

Notice of Determination

Lead Agency

To: County Clerk
County of Contra Costa

From: City of San Pablo
13831 San Pablo Ave., Bldg. 3
San Pablo, CA 94806

Project Title: 2000 Vale Road Surface Parking Lot.

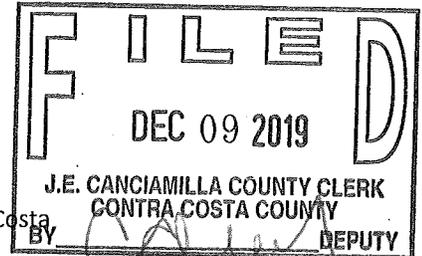
Lead Agency: City of San Pablo, Community and Economic Development Department, 13831 San Pablo Ave., Bldg. 3, San Pablo, CA 94806, 510-215-3034

Project applicant: Adobe Associates, Inc. on behalf of Lytton Rancheria of California
1220 N. Dutton Avenue, Santa Rosa, CA 95401

Project Location – Specific: 2000 Vale Road, APN 417-190-022 & 023

Project Location – City: San Pablo

Project Location - County: Contra Costa



Description of Project: 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 provisions for 22 clean air-capable 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.

Name of Public Agency Approving Project: City of San Pablo

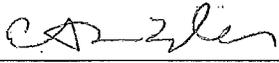
This is to advise that the City of San Pablo, as Lead Agency, has approved the above described project on November 26, 2019 and has made the following determination regarding the above described project.

Determination: In conformance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (IS-MND) on the project was prepared by the City of San Pablo, with the assistance of Rincon Consultants, Inc. The IS-MND was issued on October 28, 2019, along with a Notice of Intent to Adopt a Mitigated Negative Declaration, for a 20-day review period which ended on November 18, 2019. Notices regarding the IS-MND were mailed to owners of properties within a 300-foot radius of the site on October 28, 2019. In addition, a Public Hearing Notice was published in the West County Times newspaper on Wednesday, October 30, 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, were adopted as conditions of approval for the project.

This is to certify that the Initial Study and Mitigated Negative Declaration (IS-MND) for the project, along with the comments received on the IS-MND and record of project approval, is available to the General Public at the City of San Pablo, 13831 San Pablo Avenue, Building 3, San Pablo, CA 94806.

Lead Agency Contact Person: Elizabeth H. Tyler, Ph.D., FAICP
Consultant/Interim Planning Manager

Area Code/Telephone: (510) 215-3036

Signature: 
Title: Consultant/Interim Planning Manager
Signed by City of San Pablo

Date: December 4, 2019