



City of Pleasant Hill

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

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

Date: November 15, 2018

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

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

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

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

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

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

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

Project Title: Oak Park/Monticello Site Program Area

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

(New City Library and Associated Infrastructure Improvements)

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

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

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

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

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

Project Description:

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

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

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

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

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

- Development Plan
- Conditional Use Permit
- Architectural Review Permit

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

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

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

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

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

Date:

11/15/18

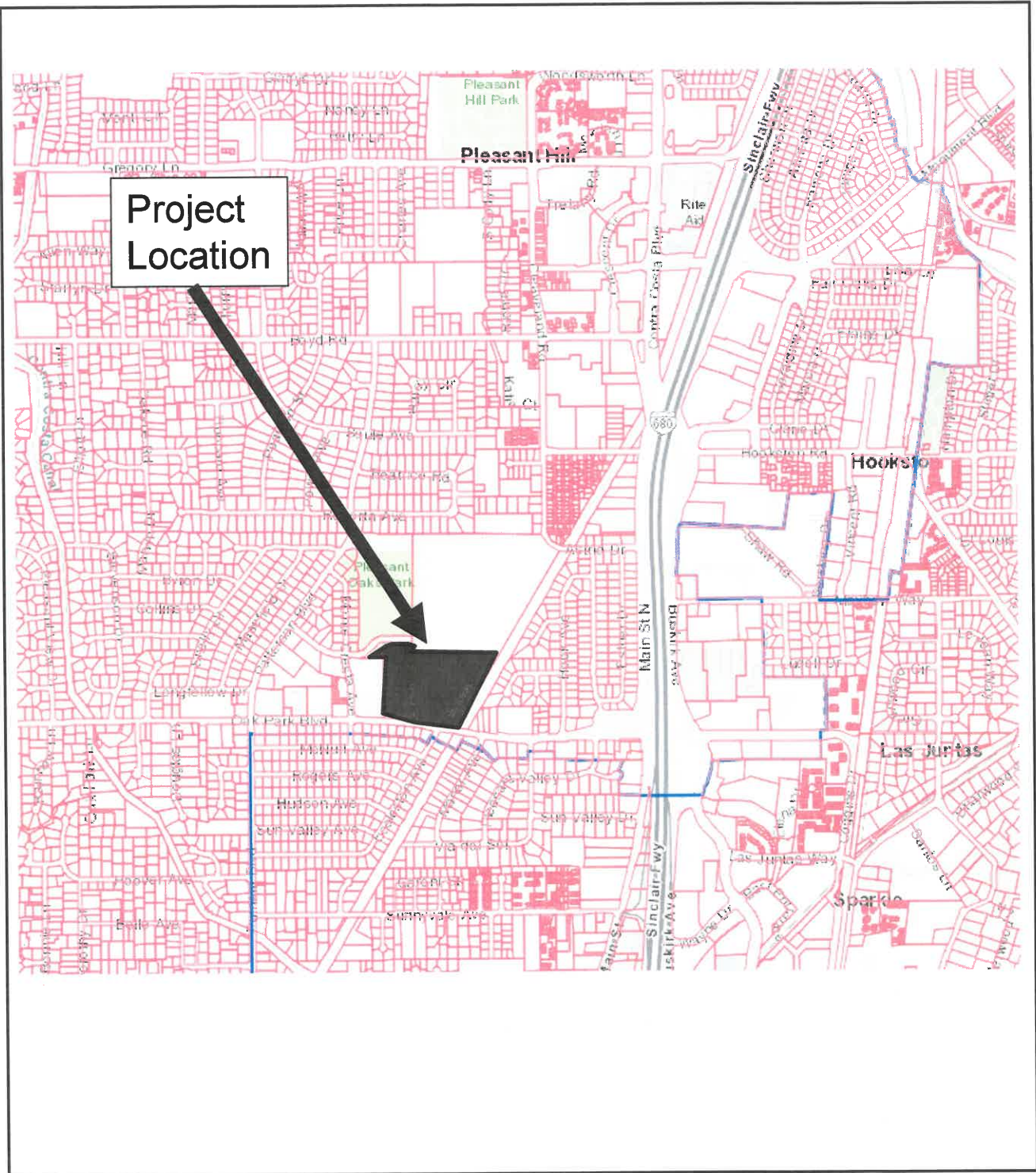
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Title:

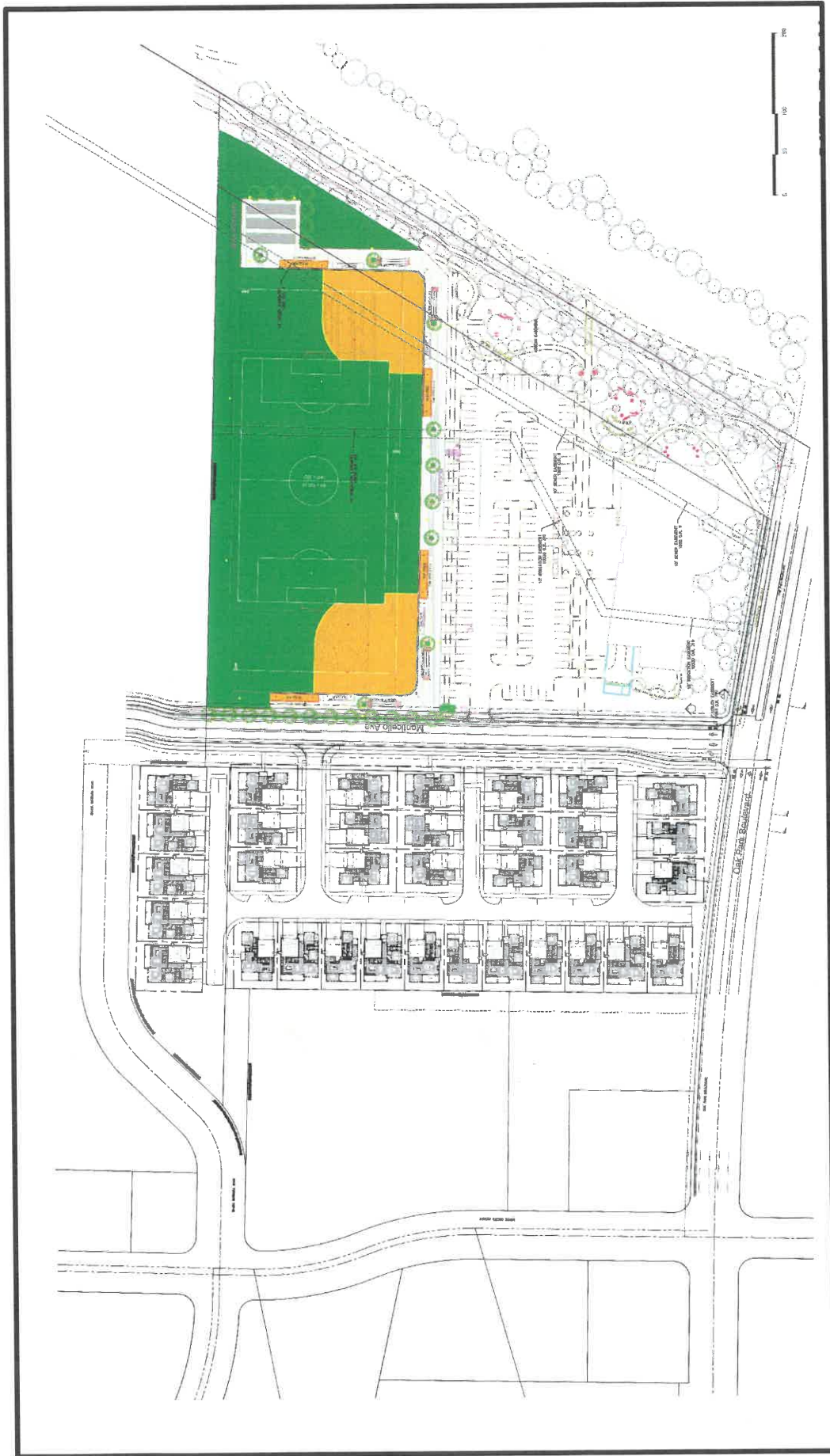
Senior Planner

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



LOCATION MAP
OAK PARK/MONTICELLO SITE PROGRAM AREA
Exhibit 1





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