



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Date: January 9, 2015
Project Name: Pinole Gateway Shopping Center

Notice is hereby given that the City of Pinole has prepared an Initial Study and intends to adopt a Mitigated Negative Declaration (MND) for the City's Pinole Gateway Shopping Center project.

Project Description: The proposed project site is located on both the east and west sides of Pinole Valley Road, just north of I-80, within the City of Pinole, Contra Costa County, California. The project site consists of three parcels, totaling approximately 5.5 acres, plus an approximately 0.16-acre portion of the Pinole Creek property.

The eastern portion of the project site (Gateway East) has been graded and currently includes two vacant building pad locations and a third property that was purchased from the California Department of Transportation (Caltrans) immediately adjacent to the Interstate 80 (I-80) westbound off-ramp. The Gateway East site is bordered to the south by I-80, to the west by Pinole Valley Road, and to the north and east by the existing Kaiser Permanente Medical Office.

The western portion of the project site (Gateway West) has been partially graded, and a large portion of the site consists of a previously developed parking lot. The Gateway West site is bordered to the south by the existing Pinole Valley Lanes Bowling Alley, to the east by Pinole Valley Road, to the west by the Pinole Creek Trail (a paved multi-use path) and Pinole Creek, and to the north by Henry Avenue.

The Gateway East portion of the project includes an approximately 9,886-square-foot medical office building with an associated 10,418-square-foot subterranean parking garage, as well as an approximately 2,216-square-foot coffee shop with a drive-through. In addition, the Gateway East area includes a proposed 75-foot pylon sign containing the name of the shopping center and major businesses within the center. The Gateway West portion of the project site includes an approximately 27,014-square-foot market, an approximately 11,122-square-foot building for retail shops including restaurants and retail sales, and associated parking areas. Landscape enhancements and a pedestrian connection are also proposed for the Pinole Creek Trail, west of the Gateway West portion of the project site.

Implementation of the proposed project would require the following discretionary actions by the City of Pinole:

- Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- Approval of design review request;
- Approval of use permits for a sign program, drive-through, alcohol sales, outdoor dining, and outdoor merchandise sales;
- Approval of a lot line adjustment or parcel map; and
- Approval of a Development Agreement.

Public Review Period: Notice is hereby given that a Draft MND has been prepared in accordance with the California Environmental Quality Act (CEQA). The City, as lead agency, has elected to provide a 30-day public review period for the MND beginning on **Friday, January 9, 2015** and ending on **Monday, February 9, 2015** pursuant to CEQA Guidelines Section 15105. The Draft MND and supporting documents are available for public review Monday through Thursday from 8:00AM to 12 Noon and 1:00 P.M. to 5:00 P.M. at the City's Development Services Department, located at 2131 Pear Street in Pinole, CA. In addition, the Pinole Library, located at 2935 Pinole Valley Road in Pinole, CA, will have a copy available for public review. Electronic copies of the Draft MND are available upon request by calling the City's Development Services Department, Planning Division at 510-724-8912 or by emailing Planning Manager, Winston Rhodes at the address listed below.

Written comments on the Draft MND will be accepted during the 30-day public review period commencing **January 9, 2015 and ending February 9, 2015 at 5:00 PM.** Written comments concerning the Draft MND should be mailed or emailed to the attention of Planning Manager, Winston Rhodes at the addresses provided below.

City of Pinole Development Services Department
2131 Pear Street
Pinole, CA 94564

Email: WRhodes@ci.pinole.ca.us