



MEMORANDUM

TO: Mayor and City Council
FROM: June W. Catalano, City Manager
DATE: April 26, 2013
SUBJECT: **WEEKLY UPDATE**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

- **Buskirk Avenue Widening Phase 2 Improvement Project** – The State Water Board has issued the City a Waste Discharge Identification (WDID) number for this project. The WDID allows the Contractor to begin major earthwork operations on the project.

The project construction will be completed in stages in order to build the new roadway alignment while shifting traffic around the heavy construction areas. The Contractor's first order of work is the construction of a joint underground trench for the conversion and removal of existing overhead AT&T, Comcast and PG&E cables. The initial "potholing" to locate existing underground utilities commenced this week and should be completed within two weeks. General joint trench and roadway realignment construction is scheduled to begin the week of May 6, 2013, pending the City's approval of Contractor's staging and baseline construction schedule.

Groundbreaking Ceremony

The City is hosting a groundbreaking ceremony for City and County officials, CCTA staff, Project Partners, the news media and the public to kick-off the start of the construction project. The event will take place on Thursday, May 2 at 5:00 p.m. in the area in front of Marshalls next to Buskirk Avenue.

The City and Crossroads Shopping Center is also hosting an informational project meeting for the various Shopping Center tenants to discuss the project's construction schedule and potential impacts. Additional information will follow in future Weekly Updates or on the City's website page for the project at www.pleasant-hill.net/buskirk.

- **One Bay Area Grant Application Submittal** - Staff has submitted over \$7.1 million in grant applications for the One Bay Area Grant (OBAG) program. The OBAG program

establishes transportation program and project commitments for Federal transportation funds. City's project applications submitted for OBAG funding consideration are as follows:

- Contra Costa Boulevard Improvement Project (Chilpancingo Parkway to Viking Drive) - \$798,000 in Federal funding is sought to fully fund the upcoming Contra Costa Boulevard Improvement project. The project includes pavement rehabilitation, intersection geometry modification (at Golf Club Road), sidewalk improvements, traffic signal upgrade (at Golf Club Road and Viking Drive), bike lanes, enhanced street and pedestrian lighting and enhanced landscaping along Contra Costa Boulevard within the project limits.
- Contra Costa Boulevard Improvement Project (Beth Drive to Harriet Drive) - \$1,606,000 in Federal funding is sought to fully fund the pavement rehabilitation, intersection geometry modification (at Ellinwood Drive), traffic signal upgrade (at Ellinwood Drive and Beth Drive), new sidewalk installation, bike lanes, landscaping, street lighting, and pedestrian lighting along Contra Costa Boulevard within the project limit.
- Golf Club Road/Old Quarry Road Enhancement Project- \$4,770,000 in Federal funding for pavement rehabilitation, traffic signal upgrade (at Old Quarry Road/Golf Club Road), new traffic signal (at Golf Club Road/Stubbs Road), new roundabout (at Old Quarry Road/Camelback Road), sidewalk repair, crosswalk enhancement (at Golf Club Road/Tempe Court), lane reconfiguration (along Old Quarry Road), bike lanes, landscaping, and street and pedestrian lighting enhancements along Golf Club Road and Old Quarry Road corridors.

Project applications are scheduled to be reviewed and scored by an OBAG selection committee, and funding results are expected to be released in June.

- Pavement Failure Repairs - The Engineering Division, working closely with the Maintenance Division, issued an encroachment permit to both the East Bay Municipal Utility District (EBMUD) to repair a section of failing pavement on Buttner Road, and the Central Costa County Sanitary District (CCCSD) to repair a section of failing pavement on Limewood Place. In both cases, after investigation, the Engineering Division determined that the settlement of the EBMUD and CCCSD pipelines caused the asphalt concrete within the roadway to settle, crack and break, causing an unsafe condition to vehicles. Recently both agencies completed the repair work and residents within the work zones were notified in advance.
- Encroachment Permits

The Engineering Division has issued encroachment permits this week for the following work on various City streets:

856 Grayson Road – Ernie's Plumbing - trenchless sewer lateral repair

2192 Morello Avenue – AT&T Pole Replacement
535 Maureen Lane – Preferred Plumbing – trenchless sewer lateral replacement

Planning Division

Planning Commission

- ***Determination Of Conformance With City Of Pleasant Hill General Plan For A Proposed Vacation And Disposition Of Pleasant Hill Recreation & Park District Property At 249 Gregory Lane*** - Consider adoption of a resolution to determine (pursuant to Government Code Section 65402) that a proposal by the Pleasant Hill Recreation & Park District, to vacate and dispose by sale of property at 249 Gregory Lane (APN#150-131-055), can be found consistent with the General Plan.

Action: Adopted resolution finding the proposal consistent with the General Plan. One member of the public spoke.

Appeal Period: Through Monday, May 6, 2013.

- ***Greenhouse Gas Emissions - City Inventory Presentation*** - Presentation regarding an inventory and analysis of the City's Community Wide Greenhouse Gas emissions (GHG) prepared by Quantum Energy Services and Technologies, Inc. (QuEST). Preparation of the inventory was funded by Pacific Gas & Electric (PG&E), with support from the Association of Bay Area Governments (ABAG) and Local Governments for Sustainability-USA (ICLEI).

Action: Presentation received. No further action taken. One member of the public spoke.

Appeal Period: Not applicable. No action taken.

Appointment To The Economic Development Subcommittee - Action: The Planning Commission voted to appoint Chair Robert Abbott as the Commission's representative to replace Commissioner Bonato who previously resigned from the Subcommittee.

Update On Plan Bay Area (Sustainable Communities Strategy) - Update on the current status of the Plan Bay Area (Sustainable Communities Strategy, SCS) process that is occurring on the regional level with the Association of Bay Area Governments and the Metropolitan Transportation Commission.

Action: Update received. No further action taken.

Appeal Period: Not applicable. No action taken.

Zoning Administrator

No Meeting scheduled.

Architectural Review Commission

No Meeting scheduled.

- **Miscellaneous**

General Plan Amendment - Growth Management Element: The City is releasing an Initial Study/Negative Declaration, with a public comment period from April 26, 2013 through May 27, 2013, for a proposed General Plan Amendment to update the Growth Management Element of the General Plan. The purpose of the amendment is to incorporate new policies and language in the Growth Management Element to be consistent with Contra Costa County's voter adopted Measure J (half-cent transportation sales tax) requirements. The Planning Commission will hold a public hearing on May 28, 2013 to review and consider a recommendation to the City Council. Subsequently, the City Council will review and consider approval of the General Plan Amendment at an upcoming meeting in June 2013. For further information, contact Eric Hu (Engineering Division) or Troy Fujimoto (Planning Division).

- **Code Compliance**

Inquiries received and follow-up items being addressed this week include the following:

Follow-ups on Prior Inquiries:

- Anelda Drive: Complaint regarding trash and debris located on property. Site inspection complete. Contact made with property owner who stated the debris is scheduled to be removed in two weeks by the garbage company. Re-inspection complete. Debris removed from property. **Case closed.**
- Audrey Lane: Complaint regarding a pickup truck with trailer full of junk parked at the front of property. Site inspection complete. Notify Letter sent to owner. Re-inspection complete. Truck moved to paved area. Re-inspection complete. Debris removed and vehicles stored on paved surface. **Case closed.**
- Audrey Lane: Proactive case opened in conjunction with complaint for junk and debris on driveway. Site inspection complete and violations observed. Violations consist of junk and debris, vehicle stored on unpaved surface and garbage cans left out near collection point. Notify Letter sent to owner. Re-inspection complete. Junk and debris removed. Trailer still stored on unpaved surface and garbage cans still left out near collection point. Contact made with property owner and violations to be corrected this week. **Re-inspect next week.**

- Belinda Drive: Vehicles parked on a lawn in the front yard. Re-inspection completed this week. Vehicles remain. Notify Letter sent to owner. Re-inspection complete. Violations not corrected. Contact made with property owner. Discussed adding additional gravel to the area where the vehicles are stored and the removal of some debris. **Re-inspect property next week.**
- Best Road: Complaint regarding trash and debris at front yard. Site inspection complete. Notify Letter sent to owner. Owner contacted staff and requested an extension to correct the violations due to health problems. Extension granted. **Re-Inspection in four weeks.**
- Best Road: Complaint regarding junk and debris and unpermitted retaining wall. Site inspection complete. No debris found at property but there were overgrown weeds. Retaining wall not in violation. Property Management Company contacted and weeds scheduled to be removed. Re-inspection complete. Overgrown weeds cut and removed from property. **Case closed.**
- Brandon Road: Complaint regarding inoperable vehicle and debris. Site inspection complete. Violations include overgrown weeds, debris and inoperable vehicle. Notify Letter sent to owner. **Re-inspection next week.**
- Byron Drive: Complaint regarding overgrown vegetation and inoperable vehicles. Site inspection complete. Notify Letter sent to owner. Contact made with owner and a two week extension granted to address violations. **Re-inspect next week.**
- Charlton Drive. Inquiry regarding the status of an existing violation regarding the roof of a residence. Site visit complete. Violation not resolved. **Case under review.**
- Chianti Place: Complaint regarding a dead tree. Site inspection complete. Contacted property owner. Owner receiving estimates to have tree removed. **Re-inspect next week.**
- Claire Drive: Complaint regarding vehicles/trash/carts in a front yard of a residence. Trash and debris located at front yard next to driveway remain. Property has no active garbage service. Re-inspection complete. Junk and debris removed and trailer stored on paved surface. Property still has no active garbage service. Contacted tenant and discussed violation. Garbage service scheduled to start first of the month. **Re-inspect property next week.**
- Contra Costa Blvd: Complaint regarding loud noise. Site inspection completed. Contacted tenants and discussed noise issue. **Will monitor on a monthly basis.**

- Duke Way: Complaint regarding vehicle stored on an unpaved surface. Site inspection complete. Contacted property owner. Area paved at the end of the month. **Re-inspect next week.**
- Entrance to Sherman Acres: Complaint regarding dilapidated sign. Sight visit complete. Attempt to try and contact last known HOA president to discuss the issue. **Awaiting return response.**
- Geary Road: Complaint regarding bad odor coming from residence. Re-inspection complete and contact made with owner. No access to interior. Re-inspection complete. **Still trying to make contact with property owner to gain access.**
- Golf Club Road: Complaint regarding abandoned boat and debris. Site inspection complete and property Management Company contacted. Re-inspection complete. Boat and debris removed. **Case closed.**
- Gregory Village Shopping Center: Report of a large “For Lease” sign at blocking intersection visibility. Referred to Engineering Division. Contacted leasing agent and met at site. Updated contact made with leasing agent this week. Signs will be moved out of the sight triangle. **Re-inspection scheduled for this week.**
- Harvard Drive: Complaint regarding home based construction business operating out of a residential property. Site inspection complete. Some signs of HBB. Contact made with tenant. **Re-inspect this week.**
- Hoover Ave: Complaint regarding junk and debris and inoperable vehicles. Site inspection complete. Violations observed during inspection include debris, inoperable vehicles, vehicle stored on unpaved surface and uncomfortable accessory structures. Notify Letter sent to owner. **Re-Inspection in two weeks.**
- Mary Drive: Complaint regarding rooster and inoperable vehicle. Site inspection complete. Notify Letter sent to owner. Re-inspection complete. Inoperable vehicle still stored at front of property in public view. No access to rear yard to confirm the removal of the rooster. **Re-inspect this week.**
- Masfield Drive: Dilapidated residence. Re-checked this week. Yard clean up in progress. Will monitor progress on a monthly basis. Appears that property has sold and plans will be submitted shortly by the new owner to remodel the building. **Will monitor progress on a monthly basis until violations are corrected.**

- Maureen Lane: Complaint regarding illegal retaining wall/fence, fifty percent hard scape violation and violation of home occupancy permit. Site inspection complete. No violations. **Case closed.**
- Maureen Lane: Complaint regarding debris at the front of the property. Site inspection complete. Junk and debris observed at the front of the property. In addition, overgrown weeds observed at the side of the property. Notify Letter sent to owner. Re-inspection complete and violations corrected. **Case Closed.**
- Maureen Lane: Complaint regarding overgrown vegetation obstructing the public sidewalk. Site visit complete. Notify Letter sent to owner. Contact made with property owner requesting an extension to repair the vehicle. Extension granted. Re-inspection complete. Violations unchanged. Contact property owner to discuss case. **Re-inspection scheduled for next week.**
- Mazie Drive: Accessory structures without approval in a rear yard. Plans submitted last week for review. Plans approved. **Will continue to monitor progress and work in conjunction with Building Department.**
- Monivea Road: Trash and debris located at side yard and on driveway, camper in public view on driveway, overgrown weeds at front yard, vegetation obstructing the public sidewalk, low hanging branches over sidewalk, poor exterior paint condition and no garbage service. Re-inspection complete. All violations corrected except the property still has no active garbage service. Contacted property owner and discussed garbage service. Service will be started at the end of the month. **Re-inspect next week.**
- Pleasant Hill Road: Complaint regarding junk and debris in a front yard and overgrown weeds. Re-inspection complete. Some signs of activity at the property but the violations have not been correct. **Continue to try and contact property owner or representative.**
- Pleasant Hill Road: Complaint regarding inoperable vehicles, auto repairs and violation of home occupancy permit. Re-inspection complete. Some signs of auto repairs observed. **Property will be monitored on a weekly basis.**
- Pleasant Valley Drive: Second anonymous complaint regarding the condition of a residential property and potential use of a trailer as a dwelling. Re-inspected. Property has junk and debris located on the driveway and side yard. RV observed on driveway with possible occupancy. Contact was made with owner and site visit conducted. The

various violations and corrective actions were discussed. Notify Letter sent to owner. **Re-inspect property next week.**

- Santa Cruz Road: Complaint regarding an unsightly yard at a residence. Scheduled for site visit next week. Notify Letter mailed to owner. Contact made with owner and two week extension granted. Progress made in removal of junk and debris. **Re-inspect next week.**
- Shelly Drive: Complaint regarding odor and overflowing trash containers. Re-inspection conducted. Junk and debris found on driveway and garbage container left near collection point. Re-opened in response to new complaint. Notify Letter sent to owner. Re-inspection complete and conditions unchanged. Contact made with property owner and violations reviewed along with corrective actions. **Re-inspect next week.**
- Shirley Drive: Complaint regarding trash and debris located on property. Site inspection complete. No debris found during inspection but overgrown weeds are present at the property. Notify Letter sent to owner. **Re-inspect this week.**
- Skander Drive: Follow up with a property owner representative regarding correction of unpermitted construction. Contacted owner's representative. **Nuisance Abatement Notice under review by the City Attorney.**
- Starlyn Drive: Complaint regarding debris, overgrown weeds and loud noise. Site inspection complete. No debris found at property but there were overgrown weeds and a basketball stand located in the public street. Property owner contacted and violations discussed along with corrective actions. Re-inspection complete. Basketball stand moved to driveway and weeds cut and removed from property. **Case closed.**
- Stevenson Drive: Request for re-check on the progress of clean-up of a residential property previously declared a public nuisance. A follow-up visit was made to the site this week by Planning staff. The property owner will be re-contacted to request further clean-up. Re-inspection pending. Staff contacted owner representative and the property has been sold and will be cleaned up and repaired by new owner. **Will monitor progress on a monthly basis until violations are corrected.**
- Suzanne Place: Site inspection complete. Violations consist of an inoperable vehicle stored on the driveway, vehicles stored on unpaved surface and overgrown weeds. Notify Letter sent to owner. **Re-inspection next week.**

- Taylor Blvd.: Complaint regarding a home in disrepair. Site inspection complete. Violations include overgrown weeds and deteriorating exterior paint. Notify Letter sent to owner. **Re-inspection next week.**
- Twinview Drive: Complaint regarding junk in front yard and overgrown vegetation at a residence. Site visit this week indicates progress being made. Inoperable vehicle observed stored on driveway. Re-inspection complete. Junk and debris removed. Owner to donate vehicle and have it removed from property. **Re-inspect property next week.**
- Woodsworth Lane: Complaint regarding junk and debris and occupied accessory structures. Site inspection conducted. Owner contacted and requested an additional two weeks to correct the violations. **Inspection of the rear yard scheduled for this week.**

New Inquiries:

- Evelyn drive: Complaint regarding leaf blower noise. **Contact complainant to discuss issue.**
- Fair Oaks Drive: Proactive case opened in conjunction with complaint for overgrown weeds, inoperable vehicle and vehicles stored on an unpaved surface. Site inspection complete and violation observed. Violations consist of an inoperable vehicle stored on the driveway. Notify Letter sent to owner. **Re-inspection next week.**
- Hampton Drive: Complaint regarding an illegal fence being built. Inspection complete. Contacted owner and reviewed fence height. Fence built in compliance with City regulations. **Case closed.**
- Jennie Drive: Complaint regarding a recreational vehicle blocking the public right-of-way. Site inspection complete. Recreational vehicle parked on the public street. Police Department's traffic division notified. **Case closed.**
- Orin Lane: Complaint regarding overgrown weeds. Site inspection complete. Overgrown weeds located at front yard. **Sending Notify Letter to property owner.**
- Santa Lucia Drive: Complaint regarding multiple boarders and debris. Site inspection complete. No signs of multiple tenants. Debris related to concrete work on driveway **Re-inspection next week.**

- Waterberry Drive: Complaint regarding vehicles parked on an unpaved surface and commercial vehicle stored at residence. Site inspection complete. Damaged vehicle stored partially on paved surface. Tenant to repair vehicle and store it on a paved surface. Debris next to driveway. Tenant is removing debris this weekend. Commercial vehicle not stored on property. **Re-inspection in two weeks.**
- Wendy Drive: Complaint regarding junk and debris at front yard. Site inspection complete. No violations. **Case closed.**

Graffiti Removal:

- Elderwood Drive: Two utility boxes.
- Paso Nogal Road: Utility box, street sign and fence.