



NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act (CEQA), the City of Livermore is the lead agency and has prepared a draft Initial Study/Mitigated Negative Declaration for the below-mentioned project. The purpose of this Notice of Intent (NOI) is to solicit comments on the environmental analysis contained in the draft Initial Study/Mitigated Negative Declaration.

Project Description

The proposed project would add a new surface parking lot with 230 parking spaces, which would be located east of the existing Parkwest Casino 580. The new parking lot would be located on the southern portion of the eastern parcel and would include 26 electric vehicle (EV) capable spaces, 26 EV charging stations, as well as racks for up to 36 bicycles. The additional 230 parking spaces would increase the number of available parking spaces for the casino from 131 to 361. One tree located in the existing parking lot would be removed as part of the proposed project. Removal of the tree would be required to accommodate a pedestrian connection from the new surface parking lot to the existing sidewalk surrounding the building. In addition, the applicant is proposing operational changes to Parkwest Casino 580, including an increase in the total number of card tables from 10 to 16 tables, an increase in the hours of operation to 24/7 operations, an increase in the maximum bet limit from \$200 to \$1,000, permissance of up to 10 backline betters per table, and permissance of new card games not prohibited by state law, including Pai Gow with tiles.

Access to the parking lot would be provided by existing driveways on Doolan Road and North Canyons Parkway, as well as a new driveway from North Canyons Parkway, at the northeast corner of the project site. The proposed project would also include off-site improvements along North Canyons Parkway, including the development of a new Class IV bike lane with a landscaped buffer, and restriping of traffic lanes. The existing bus turnout on North Canyons Parkway would be shifted north, and space for a bus shelter would be maintained for future installation as determined by the Livermore Amador Valley Transit Authority (LAVTA). With the exception of new bicycle racks, exterior improvements to the existing Parkwest Casino 580 would not occur as part of the proposed project.

The installation of bicycle racks outside of the Parkwest Casino 580 entrances and tree removal in the existing parking lot would require City approval of a Site Plan Design Review Modification. The parking lot expansion and frontage improvements in the vacant parcel to the east of Parkwest Casino 580 would require City approval of a Site Plan and Design Review. As noted above, the applicant is proposing operational changes to Parkwest Casino 580 related to the number of card tables, hours of operation, bet limits, backline betters, and card games. These operational changes require amendments to the City of Livermore Municipal Code, several of which would also be captured in a new Development Agreement and a modified Conditional Use Permit for the property. Additional amendments to the Livermore Municipal Code that would be applied citywide include an increase in the total number of card tables citywide, modifications to tournament noticing requirements, changes to the number of cardroom licenses permitted per person, and miscellaneous amendments made for clarification. In addition, a Development Code Amendment is required to update the Livermore Municipal Code section referenced in the cardroom definition. The Site Plan Design Review Modification, Site Plan Design Review, Livermore Municipal Code Amendments, new Development Agreement, modified Conditional Use Permit, and Development Code Amendment require City approval.

It should be noted that the project site is not listed on any of the lists of sites enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

- Location: 950-968 North Canyons Parkway and unaddressed vacant property to the east of 950-968 North Canyon Parkway, Livermore, CA, 94551 (APNs: 905-0016-086-00, 905-0016-087-00, 905-0016-088-00, and 905-0009-013-03)
- Site Area: 9.5-acres
- Applicant: Parkwest Casino 580
- Application Number: MUNI24-002, DCA24-004, CUPM24-001, DA24-003, SPDR24-010, SPDRM24-024
- Zoning: Isabel Neighborhood Specific Plan (INSP); General Commercial

- General Plan: Isabel Neighborhood (IN)
- Historic Status: None
- CEQA: A Mitigated Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Project Planner: Ashley Vera

There is a 20-day review period for the Initial Study/Mitigated Negative Declaration referenced above, beginning on November 15, 2024 and ending on December 4, 2024.

Please submit written comments to:

City of Livermore

Attn: Ashley Vera, Senior Planner

1052 South Livermore Avenue, Livermore, CA 94550

asvera@livermoreca.gov

Copies of the environmental document, vicinity maps, and project application are available for review at the City of Livermore Planning Division, 1052 South Livermore Avenue, Livermore, CA 94550. The environmental document is also available for review at the Livermore Public Library, 1188 South Livermore Avenue, Livermore, CA 94550, and on the City's website: <http://www.cityoflivermore.net/citygov/cdd/planning/environ.htm>

Dated: November 15, 2024

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