

PUBLIC WORKS DEPARTMENT
INITIAL STUDY OF
ENVIRONMENTAL SIGNIFICANCE

PROJECT NUMBER: WO518B
CP# 17-22

PROJECT NAME: West County Health Center Expansion Project

PREPARED BY: Hillary Heard *JH*

DATE: May 30, 2017

APPROVED BY: *Luca P. Co*

DATE: 6-15-17

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: <u>Richmond</u> | Base Map Sheet #: <u>J-5</u> | Parcel #: <u>APN#417-310-008</u> |
|----------------------------------|------------------------------|----------------------------------|

GENERAL CONSIDERATIONS:

1. **Location:** The project is located at 13585 San Pablo Avenue, within the City of San Pablo, CA. [Figures 1-2].
2. **Project Description:** The purpose of the project is to expand the existing 53,000-square-foot (sf), two-story West County Health Center (WCHC; proposed project).

The proposed project would add a Leadership in Energy and Environmental Design (LEED) certified 18,000-sf standalone two-story building with an enclosed 230-sf pedestrian link to the existing WCHC, a shared courtyard with the existing WCHC, and a new 4,110-sf service yard for trash/recycling containers and mechanical equipment. The current medical facility provides outpatient services for about 30 medical specialties in 60 medical exam rooms. The new facility is expected to serve an additional 80 to 100 patients per day. All services provided would be outpatient ambulatory services; no inpatient services would be provided as part of the expansion.

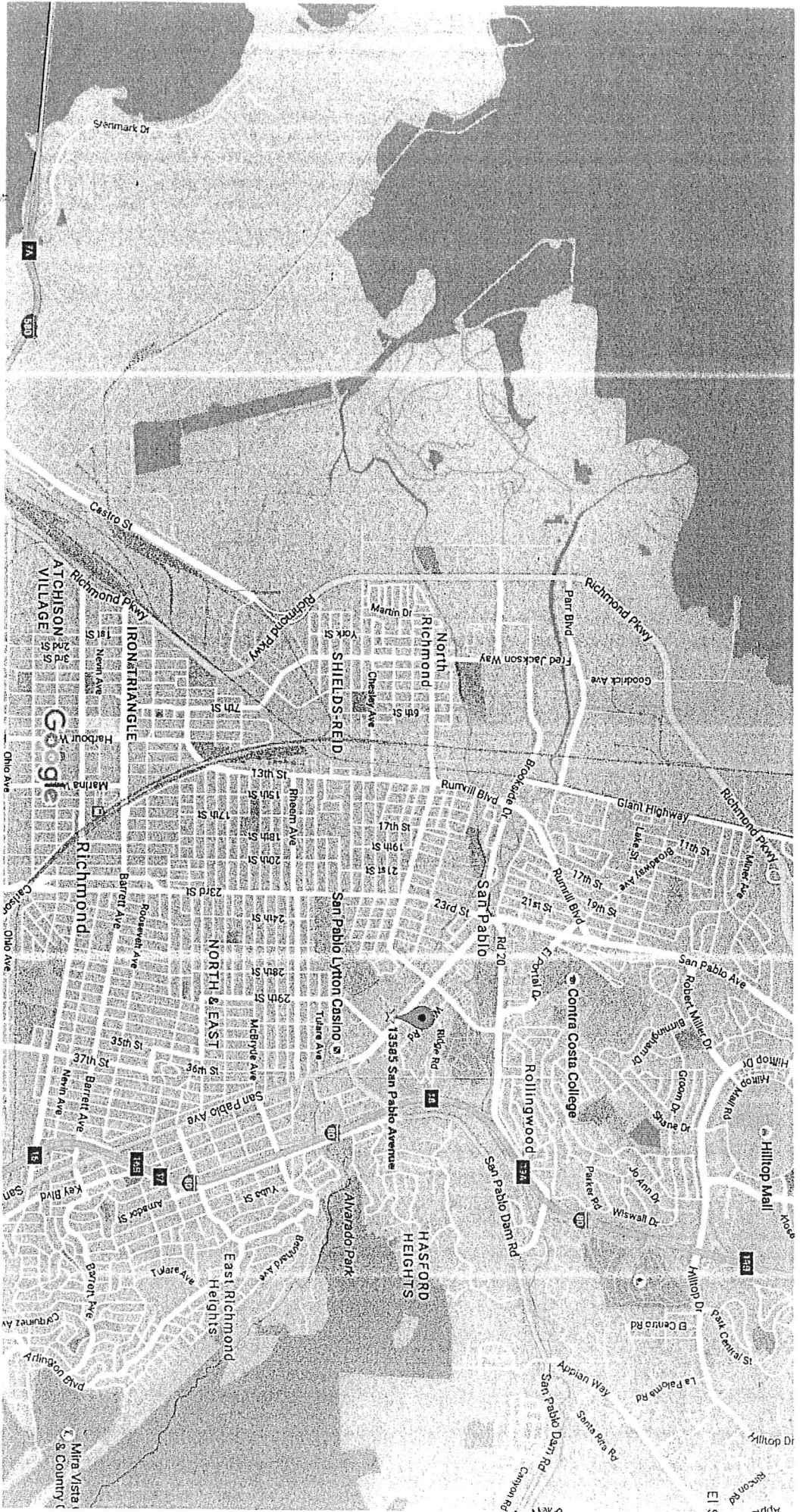
In accordance with Section 15332, the proposed project meets the following conditions:

- (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 proposed project is consistent with all applicable General Plan designations, as follows:

- City of San Pablo General Plan: Mixed Use, Special District (Alvarado District)
- Contra Costa County General Plan: Mixed Use
- City of San Pablo Zoning: High-Density Multi-Family, Special District (Alvarado District)

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses: The 2.7-acre project site is located in the City of San Pablo (the City) and is surrounded by a mix of urban uses.
- c) The project site has no value as habitat for endangered, rare or threatened species: The project site is an unimproved vacant urban lot. There is no landscaping on the project site, nor does it 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 analysis and prepared supporting technical studies that confirm there will be no significant impacts to traffic, noise, air quality and water quality. Specifically the following analysis was performed: a traffic screen analysis was conducted; a noise study was completed for both construction and operation; and an air quality analysis for construction was performed. In order to avoid and minimize impacts to these impact categories the proposed project would include several Project Conditions to ensure that any potential environmental impact is minimized. These measures include construction equipment standards, a Transportation Demand Management (TDM) Plan, and noise best management practices (BMPs).
- e) The site can be adequately served by all required utilities and public services: The project site is served by existing utilities (West County Wastewater District, East Bay Municipal Utilities District, Pacific Gas and Electric, and Richmond Sanitary Service). All existing utility providers can meet the demand of the proposed project. In addition, the proposed building would meet LEED Silver certification, which would reduce energy and water needs.
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 San Pablo.

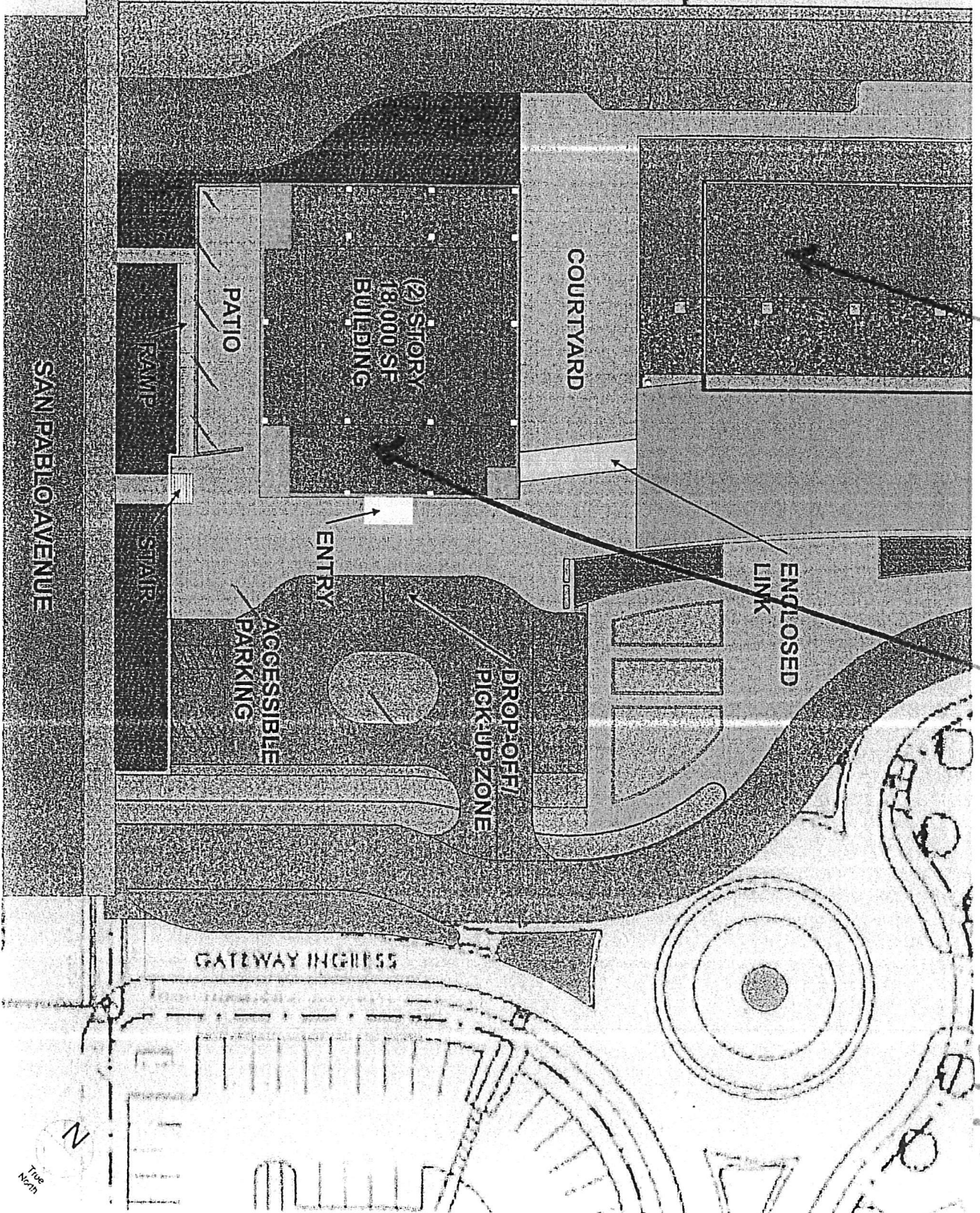
FIGURE 1



Map data ©2016 Google

2000 ft

APN 417-140-26
0.222 ACRES



EQUAL FLOOR PLATES - SITE PLAN

FIGURE 2

(E) WALK
(N) PROPOSED WALK EXPR

6/17/16

CALIFORNIA ENVIRONMENTAL QUALITY ACT
Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: Contra Costa County
Dept. of Conservation & Development
30 Muir Road
Martinez, CA 94553

County Clerk
County of: Contra Costa

Project Title: **West County Health Center Expansion**
Project No. W0518B, CP# 17-22

Project Applicant: **Contra Costa County Public Works Department**

Project Location – 13585 San Pablo Avenue, City of San Pablo, CA.

Project Location: San Pablo, CA

Project Location – County: **Contra Costa**

Description of Nature, Purpose and Beneficiaries of Project: The purpose of the project is to expand the existing 53,000-square-foot (sf), two-story West County Health Center (WCHC; proposed project).

The proposed project would add a Leadership in Energy and Environmental Design (LEED) certified 18,000-sf standalone two-story building with an enclosed 230-sf pedestrian link to the existing WCHC, a shared courtyard with the existing WCHC, and a new 4,110-sf service yard for trash/recycling containers and mechanical equipment. The current medical facility provides outpatient services for about 30 medical specialties in 60 medical exam rooms. The new facility is expected to serve an additional 80 to 100 patients per day. All services provided would be outpatient ambulatory services; no inpatient services would be provided as part of the expansion.

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Name of Public Agency Approving Project: **Contra Costa County**
Name of Person or Agency Carrying Out Project: **Contra Costa County Public Works Department**

Exempt Status:

- Ministerial Project (Sec. 21080(b) (1); 15268);
 Declared Emergency (Sec. 21080(b)(3); 15269(a));
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption: 15332/Class 32**
 Other Statutory Exemption, Code No.: _____
 General Rule of Applicability [Article 5, Section 15061 (b)(3)]

Reasons why project is exempt: 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.

Lead Agency Contact Person: **Avé Brown - Public Works Dept.** Area Code/Telephone/Extension: **(925) 313-2311**

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

- Signed by Lead Agency Signed by Applicant

AFFIDAVIT OF FILING AND POSTING

I declare that on _____ I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

Signature

Title

Applicant:

Public Works Department
255 Glacier Drive
Martinez, CA 94553
Attn: **Avé Brown**
Environmental Services Division
Phone: (925) 313-2311

Department of Fish and Game Fees Due

- EIR - \$3,168.⁰⁰
 Neg. Dec. - \$2,280.⁷⁵
 DeMinimis Findings - \$0
 County Clerk - \$50
 Conservation & Development - \$25

Total Due: \$ 75.⁰⁰

Total Paid \$ _____

Receipt #: _____