



CITY OF PLEASANT HILL NOTICE OF AVAILABILITY

Draft Environmental Impact Report for the Downtown Cleaveland Multi-family Residential Project

NOTICE IS HEREBY GIVEN that the City of Pleasant Hill, as the Lead Agency under the California Environmental Quality Act, has completed a Draft Environmental Impact Report (Draft EIR) for the proposed Downtown Cleaveland Multi-family Residential Project (proposed project) State Clearinghouse # 2019070457. The Draft EIR is currently available for public review and comment.

Project Description/Location: The project contemplates a 210-unit multifamily residential project within the proposed Downtown Cleaveland Multi-family Specific Plan (DCMSP). Furthermore, the project proposes a General Plan Amendment for a new Land Use Designation; Very High Density Residential, and a Rezone/PUD. The project site, located at 85 Cleaveland Road, includes a vacant 2-story office building on 2.33 acres. The Assessor's Parcel Number (APN) for the project is 150-210-059-2.

The proposed project consists of the development of 210 multi-family residential units ranging from 3 to 5 stories, including three courtyards, a 1,100-square-foot roof deck, outdoor kitchen and dining areas, lounge areas with fire pits, a lap pool, and pet lounge, pet spa, a fitness center, and clubroom lounge. The unused office building and paved parking area currently located on-site, will be removed. Project parking would be provided via a subterranean parking garage with two levels for guests and residents, and five surface level parking spaces for guests. In addition, 60 bicycle parking spaces would be provided on the first level of the subterranean parking garage. Northbound Cleaveland Road would provide vehicle access to the proposed project via underground parking garages. The project would include the installation of an on-site pedestrian network linking the new residential units to on-site amenities and public sidewalks along Cleaveland Road, Crescent Drive, and Boyd Road.

Project Issues Discussed in Document: The Draft EIR has identified potential project issues in the following areas: Aesthetics, Agricultural Land, Air Quality, Archeological/Historical, Biological Resources, Cultural Resources and Tribal Resources, Flood Plain/Flooding, Forest Land/Fire Hazard, Geology and Soils, Greenhouse Gas Emissions and Energy, Minerals, Noise, Population/Housing Balance, Public Services, Recreation/Parks, Soil Erosion/Compaction/Grading, Solid Waste, Toxic/Hazardous, Transportation, Vegetation, Water Supply/Groundwater, Wetland/Riparian, Growth Inducement, Land Use, Utilities and Service Systems, and Cumulative Effects.

After mitigation, the project would not have any significant unavoidable impacts.

Document Availability: Copies of the Draft EIR and supporting reference documents are available for public review at the Planning Division at the City of Pleasant Hill City Hall offices (100 Gregory Lane, Pleasant Hill, CA 94523). In addition, the Draft EIR is also available through the City of Pleasant Hill website at www.pleasanthillca.org. During this time period of the ongoing COVID-19 public health concern, viewing of the document at City Hall can be done on an appointment basis, please call 925-671-5209 to set up an appointment to review the document; or a hard copy of the Draft EIR and a DVD/CD disc copy of the appendices can be requested to be mailed upon request, limit of one copy per requestor.

Public Review Period: The Draft EIR is available for public review and comment pursuant to California Code of Regulations, Title 14, Sections 15085, 15087 and 15372. The 45-day public review period for the Draft EIR begins on April 28, 2020. Comments on the Draft EIR are to be submitted to the Planning Division in writing no later than 5:00 p.m. on June 12, 2020, at 100 Gregory Lane, Pleasant Hill, CA 94523 or by email to dhortert@pleasanthillca.org.

Contact Information: For further information regarding this Notice of Availability or the DEIR contact Daniel Hortert, Project Planner, City of Pleasant Hill Planning Division, (925) 671-5208 or by email at dhortert@pleasanthillca.org.

Troy Fujimoto
Acting City Planner

A blue ink signature of Troy Fujimoto, written over the typed name and title.