

**Appendix B:
Lighting Peer Review Memo**

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L I N D S L E Y
Architectural Lighting

Memo

14 August 2019

To:

Subject:

Mary Bean
1350 Treat Boulevard
Suite 380
Walnut Creek CA 94597

Oak Park Properties Specific Plan
Environmental Impact Report,
City of Pleasant Hill, CA

From:

CC:

Alan Lindsley

Lighting Summary

The presence of a new multi-use residential, library and ball field suburban area, as proposed by the Oak Park Properties Specific Plan, and the associated Civic Project and Residential Project, in Pleasant Hill, CA does make a significant difference in the residential nightscape from the current usage. The current library facility has pole mounted high intensity discharge type fixtures installed in the parking lot where the new residential development will occur. The area where the new ball field and library will be built is currently an undeveloped field next to Grayson Creek with an adjacent EBMUD Use Trail. The intersection of Oak Park and Monticello Ave. has minimal street lighting to provide safety and security at the traffic lights.

Adjacent to the South and East plan area boundaries there is existing single family residential (LZ1 designation), adjacent to the North plan area boundary there is an existing ball field and school (LZ1 designation) which does not operate past 9pm, adjacent to the West plan area boundary is the existing Pleasant Hill Library (LZ2 designation). Based upon this new usage allocation and the fact that Grayson Creek currently has no lighting, the plan area is similar to a LZ1 (Low Ambient Lighting) nighttime environment. Monticello Avenue currently does not have any street lighting except at the intersection of Oak Park and Monticello Ave.

We have reviewed lighting calculations for the Library Facility, the Ball Field, the new Single Family Residential and the new street lighting along Monticello Avenue. The Library Building development will install pole based and bollard mounted illumination to provide safety and security for nighttime staff and visitors. The Ball Field development will provide a full array of sports floodlighting as well as fly ball up lighting which does not comply with the City requirements. The new single family residential development will provide compliant street lighting consistently throughout the residential development streets. The residential building lighting could not be evaluated because it has not been designed at the time of this report. The street lighting along Monticello will be new pole mounted lighting providing street as well as sidewalk lighting. The Street lighting along Monticello Avenue we have recommended switching the drop lenses to flat plate lenses to reduce the house side glare to the residential development.

The various lighting designs all use LED based lighting systems that are directed downwards except for the Ball Field. Monticello will be getting a lighting system for the first time. Grayson Creek will have both Ball Field lighting and Library Facility lighting added to its west side for the first time. The new single family residential area streets will be getting a new lighting system where the existing Library Facility is located.

The only exceedances of the City's ordinance is along Monticello Avenue and the East plan area boundary along Grayson Creek where the vertical light level associated with the ball field lighting and library facility would exceed the City's threshold of .2 foot candles adjacent to residential zones. The adjacent residential zones do not share the property line but are across Grayson Creek, the EBMUD Trail and some distance away.

The selection of lighting for the ball fields and library have been adjusted to reduce the potential for exceedance of illumination standards and for light trespass due to location and angle of illumination. It is recommended that, after installation, further minor adjustments should be made to the angle of the lighting for the Ball Field after to minimize the obtrusive light entering the Grayson Creek area and by invoking a curfew at 10p.m. to reduce the lighting by 100%. The lighting from the Library Facility (and parking lot) can be similarly reduced by invoking a curfew at 10 p.m. to reduce the lighting by 50%.

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