



MEMORANDUM

TO: Mayor and City Council

FROM: June W. Catalano, City Manager

DATE: September 29, 2011

SUBJECT: **WEEKLY UPDATES**

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Single-Family Residence (104 Price Lane) – A demolition permit was issued for a 700-square-foot residence, and plans have been submitted for review and approval to rebuild a new residence on this parcel. The new residence will have 1,693 square feet of living space, 550 square feet of garage, and 447 square feet of porch and decks.
- County Square (510 Contra Costa Boulevard) – Final approval for the new tenant space for Big 5 has been completed.

Engineering Division

- 2011 Street Resurfacing, Phase II Project No. 10-11 – Last week, the contractor successfully placed approximately 82,000 square yards of rubberized chip seal on residential streets in the College Park and Ellinwood neighborhoods. The chip sealing of Lisa Lane also was added to the scope of work. Valley Slurry System is on site this week placing the final product (microsurfacing seal over the chip/rock). Work is scheduled from Wednesday through Saturday (weather dependent). Residents were notified by hand-delivered door hangers prior to the start of work. Remaining work includes the placing of new thermoplastic striping, markings and buttons over the microsurfacing seal (at least seven days after material is placed). Work is expected to be completed by mid-October 2011.
- National Pollutant Discharge Elimination System (NPDES) Program – The Contra Costa Clean Water Program (CWP) Management Committee voted unanimously to conduct a Proposition 218 property-related fee in order to secure additional funding to

comply with the new requirements of the San Francisco Bay Regional Water Quality Control Board's Municipal Regional Permit (MRP). The "2012 Community Clean Water Initiative" will be a balloted countywide election (sponsored by the CWP, not cities) with weighted tiers based on watershed for Central County (including Pleasant Hill). The rate would be \$22/year for a typical residential unit. The rates were determined based on a number of factors, including feedback from public opinion surveys, and the projected needs for each municipality. Based on budget projections, the additional revenue generated from the Initiative would be sufficient to fund and offset the cost mandated by the Municipal Regional Permit for Pleasant Hill.

The tentative schedule for the balloted election is as follows:

December 15, 2011	Mail notices for the public hearing
February 1, 2012	Hold public hearing (County Board of Supervisors)
February 15, 2012	Mail ballots Countywide
April 1, 2012	Close 45-day balloting period

Because this is a property-related fee, the initiative would pass with a 50% plus one vote on returned ballots only.

- Encroachment Permits Underway

Private

Owner – Build three-foot high picket fence in front yard at 43 Alan Drive
Darrin Stanley Engineering – Replace sewer lateral at 112 Mazie Drive

Utilities

PG&E – Repair gas lateral at 516 Masfield Drive
PG&E – Repair gas lateral at 47 Dunbar Court
AT&T – Emergency telephone service repair at 26 Burnham Court
AT&T – Install new conduit on Pleasant Hill Road at Slater Avenue
AT&T – Fiber splicing in manhole on Contra Costa Boulevard at Viking Drive

Maintenance Division

- Creek Clean-up – The Civic Corps (formerly the East Bay Conservation Corps) started work with City staff on Monday. Work began with silt removal from under the Murderer's Creek Bridge at Boyd Road. A total of eight yards of sand, gravel and silt was shoveled to an area where staff could pick it up with the backhoe and transport it out by dump truck. Work will continue throughout the City with weeding and silt removal in the creek system.
- Safety Training – A trainer from DuAll Safety provided "Hot Work – Welding and Fire Extinguisher Training" on Wednesday. This is an annual State-required training.

- Curb Markings – Staff freshened up the red curb pavement markings in the Poets Corner area.

Planning Division

- **Planning Commission**

Beckner-Morris Residence, Tree Removal Permit Request (321 Strand Avenue) – Public hearing to consider approval of a Tree Removal Permit to remove one 75-inch diameter (at 4.5 feet above grade) Valley Oak tree estimated to be 50-60 feet in height. The project site is located in the *R-6 Single Family – 6,000 square foot lots* zoning district.

Action: This matter had previously been considered on August 9, 2011 and was continued to September 27, 2011 so that a peer review of the original arborist report could be prepared. After considering testimony from the applicant, the applicant’s arborist and two neighbors, and after reviewing the peer review arborist’s findings documenting significant concerns about the condition of the tree, the Planning Commission adopted a motion directing staff to prepare a resolution for consideration on October 11, 2011 with findings approving removal of the oak tree. Two neighbors who testified at the hearing indicated that they were willing to fund a third arborist report and requested that the Commission defer action until a third report could be prepared. The Commission indicated that there was sufficient information already presented to justify removal of the tree; however, it would consider information from a third arborist if it is presented by October 11.

Appeal Period: Final action was not taken so the appeal period has not yet begun.

- **Zoning Administrator**

No meeting scheduled.

- **Architectural Review Commission**

No meeting scheduled.

- **Code Compliance**

Selected highlights of weekly activity:

Dilapidated Fencing – Staff has been in contact with the Contra Costa Country Club regarding the condition of the perimeter fencing along portions of the golf course property. The Country Club staff stated that they are currently obtaining bids to

replace the cyclone wire fencing, install gates and remove the old barb wire from the property.

Removal of Large Waste Containers – Staff has been working with Allied Waste to establish a process for removal of large unpermitted waste containers that may be left or dumped on public streets and/or private properties. Allied has indicated that it will work with the City to ensure that such containers are removed within 48 hours of being reported and marked for removal.

Nuisance Abatement – An abatement has been initiated on a residential property in the Cumberland area to address junk, debris, trash and a large empty pool that is only partially fenced.

Number of Tasks Completed This Week – 55 (including 21 investigations, 4 sector patrols, 2 referrals to assist other agencies/divisions and various miscellaneous activities such as phone calls, emails, internal requests for service, counter coverage and attendance at training sessions).