

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 #: 201904910

Project Title: Cambria Hotel Project

Lead Agency: City of Pleasant Hill

Contact Name: Troy Fujimoto

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Project Location: Pleasant Hill
City

Contra Costa
County

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

Removal of the existing Black Angus restaurant and existing vacant retail building and 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. A General Plan amendment is proposed 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.

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

All impacts are reduced to LTS with implementation of identified mitigation measures (MM):

- Air Quality: Construction activities would result in dust and construction vehicle emissions and exposure of sensitive receptors to such emissions. MM Air-1: construction best management practices and MM Air-2: selection of construction equipment to minimize emissions.
- Biological Resources: Construction-related noise and activity could disturb or displace nesting birds. MM Bio-1: pre-construction nesting bird survey. Construction of the Project would also result in removal of trees protected under the Pleasant Hill Tree Preservation Code. MM Bio-2: Appropriate permits and replacement are required.
- Cultural and Tribal Cultural Resources: Construction of the Project could disturb unidentified cultural or tribal cultural resources and/or human remains. MM Culture-2a and -2b: Halt of work in the event of discovery and implementation of appropriate measures.
- Geology and Soils: Soils exposed during site grading could be subject to erosion during storm events. MM Geo-2: Storm Water Pollution Prevention Plan.
- Hazards and Hazardous Materials: Hazardous materials could be accidentally released during demolition of the existing buildings at the site. MM Haz-2: abatement of lead-based paint, asbestos, and molds prior to demolition.
- Hydrology and Water Quality: Construction activities at the site will disturb soils and create potential erosion and siltation concerns. MM Geo-2: Storm Water Pollution Prevention Plan.
- Noise: Construction and operation of the Project could increase noise levels at nearby noise-sensitive land uses. MM Noise-1: Construction noise control measures and MM Noise-2: acoustical shielding of roof-top mechanical equipment.

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

Commenters on the NOP noted concern related to changing the regulations at the site, especially as related to height and increased density and relatedly, what the project would look like, both from the roadway frontage and neighboring properties, especially given the increase in height proposed, and the potential for lighting impacts and the blocking of views. Where these concerns relate to the potential for an environmental impact, they are addressed by the analysis presented in the EIR.

A commenter on the NOP noted concern over loss of vegetation at the site. Neighbors have previously noted concern over the potential removal of a mature oak tree on the site. The referenced oak tree would be retained.

Commenters on the NOP noted concern related to the timing and character of the noise generated at the site, especially given the nearness to residential, outdoor pool, and continuous use of a hotel site overnight and on holidays. An analysis of potential noise impacts has been included in the EIR.

Commenters voiced general concern regarding area congestion and lack of parking in the area and the project-specific and cumulative increase in congestion and parking demand and potential impact of ride-sharing. Where these concerns relate to the potential for an environmental impact, they are addressed by the analysis presented in the EIR.

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

City of Pleasant Hill

San Francisco Bay Regional Water Quality Control Board