

Notice of Preparation of an Environmental Impact Report and Notice of Environmental Scoping Meeting

TO: Responsible Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Preparation of an Environmental Impact Report and Notice of an Environmental Scoping Meeting for the Cambria Hotel Project

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

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 includes modifications within North Main Street, including modifications to the existing median and a new dedicated left turn pocket (northbound direction), & removal of the existing Black Angus restaurant at 3195 N Main St and existing retail building at 1531 Oak Park Blvd. See reverse for proposed building elevations and rendering. 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.

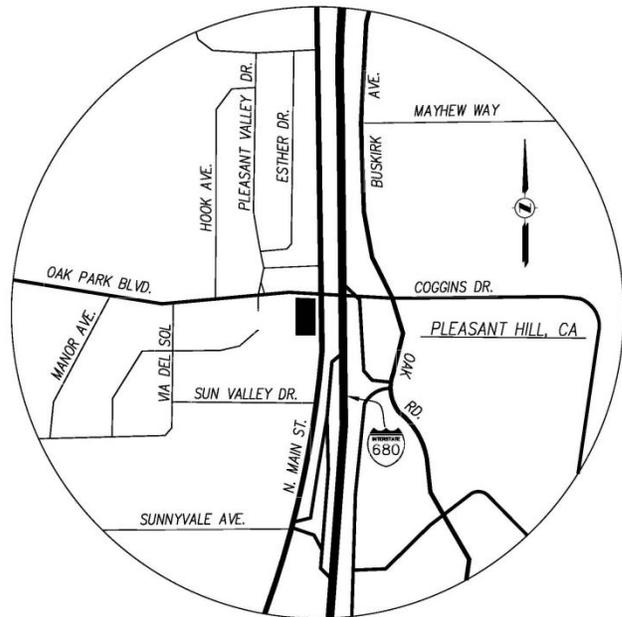


Figure 1. Project Site and Vicinity

The City will serve as the lead agency in the preparation of an Environmental Impact Report (EIR) for compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000 et. seq. The EIR process is intended to inform public agencies and the general public about the potential for environmental effects of the proposed project; methods for reducing adverse environmental impacts; and to ensure that a range of alternatives that could reduce or avoid environmental impacts are considered prior to consideration of approval of the proposed project.

The purpose of this Notice of Preparation (NOP) is to solicit comments about the project, specifically related to the scope and content of the environmental information and alternatives to be included in the EIR in accordance with CEQA. All environmental topic areas are proposed to be assessed in the EIR, including, but not limited to, quantitative assessment of emissions, noise, and traffic.

As specified by the CEQA Guidelines, this NOP will be circulated for a 30-day period commencing on August 27, 2018 and concluding on September 27, 2018. Comments may be submitted in writing during the review period and addressed to the lead agency contact listed above. Due to the time limits mandated by State law, your response must be received at the earliest possible date but not later than 30 days after receipt of this notice. The comment period closes at 5:00 pm on September 27, 2018.

A scoping meeting has been scheduled to introduce the project and receive oral comment on the proposed scope of the EIR from the public and interested agencies on **September 11, 2018, 6:30 pm** at the Pleasant Hill City Council Chambers, 100 Gregory Lane, Pleasant Hill, CA 94523. All interested persons are invited to attend and participate in the scoping meeting.

By Signature: _____

Name & Title: Troy Fujimoto, Senior Planner

date: 8/27/2018



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



Figure 3. Proposed North Main Street Elevation