



# CITY AT WORK

## Summer 2007



City of Pleasant Hill

This City at Work issue highlights the Public Works and Community Development Department public works activities within the City. The Public Works section is composed of two divisions: Engineering and Maintenance. The Engineering Division handles the construction inspection and contract administration for Capital Improvement Projects, such as traffic signals, sidewalks, street paving and storm drains. This Division also addresses traffic issues, encroachment permits for work on public property, floodplain issues, solid waste contract management (trash, recycling and green waste) and new residential and commercial subdivision development, including plan checking and inspections. The Maintenance Division takes care of City landscaping, temporary pothole repair, permanent repair of small potholes, pavement crack sealing, storm drain cleaning, street sweeping and City-owned public buildings (Downtown Parking Garage, City Hall, Public Service Center and Police Department).

### Engineering Division

City Hall  
100 Gregory Lane  
Pleasant Hill, CA 94523  
Phone (925) 671-5264  
Fax (925) 676-1125  
[www.pleasanthill.ca.gov/PublicWorks](http://www.pleasanthill.ca.gov/PublicWorks)

### Maintenance Division

Public Services Center  
310 Civic Drive  
Pleasant Hill, CA 94523  
Phone (925) 671-4646  
Fax (925) 676-7628

**Steve Wallace, Public Works and Community Development Director 671-5208**

### Engineering Staff Directory (area code 925)

Mario Moreno, City Engineer 671-5252  
Annette Kaufmann, Administrative Secretary 671-5264  
Shawn Knapp, Associate Engineer 671-5251  
Roderick Wui, Associate Engineer 671-5261  
Eric Hu, Associate Traffic Engineer 671-5203  
Ann Page, Assistant Engineer 671-5260  
Safa Jubboori, Construction Inspector 671-5232

### Maintenance Staff Directory (area code 925)

Robert Costa, Maintenance Superintendent 671-4656  
Chris Heck, Administrative Secretary 671-4646  
Mike Moore, Senior Maintenance Worker 671-5244

To email comments and concerns pertaining to public works operations, please go to the City of Pleasant Hill web site ([www.pleasanthill.ca.gov](http://www.pleasanthill.ca.gov)) and then use the CONTACT US pull-down menu to access STAFF E-MAIL (COMCATE).

### Important Public Works Operations Numbers (area code 925)

Street Maintenance (potholes, storm drains, sweeping and landscaping)	671-4646
Traffic Issues (parking, signs, signals, striping and traffic calming)	671-5203
Capital Improvement Projects (pavement and storm system rehab)	671-5251
Street Pavement Program (pavement analysis and scheduling)	671-5251
Subdivision Development (grading, plan checking and inspections)	671-5261
Encroachment Permits (sidewalk, driveway, fences and utility repair)	671-5232

## TRAFFIC MATTERS

### Stop sign installation requests

The city receives numerous traffic related phone calls every week. One of the most common questions staff receives is:

#### *What does it take for the City to install a stop sign on my street?*

The State of California regulates the installation of stop signs for the primary purpose of assigning who has the right-of-way at intersections. Stop signs are not used as speed control devices or as a means to reduce cut-through traffic by inconveniencing motorists.

Some of the traffic flow characteristics that are evaluated for stop sign installations include the hourly vehicle volume through the intersection, the 85th percentile speed (the speed at which 85% of cars are traveling) at the intersection, the number of accidents at the intersection that can be prevented by a stop sign, and the stopping sight distance from the approaches to the intersection.

#### *Why wouldn't stop signs along our street help to slow traffic?*

Studies have shown that motorists tend to accelerate to higher speeds to make up for the time lost at stop signs. Vehicle speeds will decrease within 200 feet of an intersection, but their speeds will

remain unchanged or increase between the next intersection. Furthermore, when stop signs are installed where the need to control the right-of-way is questionable, there will be an increase in traffic delay and congestion with little or no gain in safety.

In fact, safety is often reduced! The number of rear-end collisions sometimes increases and the number of pedestrian related collisions also may increase due to a false sense of security provided by the stop sign. Motorists may also question the validity of the stop sign if the cross street traffic is light or non-existent, resulting in frequent roll through or running of the stop sign.

Residents can learn more about City traffic policies by visiting the City traffic website (<http://www.pleasanthill.ca.gov/PublicWorks/traffic.cfm>), or by calling Eric Hu, Associate Civil Engineer at (925) 671-5203.



## ENGINEERING TOPICS

### Call before you build within the Right-of-Way

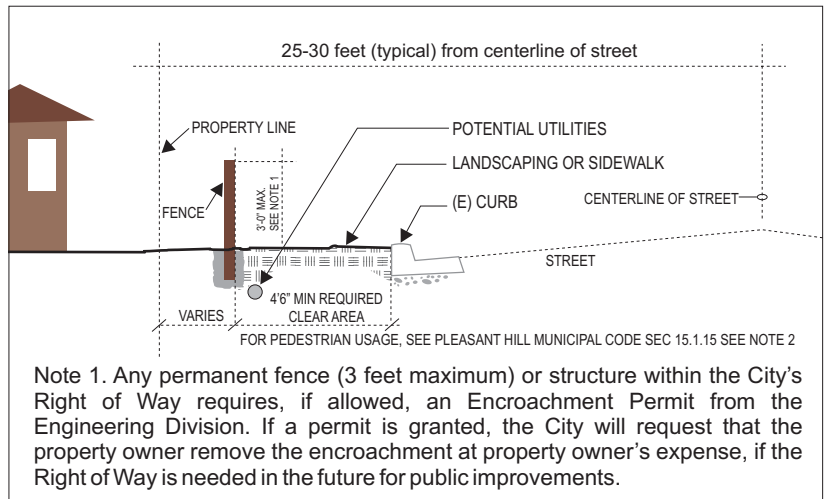
As a resident of Pleasant Hill, it is very important that you determine your property limits before you undertake your next home improvement project. As we have suggested, a number of residents have called the Engineering Division before undertaking costly projects in front of, or along side, their fronting property.

As you may be aware, the City's *Right-of-Way* (which includes all land which by deed, conveyance, agreement, easement, dedication, usage is reserved for or dedicated to the use of the general public for road or highway purposes) is typically 50 feet to 60 feet in width or 25 to 30 feet from the road centerline on most residential streets. The City reserves this area for future improvement projects such as drainage, sidewalks, roadway widening, utility improvements, among others. If you plan to *Encroach on the Right-of-Way*, meaning going on, over, or under, or using a right-of-way in a manner which prevents, obstructs, or interferes with the normal use of that way, you will first need to contact the Engineering Division to determine if a permit will be granted. Typical encroachments include:

1. Excavating or disturbing the rights-of-way
2. Erecting a fence of any type, material, and height within the right-of-way
3. Constructing a pathway, sidewalk, or driveway
4. Constructing on, over, under, or within the right-of-way a culvert or other surface drainage or subsurface drainage facility
5. Constructing a pond or water structure
6. Placing a sewer pipeline, water lateral, pipe, conduit, or cable

7. Constructing a structure, retaining wall, or similar encroachment
8. Placing or leaving any obstruction or impediment, including debris boxes or storage moving bins on a right-of-way

Remember, if you are building within 15 feet of the roadway shoulder or 10 feet behind a concrete curb and gutter or 5 feet behind the sidewalk, **you are likely within the City's Right-of-Way** and encroaching, which will require a permit before you commence any work. The Engineering Division will schedule a site visit with you to discuss your future project—please give us a call at 671-5264 to set up an appointment. **Please remember that if you build without a permit you may be subject to the removal of the encroachment at your own cost.**



## PROPERTY DEVELOPMENT ACTIVITY AT A GLANCE



### PLANNED

#### Price Lane Subdivision

This subdivision is located on a one-acre parcel on the corner of Price Lane and Theo Lane. The project will consist of five single-family, two-story homes, ranging in size from 1,865 square feet to 2,712 square feet. The developer will provide a construction schedule to the City prior to the plans being approved. Residents in the vicinity will be notified prior to the commencement of work.

### UNDERWAY

#### Hidden Creek Estates (formerly Rainbow Estates)

This subdivision is located on Ava Lane, a newly constructed private road, off of Rainbow Lane and adjacent to Murderer's Creek. The five lots are 1/4 to 1/2-acre in size and feature two single-story models, ranging from 2,890 to 2,957 square feet, and a two-story model of 4,130 square feet. This residential project features innovative drainage systems that filters and retains storm water runoff prior to discharging into the creek. Construction is anticipated to be completed this summer.



Hidden Creek Estates

### COMPLETED

#### Back Forty Texas BBQ Restaurant

Back Forty Texas BBQ reopened for business in May 2007 at the corner of Oak Road and Coggins Drive. Renovations included partial demolition and expansion of the existing building and frontage and onsite landscape improvements.

#### Best Western Hotel

This new hotel is located at 1432 Contra Costa Boulevard. The three-story building has 30 rooms/suites. The hotel was in construction for a number of years and was completed in early spring 2007.



Best Western Hotel

## CITY CONSTRUCTION PROJECTS

For additional information about the following construction projects please visit the City's web site ([http://www.pleasanthill.ca.gov/PublicWorks/city\\_project.cfm](http://www.pleasanthill.ca.gov/PublicWorks/city_project.cfm)) or contact the Engineering Division at (925) 671-5264.

### PLANNED

#### Murderer's Creek embankment stabilization project

The City has provided stabilization work on a Murderer's Creek embankment behind Hoover Court. This temporary stabilization was required because of heavy winter storms damage. A project this summer will complete permanent stabilization work for the creek embankment.

#### Police Department exterior building repairs

This project will correct building deficiencies related to a history of leaks within the facility. The project will replace the deficient building exterior siding system and the single glazed windows. An investigation study has determined that the primary cause of the water intrusion is the minimal tongue and groove profile of the wood siding system. The new system will consist of a less expensive and durable cellular fiber cement board. The replacement of single pane windows with more energy efficient windows will also be completed while the siding is removed. The project is anticipated to begin by fall/winter.

### UNDERWAY

#### Brandon Road and Grayson Road sidewalk installation project

The City received a \$412,000 State (formally Federal) Safe Route to School (SR2S) grant (10% City match required) to provide pedestrian and bicycle improvements for Brandon Road and Grayson Road. These roads are used by school children to access Rodgers-Smith Park and three local schools: 1) Christ the King, 2) Pleasant Hill Christian and 3) Strandwood Elementary. The project is constructing new sidewalks on the west side of Brandon Road and on the south side of Grayson Road (between Cortsen Road and Pleasant Hill Road). The project also will provide an in-pavement lighted crosswalk at Brandon Road and Gregory Lane, drainage improvements and new striping. The project is anticipated to be completed by early Fall 2007.

### COMPLETED

#### 2007 street resurfacing project

The project focused on providing cape sealing surface treatment for collector and arterial streets. The cape seal application is a two-step process: 1) Rubber Binder Chip Seal—the street is sprayed with rubberized asphalt binder and then rock is placed on top and compacted into the binder; 2) Micro-surface Seal—a mixture of asphalt liquid and fine rock is placed on top of the Rubber Binder Chip Seal to provide a final



An attractive facelift for Morello Ave!

wear surface. The final surface is not as smooth as a conventional asphalt concrete overlay but will provide the durability at approximately one-quarter of the cost. After the cape seal is completed the streets will have new traffic striping applied. Extensive efforts by both the City and Contractor were taken to minimize the impacts to the traffic. The major collector and arterial streets that were rubberized cape sealed include: Boyd Road, Buskirk Avenue, Coggins Drive, Cottonwood Drive, Doray Drive, Elderwood Drive, Elinora Drive, Golf Club Road, Hookston Road, Morello Avenue, Maureen Drive, Oak Road, Viking Drive, and sections of Westover Drive and Beth Drive.

The Erin Court cul-de-sac end and Hardy Circle streets were added as residential test streets for Rubberized Cape seal application based on their low Pavement Condition Index and unique 90 and 180 turns. The tests will allow staff to track the performance (over the next couple of years) prior to applying the low cost rehabilitation cape seal product on any residential streets and courts. The project was substantially completed in August 2007.

#### Curb Ramp installation project

The City hired a contractor to install 96 new curb ramps throughout the City. High priority areas targeted for this project were routes to schools as well as sidewalks that did not have existing curb ramps. The new curb ramps provide access to sidewalks



for pedestrians with physical disabilities along residential and commercial areas. They were built to be compliant with the new Americans with Disabilities Act (ADA) standards for accessibility. This standard requires new ramps to have a detectable warning surface mat on the ramp landing area that warns pedestrians with visual disabilities that they are about to enter a roadway with vehicular traffic. The project began in March 2007 and was substantially completed in July 2007.

#### 2007 street pothole repair

Localized pavement failures (more commonly referred to as potholes) occur on our City streets due to weather conditions, pavement overloading, and bad base material. Potholes that develop throughout the year are temporarily repaired by our maintenance staff to provide a short term fix to the pothole area. The permanent fix requires the excavation of the area and placement of hot mix asphalt concrete. The Street Pothole Repair program funds the repair of potholes in the City that occur throughout the year. The City's contractor completed approximately 21,000 square feet of pothole repairs throughout the City in March and April 2007. The next pothole repair project is scheduled to occur in fall 2007.

## UTILITY CONSTRUCTION PROJECTS

### Important Utility Emergency Phone Numbers



<b>Central Contra Costa Sanitary District</b> (sewer emergencies)	(925) 933-0955
<b>Comcast</b> (TV cable customer service and repair emergencies)	(800) 945-2288
<b>Contra Costa Water District</b> (water emergencies)	(925) 688-8095 (weekdays) or 688-8374 (all other times)
<b>East Bay Municipal Utility District</b> (water emergencies)	(866) 403-2683
<b>Pacific Gas &amp; Electric Company</b> (gas and electric emergency)	(800) 743-5000
<b>SBC</b> (customer repair service)	611
<b>Diablo Vista Water District</b> (private residence)	(925) 938-9510



## UNDERWAY

### Contra Costa Water District (CCWD) South— Pleasant Hill main replacement project

This project will replace the main water line pipeline under Geary Road (between Vessing Road and Putnam Boulevard), Putnam Boulevard (between Geary Road and Sunnysvale Avenue), and Oak Park Boulevard (between Patterson Boulevard and the Canal Crossing near Stevenson Drive). The work started in April 2007 and is expected to finish in November 2007. The main replacement in Geary Road and Oak Park Boulevard has been completed. In order to avoid any conflicts with school traffic, all work on Oak Park Boulevard is expected to be completed by late August. Once completed, this project will help improve water service reliability and adequate flow for fire fighting in the southwest portion of Pleasant Hill.

### Chilpancingo Parkway main replacement project

This project will replace the damaged 24-inch transmission main and water valves at the Chilpancingo Parkway and Contra Costa Boulevard intersection. Construction began in April 2007, and some work has been scheduled at night to minimize the impacts to vehicular traffic. Conflicts encountered have required the re-design of valve locations and delays in completing work. The project is expected to finish in September 2007.

### CCWD/Mt. Diablo Unified School District project

The Mt. Diablo Unified School District is working with the Contra Costa Water District to upgrade and install a "loop system" in order to supply the mandated water flow for the Pleasant Hill Education Center. The improvements require the installation of a new fire line, fire hydrants, and 2,250 feet of 6 and 8-inch PVC pipeline along Santa Barbara Road and along Hawthorne Drive to Patterson Boulevard. Work is anticipated to start this winter.

## MAINTENANCE MATTERS

### Contra Costa Boulevard AD 20 median landscaping

The median on Contra Costa Boulevard north of Woodsworth Lane is being re-landscaped. City crews installed new wrought iron fencing at the median tips which are painted "Pleasant Hill Green" to match the streetlights and other wrought iron fencing in the Downtown Area. The median tips are paved with cobble river stone, similar to that seen in the medians by City Hall on Cleveland Road. The landscaping includes shade trees, shrubs, and colorful ground cover. In addition, a drip-bubbler watering system with a centrally



controlled irrigation clock will be installed to conserve water.

The next phase of the median updates will be retrofitting the Vivian Drive to Doris Drive median. All mature trees in this median will be retained as part of the landscape design.

### Pleasant Hill pagodas

Two "City of Pleasant Hill" pagoda structures are being rehabilitated. The Pagoda on Golf Club Drive was rehabilitated in June 2007; it received new concrete footings and columns to reinforce the deteriorating support structure. Another pagoda, located on Contra



Costa Boulevard at the south limits of the City (across from Black Angus Restaurant) was destroyed in an automobile accident and is under construction.