


PUBLIC WORKS DEPARTMENT
INITIAL STUDY OF
ENVIRONMENTAL SIGNIFICANCE

PROJECT NUMBER: WO140F
CP# 17-28

PROJECT NAME: County Administration Building Replacement Project

PREPARED BY: Leigh Chavez 

DATE: July 12, 2017

APPROVED BY: 

DATE: 8-8-17

RECOMMENDATIONS:

☒ Categorical Exemption: 15332 [Class 32]

☐ Negative Declaration

☐ Environmental Impact Report Required

☐ Conditional Negative Declaration

The project will not have a significant effect on the environment. The recommendation is based on the following:

The project consists of in-fill development meeting the conditions described within section 15332 of the CEQA guidelines: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) The site can be adequately served by all required utilities and public services.

What changes to the project would mitigate the identified impacts: N/A

USGS Quad Sheet: Benicia	Base Map Sheet #: F-11	Parcel #: APN#373-262-004; 373-261-002; 373-260-001
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GENERAL CONSIDERATIONS:

- 1. Location:** The project is located at 651 Pine Street, 1139 Escobar Street, and an existing parking lot on the southwest corner of Marina Vista and Pine Street within the City of Martinez [Figures 1-2].
- 2. Project Description:** The purpose of the project is to construct a new County Administration Building to replace the existing building. The County will build the new 83,000 square foot building on County-owned parcels where Pine Street intersects Escobar Street, adjacent to the existing County Admin Building. Following construction of the new building the existing building would be abated, dismantled, and demolished. The project also includes a two-level parking structure and public plaza on the site of the existing County Administration Building and associated surface parking lot

In accordance with Section 15332, the proposed project meets the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project is located in downtown Martinez in the zone designated as Downtown Government, Civic. The proposed project is consistent with the Central Martinez Specific Area Plan, which zones the area for government use, and the Downtown Specific Plan, which calls for civic buildings to be located in the project area.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses: The proposed project would be located in the downtown government area of Martinez. The County Admin Building would be built on a 1.5 acre site and the two-level parking structure and plaza would be built on a 1.75-acre site for a total site area of 3.25 acres. The site is surrounded by other municipal government buildings including the Contra Costa County Finance Building, the Justice Wakefield Taylor Courthouse, and the Old Jail. A commercial district abuts the

government district and is composed of miscellaneous food and retail establishments that provide services to downtown visitors as well as the County work force. The overall setting is urban in character.

- c) The project site has no value as habitat for endangered, rare or threatened species: The project site currently consists of a parking lot and the existing County Admin Building and associated surface parking lot. There is minimal landscaping on the project site, and it does not contain any habitat, riparian area, trees, wetlands, or areas designated as waters of the United States. Due to its developed condition, urbanized surroundings, and lack of on-site natural habitats, no special status plant or wildlife species are expected to occur on the project site. Furthermore, there are no existing trees that could provide nesting habitat for birds.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality: The County has conducted construction and operation analyses documented in supporting technical studies that confirm there will be no significant impacts to traffic, noise, or air quality. Additionally, the contract specifications will require the contractor to implement appropriate industry standard Best Management Practices (BMPs) to ensure water quality is maintained. Specifically the following technical analyses were performed: a traffic screening analysis, noise study including appropriate modeling, and an air quality analysis including appropriate modeling. Based on these technical analyses, the project includes several Project Conditions to be implemented as part of the project to ensure that any potential environmental impact is minimized. These Project Conditions include:
 - i. Traffic: Implementation of a Construction Management Plan to reduce the potential for construction vehicle conflicts with other roadway users. The plan will include such measures as a construction staging plan, traffic management/control measures, street sweeping, and a parking management and employee shuttle plan for existing employees based out of the County Administration Building.
 - ii. Noise: Implementation of site specific noise BMPs including using approved established haul routes; proximity sensors and self-adjusting ambient-sensitive back up alarms or manually adjustable alarms; acoustical shields on equipment; and quiet models of air compressors, generators, and other stationary noise sources.
 - iii. Air Quality: Use of US Environmental Protection Agency (USEPA) Tier 3 final engines and Level 2 diesel particulate filters when feasible. In addition, industry standard BMPs including measures such as routine watering of exposed surfaces twice daily, covering haul trucks, wet-sweeping public roadways, and managing stockpiles will be employed.
- e) The site can be adequately served by all required utilities and public services: All existing utility providers currently servicing the site can meet the demand of the proposed project which is expected to be similar to the demands of existing uses.

3. Does it appear that any feature of the project will generate significant public concern?

☐ Yes ☒ No ☐ maybe (Nature of concern):

4. Will the project require approval or permits by other than a County agency?

☐ Yes ☒ No

5. Is the project within the Sphere of Influence of any city? Yes, the City of Martinez.

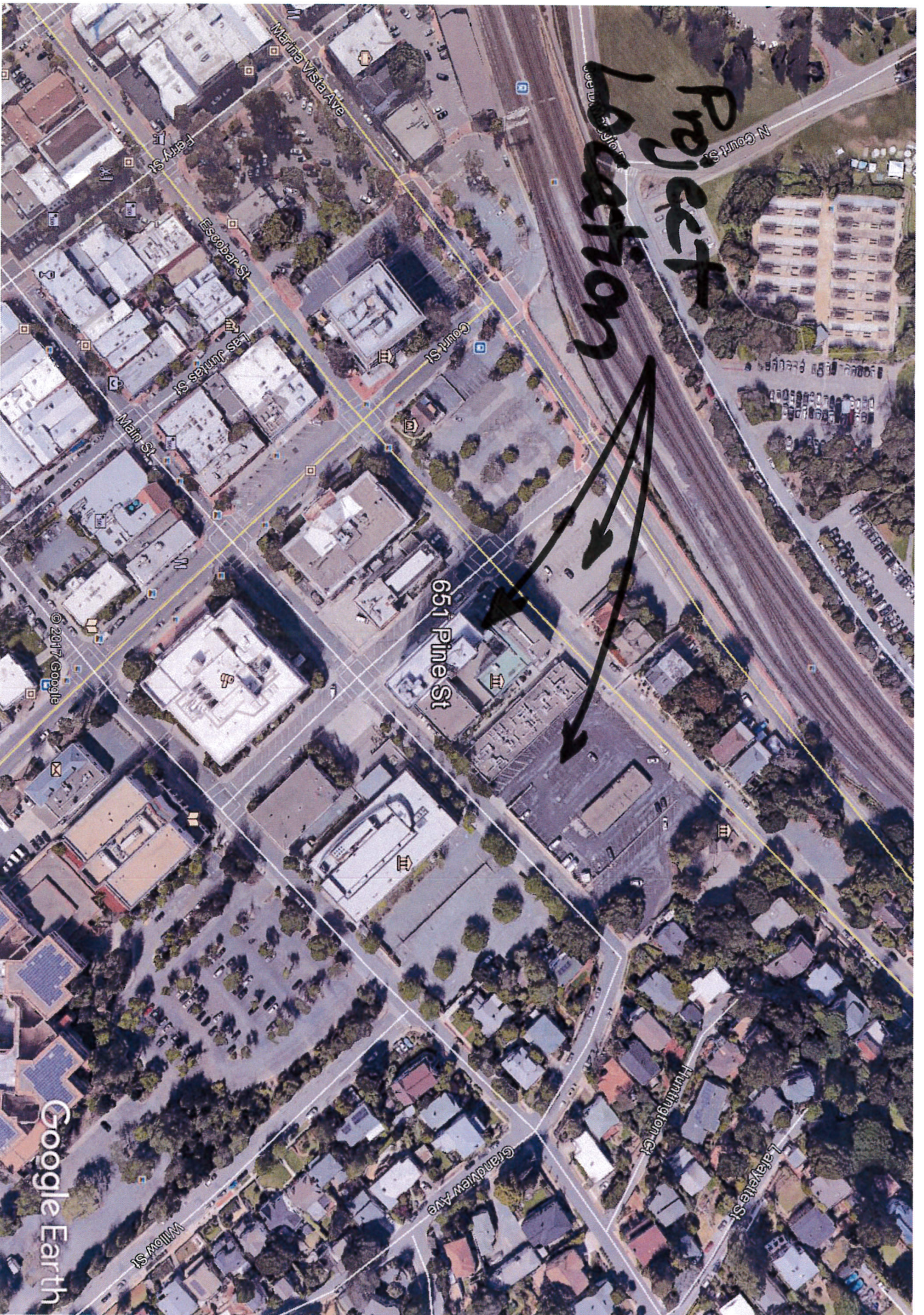


Google Earth

miles
km

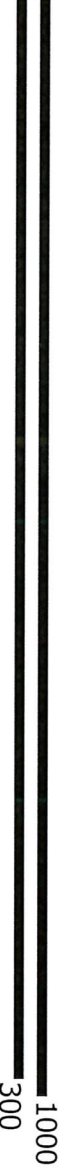


Figure 1



Google Earth

feet
meters



1000
300



Google Earth

Figure 2