ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANT HILL APPROVING A REZONING FROM SINGLE FAMILY – 10,000 SQUARE FOOT LOTS (R-10) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD) NO. ___, AND APPROVING A CONCEPT PLAN FOR A 4.42-ACRE PROJECT SITE AT 2150 & 2189 PLEASANT HILL ROAD

WHEREAS, the applicant, Mt. Diablo View Associates LLC., submitted a Planned Unit Development District application (PLN 17-0013) for a single family home subdivision project at 2150 and 2189 Pleasant Hill Road, Assessor Parcel Number 149-051-002, 003, 004, 009, 011, that includes a Rezoning and Major Subdivision (not reviewed by the ARC), for the project; and

WHEREAS, the proposed Planned Unit Development District (PUD) includes a Concept Plan (the “Concept Plan”); for the Project pursuant to Section 18.30.050 and

WHEREAS, in accordance with the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., as further governed by the Guidelines to the California Environmental Quality Act, 14 California Code of Regulations §§ 15000, et seq., collectively, “CEQA”), a Draft Initial Study/Mitigated Negative Declaration (IS/MND) was prepared by the City’s environmental consultant (Michael Baker International) and circulated for public review between March 13, 2018 and April 2, 2018; and

WHEREAS, the Planning Commission held two study sessions on the proposed project on February 28, 2017 and July 11, 2017; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing on the proposed PUD and Concept Plan was held by the Architectural Review Commission on April 19, 2018, where all interested persons might appear and be heard and a recommendation was made to the Planning Commission and City Council to approve the PUD and Concept Plan; and

WHEREAS, the Architectural Review Commission adopted Resolution No. 01-18 recommending that the Planning Commission and the City Council approve the PUD and Concept Plan; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing on the proposed PUD and Concept Plan was held by the Planning Commission on April 24, 2018 and continued to May 22, 2018, where all interested persons might appear and be heard and the Planning Commission adopted Resolution No. 06-18 recommending that the City Council approve the PUD Rezoning and Concept Plan and recommendations were made to the City Council to adopt the Mitigated Negative Declaration and associated Mitigation Monitoring Program and approve all related land use and design review entitlements; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing on the proposed PUD and Concept Plan, Rezoning and Major Subdivision was initially scheduled for August 6, 2018 and subsequently continued to September 17, 2018 by the City Council, where all interested persons might appear and be heard;

NOW, THEREFORE, the City Council of the City of Pleasant Hill does ordain as follows:
Section 1. The City Council finds on the basis of the whole record before it, including the CEQA review document entitled Reliez Terraces Subdivision Project Initial Study/Mitigated Negative Declaration, dated March 2018 and prepared by Michael Baker International, that the following findings can be made:

CEQA Findings

1. On the basis of the whole record before it (including the Initial Study and any comments received during the public review process) there is no substantial evidence that the project will have a significant effect on the environment and that the Final Mitigated Negative Declaration reflects the independent judgment and analysis of the City.

2. The Final Mitigated Negative Declaration is complete and in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the City's local CEQA Guidelines, and adequately addresses the expected environmental impacts of the proposed project.

3. The Final Initial Study/Mitigated Negative Declaration and all related records of proceedings upon which the decision is based shall be maintained and kept on file by the Zoning Administrator in the City of Pleasant Hill Public Works and Community Development Department in the City of Pleasant Hill City Hall, 100 Gregory Lane, Pleasant Hill, California.

4. Through implementation of mitigation measures and through compliance with applicable laws, ordinances and regulations, there is no substantial evidence supporting a fair argument that the project will have a significant adverse effect on the environment. By providing appropriate measures, in order to mitigate any potential impacts, the project would have a less than significant impact in the following eleven categories:

- **Air Quality** – To maintain acceptable air quality standards the applicant shall implement Best Management Practices (in accordance with BAAQMD – Bay Area Air Quality Management District) during all construction activities.

- **Biological Resources (1)** – During breeding/nesting season (February through August) construction activities shall comply with the federal Migratory Bird Treaty Act and California Fish and Wildlife Code to include, but not be limited to, conducting a survey by a qualified biologist.

- **Biological Resources (2)** – During breeding/nesting season (December through August) prior to construction activities pre-construction surveys shall be completed and if appropriate, nest protection measures shall be implemented.

- **Cultural Resources (1)** – The applicant shall cease work and retain a qualified archeologist or paleontologist to evaluate and make recommendations should any archeological or paleontological resources are discovered.

- **Cultural Resources (2)** – The applicant shall cease work and comply with California Health and Safety Code Section 7050.5 if any unidentified human...
remains are discovered during project construction and if the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission.

- **Geology & Soils** – The applicant will have a qualified geotechnical engineer evaluate the potential for effects pertaining to the Contra Costa Canal embankment. Results of the assessment shall be used to identify potential hazards and ensure appropriate design is incorporated into the final project plans.

- **Hazardous Materials (1)** – Prior to the start of construction activities the applicant shall complete additional soil testing to determine whether unknown compact fill on the project poses environmental and/or health hazards and a limited Phase II Environmental Site Assess shall be completed and recommendations incorporated into final project plans.

- **Hazardous Materials (2)** – Approximately 400 cubic yard of soil at a depth of one foot tall be removed and remediated prior to any work, subject the approval of the City.

5. Pursuant to Title XIV, California Code of Regulations ("CCR"), after considering the record as a whole, including the proposed mitigation measures, the proposed project will not have the potential for any adverse effects on wildlife resources or the habitat upon which the wildlife depends as defined in Fish and Game Code § 711.2.

6. The revisions to the Initial Study and Final Mitigated Negative Declaration reflected in the errata are minor changes which clarify, amplify and/or make insignificant modifications to the Final Mitigated Negative Declaration and therefore recirculation of the Mitigated Negative Declaration is not required pursuant to Section 15073.5 of the Guidelines for the Implementation of the California Environmental Quality Act.

Section 2. The City Council hereby adopts the Planned Unit Development District (PLN 17-0013) Concept Plan (Exhibit A-1) and Map (Exhibit A-2), each of which are incorporated herein, based on the following findings according to Chapter 18.30 of the Pleasant Hill Municipal Code:

A. Per Pleasant Hill Municipal Code § 18.30.060(A), in order for the Architectural Review Commission to recommend approval of the proposed PUD request for rezoning, that body must be able to make the following findings, all of which the Architectural Review Commission made by passage of a resolution to that effect on April 19 2018:

  1. The design of the structures conforms to the topographic features of the particular site.

The project does not propose to significantly alter the current topographic features of the site. The site would still mainly slope from the northwest corner to the east. The proposed conceptual design of the homes would be a mix of one and two story structures, similar to surrounding residences. The placement of the homes on the site would generally follow the existing topography of the site. While the project does propose to remove almost all of the trees at the site, the conceptual landscape plan shows replacement of trees throughout the site with heavier landscaping at the perimeter of the site and the inclusion of multiple trees on the front yard areas of each
residence. Staff is also recommending preservation of additional existing trees, if feasible.

2. The design of the structures enhances the natural attributes of the particular site.

The proposed Concept Plan includes architecture that is similar to styles found in the neighborhood, including a mix of farmhouse, modern ranch, prairie and contemporary craftsman styles with prominent front porch elements. In addition, proposed residences would have a mix of materials including board and batten, stone and brick veneer. Building colors are expected to be a mix of earth-tone beiges and grays. While the site has an easterly slope, without any prominent natural features, development with single family homes with designs that complement surrounding development would enhance the attributes of the site.

3. The scale and bulk of the structures are appropriate to the particular site.

The proposed project would provide a mix of one and two story detached single family residences. The surrounding neighborhood includes a mix of one and two story residences, thus, the project from a model type will be similar to the surrounding area. The site proposes to have lots smaller than 10,000 square feet, however, the density would be similar to the surrounding neighborhood. Lastly, the project proposes to have lot coverage that exceeds the R-10 zoning district by 5% (30% to 35%), however, similar lot coverage of up to 35% is allowed in the same General Plan designated area within the R-10A zone district.

4. The landscape plan is appropriate to the particular site.

The proposed conceptual landscape plan would provide improved landscaping throughout the project site, particularly, along the frontage of Pleasant Hill Road. The surrounding area does not have a particular landscape theme, however, the mix of oak trees, redbuds and crape myrtle can often be found in recently approved projects and in the surrounding area. The proposed conceptual front yard landscaping would be similar to other single family residences in the area with a logical tiered layout from the private street. Thus, the proposed conceptual landscaping would be appropriate for the site, within an existing single family residential neighborhood.

B. Per Pleasant Hill Municipal Code § 18.30.060(B), in order for the Planning Commission to recommend approval of the proposed PUD request for rezoning, that body must be able to make the following findings, all of which the Planning Commission made by passage of a resolution to that effect on May 22, 2018:

1. The PUD plan or specific plan is consistent with the general plan and other applicable policies and is compatible with surrounding development;

The Project is consistent with the General Plan, particularly with regard to the following goals and programs:
Community Development Goal 2. Maintain the historic balance among different types and intensities of residential development, commercial retail, office uses, and open space.

Community Development Policy 2A. Encourage uses needed by the community at appropriate locations.

The proposed project will result in a single residential development that is similar to existing uses in the area. In addition, the density would be consistent with the surrounding neighborhood (single family medium density). Additional housing is needed throughout the region, as well as within the City, thus, adding residential units, including accessory dwelling units, within an existing single family neighborhood is appropriate.

Community Development Goal 3. Generate thriving, attractive and cohesive development at vacant or underutilized sites.

The proposed project is improving a large undeveloped site, with 17 single-family dwelling units, and improving the appearance of the site through site improvements, and while significantly enhancing the streetscape along Pleasant Hill Road. In addition, the project will underground overhead utilities along Pleasant Hill Road that will improve and result in an attractive appearance for the site.

Community Development Policy 9A. Protect and enhance the views from and visual qualities of scenic routes and corridors in Pleasant Hill.

The proposed project includes enhanced landscaping along the Pleasant Hill road frontage, including a new landscape median with the public right-of-way, both would improve the appearance of this section of the street. In addition, the project would not exceed the R-10 zoning district 35 foot height limit, thus, preserving and maintaining the low profile single family feel of the area.

Community Development Goal 24. Place utility lines underground.

Community Development Policy 24A. Achieve undergrounding of utilities when and where feasible.

The proposed project proposes to underground facilities on the site, including undergrounding the existing overhead facilities along Pleasant Hill Road.

Circulation Program 4.1. Continue to implement adopted criteria/policies regarding the installation of traffic-calming measures (including consideration of narrower travel lanes where appropriate, chicanes, raised medians, speed tables and planting strips).

Circulation Goal 8. Ensure that streets are safe and pedestrian-friendly.
The project proposes a new landscape median within Pleasant Hill Road, which will help to calm traffic and reduce speeds in this portion of the roadway. In addition, a new sidewalk will be installed on the project frontage that will increase pedestrian safety.

**Growth Management Goal 1.3.** Ensure development is within the City of Pleasant Hill Urban Limit Line.

The proposed project is an infill development, within the adopted urban limit line.

**Growth Management Policy 2B.** Require that new development pay its share of costs associated with the overall growth in the region.

**Growth Management Policy 2C.** Require that all development projects comply with the City’s performance standards for fire, police, parks, water, flood control, sanitary sewer, and transportation facilities.

The project can be accommodated by existing services, with acceptable impact levels, to include: water supply, sewage disposal, school districts, parks and open space, fire protection, police and storm drainage. In addition, the project is required to pay its share of costs including traffic mitigation fees, park fees, school fees, sewer, water, and drainage fees.

**Housing Goal 1.** Maintain a housing supply sufficient to meet the housing needs of all Pleasant Hill residents.

The proposed project is providing additional housing opportunities to the residents of Pleasant Hill.

**Housing Goal 3.** Increase housing opportunities for people of limited incomes.

**Housing Program 3.3.** Require all housing project of five or more units to include affordable housing.

The proposed project is providing additional affordable housing opportunities, by constructing four accessory dwelling units throughout the site, to comply with the City’s *Inclusionary Housing* ordinance.

2. The PUD plan or specific plan will enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;

The PUD/Concept Plan is consistent with this finding as it will allow more creative development than what would be allowed under the base zoning district. The PUD would allow reduced vehicular access points from surrounding streets, making it a safer, more attractive project as it would allow increased perimeter landscaping. The Architectural Review Commission will have reviewed the Concept Plan and
the associated design guidelines, and will have final review of the architecture of the homes when that is submitted for architectural design review.

3. *Deviations from the base district regulations are justified by compensating benefits of the PUD plan or specific plan;*

The project proposes a new landscape median within the public right-of-way of Pleasant Hill Road and is conditioned to provide a 1,000 to 2,000 square foot open space area that will provide a historical plaque and serve as a trail-head for the nearby Contra Costa Canal Trail and a sidewalk gap closure on the western side of Pleasant Hill Road.

4. *The PUD plan or specific plan includes adequate provisions for utilities services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems; and*

The PUD/Concept Plan is consistent with this finding because the site abuts all necessary utility and City services with sufficient capacity available and the proposed development will not significantly impact these services significantly as further discussed in the technical analysis considered in the Initial Study/Mitigated Negative Declaration document prepared for this Project.

5. *The PUD plan or specific plan has been approved by the architectural review commission.*

The Architectural Review Commission held a public hearing on the proposed PUD at its April 19, 2018 meeting. At the meeting the ARC adopted Architectural Review Commission Resolution No. 01-18 recommending approval of the PUD/Concept Plan.

Section 3. In accordance with Chapter 18.125 of the Pleasant Hill Municipal Code, the City Council hereby adopts the Zoning Map Amendment (PLN 17-0013), based on the following findings:

A. Per Pleasant Hill Municipal Code §18.125.050(B), in order for the City Council to approve a request for a zoning map amendment, “following the public hearing, the [Planning] commission shall make specific findings as to whether the proposed zoning regulation or zoning map amendment is consistent with the policies of the general plan, the purposes of this title, and the limitations on residential rezoning prescribed in PHMC § 18.125.070, and shall recommend approval, conditional approval, or denial of the proposal as submitted or in modified form.”

As determined by the Planning Commission by passage of a resolution to that effect on May 22, 2018, the proposed amendment to the zoning map to implement the PUD/Concept Plan will be consistent with this finding because the amendment will facilitate uses consistent with the proposed General Plan land use designation of the site and the General Plan goals and programs reviewed in greater detail (General Plan Consistency) below. In addition, the proposed zoning map amendment complies with all the provisions contained in Section 18.125.070 (*Limitations on Residential Zoning*)
of the Zoning Ordinance as the project does not rezone any area or property zoned for residential use to increase density or change land use that is not in compliance with the following:

1. **Seventy-five percent of the boundary of the area or property to be rezoned must be adjacent to land having the same or greater density zoning designation than the proposed zoning for the area or property.** This provision shall not apply to properties not greater than 20,000 square feet deemed unsuitable for residential use by virtue of noise, traffic, and immediate proximity to commercial uses, which provide a buffer between business and residential areas; and for properties with a lower density zoning than R-10 which may be rezoned R-10.

The project does not propose to increase the current allowed density.

2. **Development of the area or property to be rezoned shall not have growth-inducing impacts on existing residential neighborhoods.**

The project site is surrounded by residential development within the City limits and currently served by various agencies related to utilities, schools, parks, etc. The applicable agencies have reviewed the proposed project and determined the project can be accommodated by existing services, with acceptable impact levels, including: water supply, sewage disposal, school districts, parks and open space, fire protection, police and storm drainage.

3. **Development of the area or property to be rezoned shall not have a significant traffic impact on existing residential neighborhoods.**

The potential traffic impact generated by the proposed project is reviewed in the associated Initial Study/Mitigated Negative Declaration and is found to have a “less than significant impact.” Project improvements at the Boyd Road/Pleasant Hill Road intersection will improve traffic flow in the area.

4. **Development of the area or property to be rezoned shall not have a significant noise impact on existing residential neighborhoods.**

The project will be required to comply with the City’s noise ordinance regulations. Furthermore, the project will be conditioned to limit the days/hours of heavy equipment operation to further reduce noise impacts to adjacent sites.

Lastly, the proposed zoning map amendment will be consistent with the overall purposes of the zoning ordinance because:

- **Provide a precise guide for the physical development of the city in order to:**
  - Preserve the character and quality of residential neighborhoods;
  - Foster convenient, harmonious, and workable relationships among land uses; and
  - Achieve the arrangement of land uses described in the general plan.
The proposed project includes a Concept Plan that includes precise development patterns and standards for the project. The project is residential in nature, similar to surrounding uses, and is not in conflict with the General Plan as discussed earlier in Section 2.B.

- **Promote the economic stability of existing land uses.** The proposed project will not have a negative effect on surrounding land uses, as the surrounding uses are similar single family residences and the rezoning will not decrease setbacks, decrease densities or allow increased building heights.

- **Prevent excessive population densities and overcrowding of land or buildings.** The proposed project will be consistent with the current underlying general plan density designation of Single-Family Medium Density. In addition, no reduction in setbacks from the current R-10 Zoning District is requested.

- **Ensure the provision of adequate open space for light, air, and fire safety.** As noted previously, the project does propose to increase density, building heights, decrease setbacks, nor increase floor area ratio’s, thus, preserving adequate open space, light and air access. The project proposes to allow an increase in lot coverage from 30% to 35%, however, within R-10A zoning districts, which are also consistent with the current, underlying Single Family Medium Density designation, is allowed up to 35% lot coverage.

- **Ensure that service demands of new development will not exceed the capacities of existing streets, utilities, or public services.** The project has been reviewed by affected agencies, the City Engineering Division, School and Recreation and Park Districts, Fire District and Police Department, and none have noted concerns with exceeding capacities.

**Section 4.** The applicant and owner of the real property subject to this approval shall indemnify, protect, hold harmless, and defend the City with legal counsel of the City’s own selection from any and all claims, actions, awards (including of attorney fees and costs), judgments, or proceedings against the City to attack, set aside, annul, or seek monetary damages resulting, directly or indirectly, from any action in furtherance of and the approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning the planning application. The City shall be deemed for purposes of this requirement, to include any agency or instrumentality thereof, or any of its elected or appointed officials, officers, employees, consultants, contractors, legal counsel, and agents. City shall promptly notify both the applicant and landowner of any claim, action, or proceeding to which this requirement is applicable and shall further cooperate fully in the defense of the action. The City reserves the right to take any and all action the City deems to be in the best interest of the City and its citizens in regards to such defense.

**Section 5.** This ordinance shall be effective 30 days after its adoption.
Section 6. Within fifteen days after the passage of this ordinance, the City Clerk shall cause it to be posted in the three places designated by resolution of the City Council.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Pleasant Hill held on September 17, 2018.

ADOPTED and ordered posted at a meeting of the City Council of the City of Pleasant Hill, held on the ___________ day of ___________, 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

TIMOTHY M. FLAHERTY, Mayor

ATTEST:

CAROL W. WU, City Clerk

APPROVED AS TO FORM:

JANET E. COLESON, City Attorney
Purpose: Planned Unit Developments are meant to encourage and provide a means for carrying out desirable development in the City by allowing variations in siting, land use and dwelling types. This PUD will allow for the development of a large parcel of land by reducing the rigidity, delays, and conflicts that otherwise would result from the application of zoning standards and procedures designed primarily for small parcels. The result will yield a better, more thoughtful and organized land use, and higher quality development that complies with the General Plan densities and Land Use guidelines. It also allows for the inclusion of common open space to the benefit of the community and for the development and a more organized storm water management plan for the site as a whole. Lots are laid out in a logical site plan with a limited number of access points onto Pleasant Hill Road.

I. PROPERTY DESCRIPTION

A. Location: The property is a consolidation of five contiguous parcels, 149-051-002,003,004,009,011, located at the corner of Boyd Rd and Pleasant Hill Rd. Prior address of 2150 and 2198 Pleasant Hill Rd. The parcels encompass 4.42 acres.

B. Topography and Drainage: The site generally slopes from West to East and South to North. Elevations range from a high of approximately 118 ft. at the existing southern entrance from Pleasant Hill Rd to a low along the northeastern boundary, along Boyd Rd of approximately 94 ft.

C. Access and Circulation: Access to the site will be from Pleasant Hill Rd via a 29’ foot private street that will serve all lots except one. Lot 1 will be served from Boyd Rd.

D. Content: Reliez Terrace is a 17 lot single family residential project on a 4.42 acre property. The property is bounded by Pleasant Hill Rd to the West, Boyd Rd to the North, Contra Costa Flood Control Canal to the East and four existing lots which front on Kelsey Court to the South. Two PUD developments and single family homes are on the West side of Pleasant Hill Rd.

II. DESIGN CONCEPT

The homes developed on this site shall be single family residential units consisting of single story and two story plans. The plan 3 and the plan 1 (on lot 1 only) will have ADU units integrated into the design. The attached site plan is the basis for this Concept Plan. The land development project will be constructed in a single phase and the homes will be constructed in several phases.

A. Development Standards and Uses.

1. Units: The units shall be single family detached dwellings consisting of one unit per lot. A total of 17 single family detached dwellings in the project.

2. Setbacks: 20’ front yard, 15’ rear yard, 5’ minimum side yard, 15’ side yard aggregate. 20% maximum setback reductions (rear and side) will be allowed on lot 3 and 4 (due to Lot 1 vehicular access). A reduction of 20% for the rear yard setback for Lot 17 (12.5 feet) shall be reviewed by the ARC and PC during review of the Architectural Review and Development Plan Permits, if necessary to address Tree Preservation or an improved architectural appearance of the project.
3. Height: The maximum building height shall be 35’.

4. Maximum Lot Coverage is 35%.

5. Lot Size: Lot gross areas will range in size from 8,211 s.f. to 12,760 s.f. The average lot size is 9,414 s.f. Minimum lot width and depth vary and the minimum width will be 69’ and minimum lot depth will be 83’ while average lot depth is 113’.

6. All other development standards shall comply with the R-10 zoning district per Schedule 18.20.030 and all uses shall be per Schedule 18.20.020 for the R-10 zoning district.

B. Architecture

1. Each home shall be sited based on its design relationship to the lot. There will be 7 single story and 10 two story homes consisting of four plans. Plans 1 and 2 are single story homes. Plans 3 and 4 are two story homes. Plan 3 and Plan 1 (on lot 1 only) will have ADU units incorporated into the design. A total of 5 ADU units will be built. The single story homes will be intermixed with the two story homes to present a cohesive street scape. Lots 9, 10, 11, and 12 will be limited to single story homes to preclude two story homes from backing up to Kelsey Ct.

2. The architectural intent with the project is to take hints from the surrounding neighborhood and offer refined and current styles that nod toward Pleasant Hill and the past agrarian nature of the site and point to a more contemporary future. The existing neighborhood is largely comprised of one and two story ranch style and traditional style homes with clean and simple detailing. A mix of horizontal lap siding, vertical seam siding, stucco and board and batten trim over smooth panel siding is also used. Present roof styles are a mix of gables, hips and sheds with some forward facing architectural elements at steeper pitches for accents. There will be a mix of styles that correspond with this traditional framework while providing a fresh look at current architectural stylings. There will be a mix of one and two story homes most with strong porch fronts which diversify the streetscape and create pedestrian and neighbor friendly environments.

The styles that are appropriate for the site are Farmhouse, Modern Ranch, Prairie and Contemporary Craftsman (it is intended that 2 or 3 of these styles will be used). The Farmhouse style strongly eludes to the immediate natural surroundings and may offer splashes of stone and brick veneer or metal seem roofing in places for accent. Often this style is characterized by a front to back lower sloping roof used as a backdrop for a steeper pitched accent roof in the front. Wood posts and board and batten siding are also highlights. Modern Ranch utilizes low pitched roofs with simplified massing which is similar to other homes in the neighborhood. The Prairie style takes some hints from adjacent Kelsey Court with its hipped roofs and longer roof overhangs. Simplified massing is also a positive trait of this style along with brick veneer. Contemporary Craftsman is characterized with low slope roofs and often a mixture of siding materials such as horizontal lap siding and vertical batts over smooth panel siding. Strong colonnaded porch fronts, stone or brick veneer are also positive characteristics of the style. The proposed layout and architectural style of the project makes for a contiguous and robust pedestrian friendly neighborhood that positively completes the
neighborhood. The color schemes will feature both muted and some more bold colors that augment the architectural themes and landscaping.

3. There will be up to five ADU units built. They will be incorporated in the plan 3 and plan 1 (lot 1 only). Plan 3, located on lots 2, 13, 15 and 17 is a two story and the ADU unit will be on the first floor in the front of the home. It will have an optional separate entrance for the ADU unit. Plan 1, located on lot 1, is a single story and will have the ADU unit attached and located at the back of the home with a separate entrance. This lot will have the residence face Boyd Road.

4. The lot coverage ratio generally ranges from 29% to 35% and shall not exceed 35%, including the covered outdoor rooms/lanais shown on the floor plans.

5. Floor area ratios (FAR) generally range from 26% to 40% and shall not exceed 40%.

6. The proposed roof heights range from 26 to 29 feet and shall not exceed 35 feet.

C. Massing along Pleasant Hill Road

1. The project’s relationship to Pleasant Hill Rd will consist of two story homes with the front of the home facing Pleasant Hill Road on lots 2, 13 and 17. The building architecture/design for these homes (on lots 2, 13, and 17) will be articulated to avoid a boxy or blocky appearance, shall have a variety of heights and 2nd floor setbacks from the ground floor subject to final review and approval by the Architectural Review Commission. The homes on lots 17 and 13 will be separated by approximately 27 feet and the homes on lots 2 and 17 are separated by the private street cul-de-sac. The garages will be side loaded with the entrance off the private street in the subdivision. The Plan 3 elevation will feature a wraparound porch to present an open and architecturally pleasing face to the road. Fencing for the homes facing Pleasant Hill Road on lots 2, 17 and 13 will not encroach into the 15’ building setback along Pleasant Hill Road. Lots 1 and 12 will have a side elevation that faces Pleasant Hill Road and therefore will have small amounts of fencing that encroach into the side yard setback.

2. All fencing facing Pleasant Hill Road will consist of a solid six foot wooden fence constructed of overlapping fence boards to prevent gaps as consistent with the noise assessment (Reliez Terrace Residential Development, Bollard Acoustical Consultants Inc. March 2018). This will reduce noise levels to less than 60db CNEL in the outdoor activity areas of these lots per the Environmental Noise Assessment study done for Reliez Terrace.

D. Access and Parking
1. Lot 1 access is not allowed off of Boyd Road, it is required to be off of the interior private road of the subdivision.

2. The internal street shall have a 34’ right of way with 29’ of pavement. On one side of the roadway a 5’ concrete sidewalk shall be provided.

3. The garages have been designed with a minimum setback of 20 feet from the back of the curb. This will allow parking for two additional cars in the driveway. All plans are designed with two car garages except plan 4 and plan 1 on lot 1, which will have three car garages. There will be 18 on street parking spaces for guests. Each home shall have an automatic garage door opener.

4. The private street will be designed with the guidance of the City’s Engineering department.

5. A homeowner’s association (HOA) shall be established to ensure the maintenance of the private street, stormwater retential areas, common open space areas, and project frontages along Pleasant Hill and Boyd Roads.

E. Landscaping

1. A landscape plan for the front yard areas and area adjacent to Pleasant Hill Road shall be prepared by a licensed Landscape Architect and approved by the Architectural Review Commission. The front yards of the homes will be landscaped by the applicant in accordance with the Preliminary Landscaping Plan. Backyard and side yard areas that are fenced need not be landscaped by the developer and will be the responsibility of the homeowner.

2. Side yard and rear yard fencing shall be developed and installed by the developer as a part of the landscape plan and approved by the Architectural Review Commission.

3. Plant materials used shall be those suitable to the prevailing conditions and residential needs. Trees shall include both fast growing for immediate effect and slow growing species for sustained effect. A tree survey and arborist report has been provided for the existing trees on the undeveloped property.

4. A unifying streetscape for Pleasant Hill Rd along the westerly edge of the subdivision will be developed which will conform to the objectives established with the Pleasant Hill Road Corridor Study.

5. A passive seating area will be located within the community centralized open space area.

6. Final trees preserved are subject to review and approval by the Architectural Review and Planning Commission through the Architectural Review Permit and Development Plan Permit review process.

7. The landscape plant palette will be crafted with a majority of low water use plant species while integrating a limited selection of moderate water use accent plantings.

8. Appropriate plant cultivars will be incorporated for use within the C3 storm water management areas on site.
9. The select landscape plant material and designed automatic irrigation systems will promote water conservation and meet City of Pleasant Hill’s Water Efficient Landscape Ordinance.

10. The plant palette will be vibrant with seasonal flowering, autumn foliage color, with form and textural interest year-round.

11. Sustainable Green Building Outdoor Principles will be used with a whole natural system approach to support the integrity of the San Francisco Bay Area’s ecosystem.

12. The storm water treatment areas and the open space areas will be managed and maintained by the HOA.

13. Retaining walls will be decorative in appearance and when over 4 ft tall may be tiered and/or buffered with landscaping, or some other alternative design methods to minimize the appearance of bulk and mass to the approval of the Architectural Review Commission (ARC Permit) and Planning Commission (Development Plan Permit).

14. Trees are approved for removal except for trees No. 9, 15, 25, 26, 29, 38, 41, 86, 191, 193, 199 that require further review and to be approved by the Architectural Review and Planning Commissions through the Architectural Review and Development Plan Permits process.

F. Grading and Erosion Control

1. A grading plan shall be submitted to the Chief Building Inspector for approval.

2. Through early prioritization during the initial planning stages and working closely with the City of Pleasant Hill, we have been able to incorporate LID treatment areas that are easily accessible for future maintenance. This was accomplished by integrating LID treatment areas (flow through planters/bio retention systems) into the Pleasant Hill and Boyd Road frontages, a portion of Lot 3 and a small area within the proposed open space.

3. The total amount of LID treatment area required is 3,371 s.f. and the proposed treatment area is 3,930s.f. Therefore, the proposed area exceeds what is required for the site, per the calculations, as directed by the Engineering Department. A full Detention Analyses report has been prepared by the Civil Engineer and given to the City.

4. An Erosion Control Plan shall be used where appropriate for all areas that are exposed during the wet season, generally October 15 through March 15.

G. Utilities

Plans shall be prepared and submitted for the review and approval of the ARC detailing the location of all utility boxes, poles, meters, valves, transformers, vaults, utility covers, and other appurtenances, including, gas, electricity, water, cable television, sewer, irrigation and telephone prior to the issuance of building permits. All house gas and electric meters will be on the side of the garage. All PG&E transformers will be underground. Garbage collection will be the responsibility of the individual homeowner.
H. Benefits

The benefits to the City of Pleasant Hill achieved by Reliez Terrace will be:

1. 17 new families added to the City.
2. 17 new homes added to the City’s required housing supply.
3. Four ADU units
4. Open space for the benefit of the community. 1,000 to 2,000 sf +/- on the corner of Boyd and Pleasant Hill Rd will be common open space maintained by the project Homeowners Association and improved with a trail-head, historical remembrance of the Molino Farm or other improvements subject to the approval of the Architectural Review Commission (Architectural Review Permit) and Planning Commission (Development Plan Permit).
5. 18 guest parking space for visitors within the community.
6. High quality architecture and land planning for a cohesive design throughout the project site.
7. Provides a private street at no cost to the City and taxpayers.
8. Purposeful and organize storm water management system that treats the entire site.
9. The frontage of Pleasant Hill Rd will be improved with landscaping, a sidewalk, and a bike lane and overhead utilities will be placed underground.
10. Siting of homes to front on Pleasant Hill Rd to improve the visual quality and connectivity to the surrounding neighborhood.
11. Landscaped medians (the medians may include a mix of hardscape) will be placed in the center of Pleasant Hill Rd for traffic calming purposes to slow the traffic in the neighborhood. These medians are to be maintained by the City once completed.
12. The sidewalk along the frontage of Pleasant Hill Rd and Boyd Rd will provide a safe walking path that will connect the public to the Canal walking trail that is separated from traffic.
13. Provide a crosswalk and sidewalk improvement to include the existing gap on the western side of Pleasant Hill Road (from Kelsey Court to the new cross walk) or provide an in-lieu fee that can be used for public improvements elsewhere in the City.

III. Land Planning

A. The primary government constraint on housing production is the limitation on the number of units in a given area imposed by the General Plan and Zoning Ordinance. This could be a constraint to meeting Pleasant Hill’s share of the regional housing need. Pleasant Hill is a mature city with a limited supply of land for the construction of new housing. Pleasant Hill’s share of regional housing needs is 448 units from 2014 to 2022. This PUD will allow for the development of a large parcel of land by reducing the rigidity, delays, and conflicts that otherwise would result from the application of zoning standards and procedures designed primarily for small parcels. This achieves the Housing Element Goal 1.4 which is to continue to utilize PUD zoning
which will allow for flexible development of large and or contiguous parcels that may include housing. The result will yield a better more thoughtful and organized land use, and higher quality development that complies with the General Plan densities and Land Use Guidelines. It also allows for the inclusion of common open space to the benefit of the community and for the development and a more organized storm water management plan for the site as a whole. This PUD project will help in achieving this goal thru the policy of allowing the rezone to a PUD and the implementation of the policy thru the approval process.

The current zoning is R-10 single family residential district which allows for residential land use at densities from 3.1 to 4.5 units per net acre. The Project is proposed to be rezoned to a PUD which allows for smaller lots and results in 4.5 units per net acre and therefore is consistent with the General Plan. It allows for the efficient maximization of the land to increase the housing supply in Pleasant Hill. It helps to satisfy the Housing Element goal 1.3 to continue to provide categories that allow a range of housing densities sufficient to meet the City’s share of regional housing needs and encourage residential densities when compatible with the neighborhood.

B. Pleasant Hill Road is a designated arterial through the city. The Circulation Element has a goal and policy of development of complete streets, reducing speeding in neighborhoods and walkability. Reliez terrace will improve its Pleasant Hill Road frontage with a sidewalk, landscaping, bike lane and median strips in the middle of the road to slow traffic. The existing overhead utilities along the project frontage on Pleasant Hill Road will be placed underground per the City’s policies, greatly enhancing the aesthetics of the project. The interior street will have a sidewalk and access to the sidewalk on Pleasant Hill Road to achieve easy access to the canal trail and promote walkability.

C. The General Plan has a community development goal of preserving and enhancing residential neighborhoods by aesthetic enhancement of residential areas while retaining the charm and character of individual neighborhoods. This project has removed old buildings and will remove old and dead trees and transform an eyesore and vacant acreage into a viable and aesthetic neighborhood that blends with the existing environs through the architecture of the new homes.

D. Therefore, Reliez Terrace is consistent with the General Plan’s goals, policies and programs to provide an aesthetically pleasing new neighborhood to Pleasant Hill which will help to increase the housing supply and provide street improvement, bike lanes and sidewalks along the frontage of Pleasant Hill Road.

IV. ADMINISTRATION

A. Approval: The approval of the Concept Plan and the rezoning designates principles of land uses and land use relationships which are generally acceptable. This approval adopts the principles contained herein as part of the General Plan, Housing Element and Municipal Code for the district.

B. Tentative Tract Map: A tentative map which is compatible with these principles must be submitted within two years of the date of approval. If the map has not been submitted, the plan will become void and the parcel will revert to its previous zoning designations of R-10. Extension
of the two year period for up to one additional year may be obtained by review of the Planning Commission prior to the elapse period of the Concept Plan, upon showing of just cause.

Submitted by:

Mt. Diablo View Associates LLC
Peter Baldacci

Ponderosa Homes III. Inc.
Jeffrey Schroeder

Attachments:
Tentative Map including Site Development Plan
Conceptual Elevations and floorplans
Conceptual Landscape Plan
NOTE: ALL TREES AND TAGS SHOWN HAVE BEEN LOCATED. TREE TAGS MARKED "MOSTLY" OR "FAIRLY" WORTH OF RETENTION 14

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<td>199</td>
<td>OLIVE</td>
<td>1 Y</td>
<td>OLIVE</td>
<td>FAIR-POOR</td>
<td></td>
</tr>
</tbody>
</table>


VESTING TENTATIVE MAP
SUBDIVISION #9447
RELIEZ TERRACE
PLEASANT HILL, CA
dk CONSULTING INC.
JULY 23, 2018

SHEET 4.1 OF 8
STORMWATER CONTROL PLAN (C.3) MEMO

PROJECT LOCATION AND DESCRIPTION

RELIEZ TERRACE is an 11.74 FL. property located within the city of Pleasant Hill, Contra Costa County, California. The property is bounded by Boyd Road on the north, Kelsey Court on the east, Reliez Terrace on the south, and Pleasant Hill Road on the west. The property provides access to the north, Contra Costa Flood Control Canal to the east and four (4) existing lots with front and access to the north. Structures were recently removed from the existing site.

EXISTING SITE FEATURES AND CONDITIONS

Site is generally flat with a small area along Boyd Road of 40' and 80' FEET, and 20' 40' 80' EAKING, DK.

SUMMARY OF PRELIMINARY FINDINGS

The total area of LID treatment area required is 3,371 SF and the proposed treatment area is 3,371 SF. Therefore, the proposed area exceeds what is required for the site. The total treatment area is calculated based on the City's recommended AFE for stormwater management.

Through the final design, we propose refining these calculations based on the final stormwater management area and reducing further reductions to the overall treatment area. The final calculations will be provided within parcel B. This includes the City's recommended AFE for the site.

TREATMENT CALCULATIONS

<table>
<thead>
<tr>
<th>AREA TYPE</th>
<th>CUMULATIVE AREA (SF)</th>
<th>% TREATMENT AREA REQUIRED (SF)</th>
<th>TOTAL TREATMENT AREA (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>IMPERVIOUS</td>
<td>191,546</td>
<td>84,287</td>
<td>84,287</td>
</tr>
<tr>
<td>PERVIOUS</td>
<td>107,850</td>
<td>0%</td>
<td>-</td>
</tr>
<tr>
<td>CUMULATIVE</td>
<td>299,396</td>
<td>84,287</td>
<td>84,287</td>
</tr>
</tbody>
</table>

PROPOSED TREATMENT AREA

<table>
<thead>
<tr>
<th>UN-SITE TREATMENT AREA (SF)</th>
<th>DEP-SITE TREATMENT AREA (SF)</th>
<th>TOTAL TREATMENT AREA (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,324</td>
<td>600</td>
<td>3,924</td>
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</tbody>
</table>

(1) TOTAL TREATMENT AREA PROPOSED EXCEEDS TOTAL TREATMENT AREA REQUIRED.
LOT 1 - PLAN 1 A (w/ ADU) FARMHOUSE
PLAN 3 FARMHOUSE

PLAN 3 CONTEMPORARY CRAFTSMAN
PARCEL 'C' OPTION #1
- MOLINO FARM MEMORANDUM WALL AND BIKE SHARE PARKING

PARCEL 'C' OPTION #2
- MOLINO FARM MEMORANDUM WALL AND SEATING AREA

PARCEL 'B'
- COMMUNITY MAILBOX AND PARCEL BOX
- SEE SHEET L.3
- STREET TREE TYPICAL
- 6' HIGH WOOD FENCE
- SEE SHEET L.3
- ACCENT TREE TYPICAL

PRELIMINARY PROPOSED PLANT PALETTE

NOTE:
1. All trees shall be planted and staked for one year.
2. Trees shall be planted within 3' of landscape elements.
3. Trees shall be staked, braced, and watered for one year.
4. Trees shall be staked, braced, and watered for one year.
5. Trees shall be staked, braced, and watered for one year.
6. All planting areas shall be maintained to a minimum depth of 2'

CONCEPTUAL LANDSCAPE PLAN ENLARGEMENTS

Reliez Terrace
Pleasant Hill California
July, 2018
LANDSCAPE TREATMENT AT PERIMETER
RETAINING WALL

WOOD FENCE WITH RIDGEBRIDGE

VIEW FENCE

PONDERSA HOMES

Reliez Terrace

Pleasant Hill California

Conceptual Details and Sections

July, 2018