

Notice of Availability of an Environmental Impact Report And Notice of Public Hearings

TO: Responsible Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Availability of an Environmental Impact Report for the Cambria Hotel Project at 3131 and 3195 N Main St. & 1531 Oak Park Blvd (Application No. PLN 18-0198: General Plan Amendment; Planned Unit Development/Rezoning; Development Plan Permit; Architectural Review Permit)

LEAD AGENCY CONTACT: City of Pleasant Hill, Public Works & Community Development Department
100 Gregory Lane, Pleasant Hill, CA 94523
Attn: Troy Fujimoto, Sr. Planner; tfujimoto@pleasanthillca.org, 925-671-5224

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 Cambria Hotel Project and the Draft EIR is currently available for public review and comment.

Project Description/Location: Stratus Development Partners (17 Corporate Plaza, Suite 200, Newport Beach, CA 92660) has proposed the construction of a four-story 155-room Cambria Hotel and associated parking, landscaping, and amenities on an approximately 2.5-acre site at 3131 and 3195 N Main St. & 1531 Oak Park Blvd. in Pleasant Hill, CA (APN: 170-092-050, -054, -055, -057, -058, -059). The project site is not listed on the "Cortese list" of hazardous sites.

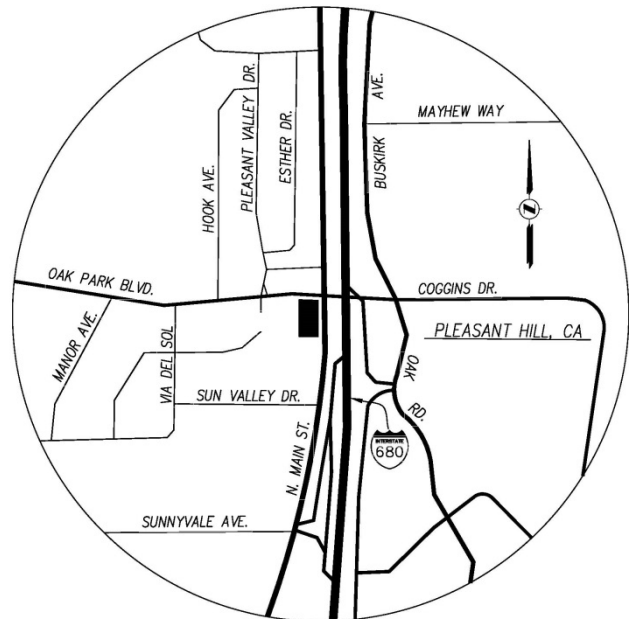


Figure 1. Project Site and Vicinity

The project also includes removal of the existing Black Angus restaurant at 3195 N Main St. and existing retail building at 1531 Oak Park Blvd. and modifications within N. Main St. to create a break in the median and left turn lane into the northerly entrance on N. Main St. and to extend the median/landscaping toward Oak Park Boulevard to prevent left turns out of both North Main Street project driveways. See reverse for a project rendering and elevations. In conjunction with the hotel project, the City is also proposing to amend the General Plan to establish a new land use overlay designation for visitor-serving uses with accompanying goals, policies, programs and updated standards, including allowing a floor area ratio of up to 100% for specified uses within the proposed overlay. The overlay designation is currently proposed for only the hotel project site.

Project Issues Discussed in Document: The Draft EIR has identified potential project issues in the following areas: Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soil, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise. After mitigation, the project would not have any significant unavoidable impacts, nor impacts which would be cumulatively considerable.

Document Availability: Copies of the Draft EIR and all documents incorporated by reference in the Draft EIR are available for public review at the Planning Division in the City of Pleasant Hill City Hall offices (100 Gregory Lane, Pleasant Hill, CA 94523). In addition, the Draft EIR and related documents are also available through the City of Pleasant Hill website at www.pleasanthillca.org.

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 17, 2019 and ends on May 31, 2019. Comments on the Draft EIR are to be submitted to the Planning Division in writing no later than 1:00 p.m., May 31, 2019, at 100 Gregory Lane, Pleasant Hill, CA 94523 or by email to tfujimoto@pleasanthillca.org.

Contact Information: For further information regarding this Notice of Availability and Notice of Hearings, or regarding the project, contact Troy Fujimoto, Project Planner, City of Pleasant Hill Planning Division, (925) 671-5224 tfujimoto@pleasanthillca.org.

Scheduled Hearings: The following hearings have been scheduled to consider and discuss the project. EIR certification and project approvals will ultimately be considered at a City Council hearing to be held following recommendation from the hearings below. Once scheduled, the City Council hearing will be noticed separately.

Architectural Review Commission – July 18, 2019

Meeting to be held at 5:00 pm at the Pleasant Hill Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523. All interested persons are invited to attend and participate in the hearings.

Planning Commission – August 13, 2019

Meeting to be held at 6:30 pm in the Pleasant Hill City Council Chambers, 100 Gregory Lane, Pleasant Hill, CA 94523. All interested persons are invited to attend and participate in the hearings.

By Signature: _____
Name & Title: Greg Fuz, City Planner

date: 4/17/2019



Figure 2. Preliminary Rendering (looking northwest from center of N. Main Street)



Figure 3. Proposed North Main Street Elevation