



Dear San Pablo Avenue Specific Plan Advisory Committee (SPAAC) members:

Greetings! It has been a while since we have been in contact, and we are pleased to report that significant progress has been made on the San Pablo Avenue Specific Plan.

Since our last meetings in August and September of 2008, Richmond and El Cerrito staff and the consultant team have been busy preparing the contents and analyses for the draft Specific Plan. This work has incorporated your valuable direction at the two SPAAC meetings in the fall and advanced the land use, design, economic and circulation concepts for the corridor. In addition, the Specific Plan team, including environmental planners Wagstaff and Associates, has been evaluating how California Environmental Quality Act (CEQA) compliance can be met. The process has taken a number of months to coordinate and fully evaluate. We can now confirm that CEQA compliance for the Specific Plan can be achieved through adoption by each City of a Mitigated Negative Declaration (MND).

The Specific Plan team is excited to be able to provide you with the final plan production, review, and adoption schedule for 2009 (see following page). Specifically, we are looking to engage the SPAAC on April 30th to review and provide input on some of the technical analyses that have been done on the project, specifically in regards to economics and transportation. After the April SPAAC meeting, the Specific Plan team will work to finalize the draft plan and incorporate City staff edits moving into summer. After releasing the draft Specific Plan to you in advance, we will then solicit feedback at a meeting with the SPAAC on July 30th and then from the community at an August 13th community workshop. Following that, the plan will be finalized and we will proceed with presentations at each City's Planning Commission and City Council in the fall.

Please mark your calendars with the following anticipated milestones and events. We look forward to seeing you soon.

Sincerely,

Chris Beynon and Julia Abbasi Pon
MIG, Inc.

San Pablo Avenue Specific Plan Upcoming Milestones and Events

| Date | Action |
|-----------------|--|
| April 30, 2009 | SPAAC Meeting, 6:00 – 9:00 p.m., El Cerrito City Hall <ul style="list-style-type: none"> ▪ Review technical analyses, including economics and transportation |
| July 8, 2009 | Draft San Pablo Avenue Specific Plan sent to SPAAC members for review. <ul style="list-style-type: none"> ▪ Volume 1 of the document will include the Introduction and Overview, Existing Conditions, Vision and Principles, and Land Use and Design Concept. ▪ Volume 2 will include Land Use, Zoning and Community Facilities, Design Guidelines, Transportation, Infrastructure, and Implementation. ▪ Please review thoroughly and be prepared to provide comments at the July 30th SPAAC meeting. We also encourage any email or faxed comments that you wish to send us prior to the SPAAC session. |
| July 30, 2009 | SPAAC meeting, 6:00 – 9:00 p.m., El Cerrito City Hall <ul style="list-style-type: none"> ▪ Review Draft Specific Plan |
| August 13, 2009 | Community Workshop #3, 6:00 – 8:00 p.m., El Cerrito City Hall <ul style="list-style-type: none"> ▪ Open House to review Draft Specific Plan |
| Fall 2009 | <ul style="list-style-type: none"> ▪ Incorporation of SPAAC, community and City staff comments into draft Specific Plan ▪ Initial round of review by the El Cerrito and Richmond Planning Commissions and City Councils ▪ Second round of review by the El Cerrito and Richmond Planning Commissions and City Councils and final adoption ▪ Completion of the IS/MND environmental review |