



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council

FROM: Andrew Murray, Assistant City Manager

DATE: July 25, 2014

SUBJECT: **WEEKLY UPDATE**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Engineering Division

- **Buskirk Avenue Widening Phase 2 Improvement Project** – The Project Contractor, Ghilotti Bros., Inc. (Ghilotti) and their subcontractors are currently working on Stages 2B and 4A. Overall, the project is on schedule and anticipated to be completed in September 2014.

Current Buskirk Project Activities:

Ghilotti Stages 2B and 4A Project Improvements (Ongoing – August 2014) – Stage 2B - Ghilotti closed the west side of Buskirk Avenue south of Hookston Road. Two-way traffic will be maintained during this construction stage of work and traffic has been shifted to the east side of Buskirk Avenue. Ghilotti can now begin work on the removal of the existing roadway pavement and concrete curb and gutter in order to work on the realignment and improvements to the storm drain system.

Stage 4A - Ghilotti continues forming and placing concrete curb and gutter along the median of Buskirk Avenue near Monument Boulevard and near the bus stop south of The Crossroads. Ghilotti will pave the median side of northbound Buskirk Avenue near Monument Boulevard and start footing excavation for the seat wall at the bus stop near Lamkin Lane.

Subcontractor work items:

Takehara Landscape will continue landscape irrigation and planting within the bioswale sections of Buskirk Avenue.

For more project information, please see future Weekly Updates, visit the City's Buskirk Avenue web page at www.pleasant-hill.net/buskirk or contact the City's Construction Manager, Jeff Ocampo, at (925) 671-5208 or by email at jeff@ghirardelliassoc.com.

- 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 (GCR) bridge.

BAY has installed Storm Water Pollution Prevention Plan (SWPPP) measures around the project site. The contractor has also implemented a creek diversion measure to ensure permit compliance and to provide access for the bridge replacement work. They are constantly monitoring SWPPP measures and creek flow to remain in compliance. BAY also excavated the creek slopes and slope base on both sides and installed rock slope protection, which consists of ¼ ton rocks. They will fill voids by planting with native soil and grass at a later date.

Subcontractors Work Items:

MCM Construction (bridge specialist subcontractor) demolished the northern half of the existing GCR Bridge and is currently installing an access ramp for equipment to drive piles for the bridge. They have installed temporary excavation shoring at the existing abutment wall (west end), to provide safe access to the workers.

The subcontractor will continue this week with the construction of an access ramp in preparation of pile driving. Pile driving operations (starting week of July 28th) will take a day or two to complete at each of the three segments, and this work should be completed over a two week period.

LMC Safety placed additional traffic striping on the east bound GCR approach to Old Quarry Road intersection, channeling traffic sooner over to the outside lane. Additional traffic signs have been placed throughout the project. Please expect traffic delays on GCR within the construction zone and obey construction traffic control measures for your safety and others. Alternatively please use Chilpancingo Parkway to Old Quarry Road to access the north side of Diablo Valley College avoiding extensive roadwork on GCR and Contra Costa Boulevard.

For additional project information, visit the City's CGRBRP website page at 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.

- Geary Road Improvements – The Project Contractor, Bay Cities Paving & Grading (BAY), and their subcontractors are currently working on Phase 1: Construction of improvements on the north side (Pleasant Hill side), which is scheduled to be completed in late 2014.

Current Project Activities and Traffic Alert

BAY resumed the replacement of the 72 inch storm drain pipe (SDP) crossing underneath Geary Road at the intersection of Larkey Lane after Contra Costa Water District completed early this week the lowering of their water main where it crossed the new SDP.

When BAY begins removing the 72-inch SDP along the north portion of Geary Road, traffic will be shifted to the south Geary Road. Additionally, Larkey Lane at Geary Road intersection will be closed to traffic. The rest of Larkey Lane will be open and accessible from the south direction, but there will be no access to Geary Road at times. Please expect traffic delays, lane shifts, flaggers and detours to be in place at times during this construction work. While Larkey Lane is closed at Geary Road, please use detour routes posted at either or both:

- Camino Verde to Mallard Drive back to Larkey Lane; or
- Buena Vista Avenue to 1st Avenue back to Larkey Lane.

As with the previous weeks, BAY continues potholing the work site in order to locate any underground utilities which may potentially conflict with the new storm drain system or other new underground facilities.

Upcoming Project Activities

As part of the engineering design for the construction of new roadway improvement, BAY will be grinding up the existing asphalt pavement and using it as base material and embankment fill. The new Geary Road pavement surface will consist of deep asphalt pavement section over the project recycled base material.

During this grinding and construction process some existing paved parking and shoulder areas along the north side of Geary Road will not be available for on-street parking. Please adhere to posted traffic control and “No Parking” signage until these sections are reopened. The contractor will provide additional notifications to affected properties. We apologize for construction caused inconveniences and thank you in advance for your patience.

Contra Costa Water District (CCWD) crews will be shifting from their water line relocation work on Geary Road, adjacent to the Fire Station, to relocation work on Putnam Boulevard over the next few weeks to remove conflicts with new storm drain pipes.

For additional project information, visit the City’s Geary Road Improvement website page at www.ci.pleasant-hill.ca.us/geary. Any questions or concerns related to project construction should be directed to the City’s Construction Manager, Ryan Cook at (925) 943-5899 x2364 or via email at rcook@walnut-creek.org

Encroachment Permits

City of Martinez Water District - Repair a leak at the valve connection to their existing water main at 70 Devon Avenue. Their crews have been on site this week making necessary repairs including potholing to locate the existing main, excavation at multiple locations, repair of the leaky valve, backfill and temporary asphalt restoration. Affected property owners were notified by the Water District prior to the start of work.

PG&E - Camelback Road neighborhood – Work continues on replacement of underground

electric facilities. Install new conduit on Maricopa and Shadow Mountain Courts using the boring method. Pothole to locate existing conduits on Shadow Mountain Court. Excavate on Camelback Road and Maricopa Court to make conduit connections. Contractor's work requires temporary traffic control and areas of "no parking" along these streets. Residents could experience some minor traffic delays at times

PG&E – Chilpancingo Parkway – Paving at one location to complete utility repair.

EBMUD – Lucinda Lane – Trench work continues in order to install new water main. Work requires temporary traffic control and areas of "no parking" when work is in progress. Residents could experience some minor delays.

EBMUD – Donegal Way at Devon Avenue – Water leak repair in roadway.

AT&T – College Way & College Drive – Excavate at four locations in sidewalk area to repair broken conduits.

Astound – Norse Drive north of Viking Drive – Paving and sidewalk restoration where new conduits were installed along roadway.

536 Viking Drive – Remove and replace non-compliant driveway approach.

50 Del Vista Court – Excavate to repair defect in new sewer lateral and then restore pavement.

Maintenance Division

- Staff responded to an after-hours call from the Police Department for a large tree branch which was blocking the roadway on Kathryn Drive. Staff removed the hanging branch and cut it up into manageable pieces for the homeowner's removal.
- Staff has removed twenty of the older heavy metal bar catch basin grates in high-traffic areas such as Monument Boulevard, Buskirk Avenue, and Ruth Drive, as well as several residential streets. As Phase I of the replacement process, the grates were replaced with a light weight CalTrans-approved bike proof style grate. Phase II will be the replacement of 460 older Contra Costa County Type C grates that were never equipped with bike proofing.
- Staff has completed the annual catch basin inspections. The process includes inspection of the basin, pipe and bike proofing on the grate. Only 37 of the 1,497 basins will require further cleaning.

Planning Division

Planning Commission - No meeting scheduled.

Zoning Administrator - No meeting scheduled.

Architectural Review Commission - No meeting scheduled.

Administrative Actions

- *PLN 14-0197 Minor Exception 36 Ackley Court*

The minor exception would accommodate a new accessory structure (detached garage) that is 88 square feet over the allowed maximum (500 square feet) for the R-10 zoning designation for a total floor area of 588 square feet (an increase of 18% in the allowed floor area). The additional 88 square feet is requested to better accommodate two automobiles (that are currently parked outside in the front yard) and storage of items that are currently stored in two detached sheds (203 square feet total) that are proposed to be removed. The site does not currently have a garage. The project would otherwise comply with all applicable development standards for the R-10 zoning district.

Action: The request is currently within the 10 day public notice period. To date, no comments have been received.

Appeal Period: Not applicable as a decision has not yet been made.

Code Compliance

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

New Inquiries:

- **Location:** Douglas Terrace
Complaint: Garbage service.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Helen Road
Complaint: Rooster.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Ilene Drive
Complaint: Storage unit and debris.
Action: Owner notified.

Outcome: Pending re-inspection.

- **Location:** Lorenzo Drive
Complaint: Occupied shed.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Madeira Way
Complaint: Junk/debris and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.

Proactive Work:

- **Location:** Claire Drive
Observation: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Doray Drive (1)
Observation: Inoperable vehicle.
Action: Vehicle repaired.
Outcome: **Case closed.**
- **Location:** Doray Drive (2)
Observation: Vehicle on unpaved surface.
Action: Vehicle removed.
Outcome: **Case closed.**
- **Location:** Doris Drive (1)
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Doris Drive (2)
Observation: Vehicle on unpaved surface.
Action: Vehicle removed.
Outcome: **Case closed.**

- **Location:** Geraldine Drive (1)
Observation: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Geraldine Drive (2)
Observation: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Hazel Drive (1)
Observation: Junk/debris, inoperable vehicle and vehicle on unpaved surface.
Action: Junk/debris removed. Vehicle moved to paved surface.
Outcome: **Case closed.**
- **Location:** Hazel Drive (2)
Observation: Vehicle on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Helen Road
Observation: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Kathryn Drive
Observation: Inoperable vehicle.
Action: Vehicle repaired.
Outcome: **Case closed.**
- **Location:** Madiera Way
Observation: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Margie Drive
Observation: Vehicle on unpaved surface.
Action: Vehicle removed.
Outcome: **Case closed.**

- **Location:** Paradise Lane
Observation: Junk/debris and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Susan Lane
Observation: Vehicle on unpaved surface.
Action: Vehicle removed.
Outcome: **Case closed.**
- **Location:** Taylor Boulevard
Observation: Overgrown weeds, trash/debris and lack of garbage service.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.

Status of Prior Inquiries:

- **Location:** Alhambra Avenue
Complaint: Barking dog; additional complaint for dead trees.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Barbara Court
Complaint: Inoperable vehicle and vehicles on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Byron Drive
Complaint: Low hanging tree branches and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Charlton Drive
Complaint: Deteriorated roof and debris.
Action: Multiple contacts made.
Outcome: Case under review.
- **Location:** Chianti Place

- Complaint:** Broken window, peeling exterior paint and missing guardrail.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Diablo View Road
Complaint: Junk/debris and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Dorothy Drive
Complaint: Boat hull on driveway.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Elderwood Drive
Complaint: Unpermitted accessory structure.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Elinora Drive
Complaint: Home in poor condition.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Eloise Avenue
Complaint: Bushes obstructing the sidewalk.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Geraldine Drive
Complaint: Graffiti.
Action: Inspection complete.
Outcome: Pending re-inspection.
 - **Location:** Grayson Road (1)
Complaint: Excessive fence height.
Action: Minor Exception in progress.
Outcome: Pending outcome of Minor Exception.

- **Location:** Grayson Road (2)
Complaint: Unpermitted home occupancy.
Action: Inspection complete.
Outcome: Pending re-inspection.
- **Location:** Grayson Road (3)
Complaint: Shrubs obstructing traffic.
Action: Inspection complete.
Outcome: Pending re-inspection.
- **Location:** Gregory Lane
Complaint: Dead vegetation (Via CCCFPD).
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Hazel Drive
Complaint: Junk/debris and occupied recreational vehicle.
Action: Junk/debris and recreational vehicle removed.
Outcome: **Case closed.**
- **Location:** Hoover Avenue
Complaint: Junk/debris and inoperable vehicles.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
- **Location:** Lucinda Lane
Complaint: Exterior paint, low hanging tree branches and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Luella Drive
Complaint: Occupied accessory structure built without permit.
Action: Inspection complete.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
- **Location:** Madeira Way
Complaint: Inoperable vehicle.
Action: Owner notified.

- Outcome:** Pending re-inspection.
- **Location:** Marcia Drive
Complaint: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Margie Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Marta Drive
Complaint: Storage container.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Mary Drive
Complaint: Rooster.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Mayhew Way
Complaint: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Mazie Drive (1)
Complaint: Occupied accessory structure built without permit.
Action: Owner notified.
Outcome: Continue to monitor property; coordinate final inspection the Building Division.
 - **Location:** Mazie Drive (2)
Complaint: Unpermitted home occupancy.
Action: Public Hearing.
Outcome: Pending hearing.
 - **Location:** McKissick Street
Complaint: Basketball structure in front yard setback.

- Action:** Owner notified.
Outcome: Pending re-inspection.
- **Location:** Mohar Court
Complaint: Unpermitted fence.
Action: Fence modified.
Outcome: Pending re-inspection.
 - **Location:** Oak Park Boulevard
Complaint: Junk/debris and grading.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
 - **Location:** Paradise Lane
Complaint: Bushes obstructing public right-of-way.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Patterson Boulevard
Complaint: Junk/debris and weeds.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
 - **Location:** Pleasant Hill Road (1)
Complaint: Junk/debris and weeds.
Action: Final notice sent to owner.
Outcome: Pending re-inspection.
 - **Location:** Pleasant Hill Road (2)
Complaint: Dead vegetation, deteriorated roof, damaged fence and garage conversation.
Action: Property for sale.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
 - **Location:** Pleasant Hill Road (3)
Complaint: Commercial vehicle on residential property.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Santa Cruz Drive

- Complaint:** Right-of-way obstruction, accessory structures and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Scottsdale Road
Complaint: Weeds and damaged fence.
Action: HOA notified.
Outcome: Pending re-inspection.
 - **Location:** Second Avenue
Complaint: Unpermitted home occupancy.
Action: Inspection complete.
Outcome: Pending re-inspection.
 - **Location:** Shadowood Drive
Complaint: Tree branches obstructing traffic.
Action: Owner notified.
Outcome: Pending re-inspection.
 - **Location:** Shirley Drive
Complaint: Trailers on unpaved surface and unpermitted tree removal.
Action: Trailers removed; trees trimmed.
Outcome: **Case closed.**
 - **Location:** Skander Court
Complaint: Unpermitted accessory structure.
Action: Property sold; accessory structure scheduled to be removed.
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:** Soule Avenue
Complaint: Junk/debris and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Twinview Drive
Complaint: Unpermitted building activity.
Action: No violation.
Outcome: **Case closed.**
- **Location:** Wedgewood Court
Complaint: Dead tree.
Action: Tree removed.
Outcome: **Case closed.**

Graffiti Removal:

No graffiti removal this week.