

**Measure J GMP Checklist – City of San Pablo
Projects with Traffic Impact Studies approved in Calendar Year 2018 or 2019**

Project Name and Address	Type of CEQA Adopted	Traffic Study Prepared?	Legal Ad or Public Notice	General Plan Amendment or Specific Plan	Year Approved
998-space parking lot for Lytton Casino, 2000 Vale Road (Conditional Use Permit, Major Design Review, Variance and Administrative Adjustments.)	Mitigated Negative Declaration	Yes.	Yes. See attached.	No	November 26, 2019 by Planning Commission
13,951-square foot medical office building (dialysis clinic), 13352 San Pablo Avenue (Major Design Review).	CEQA does not apply to project as design review (See McCorkle Eastside Neighborhood Group, et al. v. City of St. Helena, et al (2019). Infill exemption would also apply if project were subject to CEQA.	Yes.	Yes. See attached.	No	August 28, 2019 by Planning Commission

West County Times

1050 Marina Way S
Richmond, CA 94804
(510) 262-2740

2015901

SAN PABLO CITY OF
CITY CLERK OFFICE
LEHNY CORBIN
13831 SAN PABLO AV BLDG #1
SAN PABLO, CA 94806

PROOF OF PUBLICATION

FILE NO. PLAN1811-0015

In the matter of

West County Times

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter.

I am the Principal Legal Clerk of the West County Times, a newspaper of general circulation, printed and published in the City of Walnut Creek, County of Contra Costa, 94598

And which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Contra Costa, State of California, under the date of August 29, 1978. Case Number 188884.

The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

11/16/2019

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.
On this 18th day of November, 2019.



Signature

Legal No.

0006426246



CITY OF SAN PABLO
City of New Directions

CITY OF SAN PABLO NOTICE OF PUBLIC HEARING TUESDAY, NOVEMBER 26, 2019

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of San Pablo, State of California, will hold a public hearing on the following items:

PLAN1811-0015:

1. Consideration of a Conditional Use Permit to allow a 998+-space parking lot to serve the San Pablo Lytton Casino, to be located at 2000 Vale Road on an 8.30-acre parcel, APN 417-202-001. The property is within the San Pablo Avenue Specific Plan and has a Commercial Mixed-Use designation. Pursuant to Table 2-2 of the Specific Plan (as amended by Resolution 2016-001), a Use Permit is required for on-site parking to support off-site gaming.
2. Consideration of Commercial Design Review to construct the parking lot, which would contain spaces for both employees and visitors to the San Pablo Lytton Casino and would include both perimeter and parking island landscaping and bio-retention facilities along its southern border, as well as two new storage buildings to serve the casino operations and to replace an existing storage building.
3. Consideration of a Variance to allow parking lot light standards of 30 feet in height. According to Section 17.56.030.e of the Zoning Code, parking lot lighting in non-industrial areas not abutting residential development are limited to 20 feet in height. The applicant has requested a variance to allow 30-foot high lights for the purposes of improved security and surveillance.
4. Consideration of Administrative Adjustments to allow for an eight-foot high fence height along the south edge of the property adjacent to Wildcat Creek and to allow for four curb-cuts for parking lot access along Vale Road. The applicant has requested that the fence be 8-feet tall, rather than 6-feet tall, in order to provide security along the creek embankment. The applicant has requested four curb cuts along the 860+ foot frontage of Vale Road, rather than to facilitate access to and within the site.

The City of San Pablo intends to adopt an Initial Study and Mitigated Negative Declaration (IS-MND) for the development of the parking lot at this meeting. The IS-MND was prepared by the City of San Pablo with the assistance of Rincon Consultants, Inc. and issued on October 28, 2019, along with a Notice of Intent to Adopt a Mitigated Negative Declaration, for a 20-day review period which will end on November 18, 2019. Based on the findings of the IS-MND, the proposed parking lot would have no significant impacts if the mitigation measures to reduce potentially adverse impacts to air quality, biological resources, cultural resources and noise are applied. These mitigation measures, along with mitigation monitoring measures, are included as conditions of approval for the project.

NOTICE IS HEREBY FURTHER GIVEN that said hearing before the Planning Commission will be on Tuesday, November 26, 2019. The meeting will be held at 6:00 p.m. in the City Council Chambers located at One Alvarado Square, 13831 San Pablo Avenue, San Pablo, CA. 94806 at which time and place all persons interested may appear and be heard thereon. Questions may be directed to the City of San Pablo Community and Economic Development Department at (510) 215-3030.

NOTE: If you challenge this item 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 Planning Commission at, or prior to, the public hearing.

If you need Spanish language assistance, please contact the Community and Economic Development Department at (510) 215-3030. Si necesita asistencia en español, por favor contacte al Departamento de Comunitario y Económico al (510) 215-3030.

Charles Ching, Director
Community and Economic Development
Department

WCT 6426246 November 16, 2019

West County Times

1050 Marina Way S
Richmond, CA 94804
(510) 262-2740

2015901

SAN PABLO CITY OF
CITY CLERK OFFICE
LEHNY CORBIN
13831 SAN PABLO AV BLDG #1
SAN PABLO, CA 94806

PROOF OF PUBLICATION

FILE NO. Aug. 27
Hearing/PLAN1807-0011/1907-0002

In the matter of

West County Times

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter.

I am the Principal Legal Clerk of the West County Times, a newspaper of general circulation, printed and published in the City of Walnut Creek, County of Contra Costa, 94598

And which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Contra Costa, State of California, under the date of August 29, 1978. Case Number 188884.

The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

08/17/2019

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.
On this 19th day of August, 2019.



Signature

Legal No.

0006384682



CITY OF SAN PABLO
City of New Directions

CITY OF SAN PABLO NOTICE OF PUBLIC HEARING TUESDAY, AUGUST 27, 2019

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of San Pablo, State of California, will hold a public hearing on the following items:

PLAN1807-0011: Consideration of a Commercial Design Review to construct a 13,591 square foot medical office within a two-story podium style building at 13352 San Pablo Avenue, APN 417-280-016. The property is within the San Pablo Avenue Specific Plan and has a Regional Commercial (Entertainment Overlay District) zoning designation. It has been determined that the proposed project qualifies for an exemption from the California Environmental Quality Act (CEQA), consistent with the provisions of CEQA Guidelines Section 15332, Class 32, Infill Development Projects.

PLAN1907-0002: Consideration of a Conditional Use Permit to allow Planet Fitness a 24-hour fitness and exercise club use in an existing commercial building at 13222 San Pablo Avenue, APN 417-211-007. The property is within the San Pablo Avenue Specific Plan and has a Regional Commercial (Entertainment Overlay District). It has been determined that the proposed project qualifies for an exemption from the California Environmental Quality Act (CEQA), consistent with the provisions of CEQA Guidelines Section 15301, Class 1, Existing Facilities. Class 1 addresses an existing private structure that will not be expanded and that will receive interior and exterior tenant improvements.

NOTICE IS HEREBY FURTHER GIVEN that said hearing before the Planning Commission will be on Tuesday, August 27th, 2019. The meeting will be held at 6:00 p.m. in the City Council Chambers located at One Alvarado Square, 13831 San Pablo Avenue, San Pablo, CA, 94806 at which time and place all persons interested may appear and be heard thereon. Questions may be directed to the City of San Pablo Community and Economic Development Department at (510) 215-3030.

NOTE: If you challenge this item 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 Planning Commission at, or prior to, the public hearing.

If you need Spanish language assistance, please contact Development Services at (510) 215-3030. Si necesita asistencia en español, por favor contacte al Departamento de Desarrollo Comunitario y Económico al (510) 215-3030.

Sandra Marquez, Assistant Planner
Community and Economic Development

WCT 6384682 August 17, 2019