



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: January 9, 2015
SUBJECT: **WEEKLY UPDATE**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

Golf Club Road Bridge Replacement Project (GCRBRP) – The Project Contractor, Bay Cities Paving & Grading (BAY), and their subcontractors are currently working on Stage 2, which is primarily the removal and reconstruction of the north side of the Golf Club Road Bridge and approaching roadway. It is anticipated that the roadway approaches will be asphalt paved by early February 2015, pending favorable weather.

BAY has completed making sub-grade and placed aggregate base material for the roadway section on the east and west sides of the bridge. Fine grading and excavation for the new street light footing foundations is now underway, in preparation for the new curb, gutter and sidewalk.

Subcontractors work items:

R&R Maher will form the curb and gutter next week. Continental Electric will follow and is scheduled to install new street light foundations late next week. Once the street light foundations are poured, R&R Maher will place the final concrete for curb, gutter and sidewalk.

Utility Company Work Items:

BAY demobilized from the bridge work area over the last few weeks of 2014 so that utility companies could work unimpeded to complete most of their relocation work. PG&E has completed all of their necessary underground electrical conduit and gas pipeline relocation work for Stage 2. PG&E will be back after the completion of Stage 2 to install wiring and remove the temporary poles.

AT&T has completed the majority of their undergrounding of conduit work that impacts BAY in Stage 2. The only AT&T portion of work that still remains is the fabrication and installation of a custom lid with a false curb to cover an existing manhole.

Contra Costa Water District has completed all of their necessary water line underground work for Stage 2. They will be back during later stages to complete the remaining water service tie-ins.

For additional project information, visit the City's CGRBRP website page at <http://www.ci.pleasant-hill.ca.us/golfclub> or contact the City's Construction Manager, Jaemin Park at (925) 818-3756 or by email jpark@park-eng.com.

Contra Costa Boulevard Improvement Project (Chilpancingo Parkway to Viking Drive) – The project was substantially completed and placed on hold on November 21st, during the beginning of our holiday season. Minor work items remain and will begin next week;

- The City's paving contractor will begin the installation of colored crosswalk treatment along Contra Costa Boulevard (CCB) at the Viking Drive, Golf Club Road, and Chilpancingo Parkway intersections. Temporary lane closures will be implemented during the installation process, between 8:30 a.m. and 3:00 p.m.
- Contra Costa Water District crew will also be onsite to relocate an existing fire hydrant at the northwest corner at CCB/Golf Club Road intersection.
- A welder from street light manufacturer will be retrofitting the banner arms on all the new decorative median street light poles to address a manufacturing banner spacing error. Isolated sections of median street lights will be temporarily turned off during this process.

Saddleridge (Shetland Lane) Landslide Repair Update – The contractor is working on the final phase of the project. The concrete headwall for the drainage system at the top of the hillside was completed this week. Fine grading and hydro seeding of the hillside is scheduled to be completed next week. Once these items are completed, development of the two vacant parcels on Shetland Lane (which were affected by the landslide) can proceed, subject to the approval of the Architectural Review Commission and building permit review.

2014 ADA Improvement Project – MCE Corporation, the City's contractor, has started work this week on the 2014 ADA Improvement Project. The work includes the installation of nine new ADA compliant curb ramps at the following locations: the intersection of Maureen Lane and Maureen Court (2); the intersection of Maureen Lane and Dellwood Court (2); the intersection of Pleasant Hill Road and Mercury Drive (2); and the intersection of Cleaveland Road and Woodsworth Lane (3). These ramp locations were identified as of higher priority along these corridors. Work is expected to be completed by January 16, 2015.

Encroachment Permits

- MCI Verizon – Contractor is scheduled to begin conduit installation early next week. Work will begin on Gregory Lane (near Cleaveland Road), proceed east to Contra Costa Boulevard, then south on Contra Costa Boulevard to the Verizon store in the Downtown. The work scope includes the underground boring of conduit along the project limits, potholing and the restoration of pavement and concrete at specific entry and receiving pits, and traffic control. Traffic control will require temporary lane closures when work is in progress. Work is anticipated to be completed in about three weeks, weather permitting.

- PG&E – Hookston Road at Bancroft Road – Potholing and begin excavation for removal of about 80 feet of old steel casing around PG&E’s gas line on Hookston Road. This work is part of PG&E’s Casing Remediation Program. Work requires temporary shifting of the traffic lanes on Hookston Road when work is in progress. Motorists could encounter minor delays.
- MCI/Verizon at Gregory Lane and CCB– Contractor has obtained an encroachment permit to begin work on Gregory Lane (near Cleaveland) and continue west to and along Contra Costa Blvd to the Verizon Store in Downtown. The work scope includes the underground boring of conduit along the project limits, potholing and the restoration of pavement and concrete at specific entry and receiving pits, and traffic control. Work is anticipated to be completed within
- EBMUD – 160 Devon Avenue – Locate and repair water leak in roadway
- EBMUD – 340 Valley View Drive – Locate and repair water leak in roadway
- Diablo Valley Water System – 409 Soule Avenue – Final asphalt paving over canal water line repair
- 106 Marvin Drive – Remove and replace driveway approach

Maintenance Division

- Staff completed and submitted the 2014 C.E.R.S. (California Environmental Reporting System) report to the Contra Costa County Health Services. The report consists of the year’s annual Hazardous Materials Business Plan, hazardous waste generated, and underground storage tanks annual usage. State Law (Assembly Bill 2286) now requires electronic reporting. Staff submitted the data in advance of the March 2, 2015 deadline.
- During the current dry weather period, Maintenance staff has started applying pre-emergent in the landscaped areas throughout the City. This application will impede the seed germination making the weed control manageable.
- Staff has now checked and filled all known potholes throughout the City.

Planning Division

Planning Commission - No meeting scheduled.

Zoning Administrator

Tree Removals:

- Two Monterey Pines at 47 Valley Court (Dec. 31st)
- One White Ash at 1648 Shirley Drive (Dec. 30th)

Public Hearings:

- ***PLN 14-0146 - Minor Use Permit, My Spanish Preschool at 2551 Pleasant Hill Road -*** Minor Use Permit for a preschool (general day care) use at an existing church (Oasis Christian Fellowship Church). The proposed general day care facility would accommodate up to 40 children and would be in operation Monday through Friday from 7:00 AM to 6:00 PM. The site is zoned *R-10 Single Family, 10,000 square foot lots* and the General Plan Designation is *Single Family Medium Density*. APN 164-030-005 & 008.

Action: Approved with Conditions. No one from the public spoke on the request, however, four letters of support were received, and one phone call was received from a resident who identified various issues related to the proposal.

Appeal Period: Through Tuesday, January 20, 2015.

Administrative Actions:

- ***PLN 14-0303: Sprint Modifications to Existing Wireless Communication Facility at 2551 Pleasant Hill Road (Oasis Christian Church Monopine)***

The Zoning Administrator has determined that this application to modify an existing wireless communication facility *is eligible* for streamlined review in accordance with Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 – Amendment to Telecommunication Act of 1996. The Zoning Administrator has further determined that the proposal would not “*substantially change*” the physical dimensions of the existing facility, since it primarily consists of replacing three existing antenna panels with three new antenna panels of similar dimensions etc. Furthermore, the Zoning Administrator is requiring special conditions of approval, in order to restore and enhance the appearance of the monopine facility (i.e. natural conical shape, branch count, needle density, colors, materials, etc.). Note: *The monopine was significantly disfigured due to Sprint’s modifications, completed in summer/fall of 2013, in association with modifications approved through PLN 12-0140.*

Review Period: Any member of the Planning Commission or Architectural Review Commission may request review of these determinations by notifying the Zoning Administrator within ten days of this determination (or no later than January 20, 2015). If no request for review is received within ten days, the Zoning Administrator’s determination will be final. Note: This application was previously noted in the weekly update of December 7, 2014; however, action was deferred by the Zoning Administrator until January 8, 2015 (pending receipt of additional information from the applicant) thereby extending the review period until January 20, 2015 as noted above.

Architectural Review Commission - No meeting scheduled.

Code Compliance

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

New Inquiries:

- **Location:** Cleopatra Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Contra Costa Boulevard
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Ester Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Fernwood Drive
Complaint: Recreational vehicle.
Action: No violation.
Outcome: **Case closed.**

- **Location:** Jennie Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Norse Drive
Complaint: Vehicles stored on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Taylor Boulevard
Complaint: Junk/debris.
Action: No violations.
Outcome: **Case closed.**

Proactive Work:

- **Location:** Harvard Drive
Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Helen Road
Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Maybelle Drive (1)
Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Maybelle Drive (2)
Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Oakvue Road
Observation: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
- **Location:** Soule Avenue
Observation: Inoperable vehicle, junk/debris and vehicle on unpaved.
Action: Owner notified.
Outcome: Pending re-inspection.

Status of Prior Inquiries:

- **Location:** Apollo Way
Complaint: Dead tree.
Action: Tree removed.
Outcome: **Case closed.**

- **Location:** Ardith Drive
Complaint: Junk/debris and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Beatrice Road
Complaint: Inoperable vehicle, junk/debris and vehicle on unpaved.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Bliss Court
Complaint: Dead Trees.
Action: Trees removed.
Outcome: **Case closed.**
- **Location:** Camino Las Juntas
Complaint: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Charles Avenue
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Charlton Drive
Complaint: Deteriorated roof and debris.
Action: Multiple contacts made.
Outcome: Case under review.
- **Location:** Cleopatra Drive
Complaint: Junk/debris and lack of garbage service.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Elderwood Drive
Complaint: Unpermitted accessory structure.
Action: Owner notified.

- Outcome:** Pending re-inspection.
- **Location:** Ester Drive
Complaint: Storage container.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Fawn Creek Court
Complaint: Debris placed in creek.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Gladys Drive
Complaint: Vegetation obstructing sidewalk and view of traffic.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Grayson Road
Complaint: Excessive fence height.
Action: Minor Exception in progress.
Outcome: Pending outcome of Minor Exception.
 - **Location:** Halten Court
Complaint: Trash/debris.
Action: Trash/debris removed.
Outcome: **Case closed.**
 - **Location:** Harvard Drive
Complaint: Accessory structure at front yard.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Hawthorn Drive
Complaint: Graffiti.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Helen Road (1)
Complaint: Junk/debris.

- Action:** Owner notified.
Outcome: Pending re-inspection.
- **Location:** Helen Road (2)
Complaint: Inoperable vehicle.
Action: Vehicle operable.
Outcome: **Case closed.**
 - **Location:** Hoover Avenue
Complaint: Junk/debris and inoperable vehicles.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
 - **Location:** Isabella Lane
Complaint: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
 - **Location:** Kathleen Drive
Complaint: Trash/debris.
Action: Trash/debris removed.
Outcome: **Case closed.**
 - **Location:** Kathryn Drive
Complaint: Weeds and damaged fence.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Lorenzo Drive
Complaint: Fence.
Action: No violation.
Outcome: **Case closed.**
 - **Location:** Lucinda Lane
Complaint: Exterior paint, low hanging tree branches and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Mary Drive

- Complaint:** Rooster.
Action: Contacted property owner; inspection scheduled.
Outcome: Pending inspection.
- **Location:** Maybelle Drive (1)
Complaint: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
 - **Location:** Maybelle Drive (2)
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Maybelle Drive (3)
Complaint: Vehicle on unpaved.
Action: Vehicle moved to driveway.
Outcome: **Case closed.**
 - **Location:** Maybelle Drive (4)
Complaint: Vehicle on unpaved.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Mayhew Way
Complaint: Barbed wire on fence.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** McKissick Street
Complaint: Basketball structure in front yard setback.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Monument Boulevard
Complaint: Lack of garbage service.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Oak Park Boulevard (1)
Complaint: Junk/debris and grading.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Oak Park Boulevard (2)
Complaint: Inoperable vehicle.
Action: Vehicle removed.
Outcome: **Case closed.**
- **Location:** Patterson Boulevard (1)
Complaint: Junk/debris and weeds.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Patterson Boulevard (2)
Complaint: Graffiti.
Action: Graffiti removed.
Outcome: **Case closed.**
- **Location:** Pleasant Hill Road
Complaint: Junk/debris and weeds.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Poshard Street
Complaint: Dead tree.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Ruth Drive
Complaint: Mulch and concrete piles.
Action: Inspection scheduled.
Outcome: Pending inspection.
- **Location:** Second Avenue
Complaint: Unpermitted home occupancy.
Action: Inspection complete.
Outcome: Pending re-inspection.

- **Location:** Sky Ranch Lane
Complaint: Junk/debris.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Slater Avenue
Complaint: Abandoned house with weeds and debris.
Action: Property sold; new owner notified.
Outcome: Continue to monitor and re-inspect.
- **Location:** Twinview Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Vili Way
Complaint: Vegetation obstructing sidewalk.
Action: Vegetation removed.
Outcome: **Case closed.**
- **Location:** Wendy Drive
Complaint: Trees obstructing the public right-of-way.
Action: Trees trimmed.
Outcome: **Case closed.**

Graffiti Removal:

No graffiti removed this week.