

**PUBLIC NOTICE
NOTICE OF INTENT TO
ADOPT A MITIGATED NEGATIVE DECLARATION**

In accordance with the California Environmental Quality Act (CEQA) Guidelines, Article 6, Section 15072, Notice of Intent to Adopt an Initial Study and Mitigated Negative Declaration (IS/MND) is hereby given for the development of a 998-space parking lot on 2000 Vale Road, San Pablo, CA 94806.

Project Title

2000 Vale Road Surface Parking Lot Project

Lead Agency

City of San Pablo
Community & Economic Development – Building 3

Proposed Project Description

The City of San Pablo has received an application to demolish the existing parking lot that formerly served the Doctors Medical Center/Brookside Hospital (closed in 2015) and develop a 998-space parking lot for guests and employees of the San Pablo Lytton Casino. In addition to parking spaces and areas for vehicle circulation, the proposed surface parking lot would include bioretention ponds and landscaping. Parking within the proposed lot would include 22 clean air vehicle spots and 61 electric vehicle charging stations. Vehicle access to the project site would be via four driveways on Vale Road or through internal connections from existing casino parking lots. All four driveways would allow for ingress and egress of the proposed project site.

Landscaping along the perimeter of the project would include the addition of grasses, perennials, and trees. Flowering plum and crape myrtle trees would be planted at the ends of each parking row with grasses and perennials surrounding it. Similar landscaping plots would be planted in each corner of the project site. Bioretention ponds would lie at the south of the project site to infiltrate stormwater before outfalling to Wildcat Creek. Pedestrian walkways through the parking lot would allow for pedestrian access to the casino. An existing shuttle service would extend its service to include the additional parking site; casino patrons could board the shuttle from shuttle pick-up areas interspersed throughout the site. The project could increase the number of casino patrons, but not beyond its existing capacity.

Construction activities would include rough grading, utility installation, and paving for an estimated 6 to 12 months of construction. Electrical utilities would be installed for lighting throughout the parking lot. Stormwater conveyance would also be installed on the project site.

Initial Study/Mitigated Negative Declaration

Based on the findings of the IS-MND, the proposed parking lot would have no significant impacts if mitigation measures are provided to reduce potentially adverse impacts to biological resources, cultural resources and noise. The 20-day review period during which comments can be provided on the IS-MND begins on October 28, 2019 and ends on November 18, 2019. The San Pablo Planning Commission proposes to adopt the IS-MND following the close of the public comment period.

Lists of sites enumerated under Section 65962.5 of the Government Code

The proposed project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Public Review and Comment

A public hearing to evaluate the proposed project is scheduled for November 26, 2019 at 6:00 p.m. during the Planning Commission hearing held at the City Hall/Council Chambers, 13831 San Pablo Avenue, San Pablo, California 94806.

The IS-MND prepared for the proposed project is available for review at the City of San Pablo, Community and Economic Development Department Office in Building 3 located at 13831 San Pablo Avenue, San Pablo, California 94806. For further information, please contact Libby Tyler, Consultant/ Interim Planning Manager at (510) 215-3030 or PlanningManager@sanpabloca.gov.

Written comments should be sent to the attention of Libby Tyler, Consultant/Interim Planning Manager, City of San Pablo, Community & Economic Development Office, 13831 San Pablo Avenue, San Pablo, California 94806 by November 18, 2019.