I. INTRODUCTION

A. Project Description

This is a public hearing to review a proposal to remove two existing single family residential buildings that are currently used for day care and to replace them with one new 4,996 square foot commercial building to consolidate the two day care sites into one facility for up to 72 children with a maximum of 12 employees. In addition, various site improvements are proposed including: new vehicular circulation, new parking spaces, a new trash enclosure, refreshed landscaping and outdoor play areas. The project includes the following:

- A development plan for the construction of a new approximately 4,996 square foot facility, including site modifications such as landscaping, a new parking area, outdoor play areas and ancillary structures.
- A variance to allow a five foot high front yard fence and to allow for a reduction in the required front yard landscaped area.
- A conditional use permit for the following:
  - Daycare, general use.
  - Allowing parking spaces to be accessed directly from a public street.
  - Allow perimeter landscaping widths to be reduced to 0 feet.
  - Allowing a reduced landscape planter width down to 1.5 feet.

Note: the project will also require separate approval of an Architectural Review Permit and will require a voluntary lot merger that would have to be completed prior to building permit issuance to ensure the building does not cross over property lines.
B. Background

Both buildings were originally constructed in 1951, with renovations and additions occurring in the late 70’s, early 80’s. A use permit was approved for a day care in 1988 at 1715 Oak Park Boulevard, with a maximum capacity of 55 children. Subsequently, in 2001, the City approved a use permit to expand the day care facility at 1715 Oak Park Boulevard into 1725 Oak Park Boulevard. The expansion allowed up to 72 children and 12 staff members. Both use permits have expired due to inactivity at the site, thus, the applicant will be requesting a new use permit.

The Architectural Review Commission held a study session to provide preliminary input and feedback on the proposed project in June 2017. The Commission provided feedback including the following:

- Preference for the “neighborhood preferred” site plan (more discussion provided later in the staff report).
- Generally pleased with the overall architecture of the building.
- Other architectural and site/landscaping comments (see Attachment C).

Based on the comments provided by the Commission and staff, the applicant revised the plans to address their comments.

II. GENERAL INFORMATION

A. General Plan

The General Plan designates the site as Single-Family High Density.

B. Zoning

The Zoning is R-10, Single Family – 10,000 sq. ft. lots.

C. Site Description and Existing Land Use

The site currently has two vacant residential buildings that were used to operate the previous day care facility. The site contains two parcels with a combined area of approximately 19,000 square feet. The combined sites currently have multiple access points from both Eccleston Avenue and Oak Park Boulevard.
D. Surrounding Zoning and Uses

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>PUD 410</td>
</tr>
<tr>
<td>South</td>
<td>Walnut Creek</td>
</tr>
<tr>
<td>East</td>
<td>Single Family – 10,000 sf lots</td>
</tr>
<tr>
<td>West</td>
<td>Single Family – 10,000 sf lots</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Vacant (site of future library and sports fields)</td>
</tr>
<tr>
<td>South</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>Single Family Residential</td>
</tr>
</tbody>
</table>

E. CEQA Status

Pursuant to California Code of Regulations, Title 14, Chapter 3, Sections 15302, 15303, and 15332 of the Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended, this project is determined to be Class 2, 3, and 32 categorical exemptions, which consists of replacement and reconstruction of existing facilities, new construction of small structures, and infill development projects as the proposal is replacing two former day cares, at the same site, with the same capacity, the new facility is approximately 5,000 square feet and the project is consistent with the General Plan, less than five acres in size, is not within valued natural habitat, will not have significant effects on traffic noise, air and water quality and can be served by existing utilities and public services.

III. ANALYSIS

A. Development Regulations

The project site is located within the Single Family – 10,000 square foot Zoning District. While the proposal is not a residence, the project is required to comply with the development standards of the R-10 zone district. The following table summarizes the development standards that would be applicable to the project:

<table>
<thead>
<tr>
<th>Development Regulations (R-10)</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>10,000 square feet</td>
<td>Two lots to be combined to approximately 19,000 square feet</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>80 feet</td>
<td>Combined over 100 feet</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum Lot Depth</td>
<td>90 feet</td>
<td>Over 90 feet</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum Yards:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>20 feet</td>
<td>20 feet</td>
<td>Yes</td>
</tr>
<tr>
<td>Rear</td>
<td>15 feet</td>
<td>27 feet</td>
<td>Yes</td>
</tr>
<tr>
<td>Corner Side</td>
<td>15 feet.</td>
<td>18.5 feet</td>
<td>Yes</td>
</tr>
<tr>
<td>Side</td>
<td>5 feet.</td>
<td>27 feet</td>
<td>Yes</td>
</tr>
<tr>
<td>Development Regulations (R-10)</td>
<td>Required</td>
<td>Proposed</td>
<td>Complies?</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>----------</td>
<td>----------</td>
<td>-----------</td>
</tr>
<tr>
<td>Aggregate Side</td>
<td>15 feet.</td>
<td>Over 20 feet</td>
<td>Yes</td>
</tr>
<tr>
<td>Creek Setbacks</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>35 feet</td>
<td>17.6 feet to the peak of the roof</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Number of Stories</td>
<td>2½ stories</td>
<td>1 story</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>30%</td>
<td>Approx. 26%</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum Landscaping (front yard only)</td>
<td>50% of front yard area</td>
<td>Mix of landscaping and pervious areas</td>
<td>No, see variance analysis in staff report</td>
</tr>
<tr>
<td>Maximum Gross Floor Area Ratio (FAR)</td>
<td>40%</td>
<td>Approx. 26%</td>
<td>Yes</td>
</tr>
<tr>
<td>Refuse Storage Area</td>
<td>No specific requirement.</td>
<td>One trash enclosure</td>
<td>N/A</td>
</tr>
<tr>
<td>Fences:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>Maximum 3 ft. height</td>
<td>5 ft. height at property line</td>
<td>No, see variance analysis in staff report</td>
</tr>
<tr>
<td>Street Side</td>
<td>Maximum 3 ft. height, or 6 ft. height when setback 5 feet from property line</td>
<td>5 ft. height at property line</td>
<td>No, conditioned to comply.</td>
</tr>
<tr>
<td>Rear and Side</td>
<td>Maximum 6 ft. height; if bordering a parking lot, required to be 8 ft. height</td>
<td>7 ft. height</td>
<td>No, conditioned to comply.</td>
</tr>
<tr>
<td>Parking</td>
<td>1 per 6 children = 12</td>
<td>12 (“staff preferred” plan) 17 (“neighborhood preferred” plan)</td>
<td>Yes</td>
</tr>
<tr>
<td>Small Car Spaces</td>
<td>No more than 50%</td>
<td>Six compact spaces, two that are one foot less than required compact space depth.</td>
<td>No, conditioned to comply.</td>
</tr>
<tr>
<td>Drop-off Space</td>
<td>12 feet wide, adjacent to drive aisle</td>
<td>12’6” feet wide adjacent to drive aisle</td>
<td>Yes, Neighborhood Preferred No, Staff preferred, see discussion.</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>1 bicycle space plus 2% of the vehicle parking space requirement.</td>
<td>Bicycle rack/parking provided.</td>
<td>Yes</td>
</tr>
<tr>
<td>Development Regulations (R-10)</td>
<td>Required</td>
<td>Proposed</td>
<td>Complies?</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>----------</td>
<td>----------</td>
<td>-----------</td>
</tr>
<tr>
<td>Motorcycle Parking Space</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Parking Access from Street</td>
<td>One driveway allowed if there is less than 200 lineal feet of street frontage, two allowed if over 200 lineal feet of street frontage.</td>
<td>One on Oak Park Blvd, one on Eccleston Ave.</td>
<td>Yes</td>
</tr>
<tr>
<td>Parking Lot Landscape Median Strip</td>
<td>50 foot long landscape median strip required if access to a parking lot greater than 25 vehicles.</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Parking Lot Design Standards:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Driveway Width</td>
<td>25 feet two way, 12 feet one way</td>
<td>12 feet, six inches, one way</td>
<td>Yes</td>
</tr>
<tr>
<td>Screening</td>
<td>8 foot high solid wood, concrete, masonry wall. 3 foot high fence facing residential at front yard.</td>
<td>7 foot high fence, not solid.</td>
<td>No, conditioned to comply.</td>
</tr>
<tr>
<td>Outdoor Lighting Structures</td>
<td>Maximum 24 feet in height.</td>
<td>Pedestrian bollard style lighting.</td>
<td>Yes</td>
</tr>
<tr>
<td>Interior Parking Lot Landscaping</td>
<td>10%</td>
<td>10%</td>
<td>Yes</td>
</tr>
<tr>
<td>Perimeter Parking Lot Landscape Width</td>
<td>For parking lots up to 100 feet in depth – 5 feet wide. For parking lots that exceed 100 feet in depth – 10 feet wide.</td>
<td>Down to 0 feet</td>
<td>No, requires approval of an adjustment</td>
</tr>
<tr>
<td>Minimum Landscape Planter Width</td>
<td>Trees – four feet. No trees – three feet.</td>
<td>Down to 1.5 feet</td>
<td>No, requires approval of an adjustment</td>
</tr>
<tr>
<td>End of Parking Aisle Landscaping</td>
<td>End of each row of parking separated by landscaping, sidewalk or other</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Regulations (R-10)</td>
<td>Required</td>
<td>Proposed</td>
<td>Complies?</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>----------</td>
<td>----------</td>
<td>-----------</td>
</tr>
<tr>
<td></td>
<td>similar means.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Requirement</td>
<td>One tree for every three parking spaces. Four trees reqd.</td>
<td>14 new trees</td>
<td>Yes</td>
</tr>
</tbody>
</table>

The analysis of the requested variances and parking adjustments are provided later in the staff report.

B. Adjacent Uses

The subject property is located at the southwest corner of Oak Park Boulevard and Eccleston Avenue. Residential uses are located to the south within the City of Walnut Creek; additional residential uses are located to the east and west and the former Pleasant Hill High School to the north.

C. Building Architecture

Building

The proposed design has both ranch and craftsman style features. The design incorporates various window types on the building elevations to break up the mass of the building and add increased visual interest. The building would be one story, centrally located on the two parcels; thus, minimizing its impact on surroundings properties from a massing, privacy and shading perspective. The Architectural Review Commission was generally favorable to the proposed building design when it was reviewed at the previous study session (Attachment G).

Fencing

A seven foot high fence (with the top foot comprised of wood lattice) is proposed at the rear and side of the property. While this would exceed the typical height allowed for a residential yard fence, an eight foot high fence is required in this case because the proposed parking area would be along the rear and side yards; consequently, the fence is required to be solid (no openings) and eight feet in height (Condition No. 3).

The applicant also proposes to install three other types of fencing throughout the remainder of the site with a maximum height of five feet:

- Fence A, a five foot high fence with horizontal wood boards on the bottom and wire mesh on top, would be on the street side (fronting Eccleston Avenue).
- Fence B, a five foot high fence with a concrete wall at the bottom and a wire mesh on top, would be on the front yard property line.
- Fence D, a five foot high fence with a concrete wall on the bottom and horizontal wood boards on the top, would mainly be used in interior areas of the site.

The proposed fences along Oak Park Boulevard and Eccleston Avenue would exceed the allowable three foot height limitation. However, the fencing on Eccleston Avenue could be moved five feet back to comply with ordinance standards (Condition No. 4). Moving the fence back five feet may also allow additional landscaping opportunities in this area, improving the appearance of the site. A similar strategy along Oak Park Boulevard may also allow additional landscaping opportunities.

The five foot fence in the front yard, requires approval of a variance, more information is provided later in the staff report.

D. Site Planning/Parking

The proposed building would be located centrally on the two parcels. The reconfigured site would have one-way vehicular access with the entrance off of Eccleston Avenue to the west, and exiting proposed to occur on Oak Park Boulevard at the west end of the site (the exit would be a right turn only movement). Vehicular access would be along the rear of the property with parallel parking along the rear of the site. The outdoor play area would be at the front of the site, protected by a five foot high fence that would be constructed on the front and street side property line. The applicant is proposing three alternative site plans, largely based on different parking space configurations, all three are summarized below.

*Neighborhood Preferred Plan (Proposed by Applicant)*

This site plan is the preferred plan proposed by the applicant with input from the surrounding neighborhood via the applicant. This plan include 16 parking spaces, however, six of the parking spaces would be directly accessed from Eccleston Avenue. This means, to exit (or enter) the space, a vehicle would need to back up directly onto Eccleston Avenue (a public street). This plan would maintain the existing parking configuration which has a similar configuration to the parking lay-out proposed in this plan (i.e. requires back-up directly onto Eccleston Avenue). While the applicant’s intent is to restrict the parking spaces that require back-up onto Eccleston Avenue for staff (to minimize movements into these spaces), staff does not support this particular lay-out, particularly due to its proximity to the intersection with Oak Park Boulevard. With the total redevelopment of the site, projects are expected to meet current parking lot design
standards which do not allow for parking configurations for non-residential uses that require drivers’ to back up directly into a street.

The proposed parking lot includes landscaping (compliant with the ordinance requirement for 10% interior landscaping), however, various landscape dimensional requirements would not meet current standards. Some of the proposed parking spaces would not meet the minimum required dimensional standards, however, it appears with modifications to the site plan, compliant parking dimensions can be achieved (Condition No. 8). More information on these project specific adjustments is provided later in the staff report.

*Neighborhood Preferred (Sheet A-1)*

This site plan is similar to the one discussed above, however, this plan includes an elongated drop-off area that would include an additional parking space, thus providing a total of 17 parking spaces. However, the proposed configuration of this additional parking space and drop-off area would not work, as the drop-off area would not have adequate ingress and egress; thus, in addition to what was discussed previously, staff does not support this site plan. This site plan would also reduce the amount of space for the proposed vegetable and herb planting areas.

*Staff Preferred (Minimizes Vehicles Required to Back-up onto Public Streets)*

This site plan has 12 parking spaces, with only one parking space requiring direct access off of Eccleston Avenue. While this site plan still would have one parking space accessed off of Eccleston Avenue, the Engineering Division supports the proposal as it significantly reduces the number of parking spaces (as compared to the existing condition) that require backing out onto the public street, and the one parking space that would still require backing out onto the street would be located further from the intersection than the other site plans. It should be noted that this site plan has the same issue as the neighborhood preferred plan (sheet A-1), as the drop-off area would not have adequate ingress and egress. Thus, the applicant would be required to revise the drop-off area design subject to final approval by the Zoning Administrator (Condition No. 5).

It should be noted that if the Commission approves the staff preferred site plan, the applicant would have to revise various plan sheets prior to Architectural Review Commission review as these plan sheets are based on the various neighborhood preferred site plan.
E. Scenic Corridor

The General Plan defines Oak Park Boulevard as a scenic corridor, which, as the General Plan notes, does not require a specific additional setback for development; however, it would typically merit additional landscaping and other improvements to enhance the visual quality of the corridor.

The applicant proposes additional landscaping along the Oak Park Boulevard frontage, based on recommendations from the Architectural Review Commission. The additional landscaping proposed includes shrubs and trees that would front the proposed five foot high fence, however, this would only be for a short length of the frontage and be only 2.5 feet in depth. The applicant is proposing to install landscaping off-site, within the portion of the public right-of-way that fronts the property, however, this area is only nine feet in width. In addition, the City, at some point in the future, may need to widen or modify this portion of Oak Park Boulevard that may result in the loss of this landscape area. This, in combination with a lack of front yard setback landscaping, could result in minimal landscaping within the scenic corridor. Additional landscaping could be incorporated by reducing the size of the children’s play area and/or making small indentations in the fence line to accommodate landscape planters. Since the proposed fence would exceed the typical fence height allowed in a residential front yard area (if the variance is approved), and the property is located along a scenic corridor, staff recommends providing additional landscaping along this entire frontage within the front yard setback area. The Commission could still allow a reduction in front yard landscaping, but staff recommends increasing the landscaped area to at least a minimum of 20% of the front setback area (Condition No. 6). Final landscape plans would be reviewed by the Architectural Review Commission.

F. Landscaping/Tree Removal

There are 11 trees on the site. The project arborist report notes that ten of these trees are proposed to be removed, however, the project plans (confirmed by the applicant) note that only six trees are proposed to be removed. The six trees that appear to be removed would either conflict directly with the proposed building or with the new parking/driveway paving.

The landscape plan includes planting 22 new trees of various species, including Chinese Pistache, Chinese Elm, Western Redbud, Raywood Ash, and Flowering Cherry. Landscaping would be provided primarily on the perimeter of the property site, particularly at the front of the property, adjacent to the children’s play area. It should be noted that the play area is proposed to extend to the front yard lot line, thus, all of the landscaping proposed would be located within the City public right-of-way rather than on private property as required. The landscape proposed at the front of the property would help to screen and soften the appearance of the proposed five foot high fence/wall from views. As a result, the project would not comply with the requirement that 50% of the front yard
setback area must be landscaped. Additional information on the variance request pertaining to this issue is provided later in the staff report.

G. Lighting

The project proposes wall lighting and freestanding lighting in the form of 42 inch bollard style lighting. Both lighting types would be dark sky compliant light fixtures. The use of short, bollard style lighting in the driveway and parking areas would minimize lighting spilling over onto adjacent properties. The photo-metric plan submitted by the applicant notes that light levels would comply with the recently adopted parking lot lighting standards. Final building permit plans will be required to provide information to document compliance (Condition No. 14).

H. Mechanical Equipment and Trash Enclosure

The applicant is proposing to locate a trash storage at the rear of the building, closer to Eccleston Avenue with direct access to exterior areas for pickup. The applicant proposes mechanical units along the rear and sides of the building, closest to adjacent residences which could result in noise-related concerns from these neighboring properties. The applicant has provided information that the equipment will produce noise levels up to 54 dB. Thus, staff recommends considering potential relocation of this equipment to provide improved screening and noise buffering; or alternatively, the applicant could provide additional noise buffering at the equipment location to reduce noise levels to no more than 50dB, such as a incorporating a solid barrier (Condition No. 10).

I. Engineering Comments

The City Engineering Division has reviewed the proposed plans and offers the following comments:

The project site is proposing one (1) accessible parking stall along Eccleston Avenue, path of travel & ADA related improvements, new and improved circulation pattern.

Based on the proposed project, staff has determined that a number of facilities need to be retrofitted or upgraded to be compliant with current ADA and City standards. The Engineering staff recommends correction of the following deficiencies:

- Upgrade proposed and existing driveway ramps to comply with current ADA standards (e.g. configuration, slope)
- Remove and replace existing sidewalk, curb & gutter along Oak Park Boulevard and Eccleston Avenue.
- Provide accessible path of travel to trash enclosure and clear truck access for trash hauler.

- Provide adequate storm water treatment facilities to meet City’s 25 year storm event, 6 hour duration, zero net runoff and Municipal Regional Permit Provision C.3 requirements.

- Modification and upgrade to existing traffic signal and striping configuration as needed at the Oak Park Boulevard and Monticello Avenue to accommodate new driveway exit (right, left and thru movement)

To safely facilitate the egress from the day care driveway at the south side of Oak Park Boulevard/Monticello Avenue intersection, the project is conditioned to modify the existing traffic signal at Oak Park Boulevard/Monticello Avenue to incorporate a fourth (northbound) signalized approach to the intersection. The project is required to install all the necessary signal poles, mast arms, heads, and vehicle detection necessary to safely facilitate full movement egress from the project site at the intersection. Staff also reviewed site access against proposed landscaping and fencing around the play area and added recommendations to modify existing and proposed landscaping to maintain adequate sight visibility for various driveways and street intersection per City’s design standards.

J. Development Plan Permit Analysis

The findings required for Development Plan permit approval are reviewed below:

1. The proposed development will not be detrimental to the health, safety, and general welfare of persons residing or working in the vicinity of the proposed development. The proposed site plan would buffer adjacent residential uses from activities in the children’s outdoor play area by locating the play area on the north side of the site, furthest from the adjacent residential uses; the project would provide adequate parking for the use and lighting would comply with ordinance standards. In addition, the project would significantly improve two existing properties that have not been upgraded for an extended period of time. Therefore, the project would not be detrimental to the health, safety, and general welfare of persons residing or working in the vicinity of the proposed development.

2. The proposed development will not be injurious or detrimental to adjacent properties or to property in the neighborhood or the City. As noted previously, the proposed project would improve an existing site that has not been upgraded for an extended period of time, the site plan and related improvements are proposed to minimize effects to surrounding residential properties and the circulation plan is proposed to minimize impacts to
adjacent streets; therefore, the project would not be injurious or detrimental to adjacent properties or to property in the neighborhood or the City.

3. **The proposed development is consistent with the policies and goals established by the General Plan.** The project would be consistent with the General Plan goals, policies and programs as noted in Section N of the staff report.

4. **The proposed development is architecturally compatible with other development in the vicinity, both inside and outside the district.** The project's architecture has will be reviewed by the Architectural Review Commission to ensure compatibility with surrounding properties.

K. **Condition Use Permit Analysis**

**Day Care (General) Use**

The findings required for conditional use permit approval are reviewed below:

1. **The proposed use will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the proposed use.** See Development Plan findings above.

2. **The proposed use will not be injurious or detrimental to adjacent properties or to property in the neighborhood or to the general welfare of the City.** See Development Plan Findings above.

3. **The proposed use is consistent with the policies and goals established by the general plan.** See discussion Section N of this staff report.

**Parking Adjustments**

The findings required for parking adjustment approval (through the use permit) are reviewed below:

1. **The adjustment is consistent with the intent of the zoning ordinance;**

2. **The adjustment will not adversely affect adjacent properties;**

3. **The adjustment is necessary due to practical difficulties involved in the strict application of zoning ordinance standards;** and The

4. **For an adjustment of 20% or more, the planning commission shall also make use permit findings under PHMC § 18.95.040.**
The following adjustments are requested by the applicant:

1. **Parking Lot Perimeter Fencing adjacent to Residential** – The applicant is proposing a seven foot high perimeter fence that would separate the proposed parking lot from residential uses to the west and south. This would not comply with the eight foot height requirement. With no justification to reduce the fence height, staff recommends that the fences on the western and southern property line be eight feet in height and be of a solid construction as required by the City ordinance (Condition No. 3).

2. **Parking Space Depth** – The applicant has proposed parking spaces that are up to one foot less than required. However, it appears that with a simple reconfiguration, that the minimum parking depths could be achieved (Condition No. 8).

3. **Drop-off Area Dimensions** – The dimensions would comply for the applicant preferred site plan option but not for the staff preferred plan. If the Commission approves the staff preferred site plan, staff recommends that the drop-off area dimensions comply with ordinance standards (Condition No. 5).

4. **Allowing Parking Spaces to Directly Access the Street** – The project proposes parking spaces that require vehicles to back-up directly into the street. If approved by the Commission, to ensure that existing and future users are aware of this situation, staff recommends a condition of acknowledgement be made that this is being approved in this manner without any future liability by the City in the event of future traffic conflicts (Condition No. 13).
   a. The adjustment is consistent with the intent of the ordinance and would not adversely affect adjacent properties as the staff preferred site plan would reduce the number of parking spaces with this substandard configuration to just one parking space, thereby minimizing any potential for adverse effects. Staff recommends against granting this adjustment for the applicant’s preferred site plans as these plans would result in more parking spaces being designed with substandard access. The City does not have a record of traffic accidents from the existing condition. The current condition has parking spaces that require vehicles to back out into the public street.

   b. The adjustment is necessary as the site is constrained in size, and is a corner lot that has larger setbacks which minimizes the area for building sizes, thus, requiring a more compact development. The strict application of the ordinance would result in the loss of parking spaces, thus, either reducing the number of students served at the facility, or causing increased parking overflow to adjacent streets.

   c. For the reasons noted above, the adjustment would not be detrimental or injurious to the health, safety and general welfare of persons residing or work in the neighborhood or to adjacent properties and general welfare of
the City. The proposed project would be consistent with General Plan as noted in Section N of the staff report.

5. *Perimeter Parking Lot Landscape Width and Minimum Landscape Planter Width* – The proposed landscape plan for the parking lot area would not comply with the minimum required landscape planter width, adjacent to the public right-of-way (down to 0 feet, where 10 feet is required) and would not comply with the minimum landscape planter width (down to 1.5 feet, where five feet is required adjacent to residential zoning districts, and an overall three feet minimum width for landscape areas) in multiple locations throughout the site. Similar to the interior parking lot adjustment, both adjustments could be supported as follows:

a. The adjustment is consistent with the intent of the ordinance and will not adversely affect adjacent properties as the applicant is proposing permeable paving to address runoff reduction, the project would still incorporate landscaping within the area of the parking lot, only in a reduced planter width, and staff recommends that species planted in this area be verified for long-term success from a licensed landscape architect (Condition No. 7). In addition, while the applicant proposes a zero width landscape fronting the public right-of-way, the project proposes to have a landscape area fronting the parking lot within the public right-of-way, which would help to screen/buffer the parking lot from views.

b. The adjustment is necessary as the site is constrained in size, has a shallow depth, and is a corner lot that has larger setbacks which minimize the area available for construction, thus, requiring more compact development. The strict application of the ordinance would result in substandard parking lot dimensions or a reduction in building size or reduced setbacks elsewhere on the property, however, as noted previously, the applicant proposes pervious paving to address runoff, a licensed landscaper will be required to certify that the plantings will be successful and an eight foot high perimeter fence is required to screen the parking lot from adjacent properties. The Commission could consider requiring increased landscaping (such as in the front yard setback areas) in remaining areas to replace the loss of landscaping in the parking lot area.

c. For the reasons noted above, the adjustment would not be detrimental or injurious to the health, safety and general welfare of persons residing or work in the neighborhood or to adjacent properties and general welfare of the City. The proposed project is consistent with General Plan as noted in Section M of the staff report.
L. Variance Analysis

The findings required for variance approval are reviewed below. The applicant is requesting a variance to allow a five foot high fence within the front yard setback and a reduction of the 50% landscaping requirement within the front yard setback.

Five Foot High fence in the Front Yard Setback (where three feet is allowed)

1. Special circumstances are applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other properties in the vicinity under the R-10 zoning designation.

Applicant Justification - The applicant notes that special circumstances exist due to the previous configuration of the two day care facilities including rear play area. The applicant also notes that the new site configuration would have landscaping fronting the fence (towards the public right-of-way) and that design of the fence would not obstruct any views (for vehicular movement purposes from Eccleston Avenue).

Staff Analysis – Staff notes that there do appear to be special circumstances applicable to the property. The proposed use is relatively unique to the R-10 zoning district, and to minimize noise impacts to residents at the rear and sides of the property, the necessary outdoor play area for the children is proposed to be located towards the front of the property. In addition, due to the unique condition of the site being long, with a shallow depth, and located on a street corner, the opportunities to site an outdoor play area are limited. For safety purposes, a three foot high fence may not provide adequate safety and security for the children of the facility and the State of California requires a five foot high fence/barrier. The fence would be required to have design review approval to ensure an attractive and functional design. Staff will work with the ARC and applicant to achieve a design that would soften the appearance of the fence, such as a partial ornamental iron element combined with a solid element and/or a green wall design.

2. This proposal would not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and zoning district in which the property is located.

Applicant Justification – The applicant notes the proposed fencing is required for pre-schools and other child care facilities for safety purposes for users and properties in the surrounding areas. The fencing would also mitigate noise generated from the play area.

Staff Analysis – The proposed variance for fence height would not be a granting of special privilege due to the unique use of a day care center and the lot
configuration of being long and shallow, and on a street corner, thus, its application is limited.

3. **The variance substantially meets the intent and purpose of the zoning district in which the property is located.**

   **Applicant Justification** – The applicant notes the proposal will ensure safety of the children and mitigate noise concerns.

   **Staff Analysis** – The fence height allowance of up to five feet would allow a compatible child day care use within a residential zoning district and would better protect residences at the sides and rear of the property, as the outdoor play area would be moved away from these properties. The neighboring residential properties would also benefit from the physical noise buffering qualities of the building and perimeter fence that would exist between the outdoor play area and adjacent residences.

**Front Yard Landscaping below the 50% Minimum**

1. **Special circumstances are applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other properties in the vicinity under the R-10 zoning designation.**

   **Applicant Justification** – The existing condition has been to utilize the front yard for parking, with almost no landscaping, thus, the proposed project, would increase the landscaping. The project would also include new hardscape that would define the children’s play area.

   **Staff Analysis** – Staff notes that there do appear to be special circumstances applicable to the property. The proposed use, is relatively unique to the R-10 zoning district; and to minimize noise impacts to residents at the rear and sides of the property, the required outdoor play area for the children would be located towards the front of the property. In addition, due to the unique condition of the site being long, with a shallow depth, and located on a street corner, the opportunities to site an outdoor play area are limited. The variance request to not meet the 50% landscaping provision, does appear to be warranted as this is the play area for the children and would be partially screened from views (with approval of the perimeter fence). However, at a height of five feet and with the open design of the wall/fence, this area would be visible. Staff recommends requiring additional landscaping within the outdoor play areas. This can include, but not limited to:

   - Planting additional trees with the play area;
   - Incorporating planters within the play area that would have vegetation visible from the street;
- Additional “cut-outs” and “recessed” areas in the fence that can accommodate natural landscaping, separate from the play area;
- Planting vines, or other vegetation that can “crawl” up the fence, softening its appearance.

*Staff recommends that the landscape area be increased to at least 20% of the front setback area (Condition No. __).*

2. **This proposal would not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and zoning district in which the property is located.**

*Applicant Justification* – The reduction in landscape to accommodate the outdoor play area would not be a special privilege as an outdoor play area is a requirement for pre-schools and other child care facilities and the new landscaping would improve the appearance of the site and eliminate a blighted frontage.

*Staff Analysis* – The proposed variance for front yard landscaping can be supported provided that additional natural landscaping is provided within the play area, or fronting the fence (a minimum of 20% of the front setback area). This would ensure that the development would provide at least a minimal amount of front yard landscaping that is required in the zoning district, while being sensitive to adjacent uses.

3. **The variance substantially meets the intent and purpose of the zoning district in which the property is located.**

*Applicant Justification* – The proposal would ensure the safety of children and mitigate noise concerns from surrounding properties.

*Staff Analysis* – The proposed variance for front yard landscaping can be supported provided that at least 20% of the front yard setback area is landscaped in order to ensure compatibility with surrounding residential uses and provide for enhanced landscaping within the designated scenic corridor along Oak Park Boulevard.

M. **General Plan**

The proposed project would be consistent with policies and goals established by the General Plan:

- Community Development Policy 2A. Encourage uses needed by the community at appropriate locations. Quality day care facilities are needed in any city to serve families with young children. The proposed project would be located along Oak Park Boulevard and would be adjacent to residential
uses which this use would serve. In addition, the proposed day care would accommodate more families within the City by providing an additional child care facility in the community, particularly one that is replacing two former facilities at the same location.

- **Community Development Policy 19A.** Encourage new and expanded youth recreation and extracurricular education programs. The proposed day care use would provide recreational activities and educational programs for pre-school aged children. The new day care would increase the opportunity for more children to participate in the provided activities and programs.

- **Growth Management Program 1.6** – Continue to require developers to pay costs necessary to mitigate impacts of their projects on the local and regional transportation system, including establishment of trails and other alternatives to vehicle use. During the land use and design review entitlement process performance standards are reviewed in order to determine project compliance with local standards. These may include, but not be limited to, traffic, circulation, parking, drainage systems, noise emissions, etc. The applicant is required to pay for traffic related improvements in the area, and rebuilding the entire sidewalk fronting the project site.

- **Safety and Noise Goal 7.** Protect persons from noise that interferes with human activity or causes health problems. The proposed use will occur during daytime hours and will be largely operate indoors. When activities occur outdoors, it will be separated from nearby residential uses by the existing buildings and the conditioned solid eight foot tall fence that will all provide sound buffering.

N. **Public Comments**

Since the notice of the study session was released, the City has not received public input on the project.

IV. **SUMMARY/CONCLUSION**

The proposed project would replace two former day care facilities, combine the properties into one site, and construct a new facility. The following issues were noted in the staff report for further input and direction from the Commission:

1. **Site Plan Alternatives:** the staff preferred site plan, with a revised drop-off space design, is recommended in order to minimize the number of parking spaces that would require vehicles to back-out onto a public street.

2. **Fence Variance:** staff recommends approval of this variance as the preferred location of the children’s play area to minimize impacts on adjacent residential properties is on the north side of the site adjacent to Oak Park Boulevard; consequently, a five foot
high fence would be required along Oak Park Boulevard to adequately enclose this play area and meet State regulatory requirements.

3. Landscaping Variance: the proposed reduction in front yard setback landscaping would be partially offset by additional landscaping in the adjacent public right of way; staff also recommends that a minimum of 20% of the front yard setback area be landscaped.

4. Parking Lot Development Standard Adjustments: approving an adjustment to allow one parking space that requires a vehicle to back up directly onto the public street would be a substantial improvement over the existing condition on the site. The configuration of this parking space in the “staff preferred” plan would also be much further from the intersection than under either the existing parking configuration or the applicant’s preferred plan. Staff does not support granting this parking adjustment for the applicant’s preferred parking plan as it would result in six parking spaces which would involve vehicles backing directly into the street and in closer proximity to the adjacent intersection.

V. RECOMMENDATION

Conduct the public hearing, receive input from all interested parties and approve the project subject to the findings and conditions in the attached resolution with any modifications that may be required by the Commission.

VI. ATTACHMENTS

| Attachment A | Proposed Resolution and Conditions of Approval |
| Attachment B | Location Map |
| Attachment C | Project Plans |
| Attachment D | Applicant Information, including Development Plan, Conditional Use Permit and Variance Analysis |
| Attachment E | Arborist Report, Joseph McNeil, Consulting Arborist |
| Attachment F | Traffic Study, PHA Transportation Consultants |
| Attachment G | Architectural Review Commission Summary Letter |
| Attachment H | Public Notice |
| Attachment I | Public Comments (including Outside Agency Comments) |
Attachment A
NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Pleasant Hill, in accordance with Chapter 18.90 of the PHMC, recommends approval of the

WHEREAS, the Planning Commission evaluated the proposed project for compliance with the General Plan, Municipal Code, and Planning and Land Use Ordinances.

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing on Development Plan Permit, Conditional Use Permit and Variance PLN 16-0380 was held on February 13, 2018, where all persons interested therein might appear and be heard; and

WHEREAS, the applicant, AD Architects Inc. (Aina East LLC), submitted a Development Plan, Variance and Conditional Use Permit application (PLN 16-0380) for a 72 child general day care facility, at 1715 & 1725 Oak Park Boulevard, APN's 170-071-008 & 009 (“Project”), that also includes an Architectural Review Permit for the development; and

WHEREAS, Development Plan Permit PLN 16-0380 proposes development of a new 72 child day care facility within an approximate 4,996 square foot new building, including associated site improvements to include parking areas, landscape areas and tree removals; and

WHEREAS, Conditional Use Permit PLN 16-0380 proposes development of a new 72 child day care facility, including various parking development adjustments including allowing parking spaces to be accessed directly from a public street; allow perimeter landscaping widths to be reduced to 0 feet; and allowing a reduced landscape width down to 1.5 feet; and

WHEREAS, Variance PLN 16-0380 proposes allowing a five foot tall fence within the front yard setback and allowing front yard landscaping be below the 50% minimum; and

WHEREAS, this project is categorically exempt from environmental review under the California Environmental Quality Act pursuant to California Code of Regulations, Title 14, Chapter 3, Sections 15302, 15303, and 15332 of the Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended, this project is determined to be Class 2, 3, and 32 categorical exemptions, which consists of replacement and reconstruction of existing facilities, new construction of small structures, and in-fill development projects as the proposal is replacing two former day cares, at the same site, with the same capacity, the new facility is approximately 5,000 square feet and the project is consistent with the General Plan, less than five acres in size, is not within valued natural habitat, will not have significant effects on traffic noise, air and water quality and can be served by existing utilities and public services; and

WHEREAS, the Architectural Review Commission held a study session on the proposed project on June 1, 2017; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing on Development Plan Permit, Conditional Use Permit and Variance PLN 16-0380 was held on February 13, 2018, where all persons interested therein might appear and be heard; and

WHEREAS, the Planning Commission evaluated the proposed project for compliance with the General Plan, Municipal Code, and Planning and Land Use Ordinances.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Pleasant Hill, in accordance with Chapter 18.90 of the PHMC, recommends approval of the
The proposed development will not be detrimental to the health, safety, and general welfare of persons residing or working in the vicinity of the proposed development. The proposal has a site plan that buffers adjacent residential uses from activities in the outdoor play area, the site is providing adequate parking for the use and lighting is compliant with ordinance standards. In addition, the project will significantly improve two existing properties that have not been upgraded for an extended period of time. Therefore, the project will not be detrimental to the health, safety, and general welfare of persons residing or working in the vicinity of the proposed development.

2. The proposed development will not be injurious or detrimental to adjacent properties or to property in the neighborhood or the City. As noted previously, the proposed project will improve an existing site that has not been upgraded for an extended period of time, the site plan is proposed to minimize effects to surrounding residential properties, the circulation is proposed to minimize impacts to adjacent streets and light from the property is compliance with ordinance standards, therefore, the project will not be injurious or detrimental to adjacent properties or to property in the neighborhood or the City.

3. The proposed development is consistent with the policies and goals established by the General Plan.

The proposed project is consistent with policies and goals established by the General Plan:

- **Community Development Policy 2A.** Encourage uses needed by the community at appropriate locations. Quality day care facilities are needed in any city to serve families with young children. The proposed project would be located along Oak Park Boulevard and would be adjacent to residential uses which this use would serve. In addition, the proposed day care will accommodate more families within the City by providing an additional child care facility in the community, particularly one that is replacing two former facilities at the same location.

- **Community Development Policy 19A.** Encourage new and expanded youth recreation and extracurricular education programs. The proposed day care use will provide recreational activities and educational programs for pre-school aged children. The new day care will increase the opportunity for more children to participate in the provided activities and programs.

- **Growth Management Program 1.6 – Continue to require developers to pay costs necessary to mitigate impacts of their projects on the local and regional transportation system, including establishment of trails and other alternatives to vehicle use.** During the land use and design review entitlement process performance standards are reviewed in order to determine their compliance with local standards. These may include, but not be limited to, traffic, circulation, parking, drainage systems, noise
emissions, etc. The applicant will be required to pay for traffic related improvements in the area, and rebuilding the entire sidewalk fronting the project site.

- Safety and Noise Goal 7. Protect persons from noise that interferes with human activity or causes health problems. The proposed use will occur during daytime hours and will be largely operate indoors. When activities occur outdoors, it will be separated from nearby residential uses by the existing buildings and the conditioned solid eight foot tall fence that will all provide sound buffering.

4. *The proposed development is architecturally compatible with other development in the vicinity, both inside and outside the district.* The project’s architecture will be reviewed by the Architectural Review Commission to ensure compatibility with surrounding properties.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pleasant Hill, in accordance with Chapter 18.95 of the PHMC, recommends approval of the Conditional Use Permit PLN 16-0380 based upon the following findings and conditions of approval contained in Exhibit A:

### Conditional Use Permit Findings

1. *The proposed use will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the proposed use.* The proposal has a site plan that buffers adjacent residential uses from activities in the outdoor play area, the site is providing adequate parking for the use and lighting is compliant with ordinance standards. In addition, the project will significantly improve two existing properties that have not been upgraded for an extended period of time. Therefore, the project will not be detrimental to the health, safety, and general welfare of persons residing or working in the vicinity of the proposed development.

2. *The proposed use will not be injurious or detrimental to adjacent properties or to property in the neighborhood or to the general welfare of the City.* As noted previously, the proposed project will improve an existing site that has not been upgraded for an extended period of time, the site plan is proposed to minimize effects to surrounding residential properties, the circulation is proposed to minimize impacts to adjacent streets and light from the property is compliance with ordinance standards, therefore, the project will not be injurious or detrimental to adjacent properties or to property in the neighborhood or the City.

3. *The proposed use is consistent with the policies and goals established by the general plan.* See discussion in the Development Plan Permit Finding No. 3, above.

### Additional Use Permit Findings for Parking Adjustments

1. The adjustment is consistent with the intent of the ordinance and will not adversely affect adjacent properties as the applicant is proposing to maintain an existing condition of parking spaces directly accessible from Eccleston Avenue, and depending on the site
The variance request to not meet the 50% landscaping provision, does appear to be warranted as this is the play area for the children and would be largely screen from views if the Commission were to approve the variance for the five foot tall fence in the front yard. However, even at five feet tall and with the open design of the wall/fence, this area

Staff notes that there do appear to be special circumstances applicable to the property. The proposed use, is relatively unique to the R-10 zoning district, and to minimize noise impacts to residents at the rear and sides of the property, is proposing the necessary outdoor play area for the children towards the front of the property. In addition, due to the unique condition of the site being long, with a shallow depth, and located on a street corner, the opportunities to site an outdoor play area are limited. For safety purposes, a three foot tall fence may not provide adequate safety and security for the children of the facility, thus, a five foot tall fence with open work, may be a compromise that would work, while minimizing the fence appearance from the adjacent street.

The variance request to not meet the 50% landscaping provision, does appear be warranted as this is the play area for the children and would be largely screen from views if the Commission were to approve the variance for the five foot tall fence in the front yard. However, even at five feet tall and with the open design of the wall/fence, this area

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pleasant Hill, in accordance with Chapter 18.110 of the PHMC, recommends approval of the Variance PLN 16-0380 based upon the following findings and conditions of approval contained in Exhibit A:

1. Special circumstances are applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other properties in the vicinity under the R-10 zoning designation.

Staff notes that there do appear to be special circumstances applicable to the property. The proposed use, is relatively unique to the R-10 zoning district, and to minimize noise impacts to residents at the rear and sides of the property, is proposing the necessary outdoor play area for the children towards the front of the property. In addition, due to the unique condition of the site being long, with a shallow depth, and located on a street corner, the opportunities to site an outdoor play area are limited. For safety purposes, a three foot tall fence may not provide adequate safety and security for the children of the facility, thus, a five foot tall fence with open work, may be a compromise that would work, while minimizing the fence appearance from the adjacent street.

The variance request to not meet the 50% landscaping provision, does appear be warranted as this is the play area for the children and would be largely screen from views if the Commission were to approve the variance for the five foot tall fence in the front yard. However, even at five feet tall and with the open design of the wall/fence, this area
will be visible from views and there are many outdoor play areas that could incorporate additional landscaping, as the proposed material, is solely a maintenance and durability choice. Thus, incorporating natural landscaping, does not minimize the use of the outdoor play area, thus, staff recommends that the landscape area be increased, but still supports a variance to reduce the 50% requirement.

2. *This proposal would not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and zoning district in which the property is located.*

The proposed variance for fence height would not be a granting of special privilege due to the unique use of a day care center and the lot configuration of being long and shallow, and on a street corner, thus, its application is limited. The proposed variance for front yard landscaping can be supported provided that additional natural landscaping is provided within the play area. This will ensure that supporting a play area, that is located away from adjacent residential uses, is will still provide a level of front yard landscaping that is required in the zoning district, while being sensitive to adjacent uses.

3. *The variance substantially meets the intent and purpose of the zoning district in which the property is located.*

The fence height allowance of up to five feet will allow a compatible child day care use within a residential zoning district and will better protect residences at the sides and rear of the property, as the outdoor play area will be moved away from these properties and benefit from the physical noise buffering qualities of the building and perimeter fence that would exist between the outdoor play area and adjacent residences. The proposed variance for front yard landscaping can be supported as a condition to add increased landscaping within the front yard setback, still does not remove the need for a variance, but does meet the intent for residential uses to provide landscaping with front yard setback areas.

ADOPTED by the Planning Commission of the City of Pleasant Hill, on the 13th day of February, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

GREG FUZ, Secretary
Planning Commission
Exhibit A

PLANNING COMMISSION
FOUNTAINHEAD MONTESSORI DAY CARE
PLN 16-0380
STAFF RECOMMENDED CONDITIONS OF APPROVAL

Project: Fountainhead Montessori Day Care
Application Number: PLN 16-0380
Location: 1715 and 1725 Oak Park Boulevard
Review Date: February 13, 2018

The following conditions of approval were recommended by the Pleasant Hill Planning Commission. Any specific questions should be addressed to the Public Works & Community Development Department’s Planning Division.

Project Conditions of Approval

1. Project Description – The following is an approval for a 72 child general day care. A description of the project is provided below:

   a. A new day care facility that would serve up to 72 children, with 12 employees and hours of operation from 6:30AM through 6:30PM, Monday through Friday
   b. A development plan for the construction of the new approximate 4,996 square foot facility, including site modifications such as landscaping, a new parking area, outdoor play areas and ancillary structures;
   c. A variance to allow a five foot tall front yard fence and to allow less than the 50% front yard landscaping requirement.
   d. A conditional use permit for the following:
      i. Allowing parking spaces to be accessed directly from a public street;
      ii. Allow perimeter landscaping widths to be reduced to 0 feet;
      iii. Allowing a reduced landscape width down to 1.5 feet.

2. Site Plan – The project approval includes the site plan, all plans shall be amended accordingly prior to approval by the Architectural Review Commission.

3. Perimeter Fence – The perimeter side and rear yard fence shall be a solid eight foot tall fence (except where required to be reduced in height due to setback conflicts).

4. Street Side Yard Fence – The fence along Eccleston Ave. shall be moved to five feet off the property line.

5. Drop-Off Area – In the event that the Planning Commission approves the staff preferred site plan, the drop-off area shall be made compliant with City requirements prior to building permit issuance.

6. Landscaping – The applicant shall provide additional landscaping, subject to review and approval by the Architectural Review Commission along the frontage along both Oak Park Boulevard and Eccleston Avenue. In addition, the applicant shall increase natural landscaping
within the front yard setback area to 20%, to better comply with the 50% front yard landscaping provision.

7. **Landscaping Verification** – Prior to building permit issuance, the applicant shall provide justification from a licensed landscape architect that the specimens within reduced landscape width areas (not in compliance with parking lot standards) that long-term success will not be affected by the reduced planting areas.

8. **Parking Space Dimensions** – The applicant shall make all parking spaces compliant with parking development provisions (including depth and width).

9. **Lighting** – Prior to building permit issuance, the applicant shall provide continued compliance with the City parking lot lighting provisions.

10. **Mechanical Equipment** – Prior to building permit issuance, the applicant shall incorporate solutions to reduce noise levels consistent with ordinance provisions, either through relocation, equipment modifications, noise study, or physical barriers to further reduce noise levels.

11. **Lot Merger** – Prior to building permit issuance, both lots shall be merged into one lot.

12. **Landscaping within Public Right-of-Way** – The applicant shall enter into an agreement with the City to maintain landscaping within the public right-of-way that fronts their site.

13. **Street Access to Parking Acknowledgement** – The applicant and future owners of the conditional use permit, shall be made aware of the parking condition that requires back up into the public right-of-way for access. Any future conflicts as a result of this configuration shall be the responsibility of the applicant/property owner and the City shall not be a part of any resolution. An agreement or acknowledgement of this requirement shall be provided to the City prior to building occupancy.

14. **Light Levels** – Prior to building permit issuance, plans shall be provided to ensure compliance with City provisions.

15. **Engineering Conditions of Approval** - The project shall comply with all Engineering Division conditions of approval as noted in Attachment Engineering COA.

**Conditional Use Permit (UP) Conditions of Approval**

1. **Project Description** - The Conditional Use Permit approval is for a general day care use as per the description provided in Special Condition No. 1. Any changes to the proposed project description is subject to review and approval of the City.

2. **Approval** - Approval is based on and shall be in accord with the plans contained in the project file, dated, “Approved February 13, 2018” except as they may be modified by these conditions.

3. **General Compliance** - Approval of this project shall not waive required compliance with all sections of the Pleasant Hill Municipal Code, General Plan, and applicable policy plans.

4. **Parking Complaints** - In the event that the City receives a legitimate parking complaint (e.g. complaints regarding project parking demand spilling over from the site to nearby streets or
11. **Indemnification** - The owner/applicant shall defend, (with counsel acceptable to the City) at its sole cost and expense, indemnify, protect, release and hold harmless the City of Pleasant Hill and any agency or instrumentality thereof, including any of its agents, commissions, boards, officers, and employees ("indemnitees") from any and all claims, actions, or proceedings arising out of or in any way related to the processing and/or approval of this Project and any environmental determination that accompanies it. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties, and the indemnitees, arising out of or in connection with the processing and/or approval of this Project, except to the extent attributable to the sole negligence or willful misconduct of indemnitees.

5. **Construction and Demolition Debris Ordinance** - Prior to building permit final, the applicant/developer shall comply with the requirements of the City of Pleasant Hill Construction and Demolition Debris Ordinance (Chapter 14.40). Prior to building permit final a waste management plan shall be submitted and approved by the Building Division.

6. **Annotated Conditions of Approval** - When submitting final revised plans for issuance of a building permit for any aspect of the project, the applicant must provide to the Zoning Administrator a copy of these conditions of project approval with a cover letter specifying how the plans address and comply with each of these conditions.

7. **Annotated Conditions of Approval** - Prior to issuance of a building permit final (certificate of occupancy), the applicant shall submit to the Zoning Administrator an annotated list of outstanding conditions demonstrating proof of compliance with a cover letter specifying how the project has addressed and complied with each of these conditions.

8. **Other City Approvals** – Conditional Use Permit approval is subject to review and approval of a Development Plan Permit, Variance by the Planning Commission and Architectural Review permit by the Architectural Review Commission.

9. **Outside Agencies** - The owner/applicant shall comply with the requirements of all other agencies having jurisdiction over this project. This shall include, but not be limited to the Contra Costa County Fire Protection District, PG&E, Contra Costa Health Department, Central Contra Costa County Sanitation District, Contra Costa County Flood Control District and Contra Costa Water District. Proof of approval from other agencies with jurisdiction over the project shall be provided to the Zoning Administrator prior to commencement of operations at the facility.

10. **Federal, State and Local laws** - Owner/applicant shall comply with all federal, state, and local laws. The issuance of this development plan permit shall not constitute a waiver of the requirements of any federal, state or local law, including the requirements of the California Building Standards Code.

11. **Indemnification** - The owner/applicant shall defend, (with counsel acceptable to the City) at its sole cost and expense, indemnify, protect, release and hold harmless the City of Pleasant Hill and any agency or instrumentality thereof, including any of its agents, commissions, boards, officers, and employees ("indemnitees") from any and all claims, actions, or proceedings arising out of or in any way related to the processing and/or approval of this Project and any environmental determination that accompanies it. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties, and the indemnitees, arising out of or in connection with the processing and/or approval of this Project, except to the extent attributable to the sole negligence or willful misconduct of indemnitees.
1. **Project Description** – Approval is based on, and shall be in accord with, information contained in the project file with plans and application stamped “Approved February 13, 2018.” This approval is for a Development Plan Permit PLN 16-0380 for the development of a Fountainhead Montessori Day Care. The project approval includes the following:

2. **Time Period.** The Development Plan Permit shall lapse one year after its date of approval unless one of the following has occurred:
   a. A building permit has been issued, substantial money has been expended, and construction diligently pursued; or
   b. A certificate of occupancy has been issued; or
   c. The Development Plan is renewed by the Planning Commission or other hearing body which originally approved it. No new notice or public hearing is required for a renewal if the findings required for approval remain valid.

3. **Project Modifications** - Any major changes to the project description or to any other project conditions shall require an amendment to the Development Plan permit and shall require review and approval by the decision-body that gave final approval to the original use permit. Any minor changes shall require an application request from the operator/applicant for review and approval by the Zoning Administrator. The Zoning Administrator will determine if a change is considered major or minor.

4. **Compliance with Project Conditions of Approval** - In the event that any of the aforementioned conditions are not satisfied the Development Plan permit approval becomes null and void.

5. **Parking Space Reduction** - Any reduction in the ___ space inventory of on-site parking spaces shall not occur without prior City approval.

6. **Trees** - Approval of Development Plan Permit PLN 16-0380, does not include approval for removal of any trees. Tree removals are required to be reviewed and approved by the Architectural Review Commission, or Zoning Administrator, prior to the commencement of any such modifications.

7. **Trash Enclosure** – The project trash enclosure shall be sized in coordination and to the approval of the local waste collection agency.

8. **Construction Activity** – During construction, the applicant shall comply with conditions related to noise, best management practices and stormwater provisions.

9. **Noise Ordinance** - The operator/applicant shall ensure that the facility strictly adheres to the City’s Noise Ordinance (PHMC Chapter 9.15).
10. **Water Efficient Landscape Ordinance** – The project shall comply with the City’s Water Efficient Landscape Ordinance, both prior to and after occupancy as appropriate.

11. **Other City Approvals** - Development Plan Permit approval is subject to review and approval of a Conditional Use Permit, Variance by the Planning Commission and an Architectural Review permit by the Architectural Review Commission.

12. **Annotated Conditions of Approval** - Prior to issuance of a building permit and prior to issuance of a certificate of occupancy, the developer shall submit to the Zoning Administrator an annotated list of these conditions demonstrating proof of compliance.

13. **Construction and Demolition Debris Ordinance** - Prior to building permit final, the applicant/developer shall comply with the requirements of the City of Pleasant Hill Construction and Demolition Debris Ordinance (Chapter 14.40). Prior to building permit final a waste management plan shall be submitted and approved by the Building Division.

14. **Construction Hours** - Construction and Grading hours shall be limited to 7:30AM to 7:00PM Monday through Friday. In addition, interior construction is allowed on Saturdays from 9:00AM to 6:00PM, with construction activity is prohibited on all Sundays and City holidays.

15. **Indemnification** - The owner/applicant shall defend, (with counsel acceptable to the City) at its sole cost and expense, indemnify, protect, release and hold harmless the City of Pleasant Hill and any agency or instrumentality thereof, including any of its agents, commissions, boards, officers, and employees (“indemnitees”) from any and all claims, actions, or proceedings arising out of or in any way related to the processing and/or approval of this Project and any environmental determination that accompanies it. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties, and the indemnitees, arising out of or in connection with the processing and/or approval of this Project, except to the extent attributable to the sole negligence or willful misconduct of indemnitees.

16. **Outside Agencies** - The owner/applicant shall comply with the requirements of all other agencies having jurisdiction over this project. This shall include, but not be limited to the Contra Costa County Fire Protection District, PG&E, Contra Costa Health Department, Central Contra Costa County Sanitation District, Contra Costa County Flood Control District and Contra Costa Water District. Proof of approval from other agencies with jurisdiction over the project shall be provided to the Zoning Administrator prior to commencement of operations at the facility.

17. **Federal, State and Local laws** - Owner/applicant shall comply with all federal, state, and local laws. The issuance of this development plan permit shall not constitute a waiver of the requirements of any federal, state or local law, including the requirements of the California Building Standards Code.

18. **Bird Nesting** - No more than 14 days prior to initial ground disturbance and vegetation/tree removal during the nesting season (February 1 to August 31), the project applicant shall retain a qualified biologist to perform pre-construction breeding bird surveys. If any nests are found, they shall be flagged and protected with a suitable buffer. Buffer distance will vary based on
4. Annotated Conditions of Approval - When submitting final revised plans for issuance of a building permit for any aspect of the project, the applicant must provide to the Zoning

3. General Compliance - Approval of this project shall not waive required compliance with all sections of the Pleasant Hill Municipal Code, General Plan, and applicable policy plans.

2. Approval - Approval is based on and shall be in accord with the plans contained in the project file, dated, “Approved February 13, 2018” except as they may be modified by these conditions.

1. Project Description - The Variance is to allow a front yard fence to be up to five feet tall, and front yard landscaping to be less than the 50% minimum (approved for a reduction to 20%). The final design of the fence is subject to review and approval of the Architectural Review Commission and should incorporate additional recesses in the fence to allow additional landscaping. Any changes to the proposed project description is subject to review and approval of the City.

Variance (VAR) Conditions of Approval

19. Cultural Resources - In the event that buried historic or archaeological resources are discovered during construction, operations shall stop within 50 feet of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The archaeologist shall determine the significance of the resources utilizing applicable criteria and, if the conclusion is determined significant, shall make recommendations concerning appropriate measures that will be implemented to protect the resources including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Historic resources could consist of but are not limited to stone, wood, or shell artifacts, structural remains, privies, or historic dumpsites. Any previously undiscovered resources found during construction within the project site should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.

20. Human Remains - In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed specifically, if during the course of project development there is accidental discovery or recognition of any human remains.

21. Engineering Conditions - The project shall comply with the following Engineering Division conditions of approval and standard conditions of approval as noted in attached Attachment Engineering COA.

species and conditions at the site, but it is usually at least 50 feet, and up to 250 feet for raptors. Note that this mitigation measure does not apply to ground disturbance and vegetation removal activities that occur outside of the nesting season (September 1 to January 31).
5. **Annotated Conditions of Approval** - Prior to issuance of a building permit final (certificate of occupancy), the applicant shall submit to the Zoning Administrator an annotated list of outstanding conditions demonstrating proof of compliance with a cover letter specifying how the project has addressed and complied with each of these conditions.

6. **Other City Approvals** – Variance approval is subject to review and approval of a Development Plan Permit, Conditional Use Permit by the Planning Commission and an Architectural Review permit by the Architectural Review Commission.

7. **Outside Agencies** - The owner/applicant shall comply with the requirements of all other agencies having jurisdiction over this project. This shall include, but not be limited to the Contra Costa County Fire Protection District, PG&E, Contra Costa Health Department, Central Contra Costa County Sanitation District, Contra Costa County Flood Control District and Contra Costa Water District. Proof of approval from other agencies with jurisdiction over the project shall be provided to the Zoning Administrator prior to commencement of operations at the facility.

8. **Federal, State and Local laws** - Owner/applicant shall comply with all federal, state, and local laws. The issuance of this development plan permit shall not constitute a waiver of the requirements of any federal, state or local law, including the requirements of the California Building Standards Code.

9. **Indemnification** - The owner/applicant shall defend, (with counsel acceptable to the City) at its sole cost and expense, indemnify, protect, release and hold harmless the City of Pleasant Hill and any agency or instrumentality thereof, including any of its agents, commissions, boards, officers, and employees ("indemnitees") from any and all claims, actions, or proceedings arising out of or in any way related to the processing and/or approval of this Project and any environmental determination that accompanies it. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties, and the indemnitees, arising out of or in connection with the processing and/or approval of this Project, except to the extent attributable to the sole negligence or willful misconduct of indemnitees.

10. **Time Period** - The Variance shall expire one (1) year from the effective approval date and subject to Section 18.110.60 of the Pleasant Hill Municipal Code.
## Engineering Conditions of Approval

1. **Engineering Conditions.** The following are conditions of approval from the Engineering Division:

<table>
<thead>
<tr>
<th>NO.</th>
<th>CONDITIONS OF APPROVAL</th>
<th>Department</th>
<th>Submittal Required, Prior to:</th>
<th>Task Completion</th>
</tr>
</thead>
</table>
| A   | **Off-Site/Site Specific Improvements:** The following off-site improvements shall be constructed in conjunction with the development:  
   i. Applicant shall modify and upgrade existing traffic signal and striping configuration as needed at the Oak Park and Monticello to accommodate new driveway exit (right, left and thru movement) on Oak Park Boulevard or as directed by the City Engineer.  
   ii. Applicant shall keep all proposed permanent structures including fences and monument signs outside the City right-of-way.  
   iii. Applicant shall relocate and install new neighboring fence along the actual property line per survey result. This fence shall be in place once final grade is established.  
   iv. Applicant shall install new sidewalk, curb and gutter along the project frontage on Oak Park Boulevard and Eccleston Avenue per City Engineer direction.  
   v. Applicant shall prepare and record necessary LLA or Parcel Merger for the two existing parcels prior to obtaining Building permit.  
   vi. Applicant shall maintain adequate sight visibility for various driveways and street intersection per design standards. | PW/ENG | Prior to Approval of Improvement Plans | Prior To Occupancy |
<p>|     | <strong>Pedestrian walkways/cross walks:</strong> Applicant shall provide pedestrian crossing and curb ramp to meet the current ADA/Title 24 standards within the project limits (including R/W) as directed by the City Engineer. | PW/ENG | Prior to Approval of Improvement Plans | Prior To Occupancy |
| B   | <strong>Net-Zero Runoff:</strong> Applicant shall submit drainage calculations (25 year storm event, 6 hour duration, zero net runoff) and storm water control plan per Municipal Regional Permit Provision C.3. | PW/ENG | Prior to Approval of Improvement Plans | Prior To Occupancy |
| C   | <strong>Site Distance Exhibit:</strong> Applicant shall show site distance exhibit showing adequate driver visibility at any location where surface improvements are anticipated to exceed 30&quot; high. | PW/ENG | Prior to Approval of Improvement Plans | Interpretation Not Provided |
| D   | <strong>Public Improvements.</strong> All required public improvements as specified in the project approvals shall | PW/ENG | Improvement Plans | Prior To Occupancy |</p>
<table>
<thead>
<tr>
<th>NO.</th>
<th>CONDITIONS OF APPROVAL</th>
<th>Department</th>
<th>Submittal Required, Prior to:</th>
<th>Task Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>conform to the City of Pleasant Hill Standard Plans and design requirements and as approved by the City Engineer.</td>
<td>PW/ENG</td>
<td>Improvement Plans</td>
<td>Public Works</td>
</tr>
<tr>
<td>F.</td>
<td><strong>Grading Plan.</strong> The Grading Plan shall be in conformance with the recommendations of the Geotechnical Report and the City design standards &amp; ordinances. In case of conflict between the soil engineer’s recommendations and City ordinances, the City Engineer shall determine which shall apply.</td>
<td>PW/ENG</td>
<td>Prior to Approval of Improvement Plans</td>
<td></td>
</tr>
<tr>
<td>G.</td>
<td><strong>Site Plan.</strong> On-site improvements shall be designed in accordance with the approved project plans.</td>
<td>PW/ENG</td>
<td>Improvement Plans and Through Completion of Improvements</td>
<td>Public Works</td>
</tr>
<tr>
<td>H.</td>
<td><strong>Accessible Path of Travel.</strong> All walkways from the public and private sidewalks to the site shall be as shown on the approved plans, and shall be in conformance with current California Building Code and ADA requirements for accessibility.</td>
<td>PW/ENG</td>
<td>Improvement Plans and Through Completion of Improvements</td>
<td>Public Works</td>
</tr>
<tr>
<td>I.</td>
<td><strong>Site Accessibility Requirements/Driveways.</strong> All parking spaces for the disabled, and other physical site improvements, including the proposed driveway at the project entrance shall comply with current California Building Code and ADA requirements for accessibility, in the event and to the extent required for this project under applicable laws.</td>
<td>PW/ENG</td>
<td>Improvement Plans and Through Completion of Improvements</td>
<td>Public Works</td>
</tr>
</tbody>
</table>
| J.  | **Vehicle Parking.** All on-site and off-site vehicle parking spaces shall conform to the following:  
   a) All parking spaces shall be double striped using 4” white lines set 2 feet apart.  
   b) Where wheel stops are shown, individual 6’ long wheel stops shall be provided within each parking space in accordance with City Standards.  
   c) A minimum 3’ radius shall be provided at curb returns and curb intersections where applicable. | PW/ENG | Improvement Plans | Public Works |
| K.  | **Striping Plan.** A Striping Plan showing all proposed striping within public and private streets shall be submitted for review and approval by the City Engineer. | PW/ENG | Improvement Plans | Public Works |
| L.  | **Street Signs.** Applicant/Developer shall furnish and install street name signs, traffic signs & traffic pavement markings within on-site streets as required by the City Engineer. | PW/ENG | Improvement Plans and Occupancy | Public Works |
| M.  | **Signs and Pavement Markings.** The Applicant/Developer shall be responsible for the following on-site traffic signs and pavement markings: | PW/ENG | Improvement Plans and Occupancy | Public Works |
**Public Works Improvement Plans**

- **Trash Capture.** The project shall incorporate full trash capture measures such as inlet filters or hydrodynamic separators to address the requirements of Provision C.10 of the current Regional Water Quality Control Board (RWQCB) Municipal Regional Permit (MRP) to the satisfaction of the City Engineer.

<table>
<thead>
<tr>
<th>NO.</th>
<th>CONDITIONS OF APPROVAL</th>
<th>Department</th>
<th>Submittal Required, Prior to:</th>
<th>Task Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>N.</td>
<td><strong>Project signs.</strong> All proposed project monument signs shall be placed on private property. The signs should ideally be located outside any public easement areas, but exceptions can be made by the City Engineer. Any signage located in a public easement (for which an exception has not been granted by the City Engineer) is subject to removal and replacement at the expense of the Applicant/property owner if needed by the easement holder.</td>
<td>PW/ENG</td>
<td>Improvement Plans</td>
<td>Public Works</td>
</tr>
<tr>
<td>O.</td>
<td><strong>Underground Utilities.</strong> All public utilities located on-site or on the street frontage directly adjacent to the project site shall be located underground and provided within public utility easements and sized to meet utility company standards. Applicant shall not be required to underground any utilities that are not on-site or on the street frontage directly adjacent to the project site.</td>
<td>PW/ENG</td>
<td>Improvement Plans</td>
<td>Public Works</td>
</tr>
<tr>
<td>P.</td>
<td><strong>Trench Cut Street Restoration.</strong> When one (1) or more longitudinal or three (3) or more transverse trench cuts are required in a public street, the Developer shall perform a slurry seal over the street to the satisfaction of the City Engineer and in accordance with the approved utility plan (which reflects the anticipated trench cuts). Limits of the slurry seal or microsurface to be performed will be determined by the City Engineer based on the location and impacts of trench cuts to roadway surface.</td>
<td>PW/ENG</td>
<td>Acceptance of Improvements</td>
<td>Public Works</td>
</tr>
<tr>
<td>Q.</td>
<td><strong>Underground Obstructions.</strong> Prior to demolition, excavation and grading on any portion of the project site, all underground obstructions (i.e. debris, septic tanks, fuel tanks, barrels, chemical waste) shall be identified and removed pursuant to Federal, State and local regulations and subject to the review and approval by the City. Excavations shall be properly backfilled using structural fill, subject to the review and approval of the City Engineer.</td>
<td>PW/ENG</td>
<td>Grading/ Site Work Permit</td>
<td>Public Works</td>
</tr>
<tr>
<td>R.</td>
<td><strong>Trash Capture.</strong> The project shall incorporate full trash capture measures such as inlet filters or hydrodynamic separators to address the requirements of Provision C.10 of the current Regional Water Quality Control Board (RWQCB) Municipal Regional Permit (MRP) to the satisfaction of the City Engineer.</td>
<td>PW/ENG</td>
<td>Improvement Plans</td>
<td>Public Works</td>
</tr>
<tr>
<td>NO.</td>
<td>CONDITIONS OF APPROVAL</td>
<td>Department</td>
<td>Submittal Required, Prior to:</td>
<td>Task Completion</td>
</tr>
<tr>
<td>-----</td>
<td>------------------------</td>
<td>------------</td>
<td>-----------------------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>S.</td>
<td>Erosion Control During Construction. Applicant/Developer shall include an Erosion and Sediment Control Plan with the Grading and Improvement plans for review and approval by the City Engineer. Said plan shall be designed, implemented, and consistently maintained pursuant to the City’s NPDES permit between October 1st and April 15th or beyond these dates if dictated by rainy weather, or as otherwise directed by the City Engineer.</td>
<td>PW/ENG</td>
<td>Improvement Plans and Through Completion of Improvements</td>
<td>Public Works</td>
</tr>
<tr>
<td>T.</td>
<td>Construction Noise Management Plan. Applicant/Developer shall prepare a Construction Noise Management Plan, to be approved by the City Engineer and Community Development Director, which identifies measures to be taken to minimize construction noise on surrounding developed properties, as feasible. The Plan shall include hours of construction operation, use of mufflers on construction equipment, speed limit for construction traffic, haul routes and identify a noise monitor. Specific noise management measures shall be included in the project plans and specifications, and shall be consistent with any mitigation measures identified in the project’s IS/MND.</td>
<td>PW/ENG</td>
<td>During Construction and Grading Activities</td>
<td>Public Works</td>
</tr>
<tr>
<td>U.</td>
<td>Construction Hours. The Applicant’s contractor shall limit development activities as follows: (1) general construction activities shall only occur between the hours of 7:30 a.m. to 7:00 p.m. Monday through Friday, except that heavy equipment activities for mass site grading and improvements shall be further limited to 9 a.m. to 4 p.m. Monday thru Friday only, and shall be prohibited on all weekend days and City holidays. Construction activity, limited to interior work is permitted on Saturdays between the hours of 9 a.m. and 6 p.m. only. Lane closures within the public streets shall be limited to Monday – Friday between 9 a.m. and 2 p.m. and major resurfacing of Public Streets shall be done on the weekends between 9:00 a.m. 6 p.m. or per direction of City Engineer. Overtime inspection rates will apply for all Saturday and/or holiday work. A staging plan for construction trucks and hauling route shall be submitted for review and approval. No staging of construction trucks or equipment are allowed on Oak Park Blvd. and Eccleston Avenue.</td>
<td>PW/ENG</td>
<td>During Construction</td>
<td>Public Works</td>
</tr>
<tr>
<td>V.</td>
<td>Temporary Fencing. Temporary Construction fencing shall be installed along perimeter of all work under construction to separate the construction operation from the public. All construction activities shall be confined to within the fenced area.</td>
<td>PW/ENG</td>
<td>Through Completion of Improvements</td>
<td>Public Works</td>
</tr>
</tbody>
</table>
**CONDITIONS OF APPROVAL**

<table>
<thead>
<tr>
<th>NO.</th>
<th>Department</th>
<th>Submittal Required, Prior to:</th>
<th>Task Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>W.</td>
<td>PW/ENG</td>
<td>Occupancy</td>
<td>Public Works</td>
</tr>
<tr>
<td>X.</td>
<td>PW/ENG</td>
<td>Approval of Landscape Plan</td>
<td>Planning</td>
</tr>
<tr>
<td>Y.</td>
<td>PW/ENG</td>
<td>Grading/ Sitework Permit</td>
<td>Public Works</td>
</tr>
<tr>
<td>Z.</td>
<td>PW/ENG</td>
<td>Occupancy</td>
<td>Public Works</td>
</tr>
</tbody>
</table>

**EASEMENTS**

<table>
<thead>
<tr>
<th>AA.</th>
<th>PW/ENG</th>
<th>Approval of Final Parcel Map</th>
<th>Standard Condition</th>
</tr>
</thead>
</table>

Construction materials and/or equipment shall not be operated or stored outside of the fenced area or within the public right-of-way unless approved in advance by the City Engineer.

**Damage/Repairs.** The Applicant/Developer shall be responsible for the repair of any damaged pavement, curb & gutter, sidewalk, or other public street facility resulting from construction activities associated with the development of the project.

**Root Barriers and Tree Staking.** The landscape plans shall provide details showing root barriers and tree staking meeting current City specifications.

**Easements.** In the event and to the extent required under applicable laws, the Applicant/Developer shall acquire any easements, and/or obtain rights-of-entry from the adjacent property owners for any improvements on their property. Any such easements and/or rights-of-entry shall be in writing and copies shall be furnished to the City Engineer. Ingress and egress easements, emergency vehicle access easements, storm drain easements, water line easements, sanitary sewer easements and joint use parking easements will be required as and to the extent needed, between parcels. The easements shall be subject to the approval of the City Engineer.

**Occupancy Permit Requirements.** Prior to issuance of an Occupancy Permit, the physical condition of the project site shall meet minimum health and safety standards including, but not limited to the following:

- **a)** Lighting for the building and parking lot shall be adequate for safety and security. Exterior lighting shall be provided for building entrances/exits and pedestrian walkways. Security lighting shall be provided as required.

- **b)** All construction equipment, materials, or ongoing work shall be separated from the public by use of fencing, barricades, caution ribbon, or other means reasonably approved by the City Engineer.

- **c)** All fire hydrants for the buildings shall be operable and easily accessible. All site features designed to serve the accessible parking stalls, accessible walkways; signage for the buildings shall be installed and fully functional.

The Developer shall obtain abandonment from all applicable public agencies of existing easements and right-of-ways that will no longer be used, if any.
# Engineering Division

## STANDARD CONDITIONS OF APPROVAL

<table>
<thead>
<tr>
<th>1</th>
<th>General</th>
<th>Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>The Project shall comply with all applicable requirements of the Municipal Code.</td>
<td>1.02.030</td>
</tr>
<tr>
<td>1.2</td>
<td>Grading/Drainage Permits: Grading/Drainage permit(s) shall be obtained from the Public Works and Community Development Department for proposed earthwork that exceeds 200 cubic yards in volume, 3 feet in depth, or 2:1 slope.</td>
<td>15.10.030C15</td>
</tr>
<tr>
<td>1.3</td>
<td>Encroachment Permit: An encroachment permit shall be obtained from the Public Works and Community Development Department for all work in the public right-of-way.</td>
<td>11.05.020</td>
</tr>
<tr>
<td>1.4</td>
<td>The Applicant shall pay all applicable City fees as established by City Council resolution and City ordinances in accordance with the project’s conditions of approval.</td>
<td>Various</td>
</tr>
<tr>
<td>1.5</td>
<td>Street and site design shall be in substantial conformance with the applicable City of Pleasant Hill Public Works and Community Development Department Standards in accordance with the project approvals.</td>
<td>Reso 87-00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2</th>
<th>Fees (see fee schedule)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1</td>
<td>The Applicant shall pay encroachment permit processing and inspection fees prior to the issuance of the encroachment permit, if required.</td>
<td>11.05.050</td>
</tr>
<tr>
<td>2.2</td>
<td>The Applicant shall pay a $10,000 deposit for the grading and improvement plan review at the time of plan submittal. The total fee (full cost recovery) shall be paid prior to issuance of the grading permit.</td>
<td>15.10.080, 17.35.050, 17.20.070, Reso 18-07</td>
</tr>
<tr>
<td>2.3</td>
<td>The Applicant shall pay a $7,500 deposit for the grading inspection prior to issuance of the grading permit. The total fee (full cost recovery) shall be paid prior to issuance of a certificate of completion.</td>
<td>15.10.190</td>
</tr>
<tr>
<td>2.5</td>
<td>The Applicant shall pay a $1,500 deposit for the stormwater quality and erosion control inspection prior to issuance of the grading permit. The total fee (full cost recovery) shall be paid prior to issuance of the certificate of occupancy.</td>
<td>Reso 18-07</td>
</tr>
<tr>
<td>2.7</td>
<td>The Applicant shall pay third party review fees (cost plus 10%) upon submittal of the plans or reports for review.</td>
<td>15.10.080</td>
</tr>
<tr>
<td>2.8</td>
<td>The Applicant shall pay the Drainage Area fee established by the Contra Costa County Flood Control and Water Conservation District in accordance with regulations establishing the Drainage Area prior to issuance of a building permit.</td>
<td>Reso 53-97 Reso 124-00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3</th>
<th>Bonding and Agreements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1</td>
<td>Bond amounts shall be based upon a Construction Estimate developed by the Applicant's Civil Engineer or Contractor as reviewed and approved by the City.</td>
<td>11.05.090, 15.10.170, 17.35.070</td>
</tr>
<tr>
<td>3.2</td>
<td>The Bond underwriter shall be licensed to do business in the State of California.</td>
<td>17.35.070C1</td>
</tr>
<tr>
<td>3.3</td>
<td>A Cash Bond or Letter of Credit from a Financial Institution approved by the City Attorney may be submitted in-lieu of a Bond.</td>
<td>17.35.070C3</td>
</tr>
<tr>
<td>3.4</td>
<td>A Performance Bond shall be submitted to the City prior to issuance of a grading permit as required by the City Engineer. The bond amount will account for all costs to construct the approved grading and drainage plan, to install and maintain erosion and</td>
<td>15.10.170</td>
</tr>
</tbody>
</table>
sediment controls, and to implement pollution prevention best management practices during the course of construction.

| 3.5 | A Performance Bond and Payment Bond shall be submitted to the City prior to issuance of an encroachment permit as required by the City Engineer. The bond amount shall be for the amount to restore the right-of-way to its former condition, and shall also include costs of work zone traffic control and restoring the pavement delineation. | 11.05.090 |
| 3.6 | A Cash or Corporate Surety Bond in the amount of 50% of the estimated total grading work shall be submitted to the City prior to issuance of a grading permit. | 11.05.090, 15.10.170 |
| 3.7 | The Applicant shall repair, at its expense, any existing facility damaged by their construction activities. Work shall be completed prior to the issuance of a certificate of occupancy. | PW Std |

## 4 Grading

| 4.1 | Recommendations cited in the final City approved geologic and geotechnical report and peer review shall be implemented in the project design and construction. The Applicant shall mitigate all issues revealed in the report and by the City or peer review, subject to the City Engineer's confirmation of same. | 15.10.070 |
| 4.2 | The Soils Reports shall include an evaluation of geological hazards (landslides, liquefaction, ground faulting, underground aquifers, etc.), and stability of the proposed development site including surrounding properties. The report shall include recommendations to correct identified hazards and to mitigate impacts of the development. | 15.10.070 |
| 4.3 | The Applicant's Civil Engineer shall submit on-site improvement plans, grading plans, and public improvement plans, utility plans and landscape plans for review and approval by the Public Works and Community Development Department prior to issuance of a grading permit. The plans must conform to the City's "Public Works and Community Development Standards for Public Improvements." The plans shall include, but not be limited to: drainage, frontage improvements, utilities, and earthwork. | 15.10.070 |
| 4.4 | The Applicant's Civil Engineer shall submit an erosion control plan, including cost estimate, for review and approval by the Public Works and Community Development Department. | 15.10.070 |
| 4.5 | The Applicant's contractor shall provide adequate dust control measures during grading. | 15.10.280 |
| 4.6 | The Applicant's contractor shall implement erosion control measures as per the erosion control plan and incorporate guidelines and measures from the most current RWQCB/ABAG manual for erosion and sediment control if grading work is not completed by October 15. | 15.10.280 |
| 4.7 | The Applicant's Soils Engineer shall inspect and certify that grading work was performed in conformance with the approved grading plan and geotechnical investigation report. | 15.10.110 |
| 4.8 | The Applicant's Civil Engineer shall certify that the actual pad elevation for each lot is in conformance with the approved grading plan. | 15.10.110 |
| 4.9 | Subdrains shall be shown on the grading plans. | PW Std |
| 4.10 | Mylar as-built grading plans signed by the soils engineer shall be submitted to the Public Works and community Development Department prior to the issuance of a Certificate of Occupancy. | PW Std |

## 5 Drainage
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1</td>
<td>Any stormwater facilities proposed shall be designed to accommodate reasonable access and maintenance. Stormwater facility design shall be consistent with applicable requirements (including with the location of the facilities shown on the approved Site Development Plans) and subject to approval by the Public Works and Community Development Department prior to the issuance of Grading Permits.</td>
</tr>
<tr>
<td>5.2</td>
<td>The Applicant shall prepare a drainage analysis prior to issuance of Grading Permits to determine rainfall runoff quantities and on-site storm drain flow. The analysis shall consider the 25 year 6 hour storm and shall account for upstream offsite tributary quantities. The analysis shall provide evidence of achieving “zero net runoff” for the 25 year storm event, to the maximum extent practicable, subject to the approval of the City Engineer.</td>
</tr>
<tr>
<td>5.3</td>
<td>The Applicant shall design and install improvements, including off site improvements such as flap gates and head walls to minimize the occurrence of localized flooding. Improvements shall meet with the approval of the City Engineer.</td>
</tr>
<tr>
<td>5.4</td>
<td>Storm water shall be discharged by gravity flow to an approved (city owned and maintained) storm drain system.</td>
</tr>
<tr>
<td>5.5</td>
<td>Storm drains carrying public runoff shall be routed only in roadway right-of-way unless otherwise approved by the City Engineer.</td>
</tr>
<tr>
<td>5.6</td>
<td>Storm water runoff shall be calculated by Rational Method for the 25 year-6 hour and 100 year - 6 hour events.</td>
</tr>
<tr>
<td>5.7</td>
<td>Culverts shall be designed to convey 25 year - 6 hour event.</td>
</tr>
<tr>
<td>5.8</td>
<td>Minimum culvert size for pipes within the public right of way is 18 inches.</td>
</tr>
<tr>
<td>5.9</td>
<td>Enclosing (culverting) of natural drains, creeks or rivers is not permitted.</td>
</tr>
<tr>
<td>5.10</td>
<td>Minimum drainage easement width shall be 10 feet.</td>
</tr>
<tr>
<td>5.11</td>
<td>All drainage facilities shall be designed with “positive drainage”.</td>
</tr>
<tr>
<td>6.1</td>
<td>Applicant shall obtain those permits required by other agencies having jurisdiction within the construction area, to the extent required under applicable laws.</td>
</tr>
<tr>
<td>6.2</td>
<td>Applicant shall provide proof of service agreements and approved utility facility plans to the Public Works and Community Development Department prior to the approval of the improvement plans.</td>
</tr>
<tr>
<td>6.3</td>
<td>Underground utility connections shall be made by open trench (no bore/jack methods are anticipated for this project). Plans shall include details of receiving pits.</td>
</tr>
<tr>
<td>6.4</td>
<td>All utility facilities located on-site or on the street frontage directly adjacent to the project site shall be placed underground. No other facilities shall be required to be undergrounded.</td>
</tr>
<tr>
<td>6.5</td>
<td>All utility facilities (including but not limited to, storm drains, water mains, sewer mains, gas, electric, telephone, cable TV) shall be located in utility easements.</td>
</tr>
<tr>
<td>7.1</td>
<td>If the project disturbs 1 acre or more of land, then the Applicant shall obtain a Notice of Intent (NOI) to comply with State of California General Construction NPDES Permit. A copy of this NOI shall be submitted to the Engineering Division prior to issuance of a Grading Permit.</td>
</tr>
<tr>
<td>7.2</td>
<td>The Applicant shall implement a water conservation irrigation system, appropriate landscape design, and proper operation and maintenance methods to reduce excess irrigation runoff, promote surface filtration, and minimize use of fertilizers, herbicides, and pesticides in accordance with applicable laws and approved landscape plans.</td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
</tr>
<tr>
<td>---------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>7.3</td>
<td>Drainage from impervious surfaces shall be routed through grassy swales, buffer strips, sand filters or other similar treatment BMP prior to discharge into the storm drainage system, to the maximum extent practicable, in accordance with applicable laws and approved site plans.</td>
</tr>
<tr>
<td>7.4</td>
<td>Site and landscape design details shall incorporate concepts and techniques described in the “Start at the Source” site design guidance manual to the maximum extent practicable.</td>
</tr>
<tr>
<td>7.5</td>
<td>The booklet &quot;Blueprint for a Clean Bay&quot; shall be included in project plans and specifications prior to issuance of a Grading Permit. Project plans shall include a sheet entitled &quot;Pollution Prevention, its Part of the Plan.&quot;</td>
</tr>
<tr>
<td>7.6</td>
<td>The Applicant shall install “No Dumping - Drains to Bay” green and blue stainless steel markers (Almatek, or approved equivalent), on all existing and proposed storm drain inlets.</td>
</tr>
<tr>
<td>7.7</td>
<td>The Applicant shall submit a Stormwater Pollution Prevention (SWPPP) for approval by the City Engineer, prior to approval of the improvement plans. The SWPPP will define Best Management Practices and site management processes (including, but not limited to, litter control, motor vehicle washing and maintenance, and storage of hazardous materials) to assure that pollutant discharges will not occur. The Applicant shall implement the approved plan during construction.</td>
</tr>
<tr>
<td>7.8</td>
<td>The Applicant shall submit a Stormwater Control Plan (SCP) for approval by the City Engineer, prior to issuance of a certificate of occupancy. The SCP shall meet the criteria set forth in the latest version of the Stormwater C.3 Guidebook and demonstrate that the project incorporates BMPs that minimize the effect of post-development runoff to the maximum extent practicable.</td>
</tr>
<tr>
<td>7.9</td>
<td>Stormwater treatment facilities shall be made accessible to the City and other public agencies, including, but not limited to, Central Contra Costa Sanitary District, Contra Costa Mosquito and Vector Control District, and Contra Costa County Fire Protection District.</td>
</tr>
<tr>
<td>8</td>
<td>Peer Review</td>
</tr>
<tr>
<td>8.1</td>
<td>Third party peer reviews of technical reports specified in this COA 8.1 may be required as determined by the City Engineer for the purpose of documenting conformance with these conditions. The review shall be performed at the Applicant's expense and may include the review of the final soils report, grading, hydrology, lot closure calculations, improvement plans, erosion control plans, post construction pollution prevention plans, and/or field inspections of permitted work. Applicant shall submit a deposit to the City prior to any third party review required under this COA 8.1.</td>
</tr>
<tr>
<td>9</td>
<td>Traffic</td>
</tr>
<tr>
<td>9.1</td>
<td>Applicant shall install on and off-site traffic mitigation improvements as recommended and accepted by the City Engineer.</td>
</tr>
<tr>
<td>10</td>
<td>Streets</td>
</tr>
<tr>
<td>10.1</td>
<td>Street layouts shall comply with Table 1 and Table 2 of the PW Std.</td>
</tr>
<tr>
<td>10.2</td>
<td>Concrete curbs and gutters shall be installed on all new streets within the project site.</td>
</tr>
<tr>
<td>10.3</td>
<td>ADA accessibility shall be provided in compliance with Title 24.</td>
</tr>
<tr>
<td>10.4</td>
<td>Street trees shall be provided every 30 feet (in right of way or on private property).</td>
</tr>
<tr>
<td>10.5</td>
<td>Streetlights shall be designed in conformance with Table 3 of the PW Std.</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td><strong>10.6</strong></td>
<td>Traffic control during construction shall be provided in compliance with Caltrans Stds PW Std C3</td>
</tr>
<tr>
<td><strong>10.7</strong></td>
<td>Fences or sound walls along common property lines shall be installed on dual frontage streets. PW Std C5</td>
</tr>
<tr>
<td><strong>10.8</strong></td>
<td>Fences or sound walls in Public Right-Of-Way shall conform to applicable development standards, color and material shall be approved by the City Council pursuant to the ARC permit. PW Std C5</td>
</tr>
<tr>
<td><strong>11</strong></td>
<td>Miscellaneous</td>
</tr>
<tr>
<td><strong>11.1</strong></td>
<td>All projects requiring subdivision or development plan approval shall enter into a lighting and landscape district (if applicable) to assure long term funding and maintenance of landscaped improvements. For this project, on-site lighting and landscaping will be operated, funded and maintained by the HOA in accordance with recorded Conditions, Covenants and Restrictions and therefore no lighting and landscape district shall be necessary. PW Dept Recommend</td>
</tr>
<tr>
<td><strong>11.2</strong></td>
<td>Trash/Recycling enclosures shall be designed with a cover and screening (if applicable). PW Dept Recommend</td>
</tr>
<tr>
<td><strong>11.3</strong></td>
<td>The Applicant shall submit a Waste Management Plan (WMP) as part of a building, demolition or encroachment permit for approval by the Chief Building Official. The WMP shall acknowledge that 50% of all construction and demolition debris shall be diverted, and shall include the applicable performance security. 14.40.050</td>
</tr>
</tbody>
</table>
Attachment B
FOUNTAINHEAD MONTESSORI

1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA | 11/17/2017

PLANNING COMMISSION REVIEW SUBMITTAL

AI ARCHITECTS

ARCHITECTURE • PLANNING • INTERIOR DESIGN • PROJECT MANAGEMENT
MEMBERS AMERICAN INSTITUTE OF ARCHITECTS, AIA
San Francisco Bay Area – Los Angeles Area
Newell Arnerich, AIA, Architect
Rose Fennell, LEED Green Associate, Senior Designer
3738 Mt Diablo Blvd., 3rd Floor, Lafayette CA 94549 94612 | T: 510.645.5500
2062 Business Center Drive Suite 125 Irvine, CA 92612 | T: 323.954.2290
e-mail: Newell@AIarch.com

1/17/2017

PLANNING DIVISION
CITY OF PLEASANT HILL

RECEIVED
NOV 20 2017

ARCHITECTS

FOUNTAINHEAD MONTESSORI

1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA | 11/17/2017

PLANNING COMMISSION REVIEW SUBMITTAL

AI ARCHITECTS

ARCHITECTURE • PLANNING • INTERIOR DESIGN • PROJECT MANAGEMENT
MEMBERS AMERICAN INSTITUTE OF ARCHITECTS, AIA
San Francisco Bay Area – Los Angeles Area
Newell Arnerich, AIA, Architect
Rose Fennell, LEED Green Associate, Senior Designer
3738 Mt Diablo Blvd., 3rd Floor, Lafayette CA 94549 94612 | T: 510.645.5500
2062 Business Center Drive Suite 125 Irvine, CA 92612 | T: 323.954.2290
e-mail: Newell@AIarch.com

1/17/2017

PLANNING DIVISION
CITY OF PLEASANT HILL

RECEIVED
NOV 20 2017
Reconstruction of an existing preschool

Fountainhead Montessori has been located in Pleasant Hill since 1991 and recently purchased the existing preschool at 1715/1725 Oak Park Blvd. The previous preschool tenant has ceased operations in expectation of Fountainhead taking over the site. The current conditions of the two converted residential buildings are in very poor condition due to lack of maintenance and inferior construction of previous remodeling and expansions. Fountainhead Montessori is not requesting any change in use or any variance, but only to reconstruct the existing structures to provide an environment deserving of the surrounding neighborhood. The project location serves as a residential transition buffer between the commercial/public developments to the North, Oak Park arterial throughway and the neighborhood to the South. The project will incorporate water conservation, solar voltaic panels (providing 100% of the electrical power for this building), and offer the best practices in indoor air quality suitable for very young children and gardening-butterfly habitat areas as well.

We have designed the project to capture many aspects of the surrounding neighborhood’s eclectic styles. The design team presented several site plan options for review by the Planning Staff to get the right direction for redevelopment by taking into consideration traffic flow and previous conditions of approval. Based on staff’s direction of a preferred plan, the design team organized two neighborhoods meetings to gain input from the surrounding community. The plans presented here represent the collective input from both the neighborhood and planning staff. We are pleased that design incorporates significantly improved student drop off queuing, additional onsite parking (well exceeding min. requirements), a more compatible design style that fits comfortably into the fabric of the neighborhood and to provide the highest quality in pre-school environments. The Architectural Review Commission approved the design with very minor changes on roof color and landscaping suggestions, along with a strong recommendation for the Neighborhood Plan. Planning Staff requested a few minor changes regarding parking stalls and landscaping suggestions along Oak Park Blvd. frontage.

The original use permit was approved in 1989 and revised in 2001. The use permit establishes a maximum of 72 children, 12 staff, no more than 20 children outside at any one time, 6:30am to 6:30 pm hours of operation (closed on Saturdays and Sundays and major holidays), left turn only from property onto Eccleston Avenue. This application for design review/development plan does not propose any changes to prior conditions of approval. The building area is limited to a maximum of 30% of the land area (19,002.445 SF of land x 30%=5,705 SF: Proposed building = 4,996 SF).

With input from planning staff and surrounding neighbors, the overall site plan configuration was developed to create a residential feel with front yard landscaping setback and play yards towards the frontage of the properties. The child drop-off was developed to screen the cars between the building and side/rear fencing minimizing visual impacts. The South and West fences are designed to accommodate the adjacent neighbors’ request for style, height and vine trellising, new trees. We are pleased with the support of our surrounding neighbors and their valuable input to make this reconstruction project better and ask for your support in approving this exciting new community asset.

In conclusion, this proposed reconstruction project conforms to all prior use permits and zoning requirements and does require any variances.
EXISTING CONDITIONS

FOUNTAINHEAD MONTESSORI | PROPOSED DESIGN
1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA

Lot coverage 30% x 19002.455 = 5700.74 SF
New Good Neighbor Fence (See detail on sheet A-10)

To replace fence as requested by neigh-

New Good Neighbor Fence

1735 Oak Park Blvd.
Lay Residence

3108 McNutt Ave.
Larsen Residence

2725 Eccleston Ave.
Bauer Residence

ROOF PLAN / SITE PLAN

FOUNTAINHEAD MONTESSORI | NEIGHBORHOOD PREFERRED PLAN

1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA

A - 1
Fountainhead Montessori | Neighborhood Preferred Plan

1715 and 1725 Oak Park Blvd. | Pleasant Hill, CA

To replace fence as requested by neighbor

New Good Neighbor Fence (See detail on sheet A-10) - 1735 Oak Park Blvd.

Larsen Residence

CLASSROOM 1

CLASSROOM 2

CLASSROOM 3

CLASSROOM 4

CLASSROOM 5

Lunch Tables

Fence A

Fence B

Fence C

New Good Neighbor Fence (See detail on sheet A-10)

2108 Mt. Airy Ave. | Laris Residence

3108 McNutt Ave. | Larsen Residence

2725 Eccleston Ave. | Bauer Residence

3108 McNutt Ave. | Larsen Residence

New Good Neighbor Fence (See detail on sheet A-10)
To replace fence as requested by neighbor

New Good Neighbor Fence
(See detail on sheet A-10)

1735 Oak Park Blvd.
Lay Residence

FLOOR PLAN

FOUNTAINHEAD MONTESSORI | STAFF PREFERRED PLAN
1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA
I - EAST ELEVATION - ECCLESTON AVENUE | NEIGHBORHOOD PREFERRED PLAN

I - EAST ELEVATION - ECCLESTON AVENUE | STAFF PREFERRED PLAN

ELEVATIONS

FOUNTAINHEAD MONTESSORI

1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA.
3 - SOUTH ELEVATION ELEVATION - BACKYARD

4 - WEST ELEVATION - SIDE YARD OFF OF OAK PARK BLVD.

ELEVATIONS

FOUNTAINHEAD MONTESSORI

1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA
FOUNTAINHEAD MONTESSORI
1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA
FENCE DETAILS

FOUNTAINHEAD MONTESSORI
1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA
1715 AND 1725 OAK PARK BLVD.
PLEASANT HILL, CA

PROPOSED DESIGN

MATERIALS + FINISHES

SIDING AND ROOF MATERIALS
- Wood Shingle Siding
- Stone Veneer
- Board and Batten
- CertainTeed 40 Year Composition Shingles - Silver Birch

SIDING AND TRIM COLORS
- SW 6163 Cocoon (Trim)
- SW 6172 Hardware
- SW 3079 Diverse Beige
- Bronze Windows
- SW 3079 Diverse Beige
- Bronze Windows

INTERIOR DETAILS
- Clear White Maple Doors and Cabinets
- Kelly Moore Clouds of Cream KM3993
- Shaker Style Cabinets
- Caesarstone Organic White
- Oil Rubbed Bronze Hardware
- Shaker Style Doors and Closets

MATERIALS + FINISHES

FONTAINEHEAD MONTESSORI | PROPOSED DESIGN
1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA
EXTERIOR DETAILS

- Stained Cedar - Fence Type A + D
- Andersen Series 100 Casement Windows
- Permeable Pavers
- Welded Mesh Fence
- Stained Redwood Fence with Lattice (to match existing neighbor) - Fence Type D
- Backlit Luxello Address Numbers
- Tech Lighting Bowman 4 Dark Sky Lighting Sconce
- Tech Lighting Strut Dark Sky Lighting Bollard

MATERIALS + FINISHES

FOUNTAINHEAD MONTESSORI | PROPOSED DESIGN

1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA
- Smart Watering - dedicated irrigation meter and weather-based irrigation controller

- Cool Roof - Energy Star rated roof, CRRC Product No. 0668-0072

- Solar Panels - Net Zero

- Rainwater Filtration - planters located at all rain water leaders

- Permeable Pavers

- High Efficiency Lighting + Appliances

- Dark Sky Lighting

- Low Flow Fixtures

- Andersen Series 100 Windows – SmartSun with HeatLock Coating, High performance windows that meets or exceeds the California indoor emission standard.
TRAFFIC CONDITIONS + CONTROLS
General Notes

SELECTIVE DEMOLITION FOR REMODELING

PART 1 - GENERAL

1.01 WORK INCLUDED

A. Remove any excess debris from space during entire construction process in accordance with the City of Pleasant Hill building codes, OSHA codes and regulations.
B. Remove designated walls/surfaces and floor finishes where identified on drawing.
C. Remove existing electrical conduits, fixtures, and floor outlets, etc., to clear space for new work. Salvage and save all electrical light fixtures for reuse.
D. Salvage all materials, both identified by Owner for reuse, if possible.
E. Remove all doors. Provide heads and jambs for new doors. Remove all casing at locations where new doors will be installed. Provide heads and jambs for new doors. Remove all casing at locations where new doors will be installed.
F. Remove demolished materials, tools, and equipment from site upon completion of work. Debris Waste Recycling: Recycle and/or salvage for non-hazardous waste removal.
G. Remove the existing electrical conduit heads and jambs for new doors. Provide heads and jambs for new doors. Remove all casing at locations where new doors will be installed.
H. Remove any excess debris from site. Do not disturb other use areas in building.

2.01 MATERIALS

A. Permits and notices authorizing demolition.
B. Certificates of severance of utility services, if required.
C. Panel for transport and disposal of debris and waste materials in accordance with City of Pleasant Hill regulations.
D. Demolition procedures and specifications for removal, transportation and safe disposal of debris.

2.02 SUBMITTALS

A. Existing services. Punch list for disconnecting, removing and stubbing utility services within areas of demolition. Disconnect and stub off as required. Notify the affected utility company in advance and obtain approval before starting this work.
B. Provide, erect and maintain barricades, lighting and guard rails as required by applicable regulatory advisory structure. Do not resume operations until safety is restored.
C. Cease operations and notify the Architect Immediately, If safety of structure appears to be endangered. Take precautions to properly support structure. Do not resume operations until safety is restored.
D. Provide, erect and maintain barricades, lighting and guard rails as required by applicable regulatory advisory. Protect movement or settlement of structure. Provide and place bracing or shoring and be responsible for safety and support of structure. Assume liability for such movement, settlement, damage or injury.
E. Demolition plans and specifications for review and acceptance by building owner.
F. Demolition plan for review and acceptance by building owner.
G. Debris Waste Recycling: Recycle and/or salvage for non-hazardous waste management. Prevent movement or settlement of structure. Provide and place bracing or shoring and be responsible for safety and support of structure. Assume liability for such movement, settlement, damage or injury.

2.03 PROTECTION

A. Arrange and pay for disconnecting, removing and capping utility services within areas of demolition. Disconnect and stub off as required. Notify the affected utility company in advance and obtain approval before starting this work.
B. Protect existing supporting structural members. Prevent movement or settlement of structure. Provide and place bracing or shoring and be responsible for safety and support of structure. Assume liability for such movement, settlement, damage or injury.
C. Cease operations if the architect determines, if safety of structure appears to be endangered. Take precautions to properly support structure. Do not resume operations until safety is restored.
D. Provide, erect and maintain barricades, lighting and guard rails as required for hazardous waste removal, transportation and safe disposal of debris.

PART 2 - PRODUCTS

3.01 MATERIALS

Except where noted or specified otherwise, maintain possession of materials being demolished. Immediately remove from site.

PART 3 - EXECUTION

3.01 PREPARATION

A. Arroyo day for access to existing occupied residence.
B. Plane wall sections to existing support areas or required to be removed if needed. Clear from plan for new construction. Remove temporary barriers, access ramps, etc. Do not interfere with use of adjacent building areas. Maintain free and safe passage to and from. Do not disturb other use areas in building.

3.02 DEMOLITION

A. Demolish it on orderly and careful manner as required to accommodate new work, including the required for connection to the existing building. Ensure existing structural members are not endangered during removal of debris. Provide and place bracing or shoring and be responsible for safety and support of structure. Assume liability for such movement, settlement, damage or injury.
B. Protect existing supporting structural members. Prevent movement or settlement of structure. Provide and place bracing or shoring and be responsible for safety and support of structure. Assume liability for such movement, settlement, damage or injury.

3.03 PROTECTION

A. Permit for transport and disposal of debris and proof of construction waste management and compliance certificates to accordance with City of Pleasant Hill regulations.
B. Demolition procedures and specifications for removal, transportation and safe disposal of debris.

END OF SECTION
GENERAL NOTES

1. All work shall be accomplished in accordance with the plans, notes, and details herein. All requirements, standards, and specifications of all adjoining streets shall be adhered to and all work shall be done to the satisfaction of the owner, landscape architect, and jurisdictional agencies. Field changes without notification may cause delays and may have implications not foreseen by the contractor or owner.

2. The contractor shall become familiar and comply with the plans, notes, and details of Union City and Walnut Creek prior to the start of construction.

3. The contractor shall notify the owner and contractor shall be held prior to the start of construction.

4. The contractor will not make any changes or field changes without the written request for changes or field changes. The contractor shall be held responsible for changes and additions to the plans. The contractor shall be held responsible for the cost of correcting errors or omissions in the plans.

5. The contractor shall notify the owner and contractor shall be held responsible for field changes.

6. The contractor shall notify the owner and contractor shall be held responsible for field changes.

7. The contractor shall notify the owner and contractor shall be held responsible for field changes.

8. The contractor shall notify the owner and contractor shall be held responsible for field changes.

9. The contractor shall notify the owner and contractor shall be held responsible for field changes.

10. The contractor shall notify the owner and contractor shall be held responsible for field changes.

11. The contractor shall notify the owner and contractor shall be held responsible for field changes.

12. The contractor shall notify the owner and contractor shall be held responsible for field changes.

13. The contractor shall notify the owner and contractor shall be held responsible for field changes.

14. The contractor shall notify the owner and contractor shall be held responsible for field changes.

15. The contractor shall notify the owner and contractor shall be held responsible for field changes.

16. The contractor shall notify the owner and contractor shall be held responsible for field changes.

17. The contractor shall notify the owner and contractor shall be held responsible for field changes.

18. The contractor shall notify the owner and contractor shall be held responsible for field changes.

19. The contractor shall notify the owner and contractor shall be held responsible for field changes.

20. The contractor shall notify the owner and contractor shall be held responsible for field changes.

21. The contractor shall notify the owner and contractor shall be held responsible for field changes.

22. All concrete strengths shall be minimum 3000 PSI or greater.
IRRIGATION NOTES

1. All grades are drawn as a smooth line. All points are dimensioned on the drawing. All points are dimensioned on the drawing.

2. All elevations are shown in feet and tenths. All elevations are shown in feet and tenths.

3. All lines are shown in feet and tenths. All lines are shown in feet and tenths.

4. All dimensions are shown in feet and tenths. All dimensions are shown in feet and tenths.

5. All areas are shown in square feet. All areas are shown in square feet.

6. All volumes are shown in cubic feet. All volumes are shown in cubic feet.

7. All weights are shown in pounds. All weights are shown in pounds.

8. All pressures are shown in pounds per square inch. All pressures are shown in pounds per square inch.

9. All temperatures are shown in degrees Fahrenheit. All temperatures are shown in degrees Fahrenheit.

10. All flow rates are shown in gallons per minute. All flow rates are shown in gallons per minute.

11. All capacitances are shown in milli-ohms. All capacitances are shown in milli-ohms.

12. All inductances are shown in microhenries. All inductances are shown in microhenries.

13. All resistances are shown in ohms. All resistances are shown in ohms.

14. All conductances are shown in reciprocal ohms. All conductances are shown in reciprocal ohms.

15. All inductive reactances are shown in millihenries. All inductive reactances are shown in millihenries.

16. All capacitive reactances are shown in microfarads. All capacitive reactances are shown in microfarads.

17. All power factors are shown in decimal form. All power factors are shown in decimal form.

18. All frequencies are shown in hertz. All frequencies are shown in hertz.

19. All time constants are shown in seconds. All time constants are shown in seconds.

20. All phase angles are shown in degrees. All phase angles are shown in degrees.

21. All energy efficiencies are shown in percent. All energy efficiencies are shown in percent.

22. All efficiency factors are shown in decimal form. All efficiency factors are shown in decimal form.

23. All voltage ratings are shown in volts. All voltage ratings are shown in volts.

24. All current ratings are shown in amperes. All current ratings are shown in amperes.

25. All power ratings are shown in watts. All power ratings are shown in watts.

26. All torque ratings are shown in pounds-feet. All torque ratings are shown in pounds-feet.

27. All speed ratings are shown in revolutions per minute. All speed ratings are shown in revolutions per minute.

28. All temperature ratings are shown in degrees. All temperature ratings are shown in degrees.

29. All material ratings are shown in pounds per square inch. All material ratings are shown in pounds per square inch.

30. All environmental ratings are shown in pounds per square inch. All environmental ratings are shown in pounds per square inch.

31. All cooling ratings are shown in degrees. All cooling ratings are shown in degrees.

32. All heating ratings are shown in degrees. All heating ratings are shown in degrees.

33. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

34. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

35. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

36. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

37. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

38. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

39. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

40. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

41. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

42. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

43. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

44. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

45. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

46. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

47. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

48. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

49. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

50. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

51. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

52. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

53. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

54. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

55. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

56. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

57. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

58. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

59. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

60. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

61. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

62. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

63. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

64. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

65. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

66. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

67. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

68. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

69. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

70. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

71. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

72. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

73. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

74. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

75. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

76. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

77. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

78. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

79. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

80. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

81. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

82. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

83. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

84. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

85. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

86. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

87. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

88. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

89. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

90. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

91. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

92. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

93. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

94. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

95. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

96. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

97. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

98. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

99. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

100. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

101. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

102. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

103. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

104. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

105. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

106. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

107. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

108. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

109. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

110. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

111. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

112. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.

113. All lubrication ratings are shown in pounds. All lubrication ratings are shown in pounds.
<table>
<thead>
<tr>
<th>PERIMETER</th>
<th>C-3 BASIN</th>
<th>BUTTERFLY GARDEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOTANIC NAME: LAVANDULA ANGUSTIFOLIA COMMON NAME: LAVENDER</td>
<td>BOTANIC NAME: DAKRE DIOILBA COMMON NAME: BERKELEY SEEDS</td>
<td>BOTANIC NAME: ASTRILE SIMPLICIFOLIA COMMON NAME: FALSE SPIREA</td>
</tr>
<tr>
<td>BOTANIC NAME: BUXUS JAPONICA COMMON NAME: JAPANESE BOXWOOD</td>
<td>BOTANIC NAME: BUXUS JAPONICA COMMON NAME: JAPANESE BOXWOOD</td>
<td>BOTANIC NAME: LIGULARIA DENOTE 'BRITT MARIE SAW'FORD' COMMON NAME: BIGLEAF LIGULARIA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PERIMETER</th>
<th>C-3 BASIN</th>
<th>BUTTERFLY GARDEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOTANIC NAME: TRACHELOSPERMUM JASMINOIDES COMMON NAME: STAR JASMINE</td>
<td>BOTANIC NAME: LONGEREA SEMPERVIRENS COMMON NAME: TRUMPET HONEYBUCKLE</td>
<td>BOTANIC NAME: */# KANTAR ARMANDO COMMON NAME: ELMONT</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SHRUBS/UNCOVER</th>
<th>C-3 BASIN</th>
<th>BUTTERFLY GARDEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOTANIC NAME: PITTOSPORUM JASMINOIDES COMMON NAME: STAR JASMINE</td>
<td>BOTANIC NAME: PITTOSPORUM JASMINOIDES COMMON NAME: STAR JASMINE</td>
<td>BOTANIC NAME: PITTOSPORUM JASMINOIDES COMMON NAME: STAR JASMINE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>VINES</th>
<th>C-3 BASIN</th>
<th>BUTTERFLY GARDEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOTANIC NAME: PRUNUS SIBERIANA COMMON NAME: FLOWERING CHERRY</td>
<td>BOTANIC NAME: PRUNUS SIBERIANA COMMON NAME: FLOWERING CHERRY</td>
<td>BOTANIC NAME: PRUNUS SIBERIANA COMMON NAME: FLOWERING CHERRY</td>
</tr>
</tbody>
</table>
Attachment D
The following is an analysis of the required findings which must be made in order to grant a use permit. Please respond as fully as possible; insufficient information will likely result in processing delays of your application. If you need additional space to respond, please feel free to attach supplemental information.

1. The proposed use will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the proposed use.

**Analysis:**

The proposed continued use will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood. The existing day care facilities have been in operation since 1989 under a conditional use permit. This project proposes to replace the two-existing dilapidated buildings with one smaller modern building and improve parking. The replacement day care facility that would serve up to the same number of children as with the previous use permit (72 children, with 12 employees) will keep the same hours of operation from 6:30AM through 6:30PM, Monday through Friday. The replacement building is 4,996 square feet, including site modifications such as improved landscaping, a new parking area, outdoor play areas and ancillary structures.

2. The proposed use will not be injurious or detrimental to adjacent properties or to property in the neighborhood or to the general welfare of the city.

**Analysis:** The proposed use will not be injurious or detrimental to adjacent properties or property in the neighborhood or to the general welfare of the city because the proposed replacement facility is smaller and shorter in height and will not result in impacts that would be injurious or detrimental to properties within the neighborhood or the general welfare of the city. Furthermore, all potential visual impacts (i.e. aesthetics of facilities, lighting, etc.) were reviewed by the City's Architectural Review Commission to ensure a high-quality design and to minimize lighting impacts such as glare.
3. The proposed use is consistent with the policies and goals established by the general plan.

Analysis: The proposed day care use is consistent with the policies and goals established by the General Plan because the proposed day care use is consistent with the General Plan. The neighborhood serving day care uses are listed in the General Plan goals to promote the overall health of the city as a whole. The proposed project helps provide continuing opportunities for neighborhood day care which may assist in creating more opportunities for local families in the City.

Summary: This continuing use, along with the conditions of approval, will ensure there will be high quality neighborhood serving day care available.
The following is an analysis of the required findings which must be made in order to grant a Development Plan permit application. Please respond as fully as possible; insufficient information will likely result in processing delays of your application. If you need additional space to respond, please feel free to attach supplemental information.

1. The proposed development will not be detrimental to the health, safety and general welfare of persons residing or working in the vicinity of the proposed development.

   **Analysis:**
   
   The proposed use will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the current use because the use meets the intent and provisions of the designated zoning district and the Pleasant Hill Municipal Code with respect to land use regulations and required parking. The off-street parking required of the proposed reconstruction already exists and the new development plan does not require additional parking spaces, however, the new plan increases onsite parking to ease neighborhood impacts. In addition, the neighborhood child care facility has functioned for the past 27 years with this general day care use at a maximum enrollment of 72 children. Therefore, replacing the dilapidated structure with a more compact and architecturally compatible structure is not detrimental to the health, safety and general welfare of the neighborhood. Lastly, the day care use provides a much needed service to the surrounding residential neighborhood and to the City.

2. The proposed development will not be injurious or detrimental to adjacent properties or to property in the neighborhood or in the city.

   **Analysis:**
   
   The proposed development will not be injurious or detrimental to adjacent properties or to property in the neighborhood or in the city because the existing use is contained primarily inside the building and meets the provisions of the Pleasant Hill Municipal Code with respect to noise, required parking, and land use regulations. In order to minimize noise impacts the number of children allowed to play outside at any one time will be limited per the previous use permit. The existing day care center use is compatible with adjacent residential uses. Lastly, the day care has been a functioning component of the neighborhood for the past 27 years.

3. The proposed development is consistent with the policies and goal established by the general plan.

   **Analysis:**
   
   The proposed development is consistent with the policies and goals established by the general plan as the use, with this new development plan, is similar in nature to the surrounding uses and is identical to the existing use.

4. The proposed development is architectural compatible with other developments in the vicinity, both inside and outside the district.
Analysis:

The building design, including building placement, scale, materials, parking & circulation, landscape, and outdoor space enhance the residential neighborhood experience, and embrace local architectural style as seen in the surrounding area and the City and relates to the character of the surrounding development. The replacement building is designed to capture many aspects of the surrounding neighborhood's eclectic styles. Several site plan options were presented to planning staff for review and input by to get the right direction for redevelopment by taking into consideration traffic flow and previous conditions of approval. Based on staff's direction of a preferred plan, the design team organized two neighborhoods meetings to gain input from the surrounding community. The proposed plan represents the collective input from both the neighborhood and planning staff. The design incorporates significantly improved student drop off queuing, additional onsite parking (exceeding min. requirements), a compatible design style that fits comfortably into the fabric of the neighborhood and to provide the highest quality in pre-school environments.

Summary:

In conclusion, this proposed reconstruction project conforms to all prior use permits and zoning requirements and does require variances. Therefore, the new development plan will be a significant improvement compared to the existing dilapidated structures and poor landscaping.

*Analysis completed by: Newell Arnerich, AIA: Applicant/Architect*

Date: November 7, 2016
VARIANCE ANALYSIS
Application Submittal

The following is an analysis of the required findings which must be made in order to grant a variance application. Please respond as fully as possible; insufficient information will likely result in processing delays of your application. If you need additional space to respond, please feel free to attach supplemental information.

1. The variance is based on the existence of special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification.

Analysis: Special circumstances are applicable to these commercial/residential properties (2 lots being merged into one), including size, shape, surroundings and location. The existing pre-school has been using both the front and side yards for parking and drive-through access with almost no landscaping since 1989 (524 SF of landscaping). The new proposed replacement building utilizes landscaping and fenced play areas in the front yard setback area of the Oak Park Blvd. side. The new landscaping and tree line increases the lush landscaped area to 1157 SF and is combined with attractive hard landscape features defining the children’s play areas. A variance for front yard landscaping is consistent with the overall intent to increase landscaped areas with addition of a new tree line and ground cover/shrubs as a continuous edge along Oak Park Blvd. and curving around on Eccleston which is within the front yard setback area on Oak Park. In addition there will be a combined playground/landscaping areas within the fence front yard areas which is a feature unique to pre-schools.

2. The variance does not constitute a grant of special privileges inconsistent with limitations on the other properties in the vicinity and zoning district in which the property is located.

Analysis: This proposal does not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and zoning district in which the property is located. The proposal will not constitute a grant of special privileges because the new landscaping and trees and combinational playground/landscaping is a feature unique to pre-schools and other similar child care facilities to ensure the visual enhancement of all users and properties in the surrounding area. By providing new landscaping, trees as a continuous edge along Oak Park Blvd. and curving around on Eccleston will greatly improve the neighborhood appearance and eliminate the previous blighted frontage areas.

3. The variance substantially meets the intent and purpose of the zoning district in which the property is located.

Analysis: The proposal will help ensure the safety of the children and mitigate noise concerns from surrounding properties.

Summary: The granting of this minor variance is consistent with similar uses and will greatly improve the neighborhood appearance and safety for children.

Analysis Completed by: Newell Arnerich, AIA
Date: 2/2/18
VARIANCE ANALYSIS
Application Submittal

The following is an analysis of the required findings which must be made in order to grant a variance application. Please respond as fully as possible; insufficient information will likely result in processing delays of your application. If you need additional space to respond, please feel free to attach supplemental information.

I. The variance is based on the existence of special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification.

Analysis: Special circumstances are applicable to these commercial/residential properties (2 lot being merged into one), including size, shape, surroundings and location. The existing pre-school has been using both the front and side yards for parking and drive-through access and rear yard for children play areas since 1989. The new proposed replacement building utilizes landscaping and fenced play areas in the front yard setback area of the Oak Park side. The play areas are moved to the front to reduce noise to the neighbors on the south and west sides. A variance for the proposed 5 ft. height fence that is within the front yard setback area on Oak Park. The area from back of sidewalk to the proposed fence is landscaped and the proposed fence has both open and landscaped design features shown on Sheet A-10. The proposed fence does not obstruct views from Eccleston – Oak Park Intersection as illustrated on the attached site View Area Diagram A-16.1.

II. The variance does not constitute a grant of special privileges inconsistent with limitations on the other properties in the vicinity and zoning district in which the property is located.

Analysis: This proposal does not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and zoning district in which the property is located. The proposal will not constitute a grant of special privileges because the fencing is a feature unique to pre-schools and other similar child care facilities to ensure the safety of all users and properties in the surrounding area. By providing a taller 5 ft. height fence the play area will be located in the front and meet state requirements for safety enclosure and thereby mitigate noise concerns from the play area.

III. The variance substantially meets the intent and purpose of the zoning district in which the property is located.

Analysis: The proposal will help ensure the safety of the children and mitigate noise concerns from surrounding properties.

Summary: The granting of this minor variance is consistent with similar uses and will greatly improve the neighborhood appearance and safety for children.

Analysis Completed by: Newell Arnerich, AIA
Date: 12/27/17
CURRENT OWNER?
REGISTER YOUR PRODUCT HERE

Rating
Price Guide
Efficiency Rating (SEER)
Energy Star®
Warranty

🌟🌟🌟🌟 (312)
$$$
up to 21
ENERGY STAR® Qualified
10-Year Limited Warranty on covered
Cooling that goes beyond temperature control

Humidity levels can drastically affect how the air in your home feels. It can make the air feel up to 8 degrees warmer than the actual temperature. By working with the Humiditrol® whole-

Features

Comfort and efficiency come together perfectly

The XC21’s multi-stage operation allows it to fine-tune your cooling, humidity levels and energy use by matching output to demand.
<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy Efficiency</td>
<td>Up to 21.00 SEER</td>
</tr>
<tr>
<td>Stages of Cooling</td>
<td>Two-Stage</td>
</tr>
<tr>
<td>Sound Rating</td>
<td>As low as 69 dB</td>
</tr>
<tr>
<td>SilentComfort™ Technology</td>
<td>✔</td>
</tr>
<tr>
<td>Solar-Ready Design</td>
<td>✔</td>
</tr>
<tr>
<td>Environmentally Responsible</td>
<td>R-410A refrigerant and Solar Ready</td>
</tr>
<tr>
<td>Cabinet</td>
<td>PermaGuard™ Cabinet and SmartHinge™ Louver Design</td>
</tr>
<tr>
<td>On-board Diagnostics</td>
<td>iComfort®-enabled technology</td>
</tr>
<tr>
<td>Full Line of Scroll Compressors</td>
<td>✔</td>
</tr>
<tr>
<td>Compressor/Parts Warranty</td>
<td>10-Year Limited Warranty on covered components including compressor</td>
</tr>
</tbody>
</table>
A combination of sound ratings established per AHRI's test standard: AHRI 270-2008 (August 2013); and efficiency ratings established per AHRI's test standard: ANSI/AHRI 210/240-2008 of two-stage central AC/HP equipment.

** A combination of sound ratings established per AHRI's test standard: 270-2008; and efficiency ratings established per AHRI's test standard: ANSI/AHRI 210/240-2008 of two-stage central AC/HP equipment.

CONNECT WITH US:
You'll hardly know it's running

The XC21 uses SilentComfort™ technology to reduce operating noise, making it the quietest multi-stage air conditioner you can buy*. Even when installed outside a bedroom window, it lets you rest peacefully.

Up to 20% quieter than a standard air conditioner

Sound Rating Number according to ANSI/AHRI Standard 270-2008. “SRN” is the overall A-weighted Sound Power Level, (LWA), dB (100 Hz to 10,000 Hz). Sound information based on 3 ton models. Standard system is a 13ACX with a 76dB sound rating.

Ratings & Reviews

See what other customers are saying about XC21 Air Conditioner:
Advanced engineering helps you save energy and create an environment that's **COMFY & COOL**

**XC21** TWO-STAGE AIR CONDITIONER

The quietest and most efficient two-stage central air conditioner you can buy.
QUIET PERFORMANCE

When the XC21 is running, you'll hardly hear it. Innovative SilentComfort™ technology combines thick insulation, vibration resistance and a specially shaped fan blade to greatly reduce sound levels.

20% QUIETER than a standard air conditioner**

OUTSTANDING EFFICIENCY

EFFICIENCIES OF UP TO 21.00 SEER**

The XC21 has earned the ENERGY STAR® Most Efficient 2017 label, which means it is recognized as one of the most efficient products that qualify for ENERGY STAR.

SOLAR-READY

The XC21 can be combined with solar roof modules in a SunSource® Home Energy System to reduce heating and cooling costs by up to half.

ADDITIONAL SAVINGS

The XC21 can potentially qualify you for federal energy tax credits and local utility rebates. See your Lennox Dealer for details.
BALANCED COMFORT

The XC21’s multi-stage scroll compressor allows it to fine-tune your cooling, humidity levels and energy use by matching output to demand.

DURABLE ENGINEERING

The XC21 is designed for lasting reliability and performance. High-quality materials and innovations like the PermaGuard™ cabinet offer extra protection against rust and corrosion, so your unit runs better and longer.

* A combination of sound ratings established per AHR’s test standard: AHRI 270-2008 (August 2013); and efficiency ratings established per AHR’s test standard: ANSI/AHRI 210-2008 of two-stage central AC/HP equipment.

** Sound Rating Number according to ANSI/AHRI Standard 270-2008. "SRN" is the overall A-Weighted Sound Power Level, (LWA), dB (100 Hz to 10,000 Hz). Sound information based on 3-ton models. Standard system is a 13ACX with a 76dB sound rating.

*** The cooling efficiency rating for heat pumps is Seasonal Energy Efficiency Ratio, or SEER. The higher the SEER, the better the energy performance, and the more you save.

Applies to residential applications only. See actual warranty certificate for details.

Note: Due to Lennox’ ongoing commitment to quality, specifications and ratings are subject to change without notice.
REFRESHING INNOVATION
Engineered for a quieter home and powerful energy savings

BUILD A SIGNATURE® SYSTEM
The XC21 is part of the Dave Lennox Signature® Collection, the most advanced line of equipment Lennox makes. Every furnace, air handler, heat pump and air conditioner in the Signature collection is built from premium materials, and designed to bring the highest level of innovation to home comfort.

FINANCING YOUR COMFORT
Enjoy more comfort and purchasing power. Take advantage of flexible financing options that allow you to enjoy the innovation, precision and efficiency of Lennox on your terms.*

*Subject to credit approval. Minimum monthly payments required. See your Lennox Dealer for details.
Attachment E
March 8, 2017

Newell Arnerich
3738 Mt. Diablo Blvd.
3rd Floor, Suite 310
Lafayette, CA 94549

SUBJECT: Report on trees at 1715 and 1725 Oak Park Boulevard, Pleasant Hill, their condition, proposed grading, construction and drainage at the site, with expected resulting impacts and measures to reduce impacts on those trees.

PURPOSE OF THIS REPORT
Pleasant Hill requires a survey and construction protection/management plan for native trees nine inches or larger in trunk diameter, and nonnative trees 18 inches or larger in trunk diameter, or adjacent to construction sites, which triggers the need for this document.

This report includes all such trees on this lot or immediately on neighboring properties. The purpose of this report is to identify each of these trees, describe their condition, and provide probable impacts that will occur to them as a result of the proposed construction, as well as general measures for managing and reducing impacts to trees that will be preserved, to hold impact levels to those described.

SUMMARY
You proposed to remove existing buildings and construct a new one, with associated flatwork. This report considers 17 trees, eleven on your property and six overhanging from neighboring properties.

The lot on which you intend to build is level. One of the trees on the lot is to be preserved, a London plane in good condition and outside grading or sidewalk replacement. All others will be removed, either because they are in the building or parking footprint or because they are small and in relatively poor condition, and do not justify modification to the proposed improvements for their preservation. Neighboring trees may be impacted by the construction of a driveway on the west and south sides of the property, with impacts ranging from slight to moderate.

Of the 17 trees, ten will be removed. Five removals are poorly maintained nursery stock with potential for serious problems in the future.

POTENTIAL DISTURBANCE TO TREES
Damage to trees may occur directly, from mechanical injury to roots, trunks or limbs, or more indirectly, if soil characteristics such as density, soil atmosphere or moisture content are altered. Manifestations of these injuries may occur immediately, or may be delayed for a number of years, resulting in progressive decline.
Many tree roots on most sites, including this one, may be in the top 18 inches of soil, a zone which is easily altered by even minor grading, trenching, or material storage. Further such alterations may occur during demolition, grading, construction, and landscaping activities. Soil may become further compacted, soil oxygen may then become easily depleted, drainage patterns upon which trees have become dependent may be altered, so that trees become drought stressed. Any changes in grade, increase or decrease, compaction, or pavement may have this effect. Where cuts must be made for utilities or other reasons, the soil may quickly dry out from the side of the cut and kill roots.

Awareness of these concepts is key to tree management on construction sites. It is less important to avoid encroachment under tree canopies, which may be acceptable, than it is to dedicate a reasonable and necessary area under the tree as a protected root zone, and assure that this area remains dedicated to the needs of the roots.

If such an area cannot be dedicated to a given tree, or the condition of that tree is such that it may not contribute into the future, the tree should be removed.

SITE MAP
The site map is based on the map provided by Newell Arnerich, architect, and modified by me. It is included with this report as a 20 scale 11 x 17 inch PDF. If later plans require comments from me I will provide them as addenda to this report.

Trees are numbered on the drawing, corresponding to the table in this report and to tags placed on the tree trunks. I measured tree canopies and placed them on the drawings as required by the city. Such canopy outlines are intended as a guideline to establishing tree protection zones, that is, protecting a sufficiently large root area to assure survival of the tree. As noted in the previous section encroachment into the canopy is acceptable depending on the vigor of the tree and degree of protection for roots in the area remaining in the tree protection zone outside the encroachment.

Typical location for temporary protective fencing is shown. Final location will be set on-site, prior to construction, as acceptable to both the project arborist for root protection and the grading contractor for access.

HOW TO READ THE TABLE OF TREES
The specific information for each of the six trees assessed is found in the table attached to this report, at the end.

The Species of each tree or shrub is noted in the second column, by common name.

The Diameter of the trunk, or trunks, in inches, is given in the third column, measured at 54 inches, or at the best representative height. If there are several trunks, each is listed.

The Health of the tree and the Structure are rated in the next two columns. Both are rated on a scale of 0-5, with 5 being the most favorable. Health is a measure of the vigor of the tree. Lower ratings, (below 3) indicate that a tree is seriously declining in health.
Construction impacts on this project range from:

- "None".
- "Minimal". There may be some root injury which should not be manifest in the appearance of the tree if construction techniques are careful and the root zone is protected.
- "Slight". There is slightly more injury, and there may be some subtle injury response, but not to a serious degree.
- "Moderate". There may be visible signs in the tree canopy that root injury has occurred.

Construction Impact is an estimate of the probable effects of proposed construction. It assumes that all possible care will be exercised in fencing, protection, traffic prevention, material storage, landscaping, and other phases of demolition and construction, within constraints of the proposed project.

Trees with a rating of 3 should be considered for retention.

For trees with a suitability of 1 or 2, no effort should be made to preserve. This does not mean they should not be retained, only that, unless there are other considerations, the project should not be specially altered to accommodate them.

Trees with a suitability of zero are generally incapable of providing benefit in the developed setting and should usually be removed.

Suitability is an assessment of how desirable the retention of this tree is, independently of proposed design or site alterations. This rating is based on intrinsic features of the tree itself. It is a combination of:

- Species. Oaks are generally highly desirable. Redwood are less so in Contra Costa County, as they are water-demanding.
- Health and Structure. Trees with defects or health problems do not warrant special effort to retain.
- Nearby trees. If trees are crowded some may be less desirable.
- Size. Even highly desirable species in good condition can be replaced if they are small enough. Their suitability rating is thus lower.

Generally, trees with a suitability rating of 4 or 5 are worth extra effort to preserve. This does not mean that they must be preserved, or that it is inappropriate to remove them or permit activities that may affect them. Realistic use of the lot may require construction near, or removal of otherwise desirable trees. The best use of the land may require removal of or impact on even trees with the highest suitability.
"Severe". There is a reasonable chance that the tree will not survive for the long term. (There are no trees in this category on this project)

* "Remove". Retention of the tree is likely incompatible with the project or the tree will intentionally be removed.

Impact assessment at the time of this report are based on assumptions of construction as illustrated in the drawings or otherwise discussed in this report and an assumption that recommendations of the arborist are followed.

The Comments column contains general observations about each tree.

TEMPORARY PROTECTIVE FENCING, TREE PROTECTION ZONES

To assure against intrusion into root zones by material storage or construction equipment, temporary protective fence is shown on the referenced drawing. This is intended to provide sufficient room for construction activity while protecting root zones, and will define the Tree Protection Zone (TPZ).

No grading or trenching for irrigation, planting or lighting should occur within these zones without review and approval of the project arborist. Landscape plant types (groundcovers or turf) will be limited in these zones and must be reviewed by the arborist.

There may be no temporary storage of construction materials within this zone. There must be no disposal of waste or equipment washout that could drain into the protected zone.

The fencing should be minimum five foot chain link securely fastened to the ground or on driven posts, to prevent casual displacement by site workers who may not understand its purpose. The location shown on the drawing should be reviewed on-site to the satisfaction of both the arborist and the general contractor or site supervisor.

Each fence section must have 8 ½ by 11 inch plasticized signs fastened every 50 feet, reading, "THIS FENCE MAY BE MOVED ONLY WITH PERMISSION OF THE PROJECT ARBO RIST". A template sign is attached to this report.

Fencing to protect retained trees should be in place as shown before any grading, construction or other site work begins. Fencing should remain in place during the entire demolition, grading or construction phases and should not be moved by any subcontractor for any reason, without approval of the project arborist.

ORDER OF DEMOLITION, PLACEMENT OF TEMPORARY FENCING

Existing interior fencing, AC and PCC flatwork, and existing sheds and compost bins near trees #975, #990 and #986 through #989 must be removed before the TPZ can be fenced. This work must be done from outside the zone that will later be fenced. Do not enter the TPZ with wheeled or tracked equipment. Instead, use an excavator bucket to demolish from outside the TPZ, including picking back flatwork.
Consider using Eccleston Avenue for demolition access routes via the southeast corner of the property, as to avoid encroaching on root zones of trees #975 and #990 prior to fencing the TPZ.

We have not yet reviewed removal or abandonment in place of underground utilities to the existing building, or utilities to be installed to the new one. To the extent these may extend within the Tree Protection Zone of tree #975 we may request modification, or use of special installation or trenching techniques.

Fencing location for tree #991 will be determined in the field during a pre-construction meeting. Fencing location for tree #990 will be determined in the field during excavation; I expect to be on-site for this phase of construction.

When the area is cleared the fencing must be installed immediately, as shown in the drawing.

MULCHING UNDER TREES
Four inches of mulch in areas of bare soil is highly beneficial for trees being preserved. Because most such trees are on neighboring properties I expect to make recommendations for mulching at the time the project is underway. The ideal, and by far the most beneficial mulch for the trees, is chips from a tree service. This mulch can be a permanent feature of the landscape, and a maintained depth of two to four inches is probably the single most effective measure that can be taken to assure health of the trees.

Mulch should gradually recede in depth from four inches to zero, beginning three feet out from the trunk as to not place mulch directly against tree trunks. Decorative mulch may be used instead of the natural mulch, but is far less effective in maintaining tree health, and typically much more expensive.

TREE #990
This mulberry tree is relatively close to excavation for the driveway and parking section. Excavation for this section immediately east of the tree will start three feet east of the back of curb shown on the “Proposed Conditions” drawing, and will be done under my on-site supervision.

Depending on roots encountered, the excavation will gradually be moved west until, in my judgment, the excavation cannot be carried further west, closer to the tree or until the excavation is to the required location behind the back of curb as shown in the drawing.

The result may be that the driveway can be built as shown, or it may be that the curb must be “wowed” out in an arc so that it is two feet further east of the tree than shown. At most it could be three feet, although this is unlikely, in my opinion. If it is necessary to wow the curb around the root zone one parking space will be sacrificed. I recommend, after excavation and curb construction is complete, installing a root barrier to a minimum depth of 18 inches from the top of back of curb, along the west side of the driveway, 15 feet north and 15 feet south of tree #990. If, in my judgement the tree will be seriously injured or its stability called into questions by moving the curb as much as
three feet east it may be necessary to consider removing the tree. In my opinion this is unlikely to be the case.

**TASKS TO BE COMPLETED**

- We have yet to determine management of the mulberry tree, #990, as described above.
- I expect to meet on-site with the contractor prior to commencement of site layout and grading, to confirm temporary fence location to their satisfaction.
- I expect to be on-site for the excavation near tree #990.
- I expect to review landscape design, if any is planned under the trees, such as #990 and #975 and in that instance meet with the landscape contractor prior to installation.
- I expect to review removal of existing underground utilities to existing building and installation of new underground utilities associated with new buildings within TPZ of trees #990 and #975.

**LIMITING CONDITIONS OF THIS REPORT**

The observations and recommendations in this report are limited to current conditions, for the site, as described in the report. There appeared to be no indication for laboratory diagnostics, or extensive basal or aerial inspection and this report does not contain them.

This report relies upon representations by Newell Arnerich concerning property and easement boundaries and proposed construction.

My comments on the health, structure, and potential of these trees are restricted to the condition of the trees if the general specifications in this report and specific recommendations in any future reports are observed and followed.

This report can be reproduced by you as necessary, in its entirety only. Portions of this report may not be reproduced.

It is outside the scope of this or the final report to suggest suitability of design or land use.

**CERTIFICATION OF THIS DOCUMENT**

I certify that the observations and recommendations in this document are complete and correct, to the best of my knowledge and belief, and are made in good faith. Please contact me as further questions arise.

Sincerely,

Todd McNeil
Certified Arborist #WE-11635A
ISA Qualified Tree Risk Assessor
<table>
<thead>
<tr>
<th>Tree Number</th>
<th>Species</th>
<th>Diameter</th>
<th>Health</th>
<th>Structure</th>
<th>Suitability</th>
<th>Comments</th>
<th>Construction Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>975</td>
<td>London Plane</td>
<td>19</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>Under high voltage, topped by utility</td>
<td>Minimal</td>
</tr>
<tr>
<td>976</td>
<td>Plum (Prunus sp.)</td>
<td>5</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>Sunscald on south side of trunk 0-2.5'</td>
<td>Remove</td>
</tr>
<tr>
<td>977</td>
<td>Apple</td>
<td>9@3'</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>Flush cut topping, 4&quot; diameter</td>
<td>Remove</td>
</tr>
<tr>
<td>978</td>
<td>Apple</td>
<td>5</td>
<td>4</td>
<td>3</td>
<td>2</td>
<td></td>
<td>Remove</td>
</tr>
<tr>
<td>979</td>
<td>Plum (Prunus sp.)</td>
<td>10@2'</td>
<td>4</td>
<td>2</td>
<td>2</td>
<td>Topped at nursery, multiple attachments and sunscald</td>
<td>Remove</td>
</tr>
<tr>
<td>980</td>
<td>Plum (Prunus sp.)</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>Crack at base, through ~75% of trunk. REMOVE.</td>
<td>Remove</td>
</tr>
<tr>
<td>981</td>
<td>Plum (Prunus sp.)</td>
<td>4,3</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>In parking</td>
<td>Remove</td>
</tr>
<tr>
<td>982</td>
<td>Jane magnolia</td>
<td>5,4,3,3,3</td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>Multiple stems at base</td>
<td>Remove</td>
</tr>
<tr>
<td>983</td>
<td>Elm, sp.</td>
<td>31@1'</td>
<td>4</td>
<td>2</td>
<td>2</td>
<td>Buried, in concrete walkway. Codominant at 3'</td>
<td>Remove</td>
</tr>
<tr>
<td>984</td>
<td>Elm, sp.</td>
<td>32@1'</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>Codominant at 5' and 10', topped at 20'</td>
<td>Remove</td>
</tr>
<tr>
<td>985</td>
<td>Monterey Pine</td>
<td>19</td>
<td>3</td>
<td>3</td>
<td>1</td>
<td>Suffering from pitch canker</td>
<td>Remove</td>
</tr>
<tr>
<td>986</td>
<td>Elm, sp.</td>
<td>~28</td>
<td>4</td>
<td>3</td>
<td>5</td>
<td>Neighbor tree, no tag</td>
<td>Minimal</td>
</tr>
<tr>
<td>987</td>
<td>Coast redwood</td>
<td>8</td>
<td>4</td>
<td>3</td>
<td>5</td>
<td>Neighbor tree, no tag</td>
<td>Minimal</td>
</tr>
<tr>
<td>988</td>
<td>Coast redwood</td>
<td>8</td>
<td>4</td>
<td>3</td>
<td>5</td>
<td>Neighbor tree, no tag</td>
<td>Slight</td>
</tr>
<tr>
<td>989</td>
<td>Pear</td>
<td>~20</td>
<td>3</td>
<td>2</td>
<td>5</td>
<td>Neighbor tree, no tag</td>
<td>Slight</td>
</tr>
<tr>
<td>990</td>
<td>Mulberry</td>
<td>~28 @ 1'</td>
<td>4</td>
<td>2</td>
<td>5</td>
<td>Neighbor tree, no tag</td>
<td>Moderate</td>
</tr>
<tr>
<td>991</td>
<td>Plum (Prunus sp.)</td>
<td>~14</td>
<td>3</td>
<td>2</td>
<td>5</td>
<td>Neighbor tree, no tag</td>
<td>Moderate</td>
</tr>
</tbody>
</table>
THIS FENCE MAY BE MOVED ONLY WITH PERMISSION OF THE PROJECT ARBORIST.
Attachment F
According to the development data provided by the Project Sponsor, the proposed Fountain Head Montessori Preschool will have 72 students and 8 staff. The school currently operates at 490 Gold Club Road Pleasant Hill. The proposed site at 1715-1720 Oak Park Boulevard is currently vacant but was previously occupied by another preschool with 72 students and a single-family home. The proposed school will demolish the existing school building and the single-family home on the site and replace them with a better organized single building for the proposed school.

Project Description

According to the development data provided by the Project Sponsor, the proposed Fountain Head Montessori Preschool will have 72 students and 8 staff. The school currently operates at 490 Gold Club Road Pleasant Hill. The proposed site at 1715-1720 Oak Park Boulevard is currently vacant but was previously occupied by another preschool with 72 students and a single-family home. The proposed school will demolish the existing school building and the single-family home on the site and replace them with a better organized single building for the proposed school.
The proposed Fountainhead Preschool will operate between 7:00 am and 6:00 pm with various class schedules catering to different age groups. Table 1 shows the operational characteristic and arrival and departing schedules of the proposed Fountainhead Preschool.

<table>
<thead>
<tr>
<th>Arrival Schedules</th>
<th>Hours</th>
<th># Students</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:00-8:30 am</td>
<td>15</td>
<td>(20%)</td>
<td></td>
</tr>
<tr>
<td>8:30-9:00 am</td>
<td>29</td>
<td>(40%)</td>
<td></td>
</tr>
<tr>
<td>9:00-9:30 am</td>
<td>29</td>
<td>(40%)</td>
<td></td>
</tr>
<tr>
<td>Departing Schedules</td>
<td>12:00-12:15 pm</td>
<td>15 (20%)</td>
<td></td>
</tr>
<tr>
<td>3:00-6:00 pm</td>
<td>57</td>
<td>(80%)</td>
<td></td>
</tr>
</tbody>
</table>

Source: Fountainhead Preschool. School official indicated that arrival and departing schedules are not fixed but are generally flexible and sporadic, consistent with most preschool/daycare facility operation.

**Site Access**

Access to the previous preschool was via an entrance driveway from Oak Park Boulevard and an exit driveway to Eccleston Avenue. The current proposal would reverse the previous access scheme; school traffic will instead access the site via an entrance driveway at Eccleston Avenue and exit to Oak Park Boulevard. This access scheme would eliminate the potential of school traffic impeding traffic on Oak Park Boulevard when parents making a right-turn into the site, which is an arterial street with high through traffic volumes. The plan also proposes to relocate its current entrance driveway, at about 100 feet east of the Monticello Avenue, to align with the Oak Park Boulevard and Monticello Avenue intersection, and convert it to an exit only driveway. This changes the current 3-way intersection to a 4-way intersection and would eliminate a potential conflict point on Oak Park Boulevard. Figure 1 shows the current site and Figure 2 shows the proposed site plan and access scheme.
Figure 1 Current Project Site

Figure 2 Proposed Site Plan and Access (Source: AD Architects)
Study Area Description

Oak Park Road is an east-west arterial road connecting Pleasant Hill Road in the west and Oak Road in the east just east of Interstate Freeway I-680 in Walnut Creek. It has one lane in each direction and the posted speed limit near the Project is 30 mph. There are bike lanes on both sides of Oak Park Boulevard near the Project site. Monticello Avenue is a two-lane north-south street providing access to and from Pleasant Hill Middle School. There is no posted speed limit sign on Monticello Avenue near the Project site. The Oak Park Boulevard and Monticello intersection currently is signalized 3-way intersection. Land use in the immediate vicinity of the Project site is mostly residential on the south side of Oak Park Boulevard and mostly institutional (Library Administration, School District Administration) and County Park just to the north across the street from the proposed site. Land use along Eccleston Avenue is residential and the posted speed is 25 mph.

Project Traffic Generation Analysis

As a preschool with 72 students, the site is expected to generate 58 trips during both morning drop-off and afternoon pickup hours. On a 24 hour basis, the school is expected to generate 315 trips. These estimates are developed based on the latest trip rates for daycare centers and preschools from the Institute of the Transportation Engineers (ITE) Trip Generation Manual. Table 1 shows a detailed trip generation analysis for the proposed Fountain Head preschool.

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>AM Peak Hour Trips</th>
<th>PM Peak Hour Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Inbound</td>
<td>Outbound</td>
</tr>
<tr>
<td>72 student-Preschool (ITE land use code 565)</td>
<td>31</td>
<td>27</td>
</tr>
</tbody>
</table>


Trip Rates:
- Daily 4.38/student (315 trips, 50% in and 50% out).
- AM Peak 0.80/student, 53% in, 47% out.
- PM Peak 0.81/student 47% in 53% out

The Fountainhead preschool is likely to generate fewer peak-hour trips due to the highly staggered arrival and departing schedules as shown in Table 1. However, the traffic LOS and impact analysis used the above higher trip estimates to assume a more conservative analysis.
**Traffic Operation (LOS) and Project Impact Analysis**

PHA conducted traffic operation analysis for the Oak Park Boulevard and Monticello Avenue intersection, first to determine current traffic LOS to establish a baseline, then, evaluate intersection traffic LOS with the added preschool traffic assuming various intersection configurations. PHA conducted peak-hour traffic count for the intersection on August 29, 2017, while school is in session.

The intersection currently has three one-lane approaches from the north, east and west directions. Under the project scenario, the exit driveway will convert the intersection to a 4-way intersection. Four traffic scenarios were evaluated for the intersection:

**Evaluation Scenario:**

1. Current conditions (baseline) as a 3-way signalized intersection without school driveway and traffic.
2. Project conditions as a 4-way intersection plus the proposed preschool traffic and a right-turn-only exit driveway.
3. Current conditions as a 4-way signalized intersection plus the proposed preschool exit driveway with left-thru-right-turn movements.
4. Current conditions as a 3-way signalized intersection plus a right-turn-only exit driveway without signal control.

The results of the analysis indicated the added Project traffic and the exit driveway would not have a significant impact on the current study intersection operation under all study scenarios. The traffic operation would remain unchanged except a few seconds of additional delays. Table 3 shows the traffic operation analysis results indicating the average per vehicle delays at the intersection and corresponding Level-of-Service (LOS). Table 4 shows the criteria used in the evaluation. The City of Pleasant Hill considers LOS A – D as acceptable conditions.

Of the above Project scenarios evaluated, PHA considers both scenarios 2 and 3 would work, but scenario 3 is more efficient as it would allow site traffic to travel west without having to go around the block. In any event, the current traffic signal needs to be modified for the 4-way operation. Scenario 4 with an uncontrolled driveway should not be considered due to traffic safety concerns.
### Table 3 Traffic Operation Analysis
Fountain Head Pre-School Traffic Impact Analysis

<table>
<thead>
<tr>
<th>Oak Park Boulevard/Monticello Intersection Study Scenarios</th>
<th>Peak Hour</th>
<th>Traffic Operation Delays (seconds)</th>
<th>LOS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Conditions</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Signalized 3-way intersection</td>
<td>AM</td>
<td>13.3</td>
<td>B</td>
</tr>
<tr>
<td></td>
<td>PM</td>
<td>1.9</td>
<td>A</td>
</tr>
<tr>
<td><strong>Project Conditions</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Signalized Right-Turn Only Driveway</td>
<td>AM</td>
<td>13.4</td>
<td>B</td>
</tr>
<tr>
<td></td>
<td>PM</td>
<td>3.8</td>
<td>A</td>
</tr>
<tr>
<td>3. Signalized Left/Thru/Right-Turn Driveway</td>
<td>AM</td>
<td>16.0</td>
<td>B</td>
</tr>
<tr>
<td></td>
<td>PM</td>
<td>4.5</td>
<td>A</td>
</tr>
<tr>
<td>4. Unsignalized Right-Turn Only Driveway</td>
<td>AM</td>
<td>19.0</td>
<td>C</td>
</tr>
<tr>
<td></td>
<td>PM</td>
<td>12.8</td>
<td>B</td>
</tr>
</tbody>
</table>

Note: LOS Calculations were conducted with SYNCHRO Computer Software V. 10 based on 2010 HCM Manual Method for signalized intersections. PHA staff conducted traffic count for the analysis on August 30, 2017, Wednesday when schools are in session. The intersection is currently controlled by a 2-phase traffic signal operation. For scenario 4 the LOS and delays are for the driveway approach only, not the intersection.

### Table 4 Intersection Traffic LOS Evaluation Criteria
Fountainhead Pre-school Traffic Impact Analysis

<table>
<thead>
<tr>
<th>LOS</th>
<th>Description</th>
<th>Average Delay (Seconds/Vehicle)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Signalized Intersection</td>
</tr>
<tr>
<td>A</td>
<td>Little or no delay</td>
<td>0.0-10.0</td>
</tr>
<tr>
<td>B</td>
<td>Short traffic delay</td>
<td>10.1-20.0</td>
</tr>
<tr>
<td>C</td>
<td>Average traffic delay</td>
<td>20.1-35.0</td>
</tr>
<tr>
<td>D</td>
<td>Long traffic delay</td>
<td>35.1-55.0</td>
</tr>
<tr>
<td>E</td>
<td>Very long traffic delay</td>
<td>55.1-80.0</td>
</tr>
<tr>
<td>F</td>
<td>Extreme traffic delay</td>
<td>&gt;80.0</td>
</tr>
</tbody>
</table>

Source: Highway Capacity Manual 2000, 2010. Control delay includes delays of initial deceleration, move-up-time in the queue, stops, and re-acceleration. For signalized intersections, the LOS was calculated for the entire intersection as a whole. For non-signalized intersections, the LOS was calculated for individual traffic movements.
On-site Circulation and Parking

The Project site plan as proposed would provide adequate on-site circulation with an exit driveway on Oak Park Boulevard entrance driveway on Eccleston Avenue. Driveway and parking design and requirement should follow City’s design standard and requirements.

The staff parking as shown on the site plan may encroach on the pedestrian sidewalk and the traffic lane on Eccleston Avenue during when staffs back out their vehicles out from the parking stalls. City review and approval for this would be needed. The shrubbery and any structure at the northeast corner of the site should be kept under three feet high as they may restrict the sight distance for motorists exiting from Eccleston Avenue and between the right-turning motorists from Oak Park Boulevard and staff backing their vehicle to the traffic lane on Eccleston Avenue.

Conclusion

In summary, our evaluation indicated the proposed Fountainhead preschool would not create a significant traffic impact on the Oak Park Boulevard and Monticello intersection traffic operation. The intersection would operate at the same LOS B and A for morning and afternoon peak hours. However, the current traffic signal at the intersection needs to be modified to provide for 4-way traffic operation to accommodate the added Project exit driveway. The site plan as proposed would function well. The shrubbery at the northeast corner of the site as shown should be kept below to provide adequate sight distance for motorists turning in and out of the Oak Park Boulevard and Eccleston Avenue intersection.

We appreciate the opportunity to provide the about review. Please call or email me if you have any questions.

Sincerely,

Pang Ho, AICP
Principal
Attachments

LOS Calculation Sheets and Traffic Counts
AM Traffic Volume and LOS

AM Traffic Volume and Delays
PM Traffic Volume and LOS

PM Traffic Volume Delays
Attachment G
June 5, 2017

AD Architects Inc.
Attn: Newell Arnerich
3738 Mt. Diablo Blvd. Suite 310
Danville, CA 94549

Re: Architectural Review Commission Study Session Summary - PLN 16-0380 – Fountainhead Montessori Day Care at 1715 and 1725 Oak Park Boulevard, Pleasant Hill, CA

Dear Mr. Arnerich:

The purpose of this letter is to inform you that the Architectural Review Commission, on June 1, 2017, held a study session on the project noted above. The following comments were provided by the Commission, for applicant consideration (in addition to the comments in the staff report):

1. Consider using a darker colored roof shingle to minimize the appearance of the PV panels.
2. Consider using a 40 year composition roof, rather than the proposed 30 year composition roof for an improved appearance and longer durability.
3. Prior to the formal public review of the project, a more detailed landscape and irrigation plan is required.
4. Better delineate a “walking” or “sidewalk” path from the drop off area to the building entrance.
5. Consider increasing the length of the parking space that is closest to Oak Park Boulevard for increased ingress and egress access.

Please note the following:

1. While the ARC voiced support over the neighborhood plan, please note that staff still supports the alternate plan that includes the reduced parking backing directly onto Ecclestone Avenue. The Planning Commission will also have input into this proposed configuration, through the Development Plan review process.
2. Please note that staff will continue to recommend increased landscaping along both street frontages, particularly to soften the appearance of the five foot wall/fence. Strong consideration should be given to increase landscape areas by reducing the size of the outdoor play area. If this outdoor play area square footage is required per the State of California, please provide this information for City review.
3. Lastly, please note that the various necessary variances and adjustments will be subject to Planning Commission review, thus, the ARC only provided input on project design.
If you have any questions, please contact me at (925) 671-5224 or tfujimoto@ci.pleasant-hill.ca.us.

Sincerely,

Troy Fujimoto
Project Planner

CC: File
Attachment H
NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at the Public Hearing described in this notice or in written correspondence delivered to the City of Pleasant Hill at, or prior to, the Public Hearing. For information, call Troy Fujimoto, at 925-671-5224 or tfujimoto@pleasanthillca.org.

Greg Fuz
Zoning Administrator
Attachment I
Dear Mr. Fujimoto:

We have reviewed the application to demolish two separate day care buildings and construct one new 5,250 square foot day care building at the subject location. The following is required in accordance with the 2013 California Fire Code (CFC), the 2013 California Building Code (CBC), and adopted ordinances and standards:

1. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1,500 GPM. Required flow must be delivered from not more than one hydrant flowing for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC

2. The developer shall submit a minimum of two (2) copies of site improvement plans indicating all existing hydrant locations and fire apparatus for review and approval prior to obtaining a building permit. (501.3) CFC

3. The building as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2013 edition of NFPA 13. Contra Costa County Ordinance 2013-22

4. The building as proposed shall be protected with an approved manual fire alarm system that initiates an occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and Section 907.6 of the California Fire Code. (907.2.3) CFC, (907.2.3.8) CFC

5. The developer shall submit a minimum of two (2) complete sets of building plans and specifications of the subject project, including plans for the following required deferred submittals, to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

- Private underground fire service
- Fire sprinklers
- Fire alarm
Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,

Ted Leach
Fire Inspector

c: Newell Arnerich
AD Architects, Inc.
3738 Mt. Diablo Boulevard, Suite 310
Lafayette, CA 94549

Aina East, LLC
P.O. Box 593
Danville, CA 94526
November 23, 2016

Troy Fujimoto, Senior Planner
City of Pleasant Hill
Community Development Department
100 Gregory Lane
Pleasant Hill, CA 94523

RE: File No. PLN 16-0380 (Proposed daycare center)
1715 & 1725 Oak Park Blvd., Pleasant Hill
APN 170-071-008 & 009

Dear Mr. Fujimoto:

The Contra Costa Environmental Health Division (CCEHD) has received a request for agency comments for the above referenced project. The following are our comments if the project is served by public sewer and city water:

1. A permit from CCEHD is required for any well or soil boring prior to commencing drilling activities, including those associated with environmental investigation and cleanup, and geotechnical investigation.

2. Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEHD. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these should be clearly marked, kept secure, and destroyed pursuant to CCEHD requirements.

3. CCEHD does not regulate food service at daycare centers.

These comments do not limit an applicant’s obligation to comply with all applicable laws and regulations. If you should have any questions, please do not hesitate to call me at (925) 692-2535.

Sincerely,

Joseph G. Doser, R.E.H.S.
Supervising Environmental Health Specialist

JGD:tf
County Connection requests an ADA accessible bus stop location on Oak Park Blvd to be included as part of this project.

Respectfully,

Don

Don Avelar
Chief Service Scheduler
County Connection
2477 Arnold Industrial Way
Concord, Ca 94520
Office: (925) 680-2085
Fax: (925) 686-2630
avelar@countyconnection.com
Don Avelar  
Chief Service Scheduler  
County Connection  
2477 Arnold Industrial Way  
Concord, Ca 94520  
Office: (925) 680-2085  
Fax: (925) 686-2630  
avelar@countyconnection.com

Subject: Fountainhead Montessori Day Care Center #PLN 16-0380

From: Don Avelar [mailto:avelar@countyconnection.com]
Sent: Tuesday, December 06, 2016 9:57 AM
To: Troy Fujimoto <Tfujimoto@pleasanthillca.org>
Cc: Ruby Horta <horta@countyconnection.com>
Subject: FW: Fountainhead Montessori Day Care Center #PLN 16-0380

County Connection requests an ADA accessible bus stop location on Oak Park Blvd to be included as part of this project.

Respectfully,

Don

Don Avelar  
Chief Service Scheduler  
County Connection  
2477 Arnold Industrial Way  
Concord, Ca 94520  
Office: (925) 680-2085  
Fax: (925) 686-2630  
avelar@countyconnection.com
December 9, 2016

Sent via Hard Copy and Email: tfujimoto@ci.pleasant-hill.ca.us

Troy Fujimoto, Senior Planner
Public Works and Community Development Department
City of Pleasant Hill
100 Gregory Lane
Pleasant Hill, CA 94523

Subject: Comment Letter for the Fountainhead Montessori Project (#PLN 16-0380)

Dear Mr. Fujimoto:

The Contra Costa Water District (CCWD/District) is in receipt of the City of Pleasant Hill’s request for comments related to the Fountainhead Montessori Project located at 1715 and 1725 Oak Park Blvd., (APN #s 170-071-008-8 and 170-071-009-6). Our understanding of the Proposed Project is that it will consist of replacing two existing structures with one new single story daycare building and new landscaping. There is no proposed change in use. The Proposed Project is located entirely within the service boundary of the CCWD.

The District will provide treated (potable) water services to the Fountainhead Montessori Project (per CCWD Code of Regulations Section 5) which includes the following components:

- Fire suppression system plans need to be submitted to determine if the existing CCWD backflow needs upgrading.

CCWD Comments:

1) Each premise to be provided domestic service will require its own service connection and meter.

2) A separate meter for landscape irrigation may be required.

3) A separate fire service may be required for the building or premise.

4) Relocation and/or abandonment of District facilities may be required which will require a quitclaim of the existing easements. Easements for proposed facilities may also be required.

5) Water service will likely require backflow prevention devices, which could reduce water pressure. Proper planning is necessary to ensure backflow prevention devices are located appropriately.
6) Further information and answers to a number of frequently asked questions regarding water service and District regulations can be found on the District’s web site at [www.ccwater.com](http://www.ccwater.com).

7) The District also recommends Applicant submit an application for service or an application for a “Shotgun” estimate for this project, so that the District can provide a more detailed analysis and review.

Should you require any further clarification on the District’s comments, please contact Richard Broad/Engineering Department at 925-688-8013.

Sincerely,

Christine Schneider
Senior Planner

CS/ck
December 8, 2016

Troy Fujimoto, Senior Planner
City of Pleasant Hill
Public Works & Community Development Dept.
100 Gregory Lane
Pleasant Hill, CA 94523

RE: Fountainhead Montessori Day Care Center—File #PLN 16-0380
Our File: 3046-06 170-071-008,-009

Dear Mr. Fujimoto:

We received your Notice of Public Hearing for the Fountainhead Montessori Day Care Center Project. The project is located at 1715 and 1725 Oak Park Boulevard, APN 170-071-008,-009. The project consists of replacing two separate buildings, located on adjacent parcels, with one day care center facility that will be located on both parcels, which will serve up to 72 children. We have the following comments:

1. This project is located within Drainage Area 46 (DA 46), for which a drainage fee is due in accordance with Flood Control Ordinance Number 2002-43. By ordinance, all building permits or subdivision maps filed in this area are subject to the provisions of the drainage fee ordinances. Effective January 1, 2016, the current fee in DA 46 is $0.76 per square foot of newly created impervious surface. The drainage area fees for this project should be collected prior to issuance of a building permit.

2. The Contra Costa County Flood Control & Water Conservation District (FC District) is not the approving local agency for this project as defined by the Subdivision Map Act. As a special district, the FC District has an independent authority to collect drainage fees that is not restricted by the Subdivision Map Act. The FC District regularly adjusts its drainage fees to reflect increasing construction costs. The drainage fee rate does not vest at the time of tentative map approval. The drainage fees due and payable will be based on the fee in effect at the time of fee collection.

3. As shown on the attached worksheet, the DA 46 fee for this project is $5,945, based on the Fountainhead Montessori Site Plan by AD Architects, dated August 20, 2016. This fee is based on 12,283 square feet of proposed impervious
areas, with a credit of 4,460 square feet for the existing building structures to be removed. No credit was allowed for the existing pavement, because no drainage area fees were paid for it, as the pavement was installed after the DA 46 ordinance was implemented in 1988.

4. The project is located inside a FEMA Special Flood Hazard area Zone AE subject to inundation by the 1% annual chance flood, and Zone X with a 0.2% annual chance of flood. We recommend that the project addresses this issue and comes up with a contingency plan should the 100-year flood event occur.

5. We recommend that the applicant be required to comply with the current NPDES (National Pollutant Discharge Elimination System) requirements under the Town Stormwater Management and Discharge Control Ordinances and the C.3 Guidebook. We support the state’s goal of providing Best Management Practices to achieve the permanent reduction or elimination of stormwater pollutants and downstream erosion from new development.

We appreciate the opportunity to comment on this project in regards to drainage matters. If you have any further questions, you may contact me at (925) 313-2308 or by e-mail at rene.urbina@pw.cccounty.us.

Sincerely,

Rene Urbina, P.E.
Civil Engineer
Contra Costa County Flood Control
& Water Conservation District

Troy Fujimoto
December 8, 2016
Page 2 of 2
**Summary of Drainage Fees - (Draft)**

**Development #:** Fountainhead Montessori  
**APN:** 170-071-008, 009  
**Fee Schedule:** 2016  
**Ordinance:** 2002-43  
**Date:** 7-Dec-16

### Drainage Area: 46

#### Commercial/Industrial/Downtown
- Office (Medium)
- Office (Light)

#### Multifamily Residences
- Less than 2,500 square ft. of land
- 2,500-2,999 (square feet per unit)
- 3,000-3,999
- 4,000-4,999
- 5,000-5,999
- 6,000-6,999
- 7,000-7,999
- 8,000+

#### Single Family Residential
- 4,000-4,999 (square feet per unit)
- 5,000-5,999
- 6,000-6,999
- 7,000-7,999
- 8,000-9,999
- 10,000-13,999
- 14,000-19,999
- 20,000-29,999
- 30,000-39,999
- 40,000+

#### Building

<table>
<thead>
<tr>
<th>Unit Price</th>
<th>QTY(ac)</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$31,251</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>26,782</td>
<td>-</td>
<td>29,929</td>
</tr>
<tr>
<td>22,412</td>
<td>-</td>
<td>25,262</td>
</tr>
</tbody>
</table>

#### Subdivision

<table>
<thead>
<tr>
<th>Unit Price</th>
<th>QTY(ac)</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$33,569</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>29,929</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>25,262</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

#### Building

<table>
<thead>
<tr>
<th>Unit Price</th>
<th>QTY(ac)</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$24,624</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>1,459</td>
<td>-</td>
<td>1,459</td>
</tr>
<tr>
<td>1,672</td>
<td>-</td>
<td>1,672</td>
</tr>
<tr>
<td>1,946</td>
<td>-</td>
<td>1,946</td>
</tr>
<tr>
<td>2,227</td>
<td>-</td>
<td>2,227</td>
</tr>
<tr>
<td>2,500</td>
<td>-</td>
<td>2,500</td>
</tr>
<tr>
<td>2,766</td>
<td>-</td>
<td>2,766</td>
</tr>
<tr>
<td>2,903</td>
<td>-</td>
<td>2,903</td>
</tr>
</tbody>
</table>

#### Subdivision

<table>
<thead>
<tr>
<th>Unit Price</th>
<th>QTY(ac)</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$24,624</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>1,459</td>
<td>-</td>
<td>1,459</td>
</tr>
<tr>
<td>1,672</td>
<td>-</td>
<td>1,672</td>
</tr>
<tr>
<td>1,946</td>
<td>-</td>
<td>1,946</td>
</tr>
<tr>
<td>2,227</td>
<td>-</td>
<td>2,227</td>
</tr>
<tr>
<td>2,500</td>
<td>-</td>
<td>2,500</td>
</tr>
<tr>
<td>2,766</td>
<td>-</td>
<td>2,766</td>
</tr>
<tr>
<td>2,903</td>
<td>-</td>
<td>2,903</td>
</tr>
</tbody>
</table>

(Amount Below to be added to the total.)

<table>
<thead>
<tr>
<th>Sqr Ft.</th>
<th>Unit Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>12,283</td>
<td>0.76</td>
<td>$9,335</td>
</tr>
</tbody>
</table>

**TOTAL:** $9,335

**Eligible credits:** $3,390  
**Net fees due:** $5,945

**Comments:**

This drainage area fee estimate is based on the Fountainhead Montessori Site Plan by A D Architects, dated August 20, 2016. This fee is based on 12,283 square feet of proposed impervious areas, with a credit of 4,460 square feet for the existing building structures. Credit was not allowed for the existing pavement, because no drainage area fees were paid when pavement was constructed, as the DA 46 ordinance was implemented in 1988.