

## NOTICE OF DETERMINATION

To: X Office of Planning and Research  
1400 Tenth Street, Room 113  
Sacramento, CA 95814

X County Clerk  
County of Contra Costa  
555 Escobar Street  
Martinez, CA 94553

From: City of Pleasant Hill  
100 Gregory Lane  
Pleasant Hill, CA 94523

**Subject:** Filing of a Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code <sup>1</sup>.

**Project Title:** Downtown Cleaveland Multi-Family Residential Project (General Plan Amendment, Development Plan, Architectural Review & Tree Removal Permit, including Rezoning PUD Concept/Specific Plan) - PLN 18-0359

**Project Location:** 85 Cleaveland Road, Pleasant Hill, CA 94523 (Contra Costa County)  
Assessor Parcel Number – 150-210-059

**Project Applicants:** Blake Griggs Properties, Inc., 550 Hartz Ave, Suite 200, Danville, CA 94526, 925-766-1350 & Gemdale 85 Cleaveland Road, LLC, 303 Twin Dolphin Drive, 6<sup>th</sup> Floor, Redwood City, CA 94065, 415-531-7779

**State Clearing House Number:** SCH# 2019070457

**Lead Agency and Contact Person:** City of Pleasant Hill, 100 Gregory Lane, Pleasant Hill, CA 94523  
Daniel Hortert, Project Planner, 925-671-5208

**Brief Description of Project:** The project applicants are proposing that the City of Pleasant Hill adopt the Downtown Cleaveland Multi-family Specific Plan (DCMSP) within the downtown area to allow for the development of the Downtown Cleaveland Multifamily Residential Project within a 2.33 acre site. Project components include 189 multifamily residential units, indoor and outdoor amenity space including a lap pool, courtyards, outdoor kitchen and dining, and a roof deck, and below grade parking.

This is to advise that the City of Pleasant Hill, Lead Agency, has approved the General Plan Amendment, Development Plan, Architectural Review and Tree Removal permit for the above described project on March 15, 2021, and has made the following determinations regarding the above described project:

1. The project [  will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [  were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [  was  was not] adopted for this project.
5. A statement of Overriding Considerations [  was  was not] adopted for this project.
6. Findings [  were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at Pleasant Hill Planning Division, 100 Gregory Lane, Pleasant Hill

Dated: March 18, 2021

  
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Troy Fujimoto, City Planner, City of Pleasant Hill  
Public Works & Community Development Department

Date Received for filing at OPR: \_\_\_\_\_  
Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.