



CIVIL ENGINEERING • PLANNING  
CONSTRUCTION ENGINEERING

## SUMMARY OF COMPLETED PROJECTS

The projects presented on the following pages have been selected to illustrate our diverse capabilities and breadth of experience. The project size column indicates the relative magnitude of the project and the project scope column indicates the general types of services performed.

This summary is divided into the following categories:

- Public / Commercial / Institutional Site Development Projects
- Residential Site Development Projects
- School Site Development Projects
- Street, Parking Lot & Bike Path Projects
- Water Supply Projects
- Wastewater Facilities Projects
- Storm Drainage and Storm Water Pollution Control Projects
- Land Division Projects: Planning; Processing and Construction Design



## PUBLIC / COMMERCIAL / INSTITUTIONAL SITE DEVELOPMENT PROJECTS



These projects typically involve design of site grading and surface drainage, vehicular access and parking, retaining walls, storm drain inlets and piping. Frequently, they also include public street frontage improvements (curb, gutter, sidewalk, conform paving) and extension of public water, sewer and storm drain facilities to the site.

<b>Project</b>	<b>Client or Owner</b>
Children's Museum of Santa Barbara	Children's Museum of S.B.
Fielding Institute	Fielding Institute
Casitas Plaza Shopping Center	Architects West/Casitas Plaza
La Barge Vineyards, LLC New Winery	La Barge Vineyards, LLC
Elings Park Methane Removal System	Geosyntec
Presqu'île Winery New Winery Complex	ARC Vineyards, LLC
North County Jail Site Selection Studies/Site Dev. Planning	County of Santa Barbara
Emergency Operation Center (Co. Fire Dept.)	County of Santa Barbara
Santa Barbara Zoo Discovery Center	Santa Barbara Zoo
Clubhouse Expansion	Birnam Wood Golf Club
Storke-Hollister Business Center Site Impr.	The Towbes Group
Cathedral Oaks Athletic Club Site Upgrade	Banyan Architects
Albertson's Calle Real, Goleta Site Upgrade	Albertson's
Double Tree Resort Site Upgrade	Lenvik & Minor Architects
Mini Warehouse, Kellogg Ave. New Dev.	So. Kellogg Properties
Hollister Business Park (Raytheon) New Dev.	Lenvik & Minor Architects
Alumni House	University of California
IV Foot Patrol – Sheriff's Substation	County of Santa Barbara
Mission Canyon Assessment District Sewage Collection System	County of Santa Barbara
Stage Stop Plaza, Los Olivos	Stage Stop Plaza, Ltd.
Fairview Corporate Center	ORIX/The Towbes Group
Airport Maintenance Facility	City of Santa Barbara
Math & Science Complex	Ventura College
Learning Resource Center	Ventura College
Museum Site Rehabilitation	Museum of Natural History
Botanic Gardens Site Expansion	Botanic Gardens
Plant Expansion	Gill's Onions
Albertson's Carpinteria	Albertson's
Reservoir Access/Site Drains	Castaic Lake Water Agency
Environmental Health and Safety Bldg.	University of California
Goleta Valley Youth Sports Complex	G.V.Y.S.A.
Santa Barbara Business Park	Rossi/King Organization
Hollister Business Park	Santa Barbara Capital

<b>Project</b>	<b>Client or Owner</b>
Railroad Square	Architects West
Vista Del Mar Temporary School	Chevron U.S.A.
Alpha Training Center	Alpha Training Center
Girls, Inc. of Carpinteria Complex	Girls Inc.
Cater Water Treatment Plant	City of Santa Barbara
Santa Barbara Fire Station No. 2	City of Santa Barbara
Roosevelt Elementary School	tBP/Architecture
Vista Del Monte Retirement Complex	Hochhauser - Blatter Architects
911 Dispatch Center	County of Santa Barbara
Southview Skilled Nursing	Samarkand
Sheriff's Honor Farm Parking – County Sheriff's Department	County of Santa Barbara
Infrastructure Upgrade and Expansion	Applied Magnetics
Santa Barbara Zoo Fire Main Replacement	Santa Barbara Zoo
Santa Barbara Railway Station	City of Santa Barbara
Naval Reserve Center Grading/Drainage	City of Santa Barbara
Vista Del Monte Retirement Home	Hochhauser-Blatter Architects
City of Santa Barbara MTD Facility	Lenvik & Minor Architects
Fairview Corporate Center	Lenvik & Minor Architects
Fairview Shopping Center	Fairview Shopping Center, LLC
Ralphs Grocery Store	Lenvik & Minor Architects
Harbor View Inn – Hotel Complex	Harbor View Inn
Stratman Aero Service – S.B. Airport	Jacob Stern and Sons
Walgreens, Goleta	Sansome Pacific
Walgreens, Santa Maria	Sansome Pacific
Casa Nueva Office Building	County of Santa Barbara
Master Plan Headquarters Site	Goleta Water District
Cachuma Park Surcharge Study	County of Santa Barbara
Devereux Campus Infrastructure Upgrade	Devereux Foundation
Applied Magnetics Industrial Expansion	Applied Magnetics Corp.
Alzheimers/Elder Care Facility	The MacElhenny Group
Ortega Park Sports Fields	City of Santa Barbara
Goleta Old Town, Inc. Hotel	Peikert Group Architects
Y.M.C.A. Site Modernization	Channel Islands Y.M.C.A.
Visitors Center Site Modernization	Reagan Ranch Visitors Center
QAD	QAD

# RESIDENTIAL SITE DEVELOPMENT PROJECTS

*This is a partial list of land development projects engineered by Flowers & Associates*



These projects may typically involve a subdivision of property and the land planning and the jurisdictional agency processing associated therewith. They include design of public or private streets, public water and sewer extensions, private lot and common area grading and drainage, retaining walls, storm drain facilities and public utility services. Depending on the site location, drainage improvements may involve significant natural or lined channel improvements and retention or sediment basins.

<b>Project</b>	<b>Client or Owner</b>
Franciscan Village	Franciscan Investments
Glen Ellen	MJJ Developers
Hidden Valley	Peter Koelsch
Ortega Ranch	Ortega Ranch Partners
El Patio Gardens	William Wagner
La Colina Oaks	The MacElhenny Group
Diamond Crest	M. Timm Development
Hidden Oaks	M. Timm Development
Patterson Estates	M. Timm Development
Point Sal Dunes	America West Redevelopment
Village Estates	Santa Ynez Valley Construction
Timberidge Estates (Placer County)	Colfax Partners
Creekside Village (Sonoma County)	The MacElhenny Group
Cypress Meadows (Ventura County)	The Towbes Group
Kitty Hawk	MJJ Developers
Villa Monte Vista	M. Timm Development
Sungate	Sungate Associates
Cathedral Pointe	Cathedral Pointe Partnership
La Cumbre Hills	The Towbes Group
Hope Village	Martin Farrell Homes
Pacific Village	M. Timm Development
San Marcos Court	J. M. Development
Cathedral Oaks Village	M. Timm Development
Light Property Development	Robert Light
Mountain View Ranch	Investec Real Estate
Mission Meadows	Investec Real Estate
Harmony Homes	H&R Homes
Sumida Gardens	The Towbes Group
Chapala Lofts	Berkus Family Partnership
Via Lara Homes	Rick Jeffrey
Quinta Isabella	Casitas Hosmer, J.V.
Viniar Estate	David Viniar
La Aldea	Capital Pacific Homes
Agave Court	Capital Pacific Homes



Goleta Old Town, Inc.	Peikert Group Architects
Felix Property	Brian Felix et al.
Douglas Property	Peter Douglas
Blair Property	Chris Blair
Burgess Residence	Frank and Bonnie Burgess
Mission Terrace	M. Timm Development
Santa Barbara Housing Authority	Peikert Group Architects
1237 East Cota Street	Calvin Design
Fazio Residence	Sage Construction
Encrantz Residence	Staffan Encrantz
Pearcy Residence	John Pearcy
The Knoll	Oak Creek Co.
Jorgensen Ranch	Investec Real Estate Co.
Syncon Homes	Berkus Design Group
Rancho Monte Alegre	Woodside Partners
Ontare Hills	Wynmark
825 De La Vina, LLC	B3 Architects
Foxen Canyon Ranch	Berkus Design Group
The Mesa at Santa Barbara	Osbourne
Santa Fe Townhomes	Osbourne
Knollwood Meadows Apartments	The Towbes Group
Patterson Oaks	S.R. Harmon, LLC



# SCHOOL SITE DEVELOPMENT PROJECTS



These projects typically involve design of site grading and surface drainage, vehicular access and parking, retaining walls, storm drain inlets and piping. Frequently, they also include public street frontage improvements (curb, gutter, sidewalk, conform paving) and extension of public water, sewer and storm drain facilities to the site.

<b>Project</b>	<b>Client or Owner</b>
Cate School Facilities Reorganization, Infrastructure Upgrades	Cate School
Monroe School Parking/Accessibility	Kruger Bensen Ziemer Arch.
Dos Pueblos H.S. Habitat Restoration	Santa Barbara School Districts
Santa Barbara H.S. 30's Wing Parking	Santa Barbara School Districts
San Marcos H.S. Site Modernization	Kruger Bensen Ziemer Arch.
San Marcos H.S. Pavement Rehabilitation	Kruger Bensen Ziemer Arch.
Santa Barbara H.S. Pavement Rehabilitation	Santa Barbara School Districts
Dos Pueblos H.S. New Theater	tBP/Architecture
Dunn School Facilities Upgrade	Dunn School
Crane School New Library	Crane County Day School
Santa Barbara H.S. Site Elevators	Kruger Bensen Ziemer Arch.
Carpinteria Middle School Reconstruction	Carpinteria Unified School Dist.
Canalino School Grading/Drainage	Carpinteria Unified School Dist.
Carpinteria H.S. Stadium Bleacher Addition	Carpinteria Unified School Dist.
Aliso Elementary Campus Drainage Impr.	Carpinteria Unified School Dist.
Aliso Elementary Parking Lot Reconstruction	Carpinteria Unified School Dist.
Dunn School Site Improvement	Dunn School
Montecito Union School Soccer Field & Track	Montecito Union School
U.C.S.B. Parking Expansion	University of California
Dos Pueblos High School Theater	Santa Barbara School Districts
Dos Pueblos High School Habitat Restoration	Santa Barbara School Districts
Dos Pueblos High School Sports Field Access Ramps	Santa Barbara School Districts
Santa Barbara High School Campus Modernization	Santa Barbara School Districts
Santa Barbara High School Site ADA Improvements	Santa Barbara School Districts
Santa Barbara High School Carrillo Street Driveway	Santa Barbara School Districts
San Marcos High School Gymnasium Renovations and Swimming Pool	Santa Barbara School Districts
San Marcos High School Stadium Walkway / Bleacher Addition	Santa Barbara School Districts
Goleta Valley / La Colina J.H.S. Campus Accessibility Improvements	Santa Barbara School Districts

<b>Project</b>	<b>Client or Owner</b>
Roosevelt Elementary School Campus Modernization	Santa Barbara School Districts
Washington Elementary School Portable Classrooms Reconfiguration	Santa Barbara School Districts
McKinley Elementary School Sewer Replacement	Santa Barbara School Districts
Pavement Rehabilitation – 5 campuses	Santa Barbara School Districts
Parking Lot Reconstruction – 3 campuses	Santa Barbara School Districts
Vandenberg Middle School Campus Modernization	Lompoc Unified School Districts
Crestview Elementary School Accessibility Improvements	Lompoc Unified School Districts
Buena Vista / Crestview Elementary School Firelines	Lompoc Unified School Districts
SBCC Campus Facilities Building	Santa Barbara City College

# STREET, PARKING LOT & BIKE PATH PROJECTS



The majority of transportation system projects listed below include rehabilitation to existing public facilities: downtown streets, residential streets, rural roads, parking lots, bike paths, and some highways. These projects incorporate a variety of repair methods depending on the condition, type of service, and available budget. Our scope of work typically includes geometric layout, drainage evaluation and design, drivability evaluation, consideration of aesthetics, and interfacing with adjacent improvements. Often special consideration is given to construction scheduling and/or staging requirements to reduce the impact to adjacent businesses and residences. New transportation system improvements are typically associated with site development projects and are not listed separately in this section.

<b>Project</b>	<b>Client or Owner</b>
Miller/Cook	City of Santa Maria
Spring Street	City of Paso Robles
Downtown Improvement Project	City of Santa Paula
Airport Area North of Hollister	City of Santa Barbara
Misc. Sidewalk Replacement	City of Santa Barbara
Yanonali Street Sidewalk	City of Santa Barbara
Botello Parking Lot, S.B. Airport	City of Santa Barbara
Franchesci Park Parking lot	City of Santa Barbara
Leadbetter Beach Parking Lots	City of Santa Barbara
Airport Administration Parking Lot	City of Santa Barbara
Airport Hangar 6 Area	City of Santa Barbara
Zoo Parking Lot	S.B. Zoological Gardens
Parking Lot No. 12	City of Santa Barbara
2007 Pavement Prep & Slurry Seal Program	City of Santa Barbara
2007 Pavement Prep & Slurry Seal Program	City of Goleta
2007 Overlay Program	City of Goleta
2008 Pavement Prep & Slurry Seal Program	City of Santa Barbara
2008 Pavement Prep & Slurry Seal Program	City of Goleta
2008 Slurry Seal & Overlay	City of Camarillo
2009 Pave Prep & Rejuv. Cape Seal Program	City of Santa Barbara
2009 Pave Prep & Rejuv. Cape Seal Program	City of Goleta
2009 Rejuvenating Cape Seal	City of Santa Barbara
2009 Pave Prep	City of Santa Barbara
ARRA Road Overlay Project	City of Santa Barbara
ARRA Road Maintenance Project	City of Santa Barbara
2010 Pavement Prep & Slurry Seal Program	City of Camarillo
2010 Pavement Prep	City of Santa Barbara
2010 Rejuvenating Cape Seal	City of Santa Barbara
2010 Overlay / Pulverization	City of Camarillo
2011 Las Posas Overlay Project	City of Camarillo
2011 Pavement Prep & Slurry Seal Program	City of Camarillo
2011 Pavement Prep	City of Santa Barbara
2011 Slurry Seal	City of Santa Barbara
School Pavement Evaluation	Santa Maria Joint Union H.S.





<b>Project</b>	<b>Client or Owner</b>
2012 Pavement Prep & Slurry Seal Program	City of Gilroy
2013 Pavement Prep	City of Santa Barbara
2013 Slurry Seal	City of Santa Barbara
2013 Overlay / Pulverization	City of Camarillo
2013 Pancho Road Pulverization	City of Camarillo
2014 Pavement Preparation / Asphalt Overlay	City of Santa Barbara
2014 Slurry Seal Project	City of Santa Barbara
2014 Pavement Preparation	City of Goleta
2014 Slurry Seal Project	City of Goleta
Parking Lot Expansion Project	Santa Maria Joint Union H.S.
El Capitan Bike Path (2 – Phases) (Class 1)	Co. of Santa Barbara
Mission/ Street @ HWY 101 Bike Path (Class 2)	City of Santa Barbara
Ninos/Cabrillo (Class 1)	City of Santa Barbara
Ortega Park Bike Path (class 1)	City of Santa Barbara
2015 Pavement Preparation / Asphalt Overlay	City of Santa Barbara
2015 Slurry Seal Project	City of Santa Barbara
2015 Euclid Avenue Sidewalk Infill	City of Santa Barbara
2015 Slurry Seal Project	City of Ventura
2016 Pavement Prep & Slurry Seal Program Phase 1	City of Gilroy
2016 Automall Paving Project	City of Gilroy
2017 Slurry Seal Project	City of Ventura
FY18 Pavement Maintenance Program	City of Santa Barbara
City of Santa Barbara Pilot Program	City of Santa Barbara
Birnam Wood Golf Club Pavement Evaluation & Design	Birnam Wood Golf Club
FY19A Pavement Maintenance Project – Slurry Seal	City of Santa Barbara
FY19B Pavement Maintenance Project – Overlay	City of Santa Barbara
Goleta Valley Junior High School	S.B. Unified School District
Jameson Lane	County of Santa Barbara
Miramar Beach Resort	County of Santa Barbara



# WATER SUPPLY PROJECTS



Water supply projects typically fall into two categories: complete water systems or improvements to a specific portion of an existing system. The complete water systems are typically operated by a mutual water company to supply private developments with domestic, irrigation, and fire flows. These systems usually include well pumping, treatment, storage, re-pressurization pumping, and distribution facilities. Projects addressing specific portions of existing systems may include pumping facilities, reservoirs, fire flow upgrades, pressure zone modifications, distribution piping replacement, water system master planning, and water treatment systems.

<b>Project</b>	<b>Client or Owner</b>
Vista Del Mar Temporary School	Chevron U.S.A.
Sandpiper Mutual Water Co.	TPB Associates, Inc.
Valle Verde Well / Treatment	City of Santa Barbara
Padre Well / Treatment	City of Santa Barbara
Saticoy Conditioning Facility	City of Ventura
535 Zone Booster Pump Station	City of Ventura
Ortega Ridge Pumping Plant	Summerland County Water District
Toro Canyon Water System	Toro Canyon Homeowners Assoc.
Summerland/Montecito Intertie Pipeline	Summerland County Water District
McElrae Reservoir Expansion	City of Ventura
Saticoy Chlorine Scrubber	City of Ventura
Evaluation of Eight Reservoirs	City of Santa Barbara
State Water Project Coastal Branch	Central Coast Water Authority
View Park Storage Tank	City of Ventura
Victoria Well No. 2	City of Ventura
Power Reservoir Rehabilitation	City of Ventura
Valley Vista Storage Tank	City of Ventura
Goleta Beach Fire Line	County of Santa Barbara
Cater WTP Sludge Beds	City of Santa Barbara
Cater WTP Slide Gates	City of Santa Barbara
Skofield Reservoir	City of Santa Barbara
Distribution Grid Replacement	Summerland County Water District
330 Zone Booster Pump Station 330 Zone Pipeline	City of Ventura
Saticoy Well Production	City of Ventura
Sheffield Reservoir Alternatives Study	City of Santa Barbara/JCE
Storm Drainage Repair Project	Cachuma O & M Board
Grant Park Reservoir Reconstruction	City of Ventura
Skyline Tract Waterline Replacement	City of Ventura
Seismic Retrofit of Existing Reservoirs	City of Ventura
Mound Well No. 1	City of Ventura
330 Zone and Power BPS Improvement Project	City of Ventura
Sheffield Temporary Reservoirs	City of Santa Barbara
Sheffield Final Reservoirs	City of Santa Barbara
Cachuma WTP	County of Santa Barbara
Earl Schmidt Water Treatment Plant	Castaic Lake Water Agency

<b>Project</b>	<b>Client or Owner</b>
Intake Pump Station	Castaic Lake Water Agency
Sand Canyon Project:	Castaic Lake Water Agency
Pump Station	Castaic Lake Water Agency
Pipeline	Castaic Lake Water Agency
Reservoir	Castaic Lake Water Agency
Cross-Tie Transmission Line	City of Santa Barbara
Cater WTP Sed. Basin Transfer Pumps	City of Santa Barbara
Cater Water Treatment Plant Upgrade	City of Santa Barbara
Recycled Water Reservoir	Castaic Lake Water Agency
Bradbury Dam RGMMP	Cachuma O & M Board
Carpinteria Valley Water District - Rancho Monte Alegre	Woodside Partners
Slippery Rock Ranch Water System	Dick Wolfe
Dunn School Water Supply Upgrade	Dunn School



# WASTEWATER FACILITIES PROJECTS



These projects exclusively include work on sewage collection and wastewater treatment plant (WWTP) facilities. The projects listed typically involve extension, repair or upgrade of existing facilities including collection systems, lift stations, and manholes, and may involve sewage collection master planning.

<b>Project</b>	<b>Client or Owner</b>
Mission Canyon Collection Facilities	County of Santa Barbara
Manhole Rehabilitation (1 & 2)	City of Santa Maria
Coating of WWTP Structures 1 & 2	City of Santa Maria
Braemar Sewage Lift Station	City of Santa Barbara/JCE
Airport Sewer Master Plan	City of Santa Barbara
Airport Maintenance Yard Sewer	City of Santa Barbara
Wharf Sewering Alternatives Study	City of Santa Barbara
Via Lucero Sewage Lift Station	City of Santa Barbara
Sewer Line Rehabilitation Project	Goleta West Sanitary District
Linda Road Sewage Lift Station	City of Santa Barbara
Braemar Lift Station Surge Control	City of Santa Barbara
Cachuma WWTP	County of Santa Barbara
Arundell Sewer Manhole Reconstruction	City of Ventura
Sewer and Manhole Repair	City of Ventura
Pump Station Rehab/Collection System Expansion	Montecito Sanitary District
Trenchless Sewer Rehabilitation	Goleta West Sanitary District
Sewer System Repairs	Goleta West Sanitary District
Wastewater Treatment Plant Air Piping Improvements	City of Ventura
Devereux Sewer Infrastructure	Devereux Foundation
Devereux Lift Station Replacement	Devereux Foundation
W. Campus Pt Area Reclaimed Water Main Extension	Devereux Foundation
Pre-Annexation Sewerage Study	Montecito Sanitary District
Sewer Slip-Lining	Montecito Sanitary District
Sewer Manhole Reconstruction	City of Ventura
Sewer and Manhole Repair	City of Ventura



# STORM DRAINAGE AND STORM WATER POLLUTION CONTROL PROJECTS



With recent requirements for NPDES Storm Water compliance, many of our completed and in-progress projects include storm water treatment evaluation and design. This may involve special grading and other site development considerations to minimize storm run-off or to lessen sediment transport by designing retention basins or bioswales. Other designs involve storm water treatment devices such as inlet filters or in-line gravity separators. Although pollution removal is the primary design goal, we also consider maintaining site drainage, long-term system maintenance and waste disposal, and how different methods and products may function specifically in the Santa Barbara area.

Virtually all of our design projects involve storm water quality control effort along with the drainage analysis with hydrologic and hydraulic calculations and the responsive design and specification for construction. In addition, a good many projects have required post construction maintenance programs to be prepared by our office which prescribe continued viability of permanent erosion control and other pollution prevention measures.

We strive to stay current in this rapidly developing field by working with Santa Barbara City and County staff, researching new products and manufacturers, and attending seminars on NPDES Phase II Storm Water Requirements. Our staff includes Qualified SWPPP Developer's (QSD's) and Qualified SWPPP Practitioner's (QSP's) to prepare the documentation and provide inspections as required by the State General Permit.

Project	Client or Owner
Dos Pueblos H.S. Habitat Restoration	Santa Barbara School Districts
Cate School Bioswales	Cate School
Cater Water Treatment Plant - NPDES Phase II Evaluation	City of Santa Barbara
Maintenance Yard and Vehicle Wash	City of Santa Barbara
Railroad South Parking Lot	City of Santa Barbara
Samarkand Site Additions	Samarkand Retirement Campus
De La Guerra Commons Dining Terrace	UCSB
Fairview Corporate Center	Orix
Via Lara Homes	Rick Jeffrey
Mission Meadows	Bradley & Associates
Pacific Village	M. Timm
Harbor Restaurant Drainage and Waste Disposal Area	City of Santa Barbara
Airport Services Maintenance Yard	Santa Barbara Airport
Environmental Health & Safety Building	University of California
Carpinteria Middle School Reconstruction	Carpinteria Unified School District
Quinta Isabella Residential Development	Casitas Hosmer, Joint Venture
Fairview Shopping Center	Financial Management Group
Harmony Homes	H&R Homes
Arroyo Burro Park Trash Enclosures	County of Santa Barbara
Buena Vista Creek Restoration	Birnam Wood Golf Club



# COUNTY OF SANTA BARBARA SITE DEVELOPMENT PROJECTS



This project listing is limited to Santa Barbara County Facilities. These projects typically involve design of site grading and surface drainage, vehicular access and parking, retaining walls, storm drain inlets and piping. Frequently, they also include public street frontage improvements (curb, gutter, sidewalk, conform paving) and extension of public water, sewer and storm drain facilities to the site.

<b>Project</b>	<b>Client or Owner</b>
North County Jail Site Selection Studies/Site Dev. Planning, Costs	County of Santa Barbara
Emergency Operation Center	County of Santa Barbara
IV Foot Patrol – Sheriff’s Substation	County of Santa Barbara
Mission Canyon Assessment District Sewage Collection System	County of Santa Barbara
911 Dispatch Center	County of Santa Barbara
Sheriff’s Honor Farm Parking – County Sheriff’s Department	County of Santa Barbara
Casa Nueva Office Building	County of Santa Barbara