

Appendix A:
Notice of Preparation (NOP) and Comments

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.

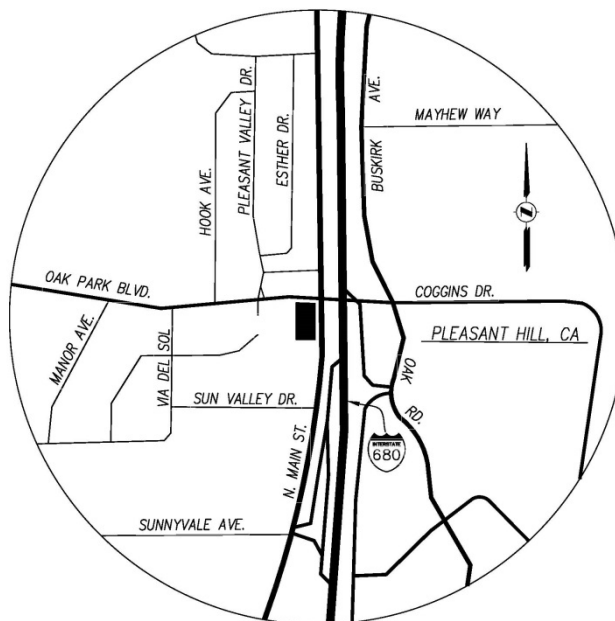


Figure 1. Project Site and Vicinity

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

Troy Fujimoto

From: Jorge Hernandez <jorge.hernandez@pw.cccounty.us>
Sent: Friday, October 05, 2018 4:41 PM
To: Troy Fujimoto
Cc: Teri Rie; Marsha Brown; 'elena@lehoproperties.com'; 'awood@stratusdev.com'
Subject: Notice of Preparation of an EIR for the Cambria Hotel Project at 3131 & 3195 North Main Street PLN 18-0198
Attachments: DA 46 Fee Calc Sheet 10-1-18.pdf

Mr. Fujimoto,

We have reviewed the Notice of Preparation of the Environmental Impact Report (EIR) for the Cambria Hotel project (PLN 18-0198) located at 3131 & 3195 North Main Street (APN's 170-092-050,-054,-055,-057,-058), which we received on August 29, 2018, and offer the following comments on this project:

1. This project is located within Drainage Area 46 (DA 46), for which a drainage fee is due in accordance with Flood Control Ordinance Number 2002-43. By ordinance, all building permits or subdivision maps filed in this area are subject to the provisions of the drainage fee ordinance. Effective January 1, 2018, the current fee in this drainage area is \$0.82 per square foot of newly created impervious surface. The drainage area fee for this lot should be collected prior to issuing a building permit for this project.
2. The Contra Costa County Flood Control & Water Conservation District (FC District) is not the approving local agency for this project as defined by the Subdivision Map Act. As a special district, the FC District has an independent authority to collect drainage fees that is not restricted by the Subdivision Map Act. The FC District reviews the drainage fee rate every year the ordinance is in effect and adjusts the rate annually on January 1 to account for inflation. The drainage fee rate does not vest at the time of tentative map approval. The drainage fees due and payable will be based on the fee in effect at the time of fee collection.
3. The DA 46 for this project is estimated to be \$14,000 based on the commercial building permit rate. Please see the attached spreadsheet for our drainage fee calculation.
4. The applicant may be eligible for credit against their drainage area fees for existing impervious surface area on the property. The applicant's engineer should submit a worksheet, which includes a scalable map, that calculates the deduction of fees for the existing impervious surface and the total amount of credit requested.
5. We recommend that the City of Pleasant Hill (City) condition the developer to design and construct storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed.
6. The developer should be required to submit hydrology and hydraulic calculations to the City that prove the adequacy of the in-tract drainage system and the downstream drainage system. We defer review of the local drainage to the City. However, the FC District is available to provide technical review under our Fee-for-Service program.

We appreciate the opportunity to review plans involving drainage matters and welcome continued coordination. If you have any questions please contact me via e-mail at jorge.hernandez@pw.cccounty.us or phone at (925) 313-2346.

Truly yours,



Jorge Hernandez | Staff Engineer

Contra Costa County Public Works: Flood Control & Water Conservation District

255 Glacier Drive, Martinez, CA 94553

p: 925.313.2346 | f: 925.313.2333 | e: jorge.hernandez@pw.cccounty.us | cccpublicworks.org

Summary of Drainage Fees

Development #: **Cambria Hotel**

Fee Schedule: **2018**

Date: **1-Oct-18**

APN: **170-092-050, 054, 055, 057, 058**

Ordinance: **2002-43**

Drainage Area: **46**

Commercial/Industrial/Downtown
Office (Medium)
Office (Light)

Building			Subdivision		
Unit Price	QTY	Amount	Unit Price	QTY	Amount
\$ 33,718	0.41	13,824.38	\$ 36,219		-
28,897		-	32,292		-
24,182		-	27,257		-

Building			Subdivision		
Unit Price	QTY	Amount	Unit Price	QTY	Amount
\$ 26,568		-	\$ 26,568		-
1,574		-	1,574		-
1,804		-	1,804		-
2,099		-	2,099		-
2,403		-	2,403		-
2,698		-	2,698		-
2,985		-	2,985		-
3,132		-	3,132		-

Building			Subdivision		
Unit Price	QTY	Amount	Unit Price	QTY	Amount
\$ 2,206		-	\$ 3,534		-
2,304		-	3,682		-
2,403		-	3,829		-
2,501		-	3,977		-
2,649		-	4,190		-
2,944		-	4,617		-
3,436		-	5,314		-
4,248		-	6,371		-
5,273		-	7,610		-
6,322		-	8,766		-

Multifamily Residences

Less than 2,500 square ft of land
2,500-2,999 (square feet per unit)
3,000-3,999
4,000-4,999
5,000-5,999
6,000-6,999
7,000-7,999
8,000 +

Single Family Residential

4,000-4,999 (square feet per unit)
5,000-5,999
6,000-6,999
7,000-7,999
8,000-9,999
10,000-13,999
14,000-19,999
20,000-29,999
30,000-39,999
40,000 +

Amount of	Sqr Ft.	Unit Price	Amount
impervious surface.	0	0.82	\$ -
to account for:			

TOTAL: \$13,824

Calculate DA 130 fee if checked. ☐

Mark box to add mitigation fee. ☐ n/a

Comments:

Fee estimated is for APN 170-092-058 (0.41AC) only, since this is a vacant lot.
The other parcels, with the Black Angus restaurant and parking lot, appear to be fully paved.
Fee credit may be available for exisiting impervious surface area.

Troy Fujimoto

From: Wendy Gollop <wendygollop@jps.net>
Sent: Thursday, September 27, 2018 8:59 AM
To: Troy Fujimoto
Subject: Stratus/Cambria Hotel Project on Oak Park/North Main - EIR Scoping Comments

Dear City of Pleasant Hill Planning Commissioners,

I would like to comment on the Cambria Hotel project that is located on the corner of Oak Park Blvd and North Main St. for the EIR.

First, while I do not object to the construction of a hotel at this site, I do believe that it is too tall. The hotel is moving into an older established neighborhood that is primarily single story residential and it will be located within 100 ft. of the houses. It will be difficult to screen the views from the upstairs windows of the hotel into the neighborhood back yards and neighborhood privacy will be taken away. A 4-6 foot wall will not mitigate this. I think that this Development group should be sensitive to the neighborhood that it is proposing to move into and lower the building height accordingly.

Second, I am concerned about the amount of parking that has been proposed. I believe that the regulations are for 1 parking spot per room and this hotel has a proposed parking ratio of .87 spots per room. I do not think that the surrounding community will be able to accommodate parking for employees and additional guests if not enough parking is built. I would like to know how many employees will need parking and why .87 parking spots are sufficient. If this parking ratio is approved, I would like to know what the plan for overflow parking is in case it proves to be insufficient.

Third, there will be a lot of development along the Oak Park Blvd corridor and traffic will increase significantly. Currently, the traffic on Oak Park Blvd is slow in the morning and afternoon with cars going to and from the freeway ramps and the BART station. I hope that traffic along this thoroughfare and the cut through traffic will be analyzed along with the increase that will come with all of the proposed and just approved development in the area.

Forth, Pedestrian safety is a concern with increased traffic and lack of sidewalks on Oak Park Blvd and on the 680 overpass. Walking to and from the Bart station is not safe. Accommodations must be made to increase pedestrian safety.

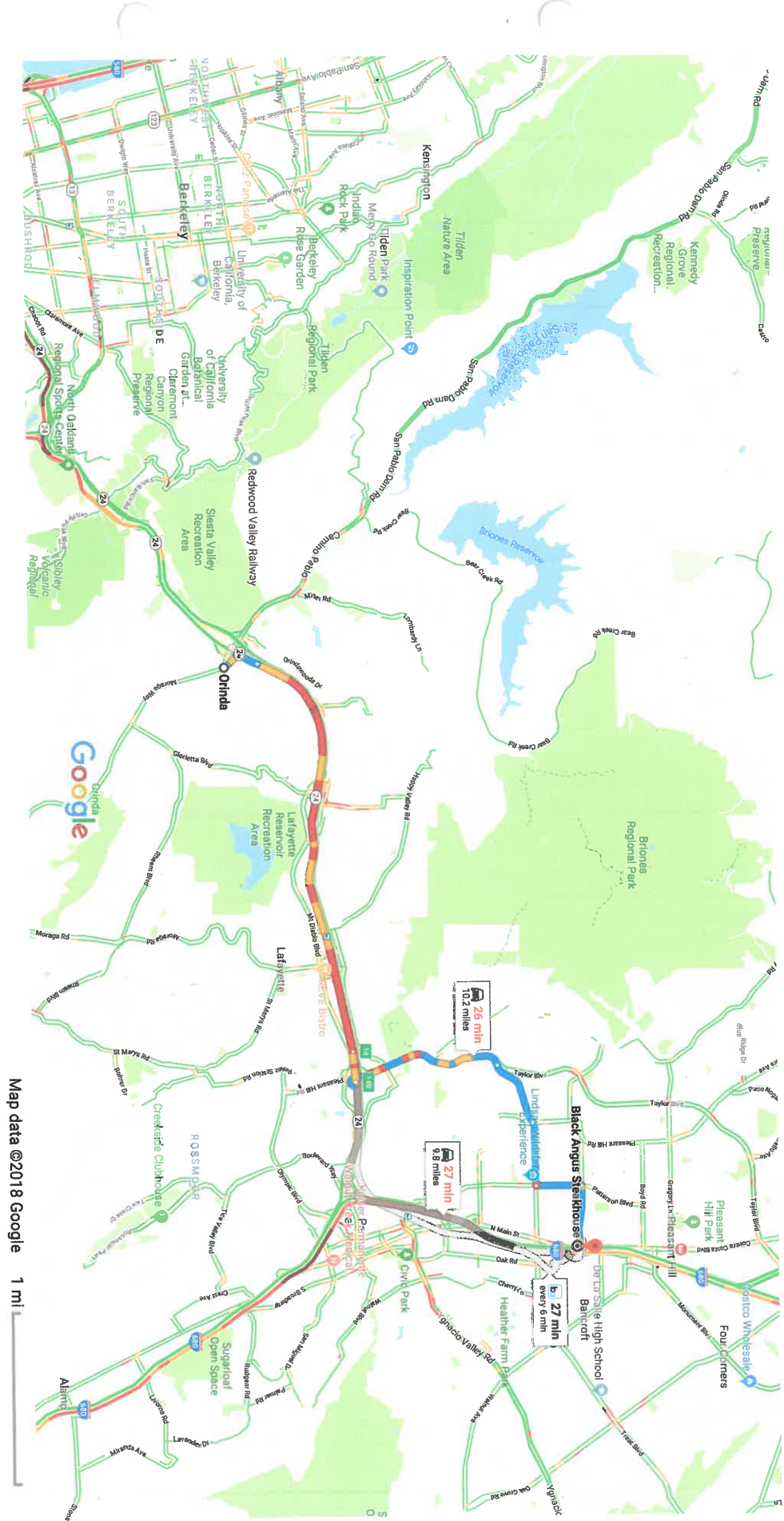
Thank you for this chance to comment. I am following this development closely.

Sincerely
Wendy Gollop and Alan Bade
280 Longfellow Dr
Pleasant Hill CA

Google Maps

Orinda, CA to Black Angus Steakhouse

Drive 10.2 miles, 26 min

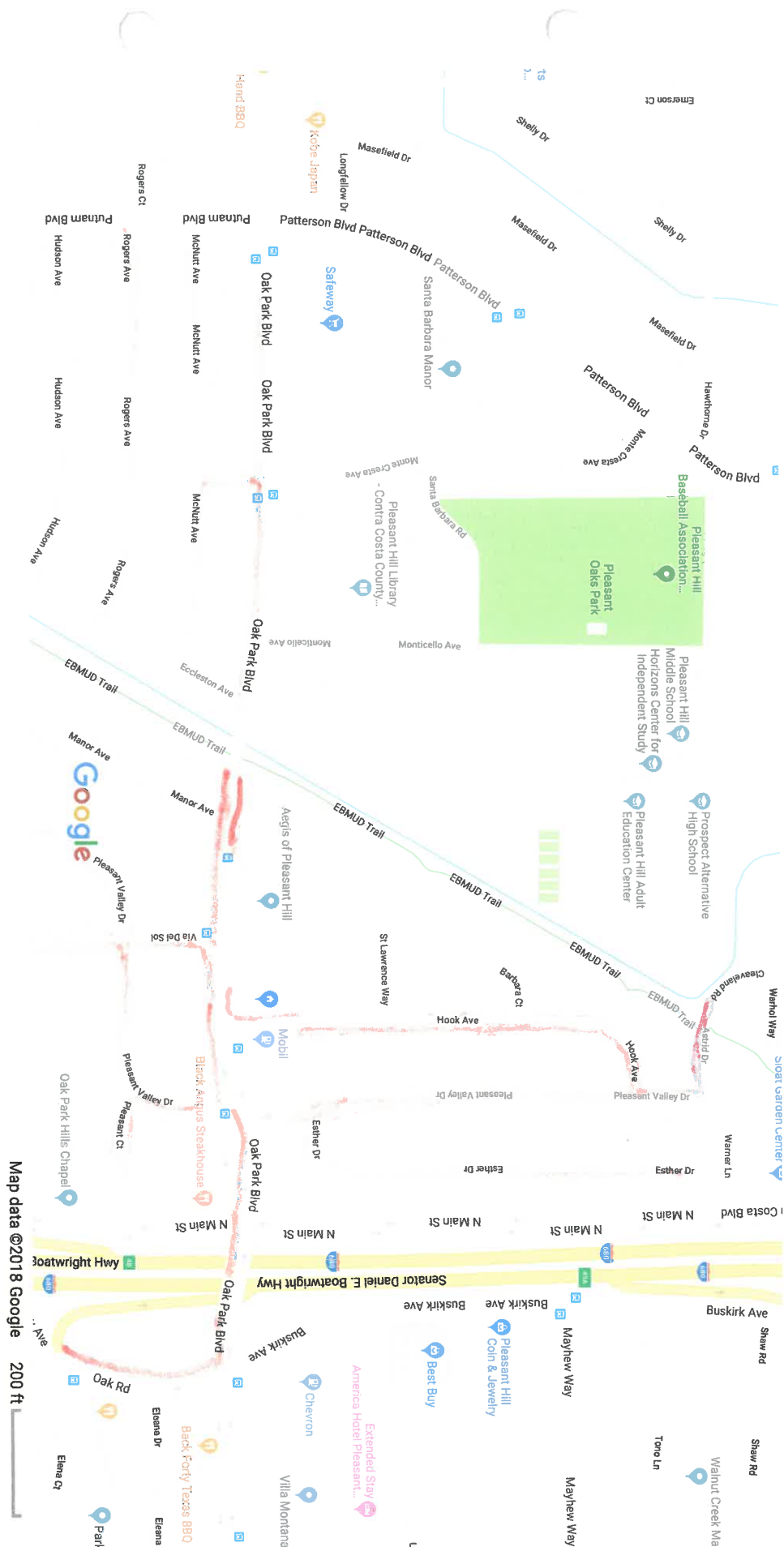


via CA-24 E and Pleasant Hill Rd

Fastest route now due to traffic conditions

26 min

10.2 miles



Department of Conservation and Development

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

Contra Costa County



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Kara Douglas
Assistant Deputy Director

Kelli Zenn
Business Operations Manager

September 26, 2018

Troy Fujimoto
Senior Planner
City of Pleasant Hill
Public Works & Community Development Department
100 Gregory Lane
Pleasant Hill, CA 94523

**Subject: Cambria Hotel Project
Notice of Preparation of an Environmental Impact Report**

Dear Mr. Fujimoto:

The Department of Conservation and Development, Community Development Division, received the City of Pleasant Hill's Notice of Preparation of an Environmental Impact Report (EIR) for the Cambria Hotel Project on a 2.5-acre site west of North Main Street and south of Oak Park Boulevard. Staff has reviewed the proposed project, as described in the Notice of Preparation and have the following comments.

Vehicular Traffic and Access: There is a dedicated stop light-controlled T-intersection on North Main Street just south of the Oak Park Boulevard overpass that provides access onto the project site. The presence of the stop light-controlled intersection would accommodate vehicular access to the project site from North Main Street. In addition, the stop light-controlled four-way intersection of Oak Park Boulevard and Pleasant Valley Drive would accommodate one-way vehicular access to the site from Oak Park Boulevard.

Opportunities to establish two-way vehicular access from the project site to the Oak Park Boulevard/Pleasant Valley Drive intersection should be evaluated, particularly in light of the fact that the Contra Costa Centre area is approximately 670 feet east of the project site and can be readily accessed via the Oak Park Boulevard overpass. The Contra Costa Centre includes the Pleasant Hill BART station that would provide rail transit access to the proposed project.

There are opportunities for driveway connections from the project site directly onto North Main Street, as currently exists for the Black Angus Restaurant. Accordingly, the adequacy of future driveway access to and from North Main Street should be evaluated, particularly given the traffic volumes of North Main during the peak traffic hours.

The draft EIR should also evaluate the adequacy of the intersections with the proposed project, in safely handling the expected traffic volumes of the hotel project, both during regular operation and for events that may be held at the facility. (The Notice of Preparation described briefly the proposed changes to the T-intersection on North Main Street onto the project site. It is unknown if any changes to the Oak Park Boulevard/Pleasant Valley Drive intersection are proposed.) This may be particularly relevant during the PM peak hour, when drivers may tend to use North Main Street in order to avoid congestion on Interstate 680. In addition, the interaction between the T-intersection at the project site and the companion T-intersection on North Main Street north of the Oak Park Boulevard overpass that provides access to and from Oak Park Boulevard should be evaluated, particularly because of the short distance on North Main Street between the two intersections.

Pedestrian Access: The Contra Costa Transportation Authority's 2018 Countywide Bicycle and Pedestrian Plan (CBPP) includes overall goals of encouraging more people to walk, increasing safety and security for pedestrians, and creating a safe, comfortable, and connected network of walkways. The goals should be important considerations for the proposed project in light of the proximity of the proposed hotel to comparable facilities in the Contra Costa Centre, the Pleasant Hill BART station, and commercial retail areas to the west on Oak Park Boulevard and to the south on North Main Street. The CBPP includes implementation actions for local jurisdictions such as accommodating pedestrians in all new projects. Moreover, the CBPP identifies the project vicinity as a Pedestrian Priority Area. Pedestrian facilities in these areas should be inviting, connected, efficient, safe, and low stress with shorter crossing distances and buffers on busier streets. Based on the foregoing, the draft EIR should include evaluation of pedestrian access in light of the applicable CBPP goals and implementing actions. In addition, opportunities to enhance pedestrian access to and from Oak Park Boulevard to facilitate walkability between the project site and Contra Costa Centre should be explored.

Bicycle Access: The CBPP includes overall goals of encouraging more people to bicycle, increasing safety and security for bicyclists, and creating a safe, comfortable, and connected network of bikeways. These goals should be important considerations for the proposed project in light of the proximity of the proposed hotel to the Contra Costa Centre, the Pleasant Hill BART station, and commercial retail areas in Pleasant Hill and in Walnut Creek. The CBPP includes local implementation actions such as accommodating bicyclists in all new projects. The CBPP identifies North Main Street along the project frontage as an existing Class II bikeway; however, it is currently a Class III bikeway in this location. The CBPP also identifies Oak Park Boulevard as an existing Class III bikeway.

The proposed project should accommodate any frontage improvements necessary to support the continued growth of the bicycle network in the area. As part of the proposed project, the Class III bikeway along the project frontage should be upgraded to a Class II bikeway, consistent with the Class II bikeway on North Main Street north of the project site. Further, the Oak Park Boulevard overpass to Coggins Drive is unmarked and is not a Class III bikeway. Improvement of this bicycle route should be considered as part of the proposed project, along with other ways to improve bicycle circulation in the vicinity.

Bicycle Parking: As discussed previously the CBPP includes overall goals for enhancing bicycle circulation. The CBPP includes local implementation actions such as increasing the availability of bicycle parking. Thus, bicycle parking for employees should be provided in an covered, secure location convenient to an employee entrance, break, or locker area. The project should also consider including bicycle parking and bicycle or scooter share equipment for hotel guests who plan on using the BART system given the proximity to the Pleasant Hill BART station.

Staff appreciates the referral of the Notice of Preparation for the Cambria Hotel Project to the County. If you have any questions, you can contact me by phone at (925) 674-7781 or by email at Stanley.Muraoka@dcd.cccounty.us.

Sincerely,

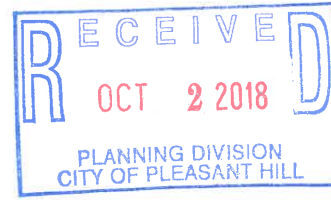


Stan Muraoka, AICP
Senior Planner

cc John Cunningham, Transportation Planning Division
File: Projects/Cambria Hotel



September 27, 2018



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Sent via Hard Copy and Email: tfujimoto@pleasanthillca.org

Troy Fujimoto
Public Works and Community Development Department
City of Pleasant Hill
100 Gregory Lane
Pleasant Hill, CA 94523

Subject: Cambria Hotel Project Notice of Preparation Comments

Dear Mr. Fujimoto:

The Contra Costa Water District (CCWD/ District) is in receipt of the City of Pleasant Hill's request for comments as part of the Notice of Preparation NOP process of environmental review related to the abovementioned Project (APNs # 170-092-050, -054, -055, -057, -058, and -59). The NOP is the first step in the process set forth by the California Environmental Quality Act (CEQA), and the purpose of the NOP is to solicit comments related to the scope and content of the environmental information and alternatives to be included in the environmental review document. This document will be an EIR.

The proposed project consists of the construction of a four-story, 155-room hotel and associated parking, landscaping, and amenities on an approximately 2.5-acre site at 3195 N. Main Street and 1531 Oak Park Blvd in Pleasant Hill, CA. The project includes modifications within N. Main Street, including to the existing median, new dedicated left turn pocket (northbound direction), and removal of the existing Black Angus restaurant at 3195 N. Main Street, and the existing retail building at 1531 Oak Park Blvd. 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.

The Proposed Project is located entirely within the service boundary of the CCWD.

The District will provide treated (potable) water services to the Project (per CCWD Code of Regulations Section 5). The following are the District's comments:

- 1) The proposed project may need a Modified Pressure Service Agreement, depending upon the finished floor elevation of the first floor of the Hotel. As project plans were not included in the NOP, it is unclear at this time if this will be necessary. Further involvement will be needed.

- 2) Existing water infrastructure will need to be evaluated and any modifications will need to be designed and constructed at the Developer's/Owner's expense.
- 3) The proposed project will require separate domestic, fire, and irrigation service.
- 4) Relocation and/or abandonment of CCWD facilities may be required which will require a quitclaim of the existing easements. Easements for proposed facilities may also be required.
- 5) The water main in the street or right of way shall be located opposite the proposed meter locations, with sufficient capacity and pressure as determined by CCWD. The Project/Property may require a main extension or addition of other infrastructure
- 6) Water service may require above ground backflow prevention devices, which could reduce water pressure to below standard. Proper planning is necessary to ensure backflow prevention devices are located appropriately.
- 7) Relocation of public facilities must be performed by District forces.
- 8) Further information and answers to a number of frequently asked questions regarding water service and District regulations can be found on the District's web site at www.ccwater.com.
- 9) The District recommends Applicant submit an application for service or an application for a "Shotgun" estimate for this project, so that the District can provide a more detailed analysis and review.

Should you require any further clarification on the District's comments, please contact Cindy Sweeney/Engineering Department at 925-688-8014.

Sincerely,



Christine Schneider
Senior Planner

CS:ck

Notes from the Pleasant Hill Cambria Hotel Project Scoping Hearing 9/11/2018

The meeting video can be viewed here: <http://ca-pleasanthill3.civicplus.com/1132/Meeting-Videos>

Public Comments:

Doug Parker:

- Concerns with the aesthetics of the project (front elevation needs to be improved)
- Concerned with loss of vegetation on site
- City and the public should have more in return for allowance exceedances
- The project should consider implementing solar usage, solar parking lot lights
- Increased use of drought tolerant vegetation
- Traffic issues, roadways to the north should be evaluated
- Noise impacts – from pool and mechanical equipment

Julie Alden

- Would like to have a photosimulation that views the property from the south. Needs additional analysis of the visual impacts to properties to the south
- Lack of color on the buildings, has an institutional appearance
- Concerns with lack of parking in the area and the projects parking impacts on the neighborhood as it appears there is a parking reduction requested.

Matt Kelley

- Concerns with traffic, particularly, cumulative traffic impacts with surrounding development (library, ball fields, residential)
- Provided a map from google, that shows routing using Oak Park Boulevard to get to the site (traffic hours)
- Lack of sidewalks on oak park blvd, and pedestrian safety.
- Concerns with the height of the building

Sara Knepp?

- Visual impacts due to the height and size of the hotel
- Lighting impacts from both the parking lot and from the building
- Traffic and noise concerns, needs some type of deterrent to people using the surrounding neighborhood streets.
- Pool area concerns
- Lack of employee parking
- Pedestrian safety in the area
- Concerns with changing the rules to allow the project
- Project needs to have green building methods incorporated and not using standard construction methods

Darcy Mathews

- Wrong location and wrong time for the project.
- Concerns with lights, plants and sounds.
- Appearance of the building is not appropriate
- Too much height, building is too big.
- The north corner of the building? Cannot be remedied.
- Concerns with 24/7 activity at the site, including holidays.

Jake Otsuka

- Space constraints of having the building too close to residential properties.
- Concerns with essentially a 50 foot tall blocking views
- The developer is from Southern California and they have different values than what currently exists here.
- Protect the values of the neighborhood.

Planning Commissioner Comments:

- Want to ensure that there will be an alternatives analysis (a smaller alternative)
- Ensure a traffic study is completed, and that it includes an analysis of Oak Park Blvd and the streets behind the project, and that the effects of uber, lyft and other new ride sharing/transportation services are considered.
- Ensure a visual analysis is completed
- Ensure that access to the site is completed
- Ensure that noise is analyzed
- Concerns with the rear of the building and the lack of detail.
- Interested to know what improvements Walnut Creek are proposing to address concerns raised by Walnut Creek residents