

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2019049104

Project Title: Cambria Hotel Project

Lead Agency: City of Pleasant Hill Contact Person: Troy Fujimoto
Mailing Address: 100 Gregory Lane Phone: 925-671-5224
City: Pleasant Hill Zip: 94523 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Pleasant Hill
Cross Streets: North Main Street & Oak Park Blvd Zip Code: 94523
Longitude/Latitude (degrees, minutes and seconds): 37 55 57.8 N / 122 3 39.5 W Total Acres: 2.5
Assessor's Parcel No.: 170-092-050,-54,-55,-57,-58,-59 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 680 Waterways: Multiple within City of Pleasant Hill
Airports: Railways: None Schools: Multiple

Document Type:

CEQA: [ ] NOP [x] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS Other:
[ ] Mit Neg Dec Other: FONSI

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [x] Rezone Annexation
[x] General Plan Amendment [ ] Master Plan [ ] Prezone Redevelopment
[ ] General Plan Element [x] Planned Unit Development [ ] Use Permit Coastal Permit
[ ] Community Plan [x] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

[ ] Residential: Units Acres
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[x] Other: 155-room hotel

Project Issues Discussed in Document:

[ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [x] Water Quality
[x] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[x] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [x] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [x] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

GP: "Commercial and Retail", Zoning: Retail Business (RB)

Project Description: (please use a separate page if necessary)

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.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 4-17-2019

SCH COMPLIANCE 6-3-2019

Project Sent to the following State Agencies

X Resources Cal EPA
Boating & Waterways ARB: Airport & Freight
Central Valley Flood Prot. ARB: Transportation Projects
Coastal Comm ARB: Major Industrial/Energy
Colorado Rvr Bd Resources, Recycl.& Recovery
Conservation X SWRCB: Div. of Drinking Water
CDFW # 3 SWRCB: Div. Drinking Wtr #
Cal Fire SWRCB: Div. Financial Assist.
Historic Preservation SWRCB: Wtr Quality
X Parks & Rec SWRCB: Wtr Rights
Bay Cons & Dev Comm. X Reg. WQCB # 2
X DWR X Toxic Sub Ctrl-CTC

CalSTA

Aeronautics
X CHP
X Caltrans# 4
Trans Planning

Other

Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services

Yth/Adlt Corrections

Corrections

Independent Comm

Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
Public Utilities Comm
Santa Monica Bay Restoration
X State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019049104

Please forward late comments directly to the Lead Agency

AQMD/APCD 2

(Resources: 4/20)

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans District #4                        | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB #2                                    |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region #3                       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             |  |
| <input type="checkbox"/> Health Services, Department of              | Other: _____   |
| <input type="checkbox"/> Housing & Community Development             | Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date April 17, 2019 Ending Date May 31, 2019

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Lamphier-Gregory, Inc.</u>	Applicant: <u>Stratus Development Partners</u>
Address: <u>1944 Embarcadero, Oakland, CA</u>	Address: <u>17 Corporate Plaza, Suite 200</u>
City/State/Zip: <u>Oakland, CA 94606</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Rebecca Auld</u>	Phone: _____
Phone: <u>510-535-6690</u>	

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**Signature of Lead Agency Representative:**  **Date:** 4-16-19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.