

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Brookside Assisted Living Project

Lead Agency: City of Martinez

Contact Name: Hector Rojas

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Project Location: Martinez, Contra Costa County
City County

Project Description (Proposed actions, location, and/or consequences).

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 feet (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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality - Mitigation includes implementation of BAAQMD Basic Construction Mitigation Measures.

Biological Resources - Mitigation includes worker awareness training, exclusion fencing, limiting work during the nesting season and establishment of buffers, bat roost pre-construction survey, surveys for herptile species, lighting on the riparian corridor, and use of non-reflective glass.

Cultural and Tribal Resources - Compliance with SOI standards, worker awareness training, avoidance of archaeological resources, site-specific investigation, monitoring, and consulting a qualified archaeologist.

Geology and Soils - Mitigation includes finalization of a storm water control plan, expansive soils, worker awareness training for paleontological resources and stopping work if resources are discovered.

Hazardous Materials - Mitigation includes submission of an Asbestos Abatement Plan, and consultation with a Lead Risk Assessor.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A