## NOTICE OF A PUBLIC HEARING

You are hereby notified that on <u>TUESDAY</u>, <u>NOVEMBER 30</u>, <u>2010</u> at 7:00 p.m. in Room 107, McBrien Administration Building, 651 Pine Street, Martinez, California, the County Planning Commission will consider a <u>GENERAL PLAN AMENDMENT</u> application as described as follows:

## **DOWNTOWN EL SOBRANTE GENERAL PLAN AMENDMENT (COUNTY FILE:**

GP#02-0003): The proposed General Plan Amendment would revise the Land Use Element and Transportation-Circulation Element of the Contra Costa County General Plan (2005-2020) affecting the commercial core or downtown area of the unincorporated community of El Sobrante, California. More specifically it would: (1)a. amend the Land Use Element to establish three new "mixed use" land use designations on selected blocks along the south side of San Pablo Dam Road, from El Portal Drive to Appian Way, and on selected blocks along Appian Way from Valley View to San Pablo Dam Road, and (1)b. revise and update sections and figures (Figures 3-5 and 3-6) in the Land Use Element under the heading "Policies for El Sobrante Area", "Policies for Appian Way Corridor Special Concern Area", and "Policies of the San Pablo Dam Road Commercial Special Concern Area"; and, (2) amend the Roadway Network Map, Figure 5-2, Transportation-Circulation Element, to remove all references to a planned six-lane bypass couplet for San Pablo Road between El Portal Drive and Appian Way, to instead, retain the current 4-lane plus center left turn lane configuration and add a new collector roadway connecting Pitt Way to Hillcrest Road, and to remove all references to a planned four-lane roadway for Appian Way extending from San Pablo Dam Road to the Pinole city limits, to instead, retain the existing two-lane roadway configuration as the planned roadway. (Census Tracts: 3690.02, 3610.00, 3630.00, 3602.00, and 3601.00) (Assessor Parcel Book Pages: 420-010, 420-020, 420-140, 420-150, 420-190, 425-100, 425-110, 425-120, 425-140, 425-150, 425-170, 425-220, 425-230. 425-240, 425-300, 426-260, 430-150, and 430-050)

For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), an Environmental Impact Report has been issued for this project.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

For further details, contact the Contra Costa County Department of Conservation and Development, Community Development Division, 651 Pine Street, Martinez, California, or Patrick Roche at 925-335-1242.

Aruna Bhat
Deputy Director - Community Development