

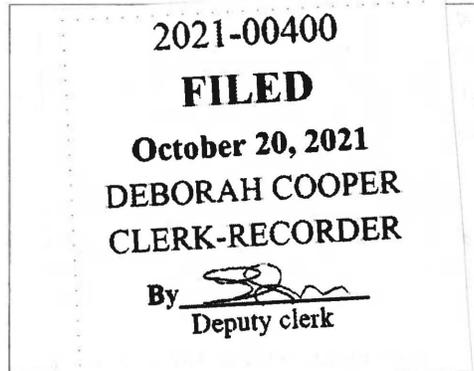


## CITY OF MARTINEZ

525 Henrietta Street, Martinez, CA 94553-2394

Community Development Department

(925)372-3515 | Fax (925)372-0257



# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Date: October 20, 2021

Pursuant to the State of California Public Resources Code and Guidelines for Implementation of the California Environmental Quality Act, this notice is to advise you that the City of Martinez (the City) intends to adopt a Mitigated Negative Declaration for the proposed project described below.

**Project Title:** Brookside Assisted Living Project (20PLN-0014)

**Project Location:** 4110 Alhambra Way  
Assessor's Parcel Number: 370-291-013

**Project Applicant:** Dinesh Sawhney – American Housing, Inc.  
156 Las Quebradas  
Alamo, California 94507  
Tel: (510) 593-9111

**Lead Agency:** City of Martinez

**Lead Agency Contact:** Hector J. Rojas, AICP  
Planning Manager  
Tel: (925) 372-3524  
Email: [hrojas@cityofmartinez.org](mailto:hrojas@cityofmartinez.org)

**Project Description:** Dinesh Sawhney (applicant) is requesting approval of Parcel Map, Design Review, and Conditional Use Permit applications to develop the parcel located at 4110 Alhambra Way, totaling approximately 1.2 acres, collectively called the Brookside Assisted Living Project (project). The project includes subdividing the project site into two parcels. Parcel 1 would be approximately 47,967-square-foot (1.1 acres), and Parcel 2 would be approximately 6,030 square foot (0.1 acres). On Parcel 1, the existing convalescent facility would be renovated, the building footprint expanded, and have a second story added to increase capacity. On Parcel 2, the existing, 2,349-

square-foot vacant single-family would be renovated and moved approximately 65 feet towards the eastern frontage of the site.

The assisted living facility development would occur in two phases. Phase 1 includes renovating the first floor, adding shared bathrooms, and remodeling common areas and adding new dining spaces. Phase 2 includes construction of the second story of the main building to add approximately 24 bedrooms. The proposed facility would have a total of approximately 82 beds.

The existing vacant residence is proposed to be moved approximately 65 feet east, to a position where it would be set back approximately 20 feet from Alhambra Way. The relocation would provide space for the assisted living facility to be expanded. Because the residence is considered a historic resource under CEQA and eligible for listing on the California Register of Historical Resources (CRHR), it would be relocated and rehabilitated according to the Secretary of the Interior's Standards.

**Environmental Determination:** The City has prepared an Initial Study to determine the proposed project's potential impact on the environment. The City has determined that the project may have a significant effect on the environment, but by implementing the identified mitigation measures, the project's impacts could be reduced to less than significant levels. Accordingly, the City intends to adopt a Mitigated Negative Declaration. The City of Martinez Planning Commission shall consider adopting the proposed Mitigated Negative Declaration as part of their consideration of the project at a future public hearing.

**Hazardous Waste Sites:** The Cortese List, consisting of databases identified in California Government Code Section 65962.5, was consulted to identify sites with known hazardous materials or waste contamination within or adjacent to the project site. The project site is not identified on any of the lists enumerated under Government Code Section 65962.5.

**Public Review and Comment Period:** The Initial Study and proposed Mitigated Negative Declaration are available for a 30-day public review and comment period beginning **Wednesday, October 20, 2021 and ending Friday, November 19, 2021 at 5:00 PM**. Comments on the Mitigated Negative Declaration must be submitted in writing within the 30-day review period and sent by mail, fax or email to:

City of Martinez, Community Development Department  
Attn: Hector J. Rojas, AICP, Planning Manager  
525 Henrietta St, Martinez, CA 94553  
Fax: (925) 372-0257 | E-mail: [hrojas@cityofmartinez.org](mailto:hrojas@cityofmartinez.org)

The Initial Study and Proposed Mitigated Negative Declaration are available for public review at the following locations:

- City of Martinez City Hall, Community Development Department  
525 Henrietta St, Martinez, CA 94553  
Monday through Friday, 10 AM to 2 PM
  
- Online: [www.cityofmartinez.org](http://www.cityofmartinez.org)  
Instructions: On the top menu, hover over “Departments” and then select “Planning”.  
On the next page, scroll down to “Environmental Reviews”



State of California - Department of Fish and Wildlife  
**2021 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

**Print**      **StartOver**      **Finalize&Email**

RECEIPT NUMBER:  
 07-10/20/2021-420  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF MARTINEZ	LEAD AGENCY EMAIL	DATE 10/20/2021
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2021-00400	

PROJECT TITLE  
 BROOKSIDE ASSISTED LIVING PROJECT (20PLN-0014)

PROJECT APPLICANT NAME DINESH SAWHNEY - AMERICAN HOUSING, INC.	PROJECT APPLICANT EMAIL	PHONE NUMBER (510) 593-9111
PROJECT APPLICANT ADDRESS 156 LAS QUEBRADAS	CITY ALAMO	STATE CA
		ZIP CODE 94507

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR)      \$ 3,445.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND)      \$ 2,480.25 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW      \$ 1,171.25 \$ \_\_\_\_\_
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only)      \$ 850.00 \$ \_\_\_\_\_
- County documentary handling fee      \$ 50.00 \$ \_\_\_\_\_
- Other NOTICE OF INTENT      \$ \_\_\_\_\_

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other     
 TOTAL RECEIVED \$ \_\_\_\_\_ 0.00

SIGNATURE  X 	AGENCY OF FILING PRINTED NAME AND TITLE Thomas Shanise Deputy Clerk
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*B#219219*

Deborah Cooper  
Contra Costa County  
Clerk-Recorder  
555 Escobar Street  
Martinez, CA 94553  
(925) 335-7900

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Public

Receipt No.: 202100219219

Cashier: 230

Register: WINDOW3

Date/Time: 10/20/2021 10:59 AM

<u>Description</u>	<u>Fee</u>
NOTICE OF INTENT	
Filing Time:	10:59 AM
Filing Total:	\$0.00
Filing Fee:	\$0.00

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Total Amount Due:

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Total Paid

Amount Due: \$0.00

THANK YOU  
PLEASE KEEP FOR REFERENCE

