

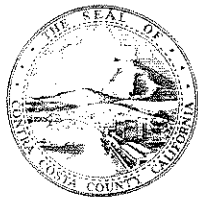
Department of Conservation & Development

Community Development Division

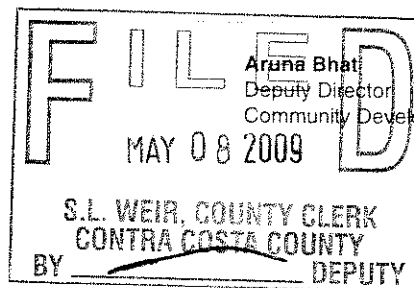
County Administration Building
651 Pine Street
North Wing, Fourth Floor
Martinez, CA 94553-1229

Phone: (925) 335-1210

Contra Costa County



Catherine O. Kutsuris
Director



Arana Bhat
Deputy Director
Community Development Division

DATE: May 7, 2009

NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION

County File #CP09-39

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Department of Conservation & Development of Contra Costa County has prepared an initial study on the following project:

CONTRA COSTA COUNTY (Health Services Department, Applicant) and CRISTINI & MARTINEZ LLC (Owners): request for authorization to provide facilities for mental health recovery services. The authorizations being requested include the following: a) acquisition of the 2.2-acre parcel addressed 20 Allen Street, Martinez, b) relocation of existing tenants of the 20 Allen Street property, c) relocation of 60 existing hospital staff parking stalls to the Contra Costa Regional Medical Center campus, d) demolition of the existing structures on-site, and e) construction of two buildings and associated on-site parking facilities that are intended to accommodate three treatment programs: (a) Crisis Residential Facility (CRF); (b) Psychiatric Health Facility (PHF); (c) Assessment and Recovery Center (ARC)

These programs require an estimated 25,000 square feet of gross floor area. Conceptual plans have been prepared for the project that indicate two buildings and provide for preservation of the existing mature redwood and pepper along the Allen Street frontage of the site. Conceptual plans indicate a two-story CRF building with finished floor levels at elevations of approximately +110 feet and +120 feet. This structure is proposed to be setback approximately 50 feet from the Ilene Street right-of-way. It is to be less than 30 feet tall and have a gross floor area of approximately 7,500 sq. ft. The conceptual plans indicate that the ARC-PHF building is to include floor area for administrative and support function. The ARC and PHF functions are to have a finished floor elevation of approximately +95 feet. Administration and the parking garage are proposed to be at elevation +85 feet. Project parking demand is estimated to be 68 stalls, which takes into account the peak demand period (shift changes). Conceptual plans indicate 60 garage spaces and 8 surface visitor spaces. Off-site parking facilities of the hospital complex are also available for use by Mental Health Recovery Services (MHRS) staff and patients/visitors. Construction of the project requires removal of 16 trees.

The project will provide a more cost effective, progressive, flexible, responsive mental health services outside the hospital setting. The services provided at the MHRS facility will address the

range of outpatient, residential and institutional care needs from a wellness and recovery perspective, utilizing a multidisciplinary team approach. The proposed services (assessment, referral, crisis intervention, crisis stabilization, crisis residential, 24-hour care) will be certified and operated in compliance with Title 9 standards and governed by the State of California Department of Mental Health. Most of these services have been provided at the existing County hospital. The proposed MHRS facility will allow consolidation of the mental health services in buildings specifically tailored to program needs.

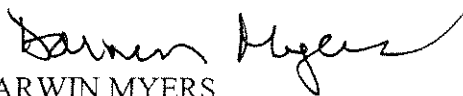
The site is a 2.2-acre property that fronts on the southwest side of the Allen Street/Ilene Street intersection. The site slopes relatively steeply to the east (total relief approximately 100 feet). The lower elevations of the site (adjacent to Allen Street) are occupied by two small parking lots (total 60 stalls), along with an existing brick and wood building that has been used as a community hospital and for administrative offices, as well as residences. The property is addressed 20 Allen Street in the City of Martinez, and it can be further identified as Assessors Parcel #372-182-006.

The Initial Study identifies potential air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, noise and transportation/traffic impacts and proposes measures to reduce the impacts to less-than-significant. The project proponent has submitted a letter agreeing to the mitigation measures. A copy of the negative declaration and all documents referenced in the negative declaration may be reviewed in the offices of the Department of Conservation and Development, and Application and Permit Center at the McBrien Administration Building, North Wing, Second Floor, 651 Pine Street, Martinez, during normal business hours.

Public Comment Period - The period for accepting comments on the adequacy of the environmental documents extends to **5:00 P.M., Monday, June 8, 2009**. Any comments should be in writing and submitted to the following address:

Name: DARWIN MYERS
Department of Conservation and Development
Community Development Division
Contra Costa County
651 Pine Street, North Wing, 4th Floor
Martinez, CA 94553

It is anticipated that the proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Board of Supervisors on Tuesday, June 23, 2009 at 9:30A.M.. The hearing is anticipated to be held at the McBrien Administration Building, Room 107, Pine and Escobar Streets, Martinez. It is expected that the Board of Supervisors will also consider both a) adequacy of the Mitigation Monitoring Plan, and b) site acquisition at that same meeting.


DARWIN MYERS
Project Planner

cc: County Clerk's Office (2 copies)

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Contra Costa County Health Services Department Project #CP09-39
Proposed New Mental Health Recovery Services Facility
2. Lead Agency Name and Address: Contra Costa County
Department of Conservation & Development
651 Pine Street, 4th Fl., North Wing
Martinez, CA 94553
3. Contact Person and Phone Number: Darwin Myers (925) 335-1210
4. Project Location: The site is a 2.2-acre property that fronts on the southwest side of the Allen Street/Ilene Street intersection. The site slopes relatively steeply to the east (total relief approximately 100 feet). The lower elevations of the site (adjacent to Allen Street) are occupied by two small parking lots (total 60 stalls), along with an existing brick and wood building that has been used as a community hospital and for administrative offices, as well as residences. The property is addressed 20 Allen Street in the City of Martinez. The property can be further identified as Assessors Parcel #372-182-006.
5. Project Sponsor's Name and Address: Stephen G. Harris, Ph.D., Director, Planning and Evaluation, Contra Costa Health Services, 50 Douglas Drive, Suite 310, Martinez, CA 94553.
6. General Plan Designation: Hospital
7. Zoning: PA (Professional & Administrative Offices). Chapter 22.14 of the City Ordinance Code prescribes lot coverage, setbacks, building height and landscaping and parking provisions and other standards of the PA zoning district.
8. Description of Project: The project is a request of the Health Services Department of Contra Costa County for authorization to provide facilities for mental health recovery services. The authorizations being requested include the following: a) acquisition of the 2.2-acre parcel addressed 20 Allen Street, Martinez; b) relocation of existing tenants of the 20 Allen Street property; c) relocation of the 60 existing hospital staff parking stalls to the campus of the Contra Costa Regional Medical Center (where more that 60 new parking stalls are to be added); d) demolition of the existing structures on-site; and e) construction of two buildings and associated on-site parking facilities that are intended to accommodate three treatment programs:
 - Crisis Residential Facility (CRF)
 - Psychiatric Health Facility (PHF)
 - Assessment and Recovery Center (ARC)

These programs require an estimated 25,000 square feet of gross floor area. Conceptual plans have been prepared for the project that indicate two buildings and provide for preservation of the existing mature redwood and pepper trees along the Allen Street frontage of the site. Conceptual plans indicate a two-story CRF building with finished floor levels at elevations of approximately +110 feet and +120 feet. This structure is proposed to be setback approximately 50 feet from the Ilene Street right-of-way. It is to be less than 30 feet tall and have a gross floor area of approximately 7,500 square feet. The conceptual plans indicate that the ARC-PHF building is to include floor area for administrative and support function. The ARC and PHF functions are to have a finished floor elevation of approximately +95 feet. Administration and the parking garage are proposed to be at elevation +85 feet. Project parking demand is estimated to be 68 stalls, which takes into account the peak demand period (shift changes). Conceptual plans indicate 60 garage spaces and eight surface/visitor spaces. Off-site parking facilities of the hospital complex are also available for use by Mental Health Recovery Services (MHRS) staff and patients/ visitors. Construction of the project requires removal of sixteen (16) trees that have breast high diameters of 6½ inches (or more).

The project will provide a more cost effective, progressive, flexible, responsive mental health services outside the hospital setting. The services provided at the MHRS facility will address the range of outpatient, residential and institutional care needs from a wellness and recovery perspective, utilizing a multidisciplinary team approach. The proposed services (assessment, referral, crisis intervention, crisis stabilization, crisis residential, and 24-hour care) will be certified and operated in compliance with Title 9 standards and governed by the State of California Department of Mental Health. Most of these services have been provided at the existing County hospital. The proposed MHRS facility will allow consolidation of the mental health services in buildings specifically tailored to program needs.

9. Surrounding Land Uses and Setting: The site is located on an east-facing ridge that overlooks an older, established residential neighborhood in the City of Martinez. To the west of the site is a major open space area. Existing land uses in the immediate vicinity of the site include the Contra Costa Regional Medical Center (located immediately east and south of the site) and a convalescent hospital/nursing home (located across Ilene Street from the site). There is an existing building on the site (formerly the Martinez Community Hospital). A portion of the building is currently used for housing, and the remainder is vacant at present. Previously the County leased as office space for administrative offices of the Health Services Department. At present the County leases space on the site for 60 hospital staff parking stalls.

With regard to grading, the eastern half of the site was graded for the construction of the old Martinez Hospital building. Additionally, there is evidence that the west half of the property was previously graded. Specifically, there is a cut slope behind the old Martinez Community Hospital building, and above the cut slope are two terraces that are separated by graded slopes. Urban vegetation is present in the east portion of the site. In the area where the CRF building is proposed, emergent vegetation (annual grasses and volunteer shrubs and trees) is present, including several Coast Live Oak trees.

10. Other Public Agencies Whose Approval is Required: None have been identified, with the exception of local agencies. The Building Inspection Division of the Department of Conservation & Development (for grading and building permits), Contra Costa Fire Protection District (for compliance with fire-related codes). The intent of the project is to comply with a) setback and building height standards of the City of Martinez, b) 2007 California Building Code c) Fire Code, and d) C.3 clean water standards.

Exhibits

For reference purposes, seven exhibits are presented following the Initial Study. They provide information on the location of the site, site conditions, surrounding uses, and the conceptual plan for the proposed project.

Figure 1	Topographic Map
Figure 2	Slope Map
Figure 3	Aerial Photograph
Figure 4	Topo and Existing Land Use
Figure 5	Facility Level Showing Proposed Conditions
Figure 6	Parking Level Layout
Figure 7	Contra Costa Regional Medical Center Parking Master Plan (Draft)

ENVIRONMENTAL FACTORS POTENTIAL AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

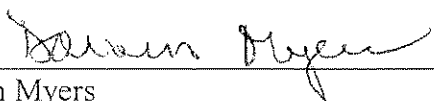
- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION:

On the basis of this initial evaluation:


- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project COULD NOT have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared by:


Darwin Myers

May 6, 2009
Date

Approved by:


Maureen Toms

May 7, 2009
Date

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
A. Have a substantial adverse effect on a scenic vista?	_____	_____	<u>XX</u>	_____
B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	_____	_____	<u>X</u>	_____
C. Substantially degrade the existing visual character or quality of the site and its surroundings?	_____	_____	<u>X</u>	_____
D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	_____	_____	<u>X</u>	_____

Discussion

- A. The site is located on a prominent hillside that overlooks Alhambra Avenue and Berrellesa Street. However, views of the site from these roadways are screened by the Contra Costa Regional Medical Center hospital and by mature redwood trees (35 to 40 feet high) that are distributed along the Allen Street frontage of the site. (Source 1)
- B. The primary scenic resource on the site are the existing mature trees. The existing trees along the Allen Street frontage of the site are to be retained, and the natural terrain features in the southwest portion of the site are to be retained, as well as three mature trees in the western half of the site. There are no rock outcrops on the site, and the existing building of the site is not designated as a historical structure. The proposed buildings will not be visible from State Route 4. (Source 1)
- C. The existing trees along the frontage of the site will serve to screen views of the proposed buildings. It should also be recognized that the proposed buildings are two-story (maximum) and will have an architectural design that will blend with the adjacent hospital, resulting in a campus-like character to the County buildings. (Source 2)
- D. There are no proposed street lights and interior lighting will be provided that consists of high efficiency fluorescent light fixtures with energy-saving ballasts and T5 fluorescent lamps. The foot-candle requirements will be in accordance with the recommended illumination value from the Illuminating Engineering Society handbook. (Source 3)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURAL RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agricultural and farmland. Would the project:				
A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	_____	_____	_____	<u> X </u>
B. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	_____	_____	_____	<u> X </u>
C. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	_____	_____	_____	<u> X </u>

Discussion:

- A. The site is urban land that has no potential use for commercial agricultural use. (Source 4)
- B. The site is zoned PA (Professional & Administrative Office). Due to the steepness of the site and size of the parcel (2.2 acres), it has no potential agricultural use. The use of the site for a medical center use would not conflict with any Williamson Act contract. (Source 5)
- C. The property was developed for a hospital use. That building was later converted to an office and residential use. Additionally, the County leased space for parking stalls on-site. Approval of the proposed MHRS facility would involve relocation of these existing uses and demolition of the existing improvements. At present the site has no potential agricultural use, and no agricultural operations would be displaced. (Source 1, 6)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relief upon to make the following determinations. Would the project:				
A. Conflict with or obstruct implementation of the applicable air quality plan?	_____	_____	<u> X </u>	_____
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	_____	_____	<u> X </u>	_____
C. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	_____	_____	<u> X </u>	_____
D. Expose sensitive receptors to substantial pollutant concentrations?	_____	<u> X </u>	_____	_____
E. Create objectionable odors affecting a substantial number of people?	_____	_____	<u> X </u>	_____

Discussion

- A. The 1977 Clean Air Act Amendments require that regional planning and air pollution control agencies prepare a regional *Air Quality Plan* to outline the measures by which both stationary and mobile sources of pollutants can be controlled in order to achieve all standards specified in the Clean Air Act. The 1988 California Clean Air Act also requires development of air quality plans and strategies to meet State air quality standards in areas designated as non-attainment (with the exception of areas designated as non-attainment for the State particulate standards). Maintenance plans are required for attainment areas that had previously been designated non-attainment in order to ensure continued attainment of the standards. Air quality plans developed to meet federal requirements are referred to as *State Implementation Plans*.

Bay Area plans are prepared by the Bay Area Air Quality Management District (BAAQMD) with the cooperation of the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG). Currently, there are three plans for the Bay Area. These are:

- The *Ozone Attainment Plan for the 1-Hour Ozone Standard* (ABAG, 2001) developed to meet federal ozone air quality planning requirements.
- The *Bay Area 2005 Ozone Strategy* (BAAQMD, 2006) developed to meet planning requirements related to the State ozone standard; and
- The *1996 Carbon Monoxide Redesignation Request and Maintenance Plan for Ten Federal Planning Areas*, developed by the air districts with jurisdiction over the ten planning areas included the BAAQMD to ensure continued attainment of the federal carbon monoxide standard. In June 1998, the

EPA approved this plan and designated the ten areas as attainment. The maintenance plan was revised most recently in 2004.

The Bay Area 2001 *Ozone Attainment Plan* was prepared as a proposed revision to the Bay Area part of California's plan to achieve the national ozone standard. The plan was prepared in response to US EPA's partial approval and partial disapproval of the bay Area's 1999 *Ozone Attainment Plan* and finding of failure to attain the national ambient air quality standard for ozone. In July 2003, the US EPA approved the plan. In April 2004, US EPA made final the finding that the Bay Area had attained the one-hour standard and approved the remaining applicable elements of the 2001 plan.

The US EPA recently transitioned from the national 1-hour standard to a more health protective eight-hour standard. Defined as "concentration-based," the new national ozone standard is set at 85 parts per billion averaged over 8 hours. The new national 8-hour standard is considered to be more health protective because it protects against health effects that occur with longer exposure to lower ozone concentrations. In April 2004, US EPA designated regions as attainment and non-attainment areas for the 8-hour standard. These designations took effect on June 15, 2004. US EPA formally designated the bay Area as a non-attainment area for the national 8-hour ozone standard and classified the region as "marginal." Marginal non-attainment areas were charged with attaining the national 8-hour ozone standard by June 15, 2007. While certain elements of Phase I of the 8-hour implementation rule are still undergoing legal challenge, US EPA signed Phase 2 of the 8-hour implementation rule on November 9, 2005. Although the Bay Area did not achieve attainment by the June 2007 deadline, it is not currently anticipated that marginal areas will be required to prepare attainment demonstrations for the 8-hour standard, though other planning elements may be required. The Bay Area plans to address all requirements of the national 8-hour standard in subsequent documents.

For State air quality planning purposes, the Bay Area is classified as a serious non-attainment area for ozone. The "serious" classification triggers various plan submittal requirements and transportation performance standards. One such requirement is that the Bay Area update the *Clean Air Plan* (CAP) every three years to reflect progress in meeting the air quality standards and to incorporate new information regarding the feasibility of control measures and new emission inventory data. The Bay Area's record of progress in implementing previous measures must also be reviewed. On January 4, 2006, the BAAQMD adopted the most recent revision to the CAP – the *Bay Area 2005 Ozone Strategy*. The control strategy for the *2005 Ozone Strategy* is to implement all feasible measures on an expeditious schedule in order to reduce emissions of ozone precursors and consequently reduce ozone levels in the Bay Area and reduce transport to downwind regions.

In April 2005, the California Air Resources Board (CARB) established a new 8-hour average ozone standard of 0.070 parts per million (ppm), which became effective on May 17, 2006. CARB is currently working on designations and implementation guidance for the new standard. The 1-hour State standard has been retained. The San Francisco Bay Area has not attained the State 8-hour standards and will be taking action as necessary to address those standards once the planning requirements have been established.

Over the long term, the project would result in an increase in air pollutant emission from a variety of emissions sources, including on-site area sources (e.g. natural gas combustion for space and water heating, landscape maintenance, use of consumer products such as cleaning products, etc.) and mobile on-road sources (automobile and truck trips). However, there would be no new traffic associated with mental health patients as they are presently served at the adjacent County hospital. These emission increases would not exceed BAAQMD significance criteria. (Source 7)

- B. The nature of the project and its size are such that it will not violate any air quality standard. The project serves an urgent care need for mental health patients and it includes a 16-bed facility for persons in crisis and a 16-bed facility for persons requiring residential care. In that sense the air quality effects of the project will be similar to a small convalescent care facility or dormitory with emissions associated with space conditioning (heating and cooling), landscaping maintenance, food preparation, water heating, and cleaning products. There are no acutely toxic emissions associated with the project. (Source 8)
- C. With regard to grading and other construction activities, emission of reactive organic gases (ROG),¹ nitrous oxides (NO_x), carbon monoxide (CO), sulfur oxides (SO_x) and particulate matter of 10 microns or less in diameter (PM_{10}) from equipment exhaust, construction-related vehicular activity and construction worker automobile trips. Emission levels for construction activities would vary depending on the number and type of equipment use, duration of use, operation schedules (the time and frequency) and the number of construction workers traveling to the worksite by motorized vehicle. Criteria pollutant emission of ROG and NO_x from these emissions sources would incrementally add to the regional atmospheric loading of ozone precursors during project construction. BAAQMD *CEQA Guidelines* recognize that construction equipment emits ozone precursors, but indicate that such emissions are included in the emission inventory that is the basis for regional air quality plans. Therefore, construction emissions of ROG and NO_x would not be expected to impede attainment or maintenance of ozone standards in the Bay Area (BAAQMD, 1999). The impact of construction equipment exhaust emissions would therefore be less than significant. (Source 9)
- D. The primary source of toxic air contaminants would be associated with demolition of existing improvements on the site and fugitive dust emissions (PM_{10}). The existing Community Hospital Building is an older structure that is likely to contain asbestos and lead-based paints, and the current occupants may have stores of multiple hazardous materials. The demolition aspect of the project and its environmental analysis is presented in Section VII of this CEQA Initial Study.

Construction-related fugitive dust emissions would cause adverse effects on the local air quality. The project is currently undeveloped. Demolition activities would be consistent with the requirements of the BAAQMD. Project construction activities would involve approximately 25,000 to 35,000 cubic yards of grading, and new construction of two buildings having a gross floor area of an estimated 25,000 square feet along with an underground parking garage.

Project-related construction activities would include site preparation, earthmoving and general construction. Site preparation includes activities such as general land clearing and grubbing. Earthmoving activities include cut-and-fill operations, trenching, soil compaction and grading. General construction includes adding improvements such as on-site walkway and driveway surfaces, structures and facilities. These activities would result in dust emissions (including PM_{10}) primarily from "fugitive" sources (i.e. emissions release through means other than through a stack or tailpipe) such as soil disturbance.

Construction-related fugitive dust emissions at the project site would vary from day-to-day, depending on the level and type of activity, silt content of the soil and weather. Without mitigation, construction

¹ Air pollutants are also characterized as "primary" and "secondary" pollutants. Primary pollutants are those emitted directly into the atmosphere (such as carbon monoxide, sulfur dioxide, lead particulates and hydrogen sulfide). Secondary pollutants are those formed through chemical reactions in the atmosphere; these chemical reactions usually involve primary pollutants, normal constituents of the atmosphere and other secondary pollutants. Ozone (O_3) is a secondary air pollutant produced in the atmosphere through a complex series of photochemical reactions involving reactive organic gases (ROG) and nitrogen oxides (NO_x). ROG and NO_x are known as precursor compounds for O_3 . O_3 is a regional air pollutant because its precursors are transported and diffused by wind concurrently with O_3 production.

activities would result in significant quantities of dust and as a result, local visibility and PM₁₀ and PM_{2.5} concentrations would be adversely affected, temporarily and intermittently, during the construction period. In addition, the fugitive dust generated by construction would include not only PM₁₀ but also larger particles, which would fall out of the atmosphere, potentially as far as several hundred feet from the site and could result in nuisance impacts. The BAAQMD's approach to analyses of fugitive dust emission from construction is to emphasize implementation of effective and comprehensive dust control measures rather than detailed quantification of emissions. The BAAQMD considers any project's construction-related impacts to be less than significant if the required dust-control measures are implemented. Without these measures, the impact is generally considered to be significant, particularly if sensitive land uses are located in the project vicinity. There are a number of residences located in the project vicinity that would be impacted by fugitive dust generated by construction activities. (Source 9, 10)

- E. During the construction period there may be odors associated with use of diesel equipment. Over the long-term, the project will not be the source of objectionable odors. Because of the relatively brief duration of the construction period, the odors can be considered less than significant. (Source 11)

Environmental Analysis

Impact. Activities associated with site preparation and construction throughout development of the project would generate suspended and inhalable particulate matter.

Mitigation Measures: During construction, contract provisions shall require the construction contractor to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD's) basic and enhanced dust control procedures required for construction sites as follows:

- a) Water all active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site.
- b) Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard (i.e. the minimum required space between the top of the load and the top of the trailer).
- c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizer on all unpaved access roads, parking area and staging areas at construction sites.
- d) Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
- e) Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent paved roads.

Cumulative Analysis

Gases that trap heat in the atmosphere are called greenhouse gases (GHGs). The major concern is that increases in GHGs are causing Global Climate Change. Global Climate Change is a change in the average weather on earth that can be measured by wind patterns, storms, precipitation and temperature. Although there is tremendous disagreement as to the speed of global warming and the extent of the impacts attributable to human activities, most agree that there is a direct link between increased emissions of so-called GHGs and long-term global temperature. What GHGs have in common is that they allow sunlight to enter the atmosphere, but trap a portion of the outward-bound infrared radiation and warm up the air. The process is similar to the effect greenhouses have in raising the internal temperature, hence the name GHGs. Both natural processes and human activities emit GHGs.

The accumulation of GHGs in the atmosphere regulates the earth's temperature. Emissions from human activities such as electricity production and motor vehicles have elevated the concentration of GHGs in the atmosphere. It is believed that these emissions have contributed to an increase in the temperature of the earth's atmosphere. The principal GHGs are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it gets the most attention and is considered the most important GHG. To account for the warming potential of GHGs, GHG emissions are often quantified and report as CO₂ equivalents (CO₂e). Emission sources (i.e. individual projects) are generally reported in metric tons/year of CO₂e.

The project would not conflict with implementation of State goals for reducing GHG emissions, and would not have an adverse effect on the State's ability to meet goals under AB32 with regard to Global Climate Change. In summary, the project poses only cumulative GHG emission impacts. No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	_____	_____	<u> X </u>	_____
B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	_____	_____	_____	<u> X </u>
C. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	_____	_____	<u> X </u>	_____
D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	_____	_____	<u> X </u>	_____
E. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	_____	<u> X </u>	_____	_____

- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan? _____

_____ X _____

Discussion

- A. The site is a developed property within the City of Martinez. The proposed structures are within approximately 150 feet of Allen Street, a public road. The ARC and PHF building site is within the existing graded and developed area. The CRF building site is in the hillside area immediately upslope of the north portion of the existing hospital building. Moreover, there is evidence of previous grading within the CRF building site. Specifically, there is a cut slope behind the existing building on the site and there are two benches (drainage terraces) on the hillside area above the cut slope.

The vegetation in the area of the planned building sites is a mix of ornamental vegetation (i.e. the plantings around the perimeter of the existing buildings, which consist of evergreen trees and Liquid Amber); and volunteer shrubs and small trees, including acacia, scotch broom, coyote brush, and eucalyptus saplings. Vegetation on the higher elevations of the parcel supports a matrix of non-native grassland, coastal scrub and coast live oak woodland. The ridge crest above the site extending down-slope to the upper elevations of the site provides foraging and possibly breeding habitat to a number of wildlife species in the Martinez area. The grassland may support wildlife such as pocket gopher, meadowlark, sparrows and finches and may occasionally be used by raptors for foraging. The coast scrub and woodland may also provide protective cover for black-tailed deer and small mammals. Because of its proximity to the existing building and its disturbed character, the area planned for grading and development is unlikely to provide habitat for any special-status species. (Source 1, 2)

- B. The property is a steep upland site. There are no creek channels or ponds on the site. Due to the clayey soils and slope gradient, runoff is rapid. In summary, a field reconnaissance of the property indicates no areas of potential jurisdictional seeps or seasonal wetlands. (Source 1, 2, 12)
- C. There are no wetland areas on the site. Consequently, the project will not require consultation with the U.S. Army Corps of Engineers regarding a Section 404 permit. (Source 1, 2, 12)
- D. The site is a developed property within the urban area. Due to its setting, the site does not have substantial potential to interfere with movement of any native resident or migratory species. As noted previously, the upper elevations of the site, which are to be retained as ungraded private open space, provides suitable habitat for common wildlife species associated with grassland habitat. Due to the extent of development to the east, north and south of the site, the MHRs project will not interfere with the movement of wildlife species or impede use of native wildlife nurseries. There are no plans to fence the west boundary of the site, so the westernmost portion of the site will continue to provide access to wildlife. (Source 1, 2, 12)
- E. The project involves grading in the northeast and central portion of the site, and removal of vegetation that is chiefly ornamental vegetation around the existing structure on the site, along with emergent vegetation. According to the Conceptual Plan prepared by HGA, the project requires removal of 16 trees that are greater than 6½ inches in diameter (measured 4½ feet above ground level). It is the intention of the project to retain the redwood trees adjacent to the Allen Street right-of-way, as well as a pepper tree at the Allen Street/Ilene Street intersection. The redwoods are 24 inches± in diameter and approximately 35 to 40 feet tall. The pepper tree is approximately 8 inches in diameter and approximately 12 to 15 feet tall. Additionally, two Coast Live Oaks are on the perimeter of the area proposed for grading and development.

They are to be retained if possible. The trees to be removed are relatively small Coast Live Oak trees at the rear of the existing building on the site, and ornamental trees (Liquid Amber) within the parking lot to the southwest of the existing building. (Source 1, 2, 13)

F. There is no adopted Habitat Conservation Plan. (Source 14)

Environmental Analysis

1. Tree Protection

Impact: The project requires removal of sixteen (16) trees that have breast high diameters of 6½ (or greater). Moreover, earthwork is proposed within the dripline of other trees that are to be preserved.

Mitigation Measures:

- A. *Prior to commencement of grading, construction or improvements, or any removal of trees, a certified arborist shall be retained to map trees within the footprint of grading, including preparation of a table describing the trees affected by the project. The arborist shall also evaluate trees to be preserved that are within 30 feet of the limits of grading, and provide recommendations to minimize distress to trees that are to be preserved.*
- B. *Prior to the start of any clearing, stockpiling, trenching, grading, compaction, paving or change in ground elevation on site with trees to be preserved, the contractor shall install temporary construction fencing (to the maximum extent feasible) at or beyond the dripline of all areas adjacent to or in the area to be altered. This fencing is to remain in place for the duration of construction activity in the vicinity of the trees. Prior to grading or issuance of any permits, the fences may be inspected and the location thereof approved by appropriate County staff. Construction plans shall stipulate on their face where temporary construction fencing is to be placed. The required fencing shall be installed prior to the commencement of any construction activity.*
- C. *No parking or storing vehicles, equipment, machinery or construction materials, construction trailers and no dumping of oils or chemicals shall be permitted within the dripline of any tree to be preserved.*
- D. *Any tree not approved for destruction or removal that dies or is significantly damaged as a result of construction or grading shall be replaced in accordance with the standards as outlined in Mitigation measure F below or as approved by the Director of Community Development to be reasonably appropriate for the particular situation.*
- E. *All work that encroaches within the dripline of a tree to be preserved shall be conducted under the supervision of a certified arborist.*
- F. *Compensation shall be required for the removal of trees that have breast high diameters of 6½ inches or more. One 15-gallon replacement tree shall be provided for each 6-inches in diameter of trees removed that are 6½ or more in diameter (e.g. if the aggregate diameter of trees removed is 180 inches, 30 replacement trees are required). California native drought tolerant trees shall be used as much as possible. The placement, irrigation and nature of the replacement trees is subject to review and approval of the Director of Community Development.*

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project?				
A. Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	_____	_____	<u> X </u>	_____
B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	_____	<u> X </u>	_____	_____
C. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	_____	_____	_____	<u> X </u>
D. Disturb any human remains, including those interred outside of formal cemeteries?	_____	<u> X </u>	_____	_____

Discussion:

- A. The proposed MHRS project includes demolition of a two-story building on the site that was constructed in the 1930s (Martinez Community Hospital Building, constructed by the "Martinez Community Hospital, a corporation"). It is a wood-frame building with a brick elevation. The structure has 6,607 square feet of floor area on the first floor. Additionally, there is a basement of 3,591 square feet. The pad elevation is approximately +80 feet, and the finish floor elevation of the first floor is +88.5 feet.

Circa 1983, there were additions to the north and west sides of the building. The elevations of the additions did not mimic the architectural style of the original building (cedar shingle elevations for the additions). Seven apartments were created by the two-story additions. The gross floor area of the apartments is 6,166 square feet. A 1983 Site Plan for the property indicates 67 on-site surface parking stalls, which at that time utilized 24,427 square feet of the parcel.

In 1976, Contra Costa County published a "Preliminary Historic Resources Inventory." It was prepared by the Planning Department (now Department of Conservation and Development) with the assistance of 17 historical societies, including the Martinez Historical Society. In the Martinez area, 20 sites were identified. The sites listed included a) structures of historic significance/architectural specimens, b) sites relating to an important person in history, and c) site of a historic event. The existing structure at 20 Allen Street (former Martinez Community Hospital) is not listed.

In summary, the existing building was not constructed with the intent of serving as an architectural specimen, and the exterior elevation has been compromised by the two residential additions. Furthermore, the interior of the building has been remodeled. Based on consultation with the Martinez Historical Society in the mid-1970s, it was determined the structure did not have sufficient significance for listing as an historic site or structure. (Source 1, 15, 16)

- B. Although no recorded prehistoric, archaeologic or historical archaeological sites were identified on the project site, some potential remains for previously undiscovered archaeological resources. Such resources could consist of buried human remains or debris consistent with a camp site (e.g. cooking debris, artifacts

of stone, bone or shell). Disturbance of buried cultural resources would be a potentially significant impact. (Source 17)

- C. There are no rock outcrops on the site. The geology of the site was investigated by the project geotechnical engineers. Their report does not indicate any unique geologic features on the property. The bedrock unit that occurs on the site is a shallow marine formation of Eocene age, which is generally lacking in paleontologic resources. (Source 18)
- D. No significant archaeologic resources are known to exist on the project site. Nevertheless, there remains some possibility of buried human remains. (Source 17)

Environmental Analysis

1. Archaeologic Resources

Impact: Construction of the proposed project requires ground-disturbing activities. There is a possibility that archaeologic resources or human burials could be unearthed.

Mitigation Measures:

- A. *Pursuant to CEQA Guidelines Section 15064.5, "provisions for historical or unique archaeological resources accidentally discovered during construction" shall be instituted. In the event that any subsurface prehistoric, historic, or archaeological resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the contractor shall consult with the County's Construction Manager and a qualified professional to assess the significance of the "find". If any find is determined to be significant, representatives of the County and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate mitigation. In considering any suggested mitigation proposed by the consulting professional to mitigate impacts to historical resources or unique archaeological resources, the County would determine whether avoidance is feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures, such as data recovery, would be instituted. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is carried out. All significant cultural materials recovered shall, at the discretion of the consulting professional, be subject to scientific analysis, professional museum curation, and documentation according to current professional standards. Work performed by the qualified professional shall be under contract with the County and shall be paid for by the County.*
- B. *Mitigation for discovery of human remains shall be in accordance with CEQA Guidelines Section 15064.5 as follows:*
 - (e) *In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:*
 - (1) *There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:*
 - (A) *The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and*
 - (B) *If the coroner determines the remains to be Native American:*
 - 1. *The coroner shall contact the Native American Heritage Commission within 24 hours;*

2. *The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American;*
3. *The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; or*
- (2) *Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:*
 - (A) *The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the Commission;*
 - (B) *The identified descendant fails to make a recommendation; or*
 - (C) *The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.*

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS – Would the project?				
A. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	_____	_____	<u> X </u>	_____
2. Strong seismic ground shaking?	_____	_____	<u> X </u>	_____
3. Seismic-related ground failure, including liquefaction?	_____	_____	<u> X </u>	_____
4. Landslides?	_____	_____	<u> X </u>	_____
B. Result in substantial soil erosion or the loss of topsoil?	_____	_____	<u> X </u>	_____
C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	_____	<u> X </u>	_____	_____
D. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	_____	<u> X </u>	_____	_____

- E. Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of wastewater?

_____ X _____

Discussion

- A1. The nearest fault considered active by the California Geological Survey (CGS, formerly California Division of Mines & Geology) is the Concord fault, which passes 3.2 miles northeast of the site. The Hayward fault, which can be traced through the East Bay from Point Pinole to the Hollister area (a distance of 60 miles) passes approximately 10 miles southwest of the site. Because the site is not within an Alquist-Priolo Earthquake Fault Zone, the risk of fault rupture is generally regarded as *very low*. (Source 19)
- A2. According to the Safety Element (p. 10-13) the site is in within an area mapped as “Hard Bedrock” (i.e. pre-Pliocene age bedrock) that is rated “lowest” damage susceptibility. The risk of structural damage from ground shaking is regulated by the building codes and County Grading Ordinance. The building code requires use of seismic parameters in the design of structures. The regulations allow the structural engineer to design buildings based on soil profile types and proximity of faults deemed capable of generating strong/violent earthquake shaking (2007 California Building Code). The geotechnical report prepared by Kleinfelder (page 14) provides seismic parameters based on the results of their investigation. Quality construction, conservative design and compliance with building and grading regulations can be expected to keep risks within generally accepted limits. (Source 20, 21, 22)
- A3. According to the Safety Element (p. 10-15), the site is in an area that is rated “generally low” liquefaction potential. This determination is based on the site being located within an area mapped as bedrock. By intent, the map is conservative on the site of safety. The General Plan map is used as a “screening criteria” by the County. Because risks are considered relatively low, quantitative geotechnical evaluation of this hazard is not required for land development projects.

In 2008 Kleinfelder, Inc. was retained by Contra Costa County to perform a geotechnical investigation of the site. The purpose of the investigation was to a) characterize site conditions, b) evaluate potential geologic hazards, and c) provide preliminary geotechnical recommendations for the project. The scope of work included the logging of two borings (each 21 ½ feet deep) and three test pits, along with laboratory testing of selected samples (moisture content, dry density, direct shear, and Atterberg Limits).

Based on the data gathered, Kleinfelder found no evidence of landsliding on the property. Soil liquefaction is a condition where saturated, granular soils undergo a substantial loss of strength and deformation due to pore pressure increases resulting from consolidation of saturated sands. Because the subsurface data indicated clayey soils overlying bedrock, and because there was no free water in the boring, the liquefaction potential was rated “very low” by Kleinfelder. The report also examined the potential for seismically-triggered ground failure (i.e. lateral spreading and dynamic compaction). These risks were rated “negligible” and “low”, respectively. (Source 18, 20)

- A4. With regard to landslides, the U.S. Geological Survey issued a surficial deposits map of the Benicia 7.5-Minute Quadrangle which shows the distribution of Quaternary deposits, including landslide deposits (Nilsen, et.al., 1975). This published mapping, along with the report issued by the California Geological Survey (CGS; Haydon, 1995) can be used to characterize the landslide hazard on the property. The USGS map indicates that the lower flatter portion of the site (adjacent to the Allen Street frontage) is mapped as Quaternary terrace deposits (Qt). The remainder of the parcel is interpreted as bedrock. A suspected 1½-

acre landslide is mapped in a drainage swale that is 150 feet south of the site. This slide trends easterly. The Nilsen map is not a substitute for a site-specific investigation. It is based solely on geologic interpretation of aerial photos flown in the 1960s and early 1970s. In some situations older surficial deposits can be difficult to interpret on the basis of geomorphic features alone. Nevertheless, the Nilsen map is used as a “screening criteria” by Contra Costa County. Sites that are shown as mantled by landslide deposits or areas where there is a concentration of slides are considered to be at-risk, where detailed geologic investigations are warranted. In this case, no landslides are mapped on the property, and the only slide mapped in the immediately surrounding area does not trend toward the site. This suggests that the rock is generally stable.

In 1995 the CGS issued a landslide hazards report of the Martinez-Orinda-Walnut Creek area. The primary purpose of the study was to identify and inventory existing landslides, evaluate slope stability, and prepare relative landslide susceptibility maps. The features shown on maps in this report may be summarized as follows:

- Bedrock Geology. According to the CGS, the west portion of the site is within the outcrop belt of the Domingue Sandstone (Ted). The steep hillside area in the central and southwest portion of the site is mapped as “Unnamed Claystone” of Eocene age (Tec). The contact of these units trends approximately N40°W, across the parcel. The bedrock is complexly folded and nearly vertically dipping (i.e. the CGS mapping indicates that the bedding is overturned and dipping to the southwest at 81 degrees). No faults are mapped through the site. The nearest fault trends north-south and is mapped approximately 900 feet to the west of the property.
- Landslide Features. No landslides are identified on the property or within 300 feet of the parcel. The slope that overlooks the site is interpreted as bedrock.
- Landslide Susceptibility. The CGS report indicates the site and adjacent hillside properties are in Relative Slope Stability Category 4.2 (Most Susceptible Area), which is characterized by steep hillside terrain. Slopes in Category 4.2 are considered by the CGS to be *naturally unstable and subject to failure even in the absence of the activities of man. Slope instability results primarily from the weakness of the rocks in what is only moderately steep terrain.* The CGS recommends a detailed, comprehensive engineering geological investigation addressing slope stability should be required for any proposed development. The Kleinfelder report represents the County response to that CGS recommendation for a detailed study of site conditions.
- Debris Flow Susceptibility Map. This map strives to predict the hazard of fast-moving debris flows (or mudflows). The site and hillside overlooking the site are classified Category B (marginal potential). (Source 23, 24)

- B. According to the Soil Survey of Contra Costa County (1977), soils on the site are chiefly the Los Osos clay loam (LhE, 15 to 30 percent slopes). Runoff is rated *medium* and the hazard of erosion is *moderate* where soil is bare. With effective implementation of erosion control measures, including revegetation of disturbed areas and control of runoff through bio-retention basins, the hazard posed by erosion can be controlled/ minimized. (Source 6)
- C. The site is within the outcrop belt of marine sedimentary rocks of Eocene age that present generally good foundation conditions. The test pits and borings of Kleinfelder penetrated severely weathered bedrock (chiefly claystone) at depths of 1 to 4 feet below ground level. The CGS report indicates that there are inherent risks of slope failure that require thorough geotechnical analyses and conservative design. Kleinfelder notes on page 5 of their report that relatively shallow slumps and mud flows were observed on the hillside west of the existing building, but no large-scale slope instabilities were observed by the Kleinfelder Engineering Geologist. (Source 18, 24)

- D. According to the Soil Survey of Contra Costa County, site soils can be expected to exhibit a “high” shrink-swell potential, and a “high” corrosion potential. Expansive soils shrink and swell as a result of moisture changes that can cause heaving and cracking of slabs-on-grade, pavements and structures founded on shallow foundations. The potential hazard presented by expansive soils can be reduced by appropriate site preparation and foundation design. Conceptual foundation design criteria are provided by the Kleinfelder report. It should be recognized that expansive soils are an engineering issue, and not a land use or feasibility issue. (Source 6, 8)
- E. The project is within the area served by the Central Contra Costa Sanitary District. There will be no septic system within the project. (Source 25)

Environmental Analysis

1. Slope Stability and Foundations

Impact: The site is a relatively steep east-facing hillside. No landslides have been identified on the site but published geologic mapping has confirmed slides in the general vicinity, and Kleinfelder has confirmed evidence of active mass wasting on the property (including gully erosion and shallow slope failures). Within the relatively steep hillside area, the bedrock was confirmed to be expansive and weathered, consisting chiefly claystone and siltstone. Kleinfelder’s subsurface investigation does not provide data in the area of the existing building, there is no data from the area of the cut slope that is proposed to the west of the CRF building, and the orientation of bedding has not been established by Kleinfelder. Finally, details of the construction project were evolving when the preliminary geotechnical report was issued.

Mitigation Measures:

- A. *Prior to finalizing design drawings, the project geotechnical engineer shall perform the design level investigation. The report shall provide a) grading remediation plan based on slope stability analysis; b) evidence of plan review and approval by the geotechnical engineer; c) subsurface data from the cut slope west of the CRF building, d) data on the orientation of bedding, e) an original geologic map of the site providing the consultants interpretation of site conditions, and f) foundation recommendations to avoid/minimize damage from expansive soils. The design level report shall be subject to peer review and approval of the County Peer Review Geologist.*
- B. *Engineered slopes over 20 feet high shall be graded to 2.5:1 (horizontal to vertical) or flatter. Where this gradient is not consistent with project objectives, special engineering shall be required (e.g. reinforced earth, use of engineered retaining walls).*
- C. *The recommendations for site grading contained in the approved geotechnical report shall be followed during grading unless modifications are specifically approved in writing by the Building Inspection Division.*
- D. *During grading, any landslide deposits within developed portions of the property shall be re-graded to effectively remove the potential for seismically-induced landslides in these materials, as recommended in the approved geotechnical reports. The project geologist shall log all keyways and cut slopes. The grading completion report shall include an original geologic map and geologic cross-sections showing the details of observed features and conditions (e.g. stratigraphy, structure, weathering, seepage, shearing).*

- E. All grading, excavation and filling shall be conducted during the dry season (April 15 through October 15) only, and all areas of exposed soil shall be replanted to minimize erosion and subsequent sedimentation. After October 15, only erosion control work shall be allowed by the grading permit. Any modification to the above schedule shall be subject to review and approval by the Grading Section of the Building Inspection Division.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS –				
Would the project:				
A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	_____	_____	<u> X </u>	_____
B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	_____	<u> X </u>	_____	_____
C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	_____	_____	<u> X </u>	_____
D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65862.5 and, as a result, would it create a significant hazard to the public or the environment?	_____	_____	<u> X </u>	_____
E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area.	_____	_____	_____	<u> X </u>
F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	_____	_____	_____	<u> X </u>
G. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	_____	_____	_____	<u> X </u>

- H. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? _____

X

Discussion

- A. Approval of the project implies use of fuels and lubricants during the construction period. The Storm Water Pollution Prevention Plan (SWPPP) will provide protocols to avoid/control the risk of contamination of soil and water. Over the long term, project approval implies use of medications for patients, as well as use of cleaning supplies. The professional staff of the hospital follow protocols in the storage and handling of medications, and there would be no acutely hazardous materials at the site.

The reconnaissance and records research performed by DGC Associates for the Phase I Environmental Site Assessment of the property did not find documentation or physical evidence of soil or groundwater impairments associated with the current or past use of the property. A review of regulatory databases maintained by county, State and federal agencies found no documentation of hazardous materials violations or discharge on that property. No documented soil or groundwater contamination associated with abutting properties was found from the records search. (Source 26, 27)

- B. The project will not create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The use of the site will not involve handling, use or storage of substances that are acutely hazardous.

The existing building on the site was originally constructed in the 1930s and was remodeled and expanded. Information on building materials and paints applied to walls is sketchy and inconclusive. The Phase I Environmental Report has recommended the building be evaluated for asbestos and for lead-based paints prior to demolition. If hazardous materials are present, the consultant will recommend procedures to be followed to avoid release of hazardous materials into the environment. (Source 26)

- C. The site is approximately 700 feet from Alhambra High School. The project does not involve emissions, except for ventilation of the type characteristic of a residential use. There is no incineration of waste, no fireplace, and disposal of medical waste will follow proper protocols and be performed and monitored by trained professional staff. (Source 1, 2)

- D. For the proposed project, a Phase I Environmental Site Assessment was performed by DGC Associates. The protocols for the Phase I study are presented in Table 1. Its primary objective was to evaluate the potential for "Recognized Environmental Conditions" at the site resulting from either on-site use and/or off-site sources. The DGC Associates report generally adheres to the methodology of the American Society of Testing Materials (ASTM).

The site is not listed on any of the State ASTM Standard/Supplemental Sources databases. There are 13 listed sites in the Martinez area, but none are within 2 miles of the project site. Moreover, DGC Associates observed no evidence of soil or groundwater contamination on the site. (Source 27)

- E. The nearest County facility is the Buchanan Field Airport, which is approximately 4 miles east-southeast of the site. There are no private landing strips within 4 miles of the site. (Source 20, 28)

- F. There are no airports or landing strips within 4 miles of the site. On that basis, the landing strips in the Central County area do not present a substantial hazard to the proposed facility. (Source 28)
- G. The limited volume of traffic generated by the project will not impair evacuation plans. (Source 1)
- H. Immediately west of the site is a major open space area with regional hiking trails and access roads for fighting wildland fires. Fire protection will be provided by the Contra Costa County Fire Protection District (FPD). Access, water supply and construction must comply with provisions of the Fire Code. Therefore, the fire-related risks to improvements would be less than significant. (Source 2, 20)

Environmental Analysis

1. Hazardous Materials

Impact. Demolition of the existing building would require disturbance and disposal of building materials that may contain asbestos or lead-based paints. Additionally, there may be stores of hazardous chemicals in the building.

Mitigation Measures:

- a) *Prior to issuance of the demolition permit or commencement of any demolition activity, submit the report of a qualified licensed professional presenting the results of a survey of building materials for asbestos. The scope of work should include sampling and testing of building materials that may contain asbestos, including drywall, ceiling tiles, and floor tiles. If asbestos containing materials are confirmed, the demolition contractor shall dispose of these materials in accordance with all applicable rules and regulations.*
- b) *Prior to issuance of the demolition permit or commencement of any demolition activity, submit a report of a qualified licensed professional that presents the results of sampling and analysis of painted surfaces in the existing building. If lead-based paint is confirmed, the demolition contract shall dispose of such paint in accordance with all applicable rules and regulations.*
- c) *Prior to issuance of the demolition permit or commencement of any demolition activity, provide documentation that the building has been inspected and all stores of hazardous materials and chemicals have been removed and disposed of in accordance with regulatory requirements upon vacating of the site. Send required notice to BAAQMD.*
- d) *An environmental professional shall be present on site during demolition and site pre-grading activities to view obscured areas of the site, including the vicinity of the existing building and parking lots.*

Table 1
MAJOR COMPONENTS OF PHASE 1
SITE ASSESSMENT

1. Perform a survey of available government and regulatory agency records with regard to hazardous materials usage and reported releases, as well as any documents provided by the property owner. The purpose of the record survey is to identify past and current activities both at and in the vicinity of the subject property, and identify records of past reported spills or releases of hazardous materials at the subject property and/or in nearby areas that may contaminate the soil or groundwater.
2. Complete a review of standardized historical land use research sources. In the DGC Associates report, this included property ownership/occupancy history, aerial photographs, and historical topographic maps.

In accordance with the ASTM guidance, historical research is to be conducted back to 1940, or the point at which the property was first developed, whichever is earlier. Land use intervals of fewer than 5 years are generally not researched and, if land use is unchanged over a period of time, land use within that time period need not be researched further. The purpose of this task is to document the historical land use both at and in the vicinity of the site with regard to the potential for environmental contamination that may affect the subject property. Reasonably ascertainable geological and hydrogeological data of the site area are also reviewed in this task.
3. Conduct a site reconnaissance of the subject property. The purpose of the reconnaissance is to gain first-hand knowledge of the existing condition of the property, with regard to the potential for chemical usage/spillage.
4. Consolidate and evaluate the data to determine if there are any recognized environmental conditions (RECs) associated with the site.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY –				
Would the project:				
A. Violate any water quality standards or waste discharge requirements?	_____	_____	_____	<u> X </u>
B. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	_____	_____	<u> X </u>	_____
C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	_____	_____	<u> X </u>	_____
D. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	_____	_____	<u> X </u>	_____
E. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	_____	_____	<u> X </u>	_____
F. Otherwise substantially degrade water quality?	_____	_____	<u> X </u>	_____
G. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	_____	_____	_____	<u> X </u>
H. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	_____	_____	_____	<u> X </u>
I. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	_____	_____	_____	<u> X </u>
J. Inundation by seiche, tsunami, or mudflow?	_____	_____	_____	<u> X </u>

Discussion

- A. The project includes demolition of an existing building and two paved surface parking lots, which amount to approximately 1.0 acres of the site. The Conceptual Plan indicates that a portion of the fire lane on the west side of the PHF facility, along with the CRP building extend into portions of the site that currently serve as private open space. This will increase the footprint of the developed area of the site to approximately 1.4 acres. The parcel is 2.2 acres, and there is a steep hillside area that drains toward the planned improvements. The MHRS facilities are proposed at the lower elevations of the site, near the Allen Street and Ilene Street frontages. There is an area of approximately 0.8 acres in the southwest portion of the site and wrapping around the north portion of the site that is to be retained as private open space in the project.

The Feasibility Report prepared for the MHRS project indicates that bio-retention facilities, pervious pavement or similar facilities will be included in the project design to achieve a project design that is C.3 compliant. The purpose of these facilities is to slow runoff from developed portions of the site and treat runoff before it exits the property. These water quality features have not yet been designed, but ordinarily a lined drainage ditch would be constructed upslope of the planned improvement to allow runoff originating upslope to be conveyed around the planned improvements. The water quality features would focus on treating runoff within the developed portion of the site. A project that is C.3 compliant will not violate any water quality standards. (Source 1, 2)

- B. The City of Martinez currently provides water service to the seven apartments on the site and the MHRS project will be served the City water service. No water wells are proposed, and an estimated 0.8 acres of the site is to be retained as open space. The bedrock is clayey and only slowly permeable, so relatively little aquifer recharge occurs of the site. Based on these considerations the impact of the project on aquifer recharge is considered less than significant. (Source 25)
- C. The project drains to Allen Street, which has a relatively steep gradient, and conveys runoff in the gutter to drainage facilities in Berrelessa Street. Runoff is ultimately discharged into Alhambra Creek. The Feasibility Report issued by HGA Architects indicates the project will include bio-retention facilities. The design of these facilities will allow sand and silt to be trapped. With regard to the short term control of erosion during the construction period, an erosion control plan is required prior to the issuance of the grading permit. (Source 2, 12)
- D. The project includes construction of two buildings which are to drain to bio-retention facilities, which will slow runoff and trap sediment and pollutants. The total volume of runoff exiting the site is expected to increase, but the bio-retention facilities will slow runoff. In summary, the site will continue to drain to the Allen Street right-of-way. However, minor changes to on-site drainage are proposed:
- Run-on water uphill of the proposed improvements are expected to be intercepted by v-ditches or grassy swales and conveyed to the existing off-site storm water system, by-passing the flow-through planters/bio-retention facilities.
 - An existing drop inlet structure is located at the rear of the existing building. Drainage requirements for the area around the foundation of the new buildings will be addressed in the design level geotechnical report, and a new drainage system installed on the site which meets both geotechnical and C.3 requirements.

With effective implementation of project-related runoff control, retarding, retention and treatment is capable for keeping down stream project-related drainage effects at less-than-significant levels. The volume of runoff is expected to increase. By participating in an existing program to control flood

damage on the valley floor (Martinez has a \$0.25/ square feet fee for new impervious surfaces created), the project would addressing its cumulative drainage effects. (Currently the site has an estimated 1.0 acres of impervious surfaces which would be exempt from drainage area fees.) (Source 1, 2, 29)

- E. A privately-maintained storm drainage system would be installed on-site. It is anticipated that the system would be designed to intercept runoff originating upslope of the proposed buildings. Specifically, a concrete-lined J-ditch or V-ditch would be installed to collect runoff before it enters the area planned for development. Within the area of the construction project, a bio-retention basin(s) would be located to slow runoff from the graded and developed area and trap sediment and pollutants. These facilities are not yet designed. The project is committed to compliance with Contra Costa County's National Pollutant Discharge elimination System (NPDES) C.3 permit requirements for long-term stormwater control plans to reduce the discharge of pollutants and control to protect water quality in the receiving waters. (Source 2)
- F. Runoff from the site will be typical of suburban development (i.e. there are no septic systems; pollutants are chiefly chemicals used on landscape plantings. Oil and grease from the driveways and the internal roadway will be directed to bio-retention facilities, with the exception of the loading dock access (which is approximately 400 square feet) and the driveway entrance to the garage. The building sites will be engineered to drain to the bio-retention facilities. Because of the relatively small size of the project, the anticipated nature/concentration of the chemicals, the water quality effects of the project will be less-than-significant. (Source 2)
- G. The National Flood Insurance Rate Map (FIRM, Panel #0650440001B map issued May 2, 2002), the site is classified Zone "X" (unshaded), which is defined as lands not subject to inundation by the 500-year flood (i.e. the project site is outside the 100- and 500-year flood plains). (Source 30)
- H. There are no risks associated with the redirection of flood flows. (Source 1, 2)
- I. During the 1970s the California Legislature enacted a law requiring the owners of dams that were regulated by the Division of Safety of Dams to study their performance under earthquake shaking, and to make any improvements that were needed. Concurrently the dam owners were required to prepare inundation maps for each dam, assuming rapid total failure that was consistent with the type of construction of the dam, and assuming that the reservoir is filled to the maximum allowed storage capacity. There are no dams regulated by the State in the Alhambra Creek watershed. Consequently, the risk of dam failure inundation is nil. (Source 1)
- J. The USGS has estimated that the hazard posed by a "tidal wave" (tsunami) in the Pacific Ocean that passes through the Golden Gate and into San Francisco Bay, San Pablo Bay and ultimately to Carquinez Strait. According to this map, the tsunami hazard in Contra Costa County is limited to the lowland areas immediately adjacent to those waterways. The tsunami hazard in the Martinez area is negligible at the marina. There is no tsunami hazard to the site.

Seiche is a water wave, normally in a standing body of water (lake, reservoir) resulting from a major landslide into the body of water. This hazard does not exist within the Allen Street neighborhood. With regard to the mudslide hazard, the "geology and soils" section of the CEQA Initial Study evaluates this potential hazard exists on the site. (Source 31)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING – Would the project:				
A. Physically divide an established community?	_____	_____	_____	<u> X </u>
B. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	_____	_____	_____	<u> X </u>
C. Conflict with any applicable habitat conservation plan or natural community conservation plan?	_____	_____	_____	<u> X </u>

Discussion

- A. The proposed project is an infill project that involves redevelopment of a former community hospital facility. The project site is relatively small (2.2 acres) and bounded on the southeast, east and northeast by public roads. Established land uses to the northeast and east are chiefly residential. To the southeast is the County Hospital. The project would not create circulation barriers or sever existing connections within the community. Thus, implementation of the proposed project would not divide an established community. (Source 1)
- B. The property is designated “hospital” (H) by the General Plan, and is zoned “Professional and Administrative Office” by the City of Martinez. The site is within an urban area. Existing improvements on the site include a hospital building, along with paved parking lots. A project that is well designed and sensitive to environmental constraints can be considered to be a logical extension of the historic medical-related use of this site.

It does not appear that the proposed project would conflict with plans, policies or regulations adopted for the purpose of mitigating environmental impacts. As explained throughout this Initial Study, implementation of the project would result in several potentially significant impacts, but all of those impacts can be mitigated to less-than-significant levels through effective implementation of the mitigation measures. As mitigated, the project would be consistent with the issues and concerns of permit granting agencies. (Source 32, 33)

- C. Neither a Habitat Conservation Plan nor a Natural Community Conservation Plan has been adopted for the area. (Source 32, 33)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES – Would the project?				
A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	_____	_____	<u>X</u>	_____
B. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	_____	_____	_____	<u>X</u>

Discussion

- A. The California Department of Conservation has issued a report that classifies the mineral resource potential of lands in the San Francisco Bay Region (DMG Open File Report 96-03). According to that report, the site is in zone MRZ-4, which includes areas where “areas where available information is inadequate for assessment of mineral resource potential.” However, due to the small parcel size, proximity of sensitive land uses, and the General Plan designation of the site by the city, feasibility of establishing a mine or quarry is nil. (Source 32)
- B. The Conservation Element of the County General Plan, commencing on page 8-33, outlines policies for conserving and utilizing the County’s mineral resources, while ensuring that the adverse effects resulting from surface mining operations are minimized. Figure 8-4 identifies known mineral resource areas in the county. No mineral resource areas are identified in the City of Martinez. The nearest mineral resource area is the TXI quarry in the Port Costa area (approximately 3¾ miles northwest of the site). (Source 14)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE – Would the project?				
A. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	_____	_____	<u>X</u>	_____
B. Exposure of persons to or generation of excessive ground-borne vibration or ground borne noise levels?	_____	_____	<u>X</u>	_____
C. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	_____	<u>X</u>	_____
D. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	<u>X</u>	_____	_____

- | | | | | | |
|----|--|-------|-------|-------|----------------------|
| E. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | _____ | _____ | _____ | _____ <u>X</u> _____ |
| F. | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | _____ | _____ | _____ | _____ <u>X</u> _____ |

Discussion

- A. The Noise and Land Use Compatibility table in the County General Plan (page 11-38) considers a noise environment of up to 70 dB L_{DN} as “normally acceptable” for the proposed project. The site is just southwest of a residential neighborhood and is adjacent to the County hospital. It can be anticipated that noise levels along Alhambra Avenue are 60-70 dB L_{DN} , but noise levels on the site are less than 70 dB L_{DN} . Therefore, the project will not expose persons on-site to unacceptable noise levels. (Source 20)
- B. The MHRS project use will not be the source of ground-borne vibrations. Construction noise is typically a local impact that would affect receptors in the immediate vicinity of the project area. Noise and vibrations attenuate rapidly with distance. Lead agencies typically restrict construction to daytime, when noise and slight vibration are not as disturbing to neighbors. (Source 2)
- C. Once the project is constructed and in operation, most of the noise generated by the MHRS project would be traffic-related. The project would contribute to an increase in local traffic volumes, resulting in incrementally higher noise levels along Allen Street and C Street. However, the medical staff on shifts are relatively small (estimated to be less than 24 persons per shift). Experience indicates that patients residing on the site generate negligible visitor traffic. Furthermore, the County hospital currently provides mental health services, implying that the traffic generated by the project is redirected to the site but is currently in the neighborhood. It should also be recognized that minor increases in traffic on Allen Street does not imply a significant impact. In general, acoustical engineers indicate that a 3 dB increase in noise is just perceivable by the human ear; a 5 dB increase is required for a noticeable change in the noise level. Because of the low traffic volumes that would be generated by the project, an acoustical study was not performed, and the effect of project traffic can be considered to be less than significant. (Source 20)
- D. The project includes demolition, clearing, grading and construction. Construction could be completed within one year, depending on weather and phasing. When construction takes place near sensitive land uses, occurs at night or in the early morning, it can be disturbing. Lead agencies typically regulate noise associated with construction equipment and activities through enforcement of adopted noise control regulations and/or implementation of General Plan policies. Noise levels of up to 60 dB are considered “generally acceptable” within residential neighborhoods. During the construction period it is anticipated that tree cutting, grading and power tools will yield construction-related noise levels that exceed 60 dB. (Source 2)
- E. The project site is not located within the airport-related influence area of Buchanan Field Airport. For properties outside of the influence area, noise levels attributed to airplane uses are considered to be acceptable. (Source 20)

- F. There are no airstrips in the Martinez area that would expose persons on-site to unacceptable noise levels. (Source 35)

Environmental Analysis

1. Construction Noise

Impact: Construction activities would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity. Those noise levels may, for short periods of time, exceed noise levels specified in the County General Plan (see page 11-38).

Mitigation Measures:

- A. All outdoor construction activities shall be limited to the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday, and shall be prohibited on weekends and on the following State and federal holidays, unless authorized by the Director of the Department of Conservation & Development.

New Year's Day (State and federal)

Birthday of Martin Luther King, Jr. (State and federal)

Washington's Birthday/Presidents' Day (State and federal)

Lincoln's Birthday (State)

Cesar Chavez Day (State)

Memorial Day (State and federal)

Independence Day (State and federal)

Labor Day (State and federal)

Columbus Day (State and federal)

Veterans Day (State and federal)

Thanksgiving Day (State and federal)

Day after Thanksgiving (State)

Christmas Day (State and federal)

For specific details on the actual day the state and federal holidays occur, please visit the following websites:

Federal Holidays <http://www.opm.gov/fedhol/2006.asp>

California Holidays <http://www.edd.ca.gov/eddstholiday.htm>

- B. Interior work which is not audible at the perimeter of the site can continue until 9:00 p.m.
- C. The Director of Community Development can administratively grant temporary extension of work hours or weekend work if adequate documentation of special circumstances is provided.
- D. Transportation of heavy equipment shall be limited to weekdays between the hours of 9:00 a.m. and 4:00 p.m. and prohibited on weekends and federal and State holidays.
- E. All property owners and tenants of properties fronting on the segment of Allen Street west of Berrellesa Street shall be notified at least two weeks prior to the start of construction activities. The notice shall include a telephone number of the contractor for the purposes of receiving questions or complaints during construction. The contractor shall develop procedures for responding to callers. The notice shall also provide the name and telephone number of the County's Construction Manager.
- F. "Quiet" equipment (i.e. equipment with mufflers) shall be used when available. (Note: some smaller equipment cannot be equipped with mufflers).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING –				
Would the project:				
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or directly (for example, through extension of roads or other infrastructure)?	_____	_____	_____	<u> X </u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	_____	_____	<u> X </u>	_____
C. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	_____	_____	<u> X </u>	_____

Discussion

- A. The project is a hospital-related use for patients requiring mental health services. It will not result in any growth in county-wide population or Martinez population. The site was previously annexed into utility service districts and the roads to the site have been constructed. (Source 25)
- B. The proposed project would result in the demolition of seven multiple-family residential (five 1-bedroom units and two 2-bedroom unit). These units are market rate and do not have affordability restrictions. The residents of the units will be provided relocation assistance pursuant to the California Code of Regulations, Title 25, Chapter 6. Relocation of the tenants can be provided within existing housing stock and will not necessitate the construction of new housing units.

It should also be recognized that it is not certain that residents will need to be relocated. As soon as the decision is made to acquire the property, the current owners will be requested to leave apartments vacant if a tenant moves out. Additionally, there will be delay for design-related work before construction is able to commence. During this period other tenants may voluntarily elect to move out. (Source 15, 36)

- C. Same as XII B. above. (Source 15, 36)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES – Would the project:				
A. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1. Fire Protection?	_____	_____	<u> X </u>	_____
2. Police Protection?	_____	_____	<u> X </u>	_____
3. Schools?	_____	_____	_____	<u> X </u>
4. Parks?	_____	_____	_____	<u> X </u>
5. Other Public facilities?	_____	_____	_____	<u> X </u>

Discussion

- A 1. The design work on the building has not yet commenced, and there has been no preliminary consultation with the Contra Costa County Fire Protection District to date. The consultation will occur during the design stage, and it is anticipated that the planned improvements will comply with the provisions of the Fire Code. Station #14 at 521 Jones Street is less than ½ mile from the site, which indicates that the response times are satisfactory. (Source 1, 37)
2. Police protection is provided by the City of Martinez Police Department. It is not anticipated that the project will require or create a substantial change in demand for police services. The architect for the project will give consideration to the principles express in “Crime Prevention Through Environmental Design” as the design work proceeds. The Martinez Police Department is approximately ½ mile from the site so response times are satisfactory. (Source 1, 37)
3. The project will not impact demand for public schools within the City of Martinez. (Source 1, 2)
4. There are no neighborhood parks near the site, and the project will not generate demand for park services. (Source 1, 37)
5. The impacts to other public facilities, such as hospitals and libraries, usually result from increases in population. Implementation of the MHRS project will not induce population growth. In fact, the project is a hospital-related use. In effect, the project is a response to the existing demand for mental health services within the County. Most of the services to be provided on-site are currently provided at the adjacent County hospital. The project will allow the hospital to more efficiently service the needs of its current patient load. (Source 2)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION –				
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	_____	_____	_____	<u> X </u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	_____	_____	_____	<u> X </u>

Discussion

- A. The nature of the MHRS project does not generate demand for park use. There are no nearby neighborhood parks. The nearest neighborhood park is Susana park, which is more than ½-mile to the northeast. Community parks include the Martinez Shoreline Park, Carquinez Strait Regional Shoreline park, and Franklin Hill Open Space. Use of these regional facilities will not be impacted by the MHRS facility. (Source 2, 37)
- B. The project is not anticipated to include any recreational facilities. No trails or recreational facilities are planned for the project site by the City of Martinez. The property is designated “Hospital” (H) by the Martinez General Plan, indicating that the site has been planned for a hospital-related use. (Source 20, 32)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC – Would the project:				
A. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	_____	_____	<u> X </u>	_____
B. Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?	_____	_____	_____	<u> X </u>
C. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	_____	_____	_____	<u> X </u>

D. Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	_____	_____	<u> X </u>	_____
E. Result in inadequate emergency access?	_____	_____	<u> X </u>	_____
F. Result in inadequate parking capacity?	_____	<u> X </u>	_____	_____
G. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	_____	_____	_____	<u> X </u>

Discussion

- A. While the project is not forecast to cause a substantial increase in overall traffic, it will cause a shift in traffic patterns accessing the new Mental Health Recovery Services facility, due to the increased use of Allen Street by staff of the MHRS and patient-generated traffic. The segment of Allen Street that will carry new traffic is the segment of Allen Street west of Berrellesa Street and the Allen Street/Berrellesa Street intersection. Because Berrellesa Street is one-way (northbound), vehicles driving north on Alhambra Avenue may elect to access the site by using "C" Street and private roadways on the hospital site. Fewer private residences front on C Street, and it is the most direct access to the site for north bound traffic on Alhambra Avenue. For that reason, it is estimated that C Street may carry as much as half of the traffic generated by the MHRS project. (Source 1)
- B. The County has considerable experience with the operation of mental health facilities of the type proposed for the 20 Allen Street site. The project's peak hour traffic will coincide with shift changes (3 to 4 p.m.). Based on staffing levels and reasonable estimates of the peak number of visitor, the parking demand of the facility can be accurately forecasted. Based on the those estimates, the Conceptual Plan calls for 60 garage parking stalls and 8 surface parking stalls. The stalls have dimensions of 9 feet x 18 feet with 22 feet of backup space. (Source 3)
- C. Implementation of the proposed project would not impact operations at Buchanan Field Airport. (Source 38)
- D. Access to the site is available from Allen Street, which is a public road in the City of Martinez. Alternatively, access is available from C Street (a public road) that provides access to the County Hospital. From C Street, there are internal private roadways on the hospital site that can be used to access the proposed MHRS facility. The project is not forecasted to cause a substantial increase in overall traffic as most of the mental health services are currently provided at the hospital. However, there will be a shift in traffic patterns for staff and patients at the new MHRS facility. The access roads mentioned above are minor streets where the speed limit is 25 miles per hour. The Allen Street/ Berrellesa Street intersection provides good site distance. The private road on the County hospital property has a stop-sign at an intersection with limited visibility. In summary, the access roads to the site are adequate. (Source 1)
- E. There are two potential access routes to the site (Allen Street and through the County Hospital site (on private roads) to C Street. (Source 1)
- F. Currently the County leases space on the 20 Allen Street property for employee parking (60 spaces). With development of the site for the proposed MHRS facility, those spaces need to be relocated. The architect for the County is preparing a Parking Master Plan. A draft of that Plan shows that by restriping existing parking areas on the County Hospital site, the yield of parking stalls could be increased by up to 97 stalls. Additionally, a portable building on the southeast corner of the Allen Street/Ilene Street intersection is shown to be removed, which would add an additional 20 stalls (potentially a total 117 new stalls) on the

County Hospital property. This first phase of the parking master plan is the expansion of the staff parking lot that is adjacent to the hospital's Alhambra Avenue-Berrellesa Street frontage.

On the 20 Allen Street property, conceptual plans indicate 60 parking garage spaces (under the building housing the ARC and PHF functions). Additionally, there are six surface parking stalls in the area of the ambulance entrance to the building and two on the traffic circle north of the ARC facility (total 68 parking spaces on-site). The anticipated parking demand for the MHRS facility is 68 spaces. This is an estimate that is based on staff levels and takes into account patients and visitors parking demand.

In the preceding discussion, the evaluation of parking demand was based on staffing levels (30 staff/shift) and assumed minimal parking demand for patients/visitors (an assumption that is based on experience). The parking demand can also be calculated, based on the proposed use. The County Ordinance Code (Chapter 82-16, Section 82-16.018) requires the following off-street parking for hospitals: one space for each two beds. In this case the project includes 16 beds in the PHF and 16 beds in the CRF, so only 16 spaces would be required to meet the County Ordinance Code standard. The City of Martinez Parking Ordinance (Chapter 22.36, Section 22.36.070) requires one space per three beds for hospitals. Applying this standard to the proposed MHRS facility would require 11 parking spaces. In summary, the proposed 68 on-site spaces is based on proposed staffing levels and visitor/patient parking demand. While the project is not required to comply with parking standards of the County Zoning Ordinance and City of Martinez Ordinance Code, it exceeds the requirements for those regulations.

The garage spaces are all standard parking stalls (9 feet x 19 feet). The backup space proposed is 22 feet, which will make maneuvering in and out of the stalls difficult. For 90-degree parking, the County Ordinance Code standard is 28 feet of backup space. In the Pleasant Hill BART Station, variances have been granted for 26 feet and in one case for 24 feet of backup space. While compliance with Ordinance Code standards is not required for the MHRS facility, the backup distance should be ample to serve the needs of persons using the parking garage. Additionally, there are 90 degree turns that will complicate maneuvering through the garage on the proposed driveway. (Source 13, 35, 39)

- G. The project does not conflict with adopted policies or programs supporting alternative transportation. There are bike lanes and bus stops on both sides of Alhambra Avenue at the location of the County Hospital; therefore, the project has the potential to make good use of these alternative modes of transportation, at least for its staff, if not its patients. Therefore there are no impacts in this category. As the project is designed by the architect, consideration will be given to providing spaces for parking of bicycles, motorcycles and reserving spaces for carpools. (Source 1, 2)

Environmental Analysis

1. Parking Garage

Impact: The parking garage provides 60 standard sized stalls with 22 feet backup space. There are also tight turns in the parking garage that may be difficult to negotiate, particularly if an exceptionally large vehicle is parked at a critical location.

Mitigation Measures:

- A. *Provide a backup distance of 26 feet in the garage (minimum), maintaining a minimum of 60 spaces.*
- B. *Provide compact spaces in the garage based on the percent of compact spaces that can be justified by the parking consultant. If the compact parking spaces are strategically located on one side of the garage roadway,*

the backup distance would be expanded to 28 feet behind these spaces because compact stalls need only be 17 feet deep.

- C. *Depending on the design of the garage, the flow of traffic in the garage could be improved by "softening" the right angle bends in the road.*

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS –				
Would the project:				
A. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	_____	_____	_____	<u> X </u>
B. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	_____	_____	<u> X </u>	_____
C. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	_____	_____	<u> X </u>	_____
D. Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?	_____	_____	<u> X </u>	_____
E. Result in a determination by the waste-water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	_____	_____	_____	<u> X </u>
F. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	_____	_____	_____	<u> X </u>
G. Comply with federal, State and local statutes and regulations related to solid waste?	_____	_____	_____	<u> X </u>

Discussion

- A. The project site is served by the Central Contra Costa Sanitary District (CCCCSD). In recent years the site was used as administrative offices of the County Health Services Department. Concurrently, there were seven occupied apartments on-site. This historic use suggests that the sewer service required by the MHRS project would not exceed the wastewater treatment plant capacity of CCCCCSD. Therefore, the project can be considered to comply with the wastewater requirements of the San Francisco Bay Regional Water Quality Control Board. (Source 25)

- B. The project is served by the City of Martinez water treatment plant. The water source is Delta waters delivered by the Contra Costa Canal. The site is currently served by the City's water system. The existing treatment plant has sufficient reserve capacity to serve the site. (Source 25)
- C. The runoff from the site currently drains to Allen Street where it is carried by gutters to the existing storm drainage culverts in the Berrellesa Street right-of-way. The project will increase the volume of runoff from the site. However, there is approximately 1 acre of impervious surfaces on the site (the existing building and two paved parking lots). The project is to be developed to comply with C.3 standards of the Regional Water Quality Control Board. Consequently, the new impervious surfaces, while anticipated to be somewhat larger than 1 acre, will have its runoff directed by bio-retention facilities that will allow runoff to be slowed, water quality improved, and for some infiltration to occur. As a result the effect of the project on stormwater runoff is not expected to require off-site drainage improvements. (Source 1, 2)
- D. See response to Item XVI.B. (Source 25)
- E. See response to Item XVI.A. (Source 25)
- F. Garbage from the proposed project would be collected by Allied Waste Services. Valley Waste management would collect recyclable materials. Garbage is taken to the Contra Costa Transfer and Recovery Station in Martinez where certain recyclable material (e.g. construction waste materials) are extracted and sent to the nearby Acme Landfill. The remaining garbage is transported to the Keller Canyon Landfill in Pittsburg for disposal. The Keller Canyon landfill has sufficient remaining capacity to receive garbage from the collection area it serves for an estimated 50 years. Increases in recycling may extend the service life of Keller Canyon Landfill beyond 50 years. Therefore, the proposed project would have a less-than-significance impact on landfill capacity. (Source 40)
- G. The Keller Canyon Landfill is licensed and operated in compliance with applicable federal, State and local statutes and regulations. The landfill must continuously satisfy the requirements of this license to comply with federal, State and local statutes and regulations related to solid waste. Therefore, the proposed project would have no impact regarding compliance with these statutes. (Source 40)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE –				
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	_____	<u> X </u>
B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively consider-				

able" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

X

X

Discussion

- A. As explained in the Initial Study, this project is within the urban area. It was initially developed in the early 1930's as a Community Hospital. Over the years it has served as administrative offices for the Department of Health Services and for residential use (seven apartments). The hillside area above the existing building was graded to intercept runoff originating off-site, and convey that runoff around the building. Consequently there is a disturbed, eroding hillside above the existing building, characterized by emergent vegetation. There are no creeks, ponds or riparian corridors on the site and its wildlife habitat value is limited.
- B. The project does not create cumulative impacts that are significant. Rather it represents re-establishment of the historic hospital-related use on the site. The neighborhood adjoining the site appears to be largely built out. It should also be recognized that the southwestern portion of the property will continue to function as private open space. The project will re-direct traffic bound for the new MHRS facility, but will not bring substantial new traffic to the neighborhood. The project also provides a space for persons requiring mental health services that it organized to efficiently meet their needs. It also makes the operation of the County Hospital more efficient by separating the MHRS patients from the general population of persons seeking medical services at the County Hospital.
- C. The proposed project would result in less-than-significant impacts on humans. Where potentially significant impacts were identified, the County has agreed to implement the identified mitigation measures. The services provided to the patients will comply with State regulations, and are intended to provide a safe environment for both patients and neighbors of the project.

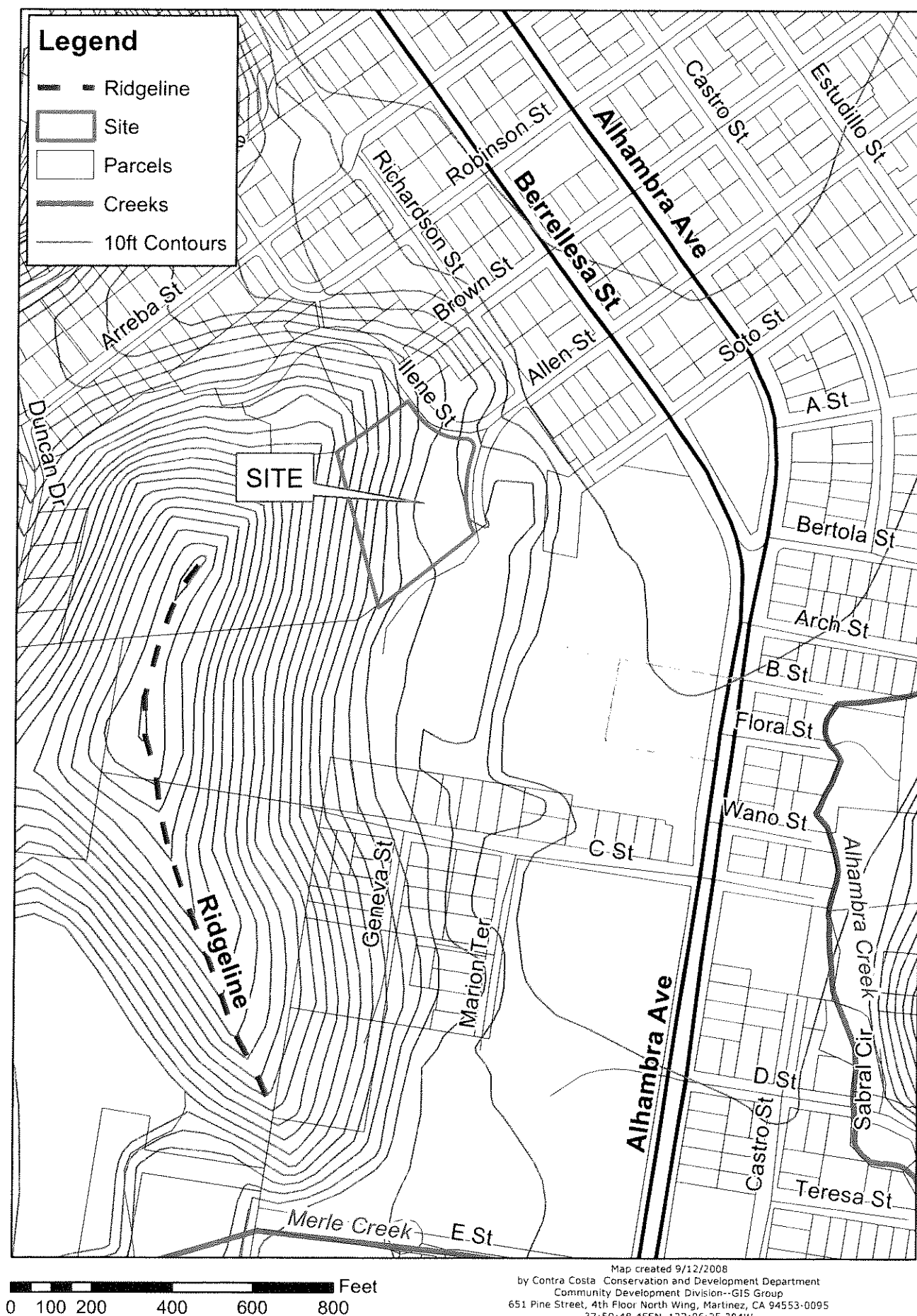
SOURCES

1. Site Reconnaissance performed by Project Planner, April 15, 2009.
2. HGA Architects and Engineers, 2008. *Feasibility Report, Proposed New Mental health Recovery Services* (report dated December 2008).
3. Dave Alpert, HGA, personal communication with Darwin Myers, Project Planner, April 20, 2009.
4. State of California, Department of Conservation, 1976. *Important Farmlands Map*.
5. U.S. Geological Survey (USGS), 1978. *Benicia 7.5-Minute Quadrangle*.
6. Welch, L., 1977. *Soil Survey of Contra Costa County*. U.S.D.A. Soil Conservation Service.

7. California Air Resources Board (CARB), 2008. *Air Quality Data and Statistics, 1996-2006*, <http://www.arb.ca.gov/adam/welcom.html>.
8. California Air Resources Board (CARB), 2008. *Ambient Air Quality Standards, updated April 1, 2008*, <http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>.
9. Bay Area Air Quality Management District (BAAQMD), 1999. *BAAQMD CEQA Guidelines, Assessing the Air Quality Impacts of Projects and Plans*.
10. Dockery, D.W. and Pope, C.A., 2008. *Health Effects of Fine Particulate Air Pollution – Lines that Connect*, *Journal Air & Waste Management Association*, pp. 709-742, June.
11. California Air Resources Board (CARB), 2005. *Air Quality and Land Use Handbook – A Community Health Perspective*.
12. Terraforma, 2004. *Topographic Survey Christiani, Contra Costa County, California*. Terraforma Job #0706 (dated June 8, 2004).
13. Contra Costa County, Title 8 (Zoning), Chapter 82-16 (Off-Street Parking)
14. California Department of Fish & Game, 2006, Map titled *California Regional Conservation Plans*
15. Fritz Wu, 1983. *Site Plan, Spanish Crown Office & Apartments, Martinez, CA*. FW Job #C-064-01 (dated September 30, 1983).
16. Contra Costa County, 1976. *Preliminary Historic Resources Inventory* (prepared by the Contra Costa County Planning Department).
17. State of California, 2009. *CEQA Guidelines, Section 16064.5*.
18. Kleinfelder, 2008. *Preliminary Geotechnical Investigation Report, New Psychiatric Facility, 20 Allen Street, Martinez, California*. Kleinfelder Job #98635PWGEO (dated December 5, 2008).
19. California Division of Mines & Geology (CDMG) (presently California Geological Survey (CGS), 1994. *Fault-Rupture Hazard Zones in California*. CGS special Publication 42.
20. *Contra Costa County General Plan, 2005-2020*.
21. California Building Code, 2007.
22. Contra Costa County Grading Ordinance.
23. Nilsen, T.H., V.A. Frizzell, J.D. Sims and J.A. Bartow., 1975. *Preliminary Photointerpretation Map of Landslide and Other Surficial Deposits, Benicia 7.5-Minute Quadrangle, Contra Costa and Solano counties*. U.S. Geological Survey, Open File Map 75-277-4.
24. Haydon, W.D., 1975. *Landslide Hazards in the Martinez-Orinda-Walnut Creek Area, Contra Costa County*. DMG Open File Report 95-12..
25. City of Martinez, Maps Showing Service District Boundaries.

26. DGC Associates, 2007. *ASTM E 1527-05 Phase I Environmental Site Assessment, 20 Allen Street, Martinez, California*. DGC Job #07.10018.001 (dated April 29, 2007).
27. Department of Toxic Substance Control (DTSC), 2008. *Corteze List for Martinez, CA*. <http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd> (accessed April 16, 2009).
28. Website – GlobalAir.com
29. Tim Tucker, Martinez City Engineer, personal communication with Darwin Myers, Project Planner, April 28, 2009.
30. Flood Insurance Rate Map, Panel #0650440001B (dated May 2, 2002).
31. Ritter, J.R. and W.R. Dupree, 1972. *Maps Showing Areas of Potential Inundation by Tsunamis in the San Francisco Bay Region, California*. U.S. Geological Survey, Miscellaneous Field Studies Map MF-480.
32. City of Martinez General Plan Land Use Map.
33. City of Martinez Zoning Map and Chapter 22.14 (PA District Standards).
34. Kohler-Antablin, S., 1996. *Update of Mineral Land Classification, Aggregate Materials in the South San Francisco Bay Production-Consumption Region*. DMG Open File Report 96-03.
35. City of Martinez, Ordinance 1288C.S. (Noise Control), and Chapter 22.36 (Off-Street Parking).
36. California Code of Regulations, Title 25, Chapter 6.
37. Thomas Brothers Maps, Contra Costa County.
38. Airport Land Use Report for Buchanan Field.
39. Donna Wigand, Director of Mental Health, personal communication with Darwin Myers, Project Planner, April 29, 2009.
40. Contra Costa County, 2008, *Keller Canyon Information Pursuant to LUP Section 10.1* (dated March 12, 2008)

Figure 1: Topographic Map

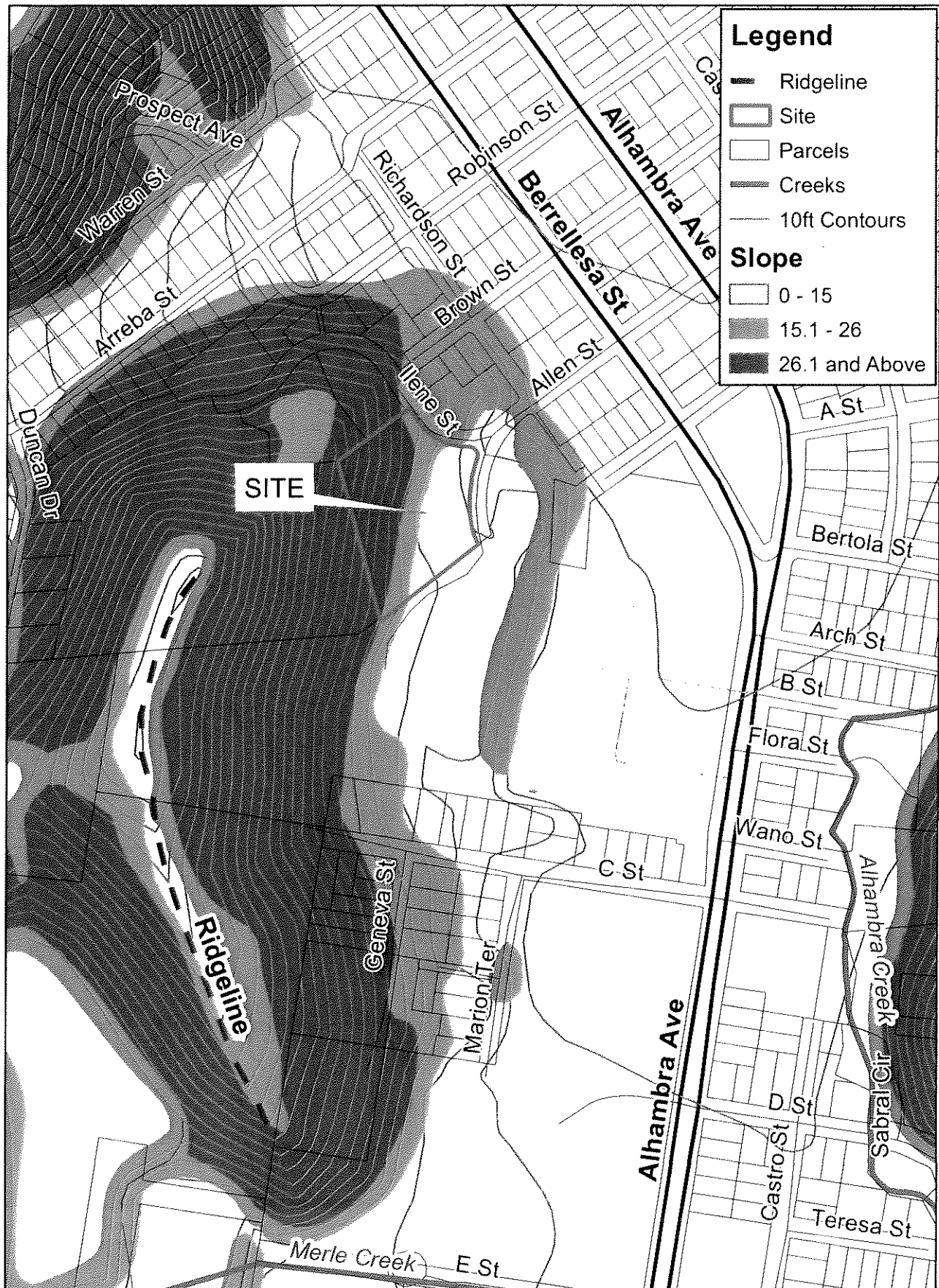


Map created 9/12/2008
 by Contra Costa Conservation and Development Department
 Community Development Division--GIS Group
 651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095
 37:59:48.455N 122:06:35.384W

This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



Figure 2: Slope map



0 100 200 400 600 800 Feet

Map created 9/12/2008
 by Contra Costa Conservation and Development Department
 Community Development Division--GIS Group
 651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095
 37:59:48.455N 122:06:35.384W

This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



Figure 3: Aerial Photograph



0 100 200 400 600 800 Feet

Map created 9/12/2005
by Contra Costa Conservation and Development Department
Community Development Division--GIS Group
651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095
37:59:48.455N 122:06:35.384W

This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



Figure 4: Topo and Existing Land Use

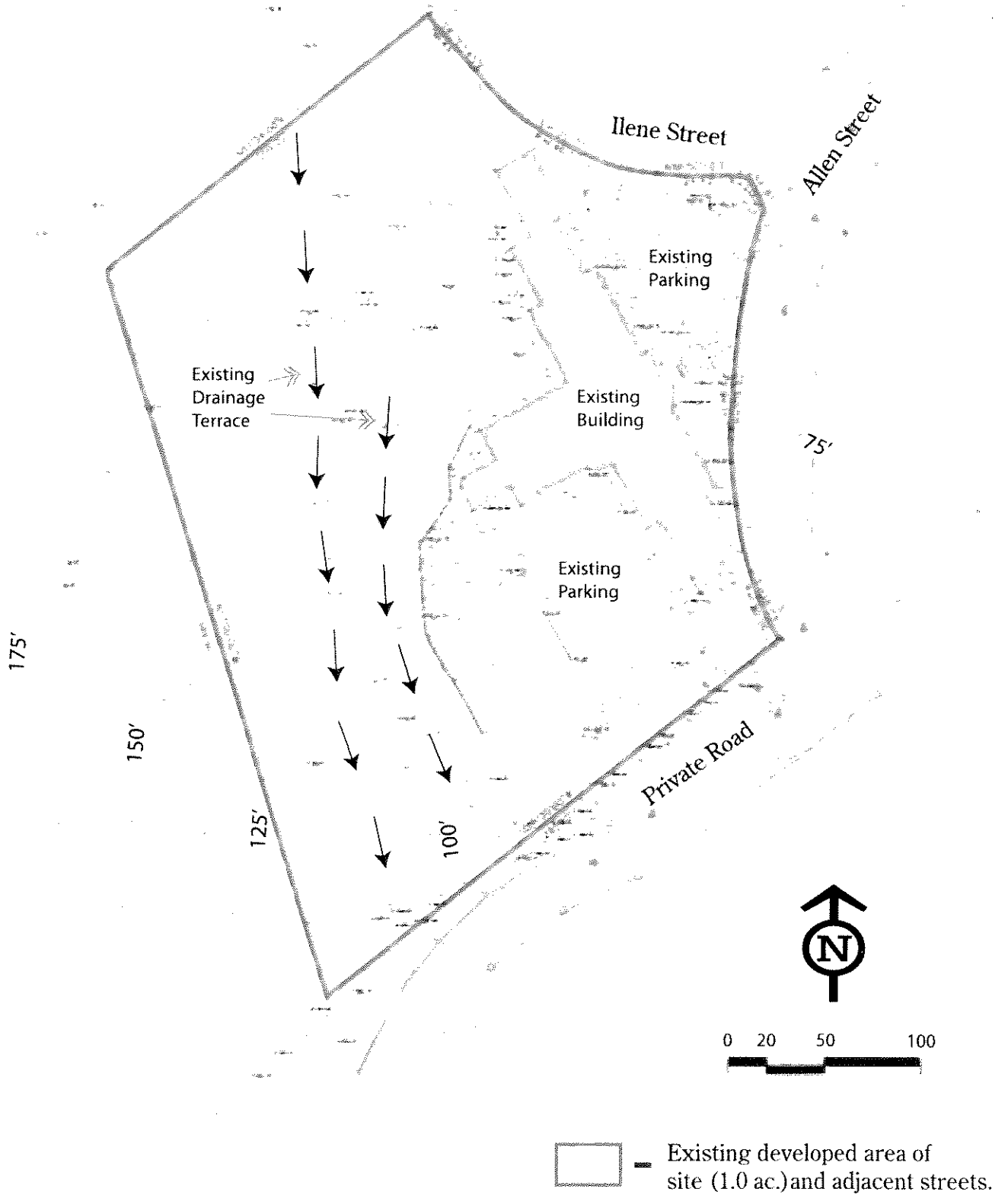


Figure 5: Facility Level Showing Proposed Conditions

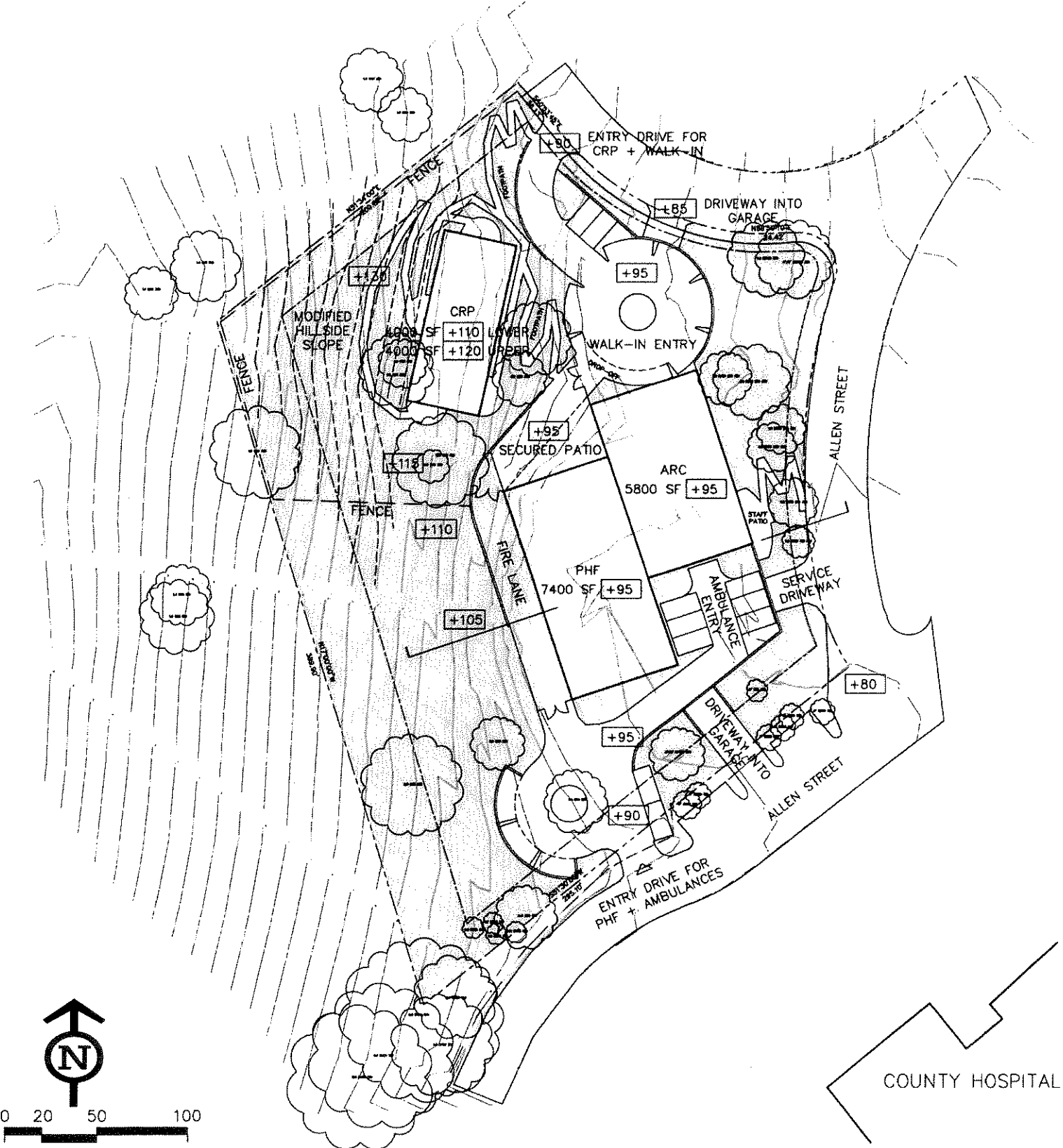


Figure 6: Parking Level Layout

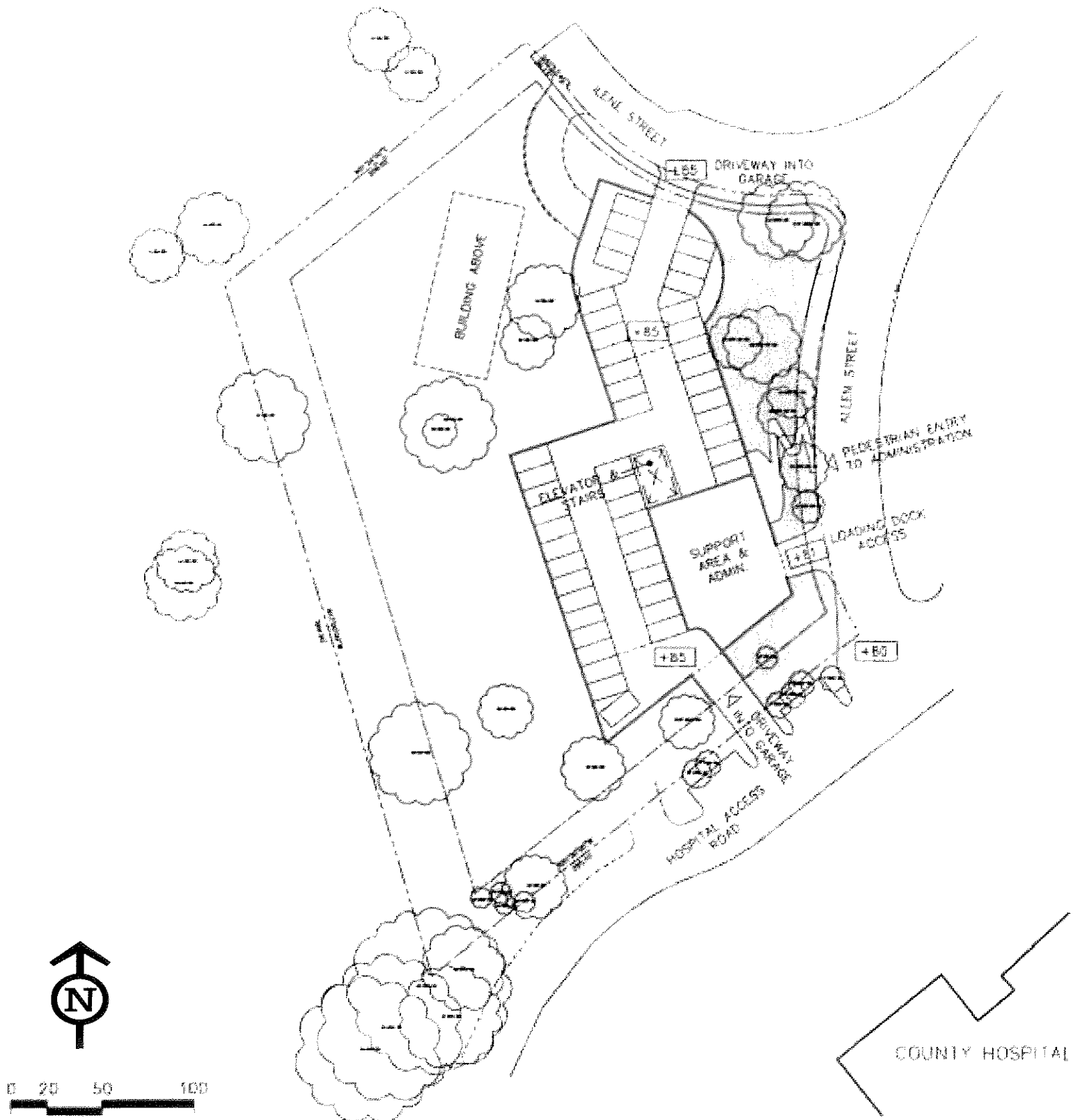


Figure 7: Contra Costa Regional Medical Center Parking Master Plan

