

**Appendix A:
EIR Noticing and Public Involvement**

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City of Pleasant Hill

**NOTICE OF PREPARATION
OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING
OAK PARK/MONTICELLO SITE PROGRAM AREA**

**NEW PUBLIC LIBRARY
NEW PUBLIC PARK/SPORTS FIELDS
NEW SINGLE FAMILY RESIDENTIAL SUBDIVISION**

Date: November 15, 2018

To: California State Clearinghouse-
Office of Planning and Research,
Public Agencies,
Interested Parties

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

Subject: Notice of Preparation (NOP) of Environmental Impact Report (EIR) and Public Scoping Meeting for the Oak Park/Monticello Site Program Area

NOP Comment Period: November 15, 2018 to December 17, 2018 by 5:00 p.m.

Public Scoping Meeting: December 11, 2018 at 6:30 p.m. at City Council Chambers 100 Gregory Lane, Pleasant Hill, CA 94523

Notice is Given that the City of Pleasant Hill (Lead Agency) will prepare an EIR for the proposed project identified below. An EIR will be prepared to analyze the effects associated with the proposed project, as well as to explore alternatives to the plan and possible mitigation measures to avoid or lessen identified effects. This NOP is being distributed to applicable responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA). Interested parties are requested to comment on the project's scope and on the content of the descriptions of the significant environmental issues, reasonable alternatives, and mitigation measures to be explored in the EIR. Information regarding the project description, location, and public review process is provided below.

The project description, location, and the potential environmental effects are contained below.
An Initial Study (is is not) attached.

Project Title: Oak Park/Monticello Site Program Area

Project Applicants: City of Pleasant Hill
100 Gregory Lane, Pleasant Hill, CA 94523

(New City Library and Associated Infrastructure Improvements)

Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553

*(New Residential Subdivision and Associated
Infrastructure Improvements and Demolition of
Existing County Library)*

Pleasant Hill Recreation & Park District
District Administration Office
147 Gregory Lane, Pleasant Hill, CA 94523

*(New Public Park/Sports Fields and Associated
Infrastructure Improvements)*

Project Location: 1700 Oak Park Boulevard, Pleasant Hill, California
APNs: 149-271-014, 149-230-005, and 149-230-008

Project Description:

The approximately 15 acre project site is located at 1700 Oak Park Boulevard at the intersection of Monticello Avenue, Pleasant Hill, CA on property owned by Contra Costa County and the Mount Diablo Unified School District. Exhibits 1 and 2 show the project location and conceptual site plan. The proposed project includes the following: a) demolition of the existing library and administrative offices; b) construction of a new approximately 23,500 square-foot public library with approximately 100 on-site surface parking spaces; c) a 34-unit single family detached residential development with 7 accessory dwelling units; d) a public park including two sports fields which may be lighted for evening use; e) associated public and private infrastructure improvements needed to serve the project (e.g. roadway, pedestrian and bicycle improvements, utilities, flood control and drainage facilities, pedestrian/bicycle bridge over Grayson Creek, and related improvements); and f) the conveyance of properties from Contra Costa County and the Mount Diablo Unified School District to the City, the Recreation & Park District, and to a private party in order to implement the project.

The residential component would extend along the western boundary of the project site and include 17 surface parking spaces, with 68 garage spaces and 68 driveway spaces. The library component would be located on the southeastern portion of the project site at the intersection of Monticello Avenue and Santa Barbara Road. The park component would be located in the northeastern portion of the project site, adjacent to the new library, and consisting of approximately 42,500-square-feet for two baseball fields, approximately 54,000-square-feet for a soccer field overlapping the ballfields, grass areas between the diamonds, four restrooms stalls, bleachers to accommodate approximately 240 spectators and 40 on-site surface parking spaces.

The overall project would also provide public improvements along Monticello Avenue and portions of Oak Park Boulevard with the addition of sidewalks, curbs, bike paths, drainage facilities and street trees. Oak Park Boulevard is proposed to be widened by approximately 10 to 20 feet along the southern frontage of the project site. A pedestrian/bicycle bridge is tentatively being considered to cross over Grayson Creek and connect the project site to the existing multi-purpose trail just east of Grayson Creek.

The project is anticipated to include the following discretionary land use and related actions by the Lead Agency (City of Pleasant Hill):

- General Plan Amendment
- Planned Unit District Rezoning with Specific Plan
- Vesting Tentative Parcel Map and Subdivision Map

- Development Plan
- Conditional Use Permit
- Architectural Review Permit

Potential Environmental Effects of the Project: The EIR will identify significant environmental effects anticipated to result from development of the project as proposed. The EIR will analyze project and cumulative-level environmental effects of the proposed project with regard to the following environmental topics: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, Utilities and Service Systems.

NOP Comment Period and Deadline: Due to the time limits mandated by State law, responses must be received at the earliest possible date but not later than 30 days after receipt of this notice. Please send your written comments (including name, affiliation, telephone number, and contact information) **on or before December 17, 2018 by 5:00 p.m.** to the Lead Agency contact listed below. Comments can also be sent via email to tfujimoto@pleasanthillca.org.

City of Pleasant Hill
Planning Division
100 Gregory Lane, Pleasant Hill, CA 94523
Attn: Troy Fujimoto, Senior Planner

Public Scoping Meeting: Pursuant to CEQA Guidelines Section 15082, the Lead Agency will conduct a public scoping meeting to solicit written and oral comments regarding the scope and content of the EIR from public agencies and interested parties or persons. The public scoping meeting will be held by the Planning Commission on December 11, 2018 at 6:30 p.m. at the following location:

City of Pleasant Hill
City Council Chambers
100 Gregory Lane, Pleasant Hill, CA 94523

Date:

11/15/18

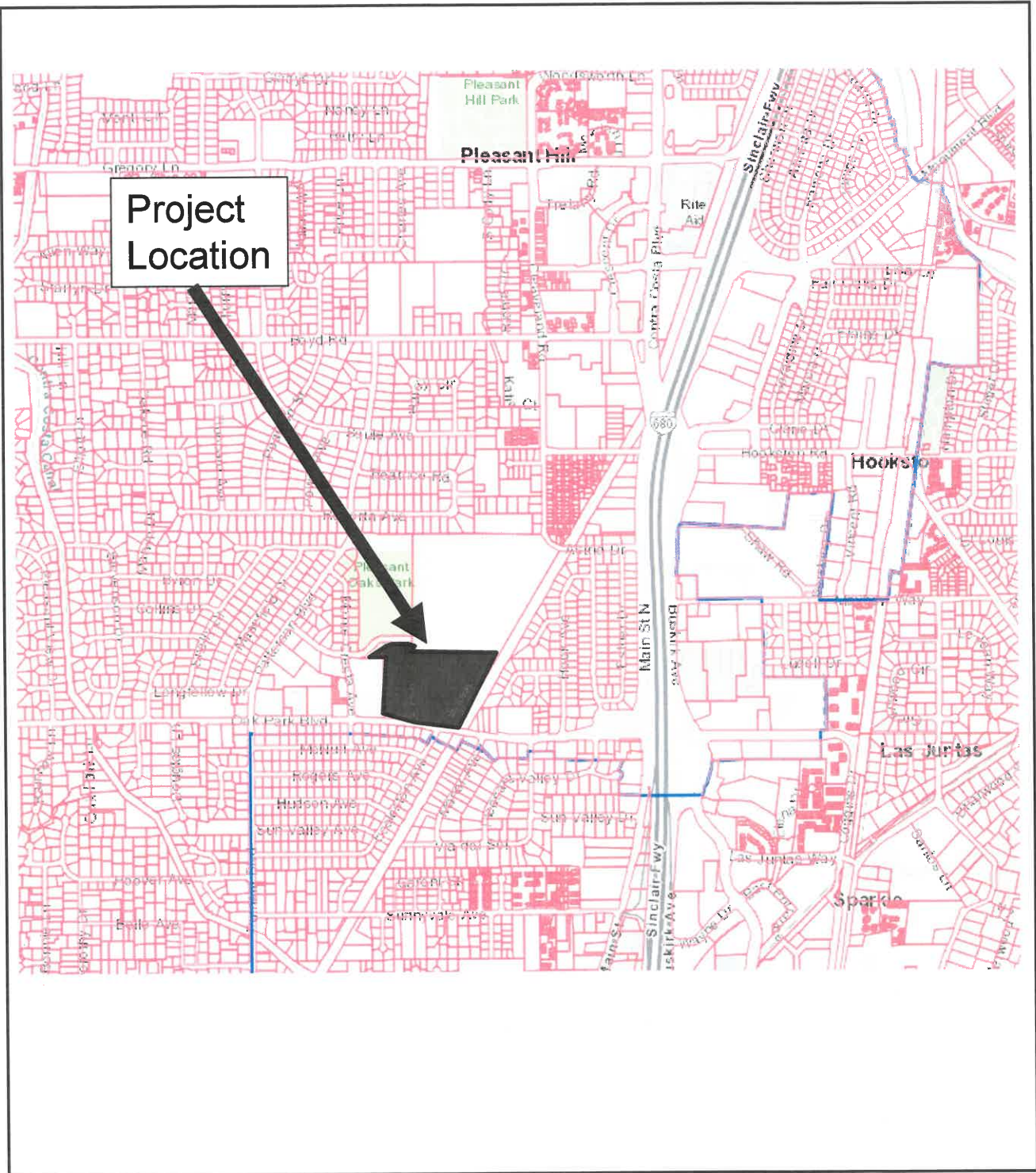
Signature:



Title:

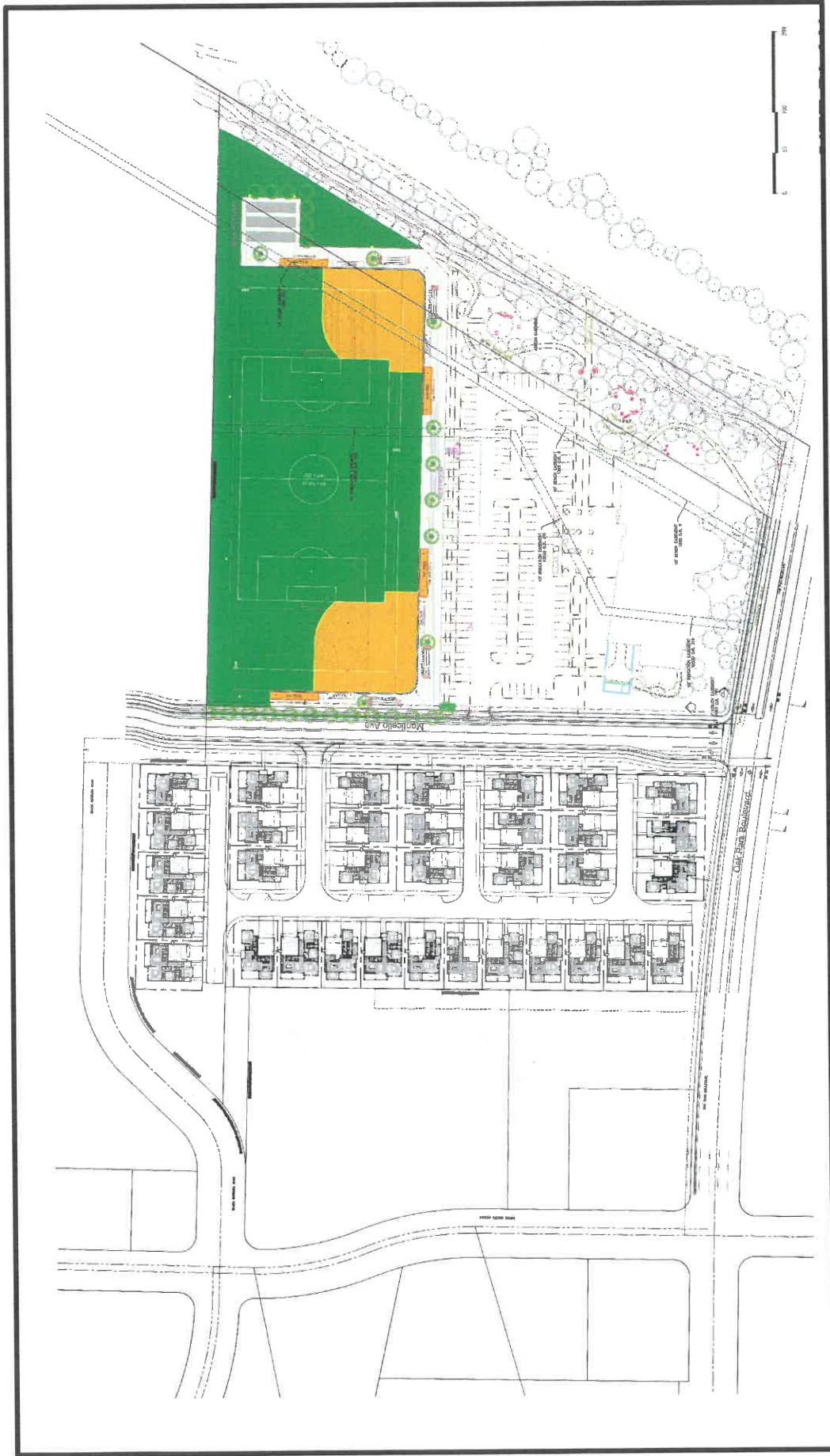
Senior Planner

Attachments: Exhibit 1: Regional Location Map
Exhibit 2: Conceptual Site Plan



LOCATION MAP
OAK PARK/MONTICELLO SITE PROGRAM AREA
Exhibit 1





Oak Park/Monticello Site Program Area Conceptual Site Plan
Exhibit 2

NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



December 3, 2018

Troy Fujimoto
City of Pleasant Hill
100 Gregory Lane
Pleasant Hill, CA 94523

RE: SCH# 2018112058 Oak Park/Monticello Site Program Area, Contra Costa County

Dear Mr. Fujimoto:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Sharaya.Souza@nahc.ca.gov.

Sincerely,



for
Sharaya Souza
Staff Services Analyst

cc: State Clearinghouse



State of California – The Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



December 19, 2018



Mr. Troy Fujimoto
City of Pleasant Hill
100 Gregory Lane
Pleasant Hill, CA 94523

Dear Mr. Fujimoto:

Subject: Oak Park/Monticello Site Program Area, Notice of Preparation of a Draft Environmental Impact Report, SCH #2018112058, City of Pleasant Hill, Contra Costa County

The California Department of Fish and Wildlife (CDFW) reviewed the Notice of Preparation (NOP) of a draft Environmental Impact Report (EIR) provided for the Oak Park/Monticello Site Program Area (Project) located at 1700 Oak Park Boulevard at the intersection of Monticello Avenue, Pleasant Hill, California. The NOP was received in our office on November 26, 2018.

CDFW is a Trustee Agency with responsibility under the California Environmental Quality Act (CEQA) §15386 for commenting on projects that could impact fish, plant and wildlife resources. CDFW is also considered a Responsible Agency if a project would require discretionary approval, such as the California Endangered Species Act (CESA) Permit, the Native Plant Protection Act, the Lake and Streambed Alteration Agreement (LSAA) and other provisions of the Fish and Game Code that afford protection to the State's fish and wildlife trust resources. Pursuant to our jurisdiction, CDFW has the following concerns, comments, and recommendations regarding the Project.

PROJECT DESCRIPTION AND LOCATION

The Project site covers approximately 15 acres in incorporated Pleasant Hill. The Project will include the demolition of the existing library and administrative offices, and construction of a new library, a 34-unit residential development, a public park, and associated public and private infrastructure improvements (e.g. roadways, pedestrian and bicycle networks, utilities, flood control and drainage facilities, and a pedestrian bicycle bridge over Grayson Creek).

The CEQA Guidelines (§§15124 and 15378) require that the draft EIR incorporate a full Project description, including reasonably foreseeable future phases of the Project, and that contains sufficient information to evaluate and review the Project's environmental impact. Please include a complete description of the following Project components in the Project description:

- Footprints of permanent Project features and temporarily impacted areas, such as staging areas and access routes;
- Encroachments into riparian habitats, wetlands or other sensitive areas;
- Construction schedule, activities, equipment and crew sizes;

- Operational features of the Project, including level of anticipated human presence (describe seasonal or daily peaks in activity, if relevant), artificial lighting/light reflection, noise and greenhouse gas generation, traffic generation, and other features, both during construction and after completion of the Project.

ENVIRONMENTAL SETTING

Sufficient information regarding the environmental setting is necessary to understand the Project's, and its alternative's (if applicable), significant impacts on the environment (CEQA Guidelines, §§15125 and 15360). CDFW recommends that the CEQA document prepared for the Project provide baseline habitat assessments for special-status plant, fish and wildlife species located and potentially located within the Project area and surrounding lands, including all rare, threatened, or endangered species (CEQA Guidelines, §15380). Fully protected, threatened or endangered, candidate, and other special-status species that are known to occur, or have the potential to occur in or near the Project site, include, *but are not limited to*, those listed in the table below:

Species	California Endangered Species Act	Federal Endangered Species Act	Other Special-Status
Western pond turtle <i>Emys marmorata</i>			SSC
Pallid bat <i>Antrozous pallidus</i>			SSC ¹
Townsend's big-eared bat <i>Corynorhinus townsendii</i>			SSC
White-tailed kite <i>Elanus leucurus</i>	FP ²		
Big tarplant <i>Blepharizonia plumose</i>			CRPR 1B.1 ³

¹ SSC: California Species of Special Concern

² FP: Fully Protected

³ CRPR: California Rare Plant Rank; 1B.1: seriously endangered in California

Habitat descriptions and species profiles should include information from multiple sources: aerial imagery, historical and recent survey data, field reconnaissance, scientific literature and reports, and findings from "positive occurrence" databases such as California Natural Diversity Database (CNDDDB). Based on the data and information from the habitat assessment, the CEQA document can then adequately assess which special-status species are likely to occur in the Project vicinity.

CDFW recommends that during project planning surveys be conducted for special-status species with potential to occur, following recommended survey protocols if available. Survey and monitoring protocols and guidelines are available at:

<https://www.wildlife.ca.gov/Conservation/Survey-Protocols>.

Botanical surveys for special-status plant species, including those listed by the California Native Plant Society (<http://www.cnps.org/cnps/rareplants/inventory/>), must be conducted during the blooming period for all sensitive plant species potentially occurring within the Project area and

require the identification of reference populations. Please refer to CDFW protocols for surveying and evaluating impacts to rare plants available at: <https://www.wildlife.ca.gov/Conservation/Plants>.

IMPACT ANALYSIS AND MITIGATION MEASURES

The CEQA Guidelines (§15126.2) necessitate that the draft EIR discuss all direct and indirect impacts (temporary and permanent) that may occur with implementation of the Project. This includes evaluating and describing impacts such as:

- Loss or modification of breeding, nesting, dispersal and foraging habitat, including vegetation removal, alternation of soils and hydrology, and removal of habitat structural features (e.g. snags, roosts, overhanging banks);
- Permanent and temporary habitat disturbances associated with ground disturbance, noise, lighting, reflection, air pollution, traffic or human presence; and
- Obstruction of movement corridors, fish passage, or access to water sources and other core habitat features.
- Permanent or temporary changes to natural community composition.

The CEQA document should also identify reasonably foreseeable future projects in the Project vicinity, disclose any cumulative impacts associated with these projects, determine the significance of each cumulative impact, and assess the significance of the project's contribution to the impact (CEQA Guidelines, §15355). Although a project's impacts may be insignificant individually, its contributions to a cumulative impact may be considerable; a contribution to a significant cumulative impact – e.g., reduction of available habitat for a listed species – should be considered as cumulatively significant without compensatory mitigation to minimize or avoid the impact.

Based on the comprehensive analysis of the direct, indirect, and cumulative impacts of the Project, the CEQA Guidelines (§§ 15021, 15063, 15071, 15126.2, 15126.4 and 15370) direct the lead agency to consider and describe all feasible mitigation measures to avoid potentially significant impacts in the draft EIR, and/or mitigate significant impacts of the Project on the environment. This includes a discussion of take avoidance and minimization measures for special-status species, which are recommended to be developed in early consultation with the U.S. Fish and Wildlife Service, the National Marine Fisheries Service and CDFW. These measures can then be incorporated as enforceable Project conditions to reduce potential impacts to biological resources to less-than-significant levels.

Fully protected species such as white-tailed kite may not be taken or possessed at any time (Fish and Game Code § 3511). Therefore, the draft EIR is advised to include measures to ensure complete take avoidance of these fully protected species.

REGULATORY REQUIREMENTS

California Endangered Species Act

Please be advised that a CESA permit must be obtained if the Project has the potential to result in "take" of plants or animals listed under CESA, either during construction or over the life of the

Project. Issuance of a CESA Permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain a CESA Permit.

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially impact threatened or endangered species (CEQA §§ 21001(c), 21083, & CEQA Guidelines §§ 15380, 15064, 15065). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency's FOC does not eliminate the Project proponent's obligation to comply with Fish and Game Code § 2080.

Lake and Streambed Alteration Agreement

CDFW will require an LSAA, pursuant to Fish and Game Code §§ 1600 et. seq. for Project-related activities within any 1600-jurisdictional waters within the proposed Project area. Notification is required for any activity that will substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank including associated riparian or wetland resources; or deposit or dispose of material where it may pass into a river, lake or stream. Work within ephemeral streams, washes, watercourses with a subsurface flow, and floodplains are subject to notification requirements. CDFW, as a Responsible Agency under CEQA, will consider the CEQA document for the Project. CDFW may not execute the final LSAA until it has complied with CEQA (Public Resources Code § 21000 et seq.) as the responsible agency.

FILING FEES

CDFW anticipates that the Project will have an impact on fish and/or wildlife, and assessment of filing fees is necessary (Fish and Game Code, § 711.4; Pub. Resources Code, § 21089). Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW.

If you have any questions, please contact Ms. Jennifer Rippert, Environmental Scientist, at (707) 428-2069 or Jennifer.Rippert@wildlife.ca.gov; or Ms. Melissa Farinha, Senior Environmental Scientist (Supervisory), at Melissa.Farinha@wildlife.ca.gov.

Sincerely,



Gregg Erickson
Regional Manager
Bay Delta Region

cc: State Clearinghouse #2018112058

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

P.O. BOX 23660, MS-10D

OAKLAND, CA 94623-0660

PHONE (510) 286-5528

FAX (510) 286-5559

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www.dot.ca.gov

*Making Conservation
a California Way of Life*

December 17, 2018

SCH# 2018112058

GTS # 04-CC-2018-00281

GTS I.D. 13473

CC – 680 – 21.967

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

Oak Park / Monticello Site Program Area – Notice of Preparation

Dear Troy Fujimoto:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans' mission signals a modernization of our approach to evaluate and mitigate impacts to the State Transportation Network (STN). Caltrans' Strategic Management Plan 2015-2020 aims to reduce Vehicle Miles Traveled (VMT) by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the Notice of Preparation (NOP).

Project Understanding

The approximately 15-acre project site is located on property owned by Contra Costa County and the Mount Diablo Unified School District. The proposed project includes: a) demolition of the existing library and administrative offices; b) construction of a new approximately 23,500 square-foot public library with approximately 100 on-site surface parking spaces; c) a 34- unit single family detached residential development with seven accessory dwelling units; d) a public park including two sports fields which may be lighted for evening use; e) associated public and private infrastructure improvements needed to serve the project (e.g. roadway, pedestrian and bicycle improvements, utilities, flood control and drainage facilities, pedestrian/bicycle bridge over Grayson Creek, and related improvements); and f) the conveyance of properties from Contra Costa County and the Mount Diablo Unified School District to the City, the Recreation & Park District, and to a private party in order to implement the project. A pedestrian/bicycle bridge is tentatively being considered to cross over Grayson Creek and connect the project site to the existing multi-purpose trail just east of Grayson Creek. The project is located 0.6 miles from the Interstate (I)-680 / Oak Road on-ramp.

Multimodal Transportation Planning

To improve bicycle access to the proposed development, Caltrans strongly recommends making bicycle facility improvements on the Oak Park Boulevard overcrossing of I-680. Please coordinate with Caltrans to determine appropriate improvements, which may include:

- Continuous bike lanes on the overcrossing;
- Conflict striping, including green skip-striping where motor vehicles merge across the bike lane;
- Bike pockets to the left of right-turn lanes;
- Square right-turn slip lanes;
- Extend curbs to reduce turning radii; and,
- Remove porkchop islands.

Vehicle Trip Reduction

Given the project's intensification of use, the project should include a robust Transportation Demand Management (TDM) Program to reduce VMT and greenhouse gas emissions. Such measures will be critical to facilitate efficient transportation access to and from the project site and reduce transportation impacts associated with the project. The measures listed below will promote smart mobility and reduce regional VMT.

- Project design to encourage walking, bicycling and convenient transit access;
- Ten percent vehicle parking reduction;
- Charging stations and designated parking spaces for electric vehicles;
- Subsidize transit passes on an ongoing basis;
- Shuttle service to the Pleasant Hill/Contra Costa Centre BART Station and Pleasant Hill downtown;
- Secured bicycle storage facilities located conveniently near entrances to minimize deterrent of bicycle use due to weather conditions;
- Fix-it bicycle repair station(s);
- Transportation and commute information kiosk;
- Showers, changing rooms and clothing lockers for bike commuters;
- Bicycle route mapping resources and bicycle parking incentives;
- Employee transportation coordinator;
- Emergency Ride Home program;
- Participation/Formation in/of a Transportation Management Association (TMA) in partnership with other developments in the area; and
- Aggressive trip reduction targets with annual Lead Agency monitoring and enforcement.

Transportation Demand Management programs should be documented with annual monitoring reports by an onsite TDM coordinator to demonstrate effectiveness. If the project does not achieve the VMT reduction goals, the reports should also include next steps to take to achieve those targets. Also, reducing parking supply can encourage active forms of transportation, reduce regional VMT, and lessen future transportation impacts on nearby State facilities. These smart growth approaches are consistent

with the MTC's Regional Transportation Plan/SCS goals and would meet Caltrans Strategic Management Plan sustainability goals.

For additional TDM options, please refer to the Federal Highway Administration's Integrating Demand Management into the Transportation Planning Process: A Desk Reference (Chapter 8). The reference is available online at: <http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>.

Ramp Analysis

Please provide trip generation, trip distribution, and trip assignment estimates for this project. Project-generated trips should be added to existing and future scenario traffic volumes to avoid traffic conflicts due to queue formation for the I-680 intersections and ramps listed below:

- Southbound off-ramp to Treat Blvd/Geary Rd and on-ramp from N Main St and Geary Rd;
- Northbound off-ramp to Treat Blvd and on-ramp from Oak Rd.

The analysis should identify if adequate storage capacity is available for turning movements at the intersections and on the I-680 off-ramps listed above, and determine whether queues will spill back onto the freeway mainline. Demand volumes should be used for this type of evaluation rather than output volumes or constrained flow volumes. To avoid traffic conflicts such as inadequate weaving distances and queues spilling back onto the freeway, the project should evaluate the adequacy of freeway segment operations in the project vicinity.

Lead Agency

As the Lead Agency, the City of Pleasant Hill is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

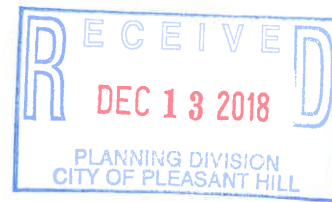
Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Jannette Ramirez at (510) 286-5535 or jannette.ramirez@dot.ca.gov.

Sincerely,



PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review

c: State Clearinghouse



December 11, 2018

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

Re: Notice of Preparation of Environmental Impact Report for the Oak Park/Monticello Site Program Area, Pleasant Hill

Dear Mr. Fujimoto:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Notice of Preparation of an Environmental Impact Report for the Oak Park/Monticello Site Program Area located in the City of Pleasant Hill. The Oak Park/Monticello Site Program Area is located outside of EBMUD's Ultimate Service Boundary, and EBMUD would not be the water provider for the project. EBMUD has the following comments.

AQUEDUCT RIGHT-OF-WAY

The Oak Park/Monticello Site Program Area is located adjacent to EBMUD's Mokelumne Aqueducts (Aqueduct) right-of-way (owned in fee). Any projects being planned within or immediately adjacent to EBMUD property will need to follow EBMUD's Procedure 718 – Raw Water Aqueduct Right-of-Way Non-Aqueduct Uses. A copy of the procedure is enclosed for your reference.

Design drawings for any project encroachment (roadway, utility, facility, etc.) or restoration projects crossing or within the Aqueduct right-of-way will need to be submitted to EBMUD for review of possible drainage, site grading, fencing, construction access, and other conditions that may impact EBMUD property. EBMUD requires a full set of drawings (full size or 11" x 17") as well as an electronic copy in PDF format. All submittals shall be sent to the attention of Vincent H. Pon, P.E., Superintendent of Aqueduct Section, 1804 West Main Street, Stockton, CA 95203. Additional information and an encroachment package are included in EBMUD's Procedure 718. Applications for non-EBMUD uses will not be processed unless accompanied by the appropriate application fees outlined in the current applicable Water and Wastewater System Schedule of Rates and Charges and Fees. Contractors must secure an encroachment permit from EBMUD Aqueduct Section prior to mobilizing and starting construction work. A pre-construction meeting with EBMUD is mandatory.

Troy Fujimoto, Senior Planner
December 11, 2018
Page 2

The project may involve the construction of a retaining wall and fence along the property line; these must be constructed completely outside of EBMUD property, including all footings. The project sponsor shall contact EBMUD's Survey Section to coordinate identifying, locating and marking correct property lines.

If you have any questions concerning this response, please contact Timothy R. McGowan, Senior Civil Engineer, Major Facilities Planning Section at (510) 287-1981.

Sincerely,



David J. Rehnstrom
Manager of Water Distribution Planning

DJR:CC:dks
sb18_217.doc

Enclosure: EBMUD's Procedure 718 – Raw Water Aqueduct Right-of-Way Non-Aqueduct
Uses

cc: Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Pleasant Hill Recreation & Park District
District Administration Office
147 Gregory Lane
Pleasant Hill, CA 94523



Procedure 718

EFFECTIVE 25 MAY 17

SUPERSEDES 21 AUG 15

LEAD DEPARTMENT O&M

RAW WATER AQUEDUCT RIGHT-OF-WAY NON-AQUEDUCT USES

PURPOSE – To establish procedures and criteria for review and authorization of overhead, surface and sub-surface use of District-owned property containing raw water aqueducts and raw water pipelines for purposes other than installation, maintenance, and operation of District raw water aqueducts.

Forms Used

- L-14 Limited Land Use Permit
- K-47 Work Request Agreement
- N-15 Certificate of Public Liability Insurance
- N-17 Certificate of Workers' Compensation Insurance
- Application for Use of EBMUD Property or Request for Information
- General Fund Receipts for Miscellaneous Payments

Authority and Responsibility

Use, development, and control of fee-owned rights-of-way for District and non-District uses must be consistent with water supply operation and security and the rights and obligations of the District. District and non-District uses of District-owned aqueduct rights-of-way may be permitted when they conform to Policy 7.01, Aqueduct Integrity and Rights-of-Way Maintenance.

- No use of District aqueduct properties by others will be permitted as a condition to meet city/county zoning requirements or to obtain any land use permit, approval, or entitlement affecting properties not owned by the District.
- No use of District properties by others will be permitted except under terms of a written agreement.
- Use of raw water aqueduct rights-of-way for District purposes shall have the concurrence of the Aqueduct Section Superintendent.
- Use of aqueduct rights-of-way for District treated water lines shall include all applicable aqueduct protections required for similar third-party utility water line crossings.
- The decision whether to authorize any party other than the District to use District-owned property containing raw water aqueducts and raw water pipelines for any non-District purpose is a legislative act undertaken in the sole discretion of District staff. No notice or hearing is required to consider an application for use of such property, and staff's decision is not subject to appeal.

For all raw water aqueducts and pipelines, acceptable long-term uses of the rights-of-way include but are not limited to: utility crossings, road crossings, limited agriculture, equestrian and pedestrian trails, parks, oil and gas leases, and District-owned ground water wells. Acceptable, long-term uses of rights-of-way and easements for future raw water aqueducts will be evaluated upon facility completion. Such uses will be authorized by letter, limited land use permits, revocable licenses, leases or easements, as appropriate. All approved uses will conform to the requirements and limitations described in Requirements for Entry or Use of Mokelumne, Lafayette, and Moraga Aqueducts and Raw Water Pipeline Rights-of-Way (Requirements for Entry or Use) (Supplement No.1 to Procedure 718) and all other conditions as specified in the written approval, permit or easement for each individual use.

The Water Supply Division is responsible for monitoring permitted uses and detecting and preventing unauthorized uses of raw water aqueduct rights-of-way. The Office of General Counsel and the Manager of Real Estate Services will be consulted when an unauthorized user will not voluntarily desist.

The Water Supply Division is responsible for coordinating the development of recommendations with respect to the terms and conditions to be stipulated when a District or non-District use of a raw water aqueduct right-of-way is to be permitted.

The Director of Engineering and Construction shall be consulted when needed to supply location analysis or to determine what structural, grading, drainage, corrosion protection or other engineering measures are required and to obtain estimates of engineering, design and inspection costs.

Inquiries and Applications for Use

For all raw water aqueducts and pipelines, applications and inquiries for use of raw water aqueduct rights-of-way shall be processed by the Water Supply Division. Applications for non-District uses will not be processed unless accompanied by the appropriate application fees outlined in the current applicable Water and Wastewater System Schedule of Rates and Charges and Fees.

The Water Supply Division is responsible for:

- Providing requirements for use of the District's raw water aqueduct rights-of-way to applicants and to other District departments requesting use of the right-of-way. See Supplement No. 1, Requirements for Entry or Use.
- Checking for completeness to ensure compliance with the requirements for entry or use of raw water aqueduct rights-of-way contained in Requirements for Entry or Use plus any other conditions applicable to the proposed use.
- Collecting engineering, plan review and construction inspection costs and documentation of insurance coverage, if necessary.
- Monitoring existing encroachments and inspection of the construction of new approved encroachments.
- Providing information to the Engineering and Construction Department for technical input regarding additional permit requirements or special restrictions that may be applicable (in addition to those outlined in Supplement No. 1, attached) and for update of District raw water aqueduct right-of-way drawings.
- Collecting application fees and charges associated with the preparation and execution of revocable licenses.
- Assuring proper environmental documentation.

Real Estate Services is responsible for:

- Advising the Manager of Water Supply Division, or designee, of any real estate matters which relate to a specific proposed use.
 - Collecting application fees and charges, preparing and executing limited land use permits, leases, easements, and all other property-related agreements (except for revocable licenses and temporary entry permits) and recommending fees and charges appropriate to the property use allowed, and for securing payment. See the current applicable Water and Wastewater System Schedule of Rates and Charges and Fees.
 - Maintaining records relating to rights-of-way crossings and use, and providing information to the Survey Section and Engineering Services Division for the update of District raw water aqueduct right-of-way drawings.
-

Types of Permit License or Easement

The Manager of Water Supply Division shall keep available the forms listing the general requirements set forth in Requirements for Entry or Use for each of the following:

Temporary Entry/Temporary Construction Permit

For temporary access to raw water aqueduct right-of-way such as for surveying, potholing, construction, for temporary access via the District's right-of-way to property adjacent to the right-of-way, and other similar short-term situations.

Revocable License and Revocable Landscape License

For pipelines, sewers, storm drains, overhead and underground cables, public trails, landscaping and other crossings or lateral encroachments.

Limited Land Use Permit

Provides for agricultural or other surface use of the right-of-way for a period not to exceed one year (vehicular parking is prohibited). These permits are renewable annually if inspection reveals satisfactory conformance to conditions of permit.

Easement

For streets, highways, large pipelines, canals and railroads, and other permanent publicly owned encroachments. Easements are officially recorded with the county having jurisdiction. The fee or consideration will be significant and based on the value of the property being encumbered.

The Manager of Water Supply Division shall request review of any proposed revisions to application forms and lists of requirements from the Engineering and Construction Department, Real Estate Services Division, Office of General Counsel, and the District's Pipe Committee.

Processing Applications

Temporary Entry Permits

The Manager of Water Supply Division, or designee, may issue temporary entry permits including standard and temporary conditions relating to the use. The Manager of Real Estate Services and the Office of General Counsel will be consulted regarding unusual circumstances.

Revocable Licenses

The Water Supply Division, if warranted, shall conduct a field investigation to determine requirements for aqueduct protection and, in consultation with the Design Division or the Pipeline Infrastructure Division, will set forth the engineering and operating requirements.

The Manager of Water Supply Division shall then specify any and all requirements, including special conditions to the applicant, discuss the terms and conditions of the license agreement as well as any processing, design and inspection costs and license fee. The Manager of Water Supply Division may then enter into a standard license agreement with relevant special conditions on behalf of the District. The Manager of Real Estate Services and the Office of General Counsel shall be consulted regarding any unusual circumstances.

Copies of all revocable licenses issued by the Water Supply Division shall be provided to the Manager of Real Estate Services.

Limited Land Use Permits

The Manager of Water Supply Division, or designee, shall convey the District's requirements to the applicant and investigate to determine any special conditions.

Real Estate Services shall prepare the Limited Land Use Permit (Form L-14) in duplicate, including special conditions or stipulations, accompanied by a District-prepared location sketch that will refer to aqueduct stationing and other appropriate location identifiers, including adjacent aqueduct structures.

Engineering and Construction shall prepare the District-prepared location sketch.

After payment of the stipulated consideration determined by Real Estate Services, the Manager of Water Supply Division shall review and execute the permit. These copies are then returned to the Manager of Real Estate Services, together with any stipulated consideration.

Forty-five days before expiration of a Limited Land Use Permit, the Manager of Real Estate Services shall notify the Manager of Water Supply Division, who shall investigate the permittee's operations. If renewal of the permit is recommended, the permit will be renewed by letter from the Manager of Real Estate Services.

Leases and Easements

The Manager of Water Supply Division shall conduct a field investigation to determine requirements for aqueduct protection and, in consultation with the Design Division or Pipeline Infrastructure Division, if necessary, will set forth the engineering and operating requirements.

If structural or corrosion protective facilities are required, the Manager of Water Supply Division, or designee, shall request the Manager of Design Division or Pipeline Infrastructure Division to proceed with the required design or plan reviews. (During design, the designer will communicate with the applicant's engineer.) Upon completion of design, the plans will be delivered to the applicant via the Manager of Water Supply Division, who will arrange for inspection as required.

The Manager of Real Estate Services shall discuss with the applicant the terms of the agreement and the amount of the consideration, including any processing, design, and inspection costs. Real Estate Services shall obtain an appraisal and engineering estimates, if necessary.

Upon agreement with the applicant, the Manager of Real Estate Services, shall draft, for review and approval by the Water Supply Division and Office of General Counsel, an agreement granting the applicant the property interest under the terms and for the consideration as approved. Real Estate Services shall assure that evidence of insurance is provided, if required. The lease or easement shall be submitted to the District's Board of Directors for approval, if required by Procedure 108. Two copies of the lease or easement shall be sent to the applicant with instructions to sign and return the copies, together with the consideration, to the Manager of Real Estate Services. Easements shall be recorded and the applicant shall provide the Manager of Real Estate Services with the recording data.

Approvals District uses of the raw water aqueduct right-of-way shall be confirmed in writing listing any special conditions which may apply to the proposed use to the requesting District departments by the Manager of Water Supply Division.

Terminations Any third-party use of the District's aqueduct property may be terminated in the District's sole discretion, so long as the termination is authorized by and done in a manner compliant with the terms and conditions of the permit, license, or lease that governs the use. If the Water Supply Division terminates any permit or license, the Manager of Real Estate Services and the Design Division shall be so notified by memo.

Terms and Conditions The final determination of generally applicable terms and conditions appropriate for District uses of aqueduct properties rests with the Director of Operations and Maintenance.

A specific third party applicant for use of aqueduct property may be required, as a condition of approval of the application, to comply with the generally applicable terms and conditions, or with different or additional terms and conditions that are determined to be in the District's best interest. The decision to approve or deny an application, and the selection of terms and conditions of any approval, shall rest with the Director of Operations and Maintenance or his or her designee. There is no right to an administrative appeal or hearing, and the decision of the Director or designee is final.

Records The Manager of Real Estate Services shall maintain a file containing copies of all documents relating to right-of-way crossings or uses and is responsible for the assignment of right-of-way crossing numbers to approved documents.

The Engineering Services Division of the Engineering and Construction Department shall maintain working sets of right-of-way prints for each District raw water aqueduct right-of-way. These prints shall be updated following:

1. Grant of Revocable License or Easement. Notice to be supplied by the Manager of Real Estate Services.
2. Completion of crossing construction covered by license or easement. Notice, including "as built" location data, to be supplied by the applicant to the Water Supply Division for transmittal to the Engineering and Construction Department. This notice will be routed through the Engineering and Construction Department, as necessary, then to the Manager of Real Estate Services. After right-of-way tracings are revised, new prints will be released to those having sets.
3. Termination of any raw water aqueduct right-of-way use. Notice to be supplied by the Manager of Real Estate Services.

Revised prints shall be released following all right-of-way drawing revisions.

Requirements and Fees

Requirements for use of raw water aqueduct right-of-way and fees for the processing of applications and documents related to such uses are included in the documents Requirements for Entry or Use and Fees and Documentation Charges, Use of Aqueduct Rights-of-Way by Others, respectively (see the current applicable Water and Wastewater System Schedule of Rates and Charges and Fees). The Manager of Water Supply Division is responsible for periodic review and updating of Requirements for Entry or Use. The Manager of Real Estate Services is responsible for review and updating of Fees and Documentation Charges, Use of Aqueduct Rights-of-Way by Others.

References

Policy 7.01 – Aqueduct Integrity and Rights-of-Way Maintenance
Procedure 108 – Real Estate Transactions
Procedure 436 – Miscellaneous Accounts Receivable and Cash Receipts
Requirements for Entry or Use of Mokelumne, Lafayette, and Moraga Aqueduct and Raw Water Pipeline Rights-of-Way (attached)
Water and Wastewater System Schedule of Rates and Charges and Fees Schedule of Rates and Charges to Customers of the East Bay Municipal Utility District – Real Property Use Application Fees – Resolution 33046-97



**REQUIREMENTS FOR ENTRY OR USE OF
MOKELUMNE, LAFAYETTE, AND MORAGA
AQUEDUCTS and RAW WATER PIPELINE RIGHTS-OF-WAY**

SUPPLEMENT NO. 1 TO PROCEDURE 718

East Bay Municipal Utility District

1. Requests for encroachment rights or for other uses of the District's raw water aqueduct and pipeline properties shall be directed to the Manager of Water Supply Division, 1804 West Main Street, Stockton, California 95203. Property uses shall only be permitted subject to appropriate written permit, license, easement, or lease agreement.
2. Requests for property uses shall be in writing and accompanied by a completed application, application fees, plan and profile drawings of the area and work involved. District aqueduct stationing and adjacent above-ground structures must be shown. Applicant's horizontal and vertical control must be correlated to the District's. Drawings and maps shall be ANSI D size (22x34 inch) or ANSI B size (11x17 inch) and must also be provided in electronic .pdf format. Application must include complete insurance documentation.
3. The applicant must agree to indemnify and hold harmless the District from any loss, claim, or liability which may arise by reason of applicant's use of District property and may be required to provide insurance coverage.
4. All requests for uses of District property must be consistent with requirements and limitations set forth by Procedure 718 and will be reviewed and approved on a case-by-case basis.
5. District land and facilities shall be restored to a condition as good as that which existed before applicant's entry on the right-of-way.
6. Applicant's use of property shall not increase District costs or interfere with District access, operations, maintenance, or repair of its facilities.
7. The applicant must pay the District the appraised value of the easement or lease, if appropriate, for the rights granted to the applicant. Appropriate environmental documentation must be completed in accordance with the California Environmental Quality Act before the rights can be granted. The District may require the applicant to prepare the documentation at its expense before the application will be considered for approval. The District may rely on any existing environmental documentation for the applicant's project if the District determines that the existing documentation is legally compliant and adequately describes and analyzes the impacts of the applicant's proposed use of District property.
8. For any District-approved encroachment, the applicant must pay the District for any of the following measures, as needed:
 - a. Design of structural protective measures
 - b. Design of fences or other structures
 - c. Corrosion control protective measures
 - d. District engineering, plan review, and inspection of activities
 - e. Environmental documentation
 - f. Application, permit or license fees.
9. The plan for the execution of the work must be approved by the District.
10. The type and weight of equipment working over the aqueduct must be approved by the District.
11. The use of vibratory compaction equipment is prohibited on the aqueduct right-of-way unless otherwise approved by EBMUD. Allowable compaction effort, allowable equipment, and maximum depth of each lift of fill shall be subject to District review and approval before start of construction.
12. A minimum of 48 hours notice must be given to the District before work commences. To contact the District by telephone, call the Aqueduct Section's Stockton Office at (209) 946-8000.
13. A preconstruction meeting is required prior to start of work.

14. No building or portions of buildings shall be constructed on the property. No other types of structures shall be constructed unless specific approval is given by the District.
15. No longitudinal encroachments such as drainage ditches; gas; phone, or electrical lines; pipelines, or roads will be permitted. All property line fences (including footings) must be located completely outside the aqueduct property lines.
16. No pile driving will be allowed within 100 feet of the aqueducts.
17. Railroad, freeway and highway crossings of the aqueduct right-of-way shall be on permanent bridges with a minimum vertical clearance of 14 feet 6 inches between the finished ground surface and the underside of the bridge. Crossings on grade will be over structurally-encased aqueducts with a sleeve for a fourth aqueduct.
18. Street and road crossings constructed on grade shall incorporate protection of the aqueducts. Protective measures will be designed by the District or by applicant's licensed engineer to District standards with specific District approval of each design.
19. Existing aqueduct protective measures such as concrete slabs shall not be cut, penetrated, or otherwise disturbed. If a protective measure is cut, penetrated, or disturbed, it shall be replaced with a new protective measure, designed by a District engineer or applicant's licensed engineer to District standards with specific District approval of design.
20. Traffic control fences or approved barriers shall be installed along each side of the street, road or trail before opening to the public.
21. Temporary construction fences and barricades shall be installed by contractor as directed by the District.
22. No geotechnical exploration such as drilling or boring shall be allowed on an Aqueduct right-of-way.
23. Any changes in finished grade must be approved by the Aqueduct Section. Earthfills or cuts on adjacent property shall not encroach onto District property except where authorized for vehicular crossings on grade and where the District determines that there will be no detrimental effect on the aqueducts or their maintenance.
24. Crossings shall be perpendicular to the aqueducts and on a constant grade across District property.
25. Sanitary sewers, water lines, petroleum product lines, or other lines crossing above the aqueducts must be encased in a steel, polyvinyl chloride (PVC), or reinforced concrete pipe conduit or be imbedded in reinforced concrete with a minimum vertical clearance of two (2) feet between the casing/embedment and the top of District aqueducts. The casing shall extend the entire width of the aqueduct right-of-way.
26. All pipelines crossing below the aqueducts must be encased in a steel or reinforced concrete conduit and provide a minimum of three (3) feet of clearance between the casing and the bottom of the District aqueducts.
27. Trenchless construction methods such as horizontal directional drilling or jack-and-bore between the top of the aqueducts and the bottom of the protective structure (slab) are prohibited.
28. On pressurized pipe crossings, shutoff valves shall be provided outside and adjacent to both sides of District property.

29. At the point of crossing, steel pipeline crossings and steel casings shall incorporate electrolysis test leads, bond leads, and leads necessary for interference testing. Corrosion control devices, when required, must be approved by the District.
30. Cathodic protection for steel encasements must be installed as follows:
 - Provide a dielectric coating to the exterior surface of the steel casing within the District's right-of-way, 16 mil epoxy or equivalent.
 - Provide galvanic protection to the portion of the steel casing within the District's right-of-way in accordance with the National Association of Corrosion Engineers RP-01-69.
 - If the carrier pipe is constructed of ductile iron or steel, provide electrical isolation between the carrier and casing using casing insulators; redwood skids are not permitted.
 - Provide test results to the District demonstrating the adequacy of the cathodic protection system, and the adequacy of the electrical isolation of the carrier (if metallic) from the casing. The District reserves the right to witness any such tests.
31. Gravity drainage of District property shall be maintained. Open channels constructed across the right-of-way shall be paved with reinforced concrete. Headwalls, inlets, and other appurtenances shall be located outside District property. Drainage facilities shall be provided outside the District's property at the top and/or toe of fill slopes or cuts constructed adjacent to District property to assure adequate drainage.
32. Overhead electrical power conductors across the property shall be a minimum of 30 feet above ground. Communication and cable TV crossings shall be a minimum of 20 feet above the ground. Supporting poles or towers shall be located outside the aqueduct right-of-way.
33. Buried electrical cables passing over the aqueducts shall be installed in PVC conduit and encased in red concrete across the entire width of the right-of-way. In some cases, PVC-coated steel conduit with a red concrete cap may be substituted. All other buried cables shall be installed in conduits and marked in the appropriate Underground Service Alert (USA) colored marking materials and with surface signs installed at 4-foot intervals that include the utility name, type, and emergency contact information across the entire width of the aqueduct right-of-way. The minimum vertical clearance between the conduit and the top of the District's aqueducts is two (2) feet.
34. Electrical or telecommunications cables passing under the aqueducts shall be encased in conduit and marked at both edges of the aqueduct right-of-way with the appropriate USA color coded markers. The minimum vertical clearance between the conduit and the bottom of the District's aqueducts is three (3) feet. For directional bored conduits the minimum vertical clearance is five (5) feet.
35. Vehicular parking and storage of equipment or material on aqueduct property are specifically prohibited.
36. Extraction of oil and gas from aqueduct properties may be permitted under appropriate lease agreements.
37. All District survey monuments and markers shall be undisturbed. If any District survey markers or monuments must be disturbed, they will be replaced or relocated by the District at applicant's expense prior to the start of any ground disturbing work.
38. All aqueduct crossings involving mechanical excavation on the right-of-way require potholing of all aqueducts at the site of the proposed crossing. Visible reference markings showing the aqueduct alignments and depths to top of pipe shall be maintained for the duration of any

mechanical excavation on District property. Excavations within two (2) feet of aqueducts shall be made by hand. Entry permits are required for pothole work.

39. All grading or excavating of the right-of-way requires USA notification and the maintenance of a current inquiry identification number.
40. Certified six-sack mix is the minimum acceptable concrete batch to be used on the aqueduct right-of-way. Concrete compression strength shall be 3,000 per square inch (PSI) or better at 28 days. If samples do not reach 3,000 PSI at 28 days, the entire section of slab or encasement related to that sample must be removed and replaced at applicant's expense.
41. Each truckload of concrete to be placed on the aqueduct right-of-way may be sampled by the District. No water may be added to the mix after sampling.
42. Maximum allowable slump is three inches. All concrete exceeding three inches will be rejected and cannot be used on the aqueduct right-of-way.
43. No traffic will be allowed over protective slabs until 3,000 PSI is reached.
44. All work areas shall be inspected by the District for final approval. As-built drawing submittals are required for District approval.
45. No work is allowed on weekends or District-recognized holidays unless otherwise authorized in the required permit.

ANNA M. ROTH, RN, MS, MPH
HEALTH SERVICES DIRECTOR

RANDALL L. SAWYER
CHIEF ENVIRONMENTAL HEALTH & HAZMAT OFFICER

MARILYN C. UNDERWOOD, PHD, REHS
DIRECTOR OF ENVIRONMENTAL HEALTH



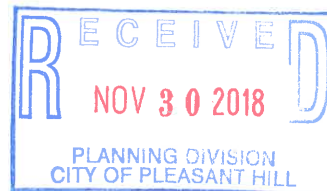
CONTRA COSTA
ENVIRONMENTAL HEALTH

2120 Diamond Boulevard, Suite 200
Concord, California 94520

Ph (925) 692-2500
Fax (925) 692-2502
www.cchealth.org/eh/

November 26, 2018

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



RE: NOP of EIR For Oak Park/Monticello Site Program Area
1700 Oak Park Boulevard, Pleasant Hill, CA
APN: 149-271-014, 149-230-005, and 149-230-008
Service Request #: SR0012276

Dear Mr. Fujimoto:

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. As this is a broad project and not all details were provided, the following are our comments [if the project is served by public sewer and public water]:

1. A permit from CCEH is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.
2. Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEH. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEH requirements.
3. It is recommended that the project be served by public sewer and public water.
4. A health permit is required for retail food facilities and public swimming pool/spas. Food facilities include restaurants, stores, bars, cafeterias, snack bars, kiosks at transit sites, and any business or operation that sells or gives food away to the public (including employees or students). Public swimming pools/spas include those found at health clubs, municipal pools, apartments, condominiums, and swim clubs; these facilities also include water parks, spray parks, and interactive water features.



5. Plans must be submitted to CCEH and approved prior to the issuance of building permits for such facilities. Prior to the submission of plans, CCEH staff is available to meet with prospective developers/operators to discuss the requirements for these facilities and the plan review process.
6. Dumpster areas serving retail food facilities are required to have a drain to the sanitary sewer and provided with a hot/cold water supply. It is recommended that developers be informed of this requirement, since it is usually easier to plan for the installation of sewer and water in dumpster areas during initial construction rather than install these afterwards.
7. All retail food and swimming pool/spa facilities must have approved restrooms. This includes kiosks located at transit sites. It is recommended that developers be informed of this requirement, since it is usually easier to plan for the installation of restrooms during initial construction rather than install these afterwards.
8. Hazardous construction and demolition materials should be separated from those that can be recycled or disposed.
9. Debris from construction or demolition activity must go to a solid waste or recycling facility that complies with the applicable requirements and can lawfully accept the material (e.g., solid waste permit, EA Notification, etc.). The debris must be transported by a hauler that can lawfully transport the material. Debris bins or boxes of one cubic yard or more owned by the collection service operator shall be identified with the name and telephone number of the agent servicing the container.
10. Non-source-separated waste materials must not be brought back to the contractor's yard unless the facility has the appropriate solid waste permit or EA Notification.
11. As all the proposed tenancy/uses of the project were not provided. If any tenancy/use is subject to regulation by CCEHD, the tenant must apply for the applicable health permit (e.g., retail food sales, medical waste, etc).

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) 692-2538.

Sincerely,



W. Eric Fung, REHS
Environmental Health Specialist II

WEF:tf

County Connection

2477 Arnold Industrial Way Concord, CA 94520-5326 (925) 676-1976 countyconnection.com

December 14, 2018

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

Subject: Oak Park/Monticello Site Program Area

Dear Sir:

The County Connection has an existing bus stop on Westbound Oak Park Blvd after Monticello Ave in the project area and Westbound Oak Park Blvd before Monte Cresta Ave (not sure if this one is in the project area due to the road widening)

We request our bus stops to be identified on the plans and to remain open at the completion of the project. For any permanent relocation of the bus stops please contact me.

We request that at least one of the above mentioned bus stops remain open during the construction. If not, we would request an ADA accessible temporary bus stop be provided.

We request to be notified at least one week prior to any temporary closures or temporary relocation of any bus stops or roads for this project.

To coordinate any temporary closures or relocation during the project, please contact our Dispatch Center at (925) 680-2020.

If you have any questions, please do not hesitate to call me at 925-680-2085.

Sincerely



Don Avelar
Chief Service Scheduler

From: Russ Leavitt [mailto:RLeavitt@centralsan.org]
Sent: Wednesday, December 05, 2018 3:55 PM
To: Troy Fujimoto <Tfujimoto@pleasanthillca.org>
Subject: Central San Response to NOP for Oak Park/Monticello Site Program Area EIR

According to Central Contra Costa Sanitary District (Central San) records, the project site is within Central San's service area and sanitary sewer service is available to the project site. The developer would need to construct a set of on-site public main sewers and private laterals). The proposed project would not be expected to produce an unmanageable added capacity demand on the wastewater system, nor interfere with existing facilities. The developer will be required to submit full-size building plans for Central San Mainline review in advance and to pay fees and charges at the time of mainline plan submission, sewer permit issuance and residential, library and park facilities connections to the sewer system. For details, contact Central San's Permit Section at 925-229-7371.

Central San's wastewater treatment plant is located near the Interstate 680/State Route 4 interchange in unincorporated Martinez. Central San's current discharge permit allows an average dry weather flow rate of 53.8 million gallons per day (mgd) based on a secondary level of treatment. The actual average dry weather flow rate in the year 2018 was 31.1 mgd. Based on a design flow of 180 gallons per day (gpd) per single-family residential dwellings and 105 gpd for multiple family units, the 34-unit subdivision with 7 accessory dwelling units portion of the project would generate 6,855 gallons of wastewater per day. Without additional details, the demolition of the old library and development of the new one could be assumed to net no increase in wastewater. The addition of restrooms for the ball fields would generate a small increase in wastewater on a daily basis. If the project total were 7,000 gallons per day, this volume would equate to less than .01 mgd for comparison to the remaining treatment plant capacity of 22.7 mgd. The project, therefore, would have an insignificant effect on available treatment plant capacity.

Central San recycled water staff have already contacted the project applicants about the availability of recycled water for landscaping irrigation, since a Central San recycled water main is located just north of the project site.





Friends of Pleasant Hill Creeks

November 29, 2018

Pleasant Hill City Council and Pleasant Hill Recreation and Park District (Via Email)

RE: Item 1: Library and Park Development Project at 1700 Oak Park Blvd.

Dear Councilmembers and Board Members:

Friends of Pleasant Hill Creeks is an all-volunteer nonprofit organization of Pleasant Hill residents who care about our creeks. Thank you for your dedicated efforts to create a new library and park for our community. As you know, the project site includes a section of Grayson Creek, which is a sensitive riparian ecosystem and wildlife corridor. We appreciate the opportunity to provide the following input into the design of the new library and park facilities.

Library: We strongly support the plans for the new library as presented at the 11/13/18 Library Town Hall. In particular, we applaud the inclusion of a creek-side green corridor landscaped with native plants, a habitat garden, outdoor education opportunities, creek-oriented windows, and a public trail and bridge to connect the library to schools, neighborhoods, and the EBMUD trail. This design enhances Grayson Creek as an educational and ecological asset of the community and integrates the environment into the programming of the library.

Park: We strongly support the acquisition of the northern 5-acres of the Oak Park property by the Pleasant Hill Recreation and Park District. We encourage the District to create a multi-benefit park for the community that incorporates both active and passive recreational elements and that extends the creek-side green corridor and trail to the northern border. At several District board meetings, we have expressed concern that the preliminary design covers the entire property with ball fields and bocce courts, which excludes other recreational opportunities and does not provide adequate space for the extension of the green corridor and trail to the northern border. We note that the District's recent community survey¹ ranked multiuse paved trails, walking and biking trails, and open space as the top 1, 2, and 3 facility/ park amenity priorities. Rectangular sports fields, diamond sports fields and bocce courts ranked 27, 28, and 24.

We believe that the park can and should include trails and the green corridor as well as several new sports facilities in a win-win design. Our specific recommendations are on **Attachment A**. We appreciate that the preliminary design is just that – preliminary – and we hope that our recommendations will be integrated into the next iteration of the design. Thank you.

Sincerely,
Heather Rosmarin
Co-Founder, Friends of Pleasant Hill Creeks

¹ Pleasant Hill Rec & Park District, <http://pleasanthillrecbigpic.com/pdf/masterplan-findings-presentation.pdf>.

Attachment A

Recommendations for New Park at 1700 Oak Park Blvd.

Submitted by Friends of Pleasant Hill Creeks

November 2018

1. The new park should have both active and passive recreational components in order to serve the diverse interests of our community. The west side of the park adjacent to Monticello Ave. would be an appropriate location for active recreational activities such as a ball field. The east side of the park adjacent to Grayson Creek is environmentally sensitive and would be an appropriate location for open space and passive recreational activities such as walking along a trail, nature appreciation, and birdwatching.
2. The plan should enable the north-south creekside trail to extend from the library to the northern property line of the parcel in order to connect the library, park and schools. We also recommend a loop trail around the facilities to enhance public access to the park, e.g., parents with strollers and neighbors walking their dogs.
3. The plan should include plantings of native and riparian vegetation consistent with the Grayson Creek ecosystem and the landscape design of the new library.
4. The plan should ensure that no trash or runoff pollution enters into Grayson Creek. There must be adequate infrastructure to capture all trash and stormwater runoff.
5. The plan should ensure that there is an adequate buffer to protect the wildlife of Grayson Creek from disturbance. Grayson Creek is a wildlife corridor. Our bird species survey with Mt. Diablo Audubon Society has identified more than 50 species of native and migratory birds in the riparian area (**Appendix B**). We strongly recommend extending the green corridor from the library site to the northern border.
6. The plan should ensure that no harmful pesticides, herbicides, or rodenticides are used on the property due to its proximity to the creek and wildlife, including protected raptor species.
7. The plan should avoid any night light pollution that could affect the wildlife in the creek.

Attachment B

Native and Migratory Bird Species Documented in Grayson Creek Riparian Area

Oak Park Blvd. to Beatrice Rd., Pleasant Hill, CA
(November 2017 to October 2018)

Canada Goose (<i>Branta canadensis</i>)	American Goldfinch (<i>Spinus tristis</i>)
Mallard (<i>Anas platyrhynchos</i>)	Spotted Towhee (<i>Pipilo maculatus</i>)
Hooded Merganser (<i>Lophodytes cucullatus</i>)	California Towhee (<i>Melospiza crissalis</i>)
Mourning Dove (<i>Zenaidura macroura</i>)	Fox Sparrow (<i>Passerella iliaca</i>)
Anna's Hummingbird (<i>Calypte anna</i>)	Song Sparrow (<i>Melospiza melodia</i>)
Killdeer (<i>Charadrius vociferus</i>)	White-crowned Sparrow (<i>Zonotrichia leucophrys</i>)
Ring-billed Gull (<i>Larus delawarensis</i>)	Golden-crowned Sparrow (<i>Zonotrichia atricapilla</i>)
California Gull (<i>Larus californicus</i>)	Dark-eyed Junco (<i>Junco hyemalis</i>)
Great Blue Heron (<i>Ardea herodias</i>)	Hooded Oriole (<i>Icterus cucullatus</i>)
Great Egret (<i>Ardea alba</i>)	Red-winged Blackbird (<i>Agelaius phoeniceus</i>)
Snowy Egret (<i>Egretta thula</i>)	Brewer's Blackbird (<i>Euphagus cyanocephalus</i>)
Cooper's Hawk (<i>Accipiter cooperii</i>)	Yellow-rumped Warbler (<i>Setophaga coronata</i>)
Red-shouldered Hawk (<i>Buteo lineatus</i>)	
Red-tailed Hawk (<i>Buteo jamaicensis</i>)	<i>Data Source:</i> Friends of Pleasant Hill
Belted Kingfisher (<i>Megasceryle alcyon</i>)	Creeks and Mt. Diablo Audubon Society
Red-breasted Sapsucker (<i>Sphyrapicus ruber</i>)	Grayson Creek Bird Survey
Nuttall's Woodpecker (<i>Picoides nuttallii</i>)	
Downy Woodpecker (<i>Picoides pubescens</i>)	
Northern Flicker (<i>Colaptes auratus</i>)	
American Kestrel (<i>Falco sparverius</i>)	
Black Phoebe (<i>Sayornis nigricans</i>)	
Hutton's Vireo (<i>Vireo huttoni</i>)	
California Scrub-Jay (<i>Aphelocoma californica</i>)	
American Crow (<i>Corvus brachyrhynchos</i>)	
Common Raven (<i>Corvus corax</i>)	
Northern Rough-winged Swallow (<i>Stelgidopteryx serripennis</i>)	
Chestnut-backed Chickadee (<i>Poecile rufescens</i>)	
Oak Titmouse (<i>Baeolophus inornatus</i>)	
Bushtit (<i>Psaltriparus minimus</i>)	
White-breasted Nuthatch (<i>Sitta carolinensis</i>)	
Bewick's Wren (<i>Thryomanes bewickii</i>)	
Ruby-crowned Kinglet (<i>Regulus calendula</i>)	
Western Bluebird (<i>Sialia mexicana</i>)	
Hermit Thrush (<i>Catharus guttatus</i>)	
American Robin (<i>Turdus migratorius</i>)	
Northern Mockingbird (<i>Mimus polyglottos</i>)	
Cedar Waxwing (<i>Bombycilla cedrorum</i>)	
House Finch (<i>Haemorhous mexicanus</i>)	
Purple Finch (<i>Haemorhous purpureus</i>)	
Lesser Goldfinch (<i>Spinus psaltria</i>)	



Facility/Park Amenity Priority Rankings

Overall Top 10

1. Multi-use paved trails (hiking, biking, walking)
2. Walking & biking trails
3. Open space conservation areas
4. Large community parks
5. Small neighborhood parks
6. Indoor aquatics facility
7. Multi-use unpaved trails (hiking, biking, walking)
8. Indoor exercise facility
9. Community center
(multi-use space for events & activities)
10. Playgrounds

Facility/Amenity Priority Rankings	Overall Ranking
Multiuse paved trails (hiking, biking, walking)	1
Walking & biking trails	2
Open space conservation areas	3
Large community parks	4
Small neighborhood parks	5
Indoor aquatics facility	6
Multiuse unpaved trails (hiking, biking, walking)	7
Indoor exercise facility	8
Community center (multiuse space for events & activities)	9
Playgrounds	10
Outdoor swimming pools / water parks / splash pads	11
Performing arts center	12
Off leash dog park	13
Shaded play areas	14
Park benches along paths	15
Historic preservation of Old School House	16
ADA / senior accessible walking trails	17
Indoor basketball / volleyball courts (indoor gyms)	18
Outdoor multiuse courts (basketball, pickleball, tennis, artificial ice skating rink)	19
Environmental education center	20
Picnic areas & shelters	21
Outdoor exercise / fitness area	22
Natural type play structures for children	23
Bocce ball	24
Bike park	25
Community gardens	26
Lighted rectangular sports fields (football, rugby, soccer)	27
Lighted diamond sports fields (baseball, softball)	28
Mountain biking trails	29
Disc golf	30
Skateboarding parks	31



Facility/Park Amenity Priority Rankings

Overall Ranks 11-21

11. Outdoor swimming pools/water parks splash pads
12. Performing arts center
13. Off-leash dog park
14. Shaded play areas
15. Park benches along paths
16. Historic preservation of Old School House
17. ADA/Senior accessible walking trails
18. Indoor basketball/volleyball courts (indoor gyms)
19. Outdoor multi-use courts (basketball, pickle ball, tennis, artificial ice rink)
20. Environmental education center
21. Picnic areas & shelter

Facility/Amenity Priority Rankings	Overall Ranking
Multiuse paved trails (hiking, biking, walking)	1
Walking & biking trails	2
Open space conservation areas	3
Large community parks	4
Small neighborhood parks	5
Indoor aquatics facility	6
Multiuse unpaved trails (hiking, biking, walking)	7
Indoor exercise facility	8
Community center (multiuse space for events & activities)	9
Playgrounds	10
Outdoor swimming pools / water parks / splash pads	11
Performing arts center	12
Off leash dog park	13
Shaded play areas	14
Park benches along paths	15
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Bocce ball	24
Bike park	25
Community gardens	26
Lighted rectangular sports fields (football, rugby, soccer)	27
Lighted diamond sports fields (baseball, softball)	28
Mountain biking trails	29
Disc golf	30
Skateboarding parks	31



Facility/Park Amenity Priority Rankings

Overall Ranks 22-31

- 22. Outdoor exercise/fitness area
- 23. Natural type play structures for children
- 24. Bocce ball
- 25. Bike park
- 26. Community gardens
- 27. Lighted rectangular sports fields (football, rugby, soccer)
- 28. Lighted diamond sports fields (baseball, softball)
- 29. Mountain biking trails
- 30. Disc golf
- 31. Skateboarding parks

Facility/Amenity Priority Rankings	Overall Ranking
Multiuse paved trails (hiking, biking, walking)	1
Walking & biking trails	2
Open space conservation areas	3
Large community parks	4
Small neighborhood parks	5
Indoor aquatics facility	6
Multiuse unpaved trails (hiking, biking, walking)	7
Indoor exercise facility	8
Community center (multiuse space for events & activities)	9
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Lighted diamond sports fields (baseball, softball)	28
Mountain biking trails	29
Disc golf	30
Skateboarding parks	31



Friends of Pleasant Hill Creeks

December 17, 2018

City of Pleasant Hill
Planning Division, 100 Gregory Lane
Pleasant Hill, CA 94523
Attn: Troy Fujimoto, Senior Planner

Via Email: tfujimoto@pleasanthillca.org

RE: Notice of Preparation (NOP) of Environmental Impact Report for Oak Park / Monticello Site Program Area at 1700 & 1750 Oak Park Blvd. (Library, Park/Sport Fields, Residential Subdivision)

Dear Mr. Fujimoto:

Friends of Pleasant Hill Creeks is a nonprofit organization of Pleasant Hill residents who are actively involved in volunteer creek cleanups, wildlife surveys, water quality monitoring, and watershed education activities in Pleasant Hill. We appreciate the opportunity to provide the following comments and input on the proposed scope of analysis for the draft environmental impact report (DEIR) that will be prepared for the above-referenced project (Project).

I. Significant Environmental Issues

The DEIR should analyze the potential impacts of the Project on the following resources.

1. Grayson Creek Riparian Area

The Project site includes a section of Grayson Creek, a major tributary of Walnut Creek,¹ which flows into Suisun Bay. Grayson Creek is a sensitive riparian ecosystem and wildlife corridor. The creek's floodplain extends into the Project site for the new Library and Park, which consists of approximately 10 acres of undeveloped open space (grassland) with seasonal ponds and wetlands that provide valuable habitat for wildlife. The DEIR should thoroughly analyze the impacts of the Project on Grayson Creek's hydrology, water quality, and biological resources.

2. Hydrology and Water Quality

a. *Hydrology.* A significant portion of the Project site lies within a 100-year flood plain and is surrounded by a school and residential areas. The DEIR should quantify the increase in impermeable surfaces (such as buildings and parking lots), clearly explain grading changes, and analyze how the Project will affect the risks of flooding and pollution from runoff. The Project must not increase flood risk to the surrounding community or pollution risk to Grayson Creek. Preferred mitigation options include preserving as much open space as possible and utilizing permeable surfaces and natural basins to manage floodwater and runoff.

¹ Contra Costa County Watershed Atlas, 79, <http://cocowaterweb.org/wp-content/uploads/Watershed-Atlas.pdf>.

b. *Water Quality*. The section of Grayson Creek on the Project site has water for most of the year.² Downstream of the Project site at the Astrid Dr. / Cleaveland Rd. Bridge, the creek has year-round water flow.

- The DEIR should analyze how potential runoff from the Project will impact Grayson Creek. We are specifically concerned that runoff may contain oil and other chemicals (such as herbicides, fertilizers, and pesticides) that would negatively impact the creek. The plan should include measures to avoid stormwater runoff and other pollution during construction and operation of the Project.
- The DEIR should also analyze how construction and operation of the Project will affect trash entering Grayson Creek. For example, construction activities will generate dust and debris, and ball fields with projected 240 spectator capacity will likely generate a significant amount of non-biodegradable trash such as plastic food wrappers, water bottles, straws, etc. The plan should include measures to prevent trash, including construction debris and disposable foodware,³ from entering the creek during construction and operation of the Project.

3. Wildlife

The DEIR should include surveys by qualified biologists of birds, mammals, reptiles, amphibians, invertebrates, and other species documented or likely to be present at the Project site, including Grayson Creek, which flows through the site.

Our 2017-18 monthly bird survey with Mt. Diablo Audubon Society documented more than 50 species of native and migratory birds utilizing the 10-acre Project site east of Monticello Ave. and the Grayson Creek riparian corridor from Oak Park Blvd. to Beatrice Rd. (which includes the section of creek on the Project site). See **Attachment A** for the list of species. During the survey, we observed birds foraging, exhibiting mating and nesting behavior, and raising young. Notably, four species of raptors were observed, including Red-shouldered hawks hunting on the open grassland of the 10-acre Project site east of Monticello Ave. Raptors help control rodent populations, are a valuable resource to the community and the State of California, and are protected under federal and state law.⁴

In the vicinity of the Project site, members of the community have observed river otters, coyotes, nesting turtles, crayfish, and salamanders. Based on observations of bats in surrounding neighborhoods, we believe that bat species are likely to be present at the site as well.

The DEIR should analyze how construction, development and changes in use at the site may affect wildlife, birds, mammals, reptiles, amphibians, invertebrates, and other species documented at or likely to be present at the Project site, including Grayson Creek, which flows through the site. We are particularly concerned about the negative impacts on wildlife of night light pollution, vegetation removal, grading/paving of natural open space (grasslands, ponds, and wetlands), noise, and toxic herbicides, pesticides, and rodenticides. The Project plan should

² We have monitored water flow in Grayson Creek since November 2017. The creek channel at the Project site had surface water from November 2017 through June 2018 and from October 2018 through the date of this letter.

³ Community creek cleanups have documented that disposable foodware items, including plastics and Styrofoam, are a significant source of pollution.

⁴ Raptors of California, <https://www.wildlife.ca.gov/Conservation/Birds/Raptors>.

include mitigation measures to prevent negative impacts on wildlife during construction and operation.

4. Native Trees and Vegetation

The DEIR should include a native plant inventory of the Project program area and analyze how construction, development and changes in use at the site will affect vegetation. Native trees and other native plants that have been identified in the section of Grayson Creek at the site include Northern California Black Walnut, Coast Live Oak, Valley Oak, Interior Live Oak, Sandbar Willow, Southern Cattail, and American Vetch. In addition to the riparian zone, the adjacent 10-acre open space grassland area should be inventoried. The Project should include measures to avoid and mitigate negative impacts on vegetation and native habitat, particularly grassland and riparian habitat, during construction and operation of the Project. The Project should also comply with Pleasant Hill's tree preservation ordinance.

5. Open Space, Seasonal Ponds, and Wetlands

Open space is an important aesthetic, recreational, and biological resource. The Project site includes approximately 10 acres of grassland open space with seasonal ponds and wetlands. In the last 12 months, we have observed native and migratory birds foraging on the Project site's open space area. Specifically, we have observed the following species utilizing the grasslands or the ponds/wetlands: Killdeer, Say's Phoebe, Black Phoebe, Red-shouldered Hawk, White-crowned Sparrow, Goldfinch, Mallard, and Red-winged Blackbird. The DEIR should analyze how the Project will impact open space, seasonal ponds, and wetlands. In our view, the Project should preserve as much open space as possible and include mitigation measures to address potential loss of open space, seasonal ponds, and wetlands.

6. Light Spillover Impacts on Neighborhood, Library, and Creek Wildlife

The 10-acre Project site east of Monticello Ave. currently has no artificial lighting. The DEIR should analyze the impacts of the increase of artificial lighting due to the Project. We are very concerned that night light pollution, particularly tall and bright sports field lights (typically used for lighted baseball fields), will negatively impact:

- nearby residents (including the new residential housing development west of Monticello);
- wildlife in Grayson Creek, particularly migrating birds;⁵ and
- library programming activities, such as astronomy events;⁶

The DEIR should analyze the impact of the Project—with lit vs. unlit sports fields— specifying the height, brightness, directionality, glare, and proposed usage patterns of any new artificial lights. We believe that unlit sports fields and open space would create significantly fewer negative impacts and should be considered as an alternative for the Park area (see below, part II).

⁵ *Light Pollution Effects on Wildlife and Ecosystems*, International Dark Sky Association, <https://www.darksky.org/light-pollution/wildlife/>.

⁶ Astronomy events are popular activities at the library, and stargazing is one of the activities that the new Library is planning to support. Pleasant Hill Library Town Hall Meeting (Nov. 13, 2018), 51, http://www.ci.pleasant-hill.ca.us/DocumentCenter/View/17831/PHLibrary_Town-Hall-11_13_2018.

7. Noise

The 10-acre Project site east of Monticello Ave. currently has no noise-generating activity. The DEIR should analyze the potential impacts of increased noise due to the Project, particularly the proposed sports fields. Specifically, the DEIR should analyze how many baseball and soccer games per week are anticipated, how many people are expected to attend per game, and how much noise might be generated by a loudspeaker system and by stomping and clapping on the proposed 240-seat bleachers. The noise impacts should be analyzed with respect to (i) nearby residences (including the new housing west of Monticello), (ii) library users, and (iii) creek wildlife. Impacts should be compared to other lower impact recreational uses of the new park, such as open space, walking and biking trails, picnic areas, neighborhood-oriented unlit play fields, bocce courts, birdwatching and stargazing.

8. Aesthetics

Open space and dark sky are valuable aesthetic resources. The 10-acre Oak Park property east of Monticello Ave. is one of the last significant public open space areas in Southern Pleasant Hill. Dark sky areas are important for residents, particularly in urban communities, to be able to observe stars and other astronomical phenomena. Towering sports lights will dominate the skyline and affect the character of the open space in daytime as well as at night. The DEIR should analyze the potential impacts of the Project on open space and dark sky resources.

9. Recreation

The new Park and Library will bring positive recreational opportunities to Pleasant Hill and surrounding communities. However, we are concerned that dedicating the new Park exclusively to lighted sports fields will eliminate the opportunities for other desired recreational priorities, such as trails and open space.

The Recreation and Park District's recent community survey⁷ ranked multi-use paved trails, walking and biking trails, and open space conservation areas as the top 1, 2, and 3 facility/ park amenity priorities. Lighted rectangular sports fields and lighted diamond sports fields ranked 27 and 28. Pleasant Hill already has three lighted ball fields.

The DEIR should analyze the potential impacts of the Project on recreation from a holistic perspective that considers both active and passive recreational opportunities. The opportunities for passive recreation at the Project site include walking, jogging, bicycling, dogwalking, birdwatching, picnicking, exploring the creek area, and astronomy activities.

The DEIR should also analyze the potential impacts of Project construction scheduling on the operation of the current Library. We support continued operation of the current Library while the new Library is built, as opposed to an extended closure of the current Library, which would have a negative impact on the community.

⁷ Pleasant Hill Rec & Park District, Survey Results, 44-46, <http://pleasanthillrecbigpic.com/pdf/masterplan-findings-presentation.pdf>.

10. Transportation and Traffic

Increased vehicular traffic to the Project site during construction and operation may generate increased emissions and road safety issues, particularly for residents who use Oak Park Blvd. and Monticello Ave. to transport their children to and from school and/or to access BART, Contra Costa Blvd., North Main, and I-680. The sports fields will likely attract increased vehicular traffic during games. The DEIR should analyze these impacts, evaluate the options for timing construction and events to minimize impacts on school and residential traffic, and study alternative routes for traffic during construction that do not cause overflow onto nearby neighborhood streets. The DEIR should also consider the cumulative traffic impacts of the Project (during construction and operation) in combination with other major projects on Oak Park Blvd. under consideration at this time, such as the proposed Stratus hotel project.

II. Reasonable Alternatives

A. Library: We strongly support the plans for the new library as presented at the 11/13/18 Library Town Hall. In particular, we applaud the inclusion of a creek-side green corridor landscaped with native plants, a habitat garden, outdoor education opportunities, creek-oriented windows, and a public trail and bridge to connect the library to schools, neighborhoods, and the EBMUD trail. This design incorporates Grayson Creek as an educational and ecological asset of the community and integrates the environment into the programming of the library.

We currently have no information on the plans for lighting or pest management at the library site and urge the planners to use the lowest impact lighting possible (e.g., fully shielded and motion-activated lighting where possible for security/visibility) and nontoxic pest management methods.

B. Park: We strongly support the acquisition of the northern 5-acres of the Oak Park property by the Pleasant Hill Recreation and Park District (“District”). However, we are concerned that the preliminary design covers the entire property with lighted sports fields, which excludes other recreational opportunities, creates negative impacts (particularly light pollution and noise), and does not provide adequate space for the extension of the green corridor and trail from the library to the northern border / school.

We note that the District’s recent community survey⁸ ranked multi-use paved trails, walking and biking trails, and open space conservation areas as the top 1, 2, and 3 facility/ park amenity priorities. Lighted rectangular sports fields and lighted diamond sports fields ranked 27 and 28. Consistent with the community’s priorities, we believe that the park can and should include trails and open space as well as several new sports facilities in a win-win design.

Our specific recommendations for a *Reasonable Alternative* are as follows:

1. The west side of the Park adjacent to Monticello Ave. would be an appropriate location for one unlit baseball field, one unlit rectangular soccer field, and bocce courts.

⁸ Pleasant Hill Rec & Park District, <http://pleasanthillrecbigpic.com/pdf/masterplan-findings-presentation.pdf>.
25A Crescent Drive #245, Pleasant Hill, CA 94523 | www.pleasanthillcreeks.org | pleasanthillcreeks@gmail.com
A project of Social and Environmental Entrepreneurs, a nonprofit 501(c)(3) organization

2. On the east side of the Park adjacent to Grayson Creek, in lieu of a second baseball field, we recommend providing a natural open conservation area and trails, providing opportunities for recreational activities such as walking/biking, nature appreciation, birdwatching, stargazing, and picnics.

This alternative would offer multiple benefits:

- Reduce light and noise pollution.
- Help to manage floodwater and stormwater at the Project site.
- Enable the north-south green corridor and creekside trail to extend from the library to the northern property line of the parcel in order to connect the library, park and schools.
- Enable a loop trail around the facilities to enhance public access to the park, e.g., parents with strollers and neighbors walking their dogs.
- Avoid loss of habitat and address high-priority recreational needs by preserving more natural open space.
- Provide a larger creek setback and buffer to protect the water quality and wildlife of Grayson Creek from disturbance.

C. Residential Housing Development: We note that the proposed housing development is denser than current zoning would allow. A less dense development would allow for more space between houses and nearby structures (improving fire safety issues), allow for more onsite open space, and cause fewer traffic issues. We reserve the right to suggest alternatives when more detailed plans and the DEIR are released.

III. Mitigation Measures

Below is a preliminary list of suggested mitigation measures based on our review of the conceptual site plan.

- a. The Project plan should avoid habitat loss by preserving as much of the existing open space as possible by, e.g., extending the creekside green corridor north from the new Library to the school and including natural open space areas with grassland and riparian habitat. (See part II, Reasonable Alternatives).
- b. The DEIR should include measures to fully mitigate any unavoidable loss of open space, seasonal ponds, and wetlands in the Program Area.
- c. The DEIR should include an enforceable plan to avoid negative impacts on wildlife, particularly nesting wildlife, during project construction and operation.
- d. The DEIR should include measures to ensure that no trash or runoff pollution enters into Grayson Creek. There must be adequate infrastructure (e.g., covered trash and recycling receptacles, bioswales, permeable surfaces and other green infrastructure) to capture all trash and runoff.
- e. Project conditions should include requiring regular removal of trash and litter from the property and monitoring stormwater runoff to ensure compliance with stormwater management plan.
- f. The DEIR should include measures to ensure that no toxic pesticides or herbicides are used on the Project program area (all three developments). Anticoagulant rodenticides should be prohibited from the Project program area due to risks to raptors, pets, and children.

- g. The Project plan should provide for pedestrian and bicycle access to the Library and Park/Sport Fields facilities from the school, Oak Park, Monticello, housing, and EBMUD Trail. The plan should further provide for pedestrian circulation and trails within the site.
- h. The DEIR should include measures ensuring that any outdoor lighting is downward facing and fully contained with no spillover to surrounding neighborhoods, library, creek, or sky, which could cause disruption to wildlife.
- i. The plan should include conditions regarding hours of use (to manage noise pollution).
- j. All three developments should prioritize native plant landscaping.
- k. We recommend installing signage to educate the public about Grayson Creek, to deter littering and pollution of the creek, and to reduce the risk of disturbance of wildlife.
- l. There should be on-leash dog requirements and dog-waste bag dispensing/disposal stations.
- m. Construction should be scheduled to avoid extended closure of the current Pleasant Hill library.

We reserve the right to provide further comments on mitigation measures after more detailed plans and the DEIR are released.

IV. Requests for Notification and Information

1. We request that all CEQA notifications regarding this Project be sent to Friends of Pleasant Hill Creeks at pleasanthillcreeks@gmail.com.
2. We request a copy of the list of responsible agencies, trustee agencies, and interested parties to which the NOP was distributed.
3. We recommend that all notifications regarding this Project also be sent to the list of organizations and individuals that attended Library town halls and/or signed up to receive updates on the Library. We also recommend that notification be posted at the Pleasant Hill Library, along with a full printed copy of the DEIR (when available) for interested parties to review.

Information provided or cited in footnotes and attachments to this letter are incorporated herein by reference.

Thank you for your consideration of these comments.

Sincerely,



Heather Rosmarin
Co-Founder, Friends of Pleasant Hill Creeks
pleasanthillcreeks@gmail.com | (415) 902-9342

Enc.

cc: City of Pleasant Hill - City Council and Planning Commission
Pleasant Hill Recreation and Park District
Contra Costa County Department of Conservation and Development

Attachment A

Native and Migratory Bird Species Documented in Grayson Creek Riparian Area
 Oak Park Blvd. to Beatrice Rd., Pleasant Hill, CA
 (November 2017 to November 2018)

- | | |
|---|--|
| 1. Canada Goose (<i>Branta canadensis</i>) | 50. Hooded Oriole (<i>Icterus cucullatus</i>) |
| 2. Mallard (<i>Anas platyrhynchos</i>) | 51. Red-winged Blackbird (<i>Agelaius phoeniceus</i>) |
| 3. Hooded Merganser (<i>Lophodytes cucullatus</i>) | 52. Brewer's Blackbird (<i>Euphagus cyanocephalus</i>) |
| 4. Mourning Dove (<i>Zenaidura macroura</i>) | 53. Yellow-rumped Warbler (<i>Setophaga coronata</i>) |
| 5. Anna's Hummingbird (<i>Calypte anna</i>) | |
| 6. Killdeer (<i>Charadrius vociferus</i>) | |
| 7. Ring-billed Gull (<i>Larus delawarensis</i>) | |
| 8. California Gull (<i>Larus californicus</i>) | |
| 9. Great Blue Heron (<i>Ardea herodias</i>) | |
| 10. Great Egret (<i>Ardea alba</i>) | |
| 11. Snowy Egret (<i>Egretta thula</i>) | |
| 12. Cooper's Hawk (<i>Accipiter cooperii</i>) | |
| 13. Red-shouldered Hawk (<i>Buteo lineatus</i>) | |
| 14. Red-tailed Hawk (<i>Buteo jamaicensis</i>) | |
| 15. Belted Kingfisher (<i>Megasceryle alcyon</i>) | |
| 16. Red-breasted Sapsucker (<i>Sphyrapicus ruber</i>) | |
| 17. Nuttall's Woodpecker (<i>Picoides nuttallii</i>) | |
| 18. Downy Woodpecker (<i>Picoides pubescens</i>) | |
| 19. Northern Flicker (<i>Colaptes auratus</i>) | |
| 20. American Kestrel (<i>Falco sparverius</i>) | |
| 21. Black Phoebe (<i>Sayornis nigricans</i>) | |
| 22. Say's Phoebe (<i>Sayornis saya</i>) | |
| 23. Hutton's Vireo (<i>Vireo huttoni</i>) | |
| 24. California Scrub-Jay (<i>Aphelocoma californica</i>) | |
| 25. American Crow (<i>Corvus brachyrhynchos</i>) | |
| 26. Common Raven (<i>Corvus corax</i>) | |
| 27. Northern Rough-winged Swallow (<i>Stelgidopteryx serripennis</i>) | |
| 28. Chestnut-backed Chickadee (<i>Poecile rufescens</i>) | |
| 29. Oak Titmouse (<i>Baeolophus inornatus</i>) | |
| 30. Bushtit (<i>Psaltiriparus minimus</i>) | |
| 31. White-breasted Nuthatch (<i>Sitta carolinensis</i>) | |
| 32. Bewick's Wren (<i>Thryomanes bewickii</i>) | |
| 33. Ruby-crowned Kinglet (<i>Regulus calendula</i>) | |
| 34. Western Bluebird (<i>Sialia mexicana</i>) | |
| 35. Hermit Thrush (<i>Catharus guttatus</i>) | |
| 36. American Robin (<i>Turdus migratorius</i>) | |
| 37. Northern Mockingbird (<i>Mimus polyglottos</i>) | |
| 38. Cedar Waxwing (<i>Bombycilla cedrorum</i>) | |
| 39. House Finch (<i>Haemorhous mexicanus</i>) | |
| 40. Purple Finch (<i>Haemorhous purpureus</i>) | |
| 41. Lesser Goldfinch (<i>Spinus psaltria</i>) | |
| 42. American Goldfinch (<i>Spinus tristis</i>) | |
| 43. Spotted Towhee (<i>Pipilo maculatus</i>) | |
| 44. California Towhee (<i>Melospiza crissalis</i>) | |
| 45. Fox Sparrow (<i>Passerella iliaca</i>) | |
| 46. Song Sparrow (<i>Melospiza melodia</i>) | |
| 47. White-crowned Sparrow (<i>Zonotrichia leucophrys</i>) | |
| 48. Golden-crowned Sparrow (<i>Zonotrichia atricapilla</i>) | |
| 49. Dark-eyed Junco (<i>Junco hyemalis</i>) | |

Data Source: Friends of Pleasant Hill Creeks and Mt. Diablo Audubon Society Grayson Creek Bird Survey

From: Monika Olsen [mailto:phigarden@gmail.com]
Sent: Monday, December 17, 2018 7:56 PM
To: Troy Fujimoto <Tfujimoto@pleasanthillca.org>
Subject: new library & other projects near Oak Park Blvd.

Hi Troy,

When I had attended the library update town hall meeting recently they had not mentioned that there was a plan to demolish the existing library before the new library had been built. I understood from previous town hall meetings that there was an intention to keep the existing library in service as long as possible before demolition. As you know, the library serves tens of thousands of users every day. What is the expected schedule on the demotion process? How will users be served in the meantime? Will there be a temporary facility or location?

In regards to the expected improvements to the Monticello area, it looks like construction is expected to take place during the summer. As there will be traffic and noise impacts in the area for several months that would negatively affect residents, visitors, and other users, how will that be addressed in the EIR?

I heard at the recent Planning Commission meeting that a new trail along Grayson Creek is planned to offer walking and biking paths for travel to and from the area. This would be safer for students to get to the library than how they currently walk from school to the library after school. There is mention in the project description to connect this trail to the existing trail east of Grayson Creek with a bridge for additional access for residents, students, and other users from the community. It would be important this new trail is an alternative to sidewalks with safe access to the library and park, with the increased traffic on Monticello. How will it connect to the school and the library for students to use?

The trail has a potential to inform the community about their environment and continue the use of more native plantings. Surveys show residents favor an environmentally responsible approach. From the standpoint of planning and the EIR, it is important that this area continues to provide for the existing wildlife in the area, in and near the creek and at the garden. As a National Wildlife Habitat, PHIG provides nesting, shelter, food, water and resting areas for birds, insects, lizards, and is a way station for the Monarch butterfly. The Lindsay Museum is able to release some of their treated injured to return to the wild at the garden or in the area at the creek due to the availability of suitable habitat, scarce now in many areas. You have heard from the Audubon Society about the number of bird species counted at the creek. Wildlife uses the area without regard for property boundaries so it would be especially important there is a trails corridor or a connection between the creek and the garden including hedgerows with native plantings once the undeveloped area is developed.

Thanks for keeping us informed and answering these questions as possible or passing them onto the interested parties.

--

Monika Olsen, Teacher
U. C. Master Gardener, Contra Costa County
Garden Manager, Pleasant Hill Instructional Garden
P.O. Box 23454, Pleasant Hill, CA. 94523
Voicemail: (925) 482-6670

Located At 1 Santa Barbara Rd., Pleasant Hill, CA.
Opposite Pleasant Hill Middle School and Pleasant Oaks Park
web site: <http://phig.webs.com>

<https://www.facebook.com/Pleasant-Hill-Instructional-Garden-PHIG-115550191840821/>

-----Original Message-----

From: Peggy Peischl [<mailto:ppeischl1962@att.net>]

Sent: Thursday, December 06, 2018 8:07 AM

To: Troy Fujimoto <Tfujimoto@pleasanthillca.org>

Subject: Oak Hill Properties development - new library

Please add public EV charging stations to the parking lot.

Thank you!

Frequent PH library patron,
Margaret Peischl

From: Jack Prosek [mailto:jacpro60@gmail.com]
Sent: Tuesday, December 18, 2018 8:06 AM
To: Troy Fujimoto <Tfujimoto@pleasanthillca.org>
Subject: Fwd: PLN 18-0383 - 1750 Oak Park Blvd. Housing

Troy -

We have several questions & comments on the documents that were included with the Agenda for the December 6th ARC Study Session Item # 2 - the proposed housing development at 1750 Oak Park Blvd. - PLN 18-0383. The origin of some of these issues come from **comparing this application to the Site Plan A.1 dated 02-14-18** prepared by the same Architectural firm, the Dahlin Group, for this site !

Although the number of new homes is the same (34), why has the MINIMUM Lot Size has been reduced from over 3900 SF (48' x 81.5') to 3600 SF ?

68 driveway parking spaces and 7 parking spaces for the BMR units plus 13 for guests were provided in the earlier plan vs. zero for BMR's & "approximately 17" spaces for guests in the current submittal. It is unclear how many driveway spaces are now proposed.

There were two access points to the internal roadway vs. only one now which raises safety concerns during an emergency. Does the revised plan meet the requirements for access by fire department vehicles ?

We did not find any indication of how many of each of the four house plans were planned or where each one was expected to be placed. If this information was included on the site plan, it was illegible at the scale presented.

Paragraph I.-B. of the Staff Report refers to a four-way memorandum of understanding approved in August 2018 - what is this document & where can we view it ??

At 2863 to 3380 sf, the sizes of these two-story homes are excessive for the postage stamp sized lots, resulting in significant reductions front, rear & side yard setbacks as shown in the Chart in paragraph II.-A. Too little space is left for play areas, gardens & landscape elements.

The Chart in paragraph II.-A. indicates a Front Yard Setback of only 5' vs. the 8' dimension shown on drawing # 5 - the shorter setback does not provide sufficient driveway length (18') to accommodate vehicle parking.

The Chart in paragraph II.-A. of that Staff Report indicates that the Minimum Lot Area is 3,600 sf, but is qualified with an asterisk that was left unexplained. Several other Standards were left "TBD" in the Proposed Plans column.

There were multiple references in the Staff Report to Attachment D that appear to actually refer to Attachment B in section V.

All of these issues should be addressed by the Applicant or the Staff.

Jack Prosek
PH Resident

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*City of Pleasant Hill
Planning Division*

MEMORANDUM

TO: First Carbon Solutions

FROM: Troy Fujimoto, Planning Division

DATE: December 12, 2018

SUBJECT: Oak Park/Monticello Program Area – Summary of EIR Public Scoping Meeting
Public Comments Received

The following is a summary of verbal Planning Commissioner comments and public individuals comments received during the December 11, 2018 Public Scoping Meeting for the Oak Park/Monticello Program Area EIR.

Planning Commissioner Comments:

- Raised concerns with the phasing of all three projects and the potential lack of staging areas and concerns related to access to the area with closing of Monticello.
- School/park traffic with the partial and complete closures of Monticello.
- Underground stormwater retention a part of the project.
- EV hookups in the parking lot.
- Handling of hazardous materials in the existing Library.
- Any heritage or protected trees to be affected by the project.
- Undergrounding of surrounding overhead utilities.
- Any plan to prevent residential project parking in the library parking lot.
- Assurance that final residential product will be as presented to the City during the PUD process.
- Will parking within the residential project be open to the general public.
- Concerns with street parking on Monticello.
- Question on staging area (and the likelihood that the proposed ballfields area would be used for staging)
- Concerns with approving a certain residential design, and a subsequent request for a different, lower quality, design that comes in prior to building permit issuance.

Public Individuals Comments:

Jack Prosek:

- Left turn traffic from Monticello, school traffic and AM commute traffic on Oak Park Blvd
- Number of entries into the parking lot may be inadequate, particularly during emergencies.
- May need 140 parking spaces

Alan Bade:

- Concerns with timing of demo of existing library and lack of library space during new library construction periods
- Concerned with small setbacks for the residential project, particularly related to fire concerns
- Concerned with project biology impacts, bird impacts
- Flooding issues, how is the residential project handling stormwater retention

Wendy Gollop:

- Concerned with construction schedule
- Bio impacts related to the creek corridor – polluted runoff from rec and park fields and parking lot
- Lighting impacts on wildlife
- Concerns with garbage from the rec and park facilities
- Concerns with parking supply
- Traffic impacts, particularly combined with other new project in the area
- Request for notice of release of the DEIR