Attachment I
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

File:P-2016-07346.ltr
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
From: Don Avelar <avelar@countyconnection.com>
Sent: Tuesday, December 06, 2016 9:57 AM
To: Troy Fujimoto
Cc: Ruby Horta
Subject: 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
Subject: FW: 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: 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.

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
### Summary of Drainage Fees - (Draft)

**Development #:** Fountainhead Montessori  
**APN:** 170-071-008, -009  
**Fee Schedule:** 2016  
**Drainage Area:** 46  
**Date:** 7-Dec-16  
**Ordinance:** 2002-43

#### Multifamily Residences

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<th>Area of Impervious Surface to Account For</th>
<th>Unit Price</th>
<th>QTY(ac)</th>
<th>Amount</th>
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<tr>
<td>Less than 2,500 square ft. of land</td>
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<td>2,500-2,999 (square feet per unit)</td>
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#### Single Family Residential

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<th>Sqr Ft.</th>
<th>Unit Price</th>
<th>Amount</th>
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<tbody>
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<td>$9,335</td>
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**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.

G:\fldct\CurDev\CITIES\Pleasant Hill\3046-06\170-071-008, -009, Day Care\(Drainage fee Calc Form 01-01-16.xlsx)W

Print Date 12/7/16