



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  
Department of Conservation and  
Development  
30 Muir Road  
Martinez, CA 94553

County Clerk, County of Contra Costa

**Project Title:** Redevelopment of 651 Pine Street Project, WO#0969, CP#21-10

**Project Applicant:** Contra Costa County Public Works Dept., 255 Glacier Drive, Martinez CA 94553

Contact: Emma Burckert (925) 313-2161

**Project Location:** 651 Pine Street, Martinez, CA 94553, APN 373-262-004

**Lead Agency:** Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553

Contact: Telma B. Moreira (925) 655-2863

**Project Description:** The purpose of the project is to construct a new County office building at 651 Pine Street, the current location of the old County Administration Building. The demolition of the old County Administration Building was previously analyzed under a Class 32 CEQA exemption for the project that included construction of the new County Administration building at 1025 Escobar Street (CP#17-28 posted to the County Clerk on September 15, 2017). Demolition of the old County Administration Building will take place prior to the construction of the new County office building. The new County office building is anticipated to be three stories and approximately 65,000 square feet, located on a 0.68-acre site. The ground floor will be approximately 20,000 square feet of parking, and approximately 5,000 square feet will be used for a lobby and café. Short- and long-term bicycle parking also will be included in accordance with City regulations. The second and third floors will be approximately 40,000 square feet combined, of which approximately 30,000 square feet will be for office space, and approximately 10,000 square feet will be for a law library on the second floor. The building will be constructed using at least 10% local building materials, and at least 50% of the construction waste or demolition materials will be recycled or reused.

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

- a) The project will be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations: The project is located in downtown Martinez in the zone designated as Downtown Government, Civic. The Martinez General Plan zones the area for government use, the Downtown Specific Plan calls for civic buildings to be located in the project area, and the Zoning Designation allows for facilities owned, leased, or operated by the County. The new County office building will be owned and operated by the County and will further consolidate governmental office space in downtown Martinez. The project also is being designed to meet all standards set in the Martinez General Plan, Downtown Specific Plan, and Zoning requirements including, but not limited to, maximum floor to area ratio, maximum and minimum setbacks, and minimum off-street parking.

The segment of Pine Street between Escobar Street and Main Street will be temporarily closed during the demolition of the old Administration Building and construction of the new County office building. The segment may also be permanently closed after construction completion, pending further discussion between the City and the County. Whether to permanently close this segment of Pine Street is the City's decision. If the segment is permanently closed, it could be incorporated into a plaza tentatively planned for across the street at 650 Pine Street. Three options have been proposed for the segment of Pine Street between Main Street and Ward Street to minimize residential cut through traffic on Grandview Avenue:

1. One-way travel northbound (no change) – This option would be combined with strategic wayfinding signage in downtown Martinez to guide travel to Escobar Street and Ward Street instead of Main Street.
2. One-way travel southbound with right-turn only at Ward Street – This option creates a clockwise path for drivers traveling westbound on Main Street to circle around the block without traveling to the residential neighborhood.
3. Two-way travel with right-turn only at Ward Street – This option gives drivers more opportunities to circle around the block when traveling on Main Street or Ward Street. Based on the existing street segment width, parking would need to be removed to accommodate a second travel lane.

If the segment of Pine Street between Escobar Street and Main Street is not permanently closed, it will remain a one-way street, and will be re-aligned to eliminate the diagonal parking currently located

on the east side of the street. This parking will be replaced with parallel spaces and new street trees. The temporary and potentially permanent closure of Pine Street between Escobar Street and Main Street will be done in coordination and with the approval of the City of Martinez, and emergency vehicles will have access through it at all times.

- b) The project is within Martinez city limits on a project site of no more than five acres substantially surrounded by urban uses. The project is located in the downtown government area of Martinez. The new County office building would be built on a 0.68 acre site. The site is surrounded by other municipal government buildings, including but not limited to the Contra Costa County Finance Building, the Justice Wakefield Taylor Courthouse, and the new County Administration Building. 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 the old County Administration Building. There is minimal landscaping on the project site including some ornamental, non-native trees. These trees will be removed as part of the demolition prior to construction of the office building. The project site does not contain any habitat, riparian area, wetlands, or areas designated waters of the United States. Due to its developed condition, urbanized surroundings, and lack of on-site natural habitats, no special-status plants or wildlife are expected to occur on the project site.
- 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 for traffic, noise, and air quality based on the largest footprint and maximum number of stories which is documented in supporting technical studies that confirm there will be no significant impacts based on implementation of project elements summarized below. Appropriate construction industry standard Best Management Practices (BMPs) will be implemented for water quality including, but not limited to, street sweeping, storm drain inlet protections, and covering stockpiles. In addition, bioretention facilities will also be constructed as part of the redevelopment.
  - i. Traffic – A Construction Management Plan will be implemented to reduce the potential for construction vehicle conflicts with other roadway users. The plan will include measures such as a construction staging plan, traffic management/control measures, and street sweeping. The project will also provide short- and long-term bicycle parking to promote both bicycle trips along the existing Class II bicycle lane network surrounding the site and commuting by bicycle and pedestrian improvements.
  - ii. Noise – Residences and other noise-sensitive land uses within 500 feet of the construction site will be notified of the construction schedule in writing prior to the beginning of construction. Site-specific noise BMPs that will be implemented include using approved established haul routes; proximity sensors and self-adjusting ambient-sensitive back up alarms or manually adjustable alarms; limiting engine idling; acoustical shields on equipment; quiet modes of air compressors, generators, and other stationary noise sources; constructing temporary noise barriers; and establishing a “construction liaison” to be responsible for any local complaints.
  - iii. Air Quality – Industry standard BMPs that will be implemented include routine watering of exposed surfaces; covering haul trucks; street sweeping; managing stockpiles; limiting vehicle idling times; limiting vehicle speeds on unpaved roads to 15 miles per hour; and powering portable equipment by electricity, propane, or natural gas. All mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days continuously or 20 hours cumulative will meet, at a minimum, USEPA particulate matter emission standards for Tier 2 engines or equivalent and be equipped with diesel particulate matter filters that meet California Air Resources Board-certified Level 2 or 3 Diesel Particulate Filters or will be alternatively fueled (i.e., non-diesel).
- e) The site can be adequately served by all required utilities and public services. All existing utility providers currently serving the site can meet the demand of the proposed project, which is expected to be similar to the demands of the old County Administration Building. Required public service vehicles such as fire and police will have access to the segment of Pine Street between Escobar Street and Main Street at all times during both the temporary closure of the segment during construction and potentially permanent closure after construction. If the segment is permanently closed, there will measures implemented to maintain emergency vehicle access such as removable bollards or emergency vehicles only signage.

**Exempt Status:**

- |  |   |
|--|---|
| <input type="checkbox"/> Ministerial Project (Sec. 21080[b][1]; 15268)     | <input checked="" type="checkbox"/> Categorical Exemption (Sec.15332)     |
| <input type="checkbox"/> Declared Emergency (Sec. 21080[b][3]; 15269[a])   | <input type="checkbox"/> General Rule of Applicability (Sec. 15061[b][3]) |
| <input type="checkbox"/> Emergency Project (Sec. 21080[b][4]; 15269[b][c]) | <input type="checkbox"/> Other Statutory Exemption (Sec.        )         |

**Reasons why project is exempt:** The project consists of in-fill development meeting the all conditions of Section 15332 of the CEQA guidelines.

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  Yes  No project?

Signature: Jelma B. Moreno Date 8/24/2021 Title Principal Planner

**Contra Costa County Department of Conservation and Development**

- 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: Emma Burckert  
Environmental Services Division  
Phone: 313-2161

**Department of Fish and Wildlife Fees Due**

- De Minimis Finding - \$0  
 County Clerk - \$50  
 Conservation and Development - \$25

Total Due: \$75

Receipt #: \_\_\_\_\_



Proposed new County office building, 651 Pine Street, downtown Martinez