

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 4

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Governor's Office of Planning &amp; Research

**AUG 12 2019****STATE CLEARINGHOUSE**

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Jeff Olson, Associate Planner  
City of Pleasant Hill  
Public Works & Community Development  
Department  
100 Gregory Lane  
Pleasant Hill, CA 94523

**Project - Blake-Griggs Multi-Family Residential Facility Project Notice of Preparation (NOP) of an Environmental Impact Report (EIR)**

Dear Jeff Olson:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for this project. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans' mission signals our continuing approach to evaluate and mitigate impacts to the State's multimodal transportation network. Caltrans' Strategic Management Plan 2015-2020 aims, in part, to reduce Vehicle Miles Traveled (VMT) and Greenhouse Gas emissions (GHG) in alignment with state goals and policies. Our comments are based on the July 12, 2019 NOP.

***Project Understanding***

The project involves the redevelopment of the project site with a multi-family 210-unit residential complex and related improvements. The building will be 3-4 stories tall along Cleaveland Road and 5 stories for portions that are set back from the street. The project includes the 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. This site is designated as mixed-use, therefore this plan requires an amendment to the City of Pleasant Hill Downtown Specific Plan. Regional access is provided via I-680 and is approximately 2,000 feet from the Monument Boulevard on- and off-ramps.



*Making Conservation  
a California Way of Life.*

**Travel Demand Analysis**

With respect to the local and regional roadway system, provide project related trip generation, distribution, and assignment estimates. To ensure that queue formation does not create traffic conflicts, the project-generated trips should be added to the existing and future scenario traffic volumes for the I-680 on- and off-ramps at Monument Boulevard. Potential queuing issues should be evaluated including on-ramp storage capacity and analysis of freeway segments near the project; turning movements should also be evaluated. In conducting these evaluations, it is necessary to use demand volumes rather than output volumes or constrained flow volume.

**Lead Agency**

As the Lead Agency, the City of Pleasant Hill is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN.) The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Mark Leong at 510-286-1644 or mark.leong@dot.ca.gov.

Sincerely,



Wahida Rashid  
Acting District Branch Chief  
Local Development - Intergovernmental Review

c: State Clearinghouse