



City of Pleasant Hill

MEMORANDUM

TO: Mayor and City Council
FROM: June Catalano, Manager
DATE: August 22, 2014
SUBJECT: **WEEKLY UPDATE**

GENERAL UPDATE

PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Building Division

- Pleasant Hill Plaza (1962 Contra Costa Boulevard) – Mountain Mike's Pizza has received the final approval to occupy (previously the Beauty Source).
- Hookston Square Office Park (3478 Buskirk Avenue, #260) – Tenant improvement has been approved and a permit has been issued to Cofy for administrative offices (non-profit organization).
- Batteries & Bulbs (555 Contra Costa Boulevard) – Tenant improvement has been approved and a permit has been issued.

Engineering Division

Buskirk Avenue Widening Phase 2 Improvement Project – The Project Contractor, Ghilotti and their subcontractors, are currently working on Stages 2A, 2B, 3A and 4A. Overall, the project is on schedule and anticipated to be completed in September 2014.

Current Buskirk Project Activities

Stages 2A, 2B, 3A and 4A Project Improvements (Ongoing – September 2014)

- Stage 2A – Ghilotti continues with installing underground storm drain improvements and grading bio-retention basins at the closed section of Hookston Road.

- Stage 2B – Ghilotti continues with underground storm drain improvements on the west side of Buskirk Avenue south of Hookston Road. Ghilotti will also be installing concrete curb and gutter the week of August 25th.
- Stage 4A – Ghilotti completed the reconstruction of the pork chop island at the southwest corner of Monument Boulevard and Buskirk Avenue and the two curb ramps at the north side of Monument Boulevard. The new pedestrian ramps are now open to the public.

Subcontractors work items:

- Takehara Landscape will be installing irrigation conduits and sleeves along the west side of Buskirk Avenue south of Hookston Road.
- Bond Blacktop will be filling existing roadway cracks with crack sealant along Buskirk Avenue along the older roadway sections in advance of a new slurry seal application the week of August 25th. Single lane closures will be set up for this work. Please expect delays.

Traffic Alert:

- Stage 3A – Ghilotti will be closing a section of Hookston Road from Vincent Road to Buskirk Avenue over a three weekend period: August 30-31; September 6-7; and September 13-14. These closures are part of the contract staging plans and are needed to allow for the installation of the new storm drain improvements, new concrete island and curb and gutter and the reconstruction of the roadway section in this area. Local traffic will be allowed in the road closure area. Through traffic will be diverted to Mayhew and Vincent Road. Residents in the area are being notified by flyer. Detour signs and message boards will be in place to route vehicular traffic around the closure area. Please expect delays.

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.

Contra Costa Boulevard Improvement Project (Viking Drive to Chilpancingo Parkway) – Ghilotti Brothers, Inc. continues to install new curb/gutter/sidewalk along the east side of Contra Costa Boulevard (CCB), between Golf Club Road and Chilpancingo Parkway, as well as the installation of new pedestrian level lighting along the east side of CCB. New LED street lights have also been installed in the median island throughout the project limit. New traffic signal conduits have been installed at the intersection of CCB/Golf Club Road and CCB/Viking Drive, and new signal poles will be erected at both intersections in the upcoming week. All sidewalk improvements are anticipated to be completed in the upcoming two weeks along CCB. The estimated completion date is November 2014.

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.

BAY installed a new reinforced concrete pipe at the east abutment, which will connect the existing storm drain system on Golf Club Road to Grayson Creek. Over the next two weeks, BAY will be working on placing rock slope protection in front of the abutments and building new headwalls for the drainage outfall pipe.

Subcontractors work items:

- MCM Construction is continuing with construction of the northern half of the new bridge. Pile driving operations were completed last week. Removal of the pile driving access platform will be completed this week. MCM is backfilling behind the eastern abutment and forming and placing reinforcing steel for the western abutment. It is anticipated that they will place concrete for the western abutment this week. Once the abutment has cured and reached the required strength, MCM will backfill. This will allow for the forming (false work) of the new bridge deck to begin.

The estimated completion date for Stage 2 is December, 2014.

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 at jpark@park-eng.com.

Elinora Drive Storm Drain Improvement Project No. 04-14 – The City is currently out to bid with the Elinora Drive Storm Drain Improvement Project. The work is located at 2032-2038 Elinora Drive. As part of the storm drain maintenance program, staff has identified the need to replace approximately 80 linear feet of deteriorated 50 x 31 inch corrugated metal pipe (CMP) prior to the winter rains.

Last year a sink hole formed at the CMP along 2032-2038 Elinora Drive. There was minimal property damage caused by the sink hole. Staff video-inspected the CMP and determined that a spot repair was needed in order to stabilize the pipe and surface area, these were completed prior to the 2013 winter.

Staff recently completed the engineering specifications and plans for this project. The scope includes: replacement of approximately 80 linear feet of storm drain pipe; a new storm drain manhole; clearing of property owner surface improvements; removing an adjacent tree, landscape restoration and coordination with existing property owners and utilities. As the cost of the project is under \$100,000, staff will conduct an informal bid process with the bid opening scheduled for September 3, 2014. The work is expected to begin on September 15, 2014 and be completed by the end of October 2014.

Encroachment Permits

- EBMUD – Lucinda Lane – Work on replacement water main and new water services has resumed. Work requires temporary traffic control and areas of “no parking” when work is in progress. Residents could experience some minor delays
- AT&T – 557 Mesa Verde Place – Excavation in roadway to repair phone cable
- Diablo Vista Water System – 121 Hawthorne Court at Shelly Drive – Water leak repair has caused the system in this area to be turned off - repairs are pending. The temporary shutdown affects residents on Hawthorne Drive/Court and Shelly Drive north of Byron Drive
- CCCSD – 197 Cleopatra Drive – Sewer main repair in roadway
- 2952 Dorothy Drive – Install drainage pipe along portion of the roadside ditch
- 2093 Sherman Drive – Remove and replace driveway approach
- 116 Lucinda Lane - Sewer lateral repair in the roadway

Planning Division

Planning Commission

No meeting scheduled.

Zoning Administrator

No meeting scheduled.

Tree Removal Permits Approved: None.

Architectural Review Commission

Meeting cancelled.

Code Compliance

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

New Inquiries:

- **Location:** Chaucer Drive
Complaint: Unpermitted structure.
Action: Owner notified.
Outcome: Continue to monitor property; coordinate final inspection with the Building Division.

- **Location:** Donna Drive
Complaint: Junk/debris and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Hookston Road
Complaint: Bushes obstructing public right-of-way.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Ruth Drive
Complaint: Inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Santa Cruz Drive (1)
Complaint: Weeds. (Via Contra Costa County Fire Protection District).
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Santa Cruz Drive (2)
Complaint: Weeds. (Via Contra Costa County Fire Protection District).
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Sylvia Drive
Complaint: Occupied structure.
Action: Owner notified.
Outcome: Pending re-inspection.

Proactive Work:

- **Location:** Hazel Drive
Observation: Vehicle on unpaved surface.
Action: Vehicle moved to a paved surface.
Outcome: **Case closed.**

- **Location:** Helen Road
Observation: Weeds.
Action: Owner notified.
Outcome: Pending re-inspection.

- **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: Barking issue resolved; trees removed.
Outcome: **Case closed.**

- **Location:** Ardith Road (1)
Complaint: Occupied structure.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Ardith Road (2)
Complaint: Vehicles on unpaved surface.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Audrey Lane (1)
Complaint: Vehicle stored on unpaved surface.
Action: Inspection scheduled.
Outcome: Pending inspection.

- **Location:** Audrey Lane (2)
Complaint: Vehicle stored on unpaved surface.
Action: Inspection scheduled.
Outcome: Pending inspection.

- **Location:** Audrey Lane (3)
Complaint: Vehicle stored on unpaved surface.
Action: Inspection scheduled.
Outcome: Pending inspection.
- **Location:** Byron Drive
Complaint: Low hanging tree branches and weeds.
Action: Trees trimmed; weeds removed.
Outcome: **Case closed.**
- **Location:** Charlton Drive
Complaint: Deteriorated roof and debris.
Action: Multiple contacts made.
Outcome: Case under review.
- **Location:** Carolyn Drive
Complaint: Weeds.
Action: Weeds removed.
Outcome: **Case closed.**
- **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:** Donegal Drive
Complaint: Unpermitted home occupancy.
Action: No violation.
Outcome: **Case closed.**
- **Location:** Dorothy Drive
Complaint: Junk/debris.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Douglas Terrace
Complaint: Garbage service.
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:** Geraldine Drive
Complaint: Graffiti.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Gladys Drive (1)
Complaint: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
- **Location:** Gladys Drive (2)
Complaint: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
- **Location:** Gladys Drive (3)
Complaint: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**

- **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:** Gregory Lane
Complaint: Dead vegetation (Via Contra Costa County Fire Protection District).
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Helen Road (1)
Complaint: Weeds.
Action: Weeds removed.
Outcome: **Case closed.**
- **Location:** Helen Road (2)
Complaint: Inoperable vehicle.
Action: Vehicle repaired.
Outcome: **Case closed.**
- **Location:** Helen Road (3)
Complaint: Inoperable vehicle.
Action: 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 (1)
Complaint: Occupied accessory structure built without permit.
Action: Inspection complete.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
- **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:** 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:** Oak Park Boulevard
Complaint: Junk/debris and grading.
Action: Final notice sent to owner.
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 conversion.
Action: Property for sale.
Outcome: Continue to monitor property; coordinate final inspection with Building Division.
- **Location:** Richie Drive
Complaint: Occupied structure.
Action: Inspection scheduled.
Outcome: Pending inspection.
- **Location:** Rose Lane (1)
Complaint: Inoperable vehicle.
Action: Vehicle repaired.
Outcome: **Case closed.**
- **Location:** Rose Lane (2)
Complaint: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**
- **Location:** Santa Cruz Drive
Complaint: Right-of-way obstruction, accessory structures and inoperable vehicle.
Action: Owner notified.
Outcome: Pending re-inspection.

- **Location:** Santa Lucia Drive
Complaint: Tree obstructing street light.
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:** Soule Avenue
Complaint: Junk/debris and weeds.
Action: Owner notified.
Outcome: Pending re-inspection.
- **Location:** Theo Lane
Complaint: Unpermitted home occupancy; inoperable vehicles.
Action: Inspection complete.
Outcome: Continue to monitor and re-inspect.
- **Location:** West Hookston Road
Complaint: Junk/debris.
Action: No violation.
Outcome: **Case closed.**
- **Location:** Westover Drive
Complaint: Junk/debris.
Action: Junk/debris removed.
Outcome: **Case closed.**

Graffiti Removal:

No graffiti removal this week.