



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
SPECIAL MEETING
Wednesday, April 28, 2021
7:00 PM

This meeting is compliant with Governor Newsom's Executive Order N-29-20 which allows local legislative bodies to hold public meetings electronically only, without a physical location for public participation, accessible only telephonically or otherwise electronically (video conferencing) to all members of the public seeking to observe and address the local legislative body, in order to avoid public gatherings, and until further notice.

REMOTE PUBLIC COMMENTS To make a public comment, the following options are available:

- Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item # (insert the agenda item number relevant to your comment). Written comments must be received by 5:00 p.m. on the day of the meeting. All submitted comments will be provided to the City Council or the Board for consideration, compiled as part of the record, and may be read into the record.
- During the Meeting via Oral Comments: When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9. The Secretary to the Board will call speaker names and unmute speaker microphones. You will have up to 2 minutes to provide your comments, with time set by the discretion of the Mayor. Please note, if you chose to make comments orally, your written comments will not be read but will be included in the final record.

In an effort to ensure the virtual process closely follows our normal process, public comment will be accepted in writing during the meeting, but may not be read into the record during the meeting, but will be included as part of the final administrative record. Please do not plan to use the chat or Q&A features to put a comment on record. These resources are for tech support only.

VIRTUAL MEETING ACCESS

This meeting can be watched via the City of Seaside YouTube channel:

https://www.youtube.com/channel/UC1Cu7854Ohtjpr_XV1tDvRg

Or by joining the Zoom webinar link: <https://us02web.zoom.us/j/81555467580>

Or call in phone number: 669 900 9128

Webinar ID: 815 5546 7580

1. **CALL TO ORDER**
2. **ROLL CALL - ESTABLISHMENT OF QUORUM**
3. **PLANNING COMMISSION**

John Owens	Chair
Michael Spalletta	Vice Chair
Keith Dodson	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
William Silva	Commissioner
Danny Huynh	Commissioner

4. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

5. PUBLIC COMMENT

Members of the public wishing to address the Commission on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to two (2) minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

6. APPROVAL OF MINUTES

A. APPROVAL OF APRIL 14, 2021 MINUTES

7. BUSINESS ITEMS

A. LOCAL COASTAL PERMIT (COAST DEVELOPMENT PERMIT) LCP-21-01 AND BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-04. CITY OF SEASIDE, APPLICANT, AND MONTEREY PENINSULA REGIONAL PARK DISTRICT, PROPERTY OWNER, ARE REQUESTING A COASTAL DEVELOPMENT PERMIT AS REQUIRED BY THE CITY'S LOCAL COASTAL PROGRAM, AND ARCHITECTURAL REVIEW, FOR APPROVAL OF THE INSTALLATION OF A NEW ADA PATHWAY AND INCLUSIVE PLAY EQUIPMENT TO THE EXISTING PLAYGROUND AT LAGUNA GRANDE PARK (APN 011-371-008) LOCATED IN THE OPEN SPACE - RECREATION (OSR) ZONING DISTRICT AND COASTAL PARKS AND OPEN SPACE (CPOS) SPECIAL DISTRICT.

RECOMMENDATION: In accordance with the Seaside Coastal Implementation Plan (CIP) Title 18, a coastal development permit is required for the installation of any new structure within a designated coastal area. The purpose of this application is to make a finding that the proposed improvements and addition to an existing recreation facility (playground) at Laguna Grande Park will not, under the circumstances of the particular case, result in any detrimental impact on the City's goals and policies of the City of Seaside Local Coastal Plan (LCP) and CIP.

Furthermore, in accordance with Seaside Municipal Code (SMC) 17.62.030 Architectural review is required for publicly financed projects administered by the

City. As such, Board of Architectural Review is required for proposed addition of the inclusive play-structures.

City staff recommends approval of Coastal Development Permit No. CDP-21-01 and Board of Architectural Review permit No. BAR-21-04, subject to the findings, evidence, and Conditions of Approval provided as Attachment 1 – Draft Resolution, and Attachment 2 – Project Plans.

8. DISCUSSION ITEMS

A. DISCUSSION REGARDING RETURNING TO TWO PLANNING COMMISSION MEETINGS PER MONTH. CURRENTLY, THE PLANNING COMMISSION MEETS ONCE PER MONTH. STAFF WOULD LIKE TO PROPOSE RETURNING TO HOLDING TWO MEETINGS PER MONTH; CANCELLING ANY MEETING WHERE NO ITEMS ARE ON THE AGENDA. IF IN AGREEMENT, THE PLANNING COMMISSION WOULD RESUME THEIR NORMAL (PRE-COVID SCHEDULE) AND MEETINGS WOULD OCCUR ON THE 2ND AND 4TH WEDNESDAY OF EACH MONTH.

B. DISCUSSION REGARDING THE POTENTIAL TO RESUME IN-PERSON MEETINGS FOR PLANNING COMMISSION HEARINGS. THE CITY COUNCIL CURRENTLY HOPES TO RESUME IN-PERSON MEETINGS FOR CC HEARINGS STARTING IN JULY.

9. REPORTS FROM COMMISSIONERS

10. REPORTS FROM STAFF

11. ADJOURNMENT

Next Regularly Scheduled Meeting:
TBD

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:
<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



MINUTES
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
SPECIAL MEETING
Wednesday, April 14, 2021
7:00 PM

1. CALL TO ORDER

Commissioner Silva Chaired the meeting and called it to order at 7:01 PM.

A. VIRTUAL MEETING INFORMATION

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. PLANNING COMMISSION

PRESENT: Evans, La Mica, Huynh, Owens

ABSENT: Spalletta, Silva

EXUSED: Dodson

4. REVIEW OF AGENDA

No changes

5. PUBLIC COMMENT

None

6. APPROVAL OF MINUTES [(7:05) Spalletta arrives]

A. February 24, 2021 – Evans notes changes needed on pg 8.

Motion to approve as amended: Evans

Seconded: La Mica

Vote:

AYES: Evans, La Mica, Huynh, Owens, Spalletta

NOES: None

ABSENT: Silva

EXCUSED: Dodson

B. March 10, 2021

Motion to approve: Evans

Seconded: Huynh

Vote:

AYES: Evans, La Mica, Huynh, Owens

NOES: None

ABSENT: Silva

ABSTAIN: Spalletta

EXCUSED: Dodson

7. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-01 AND USE PERMIT APPLICATION NO. UP-21-01. CHAD BROWN, APPLICANT, AND DMITRY KISSELEV, PROPERTY OWNER, ARE REQUESTING APPROVAL OF TWO DISCRETIONARY PERMITS: BOARD OF ARCHITECTURAL REVIEW FOR A PROPOSED 1,358 SQUARE FOOT (SF), TWO STORY SINGLE-FAMILY RESIDENCE ON A 2,500SF LOT; AND A USE PERMIT FOR A PROPOSED EXTERIOR STAIRWAY LEADING TO A ROOFTOP DECK ATOP THE SECOND STORY. THE PROJECT SITE IS LOCATED ON A VACANT LOT IN THE 1000 BLOCK OF HAMILTON AVENUE (APN: 012-274-019), BETWEEN 1064 AND 1084 HAMILTON AVENUE, IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

[7:10 Silva arrives]

ACTION: Approved

Associate Planner Rocha presented the proposed project.

The Commission discussed the project and asked questions of staff.

PUBLIC COMMENTS: None

On motion by Commissioner Silva and Seconded by Commissioner Evans, and approved by the following vote, the Planning Commission approved the application.

AYES: Evans, La Mica, Huynh, Silva, Spalletta, Owens

NOES: None

ABSENT: None

EXCUSED: Dodson

B. SEASIDE MUNICIPAL CODE AMENDMENT: INTRODUCTION OF AN AMENDED ORDINANCE FOR REVIEW AND RECOMMENDATION TO THE CITY COUNCIL, AMENDING SEASIDE MUNICIPAL CODE SECTION 17.14.030, TABLE 2-4 – ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONES FOR CANNABIS USES. PROPOSED AMENDMENTS INCLUDE: ADDING CANNABIS RETAIL AND CANNABIS MICROBUSINESS USES, SPECIFYING THE REQUIRED PERMIT TYPES BASED ON ZONING, REFERENCING THE SPECIFIC USE REGULATIONS OF TITLE 19: COMMERCIAL CANNABIS ACTIVITIES, AND ADDING USE-SPECIFIC FOOTNOTES. THE PROPOSED CHANGES TO THE MUNICIPAL CODE WILL NOT RESULT IN DIRECT OR INDIRECT

CHANGES TO THE ENVIRONMENT AND DO NOT MEET THE DEFINITION OF A PROJECT UNDER CEQA (14 CCR 15378(B)).

[Commissioner Huynh recused himself for this item]

ACTION: Adopt Resolution for the proposed ordinance amendment to be considered by City Council

Associate Planner Rocha presented the proposed amendments.

The Commission discussed the proposed amendments and asked questions of staff.

PUBLIC COMMENT: Plantecea.

On motion by Chair Owens and Seconded by Commissioner Spalletta, and approved by the following vote, the Planning Commission adopted Resolution for the proposed ordinance amendment to be considered by City Council.

AYES: La Mica, Silva, Spalletta, Owens

NOES: Evans

ABSENT: None

EXCUSED: Dodson

RECUSED: Huynh

C. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-03. ERIC WENDT, APPLICANT AND PROPERTY OWNER, IS REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR THE CONSTRUCTION OF A ~113 SQUARE FOOT SECOND STORY DECK LOCATED AT THE REAR OF THE EXISTING TWO-STORY SINGLE FAMILY RESIDENCE LOCATED AT 4456 OCEAN HEIGHTS (APN: 031-242-009) IN THE SINGLE-FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15301(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

ACTION: Approved

Associate Planner Morrison presented the proposed project.

The Commission discussed the project and asked questions of staff.

PUBLIC COMMENTS: None

On motion by Commissioner La Mica and Seconded by Commissioner Spalletta, and approved by the following vote, the Planning Commission approved the application.

AYES: La Mica, Huynh, Spalletta, Owens

NOES: None

ABSENT: None

EXCUSED: Dodson

RECUSED: Silva, Evans

D. FENCE EXCEPTION APPLICATION NO. FE-21-02. CHARLES MANDURRAGO, APPLICANT, AND MITSUGU MORI, PROPERTY OWNER, ARE REQUESTING A FENCE EXCEPTION OF 3'-0" TO ALLOW FOR THE ADDITION OF A METAL PICKET FENCE TO THE EXISTING 8'-0" CONCRETE MASONRY UNIT (CMU) WALL, FOR A TOTAL FENCE HEIGHT OF 11'-0", LOCATED ALONG THE WEST SIDE PROPERTY LINE OF 1177 SAN PABLO AVE (SEASIDE GARDEN CENTER), LOCATED IN THE CMX (COMMERCIAL MIXED USE) ZONING DISTRICT (APN: 012-051-011). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

ACTION: Approved

Associate Planner Morrison presented the proposed project.

The Commission discussed the project and asked questions of staff.

PUBLIC COMMENTS: None

On motion by Commissioner Huynh and Seconded by Commissioner Silva. and approved by the following vote. the Planning Commission approved the application.

AYES: Evans, La Mica, Huynh, Silva, Spalletta, Owens

NOES: None

ABSENT: None

EXCUSED: Dodson

E. FENCE EXCEPTION APPLICATION NO. FE-21-01. CAROLINE STAVEVIEMEISTER, APPLICANT AND PROPERTY OWNER, IS REQUESTING A FENCE EXCEPTION TO ALLOW FOR THE CONSTRUCTION OF A 5'-2" TALL FENCE ALONG THE FRONT PROPERTY LINE (1'-2" ABOVE THE PERMITTED FRONT YARD FENCE HEIGHT) AT 1289 DARWIN STREET, LOCATED IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN: 012-291-010). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

ACTION: Continued

Associate Planner Morrison presented the proposed project.

The Commission discussed the project and asked questions of staff.

PUBLIC COMMENTS: Caroline Stave-Viemeister

On motion by Commissioner Silva and Seconded by Commissioner Huynh and

approved by the following vote the Planning Commission motioned to continue the item. Specific direction for applicant to work with staff, redesign and provide cohesive design element on fence that considers visibility & openness, while providing privacy; include features of gate (wood height, etc.).

AYES: Evans, La Mica, Huynh, Silva, Spalletta, Owens

NOES: None

ABSENT: None

EXCUSED: Dodson

8. COMMISSIONER REPORTS

Evans: Go kart report; violates motor vehicle code – at least 2 codes; work to educate youth; can cite parents for allowing it; call non-emergency dispatch

Owens: met with City Engineer & Mayor; they will look at issues; International school by Yosemite street – pop out causes a traffic jam now; impacts bus stop; 4 ft blocks whole lane; manholes cut out but nothing filling in; talk to contractors about safety; etc.

9. STAFF REPORTS

None.

10. ADJOURNMENT

Having no further business, the meeting was adjourned at 8:45 pm.

Respectfully submitted,

Dominique Davis, City Clerk

John Owens, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.A.

TO: Planning Commission

BY: Dana Morrison

DATE: April 28, 2021

SUBJECT: LOCAL COASTAL PERMIT (COAST DEVELOPMENT PERMIT) LCP-21-01 AND BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-04. CITY OF SEASIDE, APPLICANT, AND MONTEREY PENINSULA REGIONAL PARK DISTRICT, PROPERTY OWNER, ARE REQUESTING A COASTAL DEVELOPMENT PERMIT AS REQUIRED BY THE CITY'S LOCAL COASTAL PROGRAM, AND ARCHITECTURAL REVIEW, FOR APPROVAL OF THE INSTALLATION OF A NEW ADA PATHWAY AND INCLUSIVE PLAY EQUIPMENT TO THE EXSITING PLAYGROUND AT LAGUNA GRANDE PARK (APN 011-371-008) LOCATED IN THE OPEN SPACE - RECREATION (OSR) ZONING DISTRICT AND COASTAL PARKS OPEN SPACE (CPOS) SPECIAL DISTRICT. THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PUSUANT TO CLASS 4. SECTION 15304: MINOR ALTERATION TO PUBLIC LAND.

PURPOSE & RECOMMENDATION

In accordance with the Seaside Coastal Implementation Plan (CIP) Title 18, a coastal development permit is required for the installation of any new structure within a designated coastal area. The purpose of this application is to make a finding that the proposed improvements and addition to an existing recreation facility (playground) at Laguna Grande Park will not, under the circumstances of the particular case, result in any detrimental impact on the City's goals and policies of the City of Seaside Local Coastal Plan (LCP) and CIP.

Furthermore, in accordance with Seaside Municipal Code (SMC) 17.62.030 Architectural review is required for publicly financed projects administered by the City. As such, Board of Architectural Review is required for proposed addition of the inclusive play-structures.

City staff recommends approval of Coastal Development Permit No. CDP-21-01 and Board of Architectural Review permit No. BAR-21-04, subject to the findings, evidence, and Conditions of Approval provided as Attachment 1 – Draft Resolution, and Attachment 2 – Project Plans.

BACKGROUND

Development within the Coastal Zone may not commence until a Coastal Development Permit (CDP) has been issued by either the California Coastal Commission (Coastal Commission) or by a local government that has a certified Local Coastal Program. In June 2013, the City of Seaside's LCP was certified by the Coastal Commission; therefore, the proposed project is applying for a CDP from the City of Seaside Planning Commission.

An LCP consists of two major parts: the LUP (Land Use Plan) and the CIP. Whereas the LUP designates the kinds, location, and intensity of land and water uses and presents applicable resource protection and development policies, the CIP provides development regulations for specific Coastal Zone activities needed to carry out the LUP. The CIP is referred to as Title 18, Zoning Ordinance for the City of Seaside (Applicable to Areas Within the Coastal Zone), and applies to all development within the Coastal Zone. The findings mandated under the City of Seaside Coastal Implementation Plan for the issuance of a CDP are listed under Section 18.03.050.C; link to CIP Section below: <https://www.codepublishing.com/CA/Seaside/#!/Seaside18/Seaside1803.html#18.03.050>.

There is an existing playground located at the site, which went through improvements and updates in 2016 and 2017. The original playground had been located at the site since at least 1990 (according to historic aerial photos of the City), and according to oral accounts from long term residents it has been around since at least 1985. As noted in the purpose section a Coastal Development Permit is required for the addition of any new structures within the Coastal Zone; the project does not qualify for an exemption.

PROJECT DESCRIPTION

The City of Seaside is proposing the installation of two new inclusive play-structures; these will be located immediately adjacent to the existing playground area which is on the north side of Laguna Grande Park. The project is specifically seeking to install an inclusive whirl (merry-go-round) and musical play-structure (consisting of bells, calypso drums, and a xylophone); provided by Miracle PlaySystems.

The Inclusive Whirl provides ease of access for people of all abilities. The whirl surface platform is at ground level with no need for ramps or transfer mechanisms. It features bench seating, a large platform surface that exceeds the ADA requirement for turn-

around space and handrails for users to grasp while spinning. The musical structure is an activity panel, designed to stimulate imagination and creative play. The Calypso Panel allows musical expression with molded drums that may be struck with the hands to create different sounds. The Xylophone has an attached beater allows children to strike graduated aluminum keys, creating musical sounds. The musical structure is the tallest of the new play-structures and will stand at 4 feet 6 inches. The whirl has a fall height of 1 foot and 6 inches. For design details see Attachment 2 – Project Plans, for product specifications see Attachment 6.

The new structures will be located in the grass area immediately west of the existing playground area. Some of the existing grass will be removed and replaced with FlexGround UltraFlex (a poured in place safety surfacing system composed of a wearing layer upper membrane and an underlying impact attenuation cushion layer). The existing concrete border which surrounds the existing playground will be expanded to include the inclusive whirl and musical structure.

The project also involves improvements to 825 square feet of existing pathways to ensure the paths of travel to and from the playground to the parking lot are consistent with ADA regulations. The project will also include the following; demo of curb gutter and sidewalk, clearing and grubbing, and excavation of engineered wood fiber for play area. The project includes installing UltraFlex safety surface play area, site furnishings, paving, walks, curbs, and replacing detectable warning surface. The pathway improvement portion of the project is officially exempt as a repair/replacement and maintenance of existing pathways under the CIP. However, details on this exempt portion are provided so the whole scope of the site improvements can be reviewed.

SETTING

Laguna Grande Park is one of four subareas contained in the City's coastal zone area, see Attachment 3 - Coastal Zone Maps. The project site is located at the playground area which is inside the larger Laguna Grande Park (a large recreational area which covers multiple APNs and multiple jurisdictions). The larger Laguna Grande Park is bordered on the east by a riparian corridor and Fremont Boulevard, on the north by Seaside City Hall and low density residential dwellings in the City of Seaside, on the south by park areas and low density residential dwellings in the City of Monterey, and on the west by visitor serving commercial uses. The specific project site is bordered on the east and west by the Laguna Grande Park (open space and trails); to the south by an existing recreation trail and Laguna Del Rey Lake; to the north by Canyon Del Rey Blvd, City Hall and the DMV. A Location Map and Site Photos are provided as Attachment 4 and Attachment 5, respectively.

The habitat is designated as 'Residential Park', while the special district designation is 'Coastal Parks and Open Space' (CPOS). The CPOS designation is for areas where the City wants to protect and preserve natural resources and habitat, views, and other visual amenities and protect people and property from natural and man-made hazards. This

designation also identifies existing or planned parkland. Public use areas include the sandy beach, access ways, parks, trails, walkways, and other recreational amenities that are publicly owned or over which easements or similar instruments are required as a condition of development.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 4, Section 15304: Minor Alteration to Land. Class 4 consists of minor alteration to public lands which do not alter water and/or vegetation.

Evidence: The project will consist of improving and expanding the existing ADA pathway from the existing parking lot to the new inclusive play-structures. The new inclusive play-structure will be located within the recreation area immediately adjacent to the existing playground area. The proposed site improvements will not alter any existing water or vegetation.

STAFF ANALYSIS AND FINDINGS (CDP-21-01)

Standards:

According to the CIP the following specific standards for Laguna Grande Park Subarea apply:

- Development within 100 feet of Laguna Del Rey, including the channel area, shall be limited to one-story, not exceeding a maximum of 20 feet, except for design/architectural features (e.g., cupolas, domes, tower elements, etc.) that are otherwise consistent with LCP policies and that shall not exceed a maximum height of 30 feet to protect views and environmental function of the Laguna Grande channel area, proposed development should avoid placing structures in close proximity to the channel. However, such improvements as parking lots and recreational amenities (such as formalized viewing areas, landscaping, interpretive or directional signage, and improved trail ways) shall not be prohibited if in compliance with other provisions of this Title.

Evidence: The maximum height above grade of the new play-structures is 4 feet 6 inches, which is consistent with the height requirement of the Laguna Grande Subarea. The proposed project falls outside of the "Views and Viewsheds to Visual Resources", as shown in the maps located within Attachment 3- Coastal Area Map (map # 3). Furthermore, the proposed project is for the implementation of improvements to an existing playground/recreation area that has been designed to blend with the existing play and visitor-serving uses. The project utilizes natural colors (greens and blues) and has been designed to blend in with the surrounding natural habitat and playground use.

- Maximize public access and access improvements, consistent with habitat protection, from the public right-of-way to and along public access trails.

Evidence: The proposed project involves improving the existing public access pathways that lead from the parking lot to the main recreation trail which loops Laguna Del Rey Lake.

- Development shall not interfere with the maintenance/continuance of the developed pedestrian walkway/bikeway. The walkway/bikeway shall be maintained at a minimum width of 10 feet. Expand/enhance public access through means such as directional/interpretive signage, public parking, and additional access points to coastal resources from Del Monte Boulevard or Canyon Del Rey Boulevard.

Evidence: The proposed project will not interfere with the pedestrian walkway/bikeway. The new play structures will be located outside of the existing walkway/bikeway and the project involves improvements to the existing pathways; ensuring ADA compliance.

- Development between 100 feet and 500 feet of Laguna Grande, including the channel area, shall be limited to a maximum of 5 stories and 60 feet in height and shall be oriented parallel to the channel (perpendicular to Del Monte).

Evidence: The project is consistent with this requirement as the maximum height of the proposed plays structures is 4 feet 6 inches.

According to the CIP, the project is consistent with the City's certified LCP and would not require any zoning code amendments, based on the following:

- A playground is considered a permitted use within the CPOS - Coastal Parks and Open Space zoning designation, as identified in Attachment 3 – Coast Area Map (see map #4);
- The proposed structure sits approximately 30 feet from the designated emergent wetland (Environmentally Sensitive Habitat - ESHA) area surrounding the lake; see map #2 of Attachment 3. Per the CIP development shall be set back from all ESHA, a sufficient distance to ensure the biological integrity of the resource. A minimum buffer of 50 feet is required, however smaller setbacks or buffers may be allowed if it can be demonstrated that (1) a 50-foot buffer is not possible due to site constraints or would render the site unusable for designated use, (2) public recreational facilities within the buffer zone. However, under no circumstances shall the buffer be reduced to less than 25 feet. *The project is consistent with this requirement in that the 50 foot buffer is not possible due to site constraints and the proposed structure is a public recreational facility. The*

project proposes a 25 foot setback from the play-structures to the identified ESHA and 69 feet from the shoreline of Laguna Del Rey Lake.

Findings:

In accordance with CIP – Title 18, the following findings can be made concerning the proposed project for the approval of a Coastal Development Permit:

- The establishment, maintenance, or operation of the use or structure applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvement in the neighborhood, or to the general welfare of the City.

Evidence: The Coastal Development Permit (CDP) is for the installation of inclusive play structures. Specifically, the installation of an inclusive whirl (merry-go-round) and musical structure (bells, calypso drums, and a xylophone). The new play-structures and ADA pathway improvements would be located within an area developed with an existing playground and pathways, the proposed improvements would not alter or adversely affect the adjoining Laguna Park areas to the east, south or west. The proposed changes would serve as an improvement to the existing recreational amenities to better service the general welfare of the public.

- The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of this Title, and any zoning violations have been resolved, including any abatement costs have been paid.

Evidence: The proposed improvements will be located within an existing playground and recreation area. The placement of the proposed playground equipment is permitted within the Local Coastal Plan; however, any new structures are subject to the issuance of a CDP. There are no existing zoning violations.

- The proposed project conforms to the public access and public recreation policies of the Coastal Act.

Evidence: The proposed improvements will be located within an area that is developed with existing pathways and a playground whereupon the proposed improvements will be added to the site without disturbing the surrounding

environmentally sensitive habitat. The proposed project will temporarily interfere with the existing access point located at the site, however, this will only occur during construction and multiple other access points to the park will still be available.

- The proposed development is in conformance with plans, policies, and requirements of the certified Local Coastal Program Land Use Plan and complies with all regulations of the Certified Implementation Program. Specific findings shall be made with respect to the following:

- The proposed development protects vegetation, natural habitats, and natural resources consistent with the LUP.

Evidence: The City of Seaside will require its contractors to employ the use of Best Management Practices to ensure that the construction area for the proposed improvements will not disturb any environmentally sensitive habitat near the proposed improvements.

- The design, location, size, and operating characteristics of the proposed development is consistent with any applicable design plans and/or area plans incorporated into the LUP.

Evidence: The proposed improvements will be contained within an existing public recreation area located at the northern side of Laguna Grande Park. The project maintains appropriate setbacks from the ESHA to the south. The proposed pathway improvements will allow for better access for people of all mobility types. The improvements, once completed, will not disrupt the access point to the Laguna Grande Park, the nearby roadways or adversely affect the environs of Laguna Grande Regional park which adjoins the project site to the south, east and west. The proposed park improvements are not located within an area designated as 'View or Viewshed' by the LUP.

- The proposed development maintains public access to and along the coast as set forth in the LUP.

Evidence: The proposed improvements will improve the existing pathways for better use by the general public and ensure that the playground, bathroom and connector paths to the main trail is accessible to people of all mobility types. It does not interfere with the existing pedestrian and

bicycle access to Laguna Grande Regional Park and the interior trails/pathways within Laguna Grande Regional Park.

- The proposed development is consistent with the LUP goal of providing visitor-serving needs as appropriate.

Evidence: The proposed improvements will provide broader visitor serving needs, as the new play-structures will be ADA compliant. The proposed improvements will improve the visitor-serving needs located within the Laguna Grande Regional Park and make it more inclusive.

- The proposed development is consistent with the LUP goal of encouraging coastal dependent and related uses as appropriate.

Evidence: The proposed project is for the implementation of improvements to an existing playground/recreation area that would be designed to blend with the existing play and visitor-serving uses. Said improvements would not detract from or impede the City's ability to develop uses that encourage the establishment of coastal related uses.

- The proposed development protects and where feasible enhances costal resources.

Evidence: The proposed improvements for the inclusive play-structures and ADA pathways will be installed using Best Management Practices to ensure that the development area is contained to within the disturbed area of the existing playground/visitor serving uses (restroom, paths and parking lot).

STAFF ANALYSIS AND FINDINGS (BAR-21-04)

Section 17.62.030.E and F. of the SMC outlines review considerations be evaluated by the Board of Architectural Review, the following of which are applicable to this project:

E. Architectural considerations. Architectural considerations, including the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials, colors, fencing, trash enclosure and walkway improvements, exterior lighting and signs, and the screening of exterior appurtenances.

Evidence: The proposed playground structure additions are consistent of quality

design and to scale with the existing park and playground. The design and park improvements are ADA compliant, ensuring that the new structures can be used by people of multiple mobility types. The colors and materials selected are consistent with the existing park setting and echo the colors of the existing playground. No exterior lighting is proposed.

F. Conditions of approval. In making its decisions, the Board of Architectural Review may impose the conditions, as it deems reasonable and necessary to protect the best interests of the surrounding area, as well as to further the public health, safety, and general welfare of the community.

The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the Zoning Ordinance and the Municipal Code.

Evidence: As detailed in the LCP, the proposed play structures meet the development standards provided in the Zoning Ordinance, Local Coastal Program and Municipal Code.

In compliance with Section 17.62.030.E.1 of the SMC, the proposed inclusive play structures are consistent in quality, scale, and architectural relationship with the site and other structures.

Evidence: The proposed inclusive play structures (musical structure and inclusive whirl) were designed to be consistent in quality, scale, and architectural relationship with the site. The proposed use is consistent with other recreational uses found within Laguna Grande Park and in the immediate site area, which is already developed with an existing playground and restroom facility. There are no significant visual impacts to the view sheds located within the Laguna Grande Park.

RECOMMENDATION

City staff recommends approval of Coastal Development Permit No. CDP-21-01 and Board of Architectural Review permit No. BAR-21-04 subject to the findings evidence and Conditions of Approval provided as Attachment 1 – Draft Resolution, and Attachment 2 – Project Plans.

ATTACHMENTS

ATTACHMENT 1 – DRAFT RESOLUTION
ATTACHMENT 2 – PROJECT PLANS
ATTACHMENT 3 – COASTAL ZONE MAPS
ATTACHMENT 4 – LOCATION MAP + AERIAL
ATTACHMENT 5 – SITE PHOTOS
ATTACHMENT 6 – PRODUCT SPECIFICATIONS + ULTRAFLEX DETAILS

RESOLUTION NO. 21-XX

A RESOLUTION OF THE SEASIDE PLANNING COMMISSION, ADOPTING A COASTAL DEVELOPMENT PERMIT (CDP-21-01) AND BOARD OF ARCHITECTURAL REVIEW APPLICATION (BAR-21-04) TO ALLOW FOR IMPROVEMENTS TO AN EXISTING PLAYGROUND AND RECREATION AREA INVOLVING THE INSTALLATION OF AN INCLUSIVE PLAY-STRUCTURES AND ADA PATHWAY IMPROVEMENT LOCATED WITHIN THE EXISTING LAGUNA GRANDE PARK RECREATION AREA, APN 011-371-008. THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PUSUANT TO CLASS 4. SECTION 15304: MINOR ALTERATION TO PUBLIC LAND.

WHEREAS, the City of Seaside, applicant, and Monterey Peninsula Regional Park District, property owner, have applied for a Coastal Development Permit to allow:

1. The installation of a new inclusive play-structures (musical play-structure and inclusive whirl) and
2. ADA pathway improvements at Laguna Grande Park.

WHEREAS, the proposed project requires discretionary approval under a Coastal Development Permit (CDP), and it is the responsibility of the Seaside Planning Commission as the representatives of the City to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and the Seaside Local Coastal Program for activities that required a CDP, and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed project (CDP-21-01 and BAR-21-04) at a duly noticed public meeting held on April 28, 2021 and, and

WHEREAS, in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is exempt from the California Environmental Quality Act pursuant to Class 4, Section 15303(d).

Evidence: *The project will consist of improving and expanding the existing ADA pathway from the existing parking lot to the new inclusive play-structures. The new inclusive play-structure will be located within the recreation area immediately adjacent to the existing playground area. The proposed site improvements will not alter any existing water or vegetation.*

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Coastal Development Application No. CDP-21-01:

1. The establishment, maintenance, or operation of the use or structure applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvement in the neighborhood, or to the general welfare of the City.

Evidence: *The Coastal Development Permit (CDP) is for the installation of inclusive play structures. Specifically, the installation of an inclusive whirl (merry-go-round) and musical structure (bells, calypso drums, and a xylophone). The new play-structures and ADA pathway improvements would be located within an area developed with an existing playground and pathways, the proposed improvements would not alter or adversely affect the adjoining Laguna Park areas to the east, south or west. The proposed changes would serve as an improvement to the existing recreational amenities to better service the general welfare of the public.*

2. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of this Title, and any zoning violations have been resolved, including any abatement costs have been paid.

Evidence: *The proposed improvements will be located within an existing playground and recreation area. The placement of the proposed playground equipment is permitted within the Local Coastal Plan; however, any new structures are subject to the issuance of a CDP. There are no existing zoning violations.*

3. The proposed project conforms to the public access and public recreation policies of the Coastal Act.

Evidence: *The proposed improvements will be located within an area that is developed with existing pathways and a playground whereupon the proposed improvements will be added to the site without disturbing the surrounding environmentally sensitive habitat. The proposed project will temporarily interfere with the existing access point located at the site, however, this will only occur during construction and multiple other access points to the park will still be available.*

4. The proposed development is in conformance with plans, policies, and requirements of the certified Local Coastal Program Land Use Plan and complies

with all regulations of the Certified Implementation Program. Specific findings shall be made with respect to the following:

- a. The proposed development protects vegetation, natural habitats, and natural resources consistent with the LUP.

Evidence: *The City of Seaside will require its contractors to employ the use of Best Management Practices to ensure that the construction area for the proposed improvements will not disturb any environmentally sensitive habitat near the proposed improvements.*

- b. The design, location, size, and operating characteristics of the proposed development is consistent with any applicable design plans and/or area plans incorporated into the LUP.

Evidence: *The proposed improvements will be contained within an existing public recreation area located at the northern side of Laguna Grande Park. The project maintains appropriate setbacks from the ESHA to the south. The proposed pathway improvements will allow for better access for people of all mobility types. The improvements, once completed, will not disrupt the access point to the Laguna Grande Park, the nearby roadways or adversely affect the environs of Laguna Grande Regional park which adjoins the project site to the south, east and west. The proposed park improvements are not located within an area designated as 'View or Viewshed' by the LUP.*

- c. The proposed development maintains public access to and along the coast as set forth in the LUP.

Evidence: *The proposed improvements will improve the existing pathways for better use by the general public and ensure that the playground, bathroom and connector paths to the main trail is accessible to people of all mobility types. It does not interfere with the existing pedestrian and bicycle access to Laguna Grande Regional Park and the interior trails/pathways within Laguna Grande Regional Park.*

- d. The proposed development is consistent with the LUP goal of providing visitor-serving needs as appropriate.

Evidence: *The proposed improvements will provide broader visitor serving needs, as the new play-structures will be ADA compliant. The proposed improvements will improve the visitor-serving needs located within the Laguna Grande Regional Park and make it more inclusive.*

- e. The proposed development is consistent with the LUP goal of encouraging coastal dependent and related uses as appropriate.

Evidence: *The proposed project is for the implementation of improvements to an existing playground/recreation area that have been designed to blend with the existing play and visitor-serving uses. Said improvements would not detract from or impede the City's ability to develop uses that encourage the establishment of coastal related uses.*

- f. The proposed development protects and where feasible enhances costal resources.

Evidence: *The proposed improvements for the inclusive play-structures and ADA pathways will be installed using Best Management Practices to ensure that the development area is contained to within the disturbed area of the existing playground/visitor serving uses (restroom, paths and parking lot).*

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Board of Architectural Review Application No. BAR-21-04:

- The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the Zoning Ordinance and the Municipal Code.

Evidence: *As detailed in the LCP, the proposed play structures meet the development standards provided in the Zoning Ordinance, Local Coastal Program and Municipal Code.*

- In compliance with Section 17.62.030.E.1 of the SMC, the proposed inclusive play structures are consistent in quality, scale, and architectural relationship with the site and other structures.

Evidence: *The proposed inclusive play structures (musical structure and inclusive whirl) were designed to be consistent in quality, scale, and architectural relationship with the site. The proposed use is consistent with other recreational uses found within Laguna Grande Park and in the immediate site area, which is already developed with an existing playground and restroom facility. There are no significant visual impacts to the view sheds located within the Laguna Grande Park.*

BE IT FURTHER RESOLVED, that the Planning Commission authorizes City staff to process a Coastal Development Permit Application No. CDP-21-01 and BAR-21-04 subject to the following conditions:

Project Specific

Planning:

1. Except as modified by required conditions of approval, plans submitted for Coastal Development Permit approval shall substantially conform to the plans identified as "Laguna Granda Park ADA/inclusive play-structure improvements" as approved on April 28, 2021. The project plans are provided as Attachment 2.
2. The proposed improvements will be installed using Best Management Practices to ensure that the development area is contained to within the disturbed area of the existing playground/visitor serving uses (restroom, paths and parking lot).

Standard:

3. This Coastal Development Permit is subject to procedures and requirements of Section 2.7 and Section 3.8 for the implementation of the project improvements, and those related to appeals and revocation in Section 3.12 of Title 18.10 of the Seaside Municipal.
4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
5. Any proposed future development shall comply with the requirements of the Fire, Planning, Code Enforcement, Building and Public Works Departments.
6. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).

7. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
8. This shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless use has commenced within the required time limit or the City Council has granted an extension of time. In accordance with Section 3.8 of the CIP, the applicant must file request for time extension prior to expiration date of the Coastal Development Permit in order to receive consideration of a one-year time extension by the Commission.
9. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the regular meeting of the City Council of the City of Seaside, State of California, on the 28th of April, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

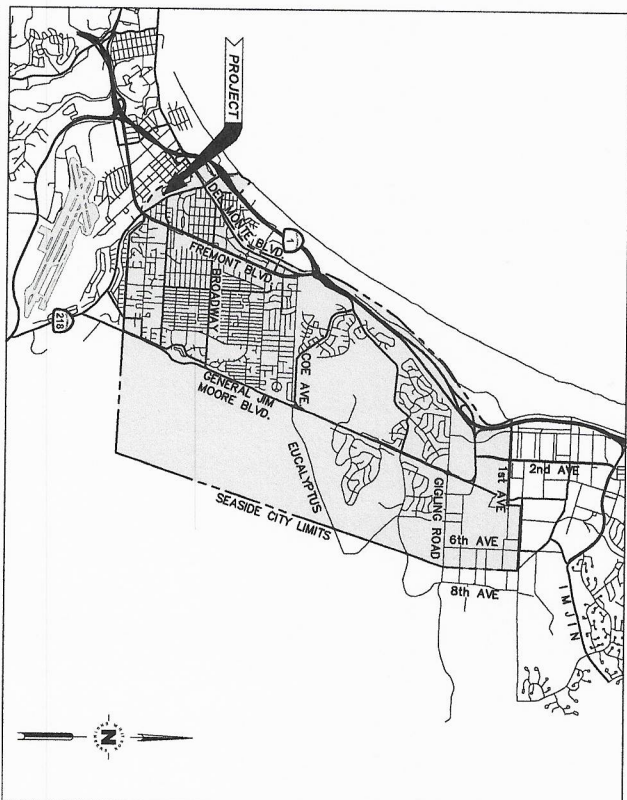
John Owens, Chairperson

ATTEST:

Dominique Davis, City Clerk

CITY OF SEASIDE
MONTEREY COUNTY, CALIFORNIA

LAGUNA GRANDE PARK IMPROVEMENTS



PROJECT LOCATION MAP
SCALE: 1" = 5000'

EMERGENCY TELEPHONE NUMBERS

POLICE/FIRE/AMBULANCE	911
MONTREY COUNTY COMMUNICATIONS CENTER	831-394-6811
MONTREY SALINAS TRANSIT	831-889-2555
PACIFIC GAS & ELECTRIC (PG&E)	800-743-5000
AIRTEL (TELEPHONE)	831-794-8026
CALIFORNIA AMERICAN WATER	888-237-1333
COMCAST (CABLE TELEVISION)	800-945-2288

UNDERGROUND SERVICE ALERT:

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT 1-800-862-2444 OR 811.

SHEET INDEX

C0.3	CITY DETAILS AND CALTRANS STANDARD PLANS
C1.1	SITE DEMOLITION PLAN
C1.2	CONSTRUCTION AND GRADING PLAN
C2.1	EROSION AND SEDIMENT CONTROL PLAN
C2.2	EROSION AND SEDIMENT CONTROL NOTES

SYMBOLS & ABBREVIATIONS

[illegible]

GENERAL NOTES

1. CHAIN DIMENSIONS: ROADS AND OTHER SPACES ARE TO HAVE CHAINS OF 10' ON EITHER SIDE OF THE ROAD OR SPACE.
 2. TRANSFORMATION (CHAINING): "STANDARD SPECIFICATIONS" AND "STANDARD PLANS" FOR TRANSFORMATION (CHAINING) ARE TO BE USED.
 3. STANDARD PLANS: THE CITY OF SEASIDE STANDARD DETAILS HEREIN TAKE PRECEDENCE OVER ANY OTHER STANDARD DETAILS.
 4. SIDEWALKS: SIDEWALKS ARE MEASURED FROM BACK OF CURB TO BACK OF WALK.
 5. DRIVEWAYS: DRIVEWAYS ARE MEASURED FROM BACK OF CURB TO BACK OF WALK.
 6. DRIVEWAYS: DRIVEWAYS AND DRIVEWAY SIDEWALKS ARE TO BE CONSTRUCTED, THEREAFTER, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
 7. SHALL BE FINISHED MONOTONICALLY.
 8. DRIVEWAY CURBS, DRIVEWAY AND DRIVEWAY SIDEWALKS ARE TO BE CONSTRUCTED, THEREAFTER, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
 9. PLANS MAY BE DOWNLOADED FROM THE CALTRANS WEBSITE AT www.dot.ca.gov.
- ASBA
ACCESS RAMP DETAILS (2010 EDITION)
CROSS SECTION (OFF-STREET) (2010 EDITION)
- CONTRACTOR SHALL PROVIDE AND MAINTAIN 6' ROAD LANE CONSTRUCTION EXZONATION AROUND PARK TO PROTECT PUBLIC DRIVE LANE CONSTRUCTION.

DATE	4/9/21
SCHMATIC DESIGN	
REVISIONS	
PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION 4601 BUCKWORTH AVE. SUITE C.A. 9955 874-286-4455	
TITLE SHEET	
LACUNA GRANDE PARK IMPROVEMENTS	
PROJECT NO. C0.1	DWG FILE NO. 2071.21





Google



Colors Used In Rendering:



Green



Blue



Cyan



Sky

Laguna Grande Park Freestanding

Seaside, CA.

01-24-2020

20_0078_Laguna_001



CREATING FUN
PLAY ENVIRONMENTS
TO ENRICH COMMUNITIES



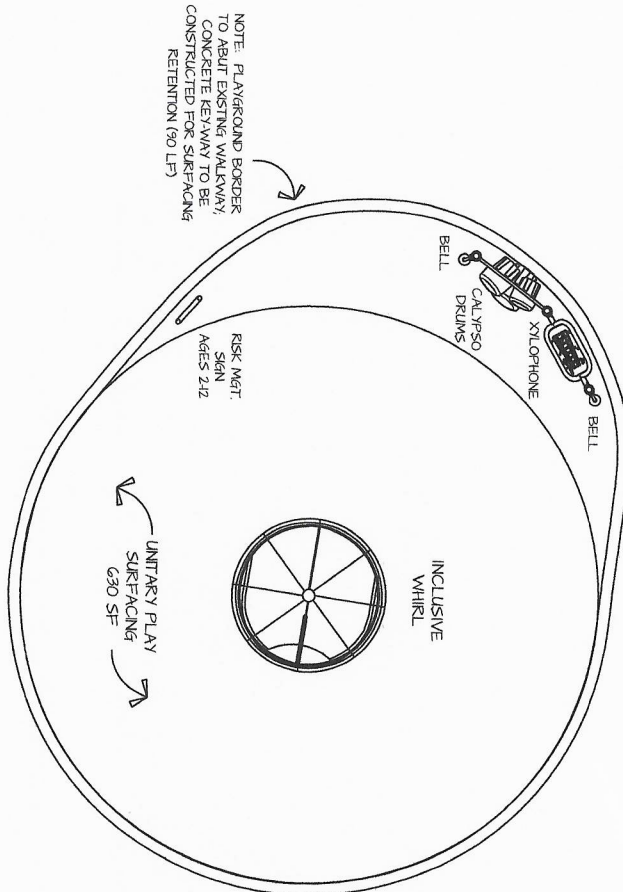
Laguna Grande Park Freestanding

Seaside, CA.
01-24-2020

20_0078_Laguna_001

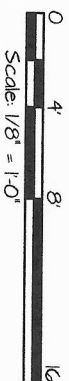


CREATING FUN
PLAY ENVIRONMENTS
TO ENRICH COMMUNITIES



PLAY AREA - AGE APPROPRIATE 2-12 YEARS		CAPACITY: 15 - 20 CHILDREN
ELEVATED PLAY ACTIVITIES (TOTAL)	0	REQD.
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER:	0	REQD.
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP:	0	REQD.
GROUND LEVEL ACTIVITY TYPE:	2	REQD.
GROUND LEVEL ACTIVITY QUANTITY:	5	REQD.
	0	

- NOTES:
1. ANY TRANSFER STEPS TO BE STRIPED PER 11B-504.41
 2. USE ZONES FINISH SURFACE OF PLAYGROUND COMPLEES W/ASTM F1292-99
 3. GROUND SURFACING SHALL COMPLY WITH ASTM F1951-99
 4. PLAYGROUND EQUIPMENT COMPLEES WITH ASTM F1487-98
 5. THIS PLAY AREA MEETS CBC SECTION 11B-1008

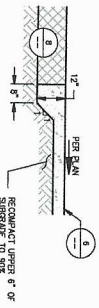


ALL DRAWINGS ARE SUBJECT TO CHANGE AND SHOULD BE REVIEWED BEFORE FINAL SCALE. ALL SITE DIMENSIONS WILL NEED TO BE VERIFIED PRIOR TO SALE AND INSTALLATION

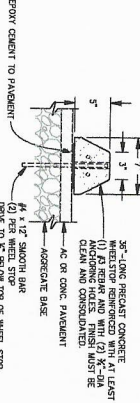
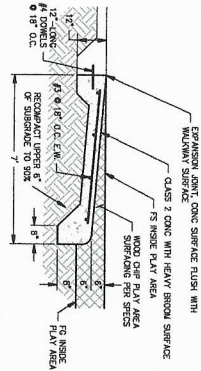
LINEAR FEET	90 LF
CRITICAL FALL HEIGHT	1'6" CFH
20_0078_Laguna_001	

SITE AREA	630 SF
SCALE	1/8" = 1'-0"
DRAWN BY	LDV
DATE	01-23-2020

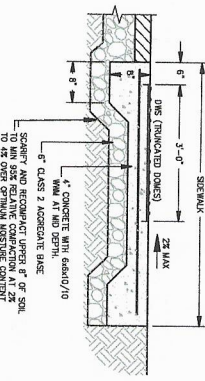
Laguna Grande Freestanding
Seaside, CA



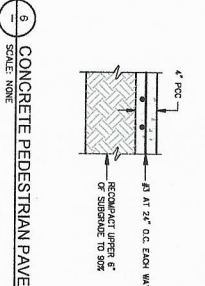
4 THICKENED CONCRETE EDGE
SCALE: NONE



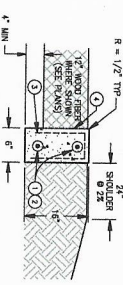
6 CONCRETE WHEEL STOP
SCALE: NONE



7 CONCRETE RAMP TO PLAY AREA
SCALE: NONE



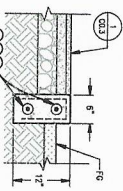
8 CONCRETE PEDESTRIAN PAVEMENT
SCALE: NONE



9 DETECTABLE WARNING SURFACE
SCALE: NONE

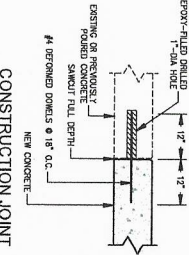
- NOTES:
1. SLOPE DOWN EXPANSION JOINTS WITH TWO 12" LONG #4 SMOOTH DOMES. PROVIDE EXPANSION JOINTS AT CURB RETURN, POINTS OF CURVATURE, AND EVERY 60' MAX.
 2. PROVIDE 1-1/2" DEEP REINFORCED PLANK JOINTS AT CURB RETURN, POINTS OF CURVATURE, AND EVERY 60' MAX.
 3. PROVIDE 1-1/2" DEEP REINFORCED PLANK JOINTS AT CURB RETURN, POINTS OF CURVATURE, AND EVERY 60' MAX.
 4. PROVIDE 1-1/2" DEEP REINFORCED PLANK JOINTS AT CURB RETURN, POINTS OF CURVATURE, AND EVERY 60' MAX.
 5. PROVIDE 1-1/2" DEEP REINFORCED PLANK JOINTS AT CURB RETURN, POINTS OF CURVATURE, AND EVERY 60' MAX.

1 CONCRETE CURB
SCALE: NONE

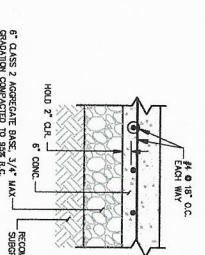


5 FLUSH CURB
SCALE: NONE

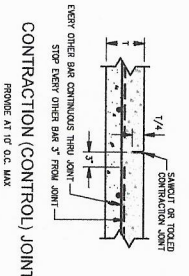
- NOTES:
1. SLOPE DOWN EXPANSION JOINTS WITH TWO 12" LONG #4 SMOOTH DOMES. PROVIDE EXPANSION JOINTS AT CURB RETURN, POINTS OF CURVATURE, AND EVERY 60' MAX.
 2. PROVIDE 1-1/2" DEEP REINFORCED PLANK JOINTS AT CURB RETURN, POINTS OF CURVATURE, AND EVERY 60' MAX.
 3. PROVIDE 1-1/2" DEEP REINFORCED PLANK JOINTS AT CURB RETURN, POINTS OF CURVATURE, AND EVERY 60' MAX.
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 5. PROVIDE 1-1/2" DEEP REINFORCED PLANK JOINTS AT CURB RETURN, POINTS OF CURVATURE, AND EVERY 60' MAX.



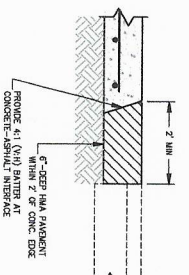
9 CONCRETE VEHICULAR PAVEMENT
SCALE: NONE



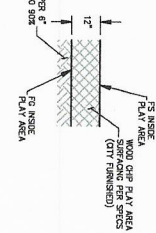
EXPANSION JOINT



CONTRACTION (CONTROL) JOINT
PROVIDE AT 10' O.C. MAX



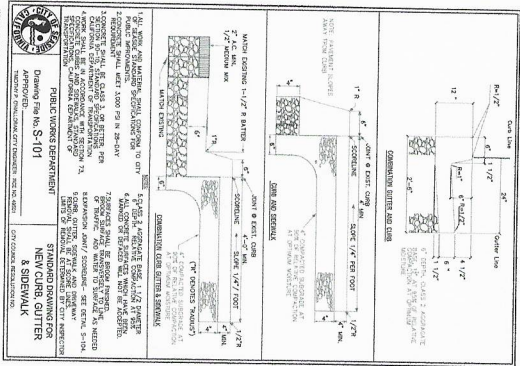
HMA PAVING EDGE



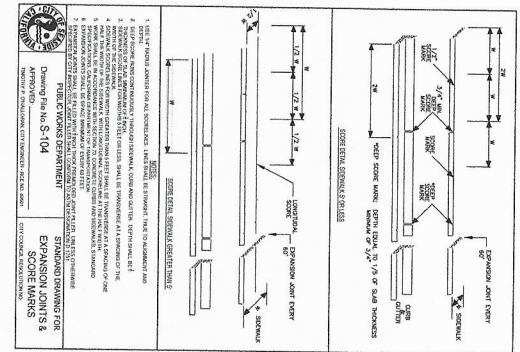
8 WOOD CHIP PLAY AREA SURFACING SECTION
SCALE: NONE



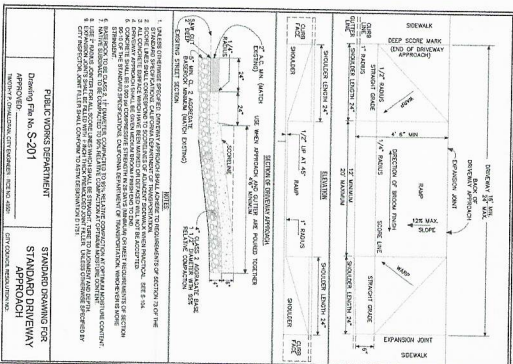
4/9/21	SCHEDULING DESIGN	REVISIONS
DATE		
PROJECT TITLE	PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION	
SHEET TITLE	LAQUINA GRANDE PARK IMPROVEMENTS	
DESIGNED BY	LAQUINA GRANDE PARK IMPROVEMENTS	PROJECT NO. 2071.21
CHECKED BY		
SCALE	NONE	
DWG FILE NO.	2071.21	



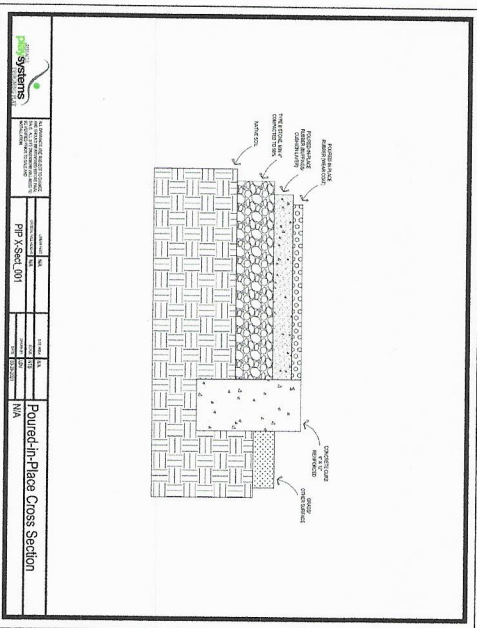
2-04 CURB, GUTTER AND SIDEWALK
NOT TO SCALE



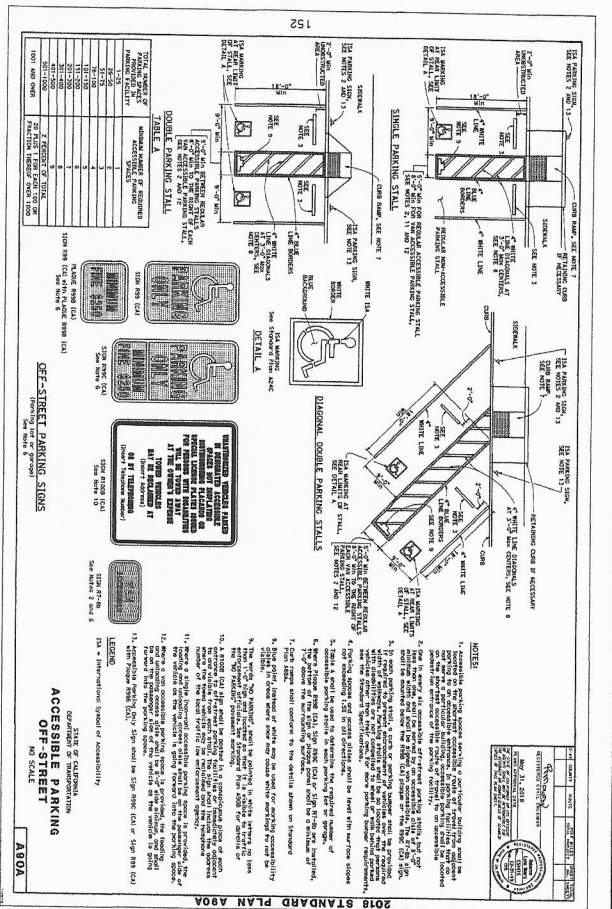
2-04 EXPANSION JOINTS AND SCORE MARKS
NOT TO SCALE



2-04 STANDARD DRIVEWAY APPROACH
NOT TO SCALE

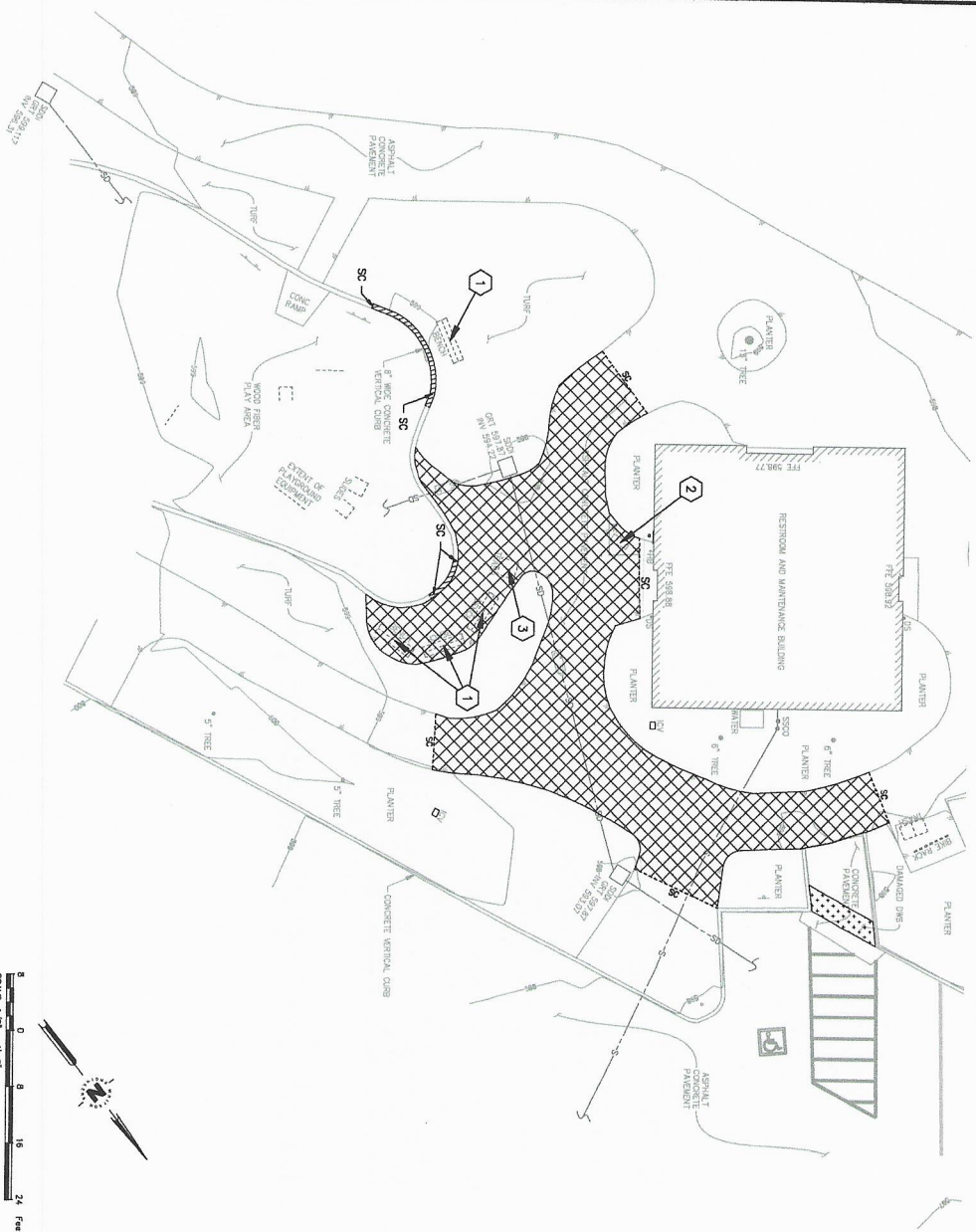


2-04 RUBBER PLAY SURFACE
NOT TO SCALE



2-04 ACCESSIBLE PARKING OFF-STREET
NO SCALE

DATE	4/9/21	SCHEMATIC DESIGN
DATE		REVISIONS
SHEET TITLE	PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION	
CITY DETAILS AND CANTONS STANDARD PLANS	CITY OF CHICAGO	
PROJECT TITLE	LAQUAN GRANDE PARK IMPROVEMENTS	
SHEET NO.	C0.3	
DWG FILE NO.	2071.21	



SCALE 1/8" = 1'-0"
 0 8 16 24 Feet



- LEGEND**
- REMOVE CONCRETE SIDEWALK
 - REMOVE CONCRETE CURB
 - REMOVE EXISTING DWS
 - SAWCUT LINE
- DEMOLITION KEYNOTES**
1. RELOCATE BRUSH TO LOCATION DETERMINED BY CITY.
 2. RELOCATE EXISTING WATER COUNTER AND CONNECT TO EXISTING SERVICES PER SPECIFICATIONS.
 3. RELOCATE TRASH TO LOCATION DETERMINED BY CITY.

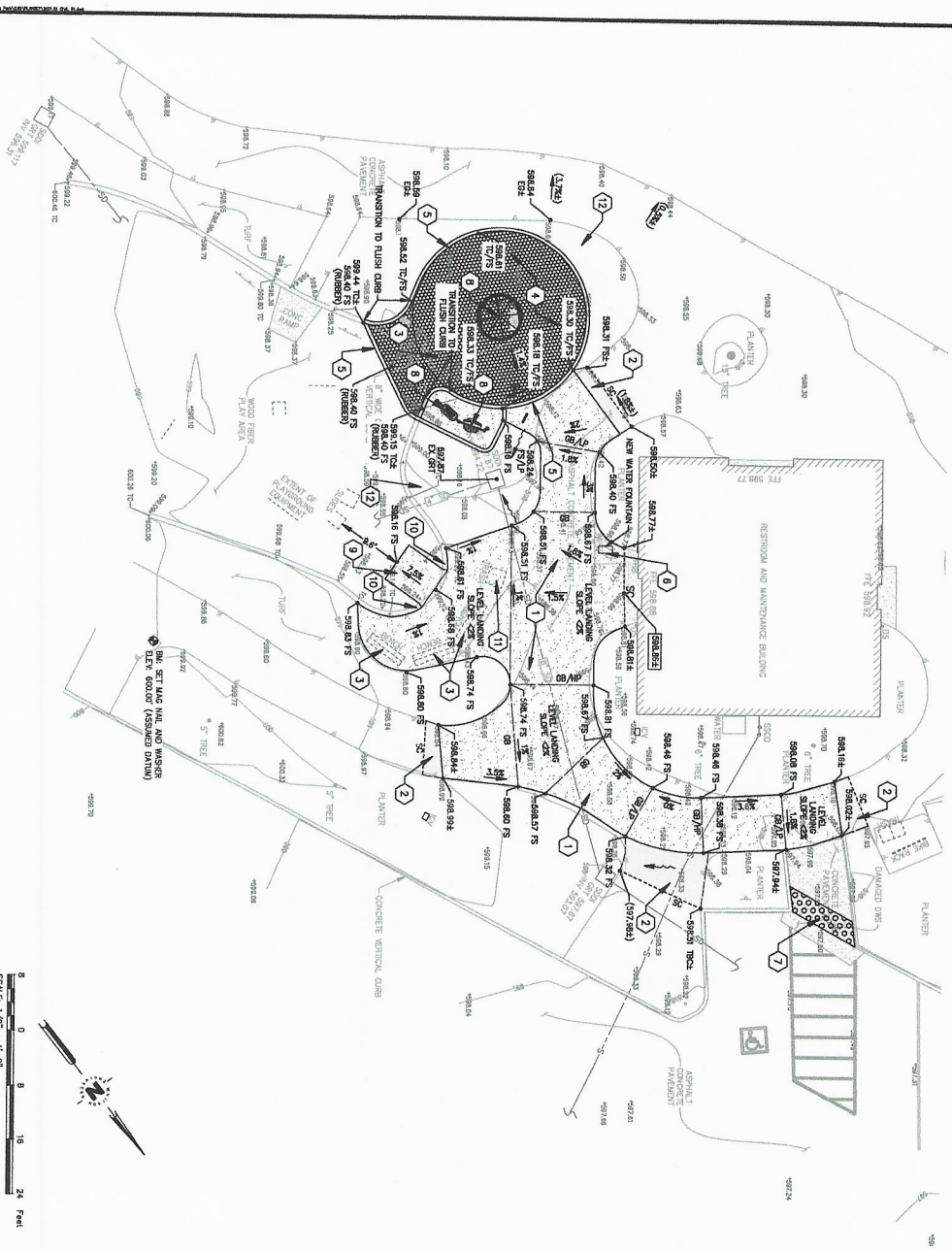


DATE	4/9/21	REVISIONS
SHEET TITLE	PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION	
PROJECT TITLE	LAQUINA GRANDE PARK IMPROVEMENTS	
SHEET STATUS	☒ PRELIMINARY ☐ FINAL ☐ OTHER	
SCALE	1/8" = 1'	
DWG. FILE NO.	2071.21	

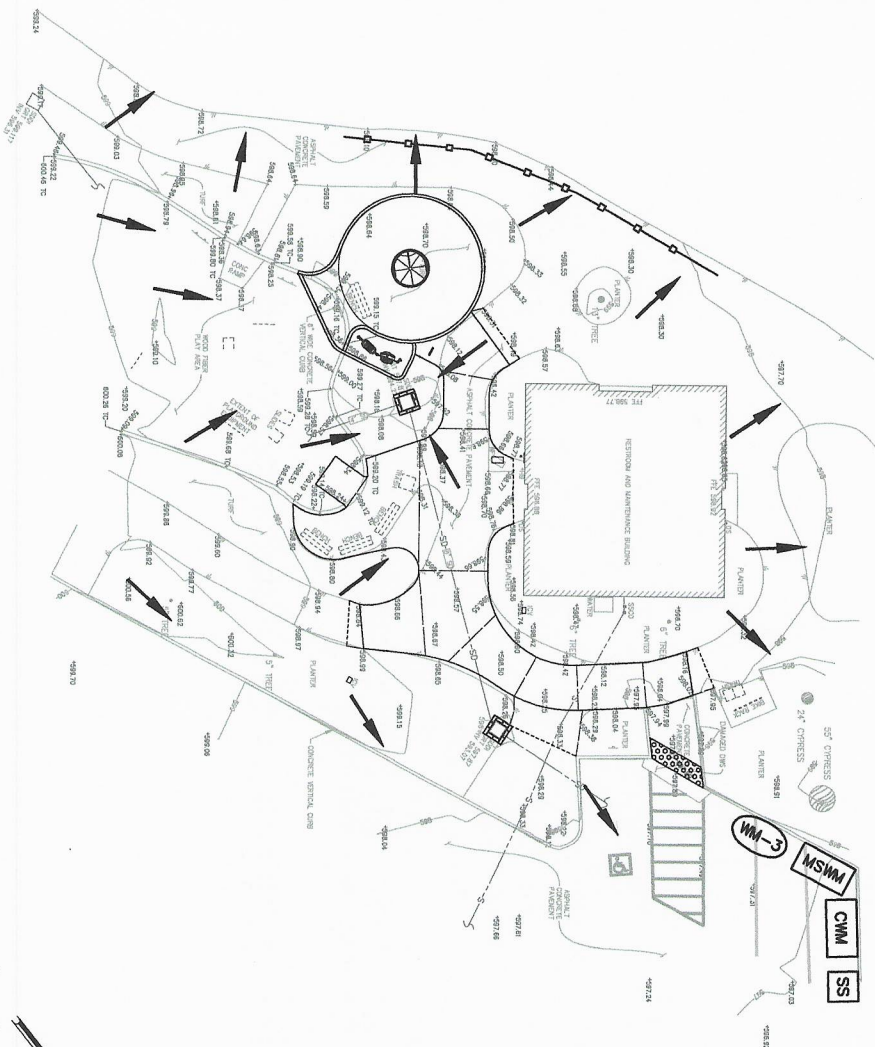
SCALE 1/8" = 1'-0"



DATE	4/9/21	REVISIONS
PROJECT TITLE	PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION	
SHEET TITLE	CONSTRUCTION AND GRADING PLAN	
PROJECT NO.	207121	
SHEET NO.	C1.2	
SCALE	1/8" = 1'	
PROJECT NO.	207121	



- NOTES**
1. CONCRETE PAVEMENT PER DETAIL 6 SHEET 02.2
 2. CONCRETE PAVEMENT PER DETAIL 7 SHEET 02.2
 3. RELOCATE BRANCH TO LOCATION DETERMINED BY CITY
 4. FLUSH CURB PER DETAIL 5 SHEET 02.2
 5. SERVICE DRAINAGE WATER MAIN AND CONNECT TO EXISTING
 6. NEW 12\"/>



SCALE: 1/8" = 1'-0"
0 8 16 24 Feet



LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SC-1	151, 160	LINEAR SEDIMENT BARRIER
	SC-7	-	STREET SWEEPING
	SC-10	-	SILT FENCE AND/OR GRAVEL BAG
	WM-5	181, 182, 183, 184	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	WM-1	-	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
	WM-3	153	TEMPORARY STOCKPILES
	WM-9	-	SANITARY FACILITIES
	TC-1, TC-3	158	DIRECTION OF DRAINAGE
	SS	-	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH

STORM WATER DATA

NEW IMPERVIOUS AREA: 202 SF
 REPLACED IMPERVIOUS AREA: 1,378 SF
 TOTAL NEW & REPLACED IMPERVIOUS AREA: 1,580 SF
 STATE WATER RESOURCES CONTROL BOARD REGULATION NO. 18-2015-2025 FIRST CONSTRUCTION STORMWATER MANAGEMENT PLAN REQUIRED FOR THIS PROJECT. THE CENTRAL COAST REGION DOES NOT APPLY.



DATE	4/9/21
REVISIONS	
SHEET TITLE	PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION
PROJECT TITLE	EROSION AND SEDIMENT CONTROL PLAN
SHEET NO.	2071.21
PROJECT NO.	2071.21
DWG. TITLE	C2.1

WATER POLLUTION CONTROL PLAN

- [illegible]

GENERAL REQUIREMENTS

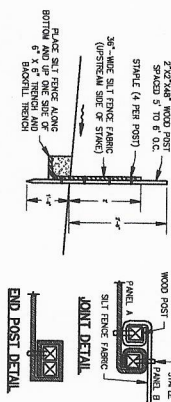
- [illegible]

NON-STORM WATER DISCHARGES

1. IDENTIFY THE WATER DISCHARGES LOCATED AT A NEW WAREHOUSE OF SOURCES, INCLUDING SURROUND DRAINAGE, STORM OR LEAKAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES.
2. IDENTIFY THE WATER DISCHARGES LOCATED AT A NEW WAREHOUSE OF SOURCES, INCLUDING SURROUND DRAINAGE, STORM OR LEAKAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES.
3. IDENTIFY THE WATER DISCHARGES LOCATED AT A NEW WAREHOUSE OF SOURCES, INCLUDING SURROUND DRAINAGE, STORM OR LEAKAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES.
4. IDENTIFY THE WATER DISCHARGES LOCATED AT A NEW WAREHOUSE OF SOURCES, INCLUDING SURROUND DRAINAGE, STORM OR LEAKAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES.
5. IDENTIFY THE WATER DISCHARGES LOCATED AT A NEW WAREHOUSE OF SOURCES, INCLUDING SURROUND DRAINAGE, STORM OR LEAKAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES.
6. IDENTIFY THE WATER DISCHARGES LOCATED AT A NEW WAREHOUSE OF SOURCES, INCLUDING SURROUND DRAINAGE, STORM OR LEAKAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES.
7. IDENTIFY THE WATER DISCHARGES LOCATED AT A NEW WAREHOUSE OF SOURCES, INCLUDING SURROUND DRAINAGE, STORM OR LEAKAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES.
8. IDENTIFY THE WATER DISCHARGES LOCATED AT A NEW WAREHOUSE OF SOURCES, INCLUDING SURROUND DRAINAGE, STORM OR LEAKAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES.
9. IDENTIFY THE WATER DISCHARGES LOCATED AT A NEW WAREHOUSE OF SOURCES, INCLUDING SURROUND DRAINAGE, STORM OR LEAKAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES.
10. IDENTIFY THE WATER DISCHARGES LOCATED AT A NEW WAREHOUSE OF SOURCES, INCLUDING SURROUND DRAINAGE, STORM OR LEAKAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES, AND DRAINAGE FROM EXISTING FACILITIES.

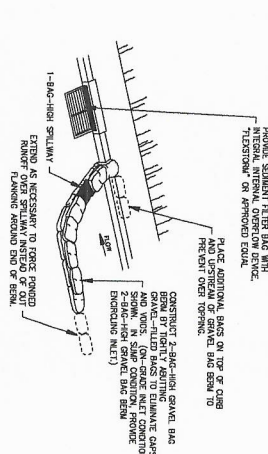
EMPLOYEE TRAINING

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 - SPILL PREVENTION AND RESPONSE;
 - LOCATIONS AND FUNCTIONS OF SEDIMENT/BROKEN CONTROL DEVICES;
 - GOOD HOUSEKEEPING;
 - PILES AND PAVEMENTS;
 - MATERIAL MANAGEMENT PRACTICES.

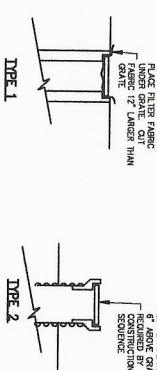


SE-1
-
SCALE: NONE

TEMPORARY SILT FENCE



TYPE 3



TYPE :

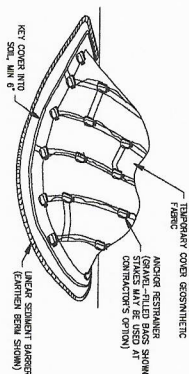
Page 2

1. PROVIDE TYPE 1 INLET PROTECTION AT ALL INLETS IF OTHER TYPE NOT PROVIDED.
 2. PROVIDE TYPE 2 INLET PROTECTION AS PROVIDED IN LEU OF TYPE 1. AT CONTRACTOR'S OPTION, TYPE 2 INLET PROTECTION SHALL BE PROVIDED AT ALL INLETS.
 3. PROVIDE TYPE 3 INLET PROTECTION AS PROVIDED IN LEU OF TYPE 1. AT CONTRACTOR'S OPTION, TYPE 3 INLET PROTECTION SHALL BE PROVIDED AT ALL INLETS.

STORM DRAIN INLET PROTECTION

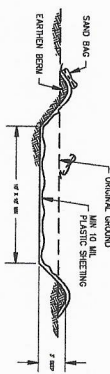
SCALE: NONE

— SCALE: NON



WM-3	TEMPORARY COVER ON STOCKPILE
-	

SCALE: NONE



WM-8
—
SCALE: NONE

1. AT CONTRACTOR'S OPTION, AN EQUIVALENT 10' X 10' X 2'-DEEP ABOVE-GRADE WASHOUT MAY BE CONSTRUCTED USING LUMBER OR HAY BALES.

			
			
SHEET NO. 1 OF 1 PROJECT TITLE LAGUNA GRANDE PARK IMPROVEMENTS		PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION 4601 LA BODEGUE AVE. - SILVERDALE, CA 90721 (818) 995-4222	
SCALE NONE		DATE 4/9/21	
REVISIONS		SCHEMATIC DESIGN	
PROJECT NO. 200121		DIVISION CIVIL	
C2.2		2071.21	

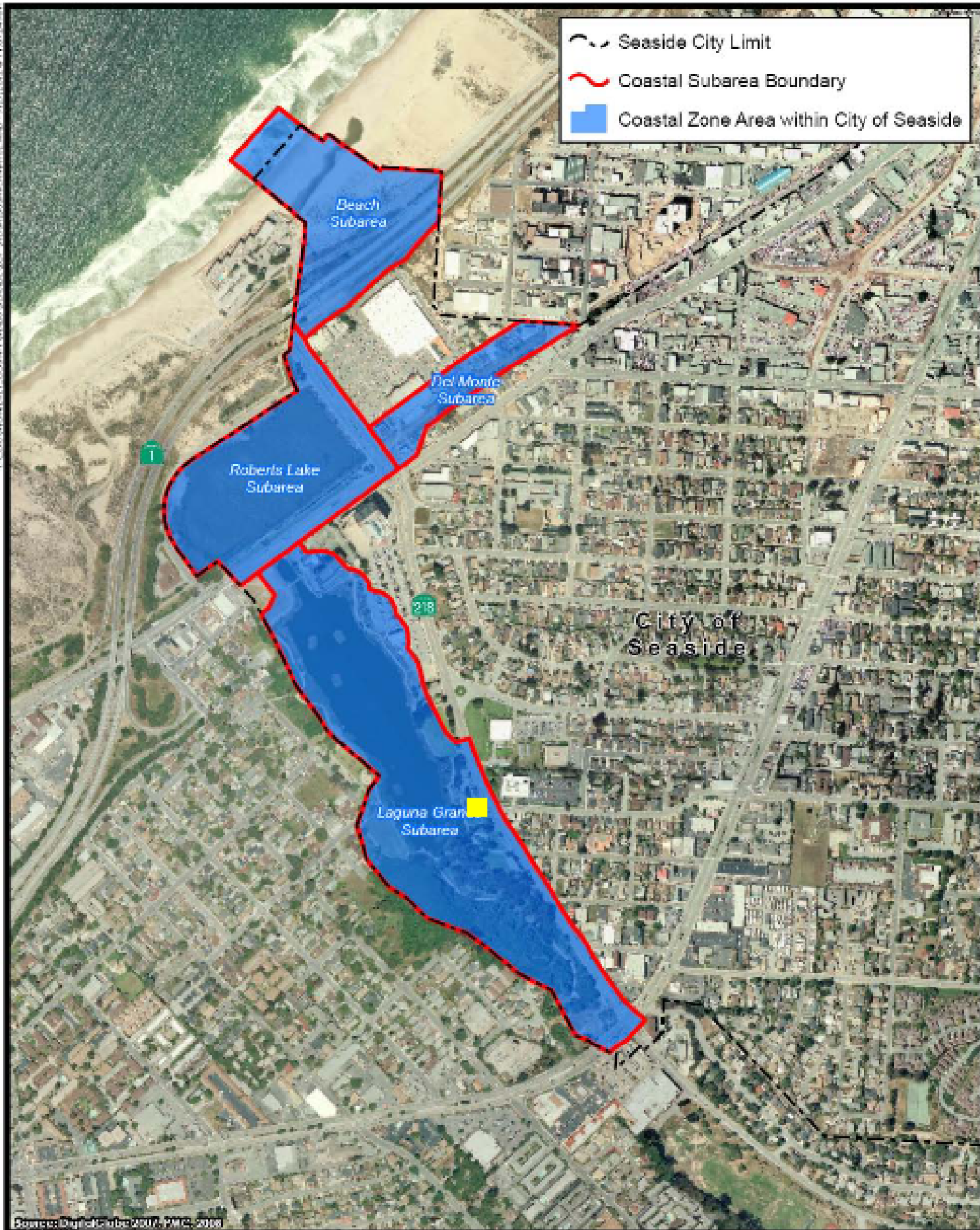


Figure 1-2a
Coastal Zone Subareas

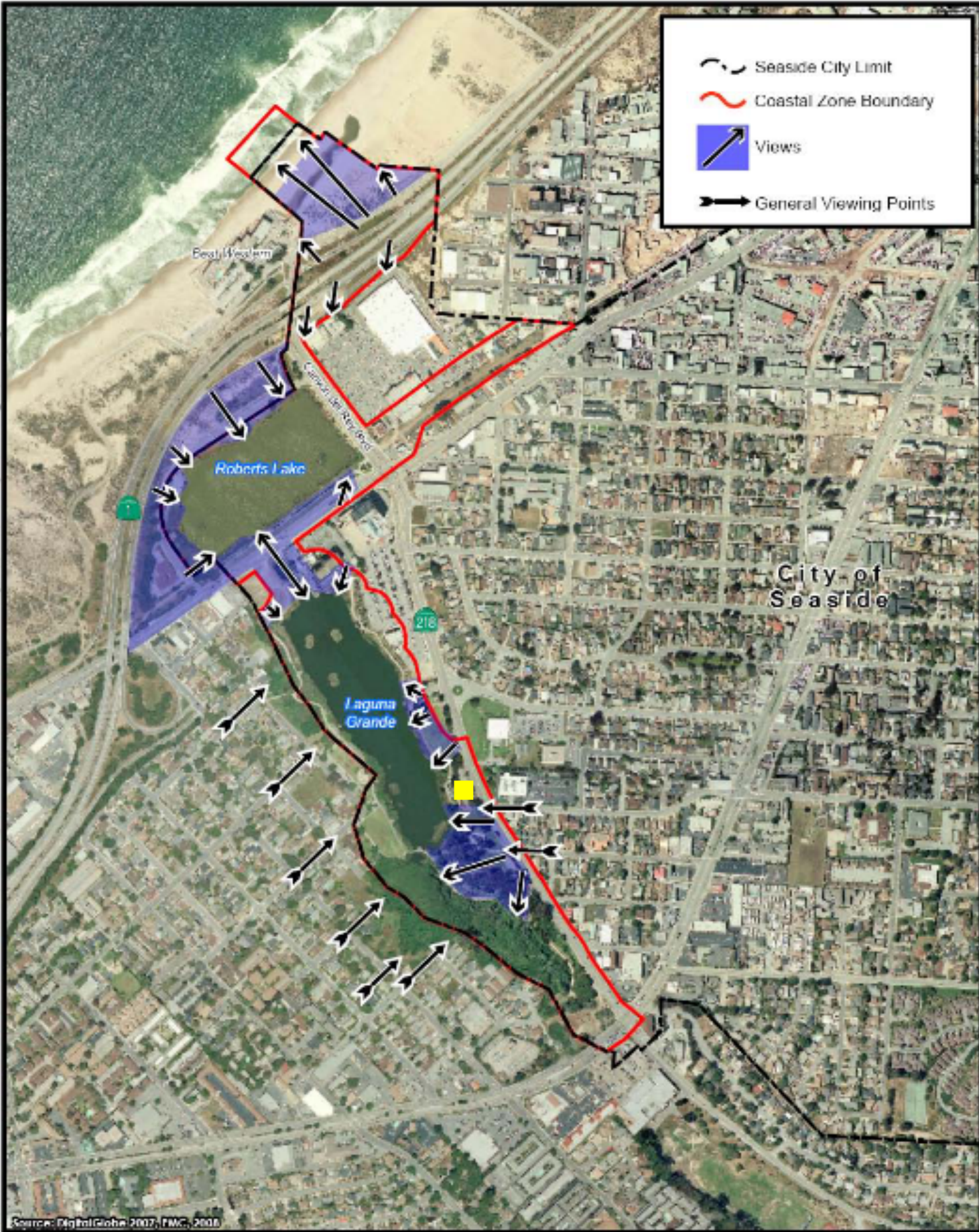


Figure 2-4
 Views and Viewsheds to Visual Resources

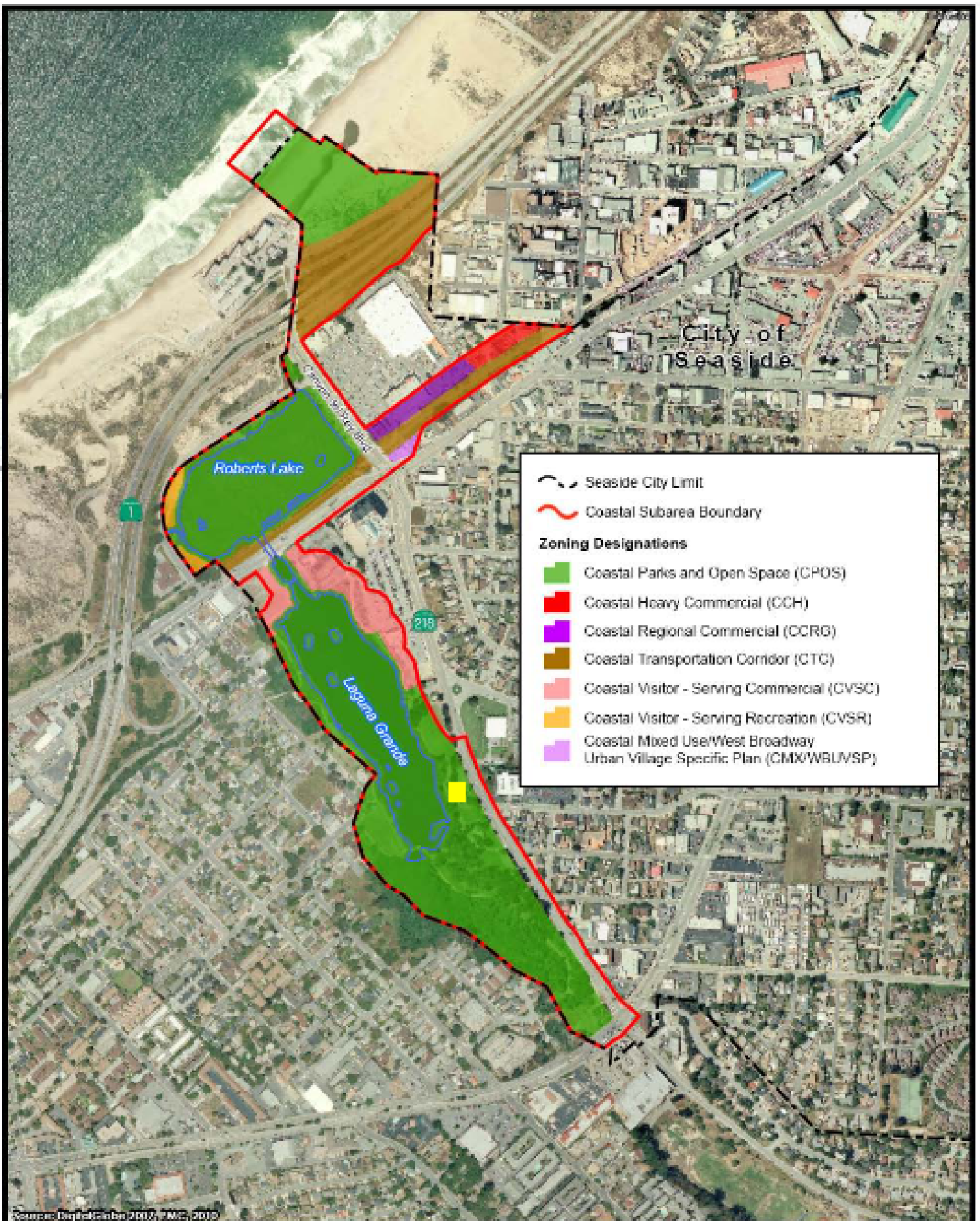


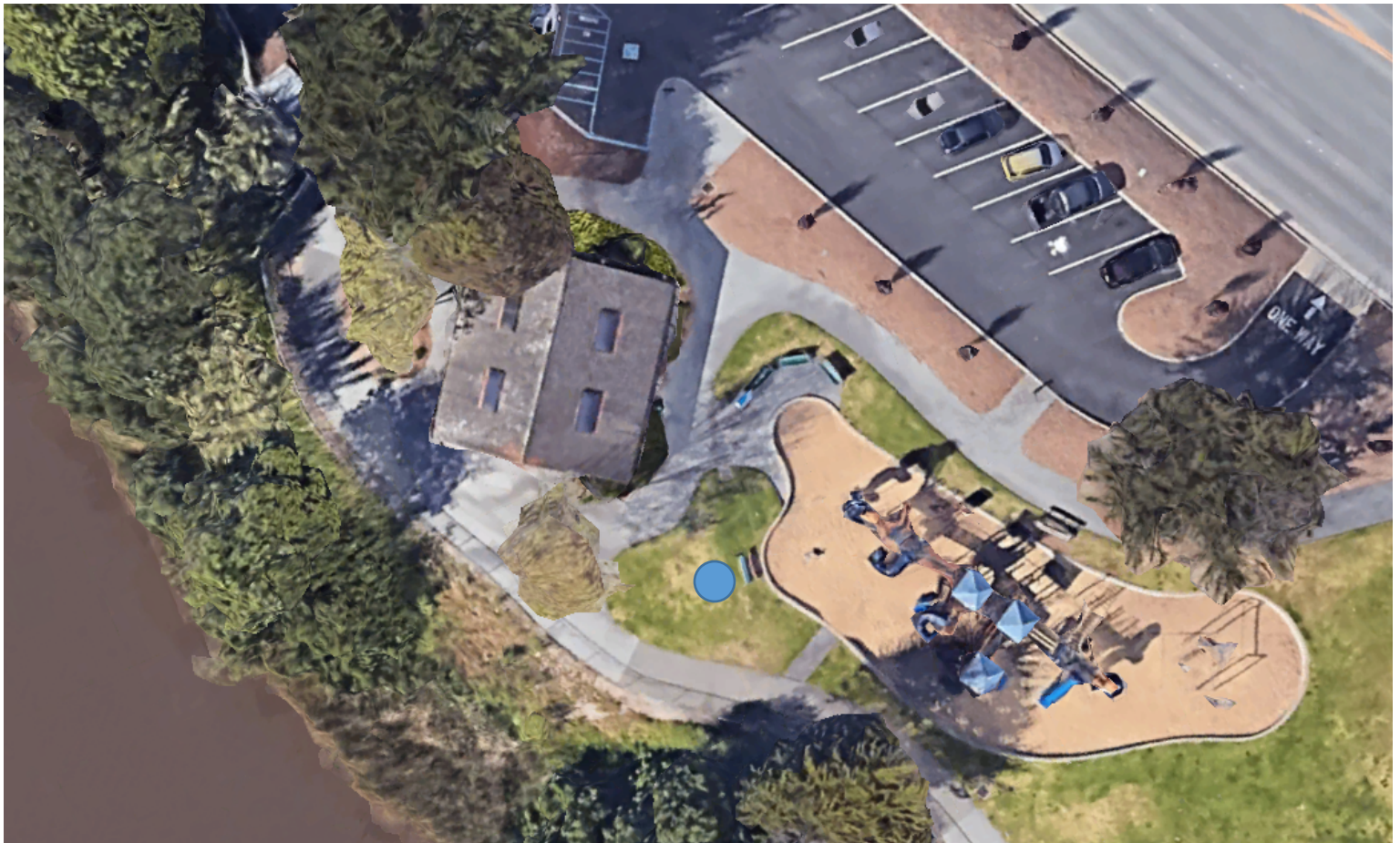
Figure 2-10a
Land Use Designations

Location Map

The map displays the Seaside area, including Sand City, Del Monte Heights, and the Seaside Police Department. Key landmarks and businesses shown include Sand City Beach, Monterey State Beach, The Home Depot, United States Postal Service, Bank of America (with Drive-thru ATM), La Tortuga, Wendy's, Kimball Ave, and the Seaside Police Department. The map also shows the location of the DMV and the ChargePoint Charging Station. The inset map provides a detailed view of the area around the Seaside Police Department, showing the Seaside City Hall, Seaside Branch Library, Seaside DMV, and ChargePoint Charging Station. The inset map also shows the Laguna Grande Regional Park and the Canyon Del Rey Blvd.



Aerial of Laguna Grande Park



Close up aerial of project site

Attachment 5 -Site Photos



View of existing grass area to be replaced with inclusive play structure (looking SE).



View of existing grass area to be replaced with inclusive play structure (looking E).



View of existing grass area to be replaced with inclusive play structure (looking S).



View of existing grass area to be replaced with inclusive play structure (looking W).



View of existing grass area to be replaced with inclusive play structure (looking N).



Close up of new location of inclusive play structures, with existing recreational trail and lake to the south.



Riparian area and Laguna Grande Lake south of existing recreational trail and proposed play-structures.



Riparian area and Laguna Grande Lake south of existing recreational trail and proposed play-structures.

Miracle *Product Specifications*

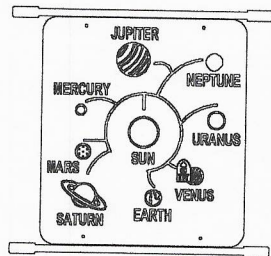
February 24, 2015

Rev. F

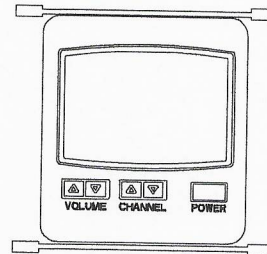
Tots' Choice Expansion™

Imagination Panels & Activity Panels - Below Deck

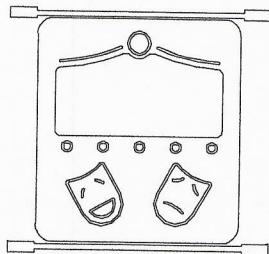
704-617-B: Space Ship Panel



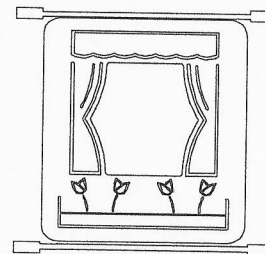
704-713-1B: Television Panel



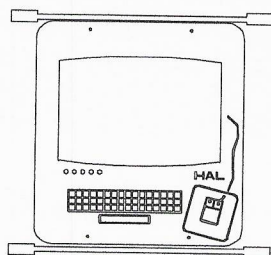
704-713-2B: Puppet Stage Panel



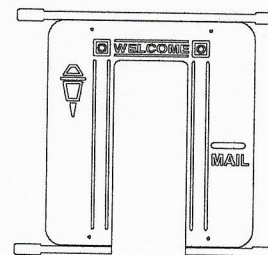
704-713-3B: Window Panel



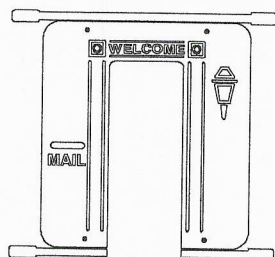
704-713-4B: Computer Panel



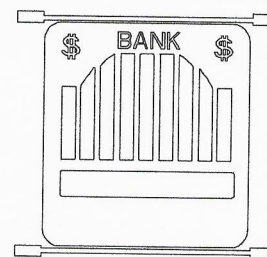
704-713-5B: Door Panel



704-713-5RB: Door Panel, Reversed



704-713-6B: Bank Teller Panel



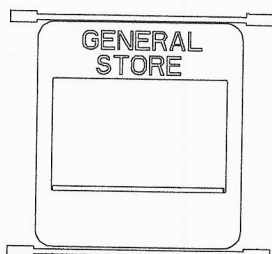
Imagination & Activity Panels (Below Deck)

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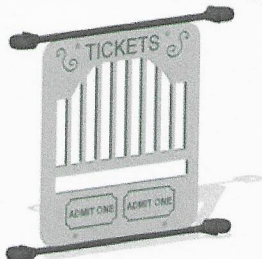
Tots' Choice Expansion™

Imagination Panels & Activity Panels - Below Deck

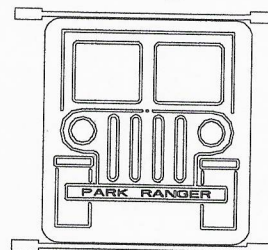
704-713-7B: General Store Panel



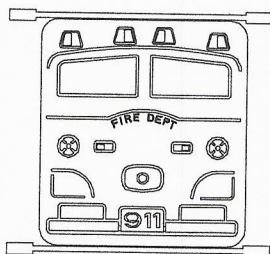
704-713-8B: Ticket Panel



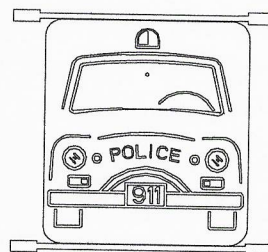
704-714-1B: Park Ranger Panel



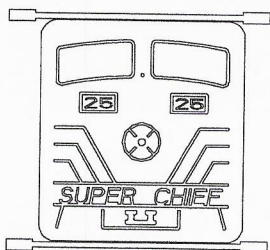
704-714-2B: Fire Truck Panel



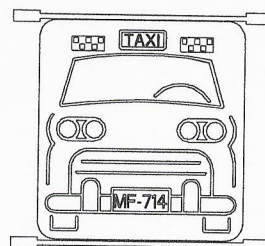
704-714-3B: Police Panel



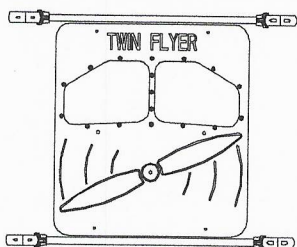
704-714-4B: Train Panel



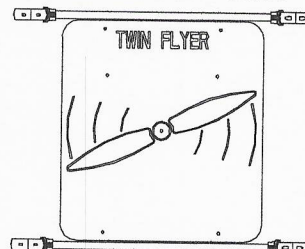
704-714-5B: Taxi Panel



704-714-6B: Pilot Panel With Window



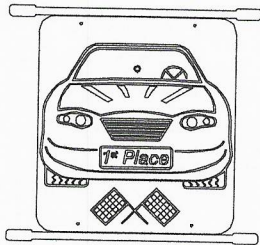
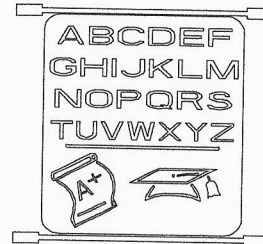
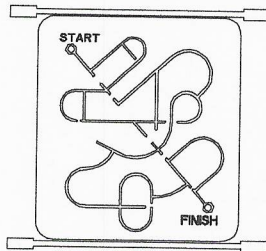
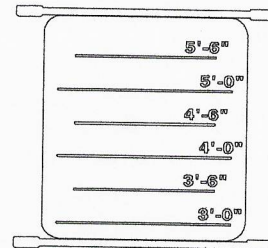
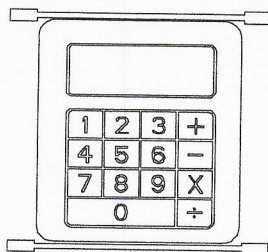
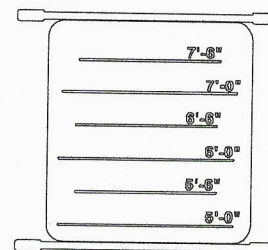
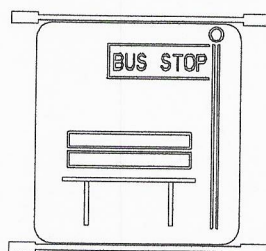
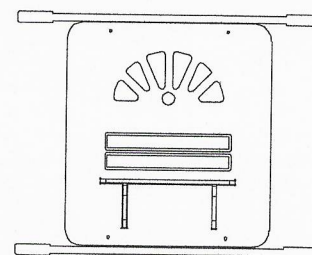
704-714-7B: Pilot Panel



Imagination & Activity Panels (Below Deck)

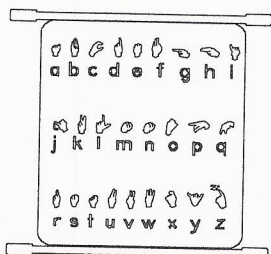
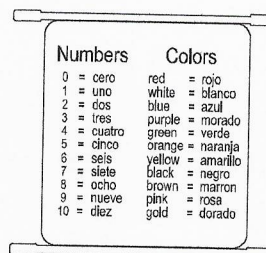
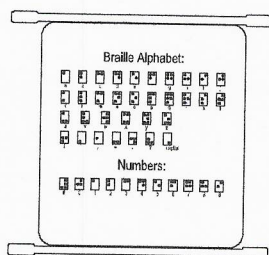
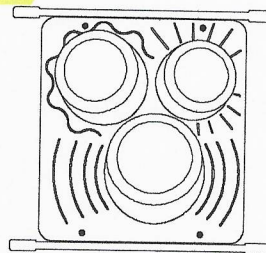
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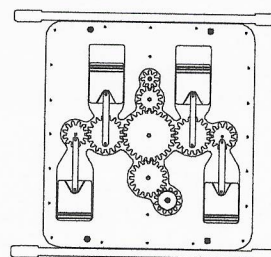
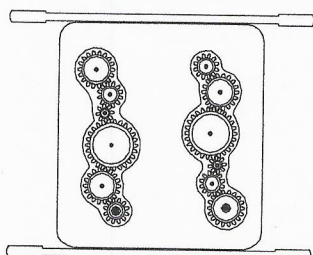
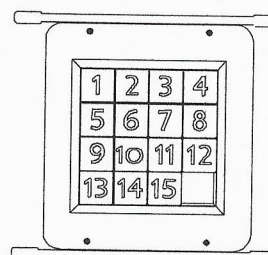
Tots' Choice Expansion™

Imagination Panels & Activity Panels - Below Deck
704-714-8B: Race Car Panel

704-715-1B: Alphabet Panel

704-715-2B: Finger Maze Panel

704-715-3B: 3' Jump Panel

704-715-4B: Calculator Panel

704-715-5B: 5' Jump Panel

704-715-6B: Bus Stop Panel

704-715-7B: Rest Stop Panel

Imagination & Activity Panels (Below Deck)

704-617-B, 704-713-1B, 704-713-2B, 704-713-3B, 704-713-4B, 704-713-5B, 704-713-6B, 704-713-7B, 704-713-8B, 704-714-1B, 704-714-2B, 704-714-3B, 704-714-4B, 704-714-5B, 704-714-6B, 704-714-7B, 704-714-8B, 704-715-1B, 704-715-2B, 704-715-3B, 704-715-4B, 704-715-5B, 704-715-6B, 704-715-7B, 704-715-8B, 704-715-9B, 704-715-10B, 704-715-11B, 704-715-12B, 704-715-13B, 704-715-14B, 704-715-15B, 704-761-2B, 704-761-3B, 704-761-4B

Tots' Choice Expansion™

Imagination Panels & Activity Panels - Below Deck
704-715-10B: Sign Language Panel

704-715-11B: Spanish Panel

704-715-12B: Braille Panel

704-715-13B: Calypso 3-Drum Panel

704-715-15B: Chinese Panel

704-761-2B: Piston Panel

704-761-3B: Gear Panel

704-761-4B: Sliding Tile Panel


Imagination & Activity Panels (Below Deck)

704-617-B, 704-713-1B, 704-713-2B, 704-713-3B, 704-713-4B, 704-713-5B, 704-713-5RB, 704-713-6B, 704-713-7B, 704-713-8B, 704-714-1B, 704-714-2B, 704-714-3B, 704-714-4B, 704-714-5B, 704-714-6B, 704-714-7B, 704-714-8B, 704-715-1B, 704-715-2B, 704-715-3B, 704-715-4B, 704-715-5B, 704-715-6B, 704-715-7B, 704-715-8B, 704-715-9B, 704-715-10B, 704-715-11B, 704-715-12B, 704-715-13B, 704-715-14B, 704-715-15B, 704-761-2B, 704-761-3B, 704-761-4B

Tots' Choice Expansion™

Imagination Panels & Activity Panels - Below Deck

<u>MODEL #</u>	<u>PRODUCT</u>	<u>MODEL #</u>	<u>PRODUCT</u>
704-617-B	Space Ship Panel	704-714-7B	Pilot Panel
704-713-1B	Television Panel	704-714-8B	Race Car Panel
704-713-2B	Puppet Stage Panel	704-715-1B	Alphabet Panel
704-713-3B	Window Panel	704-715-2B	Finger Maze Panel
704-713-4B	Computer Panel	704-715-3B	3' Jump Panel
704-713-5B	Door Panel	704-715-4B	Calculator Panel
704-713-5RB	Door Panel, Reversed	704-715-5B	5' Jump Panel
704-713-6B	Bank Teller Panel	704-715-6B	Bus Stop Panel
704-713-7B	General Store Panel	704-715-7B	Rest Stop Panel
704-713-8B	Ticket Panel	704-715-10B	Sign Language Panel
704-714-1B	Park Ranger Panel	704-715-11B	Spanish Panel
704-714-2B	Fire Truck Panel	704-715-12B	Braille Panel
704-714-3B	Police Panel	704-715-13B	Calypso 3-Drum Panel
704-714-4B	Train Panel	704-715-15B	Chinese Panel
704-714-5B	Taxi Panel	704-761-2B	Piston Panel
704-714-6B	Pilot Panel with Window	704-761-3B	Gear Panel
		704-761-4B	Sliding Tile Panel

DESCRIPTION

These representational activity panels, designed to stimulate imagination and creative play, may be freestanding, clustered or below deck. Vehicle-themed panels feature a steering wheel assembly. The Piston Panel and Gear Panel contain dynamic, user-driven parts sealed behind a transparent, tamper-resistant cover. The Sliding Tile Panel contains 15 routed, moveable tiles with one empty space challenging users to shift the tiles into proper sequence. The Calypso Panel allows musical expression with molded drums that may be struck with the hands to create different sounds.

MATERIALS
Panels:

The panels shall be constructed of Mira-Lene with all corners rounded. Panels shall measure 36-1/2" x 40" and shall contain routed designs in several themes. The panel shall be supported between posts by top and bottom rungs of 1" pipe, each with two tabs of 11 ga. A-60 Galvannealed sheet, solid welded.

Pilot Panel w/ Window:
Model # 704-714-6B only

In addition to the above materials and specifications, Model # 704-714-6B shall feature a window of clear polycarbonate mechanically fastened to panel.

Calypso 3-Drum Panel:
Model # 704-715-13B only

In addition to material and specifications detailed in "panels" paragraph above, Model # 704-715-13B shall contain 3 rotational molded drums of low density polyethylene resin. Each drum is attached to the panel through a cover plate constructed of 11 ga. galvanized steel sheet with a Mira-Cote finish.

...continued next page

Consult Miracle's "Glossary of Technical Data for Materials, Processes & Finishes" for specifications of underlined items.

Imagination & Activity Panels (Below Deck)

704-617-B, 704-713-1B, 704-713-2B, 704-713-3B, 704-713-4B, 704-713-5B, 704-713-5RB, 704-713-6B, 704-713-7B, 704-713-8B, 704-714-1B, 704-714-2B, 704-714-3B, 704-714-4B, 704-714-5B, 704-714-6B, 704-714-7B, 704-714-8B, 704-715-1B, 704-715-2B, 704-715-3B, 704-715-4B, 704-715-5B, 704-715-6B, 704-715-7B, 704-715-10B, 704-715-11B, 704-715-12B, 704-715-13B, 704-715-15B, 704-761-2B, 704-761-3B, 704-761-4B

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Imagination Panels & Activity Panels - Below Deck
MATERIALS (continued)
**Gear Panel and
Piston Panel:**

Model # 704-761-3B
and # 704-761-2B only

In addition to above materials and specifications, Model # 704-761-3B shall contain a clear polycarbonate cover mechanically fastened over two side-by-side sets of 1/4" thick gears, to be constructed of high-density polyethylene, which shall turn on nylon bushings, except for the black nylon handles and drive gears which shall turn on bronze bushings. Its opposite side shall contain side-by-side routed finger mazes. Model # 704-761-2B shall contain a cover, gears and knob as described herein, and connecting rod and piston shapes of 1/4" thick high-density polyethylene as well. Its opposite side shall contain routed designs.

Sliding Tile Panel:

Model # 704-761-4B only

In addition to material and specifications detailed in "panels" paragraph, Model # 704-761-4B shall contain 15 moveable, tongue-and-groove tiles with routed numerals constructed of 1/4" thick high-density polyethylene.

Steering Wheel:

The steering wheel on vehicle-themed panels shall be constructed of a high density polyethylene produced from high performance, U.V. stabilized rotational molding grade resins with a comprehensive additive package. These resins are tested in accordance with ASTM testing procedures D-1505, D-1248, D-1693 (b), D-638, D-790 and D-746. Resin's properties shall exhibit a balance of toughness, rigidity, environmental stress crack resistance and excellent low temperature impact performance. Wall thickness shall be 1/8". The steering wheel hub cover shall be constructed of injection molded polypropylene which shall contain U.V. light stabilizers. Model # 704-714-6B and # 704-714-7B contain two side-by-side steering wheels.

Star Brackets:

Themed for Space Ship Panel, star brackets shall be constructed of 11 ga. HRPO steel and powder coat painted.

Fasteners:

Each assembly shall contain Versalok Fasteners and Fastener Style A hardware.

Finishes:

The steering wheel and two-color panels shall have molded-in color. The rungs, clamps, and steel panel shall have a Mira-Cote finish.

Consult Miracle's "Glossary of Technical Data for Materials, Processes & Finishes" for specifications of underlined items.

Imagination & Activity Panels (Below Deck)

704-617-B, 704-713-1B, 704-713-2B, 704-713-3B, 704-713-4B, 704-713-5B, 704-713-6B, 704-713-7B, 704-713-8B,
704-714-1B, 704-714-2B, 704-714-3B, 704-714-4B, 704-714-5B, 704-714-6B, 704-714-7B, 704-714-8B, 704-715-1B, 704-715-2B,
704-715-3B, 704-715-4B, 704-715-5B, 704-715-6B, 704-715-7B, 704-715-8B, 704-715-9B, 704-715-10B, 704-715-11B, 704-715-12B, 704-715-13B,
704-715-14B, 704-715-15B, 704-761-2B, 704-761-3B, 704-761-4B



Product Specifications

July 18, 2006

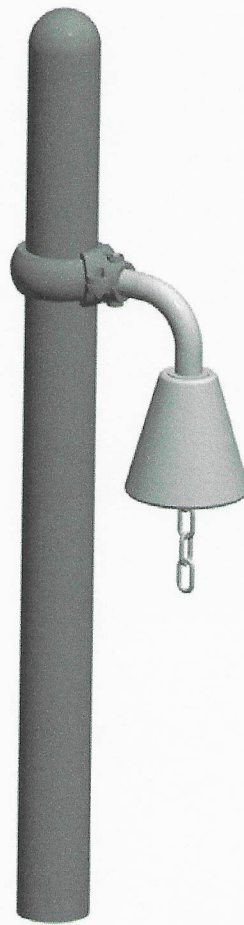
Rev. A

Tots' Choice Expansion™
Bell, Post Mount

MIRACLE
RECREATION EQUIPMENT COMPANY

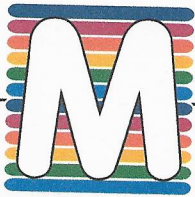
704-796-P1

Bell, Post Mount



Bell, Post Mount

704-796-P1



MIRACLE
RECREATION EQUIPMENT COMPANY

Tots' Choice Expansion™
Bell, Post Mount

July 18, 2006

Rev. A

<u>MODEL #</u>	<u>PRODUCT</u>	<u>PROT. AREA</u>	<u>GRND. SPACE</u>	<u>CONCRETE</u>
704-796-P1	Bell, Post Mount	None	1' x 1'	None

DESCRIPTION:

This post mount Bell is designed to add noisy, imaginative play to any pre-existing deck post.

Bell Assembly:

The Bell Assembly shall consist of a Bell, a Bell Support, a 6-link Chain, an eyebolt, and Fastener Style A hardware. The Bell shall be constructed of A-60 Galvannealed. The Bell Support shall be constructed of 1" Pipe, Gator Grip. The Bell Chain shall be constructed of 4/0 straight link coil chain.

Finishes:

The Bell shall have a Mira-Cote finish.

Consult Miracle's "Glossary of Technical Data for Materials, Processes & Finishes" for specifications of underlined items.

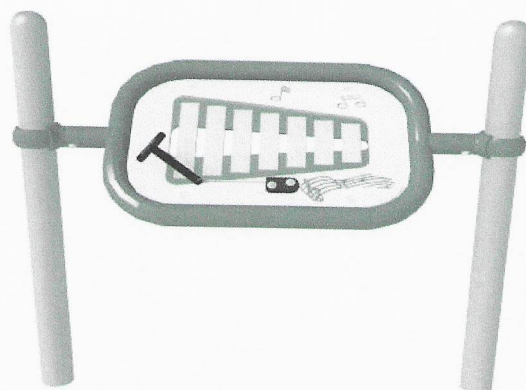
Bell, Post Mount

704-796-P1



Tots' Choice® Expansion

Xylophone - Below Deck

**704-975-4B****Xylophone -
Below Deck****MODEL**

704-975-4B

PRODUCT

Xylophone - Below Deck

PROT. AREA

N/A

GRND. SPC.

4'-6" x 1'-4"

DESCRIPTION

The Xylophone is a below-deck creative play component. Attached beater allows children to strike graduated aluminum keys, creating musical sounds. The Xylophone easily installs between existing deck posts and is situated at a comfortable 45° angle, 24" above surfacing, so children of all abilities may play.

MATERIALS

Xylophone Frame: Frame shall consist of two loop halves constructed of 2" pipe, solid welded to each other to create a single loop. Each loop half shall measure 32-5/8" in length and 13-15/16" in height. Two 4-3/8" stubs shall be solid welded to short sides of Loop and shall be constructed of 2" pipe.

Xylophone Panel Assy: Panel assembly shall consist of the xylophone panel and graduated xylophone bars. Panel shall be constructed of 3/4" sheet HDPE, 2 color. Bars shall be constructed of aluminum, 2" in width and 1/4" thick, and be attached to the panel 3/4" apart from edge to edge. The seven bars shall graduate in length; 10", 9-3/16", 8-3/8", 7-9/16", 6-3/4", 5-15/16" and 5-1/8".

Beater: Beater shall comprise a beater head and beater handle assembly. Fully assembled beater shall measure 15-3/4" in length. Beater shall be constructed of 3/4" sheet HDPE, black and measure 4-15/16" in diameter. Beater handle assembly shall comprise a handle and tether assembly. Handle shall be 5-7/8" in length and be constructed of UHMW plastic. Tether assembly shall include a 1/8" cable swage stud of SS Type 303, a tether cable of 316 grade SS rope, 7 x 19, and two (2) swage eyes of 303 SS.

Mallet Cable Cover: Cable cover shall be constructed of 3/4" sheet HDPE, black.

Fasteners: The assembly shall contain Versalok Fasteners and Fastener Style A hardware.

Finishes: The Xylophone frame shall be finished in Mira-Cote.

Consult Miracle's "Glossary of Technical Data for Materials, Processes & Finishes" for specifications of underlined items.

Xylophone - Below Deck

704-975-4B

FlexGround UltraFlex

Poured In Place Safety Surfacing

Manufacturer's Specifications

This document provides the specifications for a poured in place safety surfacing system composed of a wearing layer upper membrane and an underlying impact attenuation cushion layer.

There may be variations in the final specifications as required by the Client.

PART 1 – GENERAL

1.01 Work Included

Provide all labor, materials, and tools necessary for the complete installation of a poured in place safety surfacing system as outlined in these specifications. The system should consist of, but not necessarily be limited to, the following:

- A. Section includes: Resilient playground surfacing poured in place system.
- B. Related work: Playground equipment and resilient playground surfacing sub base.
- C. Quality Assurance: Manufacturer should have manufactured and installed playground poured in place safety surfaces for a minimum of 5 years, and meet current ASTM F-1292 Test Criteria. The installation of the poured in place product should be completed by FLEXGROUND. Manufacturer's detailed installation procedures should be submitted to the Architect and made part of the Bid Specifications.

1.02 Submittals

Prospective manufacturers and/or installers of the poured in place safety surfacing system should be required to comply with the following:

- A. The manufacturer must be experienced in the manufacturing of a poured in place safety surfacing system and provide references of five (5) specific installations in the last three (3) years.
- B. The installer must provide competent workmen skilled in this specific type of poured in place safety surfacing system installation. The designated supervisory personnel on the project must be competent in the installation of this material, including mixing, spreading and compacting the materials correctly.
- C. Installation should be in accordance with ASTM F1292 for Impact Attenuation of surface system under and around playground equipment. The poured in place system to be installed in compliance with the Critical Fall Height as determined by the Playground Equipment.

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- D. IPEMA Certification specific to poured in place safety surfacing.
- E. IPEMA certification specific to ½" layer of .5mm TPV or EPDM over cushion layer. 1 - 4 mm TPV or EPDM IPEMA certification not acceptable.
- F. Manufacturer should provide written instructions for recommended maintenance practices.
- G. Manufacturer should submit color samples for customer verification. Color samples shall be 6" x 6" of ½" top wear course layer with aliphatic binder – per client selection or specification; or 8 oz clear plastic jars with specified colored granules. Sample submittal format per client preference.

1.03 Definitions

- A. EPDM granules: EPDM rubber (ethylene propylene diene monomer (M-class) rubber), a type of synthetic rubber, is an elastomer characterized by a wide range of applications. The M refers to its classification in ASTM standard D-1418; the M class includes rubbers having a saturated chain of the polymethylene type.
- B. Critical Fall Height: A critical fall height (CFH) is the maximum height of fall from play equipment to the ground. It is important to note that safety surfaces do not prevent injury but aim to lessen the severity of any injury that may occur on falls from stated height(s).
- C. Fall Height: Fall height is a measurement defined as the vertical distance between a designated play surface and the protective surfacing beneath it.
- D. TPV: Thermoplastic Vulcanized Elastomer. Developed using resin and synthetic rubber with higher UV stabilization.
- E. SBR: Styrene-butadiene or styrene-butadiene rubber (SBR) describe families of synthetic rubbers derived from styrene and butadiene.

1.04 ASTM Testing Standards – FlexGround Standard meets or exceeds all required ASTM standards below.

- A. ASTM D624 Standard Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers.
- B. ASTM D2859 Standard Test Method for Flammability of Finished Textile Floor Covering Materials
- C. ASTM E303 Standard Test Method for Measuring Surface Frictional Properties Using the British Pendulum Tester
- D. ASTM F1292 Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment
- E. ASTM F1951 Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment
- F. ASTM C1028 Standard Test Method for Determining the Static Coefficient of Friction of Ceramic Tile and Other Like Surfaces by the Horizontal Dynamometer Pull Meter Method – This standard replaces ASTM D2047

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- G. ASTM D412 Standard Test Methods for Vulcanized Rubber and Thermoplastic Rubbers and Thermoplastic Elastomers- Tension

1.05 Warranty and Maintenance

The bidder and/or poured in place safety surfacing manufacturer must provide the following:

- A. The poured in place safety surfacing manufacturer should provide a warranty to the owner that covers defects in materials and workmanship of the rubber for a period of **SEVEN (7) years** when TPV is used or **FIVE (5) years** if EPDM is used, from the date of Substantial Completion.
- B. The manufacturer's warranty should include general wear and tear. The warranty should specifically exclude vandalism, high heel punctures, acts of war or acts of nature beyond the control of the owner or the manufacturer.
- C. All poured in place warranties should be limited to repair or replacement of the affected areas and should include all necessary materials, labor, transportation costs, etc. to complete said repairs.
- D. The manufacturer should instruct the owner's personnel on proper maintenance and repair of the ULTRAFLEX safety surface.
- E. All warranties, expressed or implied, are contingent upon the following: 1. installation being performed by FLEXGROUND, 2: Owner, at owner's expense, having a Flexcoat performed at 2 year intervals from date of substantial completion, and 3. Full payment by the owner of all pertinent invoices and adherence to any required maintenance procedures.

PART 2 – ULTRAFLEX MATERIAL

The ULTRAFLEX poured in place safety surfacing system should be in accordance with the following:

- A. A dual durometer poured in place system with a wearing layer upper membrane and an underlying impact attenuation cushion layer. The finished surface should be porous and capable of being installed at varying thickness to comply with the Critical Fall Height requirements of the playground equipment.
- B. FLEXGROUND primer is a 100% solids urethane primer/sealer. It is designed with low viscosity and penetrating abilities making this an ideal priming urethane.
- C. The cushion layer should be a mixture of black recycled rubber mixed with a 100% solids moisture cured aliphatic or aromatic Polyurethane binder (100 pounds of rubberized cushion layer to 12 pounds of binder) installed at the appropriate thickness. As an upgrade, a 5/8" chunk rubber derived only from high quality pre-consumer recycled rubber containing EPDM is available. The cushion layer should be porous.
- D. The ULTRAFLEX wearing surface should be manufactured from .5mm TPV or EPDM virgin colored rubber granules bonded by FLEXGROUND binder, 100% solids moisture cured aliphatic or aromatic

Polyurethane binder (110 pounds of TPV to 24.2 pounds of binder), and applied to a minimum thickness of ½" (12.7 mm) over the cushion layer.

- E. The system color should be selected from Manufacturer's Color Chart by owner prior to bid.

PART 3 – SITE PREPARATION AND BASE

The ULTRAFLEX site preparation and base should be in accordance with the following:

- A. The sub-base will have a slope of 2%.
- B. The base aggregate should consist of a minimum of four inches (4") of ¾" Class 2 aggregate compacted to 95%. Finish slope of porous aggregate should be 2% from the centerline of the area to the perimeter, and the grade should not vary more than a quarter inch (¼") in ten feet (10').
- C. The sub-base should be installed in two inch (2") lifts to appropriate thickness.
- D. The sub-base should be compacted using vibrating tamper, to approximately 95% Proctor density.
- E. The sub-base should no longer have any vegetation.
- F. Subgrade prior to aggregate installation: Sublevel grade is to be compacted prior to the ABC aggregate installation. Particular attention should be paid to areas of disturbed earth such as where footers for playground equipment enter the ground. Concrete used to fill said areas/footers should be poured to the top of sublevel surface.
- G. The sub-base installer and architect will accept the aggregate base in writing prior to the installation of the poured in place system.
- H. Any alterations must be agreed between all parties.
- I. Hard Base Construction: For concrete surfaces, shot blast, acid etch or power scarify as required to obtain optimal bond of the Cushion Layer to the concrete. Remove sufficient material to provide a sound surface, free of glaze, efflorescence, or form release agents. Remove grease, oil, and other penetrating contaminants.
- J. For concrete or asphalt surface that is not enclosed (i.e. a curb to curb pour), the concrete shall have keyway cuts 1.5" wide by 1.5" deep so that the system can be bull nosed down into the notch area.

PART 4- EXECUTION AND INSTALLATION

The poured in place safety surfacing installer should strictly adhere to the installation procedures outlined under these sections. Any variance from these requirements should be accepted in writing by the manufacturer's onsite representative and submitted to the architect/owner, verifying that the changes do not in any way affect the warranty.

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4.01 Primer

- A. A urethane primer should be applied to concrete, asphalt or wood surfaces at a rate of 200-250 square feet per gallon. The entire area does not need to be primed at once, instead, prime about 700 square feet at a time in immediate advance of rubber installation. This procedure should be continued until all areas are complete.
- B. The urethane primer should be applied to any playground equipment that will be surrounded by the poured in place safety surfacing system.

4.02 Cushion Layer

- A. The components of the poured in place safety surfacing should be mixed on site in a mixer to ensure a comprehensive mix according to manufacturer's instructions.
- B. The cushion layer comprised of SBR buffings shall be mixed with the aromatic or aliphatic moisture cure polyurethane binder at a rate of 12% of the total weight of the material thoroughly so that the binder is evenly dispersed into the rubber base. Or;
- C. The cushion layer comprised of non-tire derived SBR & EPDM Chunk Rubber shall be mixed with the appropriate amount of urethane so that the binder is evenly dispersed into the rubber base.
- D. The cushion layer mix should then be spread and troweled to the desired depth and allow to cure for 24 hours.

4.03 Wear Course Layer

- A. The wear course layer should be mixed with .5mm TPV or EPDM granules and aliphatic urethane binder at a rate of 22% of the total weight of the materials so the granules are covered thoroughly and evenly.
- B. The wear course layer mix should be spread and troweled to a depth of a half inch ($\frac{1}{2}$ ").
- C. Where seams are required due to color change, a step configuration with a 4" overlap will be constructed to maintain wear surface integrity.
- D. The finished texture shall be slip resistant, smooth and even.
- E. The poured in place surface should be allowed to cure for 24-72 hours or until dry to the touch.

PART 5- SITE (GENERAL)

- A. Trailer/ Large truck access will be necessary for the installation. In the case that access for trailer/truck is not available the owner or general contractor will be responsible for transporting material to the job site.

- B. Crew is responsible for protecting the surface only while present on site. General Contractor or owner shall be responsible for the security of the surfacing overnight during installation, as well as during the product's cure period after completion of the install.
- C. Crew will leave site clean and shall remove all trash and debris.
- D. Owner/General contractor shall provide a dumpster for all waste and trash.

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