above in the General Fund.

Lastly, Police Vehicle #95 was involved in an accident early in the year and has been deemed totaled by our insurance company. Vehicle #95 was a 2020 Chevrolet Tahoe with approximately 54,000 miles. Staff is recommending a budget amendment in the amount of $120,000 coming from available fund balance in our Vehicle Replacement Internal Service Fund 701. This will cover the cost of the new patrol vehicle as well as the up-fit costs that go with it. Vehicles can take up to a year to receive, which is why staff is bringing this at mid-year instead of waiting for the next budget cycle.

Senior Programming

At the beginning of the fiscal year an Oakley Senior Center Specific Sub-Committee was established. It consists of two members of the council, city staff and designated members of the Oakley Senior Citizen (OSC) non-profit organization. This sub-committee has met several times since it was established and tonight, we will present staff's recommendation to create senior programming as a part of the Recreation Division.

The current building that houses the OSC is scheduled for demolition in the summer/fall of 2025. The proposed changes begin with the move to the Oakley Recreation Center. There will be dedicated space for the senior community to socialize, participate in programming provided by the City and participate in the senior nutritional program, provided in partnership with Contra Costa County, known as Café Costa.

Staff has prepared a comprehensive presentation to provide a full overview of what the senior program will look like. It is important to note that these changes will be significantly different than what is currently known as the OSC. While the OSC can choose to remain a non-profit in their own capacity, the OSC will no longer run the daily operations of the seniors. Senior Programming and all that comes with it will be solely provided by the City of Oakley. Some of the more important items related to senior programming are described further in this report.

The Space

Seniors will occupy the building that was formally the after-school program room at 1250 O'Hara Av. This is a space that has two separate areas which will be utilized as a space for serving lunch to those participating in the Café Costa program and another space for socializing which will include games, Tv's, technology stations and more. Programming will be held in the Recreation Center main hall or in studio 1 depending on the program requirements. While this space is sufficient, it is in some need of repair and upgrades in order to make the space "senior friendly". There will be some one-time costs associated with these upgrades and those costs will be discussed later in this report.

The Programming

Programming will be planned, organized and overseen by City staff. While it is anticipated that most program instructors will be contract instructors, we will have City staff onsite to oversee the day-to-day operations. Staff has been working hard to secure contact instructors for these programs. Some anticipated programs are Self Defense, Dance, Cooking, Fiber Arts, Cane Do, Ukulele, Exercise, and so much more. The City will contract with instructors as well as provide some programming that City staff will oversee like Movie Mondays. Contract programs will cost the City between $50-$125 per class depending on the program as some classes will require material costs in addition to instruction.

Café Costa

Currently Café Costa serves the OSC one day a week on Wednesday's. The proposed changes allow for the City to serve the entire Senior Community four days a week, Monday through Thursday. This is a tremendous benefit, and we look forward to welcoming all seniors to lunch four days per week. Café Costa does require $6 per meal for seniors under 60 and requests an optional donation of $3 per meal for those 60 and over. This cost will be paid by the participating senior.

It is important to note that the four day a week meals are not able to start until July 1st as that is the start of the County's new budget year.

The Cost

Staff estimates a cost of approximately $130,000 per year to bring senior programming in house. It is estimated, $64,000 of this would be for internal staff that will consist of a combination of recreation leaders and senior recreation leaders who will be responsible for ensuring programs are running smoothly as well as working closely with Café Costa in preparing and serving lunches. The other $66,000 would be on contract instructors and any program supplies necessary for programming.
As mentioned above there are also some one-time costs in order to prepare the space to be senior friendly. These expenses would be for things such as furniture that is appropriate for seniors, storage cabinets for program supplies, games, a refrigerator for the storage of water and snacks as well as technology and first aid supplies.

It would also include infrastructure updates to include new flooring, paint and window coverings, push button accessible doors, an outdoor awning to protect from the elements as well as the addition of a sink to provide running water for hand washing and cleaning in the space where lunch will be served.
The estimated cost for these one-time upgrades is approximately $153,000.

Grant Opportunity

In December 2024 staff applied for The Contra Costa County Employment and Human Services Department, Aging and Adult Services (AAS) Bureau Request for Proposal (RFP) 1212. This grant, provided by Measure X funds, was seeking applicants to apply for Organizational Capacity Building funds to serve seniors and adults with disabilities. Applicants can be public or nonprofit organizations or groups who provide services to seniors and/or adults with disabilities. Total funding available through this RFP was $1,700,000. Applications could be for up to $250,000 per project and is anticipated to be funded in March 2025.

Staff applied for $250,000, in which $153,000 would cover the cost of the building upgrades and furniture mentioned above and an additional 97,000 that would cover almost two years of contract programming and supplies including technology.

The grant does not cover the cost of internal staff.

We are excited to announce that we have been notified that the City of Oakley has been selected as an award recipient of this grant. While we have been selected, we are still awaiting the announcement of how much we will receive and for confirmation that our requested expenditures are qualifying expenditures.

We hope to have these answers in time to announce this at the meeting on February 25, 2025.

The Plan

The City of Oakley will serve all seniors, ages 55 and up, Monday through Thursday from 9am to 2pm. An application and annual fee of $25 will be required. Once registered, seniors will be able to participate in all programs as well as take advantage of social time throughout the day and any event the City may provide on special occasions that is senior specific.

As we await notification of our grant award amount, timing has been difficult to determine. Staff would like to have the space ready to welcome seniors no later than May 1st, but feel it is important to await grant funding for the remodel needs as it is funding that would not need to come from general fund.

The City Manager's Office, Administrative Services and Public Works are currently working hard to be ready to move quickly once grant funding is announced. Staff is doing everything they can in advance to ensure we can expedite the process and have the space available as soon as possible.

As part of this process, staff is asking the City Council to allocate $153,000 of General Fund available fund balance. This would only be used in the case we do not receive the full amount of the grant or if certain expenditures are deemed to not qualify under the rules of the grant. By allocating funding tonight, it will allow staff to begin work as soon as grant funding is announced without the need to wait to return to the council. Staff will still return to the council with a project update as soon as possible after the announcement of the grant award if it is not known by meeting time on February 25th.

Summary of Staff Recommendations

General Fund Summary

Staff recommends the Council authorize the appropriation adjustments necessary at a line-item level to adjust the General Fund budgeted revenues by a net increase of $5,878,824, as follows:

- Increase Interest Income Revenue by $400,000
- Increase Sale of Property Revenue by $5,307,277
- Increase Citations-Cannabis Cultivation by $171,547
- Move $5,300,000 from General Fund Available Fund Balance to General Fund Capital Improvement Reserve

Staff recommends the Council authorize the appropriation adjustments necessary at a line-item level to adjust the General Fund budgeted expenditures by a net increase of $8,235,000, as follows:

- Increase Senior Programming Expense by $32,000
- Increase General Capital Projects in Recreation Expense by $153,000
- Increase Consulting Services for CDD by $50,000
- Increase Operating Transfer by $5,000,000 (From Capital Improvement Reserve)
- Increasing Operating Transfer by $3,000,000

Staff recommends replacing the Associate Engineer classification with the Senior Civil Engineer Classification and approving the attached job description and amended salary schedule.

Staff recommends increasing the range of the Sr. Recreation Leader pay scale to accommodate employees that will be responsible for the café manager duties for the senior nutritional program and approving the attached job description and amended salary schedule.

Staff recommends using salary savings in the police budget to cover potential overages in overtime budget by approximately $300,000 and the dispatch budget by approximately $120,000.

Other Funds Summary

Staff recommends the Council authorize the appropriation adjustments necessary at a line-item level to adjust the Other Funds budgeted revenues and expenditures as follows:

- Increase CIP 247 Construction by $5,000,000 in Fund 235 Street Maintenance and Rehab
- Increase Operating Transfer In by $5,000,000 in Fund 235 Street Maintenance and Rehab
- Increase CIP 247 Construction by $1,000,000 in Fund 141 Road Maintenance and Rehab
- Increase CIP 247 Construction by $2,000,000 in Fund 202 Traffic Impact Fee
- Increase Traffic Impact Fee Revenue by $2,000,000 in Fund 202 Traffic Impact Fee
- Increase Vehicle Expense by $90,000 in Fund 701 Vehicle Replacement Internal Service Fund
- Increase Equipment Expense by $30,000 in Fund 701 Vehicle Replacement Internal Service Fund
- Increase CIP 318 Construction by $3,000,000 in Fund 201 General Capital Projects
- Increase Operating Transfers in by $3,000,000 in Fund 201 General Capital Projects.

Looking Forward

As of this mid-year analysis, the Fiscal Year 2024/2025 budget performance is positive. While the budget remains stable it is important that we are reminded of the importance of being conservative. As explained at the end of this report, our ten-year plan projected revenue requires us to keep ongoing expenditures to a minimum.

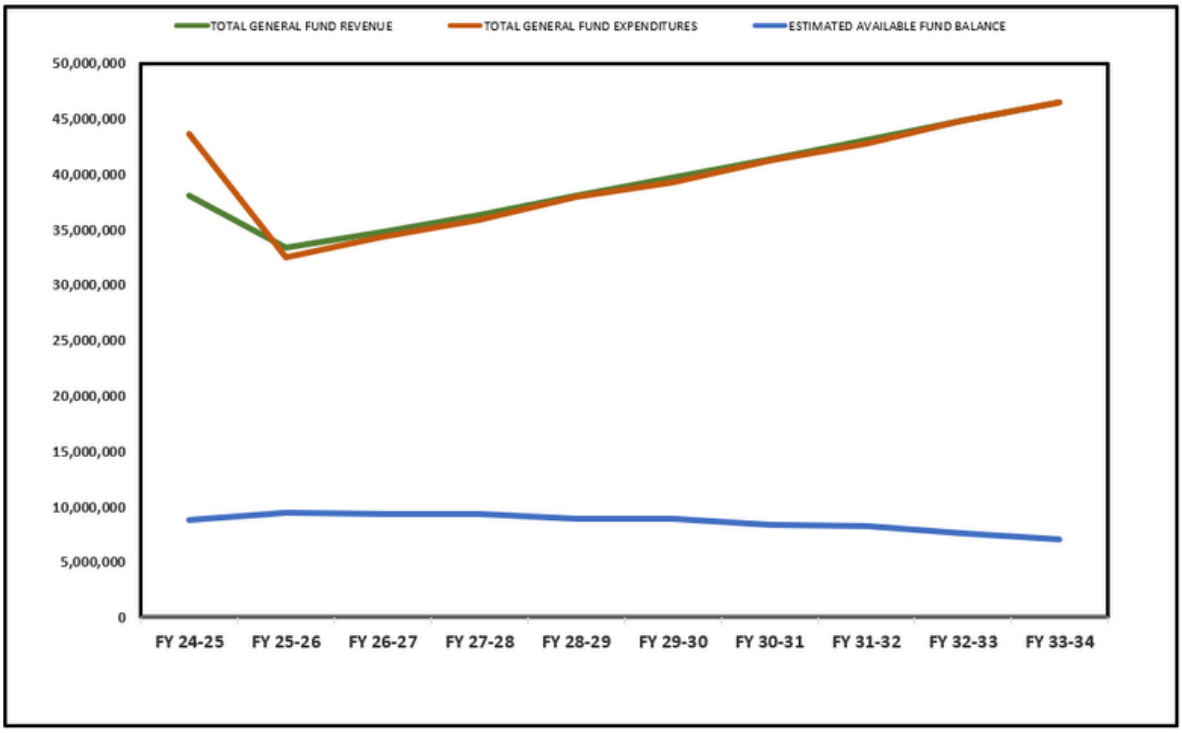
The mid-year review confirms that if we remain disciplined, as the Council has directed and as incorporated into the City's Financial Policies, the City operations are and can remain balanced over time.

The City remains subject to significant external factors in managing costs and revenue and we continue to recommend proceeding carefully with any changes to ongoing expenditures without identifying ongoing revenue for such expense.

As a reminder, the City currently has a 30% general fund reserve in place as part of our financial policies. With the fiscal year budget work session in May 2024, staff brought the results of a risk assessment showing the necessity for this 30% reserve as recommended by the Government Finance Officers Association.

While we do not typically provide a full ten-year analysis at mid-year we are providing a graph showing the ten year progression. Anytime we make a request to the council that includes an ongoing cost, staff first ensure that these changes meet the financial policies. Staff will provide a full analysis of the ten-year plan at the budget retreat in April 2025. It should be noted that currently in year ten of the plan, staff anticipates the need to use some available fund balance to fully cover anticipated expenditures but will still continue to have well over our required 30% reserve.

It is also important to note that with the large one-time transfer to capital projects for Cypress Road and the Library, total general fund expenditures exceed general fund revenues in FY 2024/25. This is coming from our available fund balance, is for one-time expenses and does not utilize our 30% reserve. On-going revenues continue to be sufficient to cover on-going expenses.



All Funds Summary

The included All Funds Summary provides an estimated year-end fund balance for every active fund. The items listed in the Summary of Staff Recommendations are taken into account in the all funds summary projected year-end balance.

Fund Summary
Mid-Year Budget Review
Fiscal Year 2024/2025

Fund		Accounts	Current Adjusted Budget	Actual YTD	FYE Projection	Mid-Year Budget Adjustment
100	General Fund	Available Fund Balance 06/30/24			9,036,170	
		Revenues	32,136,950	22,734,692	38,015,774	5,878,824
		Expenditures	35,115,547	19,485,576	43,350,547	8,235,000
		Revenues over (under) Expenditures	(2,978,597)	3,249,116	(5,334,773)	(2,356,176)
		Est Fund Balance 06/30/25			3,701,397	
115	Oakely Creekside Park Restoration	Available Fund Balance 06/30/24			0	
		Revenues	0	7,465	29,919	0
		Expenditures	14,899	29,919	29,919	0
		Revenues over (under) Expenditures	(14,899)	(22,454)	0	0
		Est Fund Balance 06/30/25			0	
120	American Rescur Plan Act (ARPA)	Available Fund Balance 06/30/24			7,212,883	
		Revenues	6,702,038	168,473	6,702,038	0
		Expenditures	6,701,752	6,278,173	6,701,752	0
		Revenues over (under) Expenditures	286	(6,109,700)	286	0
		Est Fund Balance 06/30/25			7,213,169	
132	Parks Landscaping Assessment - (LLAD Zone 1)	Available Fund Balance 06/30/24			5,557,790	
		Revenues	2,402,002	1,464,193	2,402,002	0
		Expenditures	2,483,076	1,404,327	2,483,076	0
		Revenues over (under) Expenditures	(81,074)	59,866	(81,074)	0
		Est Fund Balance 06/30/25			5,476,716	
133	Lighting Assessment Dist - (LLAD Zone 2)	Available Fund Balance 06/30/24			190,682	
		Revenues	519,980	289,200	519,980	0
		Expenditures	551,657	497,864	551,657	0
		Revenues over (under) Expenditures	(31,677)	(208,664)	(31,677)	0
		Est Fund Balance 06/30/25			159,005	
136	Ag Conservation	Available Fund Balance 06/30/24			7,719	
		Revenues	0	182	0	0
		Expenditures	0	0	0	0
		Revenues over (under) Expenditures	0	182	0	0
		Est Fund Balance 06/30/25			7,719	
138	Downtown Revitalization	Available Fund Balance 06/30/24			385,410	
		Revenues	163,768	96,127	163,768	0
		Expenditures	160,346	154,481	160,346	0
		Revenues over (under) Expenditures	3,422	(58,354)	3,422	0
		Est Fund Balance 06/30/25			388,832	
140	Gas Tax	Available Fund Balance 06/30/24			1,419,532	
		Revenues	1,201,107	835,871	1,201,107	0
		Expenditures	2,332,499	9,937,591	2,332,499	0
		Revenues over (under) Expenditures	(1,131,392)	(9,101,720)	(1,131,392)	0
		Est Fund Balance 06/30/25			288,140	
141	Gas Tax-RMRA SB1	Available Fund Balance 06/30/24			1,531,469	
		Revenues	1,134,561	710,707	1,134,561	0
		Expenditures	1,278,754	1,001,343	2,278,754	1,000,000
		Revenues over (under) Expenditures	(144,193)	(290,636)	(1,144,193)	(1,000,000)
		Est Fund Balance 06/30/25			387,276	
145	Stormwater NPDES	Available Fund Balance 06/30/24			(133,981)	
		Revenues	715,838	9,497,852	715,838	0
		Expenditures	514,013	455,044	514,013	0
		Revenues over (under) Expenditures	201,825	9,042,808	201,825	0
		Est Fund Balance 06/30/25			67,844	

Fund Summary
Mid-Year Budget Review
Fiscal Year 2024/2025

Fund		Accounts	Current Adjusted Budget	Actual YTD	FYE Projection	Mid-Year Budget Adjustment
148	**Measure J**	Available Fund Balance 06/30/24			927,871	
		Revenues	**780,000**	**4,796**	**780,000**	0
		Expenditures	**652,738**	**56,202**	**652,738**	0
		Revenues over (under) Expenditures	**127,262**	**(51,406)**	**127,262**	0
		Est Fund Balance 06/30/25			**1,055,133**	
150	**Police P-6 Assessment District**	Available Fund Balance 06/30/24			0	
		Revenues	**8,105,000**	**4,484,651**	**8,105,000**	0
		Expenditures	**8,105,000**	**4,452,427**	**8,105,000**	0
		Revenues over (under) Expenditures	**0**	**32,224**	**0**	0
		Est Fund Balance 06/30/25			**0**	
151	**Supplemental Law Enforcement (SLEF)**	Available Fund Balance 06/30/24			0	
		Revenues	**185,000**	**158,977**	**185,000**	0
		Expenditures	**185,000**	**143,217**	**185,000**	0
		Revenues over (under) Expenditures	**0**	**15,760**	**0**	0
		Est Fund Balance 06/30/25			**0**	
152	**OTS Police Grants**	Available Fund Balance 06/30/24			0	
		Revenues	**0**	**0**	**0**	0
		Expenditures	**0**	**0**	**0**	0
		Revenues over (under) Expenditures	**0**	**0**	**0**	0
		Est Fund Balance 06/30/25			**0**	
154	**Officer Wellness & Mental Health Grant**	Available Fund Balance 06/30/24			0	
		Revenues	**13,000**	**469**	**13,000**	0
		Expenditures	**13,000**	**0**	**13,000**	0
		Revenues over (under) Expenditures	**0**	**469**	**0**	0
		Est Fund Balance 06/30/25			**0**	
168	**Sports Field Maintenance**	Available Fund Balance 06/30/24			272,980	
		Revenues	**50,000**	**40,604**	**50,000**	0
		Expenditures	**22,779**	**11,399**	**22,779**	0
		Revenues over (under) Expenditures	**27,221**	**29,205**	**27,221**	0
		Est Fund Balance 06/30/25			**300,201**	
170	**Vintage Parkway (LLAD Zone 3-1)**	Available Fund Balance 06/30/24			248,515	
		Revenues	**79,272**	**48,874**	**79,272**	0
		Expenditures	**134,717**	**59,278**	**134,717**	0
		Revenues over (under) Expenditures	**(55,445)**	**(10,404)**	**(55,445)**	0
		Est Fund Balance 06/30/25			**193,070**	
171	**Oakley Ranch (LLAD Zone 3-2)**	Available Fund Balance 06/30/24			17,383	
		Revenues	**26,546**	**14,896**	**26,546**	0
		Expenditures	**36,061**	**20,251**	**36,061**	0
		Revenues over (under) Expenditures	**(9,515)**	**(5,356)**	**(9,515)**	0
		Est Fund Balance 06/30/25			**7,868**	
172	**Empire (LLAD Zone 3-3)**	Available Fund Balance 06/30/24			92,327	
		Revenues	**4,734**	**4,657**	**4,734**	0
		Expenditures	**26,487**	**1,196**	**26,487**	0
		Revenues over (under) Expenditures	**(21,753)**	**3,461**	**(21,753)**	0
		Est Fund Balance 06/30/25			**70,574**	
173	**Oakley Town Center (LLAD Zone 3-4)**	Available Fund Balance 06/30/24			95,120	
		Revenues	**11,535**	**8,243**	**11,535**	0
		Expenditures	**32,935**	**8,080**	**32,935**	0
		Revenues over (under) Expenditures	**(21,400)**	**163**	**(21,400)**	0
		Est Fund Balance 06/30/25			**73,720**	

Fund Summary
Mid-Year Budget Review
Fiscal Year 2024/2025

Fund		Accounts	Current Adjusted Budget	Actual YTD	FYE Projection	Mid-Year Budget Adjustment
174	**Oak Grove (LLAD Zone 3-5)**	Available Fund Balance 06/30/24			108,156	
		Revenues	**28,605**	**18,114**	**28,605**	0
		Expenditures	**52,053**	**22,209**	**52,053**	0
		Revenues over (under) Expenditures	**(23,448)**	**(4,095)**	**(23,448)**	0
		Est Fund Balance 06/30/25			**84,708**	
175	**Laurel Woods/Luna Estates (LLAD Zone 3-6)**	Available Fund Balance 06/30/24			107,695	
		Revenues	**7,868**	**6,743**	**7,868**	0
		Expenditures	**33,062**	**4,817**	**33,062**	0
		Revenues over (under) Expenditures	**(25,194)**	**1,926**	**(25,194)**	0
		Est Fund Balance 06/30/25			**82,501**	
176	**South Forty (LLAD Zone 3-7)**	Available Fund Balance 06/30/24			54,408	
		Revenues	**9,905**	**6,662**	**9,905**	0
		Expenditures	**23,359**	**7,397**	**23,359**	0
		Revenues over (under) Expenditures	**(13,454)**	**(735)**	**(13,454)**	0
		Est Fund Balance 06/30/25			**40,954**	
177	**Claremont (LLAD Zone 3-8)**	Available Fund Balance 06/30/24			3,265	
		Revenues	**7,728**	**4,251**	**7,728**	0
		Expenditures	**8,221**	**10,776**	**8,221**	0
		Revenues over (under) Expenditures	**(493)**	**(6,525)**	**(493)**	0
		Est Fund Balance 06/30/25			**2,772**	
178	**Gateway (LLAD Zone 3-9)**	Available Fund Balance 06/30/24			191,185	
		Revenues	**18,610**	**14,551**	**18,610**	0
		Expenditures	**63,485**	**22,648**	**63,485**	0
		Revenues over (under) Expenditures	**(44,875)**	**(8,098)**	**(44,875)**	0
		Est Fund Balance 06/30/25			**146,310**	
179	**Countryside-Village Green (LLAD Zone 3-10)**	Available Fund Balance 06/30/24			26,489	
		Revenues	**2,875**	**2,058**	**2,875**	0
		Expenditures	**9,495**	**2,650**	**9,495**	0
		Revenues over (under) Expenditures	**(6,620)**	**(592)**	**(6,620)**	0
		Est Fund Balance 06/30/25			**19,869**	
180	**Country Fair-Meadow Glen (LLAD Zone 3-11)**	Available Fund Balance 06/30/24			1,157	
		Revenues	**8,973**	**4,826**	**8,973**	0
		Expenditures	**13,924**	**7,876**	**13,924**	0
		Revenues over (under) Expenditures	**(4,951)**	**(3,050)**	**(4,951)**	0
		Est Fund Balance 06/30/25			**(3,794)**	
181	**California Sunrise (LLAD Zone 3-12)**	Available Fund Balance 06/30/24			83,727	
		Revenues	**3,702**	**3,892**	**3,702**	0
		Expenditures	**23,214**	**797**	**23,214**	0
		Revenues over (under) Expenditures	**(19,512)**	**3,095**	**(19,512)**	0
		Est Fund Balance 06/30/25			**64,215**	
182	**California Visions-Laurel (LLAD Zone 3-13)**	Available Fund Balance 06/30/24			178,712	
		Revenues	**12,250**	**10,790**	**12,250**	0
		Expenditures	**54,184**	**9,420**	**54,184**	0
		Revenues over (under) Expenditures	**(41,934)**	**1,370**	**(41,934)**	0
		Est Fund Balance 06/30/25			**136,778**	
183	**Claremont Heritage (LLAD Zone 3-14)**	Available Fund Balance 06/30/24			264,799	
		Revenues	**18,540**	**16,246**	**18,540**	0
		Expenditures	**79,337**	**8,360**	**79,337**	0
		Revenues over (under) Expenditures	**(60,797)**	**7,887**	**(60,797)**	0
		Est Fund Balance 06/30/25			**204,002**	

Fund Summary
Mid-Year Budget Review
Fiscal Year 2024/2025

Fund		Accounts	Current Adjusted Budget	Actual YTD	FYE Projection	Mid-Year Budget Adjustment
184	**Country Fair-Meadow Glen II (LLAD Zone 3-15)**	Available Fund Balance 06/30/24			223,517	
		Revenues	**122,913**	**72,511**	**122,913**	0
		Expenditures	**176,844**	**141,308**	**176,844**	0
		Revenues over (under) Expenditures	**(53,931)**	**(68,796)**	**(53,931)**	0
		Est Fund Balance 06/30/25			**169,586**	
185	**Sundance (LLAD Zone 3-16)**	Available Fund Balance 06/30/24			15,380	
		Revenues	**9,010**	**5,248**	**9,010**	0
		Expenditures	**12,417**	**8,215**	**12,417**	0
		Revenues over (under) Expenditures	**(3,407)**	**(2,967)**	**(3,407)**	0
		Est Fund Balance 06/30/25			**11,973**	
186	**CA Jamboree-Laurel Anne (LLAD Zone 3-17)**	Available Fund Balance 06/30/24			451,703	
		Revenues	**118,184**	**73,262**	**118,184**	0
		Expenditures	**218,135**	**193,733**	**218,135**	0
		Revenues over (under) Expenditures	**(99,951)**	**(120,471)**	**(99,951)**	0
		Est Fund Balance 06/30/25			**351,752**	
187	**Country Place (LLAD Zone 3-18)**	Available Fund Balance 06/30/24			(70,434) *	
		Revenues	**74,900**	**38,860**	**74,900**	0
		Expenditures	**46,491**	**44,765**	**46,491**	0
		Revenues over (under) Expenditures	**28,409**	**(5,905)**	**28,409** *	0
		Est Fund Balance 06/30/25			**(42,025)**	
			*** From General Fund Loan**			
188	**Laurel Crest (LLAD Zone 3-19)**	Available Fund Balance 06/30/24			89,231	
		Revenues	**207,800**	**110,296**	**207,800**	0
		Expenditures	**222,087**	**184,318**	**222,087**	0
		Revenues over (under) Expenditures	**(14,287)**	**(74,022)**	**(14,287)**	0
		Est Fund Balance 06/30/25			**74,944**	
189	**Marsh Creek Glen (LLAD Zone 3-20)**	Available Fund Balance 06/30/24			527,974	
		Revenues	**117,508**	**76,719**	**117,508**	0
		Expenditures	**414,019**	**62,235**	**414,019**	0
		Revenues over (under) Expenditures	**(296,511)**	**14,484**	**(296,511)**	0
		Est Fund Balance 06/30/25			**231,463**	
190	**Quail Glen (LLAD Zone 3-21)**	Available Fund Balance 06/30/24			119,409	
		Revenues	**38,514**	**23,643**	**38,514**	0
		Expenditures	**61,869**	**35,513**	**61,869**	0
		Revenues over (under) Expenditures	**(23,355)**	**(11,870)**	**(23,355)**	0
		Est Fund Balance 06/30/25			**96,054**	
191	**Cypress Grove (LLAD Zone 3-22)**	Available Fund Balance 06/30/24			487,726	
		Revenues	**345,664**	**200,625**	**345,664**	0
		Expenditures	**415,896**	**236,193**	**415,896**	0
		Revenues over (under) Expenditures	**(70,232)**	**(35,568)**	**(70,232)**	0
		Est Fund Balance 06/30/25			**417,494**	
192	**South Oakley (LLAD Zone 3-23)**	Available Fund Balance 06/30/24			680,282	
		Revenues	**521,006**	**307,616**	**521,006**	0
		Expenditures	**582,007**	**569,849**	**582,007**	0
		Revenues over (under) Expenditures	**(61,001)**	**(262,233)**	**(61,001)**	0
		Est Fund Balance 06/30/25			**619,281**	
193	**Stone Creek (LLAD Zone 3-24)**	Available Fund Balance 06/30/24			511,751	
		Revenues	**86,007**	**59,190**	**86,007**	0
		Expenditures	**173,269**	**23,090**	**173,269**	0
		Revenues over (under) Expenditures	**(87,262)**	**36,100**	**(87,262)**	0
		Est Fund Balance 06/30/25			**424,489**	

Fund Summary
Mid-Year Budget Review
Fiscal Year 2024/2025

Fund		Accounts	Current Adjusted Budget	Actual YTD	FYE Projection	Mid-Year Budget Adjustment
194	**Magnolia Park (LLAD Zone 3-25)**	Available Fund Balance 06/30/24			2,723,888	
		Revenues	**1,019,610**	**622,978**	**1,019,610**	0
		Expenditures	**1,050,179**	**618,849**	**1,050,179**	0
		Revenues over (under) Expenditures	**(30,569)**	**4,128**	**(30,569)**	0
		Est Fund Balance 06/30/25			**2,693,319**	
195	**Summer Lake (LLAD Zone 3-26)**	Available Fund Balance 06/30/24			1,499,015	
		Revenues	**639,450**	**384,000**	**639,450**	0
		Expenditures	**681,802**	**389,589**	**681,802**	0
		Revenues over (under) Expenditures	**(42,352)**	**(5,589)**	**(42,352)**	0
		Est Fund Balance 06/30/25			**1,456,663**	
201	**General Capital Projects**	Available Fund Balance 06/30/24			5,054,947	
		Revenues	**10,000**	**138,917**	**3,010,000**	3,000,000
		Expenditures	**4,325,486**	**373,376**	**7,325,486**	3,000,000
		Revenues over (under) Expenditures	**(4,315,486)**	**(234,459)**	**(4,315,486)**	0
		Est Fund Balance 06/30/25			**739,461**	
202	**Traffic Impact Fee**	Available Fund Balance 06/30/24			12,343,440	
		Revenues	**3,355,655**	**3,526,989**	**5,355,655**	2,000,000
		Expenditures	**14,751,015**	**14,114,156**	**16,751,015**	2,000,000
		Revenues over (under) Expenditures	**(11,395,360)**	**(10,587,167)**	**(11,395,360)**	0
		Est Fund Balance 06/30/25			**948,080**	
204	**Park Impact Fee**	Available Fund Balance 06/30/24			5,796,634	
		Revenues	**870,498**	**556,652**	**870,498**	0
		Expenditures	**5,360,220**	**696,790**	**5,360,220**	0
		Revenues over (under) Expenditures	**(4,489,722)**	**(140,137)**	**(4,489,722)**	0
		Est Fund Balance 06/30/25			**1,306,912**	
206	**Public Facilities Impact Fee**	Available Fund Balance 06/30/24			2,255,491	
		Revenues	**788,895**	**556,078**	**788,895**	0
		Expenditures	**1,204,844**	**350,707**	**1,204,844**	0
		Revenues over (under) Expenditures	**(415,949)**	**205,372**	**(415,949)**	0
		Est Fund Balance 06/30/25			**1,839,542**	
220	**Special Community Projects**	Available Fund Balance 06/30/24			0	
		Revenues	**4,559,836**	**2,569,075**	**4,559,836**	0
		Expenditures	**4,559,836**	**515,116**	**4,559,836**	0
		Revenues over (under) Expenditures	**0**	**2,053,959**	**0**	0
		Est Fund Balance 06/30/25			**0**	
221	**2012 Refunding Assessment Bond CIP**	Available Fund Balance 06/30/24			65,641	
		Revenues	**231,481**	**117,274**	**831,481**	0
		Expenditures	**825,538**	**397,166**	**825,538**	0
		Revenues over (under) Expenditures	**(594,057)**	**(279,892)**	**5,943**	0
		Est Fund Balance 06/30/25			**71,584**	
222	**2014 Refunding Assessment Bond CIP**	Available Fund Balance 06/30/24			701,110	
		Revenues	**93,275**	**5,346**	**593,275**	0
		Expenditures	**1,225,538**	**600,000**	**1,225,538**	0
		Revenues over (under) Expenditures	**(1,132,263)**	**(594,654)**	**(632,263)**	0
		Est Fund Balance 06/30/25			**68,847**	
231	**Main Street**	Available Fund Balance 06/30/24			374,192	
		Revenues	**0**	**0**	**0**	0
		Expenditures	**0**	**0**	**0**	0
		Revenues over (under) Expenditures	**0**	**0**	**0**	0
		Est Fund Balance 06/30/25			**374,192**	

Fund Summary
Mid-Year Budget Review
Fiscal Year 2024/2025

Fund		Accounts	Current Adjusted Budget	Actual YTD	FYE Projection	Mid-Year Budget Adjustment
235	**Street Maintenance Reserve**	Available Fund Balance 06/30/24			2,485,584	
		Revenues	**1,603,364**	**521,764**	**6,603,364**	5,000,000
		Expenditures	**3,828,493**	**2,965,477**	**8,828,493**	5,000,000
		Revenues over (under) Expenditures	**(2,225,129)**	**(2,443,713)**	**(2,225,129)**	0
		Est Fund Balance 06/30/25			**260,455**	
301	**Developer Deposits**	Available Fund Balance 06/30/24			(68)	
		Revenues	**1,377,446**	**1,066,375**	**1,377,446**	0
		Expenditures	**1,377,446**	**1,066,375**	**1,377,378**	0
		Revenues over (under) Expenditures	**0**	**(0)**	**68**	0
		Est Fund Balance 06/30/25			**0**	
	* Revenues are earned as deposits are spent.					
351	**Debt Service**	Available Fund Balance 06/30/24			52,134	
		Revenues	**676,905**	**343,511**	**676,905**	0
		Expenditures	**676,905**	**5,994**	**676,905**	0
		Revenues over (under) Expenditures	**0**	**337,517**	**0**	0
		Est Fund Balance 06/30/25			**52,134**	
403	**Stormwater Citywide (CFD)**	Available Fund Balance 06/30/24			33,505	
		Revenues	**30,361**	**14,973**	**30,361**	0
		Expenditures	**13,586**	**1,527**	**13,586**	0
		Revenues over (under) Expenditures	**16,775**	**13,446**	**16,775**	0
		Est Fund Balance 06/30/25			**50,280**	
404	**Fire Protection (CFD 2018-1)**	Available Fund Balance 06/30/24			(12,522)	
		Revenues	**305,605**	**219,749**	**305,605**	0
		Expenditures	**86,600**	**207,228**	**293,084**	0
		Revenues over (under) Expenditures	**219,005**	**12,522**	**12,522**	0
		Est Fund Balance 06/30/25			**0**	
405	**Emerson Ranch Parks/St. Lighting (CFD 2015-1)**	Available Fund Balance 06/30/24			935,768	
		Revenues	**257,337**	**162,908**	**257,337**	0
		Expenditures	**343,937**	**103,887**	**343,937**	0
		Revenues over (under) Expenditures	**(86,600)**	**59,021**	**(86,600)**	0
		Est Fund Balance 06/30/25			**849,168**	
406	**Emerson Ranch Neighborhood (CFD 2015-1)**	Available Fund Balance 06/30/24			800,036	
		Revenues	**246,876**	**154,132**	**246,876**	0
		Expenditures	**339,575**	**116,981**	**339,575**	0
		Revenues over (under) Expenditures	**(92,699)**	**37,151**	**(92,699)**	0
		Est Fund Balance 06/30/25			**707,337**	
407	**Emerson Ranch Storm Water (CFD 2015-1)**	Available Fund Balance 06/30/24			948,993	
		Revenues	**359,627**	**219,622**	**359,627**	0
		Expenditures	**454,606**	**125,022**	**454,606**	0
		Revenues over (under) Expenditures	**(94,979)**	**94,600**	**(94,979)**	0
		Est Fund Balance 06/30/25			**854,014**	
408	**Prescott Landscaping (CFD 2015-2 Zone 1)**	Available Fund Balance 06/30/24			37,552	
		Revenues	**23,203**	**13,565**	**23,203**	0
		Expenditures	**30,166**	**20,797**	**30,166**	0
		Revenues over (under) Expenditures	**(6,963)**	**(7,232)**	**(6,963)**	0
		Est Fund Balance 06/30/25			**30,589**	
409	**Prescott Stormwater (CFD 2015-2 Zone 1)**	Available Fund Balance 06/30/24			106,639	
		Revenues	**28,831**	**16,299**	**28,831**	0
		Expenditures	**49,876**	**2,852**	**49,876**	0
		Revenues over (under) Expenditures	**(21,045)**	**13,447**	**(21,045)**	0
		Est Fund Balance 06/30/25			**85,594**	

Fund Summary
Mid-Year Budget Review
Fiscal Year 2024/2025

Fund		Accounts	Current Adjusted Budget	Actual YTD	FYE Projection	Mid-Year Budget Adjustment
410	**Doyle Rd Landscaping (CFD 2015-2 Zone 2)**	Available Fund Balance 06/30/24			290	
		Revenues	**1,336**	**742**	**1,336**	0
		Expenditures	**1,382**	**225**	**1,382**	0
		Revenues over (under) Expenditures	**(46)**	**517**	**(46)**	0
		Est Fund Balance 06/30/25			**244**	
411	**Bella Estates Landscaping (CFD 2015-2 Zone 3)**	Available Fund Balance 06/30/24			(354)	
		Revenues	**1,546**	**850**	**1,546**	0
		Expenditures	**1,538**	**225**	**1,538**	0
		Revenues over (under) Expenditures	**8**	**625**	**8**	0
		Est Fund Balance 06/30/25			**(346)**	
412	**Quicksilver Landscaping (CFD 2015-2 Zone 4)**	Available Fund Balance 06/30/24			(971)	
		Revenues	**366**	**254**	**366**	0
		Expenditures	**1,189**	**654**	**1,189**	0
		Revenues over (under) Expenditures	**(823)**	**(400)**	**(823)**	0
		Est Fund Balance 06/30/25			**(1,794)**	
413	**7-11/Self Storage Landscaping (CFD 2015-2 Zone 5)**	Available Fund Balance 06/30/24			304	
		Revenues	**1,444**	**79,875**	**1,444**	0
		Expenditures	**1,548**	**541**	**1,548**	0
		Revenues over (under) Expenditures	**(104)**	**79,334**	**(104)**	0
		Est Fund Balance 06/30/25			**200**	
414	**Aspen Place Landscaping (CFD 2015-2 Zone 6)**	Available Fund Balance 06/30/24			9,829	
		Revenues	**8,642**	**4,860**	**8,642**	0
		Expenditures	**10,330**	**7,098**	**10,330**	0
		Revenues over (under) Expenditures	**(1,688)**	**(2,238)**	**(1,688)**	0
		Est Fund Balance 06/30/25			**8,141**	
415	**Aspen Lane Landscaping (CFD 2015-2 Zone 7)**	Available Fund Balance 06/30/24			39,710	
		Revenues	**14,637**	**8,617**	**14,637**	0
		Expenditures	**23,023**	**7,408**	**23,023**	0
		Revenues over (under) Expenditures	**(8,386)**	**1,210**	**(8,386)**	0
		Est Fund Balance 06/30/25			**31,324**	
416	**Duarte Ranch Landscaping (CFD 2015-2 Zone 8)**	Available Fund Balance 06/30/24			50,521	
		Revenues	**71,233**	**40,173**	**71,233**	0
		Expenditures	**82,451**	**45,425**	**82,451**	0
		Revenues over (under) Expenditures	**(11,218)**	**(5,252)**	**(11,218)**	0
		Est Fund Balance 06/30/25			**39,303**	
417	**Duarte Ranch Stormwater (CFD 2015-2 Zone 8)**	Available Fund Balance 06/30/24			91,174	
		Revenues	**25,147**	**15,957**	**25,147**	0
		Expenditures	**48,414**	**16,060**	**48,414**	0
		Revenues over (under) Expenditures	**(23,267)**	**(102)**	**(23,267)**	0
		Est Fund Balance 06/30/25			**67,907**	
418	**Nature Properties Landscaping (CFD 2015-2 Zone 10)**	Available Fund Balance 06/30/24			16,178	
		Revenues	**6,050**	**3,558**	**6,050**	0
		Expenditures	**9,291**	**1,455**	**9,291**	0
		Revenues over (under) Expenditures	**(3,241)**	**2,103**	**(3,241)**	0
		Est Fund Balance 06/30/25			**12,937**	
419	**Chevron Laurel/O'Hara Landscaping (CFD 2015-2 Zone 12)**	Available Fund Balance 06/30/24			9,053	
		Revenues	**3,268**	**2,007**	**3,268**	0
		Expenditures	**5,146**	**920**	**5,146**	0
		Revenues over (under) Expenditures	**(1,878)**	**1,086**	**(1,878)**	0
		Est Fund Balance 06/30/25			**7,175**	

Fund Summary
Mid-Year Budget Review
Fiscal Year 2024/2025

Fund		Accounts	Current Adjusted Budget	Actual YTD	FYE Projection	Mid-Year Budget Adjustment
420	**Cypress Grove (CFD #1)**	Available Fund Balance 06/30/24			1,168,024	
		Revenues	**363,702**	**226,352**	**363,702**	0
		Expenditures	**459,799**	**177,305**	**459,799**	0
		Revenues over (under) Expenditures	**(96,097)**	**49,047**	**(96,097)**	0
		Est Fund Balance 06/30/25			**1,071,927**	
421	**Gilbert Property Landscaping (CFD 2015-2 Zone 14)**	Available Fund Balance 06/30/24			749,568	
		Revenues	**593,360**	**339,468**	**593,360**	0
		Expenditures	**675,642**	**253,252**	**675,642**	0
		Revenues over (under) Expenditures	**(82,282)**	**86,216**	**(82,282)**	0
		Est Fund Balance 06/30/25			**667,286**	
422	**Gilbert Property Stormwater (CFD 2015-2 Zone 14)**	Available Fund Balance 06/30/24			332,476	
		Revenues	**330,450**	**186,855**	**330,450**	0
		Expenditures	**399,880**	**222,027**	**399,880**	0
		Revenues over (under) Expenditures	**(69,430)**	**(35,172)**	**(69,430)**	0
		Est Fund Balance 06/30/25			**263,046**	
427	**CC Logistics Center (CFD 2020-1)**	Available Fund Balance 06/30/24			73,989	
		Revenues	**42,645**	**25,139**	**42,645**	0
		Expenditures	**53,443**	**25,483**	**53,443**	0
		Revenues over (under) Expenditures	**(10,798)**	**(344)**	**(10,798)**	0
		Est Fund Balance 06/30/25			**63,191**	
428	**Regional Parks (CFD)**	Available Fund Balance 06/30/24			2,492,885	
		Revenues	**368,901**	**227,301**	**368,901**	0
		Expenditures	**28,041**	**29,262**	**28,041**	0
		Revenues over (under) Expenditures	**340,860**	**198,039**	**340,860**	
		Est Fund Balance 06/30/25			**2,833,745**	
430	**Vintner view (CFD 2015-2)ZN29**	Available Fund Balance 06/30/24			9,216	
		Revenues	**5,273**	**3,123**	**5,273**	0
		Expenditures	**7,288**	**228**	**7,288**	0
		Revenues over (under) Expenditures	**(2,015)**	**2,895**	**(2,015)**	0
		Est Fund Balance 06/30/25			**7,201**	
433	**Reclamation Dirstric 799 (CFD 2022-2)**	Available Fund Balance 06/30/24			0	
		Revenues	**436,556**	**239,403**	**436,556**	0
		Expenditures	**436,556**	**239,403**	**436,556**	0
		Revenues over (under) Expenditures	**0**	**0**	**0**	0
		Est Fund Balance 06/30/25			**0**	
434	**Brownstone (CFD 2015-2) Z31**	Available Fund Balance 06/30/24			10,683	
		Revenues	**10,896**	**6,255**	**10,896**	0
		Expenditures	**3,295**	**232**	**3,295**	0
		Revenues over (under) Expenditures	**7,601**	**6,023**	**7,601**	0
		Est Fund Balance 06/30/25			**18,284**	
435	**Honey Creekside (CFD 2015-2) Z32**	Available Fund Balance 06/30/24			0	
		Revenues	**16,952**	**6,241**	**16,952**	0
		Expenditures	**774**	**232**	**774**	0
		Revenues over (under) Expenditures	**16,178**	**6,009**	**16,178**	0
		Est Fund Balance 06/30/25			**16,178**	
436	**McDonald's & Quick Quack (CFD 2015-2) Z 33**	Available Fund Balance 06/30/24			0	
		Revenues	**3,780**	**2,087**	**3,780**	0
		Expenditures	**517**	**227**	**517**	0
		Revenues over (under) Expenditures	**3,263**	**1,860**	**3,263**	0
		Est Fund Balance 06/30/25			**3,263**	

Fund Summary
Mid-Year Budget Review
Fiscal Year 2024/2025

Fund		Accounts	Current Adjusted Budget	Actual YTD	FYE Projection	Mid-Year Budget Adjustment
437	**Machado Lane (CFD 2015-2) Z34**	Available Fund Balance 06/30/24			0	
		Revenues	**71,227**	**26,227**	**47,685**	0
		Expenditures	**1,832**	**257**	**1,832**	0
		Revenues over (under) Expenditures	**69,395**	**25,970**	**45,853**	0
		Est Fund Balance 06/30/25			**45,853**	
438	**Sellers Avenue (CFD 2015-2) Z35**	Available Fund Balance 06/30/24			0	
		Revenues	**6,143**	**2,261**	**6,143**	0
		Expenditures	**562**	**227**	**562**	0
		Revenues over (under) Expenditures	**5,581**	**2,034**	**5,581**	0
		Est Fund Balance 06/30/25			**5,581**	
621	**2012 Refunding Assessment Bond Debt Service**	Available Fund Balance 06/30/24			1,012,896	
		Revenues	**1,123,125**	**695,096**	**1,123,125**	0
		Expenditures	**1,163,996**	**974,490**	**1,763,996**	0
		Revenues over (under) Expenditures	**(40,871)**	**(279,393)**	**(640,871)**	0
		Est Fund Balance 06/30/25			**372,025**	
622	**2014 Refunding Assessment Bond Debt Service**	Available Fund Balance 06/30/24			803,606	
		Revenues	**744,381**	**444,747**	**744,381**	0
		Expenditures	**744,381**	**574,984**	**1,244,381**	0
		Revenues over (under) Expenditures	**0**	**(130,237)**	**(500,000)**	0
		Est Fund Balance 06/30/25			**303,606**	
701	**Vehicle and Equipment Replacement**	Available Fund Balance 06/30/24			1,682,196	
		Revenues	**760,704**	**435,711**	**760,704**	0
		Expenditures	**842,084**	**685,227**	**962,084**	120,000
		Revenues over (under) Expenditures	**(81,380)**	**(249,517)**	**(201,380)**	(120,000)
		Est Fund Balance 06/30/25			**1,480,816**	
702	**Capital Facilities Maintenance & Replacement**	Available Fund Balance 06/30/24			767,928	
		Revenues	**1,000**	**12,755**	**1,000**	0
		Expenditures	**303,010**	**238,206**	**303,010**	0
		Revenues over (under) Expenditures	**(302,010)**	**(225,451)**	**(302,010)**	0
		Est Fund Balance 06/30/25			**465,918**	
703	**Technology Internal Service Fund**	Available Fund Balance 06/30/24			433,549	
		Revenues	**771,850**	**394,004**	**771,850**	0
		Expenditures	**792,326**	**820,963**	**792,326**	0
		Revenues over (under) Expenditures	**(20,476)**	**(426,959)**	**(20,476)**	0
		Est Fund Balance 06/30/25			**413,073**	
767	**Tax Increment Housing**	Available Fund Balance 06/30/24			(828,161) *	
		Revenues	**10,000**	**0**	**10,000**	0
		Expenditures	**20,000**	**0**	**20,000**	0
		Revenues over (under) Expenditures	**(10,000)**	**0**	**(10,000)**	0
		Est Fund Balance 06/30/25			**(838,161)**	

***Advances from other funds**

FY 2025/26 Budget Schedule

OAKLEY CALIFORNIA

December

12/19 - Budget Schedule Distribution

January

Week of 01/13 - FY 2024/25 Budget review with Departments

01/21 - FY 2025/26 Budget Kickoff with Staff (10am-12pm)

February

02/11- Mid-Year Review with Council

02/24 - Personnel, Veh & Equip and High Value Item Forms Due

02/24 - CIP Forms Due

March

03/10- Operating Budgets Due in EERP

Week of 03/17 - Budget Review Meetings with CM/Fin/Dept

04/04 - Finalize General Fund Budget

April

04/15 - Budget Retreat with Council & Staff

04/25 - Accomplishments, Goals, & Performance Measures Due

04/30 - Final Budget Review CM & Finance

May

05/09 - Draft Proposed Budget Document Distribution

05/13- Budget Work Session

05/27 - Anticipated Budget Adoption

Budget Retreat:

FY 2025/2026 will mark the first year of a budget retreat. This retreat will be open to the public but will be held outside of regularly scheduled council meetings. The intent of the retreat will be to allow for a more interactive budget process between the city council and staff. Using the Strategic Plan city council and staff will collaborate and prioritize capital improvement projects. Further information as it relates to the retreat will be available as the date gets closer.

Senior Civil Engineer

OAKLEY CALIFORNIA

Classification: Regular Full-Time
FLSA Designation: Exempt
Department: Public Works
Last Updated: February 2025

Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are not intended to reflect all duties performed within the job.

SUMMARY DESCRIPTION

Under supervision of the Engineering Manager or designee, leads, oversees, reviews, and participates in the more complex and difficult work of staff responsible for performing professional level duties in support of the City's engineering services and activities including the design, evaluation and construction of street, traffic controls, landscaping, parks, storm drains, and other public work projects; serves as a project manager on large complex Capital Improvement Projects; oversees and participates in reviewing engineering reports, drawings, specifications and calculations for buildings, structures, streets, and other public works facilities to ensure compliance with current industry practices, codes, regulations and ordinances; ensures work quality and adherence to established policies and procedures; and responds to questions and inquiries from the general public, developers, contractors, engineering professionals, and City staff regarding engineering and development projects.

ESSENTIAL DUTIES

Management reserves the right to add, modify, change, or rescind the work assignments of different positions and to make reasonable accommodations so that qualified employees can perform the essential functions of the job. Duties may include, but are not limited to, the following:

- Leads, plans, trains, and reviews the work of staff responsible for performing professional level duties in support of the City's engineering services and activities including the design, evaluation and construction of capital improvement projects such as street, traffic controls, landscaping, parks, storm drains, and other public work projects.
- Trains assigned employees in their areas of work including complex civil engineering and public works construction methods, procedures, and techniques.

- Verifies the work of assigned employees and consultants for accuracy, proper work methods, techniques, and compliance with applicable standards and specifications; ensures adherence to safe work practices and procedures.
- Oversees and participates in preparing designs and specifications for assigned projects; develops engineering drawings, construction plans, specifications, contract documents, bid documents, calculations, and cost estimates for proposed projects; prepares construction schedules; researches project design requirements; prepares estimates of time and material costs.
- Oversees and participates in performing plan check, review and processing of plans and specifications for projects affecting City streets, lighting, storm drainage, traffic, parks and landscape; interprets the application of design criteria; ensures compliance with professional and City standards and practices; coordinates reviews with other departments and agencies.
- Oversees and participates in the issuance of various construction permits including encroachment, transportation and grading permits.
- Oversees the City's Pavement Management Program and other related street maintenance such sidewalk and curb ramp replacement projects.
- Serves as project manager on large and complex public works construction of capital improvement projects; administers project from inception to completion including design, review, public meetings, bidding and construction; develops scope of work; serves as liaison to City staff, developers, engineers, consultants, the general public and external agencies on proposed development projects; develops project timelines and sets priorities; assigns work tasks and oversees the services of consultant staff.
- Oversees and participates in interpreting, plotting and supervising field survey data; reviews laboratory tests of construction materials; investigates field conditions related to public improvements, public utilities, and traffic safety operations; investigates field problems affecting property owners, business owners, contractors, and maintenance operations; works with public or private contractors on public capital improvement projects.
- Oversees and participates in administering design and construction contracts; maintains logs and tracks bond expiration dates; prepares reports for the Finance Division as required; collects all required inspection approvals; prepares staff reports for Council; prepares memos to City Clerk regarding accepting and releasing of bonds; prepares daily progress and final reports and prepares documentation associated bonds; prepares and maintains detail project records and plans; negotiates change orders, authorizes payment of invoices; responds to RFI and construction correspondence.

- Oversees and participates in administering and enforcing City codes and standards on engineering projects; addresses and responds to citizen concerns related to engineering problems.
- Prepares a variety of engineering reports, studies and technical documentation; utilizes specialized engineering applications, databases, programs and graphics.
- Responds to questions and inquiries from the general public, developers, contractors, engineering professionals and City staff regarding engineering and development projects.
- Oversees and participates in preparing special engineering studies and reports.
- As assigned, oversees and participates in performing surveys and analyses of traffic conditions, traffic volume, accidents, traffic hazards, parking, signing, and signal coordination; participates in planning of improvements and makes recommendations concerning street lighting, parking leading zones, and on- and off-street parking.
- As assigned oversees assigned construction inspectors; reviews and approves inspection reports as necessary; resolves conflicts between developers, contractors, and City inspectors.
- Assists in the design and development of public works and utility structures and the preparation of project specifications; consults with contractors; reviews plans submitted by consultants and developers to ensure conformity with established standards and regulations; assists in providing advice and instruction to subordinates on design standards and problems from the planning phase to completion of the project; prepares, reviews and recommends change orders.
- Prepares and provides complex engineering reports, correspondence, staff reports, ordinances and resolutions to the City Manager, City Council, committees, City departments, outside agencies and the public; develops and reports statistics; makes oral presentations and participates in organizational and community group meetings; responds to questions and inquiries and investigates complaints concerning engineering problems.
- Coordinates assigned activities with consultants, engineers, developers, contractors, other City departments and divisions, and outside agencies.
- Serves as liaison for assigned section with other departments, divisions, and outside agencies; responds to and resolves issues and concerns related to assigned area of responsibility.

- Attends and participates in professional group meetings; City Council and Planning Commission meetings; stays abreast of new trends and innovations in the field of civil engineering.

- Performs related duties as required.

QUALIFICATIONS

The following generally describes the knowledge and ability required to enter the job and/or be learned within a short period of time in order to successfully perform the assigned duties.

Knowledge of:

- Operations, services, and activities of a municipal engineering design and construction program.
- Modern and complex principles and practices of civil engineering.
- Structural, street, and highway design principles.
- Scientific and mathematical principles as applied to civil engineering work.
- Principles and practices of project management and administration of civil engineering related to design, construction, and maintenance of roadway and drainage facilities and infrastructure.
- Methods and techniques of contract negotiations and administration.
- Principles and practices of project budget and schedule preparation and control.
- Methods, materials, and techniques used in civil engineering projects including those used in the design and construction of capital improvement projects.
- Environmental permitting process and terminology
- Right of way acquisition practices and terminology.
- Mechanics and properties of materials.
- Methods and techniques of engineering plan review and analysis.
- Methods and techniques of conducting site and field investigation.
- Principles and practices of field surveying including topography and construction surveying.
- Drafting methods, techniques, and equipment including those used in computer aided drafting.
- Recent developments, current literature, and sources of information related to innovations and trends in civil and traffic engineering design and development.
- Principles and practices of business correspondence and technical report preparation.

- Modern office procedures, methods, and equipment including computers and supporting word processing, spreadsheet applications, and specialized engineering software programs.
- Principles and practices of geographic information system programs.
- Occupational health and safety standards
- Pertinent federal, state, and local codes, laws, and regulations.

Ability to:

- Lead, organize and review the work of staff.
- Interpret, explain and enforce department policies and procedures.
- Perform professional engineering duties involved in the design, development, and construction management of a variety of capital improvement projects.
- Serve as the project manager on one or more Capital Improvement Projects.
- Prepare, review, interpret, analyze, and modify engineering plans, drawings, specifications, contract documents, and engineering reports for conformance to professional standards and approved budgets.
- Perform engineering computations and calculations.
- Analyze and evaluate design drawings and specifications.
- Prepare and manage project budgets and schedules.
- Negotiate and coordinate with citizens, property owners, businesses, and other agencies.
- Maintain detailed project management records and documentation.
- Prepare clear and concise administrative and technical reports.
- Interpret, apply, and ensure compliance with pertinent federal, state, and local laws, codes, and regulations.
- Manage the work of outside consultants.
- Administer programs involving Federal, State, and local grants.
- Safely and effectively operate engineering tools and equipment.
- Respond to questions and inquiries from a variety of sources regarding engineering and capital improvement projects.
- Research, review, update, and revise existing ordinances, policies, and design standards.
- Coordinate activities with internal and external agencies and committees.
- Use and care of engineering, surveying, and drafting equipment.
- Communicate clearly and concisely, both orally and in writing.
- Establish and maintain effective working relationships with those contacted in the course of work.

EDUCATION AND EXPERIENCE GUIDELINES

Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education and Training: A Bachelor of Science in Civil Engineering from an accredited university

Experience: Seven (7) years of increasingly responsible supervisory professional civil engineering work with at least three (3) years of equivalent Associate Engineering experience.

Licenses and Certificates: Possession of a valid driver's license or ability to obtain one upon hire. Possession of a valid certificate of registration as a Civil Engineer issued by the California State Board of Registration for Professional Engineers and Land Surveyors.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. The City will engage in a timely, good faith interactive process to identify reasonable accommodations to enable qualified individuals to perform the essential job functions.

Environment: Work is performed primarily in a standard office environment with frequent interruptions. At times, the incumbent may be asked to work extended hours including evenings and weekends and may be required to travel outside City boundaries to attend meetings and training. Field work may also be required that includes occasional exposure to loud noise levels, fluctuating temperatures, odors, gases or contact with water or wastewater.

Physical: Primary functions require sufficient physical ability and mobility to work in an office setting; to stand or sit for prolonged periods of time; to occasionally stoop, bend, kneel, crouch, reach, and twist; to lift, carry, push, and/or pull light to moderate amounts of weight; to operate office equipment requiring repetitive hand movement and fine coordination including use of a computer keyboard; to travel to other locations using various modes of private and commercial transportation; and to verbally communicate to exchange information.

Vision: See in the normal visual range with or without correction.

Hearing: Hear in the normal audio range with or without correction.

Senior Recreation Leader

OAKLEY
CALIFORNIA

Classification: Part-Time, Seasonal
FLSA Designation: Non-Exempt
Department: Administrative Services
Last Updated: February 2025

Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are not intended to reflect all duties performed within the job.

SUMMARY DESCRIPTION

Under supervision of the Recreation Manager, assists with programs that include the After School Program, field trips, special events, summer camps, facility rentals and other youth, senior and community programs.

ESSENTIAL DUTIES

Management reserves the right to add, modify, change, or rescind the work assignments of various positions and to make reasonable accommodations so that qualified employees can perform the essential functions of the job. Duties may include, but are not limited to, the following:

- Directs and leads the work of lower-level staff assisting in programs or events.
- Assists in the development, promotion, and implementation of a diversified recreation program for all ages in accordance with community needs.
- Evaluates program effectiveness and recommends ideas for change.
- Oversees participants and volunteers in arts and crafts, sports, games, homework tutorials, and recreational activities.
- Accompanies participants on program outings.
- Perform general set-up, maintenance, and custodial duties (e.g., cleaning, arranging tables/chairs)
- Answer a wide variety of questions from the public about City events, programs, and services.
- Maintains a safe program environment and facility; conducts safety checks; administers first aid as required.
- Enforce rules, regulations, and policies, to maintain program discipline communicating with parents on a regular basis.

- Serve as a positive role model and leader.
- Assist in the inventory of program supplies and equipment.
- Handle cash transactions.
- Complete all required paperwork and reports.
- Provide courteous, tactful, and polite customer service to the public at all times.
- Performs other related duties as assigned.

Senior Café Specific Essential Duties:

- Supervises and monitors all aspects of food handling and serving for senior meals program, ensuring that food service and procedures and practices are in full compliance with the California Retail Food Safety Law and Program Policies and Procedures.
- Orders and verifies receipt of meals from the County-designated caterer in accordance with Program Policies and Procedures, including timely preparation and submission of reports which verify meals receipt and service.
- Responsible for the cleanliness and proper sanitation of the kitchen facility and food service area.
- Inventories and orders supplies and paper goods.
- Responsible for the cleanliness, proper sanitation, and safeguard of all equipment and supplies.
- Responsible for the safeguard and reporting of participant Meal Income Contributions and Non-Senior Meal Fees, in accordance with State and Federal regulations and Program Policies and Procedures.

QUALIFICATIONS

The following generally describes the knowledge and ability required to enter the job and/or be learned within a short period of time in order to successfully perform the assigned duties.

Knowledge of:

- Principles and practices of leadership.
- Proper care and use of recreation equipment, materials, and supplies.

- City's recreational activities and special events in order to answer questions from the public.
- Techniques of instruction for conducting recreation programs in areas such as sports, games, arts, and crafts.
- Common sports, games, and recreational activities.
- Occupational hazards and standard safety practices.
- Cash handling, accounting, and record-keeping techniques.
- Modern office practices, methods and computer equipment and applications related to work.

Ability to:

- Lead lower-level staff and volunteers, including training, work planning, organizing, scheduling, and coordinating.
- Understand, interpret, and apply all relevant laws, rules, regulations, policies, and procedures.
- Make basic mathematical calculations with accuracy, count money and make change.
- Maintain equipment and facilities in a clean and safe manner.
- Multi-task, independently organize work, set priorities, meet deadlines, and follow up on assignments.
- Conduct oneself in a professional manner.
- Function effectively under direct supervision and to develop effective working relationships with fellow City employees and the public.
- Effectively communicate both orally and in writing.
- Receive and follow oral and written instructions.
- Implement professional work habits including reliability, dependability, creativity, and demonstration of enthusiasm for the job.
- Ability to perform basic calculations
- Sit or stand for extended periods of time.
- Work outdoors in varying weather conditions, work varying shifts, including nights, weekdays, and weekends.
- Effectively use computer systems, software applications, and modern business equipment to perform a variety of work tasks.

EDUCATION AND EXPERIENCE GUIDELINES

Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education and Training: Possession of a high school diploma or general equivalency diploma (GED) is helpful to perform the essential duties listed above.

Experience: One year of recreation, customer service or related leadership experience relevant to the area of assignment is highly desirable.

Licenses and Certificates: Possession of an appropriate, valid California Class C Driver's License.

Possession of, or ability to obtain and maintain within the first ninety days of employment, appropriate, valid CPR and First Aid certificates.

Possession of or ability to obtain and maintain within the first thirty days of employment a California Food Handler Card for any staff who's duties include the handling of food.

Must be at least 18 years of age as incumbents must complete and satisfactory pass Live Scan fingerprint screening or background check.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. The City will engage in a timely, good faith interactive process to identify reasonable accommodations to enable qualified individuals to perform the essential job functions.

Environment: Work is performed primarily in outdoor recreational facilities and parks; travel to different locations; incumbents may be exposed to inclement weather conditions and may have some contact with chemical agents used in pool maintenance; work and/or walk on various types of surfaces including slippery or uneven surfaces; incumbents may be required to work extended hours including evenings and weekends.

Physical: Primary functions require sufficient physical ability and mobility to work in an office and recreation facility setting; to stand or sit for prolonged periods of time; to occasionally stoop, bend, kneel, crouch, reach, and twist; to lift, carry, push, and/or pull light to moderate amounts of weight; to operate office equipment requiring repetitive hand movement and fine coordination including use of a computer keyboard; to travel to other locations using various modes of private and commercial transportation; and to verbally communicate to exchange information. locations using various modes of private and commercial transportation; and to verbally communicate to exchange information.

Vision: See in the normal visual range with or without correction.

Hearing: Hear in the normal audio range with or without correction.

City of Oakley
Master Salary Schedule
All Positions
Effective July 07, 2024*
Amended February 25,2025

Position	Unit	Hourly/Salary	Frequency	Step 00	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
Accountant	**UNREP**	**S**	**Hourly**		**$ 45.15**	**$ 47.41**	**$ 49.78**	**$ 52.27**	**$ 54.89**	
			Bi-Weekly		$ 3,612.38	$ 3,793.00	$ 3,982.65	$ 4,181.78	$ 4,390.87	
			Monthly		$ 7,826.82	$ 8,218.16	$ 8,629.07	$ 9,060.52	$ 9,513.54	
			Annually		$ 93,921.80	$ 98,617.89	$ 103,548.79	$ 108,726.23	$ 114,162.54	
Accounting Technician	**UNREP**	**H**	**Hourly**		**$ 33.98**	**$ 35.67**	**$ 37.45**	**$ 39.33**	**$ 41.30**	
			Bi-Weekly		$ 2,718.40	$ 2,853.60	$ 2,996.00	$ 3,146.40	$ 3,304.00	
			Monthly		$ 5,889.87	$ 6,182.80	$ 6,491.33	$ 6,817.20	$ 7,158.67	
			Annually		$ 70,678.40	$ 74,193.60	$ 77,896.00	$ 81,806.40	$ 85,904.00	
Administrative Assistant	**UNREP**	**H**	**Hourly**		**$ 30.28**	**$ 31.79**	**$ 33.38**	**$ 35.06**	**$ 36.80**	
			Bi-Weekly		$ 2,422.40	$ 2,543.20	$ 2,670.40	$ 2,804.80	$ 2,944.00	
			Monthly		$ 5,248.53	$ 5,510.27	$ 5,785.87	$ 6,077.07	$ 6,378.67	
			Annually		$ 62,982.40	$ 66,123.20	$ 69,430.40	$ 72,924.80	$ 76,544.00	
Administrative Services Director	**UNREP**	**S**	**Hourly**		**$ 90.80**	**$ 95.34**	**$ 100.10**	**$ 105.11**	**$ 110.36**	
			Bi-Weekly		$ 7,263.65	$ 7,626.84	$ 8,008.18	$ 8,408.59	$ 8,829.02	
			Monthly		$ 15,737.92	$ 16,524.81	$ 17,351.05	$ 18,218.61	$ 19,129.54	
			Annually		$ 188,855.00	$ 198,297.72	$ 208,212.60	$ 218,623.32	$ 229,554.48	
Administrative Supervisor	**UNREP**	**S**	**Hourly**		**$ 38.17**	**$ 40.08**	**$ 42.08**	**$ 44.19**	**$ 46.39**	
			Bi-Weekly		$ 3,053.51	$ 3,206.18	$ 3,366.49	$ 3,534.82	$ 3,711.56	
			Monthly		$ 6,615.93	$ 6,946.73	$ 7,294.07	$ 7,658.77	$ 8,041.71	
			Annually		$ 79,391.16	$ 83,360.76	$ 87,528.84	$ 91,905.24	$ 96,500.52	
Administrative Technician	**UNREP**	**H**	**Hourly**		**$ 32.21**	**$ 33.82**	**$ 35.51**	**$ 37.28**	**$ 39.15**	
			Bi-Weekly		$ 2,576.80	$ 2,705.60	$ 2,840.80	$ 2,982.40	$ 3,132.00	
			Monthly		$ 5,583.07	$ 5,862.13	$ 6,155.07	$ 6,461.87	$ 6,786.00	
			Annually		$ 66,996.80	$ 70,345.60	$ 73,860.80	$ 77,542.40	$ 81,432.00	
Assistant City Manager	**UNREP**	**S**	**Hourly**		**$ 97.24**	**$ 102.10**	**$ 107.21**	**$ 112.57**	**$ 118.20**	
			Bi-Weekly		$ 7,779.40	$ 8,168.36	$ 8,576.78	$ 9,005.62	$ 9,455.90	
			Monthly		$ 16,855.36	$ 17,698.12	$ 18,583.02	$ 19,512.18	$ 20,487.79	
			Annually		$ 202,264.32	$ 212,377.44	$ 222,996.24	$ 234,146.16	$ 245,853.48	
Assistant Engineer	**UNREP**	**H**	**Hourly**		**$ 48.23**	**$ 50.63**	**$ 53.16**	**$ 55.83**	**$ 58.62**	
			Bi-Weekly		$ 3,858.40	$ 4,050.40	$ 4,252.80	$ 4,466.40	$ 4,689.60	
			Monthly		$ 8,359.87	$ 8,775.87	$ 9,214.40	$ 9,677.20	$ 10,160.80	
			Annually		$ 100,318.40	$ 105,310.40	$ 110,572.80	$ 116,126.40	$ 121,929.60	
Assistant Recreation Coordinator	**UNREP**	**H**	**Hourly**		**$ 31.15**	**$ 32.71**	**$ 34.34**	**$ 36.06**	**$ 37.86**	
			Bi-Weekly		$ 2,492.00	$ 2,616.80	$ 2,747.20	$ 2,884.80	$ 3,028.80	
			Monthly		$ 5,399.33	$ 5,669.73	$ 5,952.27	$ 6,250.40	$ 6,562.40	
			Annually		$ 64,792.00	$ 68,036.80	$ 71,427.20	$ 75,004.80	$ 78,748.80	
~~**Associate Engineer**~~	~~**UNREP**~~	~~**S**~~	~~**Hourly**~~		~~**$ 56.84**~~	~~**$ 59.68**~~	~~**$ 62.67**~~	~~**$ 65.80**~~	~~**$ 69.09**~~	
			~~Bi-Weekly~~		~~$ 4,547.23~~	~~$ 4,774.59~~	~~$ 5,013.32~~	~~$ 5,263.98~~	~~$ 5,527.19~~	
			~~Monthly~~		~~$ 9,852.33~~	~~$ 10,344.95~~	~~$ 10,862.19~~	~~$ 11,405.30~~	~~$ 11,975.58~~	
			~~Annually~~		~~$ 118,227.96~~	~~$ 124,139.40~~	~~$ 130,346.28~~	~~$ 136,863.60~~	~~$ 143,706.96~~	

City of Oakley
Master Salary Schedule
All Positions
Effective July 07, 2024*
Amended February 25,2025

Position	Unit	Hourly/Salary	Frequency	Step 00	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
Associate Planner	**UNREP**	**S**	**Hourly**		**$ 49.24**	**$ 51.70**	**$ 54.29**	**$ 57.00**	**$ 59.85**	
			Bi-Weekly		$ 3,939.36	$ 4,136.33	$ 4,343.14	$ 4,560.30	$ 4,788.31	
			Monthly		$ 8,535.28	$ 8,962.04	$ 9,410.14	$ 9,880.65	$ 10,374.68	
			Annually		$ 102,423.36	$ 107,544.48	$ 112,921.68	$ 118,567.80	$ 124,496.16	
Building Inspector I	**UNREP**	**H**	**Hourly**		**$ 39.52**	**$ 41.49**	**$ 43.56**	**$ 45.75**	**$ 48.03**	
			Bi-Weekly		$ 3,161.60	$ 3,319.20	$ 3,484.80	$ 3,660.00	$ 3,842.40	
			Monthly		$ 6,850.13	$ 7,191.60	$ 7,550.40	$ 7,930.00	$ 8,325.20	
			Annually		$ 82,201.60	$ 86,299.20	$ 90,604.80	$ 95,160.00	$ 99,902.40	
Building Inspector II w/Combo Cert	**UNREP**	**H**	**Hourly**		**$ 43.46**	**$ 45.64**	**$ 47.92**	**$ 50.32**	**$ 52.84**	
			Bi-Weekly		$ 3,476.80	$ 3,651.20	$ 3,833.60	$ 4,025.60	$ 4,227.20	
			Monthly		$ 7,533.07	$ 7,910.93	$ 8,306.13	$ 8,722.13	$ 9,158.93	
			Annually		$ 90,396.80	$ 94,931.20	$ 99,673.60	$ 104,665.60	$ 109,907.20	
Chief Building Official	**UNREP**	**S**	**Hourly**		**$ 73.74**	**$ 77.42**	**$ 81.30**	**$ 85.36**	**$ 89.63**	
			Bi-Weekly		$ 5,899.01	$ 6,193.96	$ 6,503.66	$ 6,828.84	$ 7,170.29	
			Monthly		$ 12,781.19	$ 13,420.25	$ 14,091.26	$ 14,795.82	$ 15,535.62	
			Annually		$ 153,374.28	$ 161,043.00	$ 169,095.12	$ 177,549.84	$ 186,427.44	
City Clerk	**UNREP**	**S**	**Hourly**		**$ 66.72**	**$ 70.05**	**$ 73.55**	**$ 77.23**	**$ 81.09**	
			Bi-Weekly		$ 5,337.25	$ 5,604.11	$ 5,884.32	$ 6,178.54	$ 6,487.46	
			Monthly		$ 11,564.05	$ 12,142.24	$ 12,749.36	$ 13,386.83	$ 14,056.17	
			Annually		$ 138,768.60	$ 145,706.88	$ 152,992.32	$ 160,641.96	$ 168,674.04	
City Manager**	**Contract**	**S**	**Hourly**						**$ 140.08**	
			Bi-Weekly						$ 11,206.73	
			Monthly						$ 24,281.25	
			Annually						$ 291,375.00	
Code Enforcement Technician	**UNREP**	**H**	**Hourly**		**$ 32.93**	**$ 34.58**	**$ 36.30**	**$ 38.12**	**$ 40.02**	
			Bi-Weekly		$ 2,634.40	$ 2,766.40	$ 2,904.00	$ 3,049.60	$ 3,201.60	
			Monthly		$ 5,707.87	$ 5,993.87	$ 6,292.00	$ 6,607.47	$ 6,936.80	
			Annually		$ 68,494.40	$ 71,926.40	$ 75,504.00	$ 79,289.60	$ 83,241.60	
Code Enforcement Officer	**UNREP**	**H**	**Hourly**		**$ 39.51**	**$ 41.49**	**$ 43.56**	**$ 45.75**	**$ 48.03**	
			Bi-Weekly		$ 3,160.80	$ 3,319.20	$ 3,484.80	$ 3,660.00	$ 3,842.40	
			Monthly		$ 6,848.40	$ 7,191.60	$ 7,550.40	$ 7,930.00	$ 8,325.20	
			Annually		$ 82,180.80	$ 86,299.20	$ 90,604.80	$ 95,160.00	$ 99,902.40	
Community Development Director	**UNREP**	**S**	**Hourly**		**$ 90.31**	**$ 94.82**	**$ 99.56**	**$ 104.54**	**$ 109.77**	
			Bi-Weekly		$ 7,224.67	$ 7,585.90	$ 7,965.19	$ 8,363.46	$ 8,781.63	
			Monthly		$ 15,653.45	$ 16,436.12	$ 17,257.92	$ 18,120.82	$ 19,026.87	
			Annually		$ 187,841.40	$ 197,233.44	$ 207,095.04	$ 217,449.84	$ 228,322.44	

City of Oakley
Master Salary Schedule
All Positions
Effective July 07, 2024*
Amended February 25,2025

Position	Unit	Hourly/Salary	Frequency	Step 00	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
Custodian	**UNREP**	**H**	**Hourly**		**$ 27.71**	**$ 29.10**	**$ 30.55**	**$ 32.08**	**$ 33.68**	
			Bi-Weekly		$ 2,216.80	$ 2,328.00	$ 2,444.00	$ 2,566.40	$ 2,694.40	
			Monthly		$ 4,803.07	$ 5,044.00	$ 5,295.33	$ 5,560.53	$ 5,837.87	
			Annually		$ 57,636.80	$ 60,528.00	$ 63,544.00	$ 66,726.40	$ 70,054.40	
Economic Development Analyst	**UNREP**	**S**	**Hourly**		**$ 52.29**	**$ 54.91**	**$ 57.65**	**$ 60.53**	**$ 63.56**	
			Bi-Weekly		$ 4,183.38	$ 4,392.55	$ 4,612.18	$ 4,842.79	$ 5,084.93	
			Monthly		$ 9,064.00	$ 9,517.20	$ 9,993.06	$ 10,492.71	$ 11,017.35	
			Annually		$ 108,768.00	$ 114,206.40	$ 119,916.72	$ 125,912.52	$ 132,208.20	
Engineering Manager	**UNREP**	**S**	**Hourly**		**$ 70.22**	**$ 73.73**	**$ 77.42**	**$ 81.29**	**$ 85.35**	
			Bi-Weekly		$ 5,617.45	$ 5,898.32	$ 6,193.23	$ 6,502.90	$ 6,828.04	
			Monthly		$ 12,171.14	$ 12,779.69	$ 13,418.67	$ 14,089.61	$ 14,794.09	
			Annually		$ 146,053.68	$ 153,356.28	$ 161,024.04	$ 169,075.32	$ 177,529.08	
Finance Manager	**UNREP**	**S**	**Hourly**		**$ 67.74**	**$ 71.13**	**$ 74.68**	**$ 78.42**	**$ 82.34**	
			Bi-Weekly		$ 5,419.08	$ 5,690.04	$ 5,974.54	$ 6,273.27	$ 6,586.93	
			Monthly		$ 11,741.35	$ 12,328.42	$ 12,944.84	$ 13,592.08	$ 14,271.69	
			Annually		$ 140,896.20	$ 147,941.04	$ 155,338.08	$ 163,104.96	$ 171,260.28	
Human Resources Manager	**UNREP**	**S**	**Hourly**		**$ 67.74**	**$ 71.13**	**$ 74.68**	**$ 78.42**	**$ 82.34**	
			Bi-Weekly		$ 5,419.08	$ 5,690.04	$ 5,974.54	$ 6,273.27	$ 6,586.93	
			Monthly		$ 11,741.35	$ 12,328.42	$ 12,944.84	$ 13,592.08	$ 14,271.69	
			Annually		$ 140,896.20	$ 147,941.04	$ 155,338.08	$ 163,104.96	$ 171,260.28	
Information Technology Manager	**UNREP**	**S**	**Hourly**		**$ 62.18**	**$ 65.29**	**$ 68.56**	**$ 71.98**	**$ 75.58**	
			Bi-Weekly		$ 4,974.52	$ 5,223.24	$ 5,484.41	$ 5,758.63	$ 6,046.56	
			Monthly		$ 10,778.13	$ 11,317.03	$ 11,882.89	$ 12,477.03	$ 13,100.88	
			Annually		$ 129,337.56	$ 135,804.36	$ 142,594.68	$ 149,724.36	$ 157,210.56	
Office Assistant	**UNREP**	**H**	**Hourly**		**$ 22.62**	**$ 23.76**	**$ 24.94**	**$ 26.19**	**$ 27.50**	
			Bi-Weekly		$ 1,809.60	$ 1,900.80	$ 1,995.20	$ 2,095.20	$ 2,200.00	
			Monthly		$ 3,920.80	$ 4,118.40	$ 4,322.93	$ 4,539.60	$ 4,766.67	
			Annually		$ 47,049.60	$ 49,420.80	$ 51,875.20	$ 54,475.20	$ 57,200.00	
Payroll Specialist	**UNREP**	**H**	**Hourly**		**$ 39.66**	**$ 41.64**	**$ 43.72**	**$ 45.91**	**$ 48.21**	
			Bi-Weekly		$ 3,172.80	$ 3,331.20	$ 3,497.60	$ 3,672.80	$ 3,856.80	
			Monthly		$ 6,874.40	$ 7,217.60	$ 7,578.13	$ 7,957.73	$ 8,356.40	
			Annually		$ 82,492.80	$ 86,611.20	$ 90,937.60	$ 95,492.80	$ 100,276.80	
Park Ranger	**UNREP**	**H**	**Hourly**		**$ 39.51**	**$ 41.49**	**$ 43.56**	**$ 45.75**	**$ 48.03**	
			Bi-Weekly		$ 3,160.80	$ 3,319.20	$ 3,484.80	$ 3,660.00	$ 3,842.40	
			Monthly		$ 6,848.40	$ 7,191.60	$ 7,550.40	$ 7,930.00	$ 8,325.20	
			Annually		$ 82,180.80	$ 86,299.20	$ 90,604.80	$ 95,160.00	$ 99,902.40	

City of Oakley
Master Salary Schedule
All Positions
Effective July 07, 2024*
Amended February 25,2025

Position	Unit	Hourly/Salary	Frequency	Step 00	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
Permit Technician	**UNREP**	**H**	**Hourly**		**$ 31.66**	**$ 33.24**	**$ 34.90**	**$ 36.65**	**$ 38.49**	
			Bi-Weekly		$ 2,532.80	$ 2,659.20	$ 2,792.00	$ 2,932.00	$ 3,079.20	
			Monthly		$ 5,487.73	$ 5,761.60	$ 6,049.33	$ 6,352.67	$ 6,671.60	
			Annually		$ 65,852.80	$ 69,139.20	$ 72,592.00	$ 76,232.00	$ 80,059.20	
Police Chief	**Contract**	**S**	**Hourly**						**$ 117.26**	
			Bi-Weekly						$ 9,380.55	
			Monthly						$ 20,324.52	
			Annually						$ 243,894.24	
Police Lieutenant	**UNREP**	**S**	**Hourly**		**$ 76.45**	**$ 80.27**	**$ 84.29**	**$ 88.50**	**$ 92.93**	**$ 97.57**
			Bi-Weekly		$ 6,116.17	$ 6,421.98	$ 6,743.08	$ 7,080.23	$ 7,434.24	$ 7,805.96
			Monthly		$ 13,251.71	$ 13,914.29	$ 14,610.01	$ 15,340.50	$ 16,107.53	$ 16,912.91
			Annually		$ 159,020.52	$ 166,971.48	$ 175,320.12	$ 184,086.00	$ 193,290.36	$ 202,954.92
Police Officer	**OPOA**	**H**	**Hourly**	**$ 49.68**	**$ 52.16**	**$ 54.77**	**$ 57.51**	**$ 60.38**	**$ 63.40**	**$ 66.57**
			Bi-Weekly	$ 3,974.40	$ 4,172.80	$ 4,381.60	$ 4,600.80	$ 4,830.40	$ 5,072.00	$ 5,325.60
			Monthly	$ 8,611.20	$ 9,041.07	$ 9,493.47	$ 9,968.40	$ 10,465.87	$ 10,989.33	$ 11,538.80
			Annually	$ 103,334.40	$ 108,492.80	$ 113,921.60	$ 119,620.80	$ 125,590.40	$ 131,872.00	$ 138,465.60
Police Records Assistant	**UNREP**	**H**	**Hourly**		**$ 28.74**	**$ 30.18**	**$ 31.69**	**$ 33.27**	**$ 34.94**	
			Bi-Weekly		$ 2,299.20	$ 2,414.40	$ 2,535.20	$ 2,661.60	$ 2,795.20	
			Monthly		$ 4,981.60	$ 5,231.20	$ 5,492.93	$ 5,766.80	$ 6,056.27	
			Annually		$ 59,779.20	$ 62,774.40	$ 65,915.20	$ 69,201.60	$ 72,675.20	
Police Records Supervisor	**UNREP**	**S**	**Hourly**		**$ 41.85**	**$ 43.94**	**$ 46.14**	**$ 48.45**	**$ 50.87**	
			Bi-Weekly		$ 3,348.13	$ 3,515.54	$ 3,691.32	$ 3,875.88	$ 4,069.68	
			Monthly		$ 7,254.29	$ 7,617.01	$ 7,997.86	$ 8,397.75	$ 8,817.65	
			Annually		$ 87,051.48	$ 91,404.12	$ 95,974.32	$ 100,773.00	$ 105,811.80	
Police Sergeant	**OPOA**	**H**	**Hourly**		**$ 62.46**	**$ 65.58**	**$ 68.87**	**$ 72.31**	**$ 75.92**	**$ 79.71**
			Bi-Weekly		$ 4,996.80	$ 5,246.40	$ 5,509.60	$ 5,784.80	$ 6,073.60	$ 6,376.80
			Monthly		$ 10,826.40	$ 11,367.20	$ 11,937.47	$ 12,533.73	$ 13,159.47	$ 13,816.40
			Annually		$ 129,916.80	$ 136,406.40	$ 143,249.60	$ 150,404.80	$ 157,913.60	$ 165,796.80
Police Services Assistant	**UNREP**	**H**	**Hourly**		**$ 32.21**	**$ 33.82**	**$ 35.51**	**$ 37.28**	**$ 39.15**	
			Bi-Weekly		$ 2,576.80	$ 2,705.60	$ 2,840.80	$ 2,982.40	$ 3,132.00	
			Monthly		$ 5,583.07	$ 5,862.13	$ 6,155.07	$ 6,461.87	$ 6,786.00	
			Annually		$ 66,996.80	$ 70,345.60	$ 73,860.80	$ 77,542.40	$ 81,432.00	
Property & Evidence Technician	**UNREP**	**H**	**Hourly**		**$ 34.75**	**$ 36.49**	**$ 38.31**	**$ 40.23**	**$ 42.24**	
			Bi-Weekly		$ 2,780.00	$ 2,919.20	$ 3,064.80	$ 3,218.40	$ 3,379.20	
			Monthly		$ 6,023.33	$ 6,324.93	$ 6,640.40	$ 6,973.20	$ 7,321.60	
			Annually		$ 72,280.00	$ 75,899.20	$ 79,684.80	$ 83,678.40	$ 87,859.20	
Public Works Director/City Engineer	**UNREP**	**S**	**Hourly**		**$ 87.77**	**$ 92.16**	**$ 96.77**	**$ 101.61**	**$ 106.69**	
			Bi-Weekly		$ 7,021.81	$ 7,372.91	$ 7,741.55	$ 8,128.62	$ 8,535.06	
			Monthly		$ 15,213.93	$ 15,974.63	$ 16,773.36	$ 17,612.02	$ 18,492.62	
			Annually		$ 182,567.16	$ 191,695.56	$ 201,280.32	$ 211,344.24	$ 221,911.44	

City of Oakley
Master Salary Schedule
All Positions
Effective July 07, 2024*
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Position	Unit	Hourly/Salary	Frequency	Step 00	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
Public Works Inspector	**UNREP**	**H**	**Hourly**		**$ 43.49**	**$ 45.67**	**$ 47.95**	**$ 50.35**	**$ 52.87**	
			Bi-Weekly		$ 3,479.20	$ 3,653.60	$ 3,836.00	$ 4,028.00	$ 4,229.60	
			Monthly		$ 7,538.27	$ 7,916.13	$ 8,311.33	$ 8,727.33	$ 9,164.13	
			Annually		$ 90,459.20	$ 94,993.60	$ 99,736.00	$ 104,728.00	$ 109,969.60	
Public Works Maintenance Foreman	**UNREP**	**H**	**Hourly**		**$ 36.75**	**$ 38.59**	**$ 40.53**	**$ 42.54**	**$ 44.68**	
			Bi-Weekly		$ 2,940.00	$ 3,087.20	$ 3,242.40	$ 3,403.20	$ 3,574.40	
			Monthly		$ 6,370.00	$ 6,688.93	$ 7,025.20	$ 7,373.60	$ 7,744.53	
			Annually		$ 76,440.00	$ 80,267.20	$ 84,302.40	$ 88,483.20	$ 92,934.40	
Public Works Maintenance Manager	**UNREP**	**S**	**Hourly**		**$ 62.52**	**$ 65.65**	**$ 68.93**	**$ 72.37**	**$ 75.99**	
			Bi-Weekly		$ 5,001.62	$ 5,251.69	$ 5,514.28	$ 5,790.00	$ 6,079.50	
			Monthly		$ 10,836.84	$ 11,378.67	$ 11,947.61	$ 12,544.99	$ 13,172.24	
			Annually		$ 130,042.08	$ 136,544.04	$ 143,371.32	$ 150,539.88	$ 158,066.88	
Public Works Maintenance Supervisor	**UNREP**	**S**	**Hourly**		**$ 47.84**	**$ 50.24**	**$ 52.75**	**$ 55.39**	**$ 58.15**	
			Bi-Weekly		$ 3,827.52	$ 4,018.90	$ 4,219.84	$ 4,430.84	$ 4,652.38	
			Monthly		$ 8,292.97	$ 8,707.62	$ 9,142.99	$ 9,600.15	$ 10,080.15	
			Annually		$ 99,515.64	$ 104,491.44	$ 109,715.88	$ 115,201.80	$ 120,961.80	
Public Works Maintenance Worker	**UNREP**	**H**	**Hourly**		**$ 33.01**	**$ 34.66**	**$ 36.39**	**$ 38.21**	**$ 40.12**	
			Bi-Weekly		$ 2,640.80	$ 2,772.80	$ 2,911.20	$ 3,056.80	$ 3,209.60	
			Monthly		$ 5,721.73	$ 6,007.73	$ 6,307.60	$ 6,623.07	$ 6,954.13	
			Annually		$ 68,660.80	$ 72,092.80	$ 75,691.20	$ 79,476.80	$ 83,449.60	
Recreation & Events Coordinator	**UNREP**	**H**	**Hourly**		**$ 33.49**	**$ 35.16**	**$ 36.92**	**$ 38.77**	**$ 40.71**	
			Bi-Weekly		$ 2,679.20	$ 2,812.80	$ 2,953.60	$ 3,101.60	$ 3,256.80	
			Monthly		$ 5,804.93	$ 6,094.40	$ 6,399.47	$ 6,720.13	$ 7,056.40	
			Annually		$ 69,659.20	$ 73,132.80	$ 76,793.60	$ 80,641.60	$ 84,676.80	
Recreation Manager	**UNREP**	**S**	**Hourly**		**$ 55.19**	**$ 57.95**	**$ 60.85**	**$ 63.89**	**$ 67.09**	
			Bi-Weekly		$ 4,415.29	$ 4,636.05	$ 4,867.86	$ 5,111.25	$ 5,366.81	
			Monthly		$ 9,566.46	$ 10,044.78	$ 10,547.02	$ 11,074.38	$ 11,628.09	
			Annually		$ 114,797.52	$ 120,537.36	$ 126,564.24	$ 132,892.56	$ 139,537.08	
Senior Planner	**UNREP**	**S**	**Hourly**		**$ 58.67**	**$ 61.61**	**$ 64.69**	**$ 67.92**	**$ 71.32**	
			Bi-Weekly		$ 4,693.81	$ 4,928.50	$ 5,174.93	$ 5,433.67	$ 5,705.36	
			Monthly		$ 10,169.93	$ 10,678.42	$ 11,212.35	$ 11,772.96	$ 12,361.61	
			Annually		$ 122,039.13	$ 128,141.09	$ 134,548.14	$ 141,275.55	$ 148,339.33	
Senior Civil Engineer	**UNREP**	**S**	**Hourly**		**$ 67.94**	**$ 71.34**	**$ 74.91**	**$ 78.65**	**$ 82.59**	
			Bi-Weekly		$ 5,435.52	$ 5,707.29	$ 5,992.66	$ 6,292.29	$ 6,606.90	
			Monthly		$ 11,776.95	$ 12,365.80	$ 12,984.09	$ 13,633.30	$ 14,314.96	
			Annually		$ 141,323.44	$ 148,389.61	$ 155,809.09	$ 163,599.55	$ 171,779.52	
Senior Permit Technician	**UNREP**	**H**	**Hourly**		**$ 36.86**	**$ 38.71**	**$ 40.64**	**$ 42.68**	**$ 44.81**	
			Bi-Weekly		$ 2,948.80	$ 3,096.80	$ 3,251.20	$ 3,414.40	$ 3,584.80	
			Monthly		$ 6,389.07	$ 6,709.73	$ 7,044.27	$ 7,397.87	$ 7,767.07	
			Annually		$ 76,668.80	$ 80,516.80	$ 84,531.20	$ 88,774.40	$ 93,204.80	

*Effective July 5, 2024 at Noon for staff on 9/80 schedule.

**Per contract is effective July 1, 2024

City of Oakley
Master Salary Schedule
All Positions
Effective July 07, 2024*
Amended February 25,2025

Position	Unit	Hourly/Salary	Frequency	Step 00	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
City Council Member Effective 12/10/24	Elected		Monthly						$ 800.00	
Police Service Assistant	Part Time	H	Hourly		$ 32.21				$ 39.15	
Recreation Leader	Part Time	H	Hourly		$ 17.88				$ 20.35	
Recreation Aide	Part Time	H	Hourly		$ 16.50				$ 18.50	
Senior Recreation Leader	Part Time	H	Hourly		$ 19.67				$ 26.50	
Police Officer Trainee	Seasonal	H	Hourly		$ 38.00					
Recreation Leader	Seasonal	H	Hourly		$ 17.88				$ 20.35	
Recreation Aide	Seasonal	H	Hourly		$ 16.50				$ 18.50	
Senior Recreation Leader	Seasonal	H	Hourly		$ 19.67				$ 26.50	

OAKLEY
CALIFORNIA

DATE: February 25, 2025
TO: City Council
FROM: Joshua McMurray, City Manager
SUBJECT: Work Session – Update from Mount Diablo Resource Recovery

Approved and Forwarded to the City Council

Background and Analysis

The City has a current franchise agreement with Mount Diablo Resource Recovery (MDRR), which is valid through April 30, 2030. MDRR has presented to the City Council many times before, most recently on the SB 1383 state mandate related to organics recycling. With ongoing and expected future State mandates, MDRR would like to provide a high-level overview of the current Franchise Agreement and the rate-making process. In addition, they would like to discuss and receive feedback on the possibility of negotiating a new amended and restated franchise agreement and what that may look like. Staff is seeking direction from the City Council on this particular point. One option for the council to consider is to allow Staff to begin discussions with MDRR and bring back a term sheet in the future that could be a basis for discussion.

Consistency with the Oakley Strategic Plan 27+

The proposed action is consistent with The City's Sustainable Organization Goal.

Fiscal Impact

There is no Fiscal Impact associated with this work session.

Staff Recommendation

Staff recommends the City Council receive the presentation and provide direction.