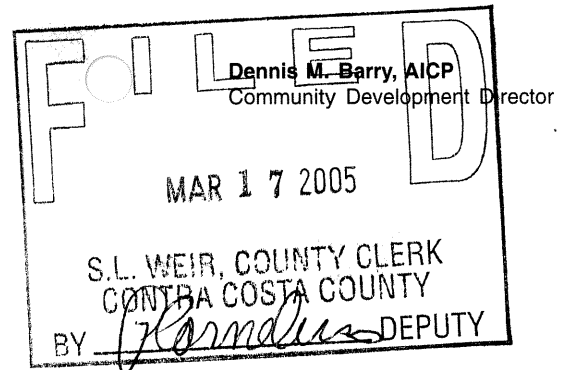


Community Development Department

County Administration Building
651 Pine Street
4th Floor, North Wing
Martinez, California 94553-0095

Phone: (925) 335-1252

Contra Costa County



March 16, 2005

NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED NEGATIVE DECLARATION

County File # RZ043152, DP043101, and SP040002

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Community Development Department of Contra Costa County has prepared an initial study on the following project:

CONTRA COSTA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT (APPLICANT):
County File #RZ043152, DP043101, and SP040002. This is a County-initiated proposal to rezone and adopt a preliminary and final development plan for the Rodeo Redevelopment Area, in the Rodeo area of west Contra Costa County. The proposal includes approximately 640 acres of land designated for various uses in the County General Plan and Rodeo Downtown/Waterfront Specific Plan.

The proposal would rezone properties in the Rodeo Redevelopment Area from their current zoning designations to a Planned-Unit District. The Redevelopment area currently includes the following zoning designations: Single-Family Residential (R-6 & R-7); Two-Family Residential (D-1); Multiple-Family Residential (M-17 & M-29); Retail Business (R-B); Neighborhood Business (N-B); Light Industrial (L-I); Planned-Unit District (P-1); Agricultural (A-1); and un-zoned areas. This action will establish zoning conformity with the existing General Plan and the Rodeo Downtown/Waterfront Specific Plan (the "Specific Plan"), including:

- Establishing the General Plan land use designations as the development plan for Rodeo;
- Implementing General Plan development policies, goals, and measures through development standards, design guidelines and conditions of approval; and
- Implementing Specific Plan revitalization strategies.

The project includes minor amendments to some Specific Plan development standards to better implement Specific Plan objectives and revitalization strategies. These amendments address setbacks and densities in the downtown mixed-use area of Rodeo.

The development plan identifies allowable uses and required land use entitlements based general plan land use designation. This Rezoning and Development Plan also implements procedural changes recommended by the State of California, Office of Permit Assistance regarding permit streamlining. Future development within the project area will be subject to the California Environmental Quality Act (CEQA) as development proposals are submitted. (R-6, R-7, D-1, M-17, M-29, R-B, N-B, L-I, P-1, A-1, and unzoned areas) (ZA: E-7) (CT: 3580).

The proposed development will not result in any significant impacts. A copy of the negative declaration and all documents referenced in the mitigated negative declaration may be reviewed on the internet at www.ccreach.org or in the offices of the Community Development Department, and Application and Permit Center at the McBrien Administration Building, North Wing, Second Floor, 651 Pine Street, Martinez, during normal business hours.

Public Comment Period - The period for accepting comments on the adequacy of the environmental documents extends to **5:00 P.M, Tuesday, April 12, 2005**. Any comments should be in writing and submitted to the following address:

Kristine Solseng
Community Development Department
Contra Costa County
651 Pine Street, North Wing, 4th Floor
Martinez, CA 94553

It is anticipated that the proposed Negative Declaration will be considered for adoption at a meeting of the County Planning Commission on April 26, 2005 at 7:00 pm. Interested parties can confirm hearing date and time by calling (925) 335-1252. The hearing is anticipated to be held at the McBrien Administration Building, Room 107, Pine and Escobar Streets, Martinez.


Kristine Solseng
Redevelopment Planner

cc: County Clerk's Office (2 copies)
Files RZ043152, DP043101, and SP040002