

Exhibit A

OAK PARK PROPERTIES
SPECIFIC PLAN
PUBLIC REVIEW DRAFT
January 2020

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CHAPTER 1 - EXECUTIVE SUMMARY

The Oak Park Properties Specific Plan (OPPSP) planning area is located in the City of Pleasant Hill in Contra Costa County. The OPPSP is a comprehensive planning document that will guide future development for the approximately 16.60 acre specific plan area. The proposed plan will lay the regulatory framework for development of the parcels within the planning area.

The Specific Plan will include three separate areas that have different land use designations as summarized below (note: the portion of the creek area and the small parking lot to the north of the park land use designation will remain unchanged)::

Semi-Public and Institutional Use

The Semi-Public and Institutional land use designation is intended to accommodate semi-public and institutional uses such as libraries, City offices, fire stations, churches and hospitals.

Parks Use

The Parks land use designation is intended to accommodate uses such as parks, multipurpose trails, tot-lots, passive and active recreational amenities such as ball fields, courts, and picnic facilities. The designation also includes privately or publicly owned property to be retained for open space purposes such as resource management, storm water management and environmental mitigation. The Parks land use may also contain civic or community uses such as a community plaza and community gardens.

Multi-Family Very Low Density Residential Use

The Residential Project land use designation is Multi-Family Very Low Density Residential use. This designation is intended to accommodate compact, small lot residential development on a portion of the County-owned property. The allowable density range is 7-11.9 dwelling units to the acre (du/ac). Residential housing types generally associated with such densities include small lot single family housing, duplexes, triplexes and townhomes.

The Specific Plan consists of two projects (the Civic Project and the Residential Project) as noted below. The Specific Plan development program and related infrastructure improvements are summarized below for each of the projects included in the OPPSP:

The Civic Project includes the following components:

- Redevelop the site of the former Oak Park Elementary School, which ceased operation in 1976. The buildings were utilized by a series of non-profits until 2008; all buildings and hardscape were demolished in 2009;
- Develop a new City library and associated parking lot;
- Modify existing floodplain drainage system with detention basins;
- Upgrade three existing outfalls to Grayson Creek (Grayson Creek Outfalls Project);
- Create a new pedestrian trail immediately west of the Grayson Creek Corridor;
- Develop a new park with athletic fields and associated restroom/storage facilities and parking area;
- Redesign and improve Monticello Avenue (between Oak Park Boulevard and Santa Barbara Road) to provide one lane in each direction, roadway utility improvements, bicycle lanes, sidewalks, street lights, and landscape improvements; and
- Widen and improve Oak Park Boulevard (between the East Bay Municipal Utility District (EBMUD) trail right-of-way and the western plan area boundary) to include new turn pockets, roadway utility improvements, landscaping, street lights, and upgraded sidewalks on the north side of the street as well as upgrade the traffic signal at the Oak Park Boulevard/Monticello Avenue intersection.

- Construct a potential future pre-cast pedestrian bridge across Grayson Creek, connecting the EBMUD trail to the proposed pedestrian trail on the Civic Project site. The bridge may be constructed once funding is secured.

The Residential Project would consist of the following components:

- Construction of approximately thirty-four single family residential units with seven attached accessory dwelling units.
- Develop a new pocket park along the northwest corner of the property.

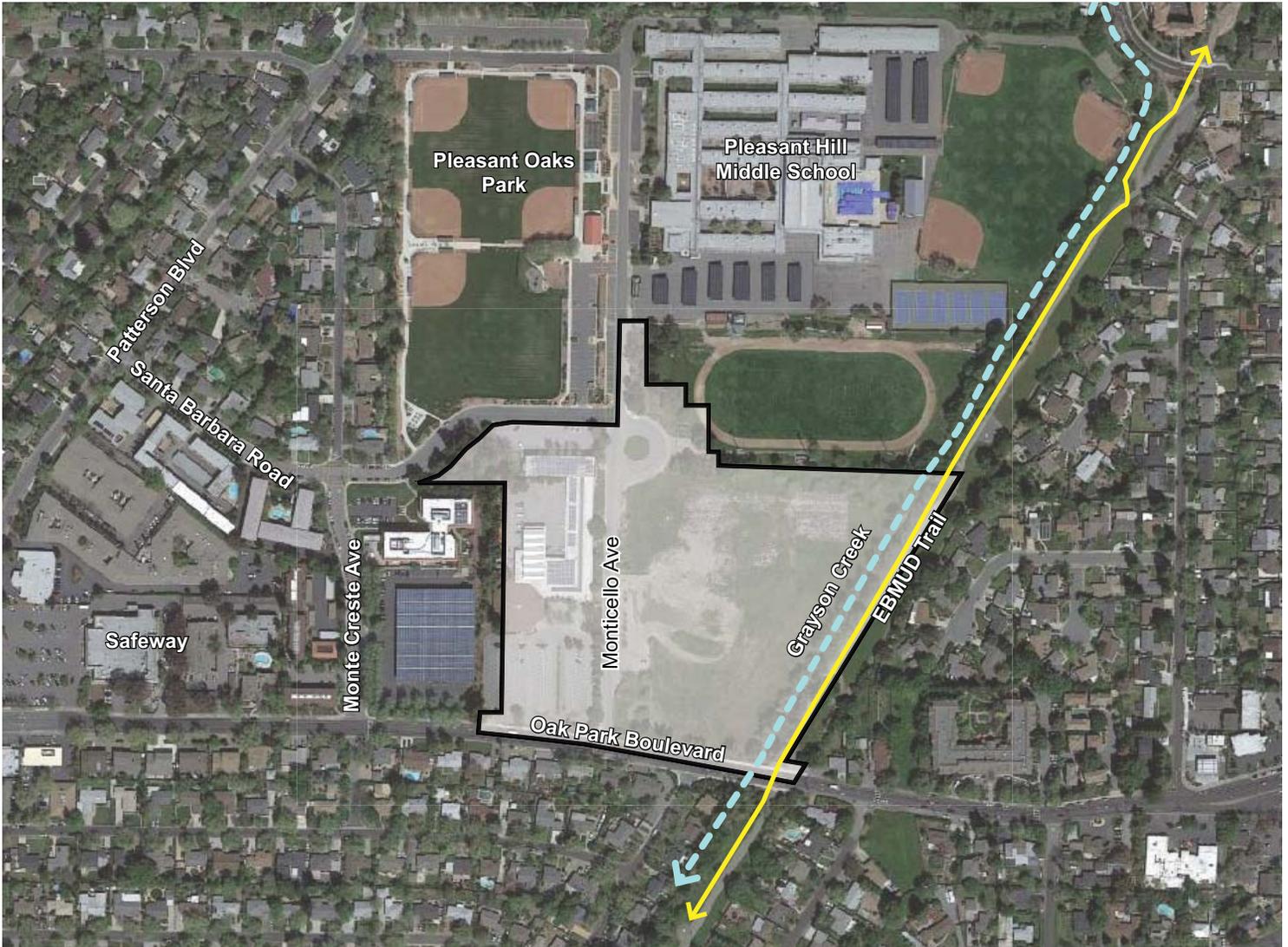


Figure 2.2 : Specific Plan Area Local Context Map

2.2 Property Ownership

The 16.60 acre plan area primarily consists of three properties, a portion of the Grayson Creek Corridor and segments of Oak Park Boulevard and Monticello Avenue.

Contra Costa County currently owns (or has property rights) to the parcels that comprise approximately 15 acres of the Plan Area. 1700 Oak Park Boulevard is an approximately 10-acre property. Contra Costa County owns approximately 8-acres (APN-149-230-005) in fee title, and Mt. Diablo Unified School District (MDUSD) owns fee title to the remaining 2 acres (149-230-008) over which the County owns an access easement. The 2-acre access easement includes a creek spanning the eastern side of the Specific Plan Area.

1750 Oak Park Boulevard is a 4.8-acre (149-271-014) parcel owned by the Contra Costa County. The site is currently home to the Pleasant Hill Community Library and the former County Library Administration Building. Both structures are subject to extreme levels of deferred maintenance. The structures would be demolished under this Specific Plan.

In addition to the above parcels a MSUSD owned parking lot, along the northern portion of Monticello Avenue, and portions of Oak Park Boulevard fronting the Specific Plan Area are included in the plan area. The existing ownerships are indicated in Figure 2.3

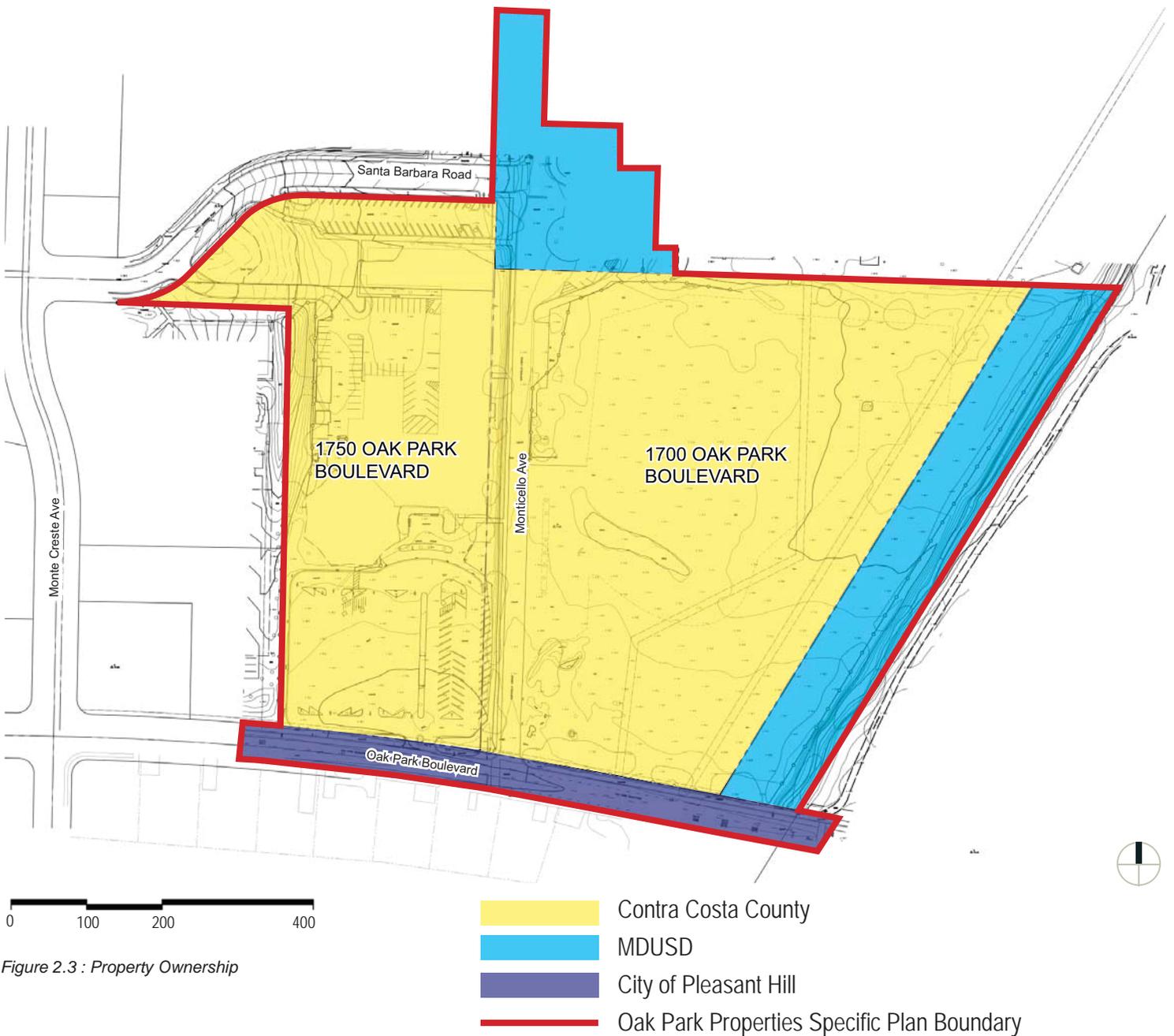


Figure 2.3 : Property Ownership

2.3 Site History

1700 Oak Park Boulevard was once used primarily for agricultural and grazing uses. In 1954, the MDUSD acquired the property and shortly there-after the Oak Park Elementary School was constructed and opened in 1955, along with the Pleasant Hill High School on the parcel immediately north. In the 1970's, due to the changing demographics and declining enrollment trends, the MDUSD determined an elementary school was no longer warranted for the area.

In 1981, Contra Costa County acquired the 1700 Oak Park Boulevard (8 acres in fee title, and 2 acres by easement) property through a land swap with the Contra Costa County Office of Education with the intent of establishing a Central County Courts complex. The Courts Complex

was eventually determined to be infeasible, resulting in the property being deemed surplus to County needs.

In the early 1990's, a Joint Planning Program was initiated with a goal to develop a cohesive development concept for the reuse of the County holdings plus the high school site of the School District. The participants in this joint effort included a collaboration between the City of Pleasant Hill (City), the Pleasant Hill Recreation and Park District (Park District), the School District, and the County. As a result of this multi-agency collaboration, conceptual plans were developed in hopes of taking the underutilized land and effectively developing the site. Soon after, the School District determined that the area should retain the former Pleasant Hill High School Site.

Not long after, the County and the City of Pleasant Hill undertook a joint planning effort to develop a plan to reposition the site as a commercial or multi-family development that could be subject to a ground lease. During this joint planning effort, it was determined the site was undersized for commercial uses, and the City indicated that a single-family residential use in the 12-14 units per acre range would be preferred, which was inconsistent with the notion of leasing the property.

The City of Pleasant Hill asked the County to delay the plans for disposition of the property while the City completed an analysis of its flood control needs, including the potential opportunity to use 1700 Oak Park Boulevard as a possible detention base site. In 1993 the United States Army Corps of Engineers released its Feasibility Study that concluded the idea of utilizing the site as a detention basin does not meet federal funding criteria.

In 2003 the City and County Flood Control District agreed to jointly fund a new Feasibility Study. The draft study was completed in 2013 and the United States Army Corps of Engineers Feasibility Study concluded again that a \$17-\$47 million project did not meet the federal funding criteria. In addition, the City and the County Flood Control District Task Force acknowledged that a regional flood protection project with a detention basin was not feasible, and redirected its efforts to identifying smaller local projects.

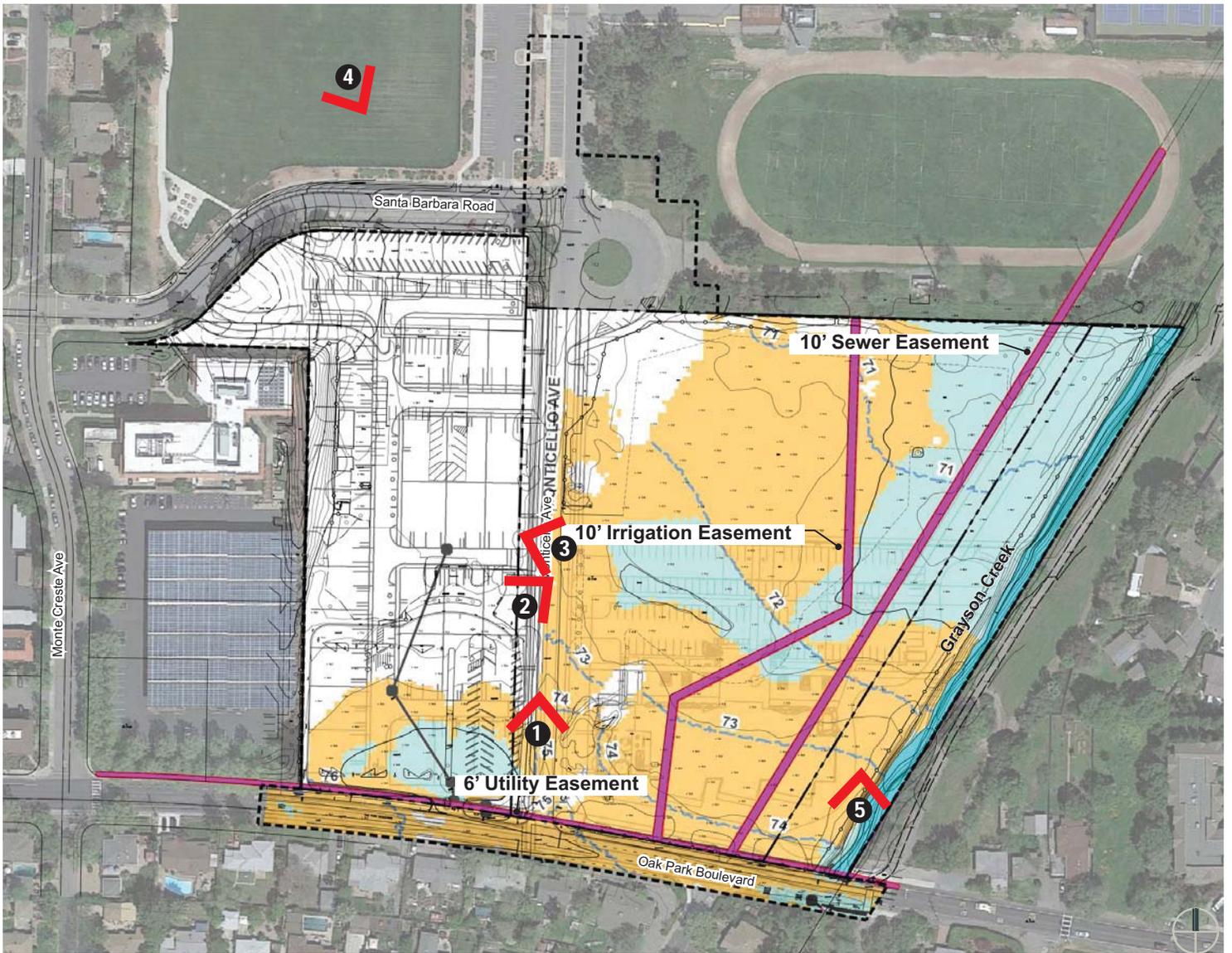
In 2009 the elementary school was demolished and in 2014, the City of Pleasant Hill established a Library Task Force to evaluate the feasibility of constructing a new community library to replace the old library. After evaluating the needs, site alternatives, and financing options, the process concluded with the selection of the site for the location of the new Pleasant Hill Library. A November 2016 voter approved funding measure allowed for the City to proceed with the site selection and the design process soon started.

1750 Oak Park Boulevard was primarily undeveloped prior to the County's acquisition and construction of the "County Central Library" in 1961. The library building and the contiguous Library Administration building have a significant deferred maintenance requirement rendering renovation infeasible. The library administration function has already been relocated, and the library is being replaced as described above at 1700 Oak Park Boulevard. This provides an opportunity for redevelopment of the site.

2.4 Existing Site Conditions

The existing parcels within the Oak Park Specific Plan area will be developed as envisioned in this plan. The 1700 Oak Park Boulevard parcel is currently undeveloped. The development on the parcel will provide an adequate setback from Grayson Creek as per the City of Pleasant Hill's Creekside developments standards. Within the parcel are two easements. A ten foot wide sewer easement is located along the eastern edge parallel to the creek and a ten foot wide irrigation easement runs through the center of





- Easements
- Grayson Creek
- 100-year Floodplain
- 500-year Floodplain

Figure 2.4 : Existing Conditions



the site. The irrigation easement will be abandoned while the sanitary easement will be accommodated within the development footprint.

The existing library and the office building is located at 1750 Oak Park Boulevard. The buildings will be demolished and the area regraded to accommodate the proposed redevelopment of the property. Both parcels also have a six foot wide Public Utility easement along the Oak Park Boulevard street frontage. Monticello Avenue, which bifurcates the site, is not fully developed. It has curb and gutter and sidewalks on the southbound side and is undeveloped on the northbound, and is currently undedicated as a public right-of-way.

A portion of the plan area is also within the floodplain limits of Grayson Creek and is also affected by floodwaters from Murderer's Creek.

2.5 Surrounding Land Uses

The area surrounding the site is developed with a mix of land uses typical of an urban setting and contains commercial and professional office, single-family residential, school, open space, and public park uses. Development to the west of the plan area, across Monte Cresta Avenue, consists of a mix of uses including apartment buildings, office space, and commercial retail. To the north of the plan area are single-family homes, the Prospect Alternative High School, the Pleasant Hill Adult Education Center, the Pleasant Hill Middle School, and the Pleasant Oaks Park consisting of five softball/baseball fields and a surface parking lot.

The Grayson Creek Corridor and the EBMUD aqueduct corridor generally define the site boundary to the east. The Grayson Creek Corridor is approximately 30 feet wide and runs the length of the project site with vegetation consisting of trees, shrubs, and grasses. The EBMUD aqueduct corridor also runs the length of the project site and contains three major water transmission lines, ranging from 65 to 88 inches in diameter. An 88-inch pipe is located closest to Grayson Creek with the pipe's centerline approximately 35 feet east of the EBMUD 100-foot right-of-way line. An existing multi-use trail (located within an EBMUD-owned utility easement) is located immediately east of Grayson Creek.

Across the trail further to the east, the surrounding land uses include single-family homes, a senior living community operated by Aegis of Pleasant Hill, and a Mobil gas station. The project site is bounded on the south by Oak Park Boulevard, and land uses further south of Oak Park Boulevard consist of single-family neighborhoods.

2.6 Purpose of the Specific Plan

California Government Code (Title 7, Division 1, Chapter 3, Article 8, and Sections 65450 through 65457) provides the authority for a city to adopt a specific plan by ordinance (as a regulatory plan) or resolution (as a policy driven plan). The Oak Park Properties Specific Plan (OPPSP) is both a regulatory and policy document, and therefore must be adopted by ordinance. The OPPSP will act as a tool to both encourage and guide development within the plan area.

The OPPSP provides a strong planning vision for the area, including a mix of land uses, development regulations, and design guidelines. In addition, the plan identifies infrastructure improvements and an implementation plan to carry out the vision of the specific plan. California Government Code (Section 65450) states that planning agencies may prepare specific plans for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. A specific plan shall include text and diagrams which specify all of the following in detail:

- The distribution, location, and extent of the uses of the land within the area covered by the plan
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, dry utilities, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan
- Standards and criteria by which development will proceed, including development standards, design guidelines and a phasing program
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the plan
- A statement of the relationship of the specific plan to the General Plan

The OPPSP has been prepared in accordance with the requirements of the California Government Code, Sections 65450-65457 to provide policy direction and development regulations for future development within the plan area.

The OPPSP establishes the general type, parameters and character of the development in order to ensure an integrated and compact development that is compatible with the surrounding area. Proximity to existing parks, school, transit, trails, major roads and major streets makes

the OPPSP an ideal opportunity for the expansion of types and intensities of uses that support the City's goals for the area.

The Specific Plan has the following objective for implementation of the two projects:

Civic Project:

Library Component:

- To develop a new state of the art community library that serves the citizens of the City of Pleasant Hill and the vicinity well into the future; and
- To support multi-generational learning and a variety of learning styles as well as overall literacy with the community;

Roadway, Trail, Creek and Floodplain Improvements Component:

- To provide vehicular and non-vehicular infrastructure and improvements to facilitate a safe circulation network that balances the overall needs of vehicles, bicycles and pedestrians in the area; and
- To enhance stormwater capacity, conveyance and detention within the existing floodplain and protect the proposed new library building from flooding by increasing its site elevation;

Park Component:

- To enhance recreation and park facilities for the City of Pleasanton Hill residents;
- To create new fields to support local youth league and provide positive out- of- school time youth activities;
- To provide opportunities for adults to improve their health and wellness through active sports opportunities;
- To increase field time available for sports leagues by extending usable playing time;
- To offer a community-gathering place via a park that provides active and passive spaces;
- To improve drop-off/pick-up access to Pleasant Hill Middle School through the modification of the parking lot north of the project; and
- To meet the recreation service demand established in the Contra Costa Local Agency Formation Commission Municipal Service Review: Parks and Recreation and Cemetery Services. (April 2010)

Residential Project:

- To maximize infill development on underutilized properties served by public transit;
- To provide housing opportunities within the City of Pleasant Hill; and
- To provide new housing proximate to public services such as schools, parks and other community facilities in order to reduce vehicle trips.

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CHAPTER 3 - LAND USE

The Oak Park Properties Specific Plan (OPPSP) establishes the general type, parameters and character of the land use program in order to achieve an integrated and compact development that is compatible with the surrounding area. The Specific Plan's proximity to existing parks, school, transit, trails, major roads and major streets makes the OPPSP an ideal opportunity for the expansion of types and intensities of uses that support the City's goals for the area.

In order to achieve a coherent development pattern, individual land use designations are established within the plan area to achieve the desired mix and intensity of uses that achieves the Plan's primary objectives and supports the development of a mixed use community that seamlessly integrates with and strengthens the existing context.

3.1 General Plan Land Use Designations:

Existing General Plan Land Use

The existing General Plan land use designations for the Specific Plan Area are Semi-Public and Institutional to the west of Monticello Avenue, Mixed-Use, School (portion north of the Mixed Use area), and Semi-Public (creek area) to the east of Monticello Avenue. The Semi-Public and Institutional designation generally includes utility facilities and easements, libraries, City offices, fire stations, churches, and hospitals. The Mixed-Use designation generally includes residential, retail, commercial, office and/or public uses with flexible parking and setback requirements. The School designation generally includes schools, day care facilities, and commercial and educational athletic facilities. The land use classification for the site west of Monticello will be modified as part of a General Plan Amendment to be consistent with the OPPSP land use categories.

Proposed General Plan Land Use

The parcels west of Monticello will be designated as Multi-Family Very Low Density while the remaining areas will retain their existing land use designation. The existing and the proposed General Plan Land Uses are illustrated on Figure 3.1.

Each Land Use Category and the intended uses are described in more detail, below. The designation and subsequent requirements are codified in Pleasant Hill Municipal Code (PHMC) Section 18.20.010(B)(9) (PUD residential planned unit development), Section 18.30.010 (Specific Purposes), and Section 18.30.050 (Concept Plan).

Multi-Family Very Low Density: This land use designation is intended to accommodate compact, small lot residential development. The allowable density range is 7-11.9 du/ac. Residential housing types generally associated with such densities include duplexes, townhouses, and small-lot single-family homes.

Park: This land use designation allows existing and proposed parkland, both developed and undeveloped. This includes for a variety of recreational uses such as parks, multipurpose trails, tot lots, and passive and active recreational amenities such as ball fields, courts, and picnic facilities. The Parks land use may also contain civic or community uses such as community plazas and community gardens.

Mixed Use: This land use designation allows for multiple uses combining residential with retail, commercial, office and/or public uses with flexible parking and setback requirements. Individual Mixed Use projects are not expected to contain any specific combination of these uses, and the development potential of Mixed Use sites is determined through project review under the provisions of the Planned Unit Development (PUD) Zoning District.

The acreages of the anticipated land uses are as follows:

- Multi-Family Very Low Density (residential): +/- 4.65 acres
- Park: +/- 0.34 acres
- Mixed Use: +/- 8.63 acres
- School: +/- 0.86 acres

3.2 Zoning Designations:

Existing Zoning

The Specific Plan Area includes the following existing zoning districts:

- Single-Family - 10,000 sq. ft. lots (R10)
- Planned Unit District (PUD 410)

Pursuant to PHMC Chapter 18.20, the R10 zoning district allows for a medium density single-family residential land use. The R10 zoning district allows for development densities from 3.1 to 4.5 units per net acre, with a minimum lot size of 10,000 square feet. Development within the R10 zoning district is also subject to building standards that ensure compatibility with surrounding land uses.



Existing General Plan



Proposed General Plan

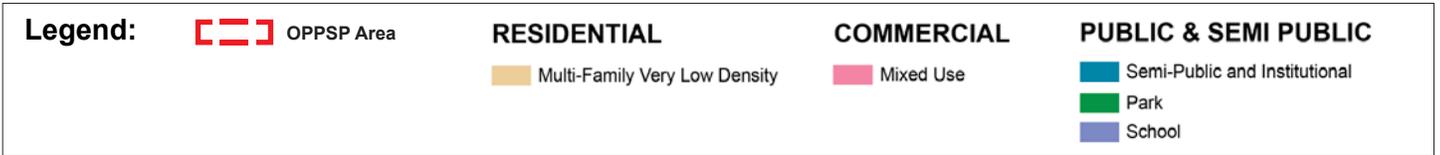
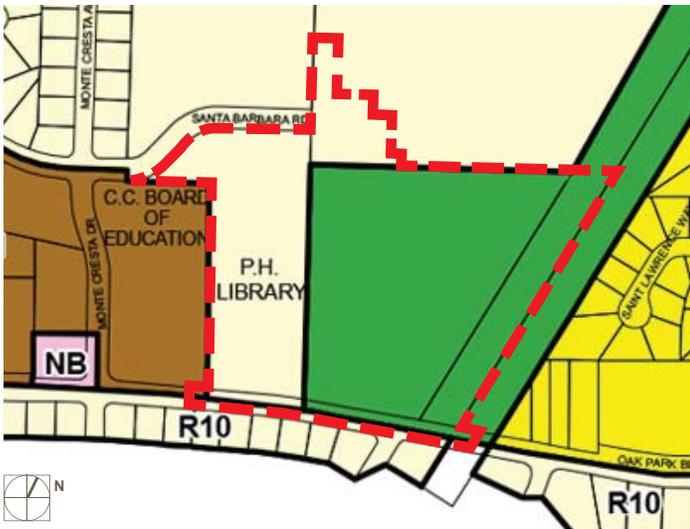
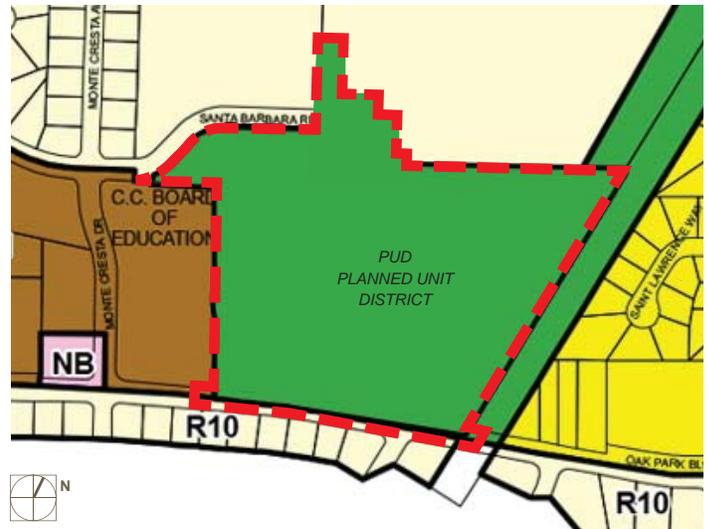


Figure 3.1: Existing and Proposed General Plan Land Use Exhibit (NTS)



Existing Zoning



Proposed Zoning

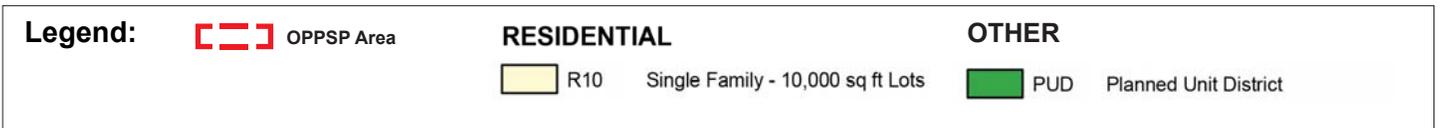


Figure 3.2: Existing and Proposed Zoning Exhibit (NTS)

According to the Pleasant Hill Municipal Code, a PUD zoning district generally allows flexibility in determining appropriate land uses within the plan area. A Specific Plan shall be created, which acts as the guiding document for development within the PUD plan area and ensures project-level conformity with applicable land use regulations, building standards, and architectural review requirements. PUD 410, a portion of which is occupied by the OPPSP, does not have development provisions, thus, development is to be consistent with the underlying General Plan Land Use Classification, in this case Mixed Use and Semi-Public and Institutional.

Proposed Zoning

The Plan Area will be rezoned to a PUD zoning district. This Specific Plan will implement the PUD zoning for the Plan Area. Figure 3.2 illustrates the existing zoning and the proposed zoning for the Specific Plan area.

The western portion of the Plan Area (where the existing library is located) is currently zoned R-10 (Residential Single Family, 10,000 square foot minimum lot size, 3.1 to 4.5 units per net acre). Under the Specific Plan, the western portion of the Plan Area (the Residential Project) is proposed to have a higher residential density than the existing residential zoning (approximately 9.3 units per net acre). The project residential density will comply with City General Plan and Zoning Ordinance provisions.

Where the OPPSP and the City Zoning regulations conflict, the OPPSP policies shall apply. Where the OPPSP is silent, the City Zoning regulations shall apply.

3.3 Overall Site Area Development Vision

It is the intent of the Specific Plan to create a unique multi-use district that provides significant public amenities and complements the surrounding land uses. Figure 3.4 shows a conceptual rendering of a potential development scenario based on the Specific Plan development regulations. The Illustrative Plan is a conceptual plan that achieves project objectives and design principles delineated in the project's development standards and design guidelines. Although there are a number of ways the land use program could be implemented at the site design level of detail, the rendering illustrates conceptually the scale, mass and character of the development that is allowed by the development regulations.

The following Artist's Conceptual Illustrative Plan is a representative illustration of the Specific Plan development vision within its surrounding context. Final street patterns and building locations shall be determined at the time of

site and architectural review for the residential and park components and through the City Council's review for the City library site.

The parcels will be developed as two separate projects that promote walkability, sharing of resources and a cohesive character as shown in Figure 3.4. The Specific Plan includes an infrastructure plan that identifies major improvements to Monticello Avenue so it will form the major gateway into and through the project. The library will be located to the east of Monticello Avenue along Oak Park Boulevard, allowing the building to create a strong urban design statement. Oak Park Boulevard will be widened on the north side, up to Monticello Avenue, to accommodate on-street bike lanes, and will include public sidewalks that will allow for pedestrian access to the library. The building will be appropriately set back from the creek. Landscape elements will extend along the creek edge along with trails that will integrate the development with its natural surroundings.

The parking for the library will be located north of the building and will be shared with the recreational fields as part of the Civic Project. Approximately 135 parking spaces will be shared between the two uses. The recreational fields will be located to the north of the new library site bordering the MDUSD athletic tracks. Public sidewalks along Monticello will connect both uses to each other and to the surrounding uses.

The existing MDUSD roundabout parking lot at the northwest corner of the proposed ballfields at the intersection of Monticello Avenue and Santa Barbara Road will be improved to accommodate approximately 30 parking spaces.

The projects will be developed by different project sponsors. A parcel map will be processed for conveyancing purposes. The following describes the proposed ownership, and depicted in Figure 3.3:

- 1750 Oak Park Property (Proposed Residences): Ownership retained by the County. Post-entitlement the County intends to convey the property to a home builder (ownership for the pocket park would be transferred to the Pleasant Hill Recreation and Parks Department (RPD));
- 1700 Oak Park Property - Northern Portion (Proposed Park): ownership transfer from the County to the RPD;
- 1700 Oak Park Property - Southern Portion (Proposed Library): ownership transfer from the County to the City;
- Grayson Creek Corridor (Pleasant Hill Middle School Field to Oak Park Boulevard): ownership transfer from Mount Diablo Unified School District (MDUSD) to the RPD and the City;



Figure 3.3: Proposed Ownership Map

- Monticello Roundabout: MDUSD retains ownership of approximately 1/3 of the upper portion of roundabout and provides the RPD with agreement for access;
- Monticello Avenue (Oak Park Boulevard to Monticello Roundabout): ownership transfer from the County to the City;
- MDUSD Property in between new Monticello right-of-

way and Residential Project: ownership transfer from the MDUSD to County;

- Oak Park Boulevard (Monte Cresta Avenue to the EBMUD Trail): Retained by City, portion of County property to be transferred to City for road expansion.

The detailed concepts for the two projects (Civic and the Residential) are described below:

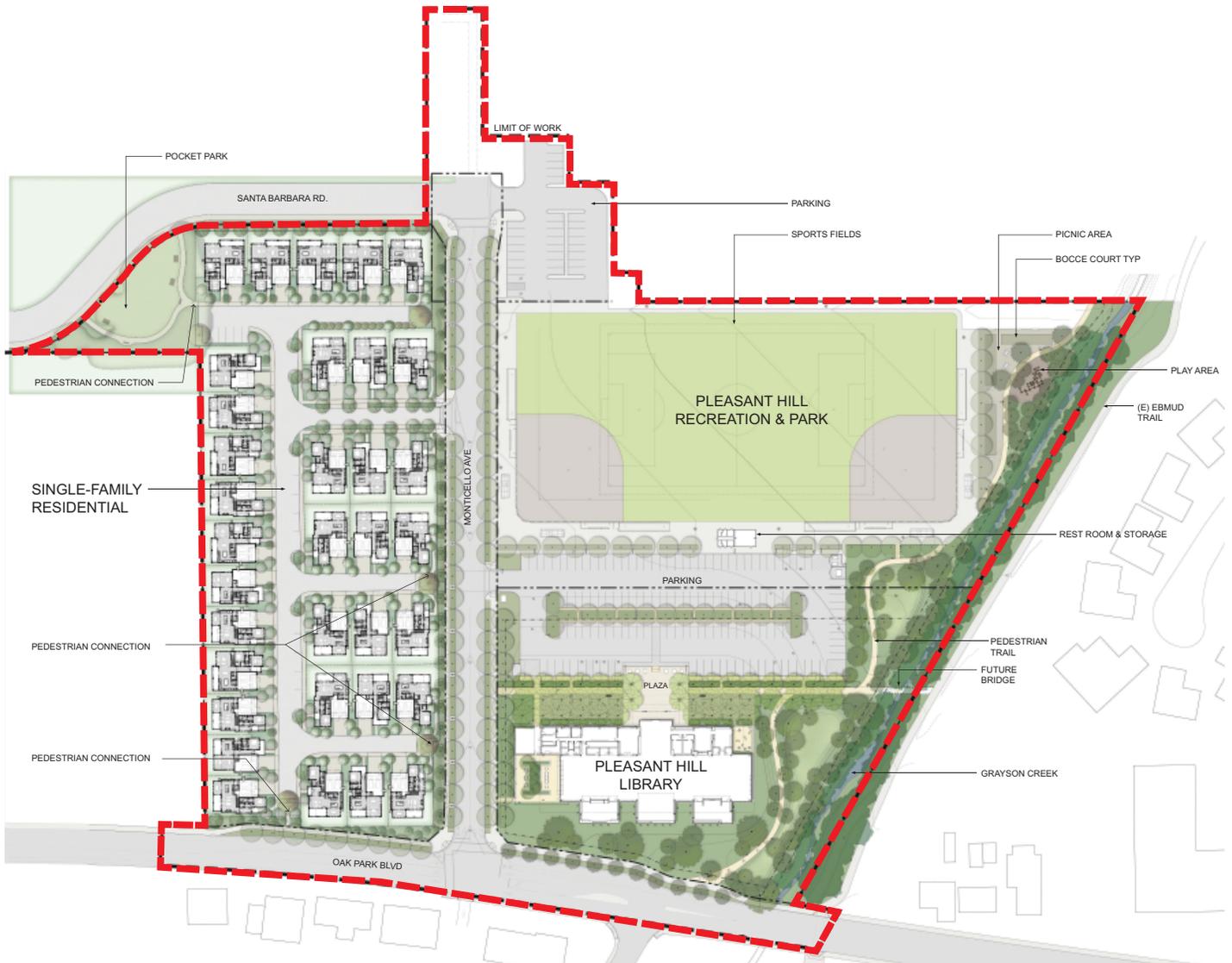


Figure 3.4: Illustrative Plan .
 The graphic is a representative illustration of the Specific Plan design vision within its surrounding context. Final street patterns, site and building location shall be determined at the time of site and architectural review.

3.3.1 Civic Project: Library Design Concept

Site Plan

The new library is designed to be welcoming and community-centric building, providing a signature presence while sitting harmoniously with its surroundings. The building is fundamentally a rectangular form oriented lengthwise east-to-west, and positioned between the parking lot and ball fields to the north and Oak Park Boulevard to the south. The primary formal characteristic of the library is a large,

dramatic, simple roof, rising from the north (entrance) side of the building towards the south (Oak Park) side, where it projects over a large and continuous clerestory wall of windows and provides summer shade to the south side of the building. Three smaller pavilions are attached to the Oak Park side under the projecting roof. These provide smaller scaled forms to the building, and bridge the scale of the big roof to the smaller residential buildings across Oak Park Boulevard, while providing a visually interesting contrast in scale to the larger roof form. The simple and bold roof forms evoke the qualities of the singular, dramatic features of the local landscape such as Mouth Diablo, the simple bold forms of the agricultural heritage, and the prevalent

characteristics of much of the residential construction in the area.

Visitors to the library will most often approach the library from the Oak Park Boulevard side, and then ride, drive, or walk around to the north side entrance. The entrance on the north side is marked by a counter-sloped roof element, rising upwards and projecting over the entrance plaza, providing for a dramatic and welcoming entrance. A large, airy space, with natural ventilation and copious natural lighting, forms the primary space of the library, supporting a collection of 72,000 resources while providing a multi-generational community space. Views to the Grayson Creek riparian area to the east, and to an enclosed outdoor activity garden space on the west, provide green “book ends” for this space. The pavilions on the south side of this space provide smaller scaled spaces for story telling, “maker” activities, and quiet reading. Colors and finishes for both the exterior and the interior were selected to have a timeless and enduring quality. Warm wood tones will compliment the exposed painted steel structure and lively colors will punctuate the space through-out with the use of graphics and furniture. The exterior finishes are subdued and harmonious with the immediate environment.

The building form and construction details support passive heating and cooling strategies. Natural ventilation and strategic shading will allow the building to operate for many months of the year without cooling. This, combined with a radiant cooling strategy and a large roof to support solar panels, will result in a very energy-efficient building.

Landscape Plan

The new Pleasant Hill Library is located in relation to the existing landscape of Grayson Creek as well as adjacent roads and sidewalks. Consideration of adjacent parcels, flooding, and the path of the sun helped shape the location selected. The proposed landscape design enhances the existing natural planted setting of the creek as well as responding to the different functions and sun exposures on each side of the building.

Arrival at the new Pleasant Hill Library is designed to be welcoming for pedestrians, cyclists, drivers, as the site is intended to be an outdoor destination even when the library is closed. Arriving in the parking lot guests are gathered in a triple row of trees along a promenade that directs people towards a single central entry. Small outdoor rooms created by the trees are furnished with seating and tables to allow for informal gathering, waiting, and outdoor work space. At



Figure 3.5a: View of the Proposed Library from Oak Park Boulevard.

The graphic is a representative illustration of the Specific Plan design vision within its surrounding context. Final architectural details, building placements may be adjusted at the time of site and architectural review.



Figure 3.5b: View of the Proposed Library from Monticello Avenue. The graphic is a representative illustration of the Specific Plan design vision within its surrounding context. Final architectural details, building placements may be adjusted at the time of site and architectural review.



Figure 3.5c: View of the Proposed Library from Monticello Avenue. The graphic is a representative illustration of the Specific Plan design vision within its surrounding context. Final architectural details, building placements may be adjusted at the time of site and architectural review.

the main entry plaza a drop-off is provided for pick up and drop off by parents, caregivers, and ride share services. The parking lot is planted with large shade trees to mitigate the heat and visual expanse of pavement.

Along the east edge of the library the existing creek, the proposed landscape provides a new rolling topography shaped to provide additional water storage for large flood events. Plantings have been selected to complement the existing riparian area and to extend the creek character of the plantings to a more significant area that features a meandering trail near the creek. A future bridge to cross Grayson Creek is proposed as a potential link for the trail system that would better connect existing bike and pedestrian access to the library entry.

Facing Oak Park Boulevard the new trees scale the library building façade and also compose views through the trees to this new civic building. The plantings together with the smaller building elements facing Oak Park Boulevard relate to the surrounding residential neighborhood in both character and scale.

The library design was developed through a public process involving multiple town hall, stakeholder and focus group meetings guided by a Subcommittee of the City Council and a Library Steering Committee. The library is subject to review and approval by the City Council. The conceptual architectural and landscape plans for the library are provided for informational purposes only.

3.3.2 Civic Project: Park Design Concept

The park would primarily be a complex for playing sports with facilities designed to support youth and adult baseball, softball, soccer, lacrosse, and bocce ball. The sports fields design includes field lighting to provide opportunity for night activities. In addition, walking paths will be integrated to provide opportunities to meander through the park, along the creek corridor and connect with the library and Oak Park Boulevard. The park will be consistent with the design and focus of Pleasant Oaks Park located to the northwest of the property.

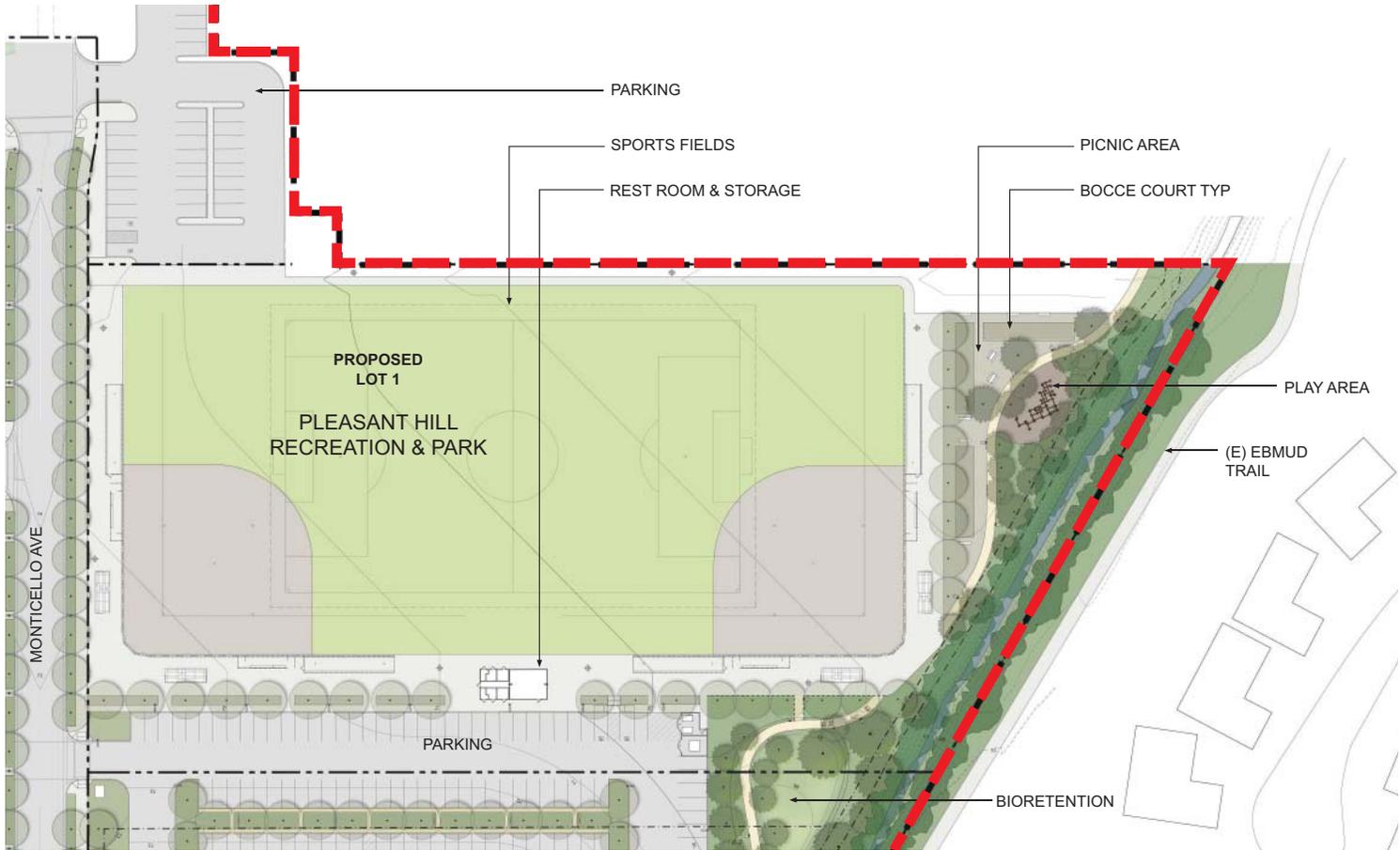


Figure 3.6: Park Site Plan .
 The graphic is a representative illustration of the Specific Plan design vision within its surrounding context. Final street patterns, site and building location shall be determined at the time of site and architectural review.

The new park and athletic fields would be located directly north of the proposed library. The new park would consist of two approximately 40,000 square foot baseball/softball fields. Ballfields would include two dugouts and two bullpens per field. A 54,000 square-foot soccer field would overlay on the ballfield grass between the two diamonds, as shown in Figure 3.6.

Landscape Plan

The park property would be landscaped with a variety of plant species that reflect local conditions and complement the overall design intent of Pleasant Oaks Park located to the northwest of the property.

3.3.3 Civic Project: Creek Edge Improvements

The Civic Project includes improvements to the Grayson Creek Corridor portion of the Plan Area, from the western creek top-of-bank to the eastern property line of the Grayson creek Corridor (same as eastern project site boundary) that abuts the off-site EBMUD trail as shown in Figure 3.4. Creek corridor improvements include removal of dead trees, trees in poor health, invasive species, and trash. Existing mature native or climate-adapted trees within the top of bank setback would be reviewed by an arborist for health and preserved where possible.

A pedestrian trail would be installed on the new library property that would extend from the proposed parking lot to the Grayson Creek Corridor portion of this property. The trail may connect to a new future pedestrian bridge spanning the creek providing direct access to the off-site EBMUD trail to the proposed library property if funding is available in the future. The new bridge could facilitate non-motorized access from and to the surrounding area, including downtown Pleasant Hill to the north.

3.3.4 Civic Project: Roadway Improvements

Proposed roadway improvements to Oak Park Boulevard include widening, resurfacing, restriping, and upgrading the existing signalization. In addition, dedicated bike lanes would share the roadway. This segment of Oak Park Boulevard would be widened from the western project boundary to the eastern project boundary.

The intersection at Oak Park Boulevard and Monticello Avenue would be improved with new turn lanes and signalization. A new left turn lane would allow vehicles to

enter Monticello Avenue from the west. A new right turn lane would allow vehicles to enter Monticello Avenue from the east. In addition, a new left turn lane would allow vehicles to enter a day care facility to the south.

Proposed roadway improvements to Monticello Avenue include complete reconstruction of the road and restriping to provide one dedicated northbound lane and one dedicated southbound lane. The southbound lane would terminate at Oak Park Boulevard with a shared left and right turn lane. In addition, dedicated bike lanes would share the roadway.

The City would provide access to the library from Monticello Avenue via a single, shared driveway that would provide access to a 135-space parking lot that would be shared with users of the RPD athletic fields to the north. Upon entering the property and continuing south, vehicles could park or drop visitors off at a designated area near the library main entrance. The library would face the street frontages along Oak Park Boulevard, Monticello Avenue, and the Grayson Creek Corridor. No on-street parking is proposed.

Improvements also include the Mount Diablo Unified School District parking lot at the northwest corner of the proposed ballfields to accommodate approximately 30 parking spaces to be shared between the school and the ballfields



Figure 3.7: Residential Illustrative Plan

The graphic is a representative illustration of the Specific Plan design vision within its surrounding context. Final street patterns, site and building location shall be determined at the time of site and architectural review.

3.3.5 Residential Project: Design Concept

The parcel to the west of Monticello Avenue will be developed with single family residences as part of the Residential Project. The development will consist of approximately thirty-four single family detached houses with seven accessory dwelling units. The homes will have a variety of floor plans and will have an architectural palette that builds on the history and distinct character of Pleasant Hill. Careful consideration is given to the site plan and layout of the residential development to promote walkability and reduce the impact and use of cars. The residential entry from Monticello Avenue is staggered from the library entry to avoid conflicts in traffic movement and circulation. The residences will be accessed off the internal street or smaller lanes that serve not more than six homes. The smaller lanes are organized to allow for the homes to be clustered providing an intimate and less auto-centric community, while

providing ample space for the volume of traffic they will serve. As the residential development will be surrounded by streets or development, careful consideration has been given to how the homes respond to the surrounding context. The homes will back on to the adjoining property to the west with privacy fences. On the northern and southern edges of the property where the homes are adjacent to busy streets, the homes will back onto the street, but will have a landscape buffer/edge between the backyard fence and the public right-of way. The homes along Monticello Avenue will address the street frontage with porches and entries that are oriented towards Monticello Avenue. Depending on the final grading plan, the homes along Monticello Avenue may be slightly elevated from the street level which will create visual interest along the street frontage. It is anticipated that some of the private streets within the area will provide direct pedestrian connections to Monticello Avenue allowing the residents to have easy access to the library and park facilities. Pedestrian access will also be provided to a public open space feature that would be developed in the northwest corner of the property.



Figure 3.8: Residential Architectural Character - Streetscape

The graphic is a representative illustration of the Specific Plan design vision within its surrounding context. Final architectural details, building placements may be adjusted at the time of site and architectural review.



Figure 3.9: Residential Architectural Character - Streetscape

The graphic is a representative illustration of the Specific Plan design vision within its surrounding context. Final architectural details, building placements may be adjusted at the time of site and architectural review.

The thirty-four proposed homes are comprised of four plans ranging from approximately 2,800 sf to 3,400 sf. The largest plan (+/-3,400 sf) has an attached, independent lock-off suite that would serve as an accessory dwelling unit in compliance with the City of Pleasant Hill's affordable housing ordinance. All plans have full (18' x 18') driveway aprons to accommodate two driveway spaces, two-car garages and independent front, side and rear yards. To take advantage of the comfortable year-round weather, the homes are designed as open floor plans with integrated California rooms and upper level decks for seamless indoor-outdoor living. On some of the units, specifically those located along Monticello, the decks are oriented to take advantage of the scenic views of Mount Diablo.

The homes would be comprised of four architectural styles: Spanish, Farmhouse, Craftsman and Cottage. Each of the four plans contain at least three of the architectural styles. To stay true to the envisioned architectural style, the materials and details will be sensibly chosen to best characterize that specific style. While there are four distinct styles proposed for this neighborhood, the homes will cohesively add

visual interest and contribute to the overall neighborhood identity. The details are well proportioned to the size of the home and provide visual interest that best represents the overall character. To achieve an architectural variety throughout the site, duplicate styles will not be adjacent to one another, rather distributed throughout the site. The homes exhibit four-sided architecture with high quality materials, articulation, and detail applied to all four sides of the home. The Citywide Residential Design Guidelines will be applicable to the residential and park portions of the project. The Architectural Review Commission will review the residential portions of the project and provide design recommendations for consideration by the Planning Commission and City Council to ensure quality design.

Residential Landscape Plan

The street frontage landscaping along Monticello Avenue will serve to define the public sidewalk while enhancing the project entry.

Landscape plant materials for single family residential front yards shall consist of low maintenance, water wise



Figure 3.10: Residential Park Concept - Illustrative

The graphic is a representative illustration of the Specific Plan design vision within its surrounding context. Final park layout, amenities and design will be based on the City of Pleasant Hill Recreation and Park District requirements.

shrubs and groundcovers planted in masses that create landscapes with diverse foliage colors, shapes and plant sizes. Landscape designs shall be complimentary of architectural styles and carefully scaled in keeping with yard space and architecture product.

All front yards shall utilize irrigation practices committed to water conservation. The landscape irrigation will adhere to current City water efficient landscape provisions and utilize high efficiency irrigation systems.

Residential Park Concept

The residential development will include an approximately 15,000 square foot passive park located at the northwest corner of the Specific Plan Area which presents an opportunity for recreation and outdoor enjoyment. This area includes a walkway suitable for universal access, four picnic tables, trash receptacles, and dog pick-up station. There will be retention of some of the existing trees.

Landscape enhancements within the area will also include an undulating lawn area and perimeter shade trees. The plant varieties shall reflect the palette of the existing Pleasant Oaks Park across the street. A water wise plant palette and high efficiency irrigation system will ensure that this green space maintains a lush aesthetic while respecting the unique climate of Pleasant Hill.

3.4 Planning Area Adjustments

While a Land Use Plan and Land Use Summary Table are contained in the OPPSP, precise land use boundaries and acreages shall be established by the recording of parcel maps. A Tentative Map submittal may incorporate an adjustment to the boundaries and acreages on file with the City for minor amendments to the OPPSP. An amendment will be considered minor if the total gross acreage of any given land use designation does not change by more than 10% increase or decrease of the original gross acreage approved under the OPPSP. A revised Land Use Plan as well as a revised Land Use Summary Table must be submitted to the City of Pleasant Hill for each proposed amendment or set of amendments to the land use area boundaries.

3.5 Permitted and Conditionally Permitted Uses

The uses allowed within each zoning district are listed in Table 3.1 and established by letter designations as follows:

“P” designates use classifications permitted in the district.

“U” designates use classifications permitted on approval of a use permit.

“T” designates use classifications permitted on approval of a temporary use permit.

“P/U” designates use classifications permitted on the site of a permitted use, but requiring a use permit on the site of a conditional use.

The uses listed are based on the use classifications set forth in PHMC Chapter 18.15. Use classifications not listed are prohibited unless authorized by zoning administrator resolution under PHMC § 18.15.010. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this title.

OPP-RESIDENTIAL, OPP-SEMI-PUBLIC USE AND OPP-PARKS DISTRICTS: LAND USE REGULATIONS	P	Permitted		
	U	Use Permit Required		
	T	Temporary Use Permit Required		
	L	Limited (see specific limitations listed following schedule)		
	-	Not Permitted		
	OPP- Residential	OPP - Semi- Public Use	OPP - Parks	Additional Use Regulations
Residential Uses				
Accessory dwelling unit	P	P	P	See PHMC § 18.20.100.
Accessory, junior, dwelling unit	P	P	P	See PHMC § 18.20.095.
Bed and breakfast	-	-	-	
Care facility, small, licensed	P	P	P	
Family day care home, large	P	P	P	See PHMC § 18.20.080.
Family day care home, small	P	P	P	
Home occupation	P	P	P	See PHMC § 18.20.070.
Senior housing	P	P	P	
Single-family residential	P	P	P	
Single-family residential with boarder or lodger	P	P	P	No more than 3 boarders or lodgers
Multi-family residential	P	P	P	
Public and Semipublic				
Community center	U	U	U	
Cultural institutions	-	U	U	
Day care, general	-	U	U	L-1
Park and recreational facilities	U	P	P	
Public safety facilities	U	U	U	
Religious assembly	U	U	U	
Schools, public or private	U	U	U	
Utilities, major	U	U	U	
Utilities, minor	P	P	P	
Wireless telecommunications facility	-	U	U	L-3. See PHMC Chapter 18.67.
Library	-	P	-	
Accessory Uses				
	P/U	-	-	See PHMC § 18.20.050.
Temporary Uses				
				See PHMC Chapter 18.100.
Agricultural sales	-	T	T	L-7
Animal shows or sales	-	T	T	L-2, L-5
Arts and crafts show outdoors	-	T	T	L-2, L-5
Christmas tree sales	-	-	-	L-2, L-7
Civic and community events	-	T	T	L-2, L-6
Commercial filming, limited	-	T	T	L-2, L-6
Live entertainment events	-	T	T	L-2, L-4, L-6
Outdoor exhibits	-	P	T	L-2, L-6
Personal property sales	P	-	-	L-5
Pumpkin sales	-	-	-	L-2, L-7
Recreational events	-	T	P	L-2, L-6
Street fairs	T	T	T	L-7

Limitations on Specific Use Classifications	
L-1	Minimum site area of 10,000 square feet.
L-2	Minimum site area of one acre
L-3	Minimum site area of three acres.
L-4	See PHMC § 18.25.090 for live entertainment standards.
L-5	Not more than six occurrences during a calendar year. Each occurrence shall not exceed two consecutive days.
L-6	Not more than four occurrences during a calendar year. Each occurrence shall not exceed seven consecutive days.
L-7	Not more than six occurrences during a calendar year, for not more than 14 consecutive days per occurrence.

Table 3.1 : Land Use Regulations

CHAPTER 4 - CIRCULATION

4.1 Introduction

The Oak Park Properties Specific Plan (OPPSP), consistent with the City of Pleasant Hill's Circulation Element incorporates an array of transportation modes.

The circulation elements include both vehicular and non-vehicular improvements within the two projects in the Specific Plan Area and are described in the following sections.

In keeping with the sustainable goals of OPPSP, Low impact Development (LID) techniques maybe be used to reduce impacts of development on the natural environment. To meet this goal, if required, the planting strips along roadways may be used to treat storm water run-off.

4.2 Circulation Elements: Civic Project

The following are the major circulation elements within the Civic Project. The Circulation Elements: Civic Project (Figure 4.1) shows the location of circulation elements within the Civic Project.

In the circulation graphics, certain text may be abbreviated to fit graphically. These are:

FOC delineates Face of Curb Dimensions,

BOC delineates Back of Curb Dimensions, and

ROW delineates the Right of Way.

4.2.1 OAK PARK BOULEVARD:

Roadway improvements to Oak Park Boulevard include widening, resurfacing, restriping, and upgrading the existing signalization. In addition, dedicated bike lanes would share the roadway. This segment of Oak Park Boulevard would be widened from the western project boundary to the eastern project boundary.

The intersection at Oak Park Boulevard and Monticello Avenue would be improved with new turn lanes and signalization. A new left turn lane would allow vehicles to enter Monticello Avenue from the west. A new right turn lane would allow vehicles to enter Monticello Avenue from the east. In addition, a new left turn lane would allow vehicles to enter a day care facility to the south.



Figure 4.1 : Circulation Elements: Civic Project

4.2.2 MONTICELLO AVENUE:

Roadway improvements to Monticello Avenue include complete reconstruction of the road and restriping to provide one dedicated northbound lane and one dedicated southbound lane. The southbound lane would terminate at Oak Park Boulevard with a shared left and right turn lane. The improved Monticello Avenue street section will consist of a thirty-four (34) foot wide pavement section within a sixty (60) foot six (6) inch right of way. The paved section will accommodate two twelve (12) foot travel lanes and two five (5) foot wide Class II bike lanes with vertical curb and gutters.

A detached sidewalk separated from the curb by planting strips will be provided on either side, one five (5) foot six (6) inch sidewalk on the west side and one eight (8) foot sidewalk on the east side.

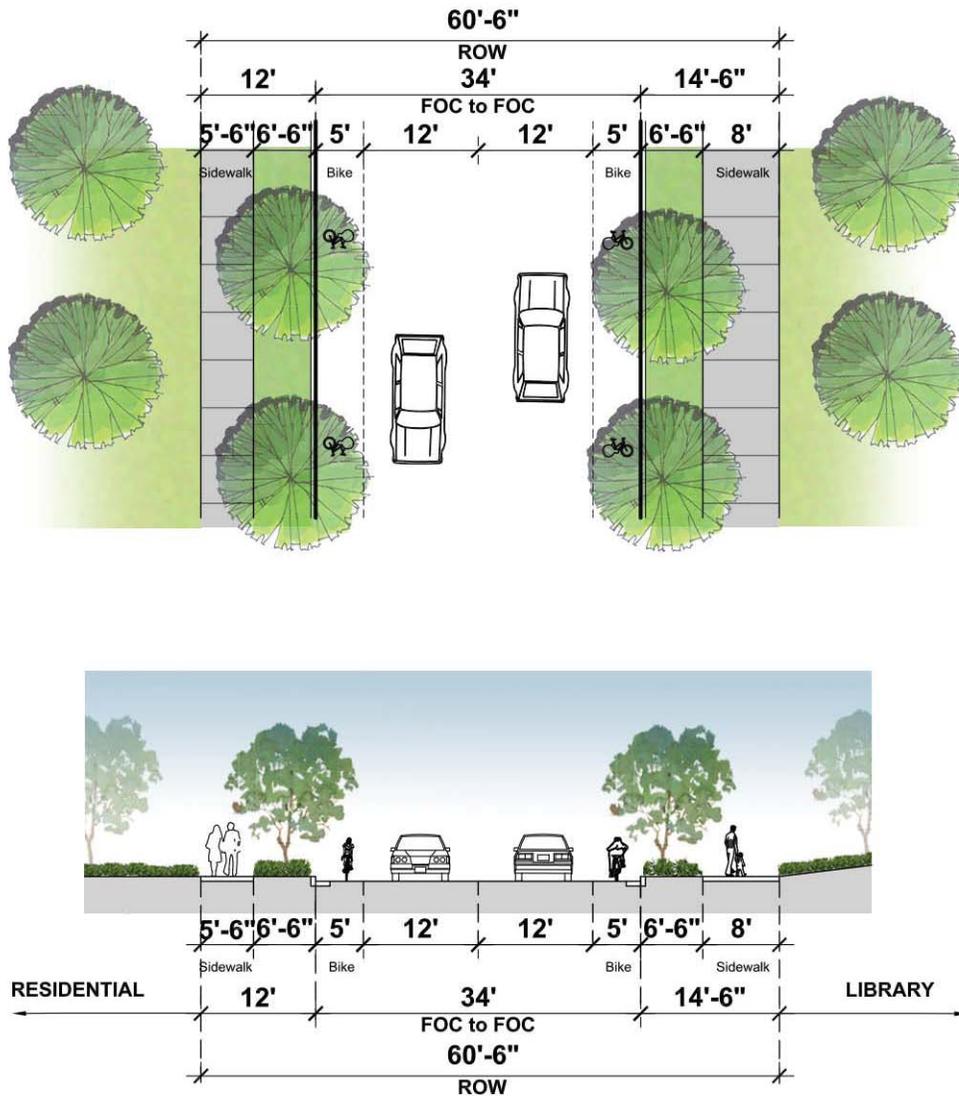


Figure 4.2 : Monticello Avenue

4.2.3 TRAIL

The Civic Project would install a new pedestrian trail immediately west of the Grayson Creek Corridor. At some time in the future, contingent upon funding, the City may install a future bridge connecting the new pedestrian trail to the East Bay Municipal Utility District (EBMUD) trail.

4.2.4 TRANSIT

County Connection Route 9 currently provides bus service to the Specific Plan vicinity and will continue to do so. Bus stops serving this route are located along Oak Park Boulevard and along Patterson Boulevard (located approximately 0.22 mile west). Route 9 provides service from Diablo Valley College to Pleasant Hill Bay Area Rapid Transit (BART) Station, located at 1365 Treat Boulevard, on the east side of I-680 near the Treat Boulevard interchange.

4.2.5 BICYCLE

As illustrated in the 2009 Contra Costa Countywide Bicycle and Pedestrian Plan, a Class I bike lane exists on the EBMUD Trail, located along the Specific Plan's eastern border¹. Class III bike lanes exist on Oak Park Boulevard, and Patterson Boulevard (located approximately 0.22 mile west). There are signage/markings along these bikeways to assist bicyclists.

The existing bike lanes on Oak Park Boulevard will be extended and will connect the plan area to the larger city wide bike network. The bike lanes will continue north/south on the new improved Monticello Avenue providing a safe bike route to the school and the recreational fields.

4.2.6 PEDESTRIAN

In general, sidewalk coverage is currently adequate on the roads near the plan area. Sidewalks begin at the intersection of Oak Park Boulevard and the EBMUD trail, extending westward along the north side of Oak Park Boulevard and partially on the south side. A sidewalk is also available on the west side of Monticello Avenue. No sidewalks are currently available along the east side of Monticello Avenue. Sidewalks on both shoulders of Monticello Avenue (school property) continue northward from Santa Barbara Road towards Hawthorne Drive, past the Pleasant Hill Middle School and the Pleasant Oaks Park.

Pedestrian improvements to Oak Park Boulevard and Monticello Avenue would provide needed pavement surfaces to incorporate sidewalks for pedestrian access.

4.3 Circulation Elements: Residential Project

The following are the major circulation elements within the Residential Project. The Circulation Elements Residential Project (Figure 4.3) shows the location of circulation elements within the Residential Project. The Residential Project will be accessed from Monticello Avenue slightly north of the access to the Library access from Monticello Avenue.

The streets within the Residential Project will be private streets and are described in the section below. In the street section graphics, certain text may be abbreviated to fit graphically. These are:

FOC delineates Face of Curb Dimensions,

BOC delineates Back of Curb Dimensions, and

ROW delineates the Right of Way.

¹ Contra Costa Transportation Authority (CCTA). 2009. 2009 Contra Costa Countywide Bicycle and Pedestrian Plan. Website: <http://www.ccta.net/uploads/5297adc44d334.pdf>. Accessed July 3, 2018.

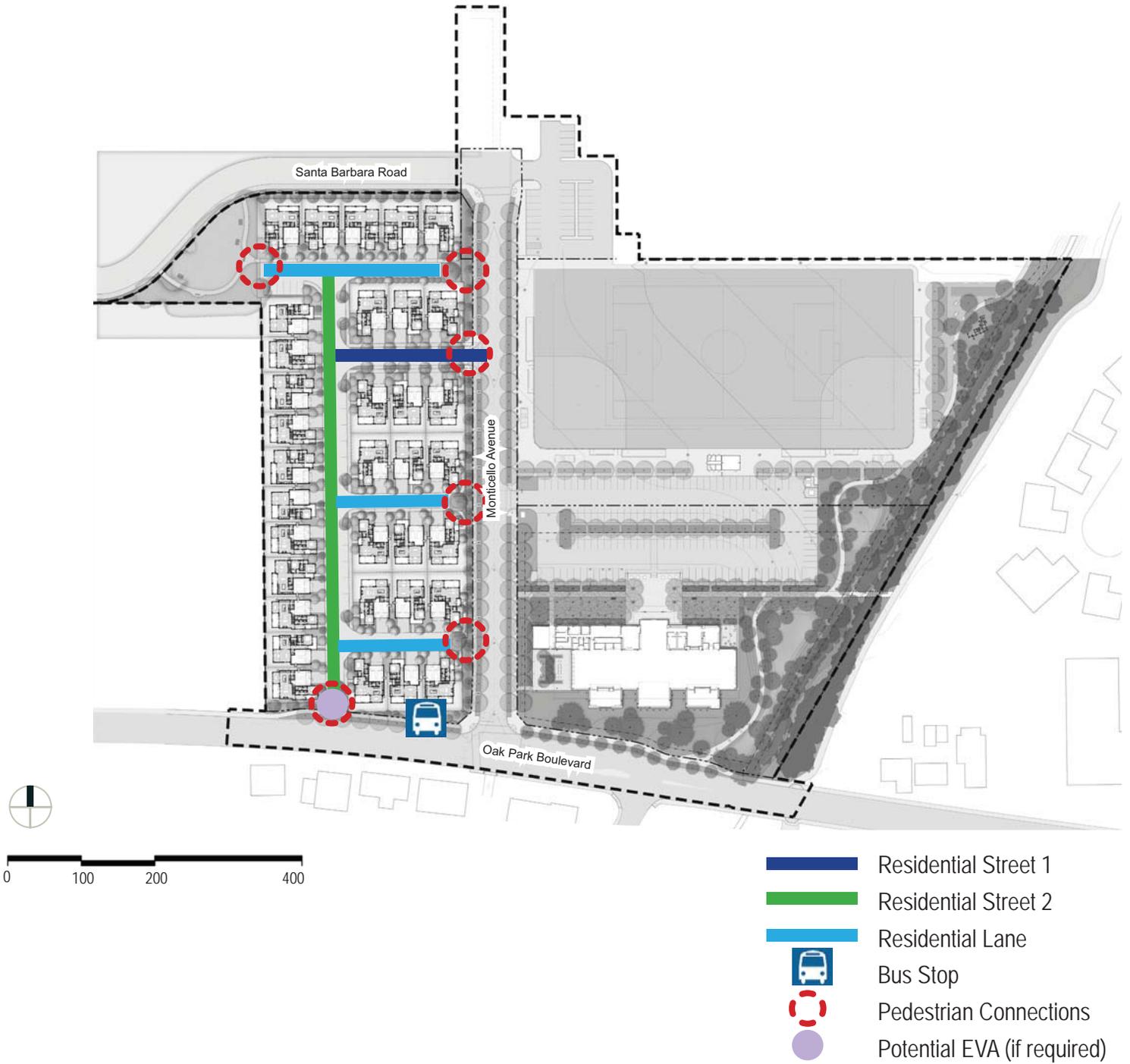


Figure 4.3 : Circulation Elements: Residential Project

4.3.1 RESIDENTIAL STREET 1:

Residential Street 1 serves as the entry street to the residential development in the Plan Area. This street has a twenty (20) foot wide paved section within a forty (40) foot wide right-of-way. The paved section accommodates two travel lanes with vertical curb and gutters. Five (5) foot wide detached sidewalks are provided on both sides and are separated from the pavement by planting strips.

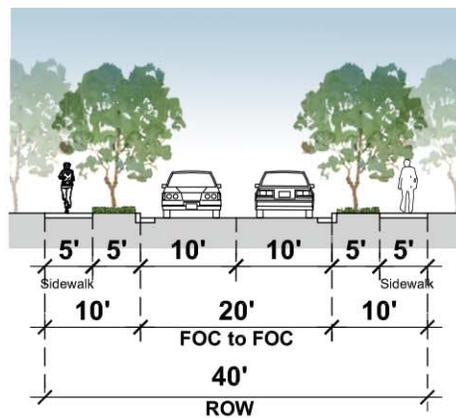
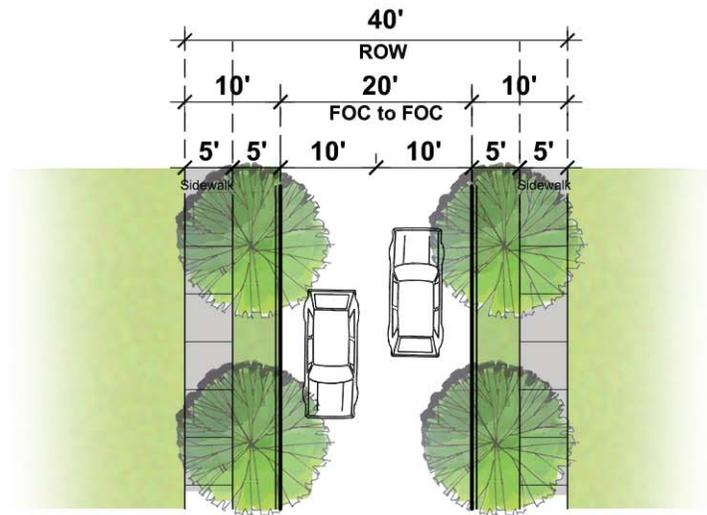


Figure 4.4 : Residential Street 1

4.3.2 RESIDENTIAL STREET 2:

Residential Street 2 serves as a major north south connector within the residential development. This street has a twenty (20) foot wide paved section within a thirty-eight (38) foot wide right-of-way. The paved section accommodates two travel lanes, an eight (8) foot wide parking bay on one side and has vertical curb and gutters. Attached sidewalks are provided on both sides. The location of the parking bay will be dependent on the site plan at its location.

Based on consultation with the City Staff, Planning Commission, and appropriate regulating authorities, an Emergency Vehicle Access (E.V.A.) may be provided at the southern portion of Residential Street 2 connecting to Oak Park Boulevard.

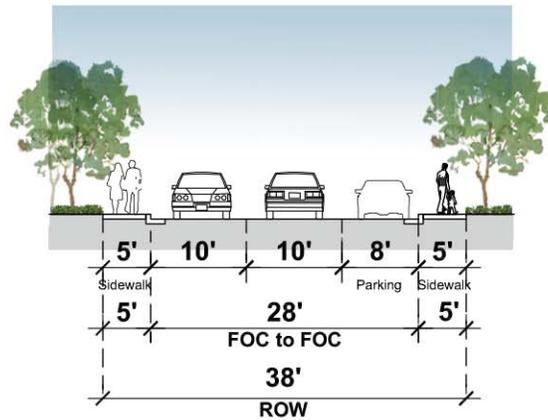
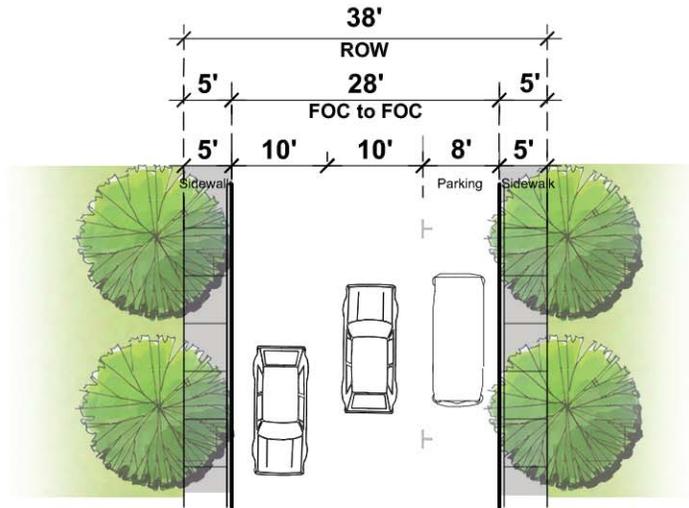


Figure 4.5 : Residential Street 2

4.3.3 RESIDENTIAL LANE:

Residential lanes are residential streets that serve not more than eight homes. As these streets have extremely low traffic volumes they are designed as shared streets. This street has a twenty (20) foot wide paved section within a twenty-five (25) foot six (6) inch wide right-of-way. An attached sidewalk is provided on one side of the street.

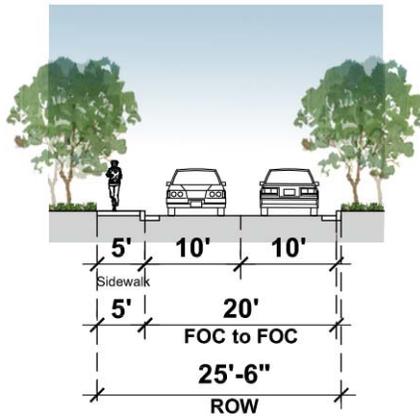
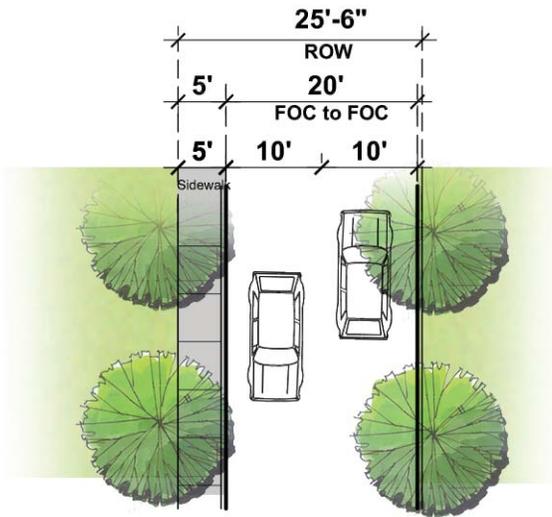


Figure 4.6 : Residential Lane

4.3.4 TRANSIT

County Connection Route 9 currently provides bus service to the Specific Plan vicinity and will continue to do so. Bus stops serving this route are located along Oak Park Boulevard and along Patterson Boulevard (located approximately 0.22 mile west). Route 9 provides service from Diablo Valley College to Pleasant Hill Bay Area Rapid Transit (BART) Station, located at 1365 Treat Boulevard, on the east side of I-680 near the Treat Boulevard interchange.

4.3.5 BICYCLE

As illustrated in the 2009 Contra Costa Countywide Bicycle and Pedestrian Plan, a Class I bike lane exists on the EBMUD Trail, located along the plan area's eastern border.² Class II bike lanes exist on Oak Park Boulevard, adjacent to the Residential Project site, and Patterson Boulevard, located approximately 0.22 mile west. There are signage/ markings along these bikeways to assist bicyclists.

The residential streets are designed as low volume, low speed streets and the bikes are anticipated to share the pavement with automobile traffic.

4.3.6 PEDESTRIAN

In general, sidewalk coverage is currently adequate on the roads near the plan area. Sidewalks begin at the intersection of Oak Park Boulevard and the EBMUD trail, extending westward along the north side of Oak Park Boulevard and partially on the south side. A sidewalk is also available on the west side of Monticello Avenue. No sidewalks are currently available along the east side of Monticello Avenue. Sidewalks on both shoulders of Monticello Avenue (school property) continue northward from Santa Barbara Road towards Hawthorne Drive, past the Pleasant Hill Middle School and the Pleasant Oaks Park.

Proposed streets within the Residential Projects incorporate sidewalks that accommodate pedestrian movement. To promote easy pedestrian access from the Residential Project, multiple pedestrian connections are provided to the surrounding uses. Proposed connections include Oak Park Boulevard and the northerly park, as well as multiple pedestrian walkways to Monticello Avenue that provide ease of access to the library and ballfields.

² Contra Costa Transportation Authority (CCTA). 2009. 2009 Contra Costa Countywide Bicycle and Pedestrian Plan. Website: <http://www.ccta.net/uploads/5297adc44d334.pdf>. Accessed July 3, 2018.

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CHAPTER 5 - INFRASTRUCTURE AND PUBLIC SERVICES

5.1 Introduction

This chapter addresses the proposed infrastructure system and public services for the Oak Park Properties Specific Plan (OPPSP). Infrastructure includes the water, wastewater and storm water runoff systems. The Public Services refer to public facilities and services and utilities necessary to serve the area. These include some City-wide system improvements that will benefit more than the properties within the OPPSP.

5.2 Infrastructure

This section identifies the infrastructure required to serve the OPPSP and addresses the overall infrastructure improvements for the OPPSP. The infrastructure improvements are listed individually for the two projects. Related components in the individual projects will be designed and constructed to accommodate build out in a phased approach.

5.3 Infrastructure: Civic Project

The sections below describes the different infrastructure improvements for the civic project.

5.3A: DOMESTIC WATER

Water service would be provided by installing extending a new 8-inch main along Monticello Avenue. The main would connect to the library 120 feet north of Oak Park Boulevard. Fire-rated water service would also be provided by the 8-inch main and connect to dedicated 6-inch at the library building. A second connection to provide water for fire hydrants in the parking lot is also proposed. The connection would be located at the parking lot entrance beneath Monticello Avenue and run parallel to the library building.

New water lines would be placed beneath Monticello Avenue between Oak Park Boulevard and Santa Barbara Road and would run along the centerline of the street right-of-way. There are no proposed changes to the existing 10 inch main beneath Oak Park Boulevard.

5.3B: RECYCLED WATER

An existing 10-inch recycled water line would be extended south from Pleasant Oaks Park, allowing for irrigation with recycled water at the proposed athletic fields and library

properties. The extension would be located along Monticello Avenue. The City estimates that the area along Oak Park Boulevard and Monticello Avenue would demand a peak-flow of 12 gallons per minute (gpm). The park would utilize an estimated 3.6 million gallons per year.

A new connection to service the proposed library would be established approximately 120 feet north of Oak Park Boulevard. The City estimates that the library would demand a peak-flow of 45 gallons per minute (gpm). In addition, a small-diameter recycled waterline and stub out would be available in the future for the proposed pedestrian bridge crossing Grayson Creek for purposes of conveying recycled water to the landscaped area immediately east of the creek.

There is no recycled water infrastructure in Oak Park Boulevard between Monte Cresta Avenue and the EBMUD Trail, and this project would not include the installation of recycled water infrastructure within this street segment.

5.3C: STORM WATER DRAINAGE

Stormwater and surface run-off would be collected via a new storm drainage system and either conveyed to Grayson Creek through three outfalls that would be upgraded as part of the Civic Project, or collected into on-site bioretention ponds or, in the case of extreme rain events, detained on the sports fields. The proposed drainage and flood protection improvements (Grayson Creek Outfalls Project) would mimic the existing 100-year floodplain boundary footprint.

As part of the proposed Grayson Creek Outfalls Project improvements outlined above, the existing single 24-inch drainage conveyance system along Oak Park Boulevard would be improved to include two separate storm drainage systems (western system and eastern system).

The western system would upsize the existing 24-inch storm drain pipe currently located along Oak Park Boulevard adjacent to the existing library parcel to a 36-inch pipe. The western system would diverge from its existing alignment by turning northward along the east side of Monticello Avenue, extend eastward along the north end of the new library parking lot, and then extend north through double 18-inch pipes (or a single 36" pipe) towards an existing 15-inch outfall into the East Fork Grayson Creek. In the event of extreme rain events, such as 25-year or greater storm events when the East Fork Grayson Creek reaches capacity, storm water from the Civic Project would be detained on the sports field and slowly released through the 15-inch outfall, that includes riprap for energy dissipation.

The eastern system begins east of Monticello Avenue and conveys storm water towards an existing 36-inch outfall into the East Fork of Grayson Creek. The existing 24-inch storm drain pipe located along Oak Park Boulevard adjacent to the proposed new library site will be improved with additional catch basins and shallow box culverts with slotted openings which will connect to a new diversion manhole structure. A short section of 24-inch storm drain pipe and catch basins will be constructed along the south side of Oak Park Boulevard at the eastern edge project limits and cross Oak Park Boulevard to the new diversion manhole structure. The existing 36-inch outfall will be replaced with a new 36-inch outfall structure that includes riprap for energy dissipation. Storm water from this eastern system will be conveyed to Grayson Creek through this 36-inch outfall. In the event of extreme rain events, such as 25-year or greater storm events, when East Fork Grayson Creek reaches capacity, storm water from the Civic Project would be conveyed through a new 36-inch pipe which extends north through 18-inch pipes (or a single 36" pipe) towards the 15-inch outfall at the northeast corner of the sports field property that includes riprap for energy dissipation.

Storm water from the new library site would be directed to C3 bio-retention ponds located at the eastern side of the library property. The existing 8-inch outfall structure will be replaced with a new 8-inch riprap outfall structure and will drain the C-3 ponds into Grayson Creek. In the event of extreme rain events such as 25 year or greater storm events when Grayson Creek reaches capacity, storm water from the Civic Project would be conveyed to the north through double 18-inch pipes (or a single 36" pipe) towards the 15-inch outfall at the northeast corner of the sports field property and slowly released through the 15-inch outfall, that includes riprap for energy dissipation, Exhibit 2-13 depicts the locations of proposed improvements along the Grayson Creek corridor.

5.3D: SANITARY SEWER

All sewer lines for the Civic Project would connect to an existing 10-inch municipal sewer main line that runs north-to-south through the eastern side of the property. A portion of the existing sewer main line would be realigned eastward in order to avoid being placed beneath the proposed new library building.

Service to the proposed library building on this property would be provided by one lateral connection to the 10-inch sewer main line on the eastern side of the property. Another lateral connection for the trash enclosure would be established in the parking lot to the north of the library would also connect to the same 10-inch sewer main line. Both connections would be made at the realigned section of the sewer main line on the eastern side of the building.

The proposed park's public restroom would connect to the existing 10-inch line via a sewer lateral just north of the proposed parking lot. A second sewer lateral for the trash enclosure would be established from the new satellite parking lot located north of the fields and would then connect to the same existing 10-inch sewer main line on the eastern side of the fields.

No connection will be made to the existing sanitary sewer line running beneath Oak Park Boulevard for this project.

5.3E: SOLID WASTE AND RECYCLING COLLECTION

Republic Services provide solid waste disposal services for the City of Pleasant Hill. Republic Services is a private company that provides non-hazardous solid waste and recycling services for commercial, industrial, municipal, and residential customers. The sole repositories of solid waste for the City of Pleasant Hill are the Acme and Keller Canyon Landfills.

Republic Services would provide garbage and recycling service to the proposed library. The library and park uses would be serviced by existing solid waste and recycling collection routes. A designated trash enclosure for the library would be located in the southwestern corner of the parking lot and to the west of the library entrance. A designated trash enclosure for the parking would be located along the northern boundary of the park in proximity to the northern parking lot.

5.3F: POWER AND TELECOMMUNICATIONS

Pacific Gas and Electric (PG&E) provides electrical and natural gas services to customers in the City of Pleasant Hill.

The City would install a new joint utility trench along Monticello Avenue between Oak Park Boulevard and Santa Barbara Road within the future public right-of-way to provide for electrical, gas and telecommunications services for the library. New conduits/vaults would be installed between the utility trench and the library.

The City would install a new joint utility trench starting on the south side of the Oak Park Boulevard. The new conduit would cross Oak Park Boulevard to the east of Monticello Avenue, and would continue westward along the north side of Oak Park Boulevard, to the Monticello Avenue Intersection.

New utility lines would extend along Monticello Avenue and run north. A new transformer will be installed between Monticello Avenue and the library parking lot; a second transformer would be located along the northern boundary between the ballfields and the northern parking lot. The

park would not require a new telecommunications and gas service.

5.4 Infrastructure: Residential Project

The sections below describes the different infrastructure improvements for the Residential Project.

5.4A: DOMESTIC WATER

Three water providers: CCWD, EBMUD, and Martinez Water District, provide potable water service to the City of Pleasant Hill. The Residential Project site is within the CCWD service area. Static pressure within the existing main is between 55 and 60 pounds per square inch. An 8-inch domestic water main along Monticello Avenue and a 6-inch main for fire-rated water service would supply domestic water.

The Residential Project would connect to new municipal water lines in Monticello Avenue.

5.4B: RECYCLED WATER

No recycled water infrastructure would service the Residential Project. Recycled water may be utilized for landscaping along project street frontages in conjunction with the Contra Costa Clean Water Program (C3 facilities).

5.4C: STORM WATER DRAINAGE

The Residential Project would connect to the municipal stormwater drains within Monticello Avenue. The Residential Project would include linear bio-retention basins along the west side of Monticello Avenue, with sufficient capacity to capture storm water runoff and in accordance with C3 requirements.

5.4D: SANITARY SEWER

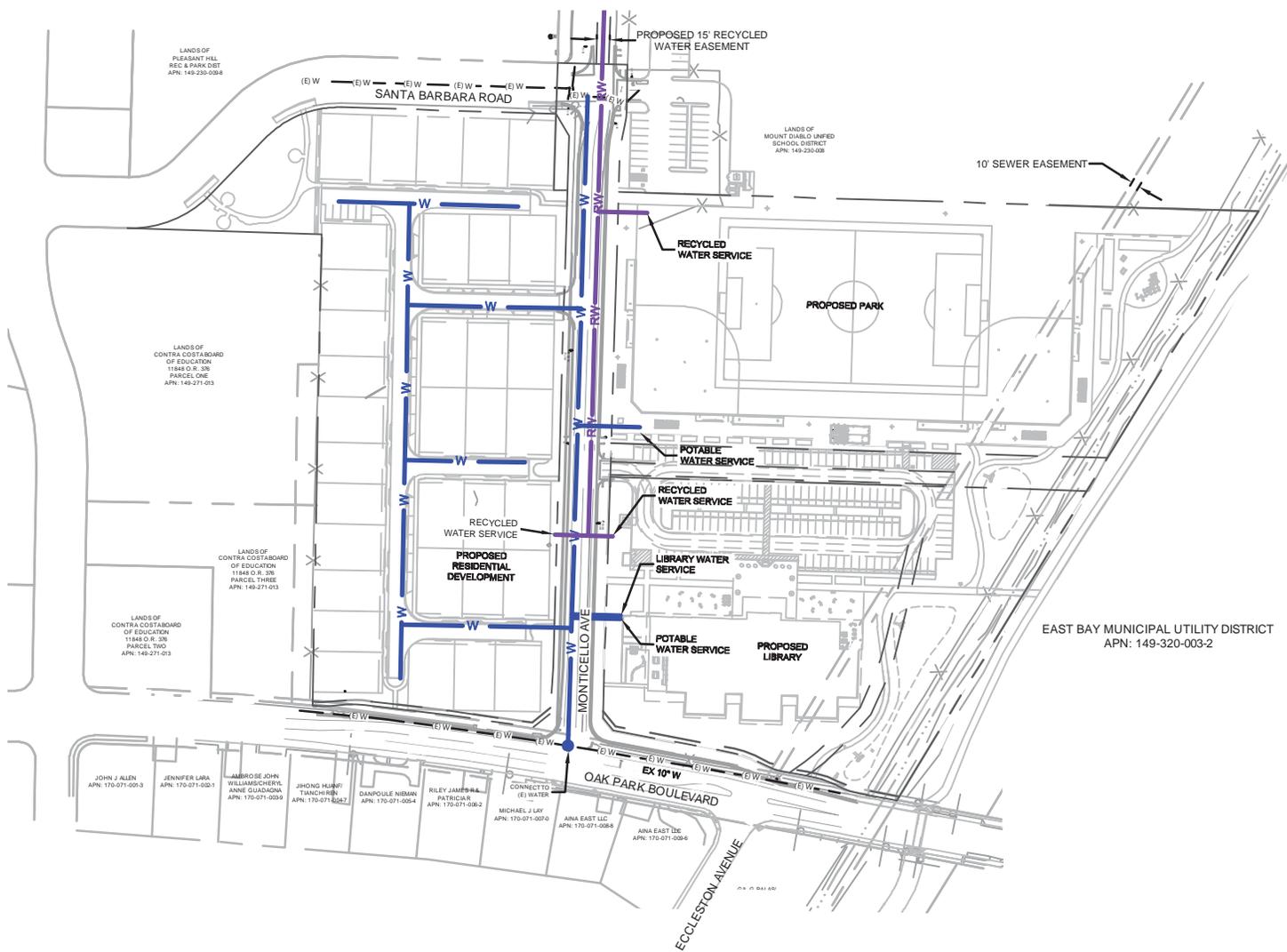
The sewer connection for the existing library, which currently connects to an existing main under Oak Park Boulevard, would be abandoned and removed. A new 8-inch line would be constructed in the east/west direction underneath Monticello Avenue, and would continue underneath the parking lot and eventually connect to the existing 10-inch sanitary sewer main adjacent to Grayson Creek.

5.4E: SOLID WASTE AND RECYCLING COLLECTION

Republic Services would provide garbage and recycling service to the Residential Project. The residences would be serviced by existing solid waste and recycling collection routes. Individual trash, recycling, and green receptacles would be provided for each home.

5.4F: POWER AND TELECOMMUNICATIONS

The Residential Project would connect to a new joint utility trench within Monticello Avenue. The homes would be subject to the 2020 California Building Code, which requires the inclusion of solar panels for new residential development.

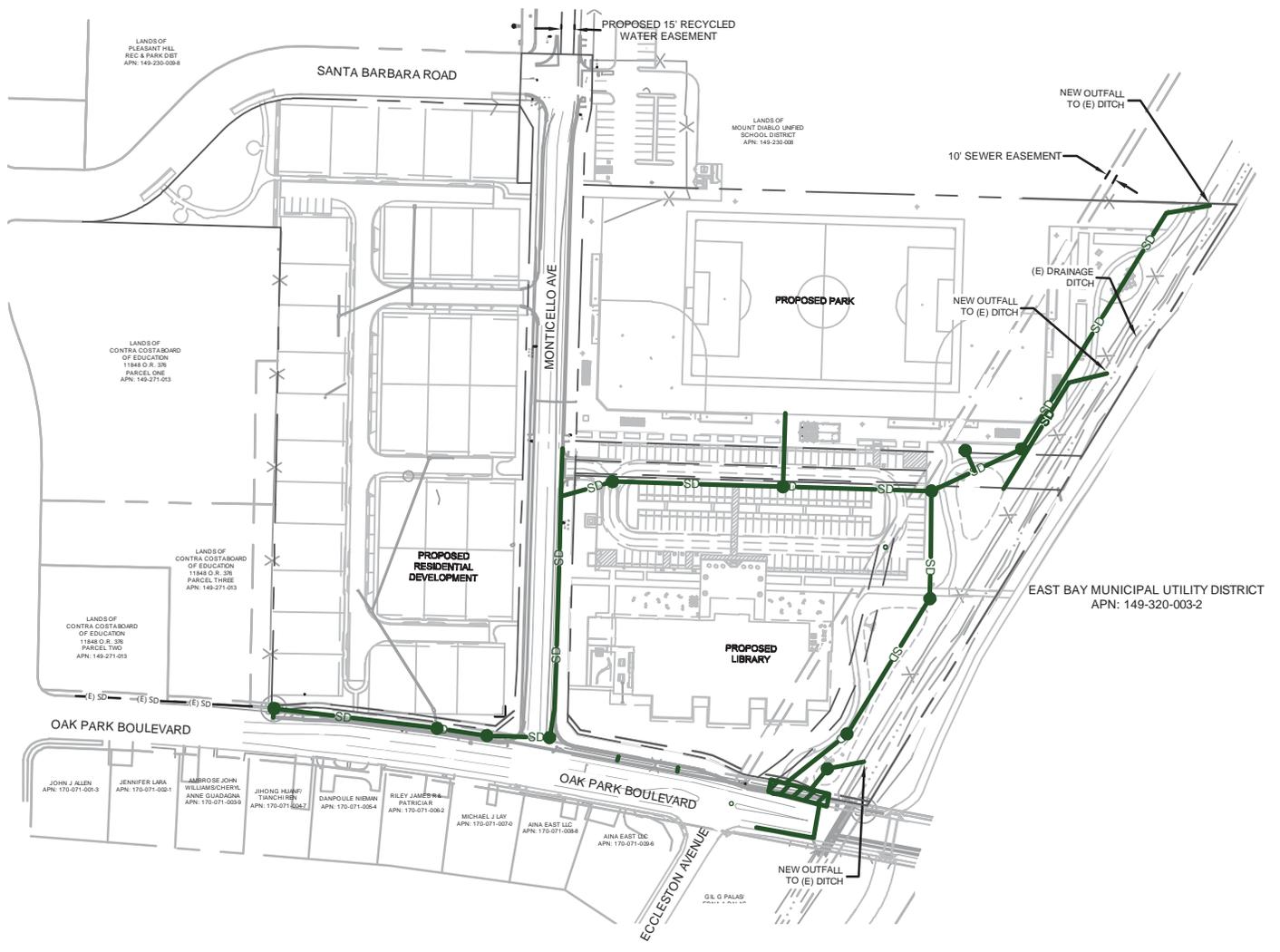


LEGEND:

- — — — — PROPERTY LINE
- W — W — PROPOSED WATER LINE
- RW — RW — PROPOSED 10" RECYCLED WATER LINE AND PROPOSED 4" RECYCLED DRAIN LINE
- (E) W — (E) W — EXISTING WATER LINE



Figure 5.1: Water Plan Exhibit

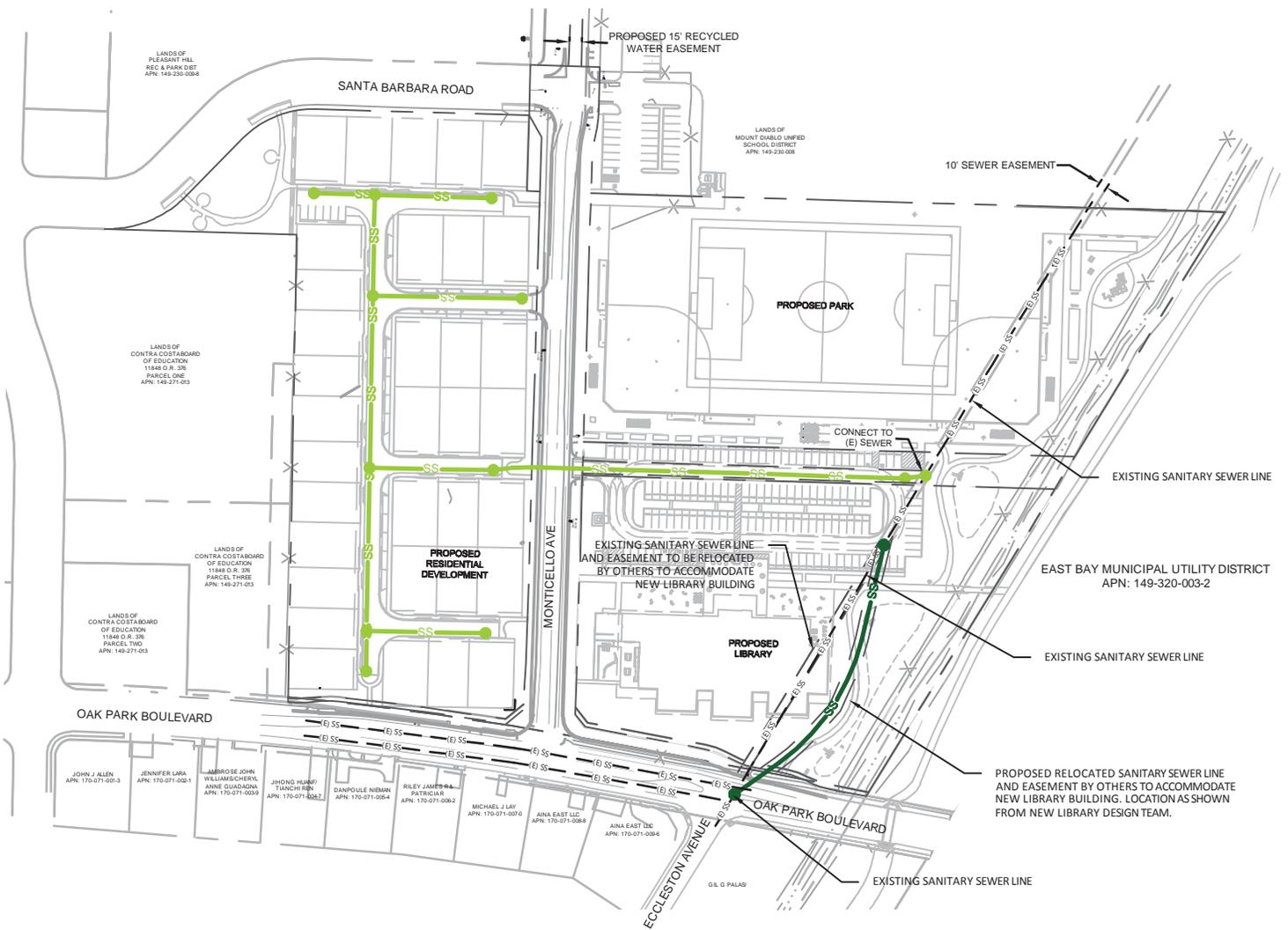


LEGEND:

-  PROPERTY LINE
-  PROPOSED STORM DRAIN LINE
-  EXISTING STORM DRAIN LINE
-  PROPOSED STORM DRAIN STRUCTURE



Figure 5.2: Storm Drain Plan Exhibit

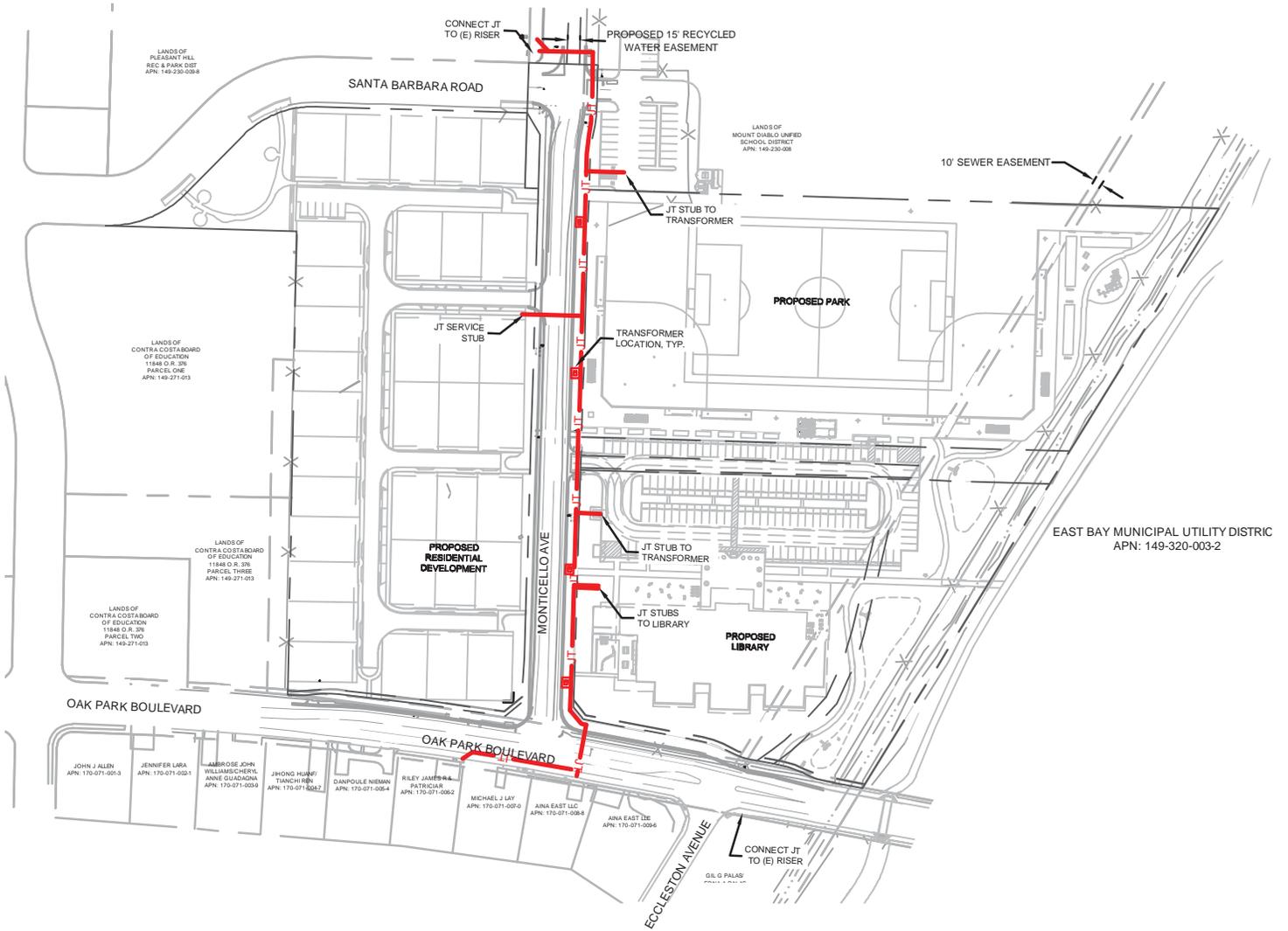


LEGEND:

- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED RELOCATED SANITARY SEWER LINE BY OTHERS
- EXISTING SEWER LINE



Figure 5.3: Sewer Plan Exhibit



LEGEND:

- — — — — PROPERTY LINE
- JT — JT — PROPOSED JOINT TRENCH LINE



Figure 5.4: Joint Trench Plan Exhibit

5.5 Additional Public Services

The two projects will be served by the following public facilities and services.

5.6 Additional Public Services: Civic Project

5.6A SCHOOLS

The Civic project will not generate any students.

5.6B FIRE

Fire protection services are provided to the City by the Contra Costa County Fire Protection District (CCCYPD). CCCYPD is divided into 26 stations (24 fully staffed stations, and 2 reserve on-call stations), dispersed throughout 19 cities within Contra Costa County.

Station #5 is located at 205 Boyd Road, in Pleasant Hill, approximately one mile from the Specific Plan Area.

5.6C POLICE

Police protection services are provided to the City by the City of Pleasant Hill Police Department. The Department is located at 330 Civic Drive, located approximately 2.5 miles from the Specific Plan Area.

5.6D LIBRARY

The County operates the Pleasant Hill branch of the Contra Costa County Library, located at 1750 Oak Park Boulevard, currently within the OPPSP boundary. As part of this Specific Plan, the library will be relocated to the adjacent vacant parcel at 1700 Oak Park Boulevard.

5.6E CABLE, INTERNET, TELEPHONE

The appropriate cable, internet and telephone service provider will provide cable television, internet and telephone services to the Oak Parks Properties Specific Plan area. The provider will determine the required facilities to adequately serve the site.

5.7 Additional Public

Services: Residential Project

5.7A SCHOOLS

The Residential Project Specific Plan is located within the Mount Diablo Unified School District boundary. Pleasant Hill Middle School is located directly north of the Specific Plan Area. Pleasant Hill Elementary School, Sequoia Elementary School, Sequoia Middle School, and College Park High School are located within close proximity to the Specific Plan area.

Table 5.1 outlines the students generated by the Oak Park Properties Specific Plan. As the Residential Project does not generate enough students to require a new school, the students will attend adjoining schools outside of the Oak Park Specific Plan Area. School fees will be paid at the time of building permit.

5.7B FIRE

Fire protection services are provided to the City by the Contra Costa County Fire Protection District (CCCYPD). CCCYPD is divided into 26 stations (24 fully staffed stations, and 2 reserve on-call stations), dispersed throughout 19 cities within Contra Costa County.

Station #5 is located at 205 Boyd Road, in Pleasant Hill, approximately one mile from the Specific Plan Area.

5.7C POLICE

Police protection services are provided to the City by the City of Pleasant Hill Police Department. The Department is located at 330 Civic Drive, located approximately 2.5 miles from the Specific Plan Area.

5.7D LIBRARY

The County operates the Pleasant Hill branch of the Contra Costa County Library, located at 1750 Oak Park Boulevard, currently within the OPPSP boundary. As part of this Specific Plan, the library will be relocated to the adjacent vacant parcel at 1700 Oak Park Boulevard.

5.7E CABLE, INTERNET, TELEPHONE

The appropriate cable, internet and telephone service provider will provide cable television, internet and telephone services to the Oak Parks Properties Specific Plan area. The provider will determine the required facilities to adequately serve the site.

OPPSP Student Generation Rates/DU & Students Generated			
Single Family Detached Units Student Generation	Student Generation Factor*	Total	
		<i>Units</i>	<i>Students</i>
<i>School Level</i>			
Elementary School	0.1789	34	6
Middle School	0.0879	34	3
High School	0.0997	34	3

**Student Generation Factors provided by the School Fee Justification Study dated April, 10 2018*

Table 5.1: Oak Park Properties Specific Plan Student Generation Rates/DU & Students Generated

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CHAPTER 6 - DEVELOPMENT STANDARDS

6.1 Introduction

This chapter describes all the standards for site planning, and building design. These are the regulations that govern new construction, as well as modifications and additions, in the plan area. The development standards have been prepared and evaluated in terms of the three dimensional form and design character that the City seeks to achieve within the Specific Plan Area. The standards represent an integrated package of requirements for site planning and building design in order to establish the unique character and form of the Specific Plan Area.

The Development Regulations set forth in this Specific Plan provide a comprehensive set of regulations governing the use and development of the land. While including references to specific provisions of the City of Pleasant Hill Zoning Ordinance, these Development Regulations replace the City of Pleasant Hill Zoning Ordinance within the Specific Plan Area. Should there be a conflict between this Specific Plan and the City of Pleasant Hill Zoning Ordinance, the provisions of this Specific Plan shall govern. Any issue not directly or specifically covered by this Specific Plan shall be subject to non-conflicting regulations and procedures of the City of Pleasant Hill Planning and Zoning Ordinance.

As required by Government Code Section 65454, the Oak Park Properties Specific Plan is consistent with and implements the City of Pleasant Hill General Plan. All land use entitlements and permits approved within the Specific Plan area shall be consistent with the Specific Plan. Property within the specific planning area will be zoned as a Planned Unit Development (PUD) District, in order to facilitate greater flexibility in meeting the purpose of the Specific Plan as noted previously. In addition, final development review shall occur through a Development Plan Permit and Architectural Review for all portions of the plan except for the Library that will be reviewed by the City Council.

6.2 Development Regulations

Figure 6.1 delineates the different areas for which the following development regulations are applicable. The following pages delineates the Development Standards governing each of the land use designations. Section 6.3 and 6.4 regulate the Library and the Park, the two components of the Civic Project and Section 6.5 describes the development regulations for the Residential Project.

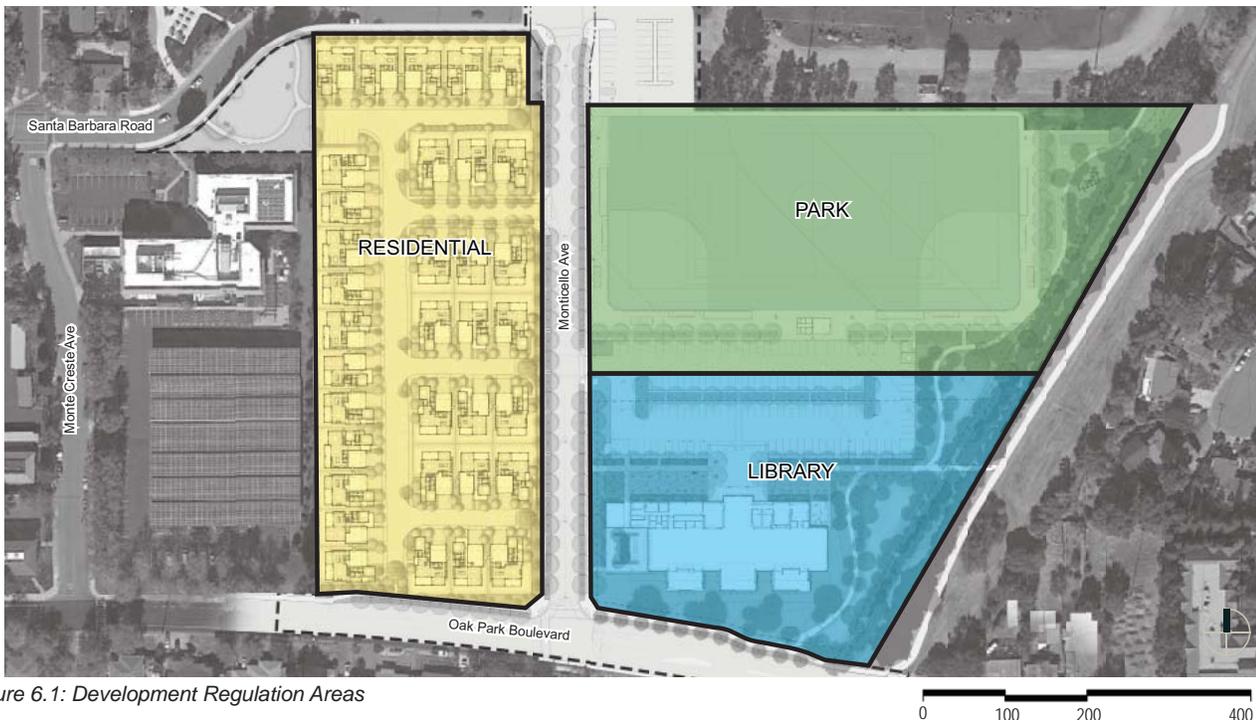


Figure 6.1: Development Regulation Areas

6.3 Development Regulations: Library

The new library project would consist of one single-story library building, enclosed outdoor spaces, open paved outdoor areas, an auxiliary utility structure, a parking lot, and landscaped areas. The library building is situated on the southern portion of the site, with the main entrance facing the parking lot to the building's north. A large outdoor plaza connects the library building to the parking area, and a paved promenade extends the full width of the site from Monticello Avenue to the west, to Grayson Creek to the east.

The library building is set back from the corner of Oak Park Road and Monticello Avenue and has a conditioned area of 24,000 square feet and 4,700 square feet of fenced outdoor areas. The total area of roof coverage for the library is approximately 30,000 square feet. The building consists primarily of a single rectangular structure with continuous sloped roof (ranging from 11' to 28'-3" in height) with three smaller sloped appendages on the south side and a large entrance pavilion on the north side.

The exterior materials are stained cedar and cementitious panel siding, aluminum curtain wall, and metal roof. The metal roof will be "solar ready", for solar panel installation.

The enclosed outdoor spaces on the west side of the building, facing Monticello Avenue, are composed of a combination of metal fencing and cementitious panel siding, with a height of 9' high or less. A utility structure for waste management is located on the west side of the parking area. It is composed of cedar or cementitious panel siding and a metal roof. It is a sloped structure approximately 190 square feet and 11' – 3" tall.

Site lighting will be provided as follows: The parking lot will be provided with 22' tall pole lights, and will be programmed for 30 minutes prior to sunset until 10 PM, plus motion sensors. Pedestrian paths will be lit with a combination of pole lights and bollards and will have the capability to be programmed for automatic shut off or for dimming. The southern face of the library will be illuminated with ground-mounted wall washing lights. Areas under canopies and overhangs will be illuminated with downlights mounted on the structure.

A summary of development provisions for the project would include the following:

Table 6.1: Development Standards: Library

Table 6.1: Development Standards: Library		
Minimum Lot Area	2.5 Acres	
Minimum Lot Width	200 feet	
Minimum Setbacks		
From Creek	40 feet	Measured from the top of Grayson Creek bank
From Parking Lot	20 feet	
From Monticello Avenue	20 feet	
From Northern Property Line	20 feet	
Height Limits (maximum)		
For Street Lights	22 feet	
For Main Building	30 feet	
For Site Fences and Auxiliary Buildings	14 feet	
For Flagpoles	25 feet	
Maximum number of building stories	2.5 stories	
Minimum site landscaping	20%	
Maximum Floor Area Ratio	0.25	
Parking	90 spaces minimum	Parking spaces to be shared with the adjacent Park project

6.4 Development Regulations: Park

The new park would consist of two approximately 40,000 square feet ball fields as part of the Civic Project. Ball fields would include two dugouts and two bullpens per field. A 54,000 square-foot soccer field would overlay on the ball field grass between the two diamonds, as shown in Figure 3.6.

The park development would include three row aluminum bleachers at each diamond, with seating for up to 42 per field. The field surface would be natural grass and would use recycled water for irrigation. The development

would include appropriately sized restrooms, storage areas, three 720 square-foot bocce ball courts and a new electrical system to including lighting for evening-time events and security. The new lighting system would include 11 poles ranging in heights of 40 to 70 feet. A 920 square foot restroom and storage area would be developed on site. A small natural play area would be provided along creek for young park visitors. Two small picnic tables and a few benches would be placed adjacent to the bocce courts set. Other area improvements include paving for the northern parking lot and concrete paving (including the concrete walkways, areas behind backstops, creek side trail, etc.).

Development provisions for the project would include the following:

Table 6.2: Development Standards: Park

Table 6.2: Development Standards: Park		
Minimum Setbacks		
From Creek	10 feet	Measured from the top of Grayson Creek bank
From Parking Lot	20 feet	
From Monticello Road	20 feet	
From Northern Property Line	20 feet	
Height Limitations		
For Light Fixtures	70 feet	
For Park Structures	25 feet	
For Park Buildings	20 feet	
For Flagpoles	25 feet	
Maximum Number of Building Stories	2.5 stories	
Minimum Site Landscaping	5%	Does not include the actual playing fields that are excluded from this calculation
Maximum Gross Floor Area Ratio	1,500 sf	
Parking	Determined by Use Permit	Parking Spaces to be shared with the City Library Project. Non city-shared parking facilities shall comply with pleasant hill zoning ordinance provisions, except electric vehicle parking shall not be required
* Proposed park hours are from sunrise until 10:00 p.m. (if activities are scheduled). The sports fields would be used Monday through Friday after school until 10:00 p.m. and on Saturdays and Sundays from 8 a.m. to 10 p.m.		

Landscape Plan

The property would be landscaped with a variety of plant species that reflect local conditions and compliment the overall design intent of Pleasant Oaks Park located to the northwest of the property. The proposed Specific Plan would retain or plant new trees providing for 47 trees on this property. All planter areas to receive a 3-inch thick layer of mulch in shrub areas and a 2-inch thick layer in

all groundcover areas. Contractor to submit samples of medium grind bark mulch to landscape architect for approval prior to installation. All trees within 6-feet of hardscape are to receive root barriers. Root barriers shall not encircle the tree root ball, but shall be located at edge of hardscape and extend beyond the center of the tree a minimum of 5' in each direction. Irrigation water supply will be reclaimed water. Therefore all irrigation equipment and piping shall be colored and marked for recycled water use.

Recycled water signs are to be provided at all entry points into park.

SUGGESTED PLANT MATERIAL LIST (TO INCLUDE BUT NOT LIMITED TO):

Trees

- *Arbutus x 'Marina'* / Arbutus
- *Garrya elliptica* / Coast Silktassel
- *Quercus agrifolia* / Coast Live Oak
- *Quercus suber* / Cork Oak
- *Quercus virginiana* / Southern Live Oak
- *Tilia tomentosa* / Silver Linden

Shrubs

- *Ceanothus griseus 'Yankee Point'* / Yankee Point Ceanothus
- *Olea europaea 'Montra'* / Little Olive
- *Rhamnus californica 'Eve Case'* / California Coffeeberry
- *Achillea millefolium* / Common Yarrow
- *Bouteloua gracilis 'Blonde Ambition'* / Blue Grama
- *Carex divulsa* / Berkeley Sedge
- *Echinacea x 'Flamethrower'* / Coneflower
- *Festuca rubra 'Molate'* / Molate Fescue
- *Melica ciliata* / Melic
- *Mimulus aurantiacus* / Sticky Monkey Flower
- *Penstemon x 'Sour Grapes'* / Sour Grapes Beard Tongue
- *Salvia spathacea* / Hummingbird Sage

Ground covers

- *Bermuda 'Tifway 419'* / Bermuda Grass

6.5 Development Regulations: Residential

The Residential Project consists of 34 single family homes, 7 of which include an attached accessory dwelling unit. The homes are two stories and include 4 plan types with a variety of elevation styles. Development provisions for the Residential Project would include the following:

Table 6.3: Development Standards: Residential

Table 6.3: Development Standards: Residential		
Minimum Lot Size	3,936 sf	
A Minimum width, internal lot	48 ft.	
B Minimum width, corner lots	54 ft.	
C Minimum width, lots along Monticello	54 ft.	
D Minimum lot depth	82 ft.	
Minimum Setbacks		Chimneys, fireplaces, accent walls or pilasters, bay windows, eaves or similar architectural projections may encroach as per City of Pleasant Hill zoning ordinance.
E Front: to building face or porch	10 ft.	
F Front: to front loaded garage door	19 ft.	Must maintain an 18' x 18' clear driveway
G Side - internal lot	4 ft.	
H Side - corner lots: to building face	10 ft.	
I Side - corner lots: to porch	7 ft.	
J Rear	10 ft.	
Maximum Height	35 ft./ 2 stories	
Maximum Lot Coverage	60%	
Minimum Open Space^{1,2}	200 sf per unit	Can be private open space, common open space, or a combination of both, consistent with P.H.M.C.
Parking	2 covered spaces per unit	
Guest Parking	0.5 per unit	Guest spaces may be provided on driveway aprons, on-street parking spaces or in designated parking spaces within the plan area. Driveway space shall be a minimum of 9 feet by 18'.
Accessory Dwelling Unit Parking	0	No additional parking required due to proximity to transit

¹Private open space must be on a patio, private yard area, or on a balcony. The minimum dimensions required to qualify as Private Open space are: Yard: 150 square feet, with a minimum dimension of 10 feet; Porches, decks and balconies: 60 square feet, with a minimum dimension of 6 feet.

²Common open space must be designed so that a horizontal rectangle has no dimension less than 15 feet and may not include parking areas, or area required for front or side yards.



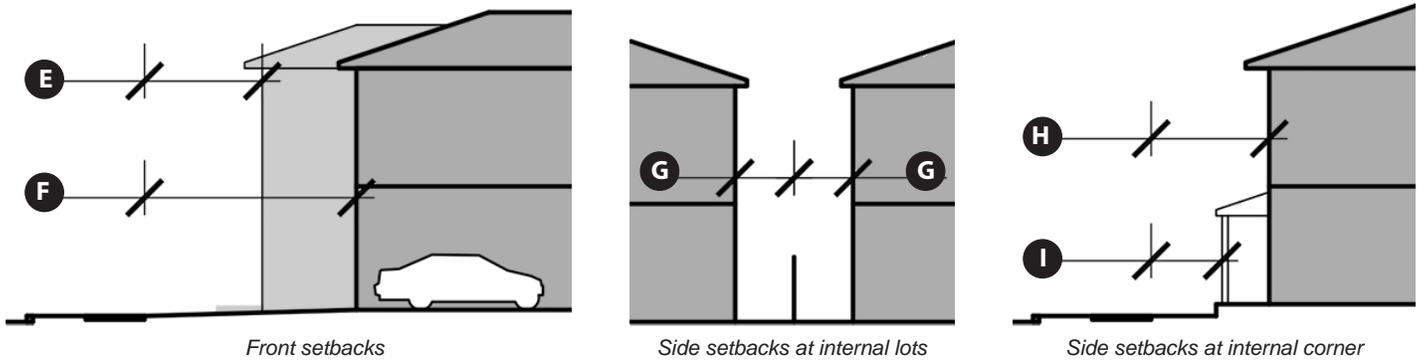
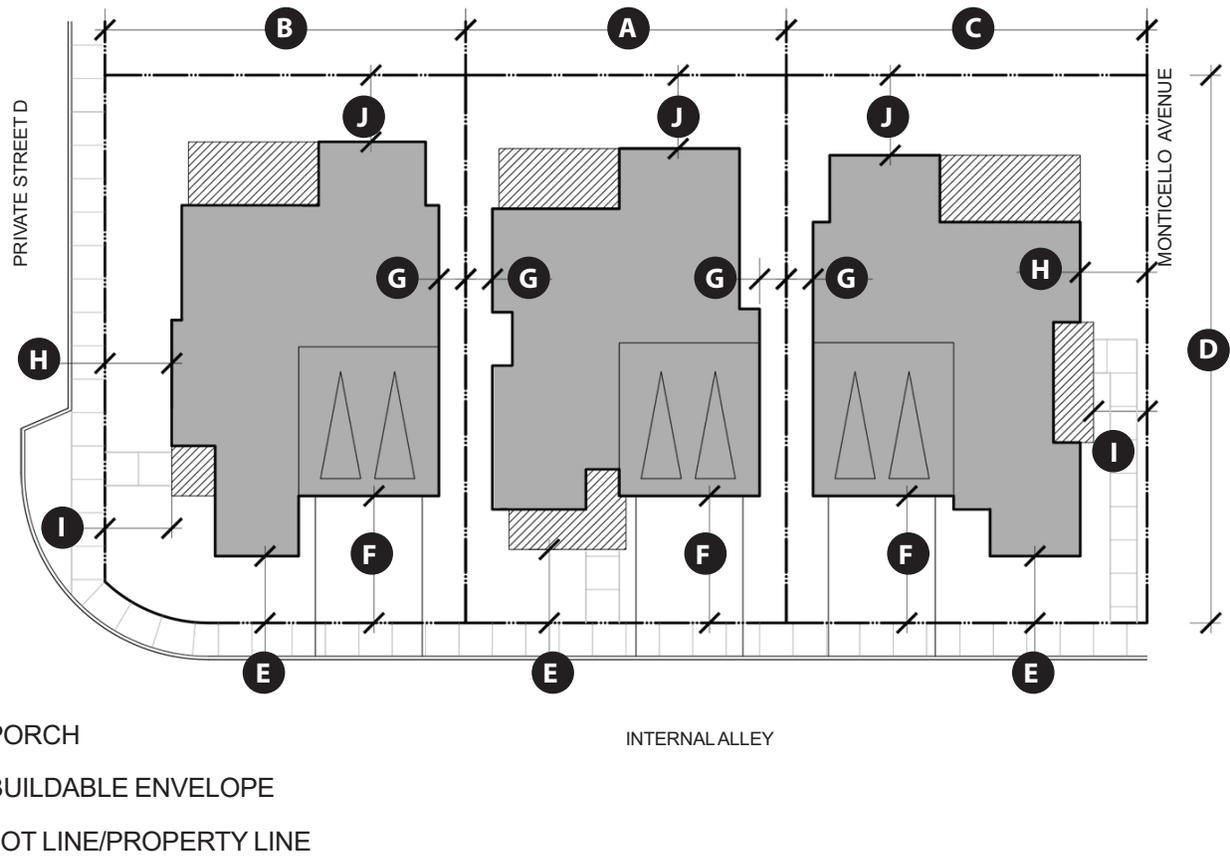


Figure 6.2: Residential Setback Diagram



Table 6.4: Development Standards: Residential - Parking

Off Street Parking Standards		
A Parking Depth	19 ft.	When a parking space abuts a landscaped planter less than six inches high, the front two feet of the required length for a parking space may extend into the planter
B Parking Width	9 ft.	Parallel Spaces shall be 8 ft by 23 ft adjacent to a 10 ft wide travel lane
C Drive Aisles	20 ft.	
D Driveway Depth	18 ft.	
E Driveway Width	18 ft.	

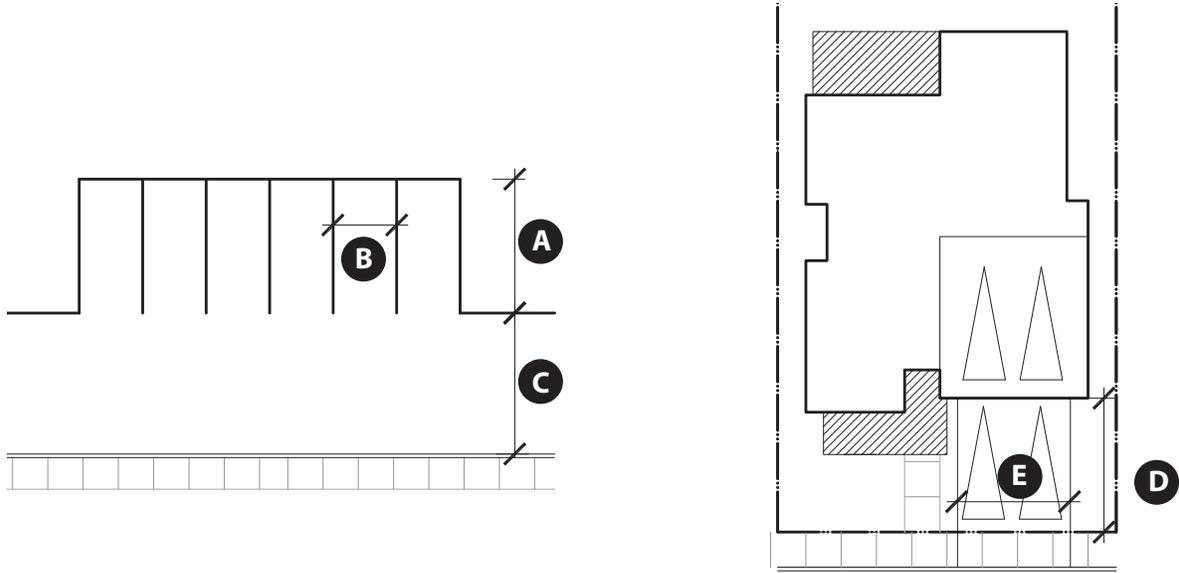


Figure 6.3 Parking and Loading Development Standards Diagrams: Residential

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CHAPTER 7- IMPLEMENTATION AND ADMINISTRATION

The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 et seq.) grants authority to cities to adopt Specific Plans for purposes of implementing the goals and policies of the City's General Plan. The purpose of this chapter is to provide an outline of the steps necessary to implement the Oak Park Properties Specific Plan (OPPSP) and applicable conditions, mitigation measures and regulations in coordination with the City of Pleasant Hill and other relevant public agencies. The approval of this Specific Plan, certification of an Environmental Impact Report, and adoption of conditions of approval and a Mitigation Monitoring and Reporting Program (MMRP) will assure that timely mitigation of project impacts take place at the appropriate milestones and in accordance with project implementation.

7.1 Applicability

All development within the Oak Park Properties Specific Plan area shall comply with the requirements and standards set forth in this Specific Plan document and the accompanying EIR, conditions of approval and Mitigation and Monitoring Report.

Where conflicts exist between the standards contained in this Specific Plan and those found in the City of Pleasant Hill General Plan, Planning and Land Use, and Subdivision Ordinance of the Municipal Code, the regulations and standards in this Specific Plan shall take precedence. Any area of site development, administration, review procedures, environmental review, landscaping requirements, sustainability, and regulations not expressly addressed by this Specific Plan document shall be subject to the provisions of the City of Pleasant Hill Municipal Code, using the context and objectives of the Specific Plan as a guide. The regulations, development standards and guidelines as contained in the Specific Plan shall apply in their entirety in the review of development proposals, site plans, and building permits within its boundaries.

7.2 Plan Administration

This Specific Plan has been prepared to serve as a tool to implement broad land use, economic development, and related policies included in the Pleasant Hill General Plan. Government Code Sections 65450-65457 call for the Specific Plan to be adopted by the City Council and provide for the systematic implementation of public

policy. This Specific Plan includes both a Land Use Plan (LUP) and policies to implement and supplement the LUP, including detailed development standards and design guidelines. Compliance with these policies must be demonstrated at every step in the entitlement process for future site development. In particular, the subsequent review and approval of Permits and Subdivision maps must show consistency with the intent and policies outlined in this document. These and other related permits are to include detailed requirements for implementation of plan policies, including mitigation measures and maintenance requirements. Any proposed project which deviates from these standards and requirements must be carefully evaluated to determine the extent and significance of exemption or plan modification called for.

Minor deviations, as determined by the Zoning Administrator, from established development standards and design guidelines (examples include items such as modifying landscape species and sizes, substituting similar building colors and materials, modifying minor architectural features such as awnings, light fixtures and windows, design and screening of mechanical equipment, relocating parking spaces and access ways), may be approved by the Zoning Administrator, and that decision may be appealed to the Architectural Review Commission and/or Planning Commission. If the modification is determined to be major, by the Zoning Administrator, it shall initially be referred for consideration to the Architectural and Planning Commissions for review and recommendations and then to the City Council for final decision. Conflicts with Specific Plan policies and cumulative development and/or land use standards shall be evaluated as part of a modification to the Specific Plan. Both deviations and modifications are subject to CEQA, with the later requiring the preparation of an Initial Study and an appropriate environmental document.

7.3 Enforcement

The Oak Park Properties Specific Plan serves as the implementation tool for the General Plan and the zoning for the Specific Plan area. The Specific Plan addresses permitted uses, development standards, and project design guidelines. The City shall enforce the provisions of the Specific Plan in the same manner that the City enforces the provisions of the General Plan and the Zoning Ordinance.

7.4 Specific Plan Modifications and Amendments

Final development plans for each area of the Specific Plan may be adjusted or modified based on final design and engineering and the precise development plans of the planning area developer. Documentation of the proposed Specific Plan, as modified, to support an implementing map, site plan, or use permit must be submitted for the review and approval of the Zoning Administrator. The Zoning Administrator shall have the authority to determine and approve, on behalf of the City, minor adjustments or modifications, as defined herein, which substantially conform to the approved Specific Plan. Major modifications shall be reviewed and approved through the process of a Specific Plan Amendment.

7.5 Phasing

The Phasing of the two projects within the Oak Park Properties Specific Plan are as follows:

7.5.1 CIVIC PROJECT:

Construction of the Library and the roadways (Oak Park Boulevard improvements and Monticello Avenue) are anticipated to start in summer 2020 and finish the fall of 2021. The contractor for the Civic Project would utilize the proposed athletic fields for laydown and storage.

Construction of the proposed new athletic fields is anticipated to start in the fall of 2020 and finish in the fall 2021, respectively. It is assumed that construction would start in June 2020.

7.5.2 RESIDENTIAL PROJECT:

Construction of the Residential Project is anticipated to start in June 2020 and finish in the summer of 2022.

7.6 CEQA Compliance and Mitigation Monitoring

A program of mitigation measures identified in the project's EIR shall be prepared to mitigate or avoid significant effects on the environment. An approved Mitigation Monitoring Program shall insure that the Oak Park Properties Specific Plan complies with all applicable environmental mitigation and permit requirements. The final approved Mitigation Monitoring program shall be established upon EIR certification.

7.7 Financing Mechanism

It is expected that a range of funding tools will be tapped to finance development and ongoing operation. The residential component will be privately funded. As noted earlier, responsibility for implementing these tools will fall to the City, other governmental agencies, private entities, and authorized private associations such as a home owners or business associations.

The following section describes a general plan of finance for the public improvements, and identifies possible financing mechanisms to build the identified public improvements. The three public entities (the City of Pleasant Hill, the Pleasant Hill Recreation & Park District, and Contra Costa County) have entered into a Memorandum of Understanding dated August 1, 2018 that, among other things, sets forth a process for anticipated land conveyances for the public projects, estimates improvement costs for the backbone infrastructure, and sets forth an anticipated apportionment of those improvement costs among the parties. The residential component will be privately funded. The following is a list of potential approaches to financing:

Pleasant Hill Library

The primary source of funding, estimated at \$20-\$25 million, is expected to be Measure K, the ½ cent sales tax measure passed by the voters of Pleasant Hill, effective April 1, 2017. It is expected that the library will be funded out of a combination of direct sales tax proceeds and Lease Revenue Bonds issued and secured by the ½ cent sales tax flow. The expectation is that preliminary and final design costs will be funded by Measure K funds directly, and the construction from Lease Revenue Bond proceeds.

Pleasant Hill Recreation & Park District Facilities

Recreational improvements, including land acquisition, are estimated in the range of \$7 - \$10 million. Multiple financing mechanisms are being contemplated. Funding sources could include:

- Local Park Dedication funds
- District Capital Projects funds
- Regional Funds
- State Grants
- Federal Grants
- State Infrastructure Bank (I-Bank)

Backbone Infrastructure

The backbone infrastructure program includes road, drainage, frontage and traffic signal improvements that will benefit the development program anticipated for the three sites. Multiple financing mechanisms are being contemplated. As mentioned earlier, the City of Pleasant Hill, the Pleasant Hill Recreation & Park District, and Contra Costa County have entered into a Memorandum of Understanding dated August 1, 2018. Funding sources could include:

- Development Impact Fees
- Land Secured Funding and Tax Exempt Bonds, such as, Special Benefit Assessment Districts and Mello-Roos Community Facility Districts (CFD)
- State Programs, including:
- State Infrastructure Bank (I-Bank)
- Statewide Community Infrastructure Program (SCIP)
- City funding for the City's proportional share of backbone infrastructure improvements, such as Measure K ½ cent sales tax measure. The Park District's share of backbone would be paid from the prospective funds identified previously. The County's share is expected to be paid by the private entity purchasing the property for land development purposes.
- Infrastructure Financing Districts (IFD) and Enhanced IFD
- Private Financing and Reimbursement Agreement

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APPENDIX

Relationship to General Plan and Other Relevant Documents

The proposed Specific Plan is consistent with the City of Pleasant Hill General Plan as explained in the table in Appendix A summarizing the Specific Plan's consistency with applicable policies of the Pleasant Hill 2003 General Plan.

Appendix Table 1: General Plan Consistency

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
Community Development	1A	Encourage aesthetic enhancement of residential areas, while retaining the charm and character of individual neighborhoods.	Consistent: The Residential Project would result in the construction of 34 single-family homes with seven accessory dwelling units (ADUs) that would be consistent with the suburban, residential character of the surrounding area. See Section 3.1, Aesthetics, of the associated environmental impact report for additional information and analysis.
	4B	Maintain the suburban town atmosphere of Pleasant Hill.	Consistent: See consistency analysis for Community Development Policy 1A, above, and Section 3.1, Aesthetics, of the associated environmental impact report for additional information and analysis.
	10A	Establish secondary emergency access routes for all areas of the city currently lacking dual access.	Consistent: The proposed residences would only be accessible from one roadway. As discussed in Mitigation Measure (MM) TRANS-4, of the associated environmental impact report, the Residential Project would be required to provide two separated and approved fire apparatus access roads, or include an approved automatic sprinkler system in accordance with the 2016 California Fire Code. The Civic Project (park and library) would provide one access roadway, which, given their size and type of use, is in accordance with the 2016 California Fire Code. See Section 3.14, Transportation, of the associated environmental impact report, for additional information and analysis.
	10B	Meet City-adopted emergency response time and efficiency objectives.	Consistent: The Civic Project and Residential Project would be infill developments. The plan area is well within identified boundaries of public service systems and would be able to receive public services at acceptable performance standards. See Section 3.12, Public Services, of the associated environmental impact report for additional information and analysis.
	11A	Ensure that basic (water, sewer, and solid waste) services are provided to proposed development, and that the provision of those services does not jeopardize service to existing uses.	Consistent: The Civic Project and Residential Project would ensure the provision of essential community services and facilities to the proposed developments. See Section 3.15, Utilities and Service Systems, of the associated environmental impact report, for additional information and analysis.

Appendix Table 1: General Plan Consistency

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	14A	Acknowledge that access to an excellent library with standard hours of operation is a key component of quality of life in the City.	Consistent: A new library is being developed as part of the Civic Project. The proposed public library would include book collection areas, indoor and outdoor gathering spaces, an idea incubator space, technology areas, a bookstore, and other space to support building operations and maintenance and would operate within the standard hours of operation. See Section 3.12, Public Services, of the associated environmental impact report for additional information and analysis.
	17A	Advocate a wide range of recreation programs for all segments of the resident and visitor population.	Consistent: The Civic Project’s proposed public library and park would provide additional space for education and recreation programs that would serve all segments of the resident and visitor population. See Sections 3.12, Public Services, and 3.13, Recreation, of the associated environmental impact report for additional information and analysis.
	21A	Require reclamation of degraded streams, wetlands and riparian areas, including wildlife migration corridors, where possible in cooperation with the Flood Control District.	Consistent: Within Grayson Creek, the Civic Project would upgrade existing outfalls . See Section 3.3, Biological Resources, and Section 3.8, Hydrology and Water Quality, of the associated environmental impact report for additional information and analysis.
	22A	Minimize the impacts of development on plants and animals, including sensitive habitat and migration corridors.	Consistent: Both the Townsend’s big-eared bat and the pallid bat have the potential to occur on both the Civic Project site and Residential Project site due to the marginal foraging habitat present within the plan area. Additionally, birds protected under the Migratory Bird Treaty Act have the potential to occur within the plan area boundaries based on both suitable nesting and foraging habitat found within the plan area. The Western pond turtle has the potential to occur within the Civic Project site due to the marginal habitat found within Grayson Creek. As such, MM BIO-1a (Civic Project and Residential Project), MM BIO-1b (Civic Project and Residential Project), and MM BIO-1c (Civic Project only) of the associated environmental impact report, would reduce all impacts to less than significant levels by requiring pre-construction surveys and appropriate measures if protected species are found within the plan area.

Appendix Table 1: General Plan Consistency

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	23A	Give priority to development that incorporates energy-efficient and resource conserving design and construction.	Consistent: The Civic Project and Residential Project would comply with the California Energy Code, by incorporating applicable energy efficiency features, and would incorporate landscape palettes that would include low maintenance trees. See Section 3.6, Greenhouse Gas Emissions and Energy, of the associated environmental impact report for additional information and analysis.
	23B	Support and expand recycling programs for residential, commercial and industrial uses, with the goal of attaining the mandated 50 percent diversion rate.	Consistent: The Civic Project and Residential Project would be required to comply with all recycling mandates under State and local laws including Pleasant Hill Municipal Code, Chapter 14.40. See Section 3.15, Utilities and Service Systems, of the associated environmental impact report for additional information and analysis.
	25A	Pursue methods to maintain historic structures and appropriately designate and protect additional historic and cultural resources that may exist in the City.	Consistent: The City has pursued methods to maintain historic structures and appropriately designate and protect additional historic and cultural resources that may exist in the City. See Section 3.4, Cultural Resources, of the associated environmental impact report for additional information and analysis.
	2D	Facilitate reuse of underutilized parcels when appropriate.	Consistent: The Civic Project would allow for additional, viable semi-public and institutional and recreational uses on an underutilized infill site. In addition, the Residential Project would provide additional housing in an urbanized area. See Section 3.11, Population and Housing of the associated environmental impact report.
	4B	Ensure that the cost of new development, including necessary public improvements, is shared equitably by project proponents.	Consistent: By redeveloping a currently underutilized and partially vacant site within the City’s urbanized area, the Civic Project and the Residential Project would promote the orderly and efficient use of land. Pursuant to the signed Memorandum of Understanding between the City, County, and Recreation and Parks District (RPD), both projects would be required to satisfy all applicable standards and requirements imposed by the City with respect to infrastructure and public services. See Section 3.12, Public Services, Section 3.14, Transportation, and Section 3.15, Utilities and Service Systems, of the associated environmental impact report for additional information and analysis.

Appendix Table 1: General Plan Consistency

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
Circulation	1A	Maintain rights-of-way at current widths, except as necessary to relieve specific areas of congestion	Consistent: The Civic Project includes infrastructure improvements to Monticello Avenue and Oak Park Boulevard. These roadway improvements would maintain the rights-of-way at current widths. See Section 3.14, Transportation, of the associated environmental impact report for additional information and analysis.
	2A	Develop a connected system of street, roads, and highways that provides continuous, safe and convenient multi-modal travel options for all types of users throughout the City.	Consistent: One of the objectives of the Civic Project and Residential Project is to ensure development of the needed bike/pedestrian facilities, and other public roadway infrastructure to facilitate a logical and safe transportation system that balances the overall needs of vehicles, bicycle, and pedestrians in the area and address key traffic circulation issues within the plan area boundary. In addition, an upgraded traffic signal would be installed at the Oak Park Boulevard/Monticello Avenue intersection, with funding provided on a fair share basis according to each project’s trip generation and distribution. With respect to the Residential Project, the residential homes would be accessed off the internal street or smaller lanes that serve not more than six homes. The smaller lanes are organized to allow the homes to be clustered providing an intimate and less auto-centric community, while providing ample space for the volume of traffic they will serve. See Section 3.14, Transportation, of the associated environmental impact report for additional information and analysis.
	6A	Encourage use of bus and rail service for local and regional travel.	Consistent: The Civic Project and Residential Project would be located adjacent to two bus stops (County Connection Bus Route No. 9). As a result, the Civic Project and Residential Project are consistent with this policy because they would be within walking distance of two bus stops and encourage the use of local bus service. See Section 3.14, Transportation, of the associated environmental impact report for additional information and analysis.

Appendix Table 1: General Plan Consistency

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	7A	Maintain and upgrade the City’s bikeway system	Consistent: The nearest bicycle facilities to the plan area are the EBMUD Trail, a Class 1 bike path that runs adjacent to the east boundary of the Civic Project along Grayson Creek and a Class 3 bike route along Oak Park Boulevard. Neither the Civic Project nor the Residential Project would remove existing bicycle infrastructure. The Civic Project would include a new bicycle lane on the improved portion of Monticello Avenue. See Section 3.14, Transportation, of the associated environmental impact report for additional information and analysis.
	8A	Maintain and upgrade the City’s pedestrian system by installing or upgrading sidewalks, warning devices, crosswalks, and other pedestrian aids where appropriate, including particular consideration for the needs of pedestrians with limited mobility and/or disabilities.	Consistent: Sidewalk coverage is not consistent within the plan area, and there are gaps along sections of Oak Park Boulevard, and Monticello Avenue in the immediate vicinity. The Civic Project would provide improved pedestrian facilities and pedestrian connectivity. The Residential Project would include pedestrian paths throughout the site. See consistency analysis for Circulation Policy 2A and Section 3.14, Transportation, of the associated environmental impact report for additional information and analysis.
	9A	Improve sidewalks to facilitate access by persons with disabilities.	Consistent: To accommodate all users of the street system and provide complete and connected pedestrian facilities, the Civic Project would include sidewalk improvements within the improvements to Monticello Avenue and Oak Park Boulevard in accordance with applicable City of Pleasant Hill Standards, and the design would meet Americans with Disabilities Act (ADA) requirements. The pedestrian paths to be constructed within the Residential Project would also be developed in accordance with applicable City of Pleasant Hill Standards, and their design would meet ADA requirements. See Section 3.14, Transportation, of the associated environmental impact report for additional information and analysis.

Appendix Table 1: General Plan Consistency

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
Growth Management	1A	Promote orderly and efficient growth in existing urban areas and protect open space by adhering to the [City] Urban Limit Line.	Consistent: By redeveloping a currently underutilized and partially vacant site within the City’s urbanized area, the Civic Project and Residential Project would promote orderly and efficient growth.
	1B	Support infill and redevelopment in existing urban areas and around key transit facilities.	Consistent: See consistency analysis for Growth Management Policy 4A and 4B, and Section 3.14, Transportation, of the associated environmental impact report for additional information and analysis.
	1C	Strive to ensure the availability of affordable housing.	Consistent: The Residential Project would include 34 single-family homes with seven accessory development units and would therefore fulfill this requirement.
	2B	Require that new development pay its share of costs associated with the overall growth in the region.	Consistent: The Civic Project and Residential Project would be required to satisfy all applicable standards and requirements imposed by the City with respect to infrastructure and public services, including the construction or enhancement of existing facilities, and/or the payment of development fees. See Section 3.12, Public Services, and Section 3.15, Utilities and Service Systems, of the associated environmental impact report for additional information and analysis.
	2C	Require that all development projects comply with the City’s performance standards for fire, police, parks, water, flood control, sanitary sewer, and transportation facilities.	Consistent: The Civic Project and Residential Project would be required to satisfy all applicable standards and requirements imposed by the City with respect to infrastructure, public services, and transportation facilities, including the construction or enhancement of existing facilities, and/or the payment of development fees. See Section 3.12, Public Services, Section 3.14, Transportation, and Section 3.15, Utilities and Service Systems, of the associated environmental impact report for additional information and analysis.

Appendix Table 1: General Plan Consistency

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	3A	Consider the needs of vehicles, bicycle, and pedestrians on all city roadways and facilities.	Consistent: The Civic Project and Residential Project would be located adjacent to two bus stops (County Connection Bus Route No. 9). As a result, the Civic Project and Residential Project are consistent with this policy because they would be within walking distance of these transit connections. In addition, the nearest bicycle facilities to the plan area are the EBMUD Trail, a Class 1 bike path, runs adjacent to the east boundary of the Civic Project along Grayson Creek and a Class 3 bike route along Oak Park Boulevard. The Transportation Impact Study (TIS) concluded that the Civic Project and Residential Project could have construction-related impacts to vehicles and includes mitigation to address those potential impacts. See Section 3.14, Transportation, of the associated environmental impact report for additional information and analysis.
Safety and Noise	1A	Maintain and upgrade the City’s drainage system.	Consistent: The Civic Project would include upgrades three existing outfalls within Grayson Creek. See Section 3.8, Hydrology and Water Quality, of the associated environmental impact report for additional information and analysis.
	1B	Reduce flood damage potential in areas known to be prone to flooding.	Consistent: See 1A above.
	3A	Ensure that structures are designed and located to withstand strong ground shaking, liquefaction and seismic settlement.	Consistent: Structures would comply with the applicable California Building Standards Code provisions. In addition, prior to grading permits, the Civic Project and Residential Project would incorporate their respective site-specific geotechnical reports. See Section 3.5, Geology and Soils, of the associated environmental impact report for additional information and analysis.
	4A	Enhance the ability of the Fire District to respond to and suppress fires.	Consistent: This EIR sets forth standards requiring structures and other improvements to comply with the applicable California Building Standards Code provisions related to fire safety. In addition, the plan area is within an urbanized area and is 0.75 mile from the nearest fire station. See Section 3.12, Public Services, of the associated environmental impact report for additional information and analysis.

Appendix Table 1: General Plan Consistency

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	6A	Assist in the protection and monitoring of water quality.	Consistent: The Civic Project and Residential Project would implement applicable stormwater pollution prevention measures to protect water quality. See Section 3.18, Hydrology and Water Quality, of the associated environmental impact report for additional information and analysis.
	7A	Require new development projects to be designed and constructed to meet acceptable noise level standards adopted by the City.	<p>Consistent: Both the Civic Project and Residential Project are designed to meet acceptable noise level standards adopted the City.</p> <p>The Residential Project includes additional sound attenuation for homes along Oak Park Boulevard, as identified in Section 3.10, Noise of the associated environmental impact report.</p> <p>With mitigation, neither the Civic Project nor the Residential Project would result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. See Section 3.10, Noise, of the associated environmental impact report for additional information and analysis.</p>
	7B	Evaluate the noise impacts of development based on the potential for significant increases in noise levels, in addition to acceptability standards.	Consistent: This EIR includes a noise analysis for construction and operation. Where necessary, mitigation measures were identified to ensure the projects would not result in permanent increases in ambient noise levels due to plan-related traffic noise sources or stationary noise sources in excess of established standards. Section 3.10, Noise, of the associated environmental impact report for additional information and analysis.
	8A	Promote measures that improve air quality and help meet air quality attainment standards.	Consistent: This EIR includes an air quality analysis for construction and operation. Where necessary, mitigation measures were identified for each project to reduce emissions to the extent feasible. See Section 3.2, Air Quality, of the associated environmental impact report for additional information and analysis.

Appendix Table 1: General Plan Consistency

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	8B	Minimize the air quality impacts of vehicle emissions, and promote the use of clean alternative fuels.	Consistent: This EIR includes an air quality analysis for construction and operational emissions, as well as an analysis of energy usage for the Civic Project and Residential Project. Where necessary, mitigation measures are identified for each project to reduce emissions energy usage to the extent feasible. See Section 3.2, Air Quality, and Section 3.6, Greenhouse Gas Emissions and Energy, of the associated environmental impact report for additional information and analysis.
	8C	Encourage use of electric (rather than gasoline-powered) equipment and natural gas appliances, including outdoor grills.	Consistent: The Civic Project and Residential Project would comply with the California Energy Code, by incorporating applicable energy efficiency features designed to reduce energy consumption. See Section 3.6, Greenhouse Gas Emissions and Energy, of the associated environmental impact report for additional information and analysis.
Housing	1B	Maintain a sufficient supply of residential land with appropriate zoning to meet locally generated housing needs.	Consistent: The Residential Project site (currently zoned “Single Family” [R10]) would be rezoned to a Planned Unit Development to provide a range of home types within the plan area. This proposed zoning would allow for residential uses and would not conflict with the City’s goal of maintaining land with appropriate zoning for residential uses.
	2A	Allow a variety of housing types to be built on residential sites.	Consistent: The Residential Project would include a variety of housing types built on a residential site. See Section 3.11, Population and Housing, of the associated environmental impact report for additional information and analysis.
	2D	Encourage mixed-use development at underutilized sites, where appropriate.	Consistent: Implementation of the proposed plan would redevelop a currently underutilized and partially vacant site with a mix of uses including residential, recreational, and semi-public and institutional uses.
	3A	Facilitate construction of affordable housing by favoring new projects that include units for lower-income segments of the community.	Consistent: The Residential Project includes 34 single-family homes with seven accessory dwelling units and would therefore fulfill that requirement and help the City in providing affordable housing.
	3B	Look for opportunities to promote the development of housing affordable and available to those who work in Pleasant Hill.	Consistent: See consistency analysis for Housing Policy 3A and Section 3.11, Population and Housing, of the associated environmental impact report for additional information and analysis.

Appendix Table 1: General Plan Consistency

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	5C	Ensure that new residential development is compatible with surrounding neighborhoods.	Consistent: As shown in Table 3.9-1 of the associated environmental impact report, the plan area is surrounded by single-family residential uses to the west, north, east, and south. Therefore, the proposed residential uses would be compatible with the surrounding residential neighborhoods.
	5E	Provide public services and improvements that keep neighborhoods safe and livable.	Consistent: By redeveloping a currently underutilized and partially vacant site within the City’s urbanized area, the Civic Project and Residential Project promote the orderly and efficient use of land. The Civic Project and Residential Project would also be required to satisfy all applicable standards and requirements imposed by the City with respect to infrastructure and public services. See Section 3.12, Public Services, and Section 3.15, Utilities and Service Systems, of the associated environmental impact report for additional information and analysis.
	8A	Encourage energy conservation practices for new and existing residential dwellings.	Consistent: The Civic Project and Residential Project would comply with the California Energy Code by incorporating applicable energy efficiency features such as incorporating a landscape palette that would include low maintenance trees, designed to reduce energy consumption. See Section 3.6, Greenhouse Gas Emissions and Energy, of the associated environmental impact report for additional information and analysis.
	8B	Encourage the use of green building and sustainable practices for new and renovation projects throughout the City.	Consistent: The Civic Project and Residential Project would comply with the California Green Buildings Standards Code. Furthermore, this EIR includes an analysis of compliance with energy efficiency standards, which include the use of green building and sustainable practices. Where necessary, mitigation measures are identified to require the use of green building and sustainable practices. See Section 3.6, Greenhouse Gas Emissions and Energy, of the associated environmental impact report for additional information and analysis.

