



**Contra
Costa
County**

To: Board of Supervisors
From: Brian M. Balbas, Public Works Director/Chief Engineer
Date: September 7, 2021

Subject: APPROVE the Redevelopment of 651 Pine Street Project and take related actions under CEQA.

RECOMMENDATION(S):

APPROVE the Redevelopment of 651 Pine Street Project (Project), Martinez area. [County Project No. WH356B, DCD-CP#21-10] (District V).

DETERMINE that the Project is exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15332 (Class 32) Categorical Exemption, pursuant to Article 19, Section 15332 of the CEQA Guidelines because, based on information and reasons included in the attached Notice of Exemption attached to and incorporated in this board order, the Project meets the following criteria:

- (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 Project 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

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **09/07/2021** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 7, 2021

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

Contact: Emma Burckert (925)
313-2161

RECOMMENDATION(S): (CONT'D)

water quality; and

(e) the Project site can be adequately served by all required utilities and public services.

DIRECT the Director of Department of Conservation and Development, or designee, to file the attached CEQA Notice of Exemption with the County Clerk, and

AUTHORIZE the Public Works Director, or designee, to arrange for payment of a \$25 fee to the Department of Conservation and Development for processing, and a \$50 fee to the County Clerk for filing the attached CEQA Notice of Exemption.

FISCAL IMPACT:

Estimated Project cost: \$58,922,305.00. 100% General Fund.

BACKGROUND:

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 (Infill Development) as part of the project that included the new County Administration building (CP#17-28 posted to the County Clerk on September 15, 2017). The demolition of the old 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 on a 0.68-acre site. The ground floor will include approximately 20,000 square feet of parking, and approximately 5,000 square feet will be for a lobby and café; short- and long-term bicycle parking will be included in accordance with City regulations. The second and third floors will be approximately 40,000 square feet; 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 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 of the street may also be permanently closed by the City after construction completion, pending further discussion between the City and the County. Whether to close this segment permanently is a decision for the City. This Project can be constructed with or without that closure. However, if the City were to decide to permanently close this segment of Pine Street, the area could be incorporated into a plaza tentatively planned for across the street at 650 Pine Street.

This Project is exempt under the California Environmental Quality Act (CEQA), pursuant to CEQA Guideline Section 15322 (Class 32). As more particularly described in the CEQA Notice of Exemption attached to this board order and incorporated herein, the Project meets all of the following criteria: (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 Project 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; and (e) the Project site can be adequately served by all required utilities and public services.

CONSEQUENCE OF NEGATIVE ACTION:

Failure to approve this item would prevent this Project from being constructed.

CLERK'S ADDENDUM

Speakers: Nancy Wainwright; Kristen Henderson, Architectural Preservation Foundation; Kathy Kline, Martinez; Jacobson906; Cheryl Grover, Architectural Preservation Foundation; Greg Felter, Martinez.

ATTACHMENTS

NOE