

## NOTICE OF DETERMINATION

To: X Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

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

Lead Agency: City of Pleasant Hill  
100 Gregory Lane  
Pleasant Hill, CA 94523  
925-671-5209

**Subject:** Filing of a Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

**Project Title:** Oak Park Properties Specific Plan

**Project Applicant:** City of Pleasant Hill, Contra Costa County, Pleasant Hill Recreation and Park District

**State Clearing House Number:** 2018112058

**Lead Agency Contact Person:** Troy Fujimoto, Acting City Planner, 925-671-5224

**Project Location:** 1700 & 1750 Oak Park Boulevard, Intersection of Oak Park Boulevard and Monticello Avenue, City of Pleasant Hill, Contra Costa County  
Assessor Parcel Numbers – 149-230-005, 008 & 149-271-014.


**Project Description:** The Specific Plan contemplates two development projects (the Civic Project and the Residential Project) within the Specific Plan area (plan area) boundaries. The Civic Projects includes construction of library facilities, a park, vehicular parking, roadway improvements, the creation of a new floodplain system with water detention basins, upgrading three existing outfalls to Grayson Creek, and the creation of a new pedestrian trail immediately west of the Grayson Creek Corridor. As part of the Civic Project, it was contemplated that during construction of the new library that a temporary library would be in operation at the Pleasant Hill Senior and Teen Centers. Due to the COVID-19 pandemic, it was determined that the portion of the temporary library that was to be located at the Senior Center, is to be relocated to the City Hall Conference Rooms.

The Residential Project includes demolition of the vacant administrative offices, the County library building, the paved parking lot, trees, and landscaping for development of 34 single-family dwelling units and 7 ADUs as well as a pocket park. In addition, the project includes approval of a General Plan Amendment including a change of the western portion of the specific plan area from Semi-Public and Institutional to Multi-Family Very Low Density, and a text amendment to remove a limitation on considering increases in residential density. The approval of the Specific Plan includes a rezoning from R-10 Single Family (Residential), 10,000 sf lots to Planned Unit Development District for the western portion of the area and maintaining the existing PUD designation for the eastern portion of the site. The Specific Plan is applied through the proposed PUD and is the associated concept plan.

This is to advise that the City of Pleasant Hill (Lead Agency) has approved an addendum of the EIR for the relocated temporary library location on June 15, 2020, 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 is available to the General Public at the City of Pleasant Hill Planning Division, 100 Gregory Lane, Pleasant Hill.

Signature (Public Agency):  Title: Acting City Planner  
Troy Fujimoto

Dated: June 16, 2020

Date Received for filing at OPR: \_\_\_\_\_