

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019070457

Project Title: Downtown Cleaveland Multi-family Residential Project

Lead Agency: City of Pleasant Hill

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Project Location: Pleasant Hill, Contra Costa County

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

The project applicant is 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 Multi-family Residential Project within a 2.33 acre site. Project components include 210 multi-family residential units, indoor and outdoor amenity space including a lap pool, courtyards, outdoor kitchen and dining, and a roof deck, below grade parking, and installation of an on-site pedestrian network. Furthermore, the project proposes a General Plan Amendment for a new Land Use Designation; Very High Density Residential, and a Rezone/PUD.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

**Aesthetics:** to address impacts related to light, exterior lighting shall be directed downward and away from adjacent properties and public/private right of way (MM AES-4).

**Air Quality:** to address impacts related to air quality, recommendations of the BAAQMD (MM AIR-2) and a construction operations emissions reduction plan will be implemented (MM AIR-3).

**Biological Resources:** to address impacts related to special-status species and wildlife movement, nesting birds and roosting bats will be avoided during construction (MM BIO-1 and MM BIO-2).

**Cultural Resources:** to address impacts related to historic and archaeological resources, burial sites, tribal cultural resources, and paleontological resources or geologic features, archaeological spot monitoring will occur during construction, and construction will halt if historic or archaeological materials are found (MM CUL-1). If human remains are encountered, construction shall stop and the MLD shall be contacted (MM CUL-3). If significant fossils are unearthed, construction activities shall be diverted and any finds shall be assessed by a professional Paleontologist (MM CUL-6).

**Noise:** to reduce impacts related to noise, residential units included in the project shall be supplied (cont. in next section)

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

(Continued from previous section) with an alternative form of ventilation (MM NOI-1) and implement measures to reduce construction noise (MM NOI-2).

Transportation: to address impacts related to the circulation system, the project will prepare a construction management plan (MM TRANS-1a) and extend the westbound right turn lane(s) at Monument Boulevard/I-680 ramps within the City's right-of-way (MM TRANS-1b). Impacts related to consistency with CEQA Guidelines Section 15064.3, subdivision (b) would be significant and unavoidable, and no feasible mitigation is available.

To reduce impacts related to roadway design and safety hazards, the project will install a convex mirror in the parking garage (MM TRANS-3). To reduce cumulative impacts related to the circulation system and roadway design and safety hazards, the project will implement MM TRANS-1a and MM TRANS-1b and extend the northbound left turn lane at Contra Costa Boulevard and Crescent Plaza-Monument Boulevard within the City's right-of-way (MM TRANS-4).

Provide a list of the responsible or trustee agencies for the project.

- City of Pleasant Hill
- East Bay Municipal Utility District (EBMUD)
- Contra Costa Water District (CCWD)
- Central Contra Costa County Sanitary District (Central San)
- California Department of Transportation (Caltrans)
- San Francisco Bay Regional Water Quality Control Board (RWQCB)