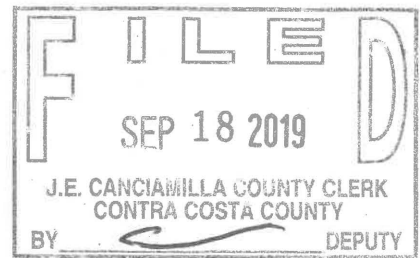


NOTICE OF DETERMINATION



To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

X County Clerk
County of Contra Costa
555 Escobar Street
Martinez, CA 94553

Lead Agency: City of Pleasant Hill
100 Gregory Lane
Pleasant Hill, CA 94523

Subject: Filing of a Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: PLN 18-0198, Cambria Hotel Project

Project Applicant: Stratus Development Partners, 17 Corporate Plaza Drive, Ste 200

State Clearing House Number: 2019049104
Newport Beach, CA 92660
949-422-6231

Lead Agency Contact Person: Troy Fujimoto, Acting City Planner, 925-671-5224

Project Location: 3131, 3195 N. Main Street & 1531 Oak Park Blvd., City of Pleasant Hill, Contra Costa County
Assessor Parcel Numbers - 170-092-050, 054, 055, 057, 058, 059.

Brief Description of Project: The project includes the removal of the existing Black Angus Restaurant and vacant retail building and construction of a three and four story, 155 room Cambria Hotel and associated parking, landscaping and amenities on an approx. 2.5 acre site at 3131 & 3195 North Main Street and 1531 Oak Park Boulevard, including establishing a Planned Unit Development District and Concept Plan. The project also includes a General Plan Amendment 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 1.0 for specified uses within the proposed overlay. The overlay designation is currently proposed for only the hotel project site.

This is to advise that the City of Pleasant Hill (Lead Agency) has approved the above described project on September 16, 2019, and has made the following determinations regarding the above described project:

- 1. The project [] will [X] will not have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [X] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [X] was not adopted for this project.
6. Findings [X] were [] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at the City of Pleasant Hill Planning Division, 100 Gregory Lane, Pleasant Hill.

Signature (Public Agency): [Handwritten Signature]

Title: Acting City Planner

Governor's Office of Planning & Research

Dated: September 17, 2019

Date Received for filing at OPR: SEP 20 2019

Authority cited: Section 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

STATE CLEARINGHOUSE