



NOTICE OF PREPARATION
OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING
FOR THE BLAKE-GRIGGS MULTI-FAMILY RESIDENTIAL FACILITY PROJECT

Date: July 12, 2019

To: California State Clearinghouse-Office of Planning and Research, Public Agencies, Interested Parties
From: Jeff Olsen, Associate Planner City of Pleasant Hill Public Works & Community Development Department 100 Gregory Lane Pleasant Hill, CA 94523

Subject: Notice of Preparation of Environmental Impact Report (EIR) and Public Scoping Meeting for the Blake-Griggs Multi-Family Residential Facility Project

NOP Comment Period: July 12, 2019 to August 12, 2019 by 5:00 p.m.

Public Scoping Meeting: July 23rd, 2019 at 6:30 p.m. at City Council Chambers 100 Gregory Lane, Pleasant Hill, CA 94523

Notice is Given that the City of Pleasant Hill (Lead Agency) will prepare an EIR for the proposed project identified below. An EIR will be prepared to analyze the effects associated with the proposed project, as well as to explore alternatives to the project and possible mitigation measures to avoid or lessen identified effects.

Information regarding the project description, location, and public review process is provided below.

An Initial Study () is (X) is not attached.

Project Title: Blake-Griggs Multi-Family Residential Facility Project PLN 18-0359

Project Applicant: Blake/Griggs Properties 550 Hartz Avenue, Suite 200 Danville, California 94526

Governor's Office of Planning & Research

JUL 15 2019

Project Location: 85 Cleaveland Road, Pleasant Hill, California APNs: 150-210-059-5

STATE CLEARINGHOUSE

Project Description:

The approximately 2.33-acre project site is located at 85 Cleaveland Road, between Crescent Plaza and Boyd Road, in the City of Pleasant Hill, Contra Costa County, California (Exhibit 1: Regional Location Map, Exhibit 2: Site Vicinity Map).

The project involves the redevelopment of the project site with multi-family residential uses and related improvements. The project includes demolition of an existing, vacant, two-story, 38,694-square-foot office building located on the western portion of the project site and removal of an asphalt-paved parking lot, associated driveways and landscaping on the eastern portion of the project site. In accordance with the arborist recommendations, existing trees on the site—which include a mix of mature eucalyptuses, struggling small redwoods, and liquidambar that are damaging infrastructure—will be removed and replaced with a landscape plan that is compliant with the City's water efficient landscaping provisions, with over 50 trees to provide plenty of shade to mitigate the heat island effect.

Specifically, the project involves construction of a new 210-unit apartment residential development, which will include underground parking, leasing office, resident club house, fitness center, resort-style pool, and roof deck (Exhibit 3: Conceptual Site Plan, Exhibit 4: Elevations). The 210 total units will represent a density of 102 dwelling units per acre (based on net acreage). It is anticipated that the project will involve a mix of unit types, including one-bedroom, two-bedroom, and studio units. Of these, 5% will be very low income affordable units and 5% will be moderate income affordable units. The project will develop 228,870 square feet of gross floor area, 173,548 of which will be total unit area. The remaining square footage will be for parking and amenities such as three unique courtyards and a roof deck that will include a lap pool; outdoor kitchen and dining areas; lounge areas for groups of varying sizes; fire pits; and a pet lounge. Indoor amenities include a 2,100 sf fitness center and 750 sf clubroom lounge which open to the 1,100 sf roof deck.

The project is a Type III residential building. The building will be 3-4 stories along Cleaveland Road, and will step up to 5 stories for portions of the building that are set back from the street. The building height along Cleaveland varies from ±38ft at the leasing office (located in the northwestern portion of the site) to ±62ft (5 stories) at the stepped-back elements of the building located in the eastern portion of the site. The stepped-back design is intended to moderate the massing of the building and provide an appropriate scale when seen from Cleaveland Road, Crescent Plaza, Crescent Drive, and Boyd Road.

The project proposes two levels of subterranean Type I parking below grade. The project will have 293 underground resident parking spaces, plus 50 guest parking spaces. Accordingly, the project will provide an overall residential parking ratio of 1.63, with 60 long term bicycle storage spaces in the garage.

The City of Pleasant Hill General Plan designates the project site as Mixed Use, and zones the project site as Planned Unit Development (PUD). Under the PUD, the Downtown Specific Plan identifies commercial zoning for the project site. Exhibits 5 and 6 demonstrate the existing General Plan designation and existing zoning, respectively. The project would require an amendment to the City of Pleasant Hill Downtown Specific Plan, called the Downtown High Density Sub-Area Specific Plan (SASP), to foster the development of housing on this 2.33 acre site, adjacent to employment areas and existing transit.

The project site is located within a quarter mile of downtown Pleasant Hill and approximately one mile from the Pleasant Hill BART station. The project site is bordered by Cleaveland Road and residential uses to the west, residential developments and the Century Movie Theater to the north and east, and residential developments and Boyd Drive to the south.

Potential Environmental Effects of the Project:

The project could result in potentially significant environmental impacts. The City of Pleasant Hill (City) will prepare a draft environmental impact report (EIR) to evaluate the potential physical environmental impacts of the project. As required by the California Environmental Quality Act (CEQA), the EIR will analyze those potential impacts, identify mitigation measures, and indicate whether the proposed mitigation measures would reduce potentially significant

environmental impacts to a less than-significant level. The EIR also will evaluate a no project alternative, which will assume that no changes would occur to affect existing conditions at the project site; and additional project alternatives that potentially could reduce or avoid any significant environmental impacts associated with the proposed project. As part of the review process under CEQA, the City will convene a public scoping meeting at which public comments will be solicited on the issues to be covered in the EIR.

The following topics may result in potentially significant impacts and will be analyzed in the EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Land Use, Noise, Transportation, and Tribal Cultural Resources.

Based on an initial review of project information and publicly available data, several topics would likely result in a finding of no impact, or less than significant impact. On this basis, it is anticipated that they can be appropriately evaluated within the Effects Found Not to Be Significant chapter of the EIR. The determination regarding each topic will be evaluated and confirmed as part of the preparation of the Draft EIR. These topics include: Agricultural and Forestry Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Public Services, Population and Housing, Recreation, Utilities and Service Systems, and Wildfire.

NOP Comment Period and Deadline: Due to the time limits mandated by State law, responses must be received at the earliest possible date but not later than 30 days after receipt of this notice. Please send your written comments (including name, affiliation, telephone number, and contact information) on or before August 12, 2019 by 5:00 p.m. to the Lead Agency contact listed below. Comments can also be sent via email to jolsen@pleasanthillca.org. The comments received during the public scoping process will be considered during preparation of the EIR.

City of Pleasant Hill
Planning Division
100 Gregory Lane, Pleasant Hill, CA 94523
Attn: Jeff Olsen, Associate Planner

Public Scoping Meeting: Pursuant to CEQA Guidelines Section 15082, the Lead Agency will conduct a public scoping meeting to solicit written and oral comments regarding the scope and content of the EIR from public agencies and interested parties or persons. The public scoping meeting will be held July 23rd, 2019 at 6:30 p.m. at the following location:

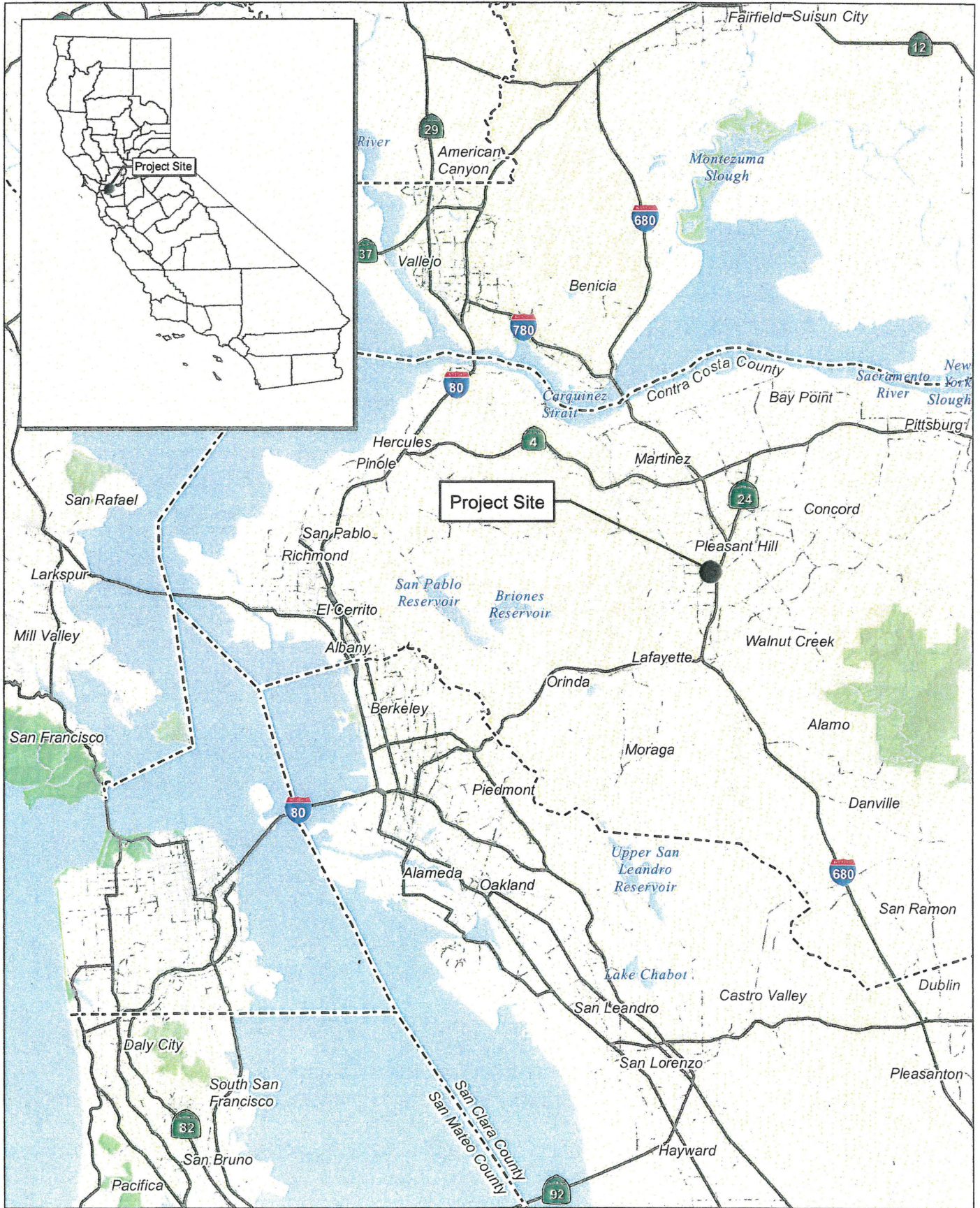
City of Pleasant Hill
City Council Chambers
100 Gregory Lane, Pleasant Hill, CA 94523

Date:

Signature:

Title: Associate Planner

Attachments: Exhibit 1: Regional Location Map
Exhibit 2: Site Vicinity Map
Exhibit 3: Conceptual Site Plan
Exhibit 4: Elevations
Exhibit 5: Existing General Plan Designations
Exhibit 6: Existing Zoning



Source: Census 2000 Data, The CaSIL.

FIRSTCARBON
SOLUTIONS™

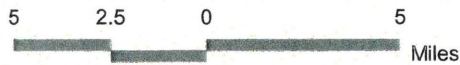
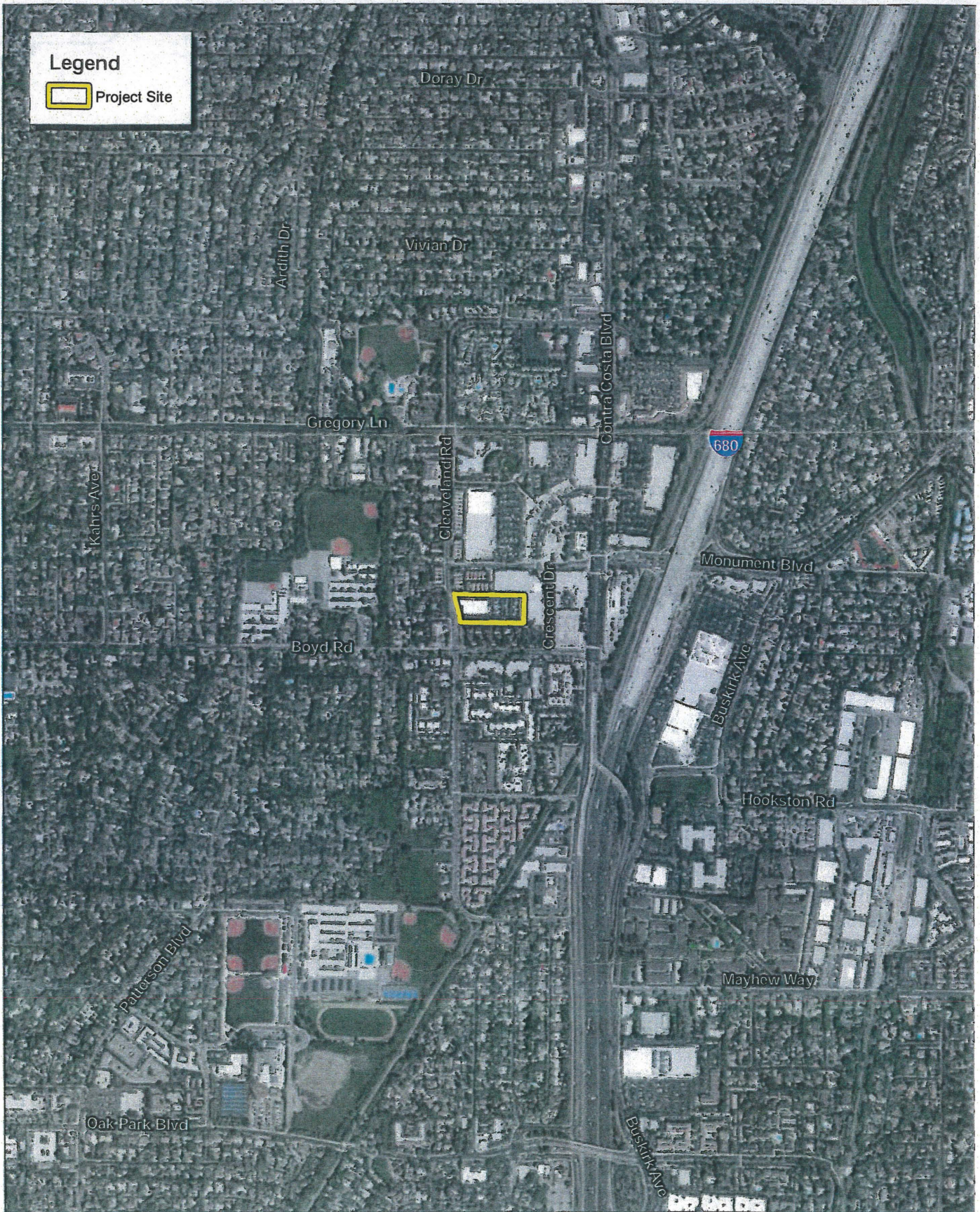
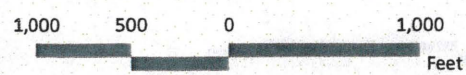


Exhibit 1 Regional Location Map



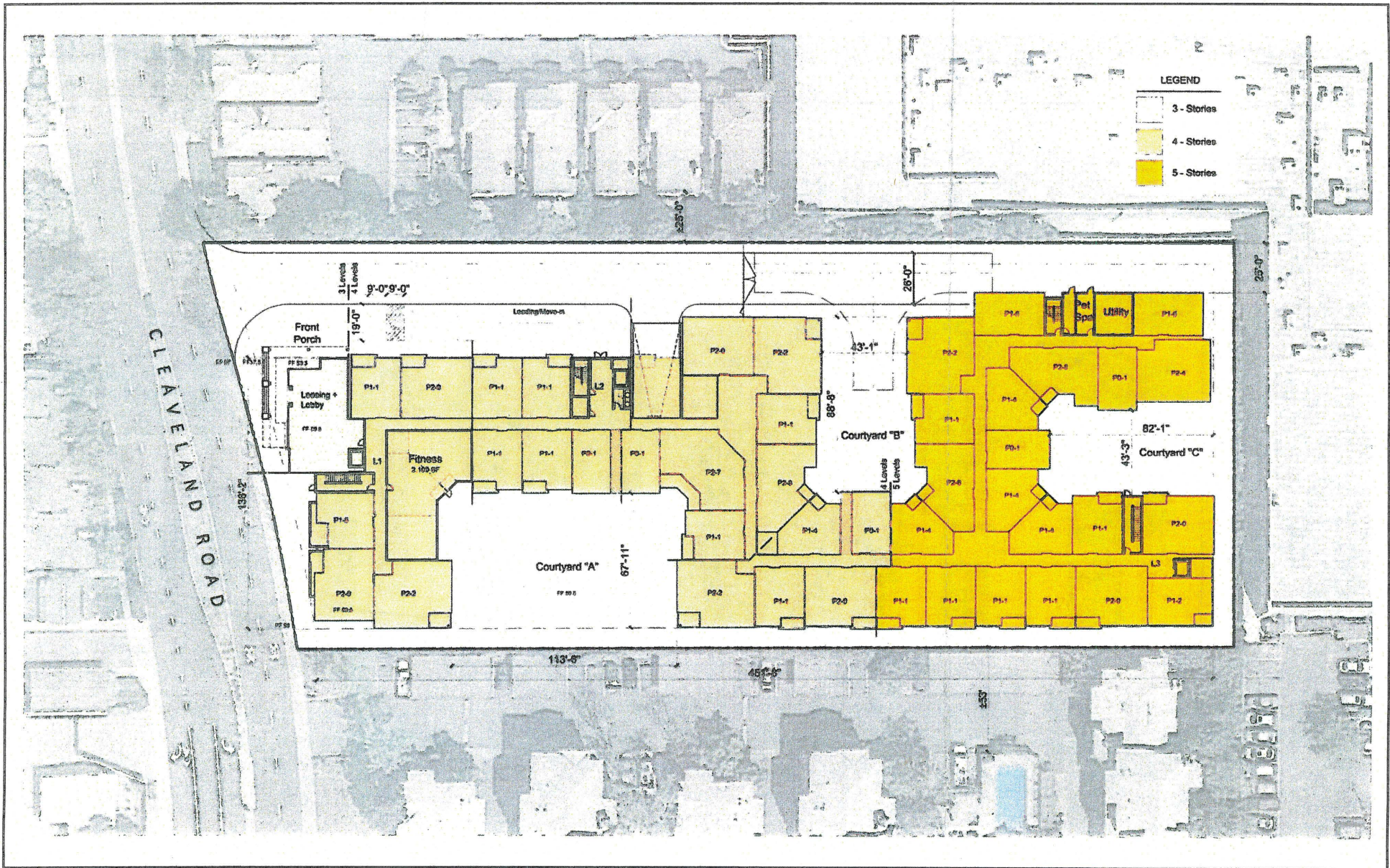
FIRSTCARBON SOLUTIONS™



42820008 • 07/2019 | 2_local_aerial.mxd

**Exhibit 2
 Local Vicinity Map
 Aerial Base**

CITY OF PLEASANT HILL
 BLAKE-GRIGGS MULTI-FAMILY RESIDENTIAL FACILITY
 NOTICE OF PREPARATION



Source: ktgy Architecture + Planning, March 8, 2019.



42820008 • 07/2019 | 3_conceptual_site_plan.cdr

Exhibit 3 Conceptual Site Plan

CITY OF PLEASANT HILL
BLAKE-GRIGGS MULTI-FAMILY RESIDENTIAL FACILITY
NOTICE OF PREPARATION



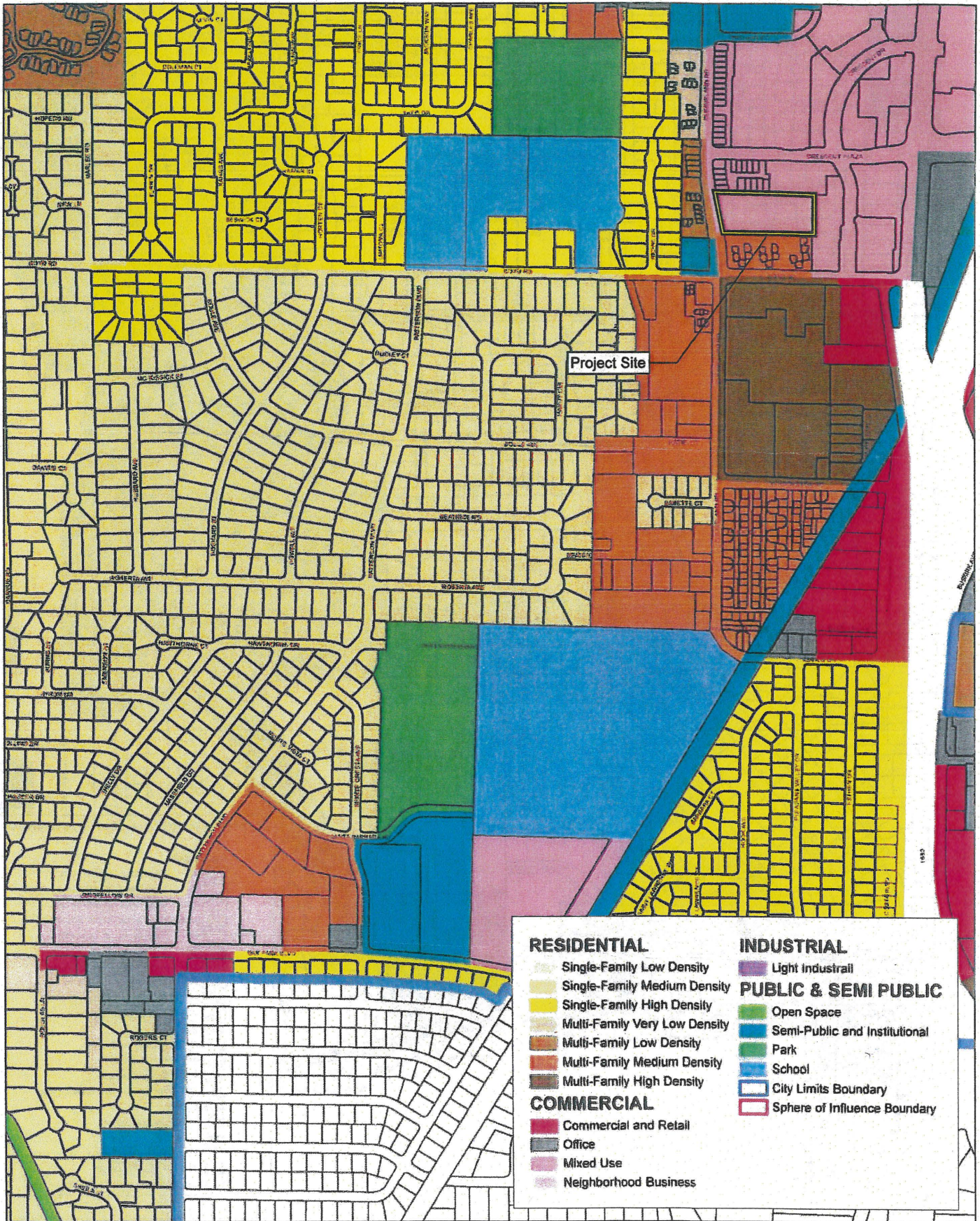
Source: ktgy Architecture + Planning, March 8, 2019.

FIRSTCARBON
SOLUTIONS™

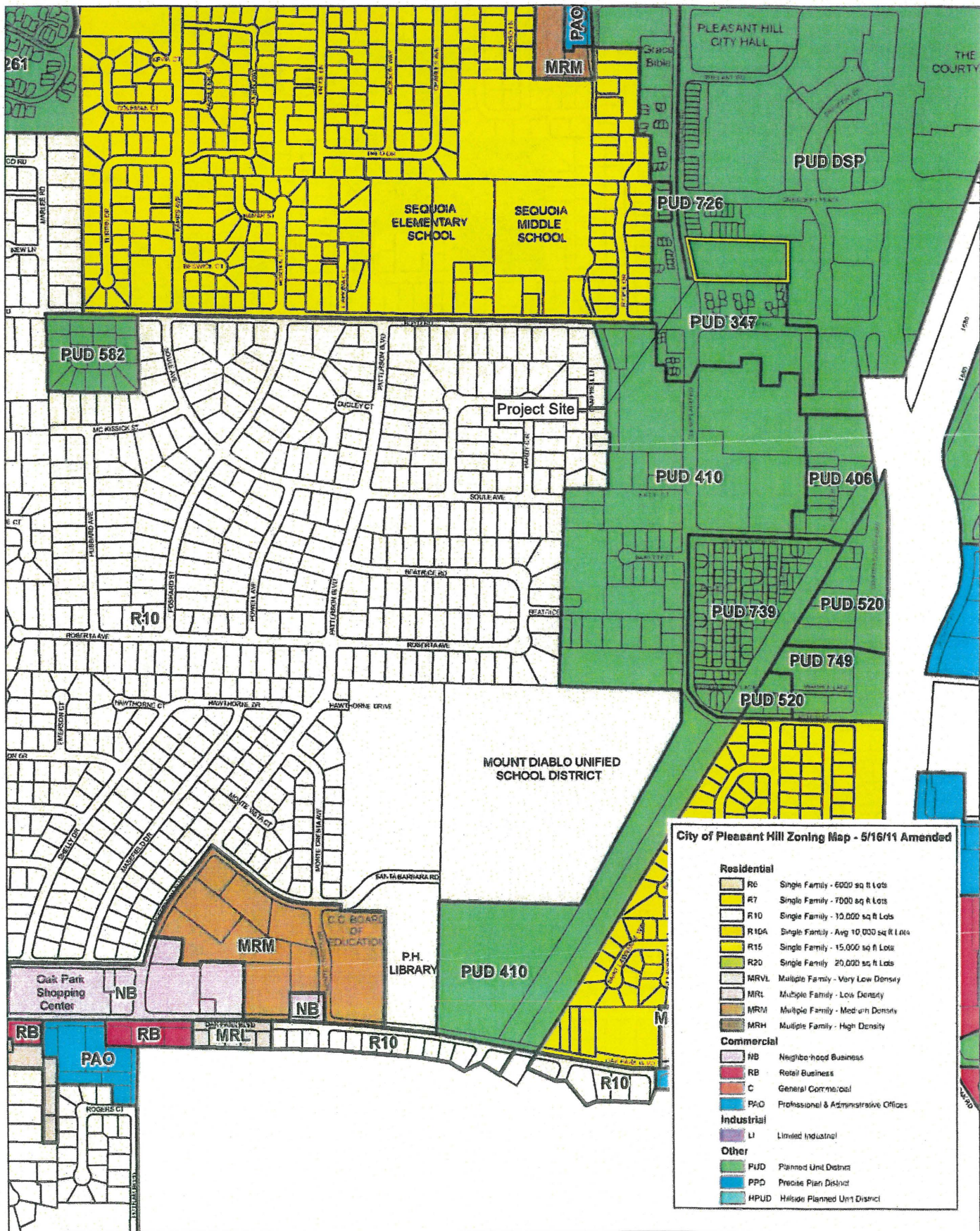
42820008 • 07/2019 | 4_elevations.cdr

Exhibit 4 Elevations

CITY OF PLEASANT HILL
BLAKE-GRIGGS MULTI-FAMILY RESIDENTIAL FACILITY
NOTICE OF PREPARATION



Source: City of Pleasant Hill General Plan Land Use Map.



Source: City of Pleasant Hill General Plan Zoning Map.