



DRAFT  
ENVIRONMENTAL IMPACT REPORT

FOR THE

MARTINEZ GENERAL PLAN  
(SCH #: 2015052064)

SEPTEMBER 11, 2015

*Prepared for:*

City of Martinez  
Community Development Department  
525 Henrietta Street  
Martinez, CA 94533  
Phone: 925-372-3563

*Prepared by:*

De Novo Planning Group  
1020 Suncastr Lane, Suite 106  
El Dorado Hills, CA 95762  
(916) 580-9818

D e N o v o P l a n n i n g G r o u p

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A Land Use Planning, Design, and Environmental Firm



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Chapters	Page Numbers
Executive Summary .....	ES-1
1.0 Introduction.....	1.0-1
1.1 Introduction.....	1.0-1
1.2 Purpose of the EIR .....	1.0-2
1.3 Type of EIR.....	1.0-3
1.4 Intended Uses of the EIR .....	1.0-3
1.5 Known Responsible and Trustee Agencies .....	1.0-4
1.6 Environmental Review Process.....	1.0-4
1.7 Organization and Scope.....	1.0-6
1.8 Comments Received on the Notice of Preparation .....	1.0-8
2.0 Project Description .....	2.0-1
2.1 General Plan Background and Overview.....	2.0-1
2.2 Project Characteristics and Background .....	2.0-3
2.3 Project Description.....	2.0-4
2.4 Uses of the EIR and Required Agency Approvals.....	2.0-16
3.1 Aesthetics .....	3.1-1
3.1.1 Environmental Setting .....	3.1-3
3.1.2 Regulatory Setting .....	3.1-7
3.1.3 Impacts and Mitigation Measures .....	3.1-9
3.2 Agricultural Resources	
3.2.1 Environmental Setting .....	3.2-1
3.2.2 Regulatory Setting .....	3.2-4
3.2.3 Impacts and Mitigation Measures .....	3.2-7
3.3 Air Quality.....	3.3-1
3.3.1 Environmental Setting .....	3.3-1
3.3.2 Regulatory Setting .....	3.3-12
3.3.3 Impacts and Mitigation Measures .....	3.3-17
3.4 Biological Resources .....	3.4-1
3.4.1 Environmental Setting .....	3.4-2
3.4.2 Regulatory Setting .....	3.4-6
3.4.3 Impacts and Mitigation Measures .....	3.4-11
3.5 Cultural Resources.....	3.5-1
3.5.1 Environmental Setting .....	3.5-1
3.5.2 Regulatory Setting .....	3.5-13

3.5.3 Impacts and Mitigation Measures .....3.5-18

3.6 Geology and Soils.....3.6-1

    3.6.1 Environmental Setting .....3.6-1

    3.6.2 Regulatory Setting .....3.6-14

    3.6.3 Impacts and Mitigation Measures .....3.6-17

3.7 Greenhouse Gas Emissions.....3.7-1

    3.7.1 Environmental Setting .....3.7-1

    3.7.2 Regulatory Setting .....3.7-8

    3.7.3 Impacts and Mitigation Measures .....3.7-14

3.8 Hazards and Hazardous Materials .....3.8-1

    3.8.1 Environmental Setting .....3.8-1

    3.8.2 Regulatory Setting .....3.8-12

    3.8.3 Impacts and Mitigation Measures .....3.8-18

3.9 Hydrology and Water Quality .....3.9-1

    3.9.1 Existing Setting .....3.9-1

    3.9.2 Regulatory Setting .....3.9-11

    3.9.3 Impacts and Mitigation Measures .....3.9-20

3.10 Land Use and Planning .....3.10-1

    3.10.1 Environmental Setting .....3.10-1

    3.10.2 Regulatory Setting .....3.10-12

    3.10.3 Impacts and Mitigation Measures .....3.10-18

3.11 Noise .....3.11-1

    3.11.1 Environmental Setting .....3.11-1

    3.11.2 Regulatory Setting .....3.11-16

    3.11.3 Impacts and Mitigation Measures .....3.11-20

3.12 Population and Housing .....3.12-1

    3.12.1 Environmental Setting .....3.12-1

    3.12.2 Regulatory Setting .....3.12-4

    3.12.3 Impacts and Mitigation Measures .....3.12-6

3.13 Public Services .....3.13-1

    3.13.1 Environmental Setting .....3.13-1

    3.13.2 Regulatory Setting .....3.13-8

    3.13.3 Impacts and Mitigation Measures .....3.13-13

3.14 Recreation .....3.14-1

    3.14.1 Environmental Setting .....3.14-1

3.14.2 Regulatory Setting .....3.14-3

3.14.3 Impacts and Mitigation Measures .....3.14-4

3.15 Transportation and Traffic.....3.15-1

    3.12.1 Transportation Setting.....3.15-1

    3.12.2 Regulatory Setting .....3.15-8

    3.12.3 Impacts and Mitigation Measures .....3.15-11

3.16 Utilities and Service Systems .....3.16-1

    3.16.1 Water Supplies .....3.16-1

    3.16.2 Wastewater .....3.16-17

    3.16.3 Stormwater Drainage .....3.16-25

    3.16.4 Solid Waste .....3.16-30

4.0 Other CEQA-Required Topics.....4.0-1

    4.1 Cumulative Impacts .....4.0-1

    4.2 Growth-Inducing Effects .....4.0-10

    4.3 Significant Irreversible Effects .....4.0-12

    4.4 Significant and Unavoidable Impacts .....4.0-14

    4.5 Substantial Adverse Effects on Fish, Wildlife, and Plant Species.....4.10-15

    4.6 Substantial Adverse Effects on Human Beings .....4.10-15

    4.7 Effects Not Found to be Significant .....4.10-16

5.0 Alternatives to the Proposed Project .....5.0-1

    5.1 CEQA Requirements .....5.0-1

    5.2 Alternatives Considered in this EIR.....5.0-4

    5.3 Environmental Analysis .....5.0-5

6.0 Report Preparers .....6.0-1

7.0 References .....7.0-1

<b>Tables</b>	<b>Page Numbers</b>
Table ES-1: Comparison of Alternatives to the Proposed Project .....	ES-2
Table ES-2: Project Impacts and Proposed Mitigation Measures.....	ES-4
Table 2-1: General Plan Land Use Designations .....	2.0-14
Table 2-2: Assessed Land Uses – City of Martinez.....	2.0-15
Table 2-3: Projected Maximum New Development within City Limits and SOI at General Plan Buildout .....	2.0-16
Table 3.2-1: FMMP Farmland Classification and Land Use Categories.....	3.2-2
Table 3.2-2: General Plan Land Use Designations that Support Agricultural Activities.....	3.2-3
Table 3.2-3: FMMP Farmland Classification and Land Use in the Planning Area .....	3.2-8
Table 3.3-1: Common Sources of Health Effects for Criteria Air Pollutants .....	3.3-7

Table 3.3-2: Ambient Air Quality Standards and Designations..... 3.3-9

Table 3.3-3: Vehicle Miles Traveled..... 3.3-18

Table 3.3-4: BAAQMD Control Strategy Measures..... 3.3-20

Table 3.3-5: Approximate Screening Setback Distances for Stationary TAC Sources..... 3.3-27

Table 3.3-6: Approximate Setback Distances for Highway TAC Sources ..... 3.3-31

Table 3.3-7: Odor Screening Distances for the General Plan Update..... 3.3-34

Table 3.4-1: Special Status Species Present or Potentially Present..... 3.4-4

Table 3.5-1: Cultural Resources Listed in County State, and Federal Inventories or Archives .. 3.5-7

Table 3.5-2: Cultural Resources Listed in the Martinez Historic Resources Inventory ..... 3.5-10

Table 3.6-1: Richter Magnitude and Effects ..... 3.6-5

Table 3.6-2: Modified Mercalli Intensity and Effects..... 3.6-6

Table 3.6-3: Significant Earthquakes in the Region ..... 3.6-7

Table 3.6-4: Liquefaction Type Based on Sediment Type and Age of Deposit ..... 3.6-8

Table 3.6-5: Soil Erosion Factors..... 3.6-10

Table 3.7-1: City of Martinez 2005 Greenhouse Gas Inventory ..... 3.7-7

Table 3.7-2: 2040 Project GHG Emissions (Metric Tons CO<sub>2</sub>e) ..... 3.7-15

Table 3.8-1: Martinez LUST Cleanup Sites ..... 3.8-3

Table 3.8-2: Martinez Permitted UST Sites..... 3.8-4

Table 3.8-3: Martinez Water Board Cleanup Sites ..... 3.8-5

Table 3.8-4: CIWMB Closed Facilities/Sites ..... 3.8-6

Table 3.8-5: Public Schools Serving Martinez ..... 3.8-27

Table 3.9-1: State of California Watershed Hierarchy Naming Convention ..... 3.9-2

Table 3.9-2: Water Deliveries 2005 and 2010 ..... 3.9-9

Table 3.9-3: Current and Projected Maximum Potable Demands and Supplies (AFY) ..... 3.9-10

Table 3.10-1: Existing Land Uses ..... 3.10-2

Table 3.10-2: General Plan Land Use Designations ..... 3.10-3

Table 3.11-1: Typical Noise Levels ..... 3.11-3

Table 3.11-2: Summary of Short-term Noise Measurement Data..... 3.11-12

Table 3.11-3: Reaction of People and Damage to Buildings from Continuous or Frequent Intermittent Vibration Levels ..... 3.11-14

Table 3.11-4: Typical Levels of Ground Borne Vibration ..... 3.11-15

Table 3.11-5: Groundborne Vibration Impact Criteria ..... 3.11-17

Table 3.11-6: Existing and Future Modeled Noise Levels Along Roadways..... 3.11-23

Table 3.11-7: Construction Equipment Noise..... 3.11-32

Table 3.11-8: Vibration Source Levels for Construction Equipment..... 3.11-34

Table 3.12-1: Population Growth ..... 3.12-1

Table 3.12-2: Households ..... 3.12-1

Table 3.12-3: Household Size..... 3.12-2

Table 3.12-4: Housing Units..... 3.12-2

Table 3.12-5: Age of Housing Stock, City of Martinez ..... 3.12-3

Table 3.12-6: Population Growth Projections ..... 3.12-4

Table 3.12-7: City of Martinez Regional Housing Needs Allocation ..... 3.12-4

Table 3.13-1: CONFIRE Stations ..... 3.13-4

Table 3.13-2: Crimes by Category Martinez (2006-2014) ..... 3.13-6

Table 3.13-3: Public Schools Serving Martinez ..... 3.13-7

Table 3.13-4: Impact Fee Schedule ..... 3.13-11

Table 3.14-1: Existing Park Facilities ..... 3.14-1

Table 3.14-2: Impact Mitigation Fee Schedule ..... 3.14-4

Table 3.15-1: Operational Class and Peak Hour Level of Service Thresholds ..... 3.15-4

Table 3.15-2: PM Peak Hour Traffic Volumes and Level of Service ..... 3.15-4

Table 3.15-3: Major Circulation Improvements ..... 3.15-13

Table 3.15-4: Population and Employment Comparison ..... 3.15-14

Table 3.15-5: VMT Comparison ..... 3.15-15

Table 3.15-6: PM Peak Hour Traffic Volumes and Level of Service ..... 3.15-15

Table 3.16-1: Projected Water System Upgrades ..... 3.16-6

Table 3.16-2: Projected Potable Demands and Supplies (Acre-Feet/Year) - CCWD ..... 3.16-10

Table 3.16-3: Projected Potable Demands and Supplies (Acre-Feet/Year) – Martinez WD .. 3.16-11

Table 3.16-4: Projected Wastewater Generation ..... 3.16-23

Table 3.16-5: Solid Waste Generation Rates ..... 3.16-33

Table 5.1: Comparison of Alternatives to the Proposed Project ..... 5.0-26

**Figures**

**Page Numbers**

Note: Figures are located at the end of the chapters.

Figure 2-1 Location Map ..... 2.0-19

Figure 2.1-2 General Plan Land Use Map ..... 2.0-21

Figure 3.1-1: Existing and Simulated View of Vine Hill Way Site – View 1 ..... 3.1-21

Figure 3.1-2: Existing and Simulated View of Vine Hill Way Site – View 2 ..... 3.1-23

Figure 3.1-3: Existing and Simulated View of Vine Hill Way Site – View 3 ..... 3.1-25

Figure 3.2-1: Important Farmlands ..... 3.2-11

Figure 3.2-2: Williamson Act Contracts ..... 3.2-13

Figure 3.3-1: Union Pacific Rail Line – Martinez ..... 3.3-36

Figure 3.3-2: BNSF Rail Line – Martinez ..... 3.3-37

Figure 3.4-1: Land Cover ..... 3.4-25

Figure 3.4-2: CNDDDB 1-Mile Radius ..... 3.4-27

Figure 3.6-1 USGS Faults Map ..... 3.6-31

Figure 3.6-2 Liquefaction Map ..... 3.6-33

Figure 3.6-3 Soils Map ..... 3.6-35

Figure 3.6-4 Shrink-Swell Potential of Soils ..... 3.6-37

Figure 3.6-5 Landslide Potential ..... 3.6-39

Figure 3.7-1 City of Martinez 2005 Greenhouse Gas Inventory ..... 3.7-6

Figure 3.9-1 Watersheds (HUC-8) ..... 3.9-53  
 Figure 3.9-2 Watersheds (HUC-10) ..... 3.9-55  
 Figure 3.9-3 Watersheds (HUC-12) ..... 3.9-57  
 Figure 3.9-4 Dam Inundation ..... 3.9-59  
 Figure 3.9-5: Flood Hazards ..... 3.9-61  
 Figure 3.10-1 Study Area Key Boundaries ..... 3.10-29  
 Figure 3.10-2 Assessed Land Uses ..... 3.10-31  
 Figure 3.10-3 Current General Plan Land Use Map ..... 3.10-33  
 Figure 3.10-4 Contra Costa County Land Use Map ..... 3.10-34  
 Figure 3.13-1: Fire Station Locations ..... 3.13-23  
 Figure 3.14-1: Parks ..... 3.14-9  
 Figure 3.15-1 Circulation System Map ..... 3.15-33  
 Figure 3.15-3 Martinez Bicycle and Pedestrian Plan ..... 3.15-35  
 Figure 3.15-4 CCCTA Transit Services in Martinez ..... 3.15-37

**Exhibits** **Page Numbers**

---

Exhibit 3.11-1: Existing Noise Contours at Major Roadways ..... 3.11-5  
 Exhibit 3.11-2: Noise Monitoring Locations ..... 3.11-6  
 Exhibit 3.11-3: Noise Levels at LT-1, February 19-20, 2014 ..... 3.11-7  
 Exhibit 3.11-4: Noise Levels at LT-1, February 20-21, 2014 ..... 3.11-7  
 Exhibit 3.11-5: Noise Levels at LT-2, February 19-20, 2014 ..... 3.11-8  
 Exhibit 3.11-6: Noise Levels at LT-2, February 20-21, 2014 ..... 3.11-8  
 Exhibit 3.11-7: Noise Levels at LT-3, February 19-20, 2014 ..... 3.11-9  
 Exhibit 3.11-8: Noise Levels at LT-3, February 20-21, 2014 ..... 3.11-9  
 Exhibit 3.11-9: Noise Levels at LT-4, February 19-20, 2014 ..... 3.11-10  
 Exhibit 3.11-10: Noise Levels at LT-4, February 20-21, 2014 ..... 3.11-10  
 Exhibit 3.11-11: 2040 Traffic Noise Contours ..... 3.11-22

**Appendix**

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Appendix A – Notice of Preparation and Responses to Notice of Preparation

## PURPOSE

The City of Martinez (City) as lead agency, determined that the 2015 General Plan project (2015 General Plan, General Plan, or project) is a "project" within the definition of the California Environmental Quality Act (CEQA), and requires the preparation of an Environmental Impact Report (EIR). This Draft EIR has been prepared to evaluate the environmental impacts associated with implementation of the project. This EIR is designed to fully inform decision-makers in the City, other responsible and trustee agencies, and the general public of the potential environmental consequences of approval and implementation of the General Plan. A detailed description of the proposed project, including the components and characteristics of the project, project objectives, and how the EIR will be used, is provided in Chapter 2.0 (Project Description).

## AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

This Draft EIR addresses environmental impacts associated with the project that are known to the City, raised during the Notice of Preparation (NOP) scoping process, or were raised during preparation of the Draft EIR. This Draft EIR addresses the potentially significant impacts associated with aesthetics/visual resources, agricultural/forest resources, air quality, biological/natural resources, cultural resources, geology/soils/minerals, greenhouse gases/climate change, hazards, hydrology/ water quality, land use/population, noise, public services/recreation, transportation/circulation, utilities, and cumulative impacts. During the NOP process, seven comment letters were received from interested agencies, organizations, and individuals. The comments are summarized in Chapter 1.0 (Introduction), and are also provided in Appendix A.

## ALTERNATIVES TO THE PROPOSED PROJECT

The CEQA Guidelines require an EIR to describe a reasonable range of alternatives to the project or to the location of the project which would reduce or avoid significant impacts, and which could feasibly accomplish the basic objectives of the proposed project. The alternatives analyzed in this EIR include the following:

- **Alternative 1: No Project Alternative.** Under Alternative 1, the City would not adopt the General Plan Update. The City's existing General Plan would continue to be implemented and no changes to the General Plan, zoning, or City policies or programs associated with the project would occur.
- **Alternative 2: Increased Downtown Residential Density Project Alternative.** Alternative 2 would be similar to the proposed project in that it would include a comprehensive update of all General Plan elements. However, under this alternative, the residential densities permitted in the Downtown Land Use Designations, which include the Downtown Core (D/C), Downtown Shoreline (D/S), and Downtown Transition (D/T), would increase by approximately 30 percent.
- **Alternative 3: Agricultural Preservation Alternative.** Alternative 3 would be similar to the proposed project in that it would include a comprehensive update of all General Plan

elements. However, under this alternative, the 4.36 acres of Unique Farmland that is located within the city limits and designated for residential development (Residential Low) would instead be designated as Agricultural Lands. This land is currently part of a larger existing vineyard operation that extends beyond the city limits into the sphere of influence. All other components of the proposed General Plan would be the same.

As described in Section 5.0, three additional alternatives were considered but not selected for further analysis. These alternatives include the Reduced Project Alternative, which would reduce development. The Alternative Location scenario was rejected as the General Plan is a city-wide project and a separate location for the project is not feasible. The Reduced Project Alternative was determined to potentially conflict with previously adopted plans and would not meet the objectives of the proposed project. The Vine Hill Development Alternative would include a 99-lot subdivision (Vine Hill Subdivision) that was approved by City Council, but is currently under referendum. This alternative was not considered as it would not reduce any potential environmental impacts.

CEQA requires that an environmentally superior alternative be identified among the alternatives that are analyzed in the EIR. If the No Project Alternative is the environmentally superior alternative, an EIR must also identify an environmentally superior alternative among the other alternatives (CEQA Guidelines Section 15126.6(e)(2)). The environmentally superior alternative is that alternative with the least adverse environmental impacts when compared to the proposed project. As summarized in Table ES-1 below, Alternative 3 (Agricultural Preservation Alternative) is the environmentally superior alternative because it provides the greatest reduction of potential impacts in comparison to the proposed project and the other alternatives. Alternative 1 (No Project) and Alternative 2 (Increased Residential Density) are both worse than the proposed project.

**TABLE ES-1: COMPARISON OF ALTERNATIVES TO THE PROPOSED PROJECT**

ENVIRONMENTAL ISSUE	PROPOSED PROJECT	ALTERNATIVE 1 NO PROJECT	ALTERNATIVE 2 INCREASED RESIDENTIAL DENSITY	ALTERNATIVE 3 AGRICULTURAL PRESERVATION
Aesthetics	Same	Comparable	Slightly worse	Slightly better
Air Quality	Same	Same	Slightly worse	Slightly better
Greenhouse Gases and Climate Change	Same	Worse	Slightly better	Slightly better
Noise and Transportation	Same	Worse	Worse	Slightly better
Agricultural and Biological Resources	Same	Same	Same	Better
Public Services and Utilities	Same	Same	Slightly worse	Slightly better
Geology, Soils, Hazards, Hydrology, and Water Quality	Same	Worse	Slightly Worse	Slightly better
Cultural Resources	Same	Worse	Worse	Slightly better
Land Use and Population	Same	Worse	Better	Slightly worse
<b>Overall</b>	<b>No Change</b>	<b>Worse</b>	<b>Worse</b>	<b>Better</b>

## ALTERNATIVES NOT SELECTED FOR FURTHER ANALYSIS

The following alternatives were considered, but not selected for further analysis for the reasons described below:

- Alternative Location – A project alternative consisting of an alternative project location was considered, but determined to be infeasible as the General Plan is applied on a city-wide basis.
- Reduced Project Alternative – A project alternative consisting of reducing development was considered, but rejected for several reasons. First, much of the land within the city limits is already developed and could not be reduced or eliminated without significant impacts to the existing residents. Most of the larger and contiguous areas that are currently undeveloped but anticipated to be developed under the General Plan have already undergone a more detailed planning process that was specifically meant to guide development in that area (i.e. Specific Plan process). Any alternative changing uses in these areas would be in conflict with the previously adopted plans and is not desired by the City. The City does not desire to restrict or reduce development in infill areas within the City. Lastly, the City desires to designate all lands up to the City's sphere of influence as established by the Contra Costa Local Agency Formation Commission. For these reasons, this potential alternative is rejected.

## SUMMARY OF IMPACTS AND MITIGATION MEASURES

In accordance with the CEQA Guidelines, this EIR focuses on the significant effects on the environment. The CEQA Guidelines defines a significant effect as a substantial adverse change in the physical conditions which exist in the area affected by the proposed project. A less than significant effect is one in which there is no long or short-term significant adverse change in environmental conditions. Some impacts are reduced to a less than significant level with the implementation of mitigation measures and/or compliance with regulations. "Beneficial" effect is not defined in the CEQA Guidelines, but for purposes of this EIR a beneficial effect is one in which an environmental condition is enhanced or improved.

The environmental impacts of the proposed project, the impact level of significance prior to mitigation, and the proposed mitigation measures to mitigate an impact, and the impact level of significance after mitigation are summarized in Table ES-2.

**TABLE ES-2: PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
<b>AESTHETICS AND VISUAL RESOURCES</b>			
Impact 3.1-1: General Plan implementation could result in substantial adverse effects on scenic vistas	PS	<i>Mitigated to the greatest extent feasible through General Plan Policies. No additional feasible mitigation is available.</i>	SU
Impact 3.1-2: General Plan implementation could substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.1-3: General Plan implementation could substantially degrade the existing visual character or quality of the Planning Area and its surroundings	PS	<p><b>Mitigation Measure Vis-1:</b> <i>The City shall add a policy and supporting implementation measure that specifically address the potential for new development to impact existing views and scenic resources.</i></p> <ul style="list-style-type: none"> <li>• <i><u>Policy:</u> New buildings which are proposed in highly visible and scenic areas, such as on hillsides, shall be sited, designed, and landscaped so that the building mass, supporting columns, piers, and building undersides, and paved site improvements such as private roads and driveways are not visually dominant.</i></li> <li>• <i><u>Implementation Measure:</u> New development should complement the existing environment in terms of form, scale, and physical appearance. Structures shall complement the existing topography to the greatest extent possible while reducing visual impacts of such development through the use of landscaping, screening, and siting techniques.</i></li> </ul>	SU
Impact 3.1-4: General Plan implementation could result in the creation of new sources of substantial light or glare which would adversely affect day or nighttime views of the	PS	<b>Mitigation Measure Vis-2:</b> <i>The City shall add a policy that specifically addresses the potential for new and/or existing development to increase light pollution and/or glare impacts within the Planning Area. An example of policy and implementation measure language is provided below:</i>	LS

CC – cumulatively considerable

LCC – less than cumulatively considerable

LS – less than significant

PS – potentially significant

B – beneficial impact

SU – significant and unavoidable

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
area		<ul style="list-style-type: none"> <li><i><u>Policy:</u> Review all development proposals, planning projects, and infrastructure projects to ensure that open space and scenic resource impacts are reduced by maximizing design features that preserve a sense of open space and by minimizing off-site and night sky impacts of outdoor lighting consistent. The review should include the construction and operation of the project.</i></li> <li><i><u>Implementation Measure:</u> Amend the Zoning Ordinance to require that light or glare from interior or exterior lighting, industrial, mechanical or chemical processes, or from reflective materials used or stored on a site shall be shielded or modified to prevent emission of light or glare beyond the property line. The amendment shall address placement of exterior light sources to eliminate spillover illumination or glare into the night sky and onto adjoining properties to the maximum extent feasible, and not interfere with the normal operation or enjoyment of adjoining properties.</i></li> </ul>	
<b>AGRICULTURAL RESOURCES</b>			
Impact 3.2-1: General Plan implementation would result in the conversion of farmlands, including Prime Farmland, Unique Farmland, and Farmland of Statewide Importance	PS	<i>Mitigated to the greatest extent feasible through General Plan Policies. No additional feasible mitigation is available.</i>	SU
Impact 3.2-2: General Plan implementation may result in conflicts with existing zoning for Agricultural uses, or a Williamson Act Contract	LS	<i>None Required</i>	LS
<b>AIR QUALITY</b>			
Impact 3.3-1: Project implementation could conflict with or obstruct implementation of the applicable air quality plan	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS

CC – cumulatively considerable

LCC – less than cumulatively considerable

LS – less than significant

PS – potentially significant

SU – significant and unavoidable

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
<p>Impact 3.3-2: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)</p>	<p>PS</p>	<p><b>Mitigation Measure AQ-1:</b></p> <p><i>The City shall include a General Plan policy that includes BAAQMD-Recommended Measures to Control Particulate Matter Emissions as a result of construction projects. Measures to reduce diesel particulate matter and PM10 from construction to reduce short-term health impacts to nearby sensitive receptors are summarized below:</i></p> <p><i>Dust (PM10) Control Measures:</i></p> <ul style="list-style-type: none"> <li>• <i>Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.</i></li> <li>• <i>Cover all hauling trucks or maintain at least two feet of freeboard.</i></li> <li>• <i>Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas.</i></li> <li>• <i>Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.</i></li> <li>• <i>Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously-graded areas that are inactive for 10 days or more).</i></li> <li>• <i>Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles.</i></li> <li>• <i>Limit traffic speeds on any unpaved roads to 15 mph.</i></li> <li>• <i>Replant vegetation in disturbed areas as quickly as possible.</i></li> <li>• <i>Suspend construction activities that cause visible dust plumes to extend beyond the construction site.</i></li> <li>• <i>Post a publically visible sign(s) with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</i></li> </ul>	<p>SU</p>

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ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
		<p><i>Measures to Reduce Diesel Particulate Matter and PM2.5 and Other Construction Emissions:</i></p> <ul style="list-style-type: none"> <li><i>The developer or contractor shall provide a plan for approval by the City or BAAQMD demonstrating that the heavy-duty (&gt;50 horsepower) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOX reduction and 45 percent particulate reduction compared to the most recent CARB fleet average for the year 2011.</i></li> <li><i>Clear signage at all construction sites will be posted indicating that diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were onsite or adjacent to the construction site.</i></li> <li><i>The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors).</i></li> <li><i>Properly tune and maintain equipment for low emissions.</i></li> </ul>	
Impact 3.3-3: Violate any air quality standard or contribute substantially to an existing or projected air quality violation	LS	None Required	LS
Impact 3.3-4: Expose sensitive receptors to substantial pollutant concentrations	PS	<p><b>Mitigation Measure AQ-2. Require Project-Level Construction Health Risk Assessment:</b> <i>The City shall include a General Plan policy that requires a construction health risk assessment, either through screening or refined modeling, for large-scale construction projects that may result in significant DPM. The construction health risk assessment shall identify impacts and, if necessary, include measures to reduce exposure. Reduction in health risk can be accomplished through, though is not limited to, the following measures:</i></p> <ul style="list-style-type: none"> <li><i>Construction equipment selection;</i></li> <li><i>Use of alternative fuels, engine retrofits, and added exhaust devices;</i></li> </ul>	SU

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ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
		<ul style="list-style-type: none"> <li>• <i>Modify construction schedule; and</i></li> <li>• <i>Implementation of BAAQMD Basic and/or Additional Construction Mitigation Measures for control of fugitive dust.</i></li> </ul> <p><b>Mitigation Measure AQ-3:</b></p> <p><i>An implementation measure shall be added to the General Plan to ensure that the following measures shall be utilized in site planning and building designs to reduce TAC and PM2.5 exposure where new receptors are located within the setback distances identified above:</i></p> <ul style="list-style-type: none"> <li>• <i>Future development under the General Plan Update that includes sensitive receptors (such as schools, hospitals, daycare centers, or retirement homes) located within the setback distances from highways, railroads, local roadways, and stationary sources shall require site-specific analysis to determine the level of TAC and PM2.5 exposure. This analysis shall be conducted following procedures outlined by BAAQMD. If the site-specific analysis reveals significant exposures, such as cancer risk greater than 10 in one million or cumulative cancer risk greater than 100 in one million, additional measures shall be employed to reduce the risk to below the threshold. If this is not possible, the sensitive receptors shall be relocated.</i></li> <li>• <i>Future non-residential developments would be evaluated through the CEQA process or BAAQMD permit process to ensure that they do not cause a significant health risk in terms of excess cancer risk greater than 10 in one million, acute or chronic hazards with a Hazard Index greater than 1.0, or annual PM2.5 exposures greater than 0.3 µg/m3, or a significant cumulative health risk in terms of excess cancer risk greater than 100 in one million, acute or chronic hazards with a Hazard Index greater than 10.0, or annual PM2.5 exposures greater than 0.8 µg/m3.</i></li> <li>• <i>For significant cancer risk exposure, as defined by BAAQMD, indoor air</i></li> </ul>	

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		<p><i>filtration systems shall be installed to effectively reduce particulate levels to a less-than-significant level. Project sponsors shall submit performance specifications and design details to demonstrate that lifetime residential exposures would result in less-than-significant cancer risks (less than 10 in one million chances or 100 in one million for cumulative sources).</i></p> <ul style="list-style-type: none"> <li>• <i>Air filtration systems installed shall be rated MERV-13 or higher and a maintenance plan for the air filtration system shall be implemented.</i></li> <li>• <i>Trees and/or vegetation shall be planted between sensitive receptors and pollution sources, if feasible. Trees that are best suited to trapping particulate matter shall be planted, including the following: Pine (Pinus nigra var. maritime), Cypress (X Cupressocyparis leylandii), Hybrid poplar (Populus deltoids X trichocarpa), and Redwoods (Sequoia sempervirens).</i></li> <li>• <i>Sites shall be designed to locate sensitive receptors as far as possible from any freeways, roadways, refineries, diesel generators, distribution centers, and rail lines.</i></li> <li>• <i>Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall not be located immediately adjacent to a loading dock or where trucks concentrate to deliver goods.</i></li> </ul>	
<p>Impact 3.2-5: Create objectionable odors affecting a substantial number of people</p>	<p>PS</p>	<p><b>Mitigation Measure AQ-4:</b> <i>The following Policy and Implementation Measures should be added to the General Plan Update:</i></p> <ul style="list-style-type: none"> <li>• <i>New Policy AQ-4.1: Avoid Odor Conflicts. Coordinate land use planning to prevent new odor complaints.</i></li> <li>• <i>New Implementation Measure AQ-4.1A: Identify Potential for Odor Complaints. Consult with BAAQMD to identify the potential for odor complaints from various existing and planned or proposed land uses in the Plan Area. Use</i></li> </ul>	<p>LS</p>

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		<p><i>BAAQMD Odor Screening Distances or City-specific screening distances to identify odor potential.</i></p> <ul style="list-style-type: none"> <li><i>New Implementation Measure AQ-4.1B: Odor Sources. Prohibit new sources of odors that have the potential to result in frequent odor complaints unless it can be shown that potential odor complaints can be mitigated.</i></li> <li><i>New Implementation Measure AQ-4.1C: Limit Sensitive Receptors Near Odor Sources. Prohibit sensitive receptors from locating near odor sources where frequent odor complaints would occur, unless it can be shown that potential odor complaints can be mitigated.</i></li> </ul>	
<b>BIOLOGICAL AND NATURAL RESOURCES</b>			
<p>Impact 3.4-1: General Plan implementation could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service</p>	PS	<p><i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i></p>	LS
<p>Impact 3.4-2: General Plan implementation could have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service</p>	PS	<p><i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i></p>	LS
<p>Impact 3.4-3: General Plan implementation could have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including,</p>	PS	<p><i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i></p>	LS

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but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means			
Impact 3.4-4: General Plan implementation would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.4-5: The General Plan would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance	LS	<i>None Required</i>	LS
Impact 3.4-6: General Plan implementation would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan	LS	<i>None Required</i>	LS
<b>CULTURAL RESOURCES</b>			
Impact 3.5-1: Project implementation could result in a substantial adverse change in the significance of a historical or archaeological resource	PS	<b><i>Mitigation Measure Cul-1:</i></b> Update the City of Martinez General Plan Historic, Cultural and Arts Element to include the following implementation measure. The following implementation measure shall apply during environmental review of individual projects.  <b><i>Implementation Measure:</i></b> Require a cultural and archaeological survey prior to approval of any project where a known historical, archaeological, or other cultural resource is located or which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources,	LS

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		<p>including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as avoidance, capping of the resource site, or documentation and conservation, to reduce adverse impacts to the resource.</p> <p><u>Implementation Measure:</u> Require all new development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources, archaeological resources, or human remains:</p> <ol style="list-style-type: none"> <li>1. If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Director shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Director.</li> <li>2. If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Director and the San Mateo County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Community Development Director.</li> </ol>	
Impact 3.5-2: Project implementation could result in the inadvertent disturbance of human remains including those interred outside formal cemeteries	PS	General Plan Policies, Implementation Measures, and the requirements of Public Resources Code 5097 mitigate this impact to a less than significant level.	LS
Impact 3.5-3: Project implementation could result in damage to, or the destruction of unique paleontological resources	PS	Implementation of <b>Mitigation Measure Cul-1</b>	LS

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Impact 3.5-4: Project implementation could result in damage to or the destruction of historical buildings	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
<b>GEOLOGY AND SOILS</b>			
Impact 3.6-1: General Plan implementation has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.6-2: General Plan implementation has the potential to result in substantial soil erosion or the loss of topsoil	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.6-3: General Plan implementation has the potential to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.6-4: General Plan implementation has the potential to result in development on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS

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Impact 3.6-5: General Plan implementation does not have the potential to have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
<b>GREENHOUSE GASES AND CLIMATE CHANGE</b>			
Impact 3.7-1: Project implementation may generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	LS	<i>None Required</i>	LS
Impact 3.7-2: Project implementation may conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases	PS	<b><i>Mitigation Measure GHG-1:</i></b> <i>The City of Martinez should ensure that any new development project within the City complies with the Greenhouse Gas Reduction Strategies and Programs included within the City of Martinez Climate Action Plan. These programs are described in detail in the full City of Martinez Climate Action Plan.</i>	LS
<b>HAZARDS</b>			
Impact 3.8-1: General Plan implementation has the potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.8-2: General Plan implementation has the potential to emit hazardous emissions or handle hazardous or acutely hazardous	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS

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materials, substances, or waste within one-quarter mile of an existing or proposed school			
Impact 3.8-3: General Plan implementation has the potential to have projects located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.8-4: General Plan implementation is not located within an airport land use plan, two miles of a public airport or public use airport, or within the vicinity of a private airstrip, and would not result in a safety hazard for people residing or working in the project area	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.8-5: General Plan implementation does not have the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.8-6: General Plan implementation does not have the potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
<b>HYDROLOGY AND WATER QUALITY</b>			

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Impact 3.9-1: General Plan implementation could result in a violation of water quality standards or waste discharge requirements	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.9-2: General Plan implementation could result in the depletion of groundwater supplies or interfere substantially with groundwater recharge	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.9-3: General Plan implementation could alter the existing drainage pattern of the site or area including alteration of the course of a stream or river, in a manner which would result in substantial erosion, or siltation runoff or flooding on-or off-site	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.9-4 General Plan implementation could substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.9-5 General Plan implementation could create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.9-6 General Plan implementation could otherwise substantially degrade water	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS

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quality			
Impact 3.9-7 General Plan implementation could place housing and structures within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, and would not place within a 100 year flood hazard area structures which would impede or redirect flows	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.9-8: General Plan implementation could expose people or structures to inundation by seiche, tsunami, or mudflow	PS	<p><b>Mitigation Measure Hydro-1:</b> <i>The City shall add a policies that specifically addresses the potential for new development to expose people or structures to inundation by seiche, and tsunami events. An example policies is provided below:</i></p> <ul style="list-style-type: none"> <li>• <i>Policy: The City shall coordinate with the East Bay Regional Parks District (EBRPD), and the Contra Costa County Flood Control and Water Conservation District to define evacuation routes, and efficiently evacuate shoreline parks and facilities during potential tsunami and seiche events.</i></li> <li>• <i>Policy: Unless otherwise mitigated, require new structures to be located outside of the Tsunami and Seiche inundation zone to the greatest extent feasible.</i></li> </ul>	LS
Impact 3.9-9: General Plan implementation could expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of failure of a levee or dam	PS	<p><b>Mitigation Measure Hydro-2:</b> <i>The City shall add a policy that specifically addresses the potential for General Plan Implementation to expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of failure of a levee or dam. An example policy is provided below:</i></p> <ul style="list-style-type: none"> <li>• <i>The City shall coordinate with agencies responsible for the maintenance and monitoring of the Martinez Dam, to ensure that dam infrastructure is maintained and enhanced to withstand potential failure during an earthquake.</i></li> </ul>	LS

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<b>LAND USE AND PLANNING</b>			
Impact 3.10-1: General Plan implementation has the potential to physically divide an established community	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.10-2: General Plan implementation would not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted to avoid or mitigate an environmental effect	LS	<i>None Required</i>	LS
Impact 3.10-3: General Plan implementation has the potential to Conflict with any applicable habitat conservation plan or natural community conservation plan	LS	<i>None Required</i>	LS
<b>NOISE</b>			
Impact 3.11-1: Traffic noise associated with the General Plan Update could expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies or result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project	PS	<i>Mitigated to the greatest extent feasible through General Plan Policies. No additional feasible mitigation is available.</i>	SU
Impact 3.11-2: Stationary noise sources associated with the General Plan Update could expose persons to or generate noise levels in excess of standards established in the local	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS

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<p>general plan or noise ordinance, or applicable standards of other agencies or result in a substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project</p>			
<p>Impact 3.11-3: The General Plan would not expose people residing or working in the project area to excessive noise levels within two miles of a public airport or public use airport</p>	PS	<p><i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i></p>	LS
<p>Impact 3.11-4: Construction noise associated with the General Plan could result in substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project</p>	PS	<p><i>Mitigated to the greatest extent feasible through General Plan Policies. No additional feasible mitigation is available.</i></p>	SU
<p>Impact 3.11-5: Construction vibration associated with the project could expose of persons to or result in generation of excessive groundborne vibration levels</p>	PS	<p><b>Mitigation Measure Noise-1:</b> <i>Update the City of Martinez General Plan to include the following policy language.</i></p> <p><i>Projects shall be designed and implemented to reduce adverse construction vibration impacts to sensitive receptors, as feasible, when vibration-related construction activities are to occur within 100 feet or less from existing sensitive receptors. Measures to reduce noise and vibration effects may include, but are not limited to:</i></p> <ul style="list-style-type: none"> <li>• <i>Phase demolition, earth-moving and ground-impacting operations so as not to occur in the same time period.</i></li> <li>• <i>The pre-existing condition of all buildings within a 100-foot radius will be recorded in order to evaluate damage from construction activities. Fixtures and finishes within a 100-foot radius of construction activities susceptible to damage will be documented (photographically and in writing) prior to construction. All damage will be repaired back to its pre-existing condition.</i></li> <li>• <i>Substituting vibration-generating equipment with equipment or procedures</i></li> </ul>	LS

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		<p><i>that would generate lower levels of vibration. For instance, in comparison to impact piles, drilled piles or the use of a sonic or vibratory pile driver are preferred alternatives where geological conditions would permit their use.</i></p> <ul style="list-style-type: none"> <li><i>Other specific measures as they are deemed appropriate by the implementing agency to maintain consistency with adopted policies and regulations regarding vibration.</i></li> </ul>	
Impact 3.11-6: The General Plan could expose persons to railroad noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies	PS	Mitigated to the greatest extent feasible through General Plan Policies. No additional feasible mitigation is available.	SU
<b>POPULATION AND HOUSING</b>			
Impact 3.12-1: General Plan implementation has the potential to induce substantial population growth	PS	General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.	LS
Impact 3.12-2: General Plan implementation does not have the potential to displace substantial numbers of people or existing housing	LS	None Required	LS
<b>PUBLIC SERVICES</b>			
Impact 3.13-1: General Plan implementation could result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental	PS	General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.	LS

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impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services including: Fire protection, Police protection, Schools, Parks, and Other public facilities			
<b>RECREATION</b>			
Impact 3.14-1: General Plan implementation may result in adverse physical impacts associated with the deterioration of existing parks and recreation facilities and require the construction of new parks and recreation facilities which might have an adverse physical effect on the environment	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
<b>TRANSPORTATION AND CIRCULATION</b>			
Impact 3.15-1: The proposed General Plan could conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit	PS	<i>Mitigated to the greatest extent feasible through General Plan Policies. No additional feasible mitigation is available.</i>	SU
Impact 3.15-2: The proposed General Plan could conflict with an applicable congestion management program, including, but not	PS	<i>Mitigated to the greatest extent feasible through General Plan Policies. No additional feasible mitigation is available.</i>	SU

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*LS – less than significant*

*PS – potentially significant*

*SU – significant and unavoidable*

<i>ENVIRONMENTAL IMPACT</i>	<i>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</i>	<i>MITIGATION MEASURE</i>	<i>RESULTING LEVEL OF SIGNIFICANCE</i>
limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways			
Impact 3.15-3: The General Plan Update would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks	LS	<i>None Required</i>	LS
Impact 3.15-4: The General Plan Update would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.15-5: The General Plan Update would not result in inadequate emergency access	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.15-6: The General Plan Update would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
<b>UTILITIES</b>			
Impact 3.16-1: General Plan implementation could result in insufficient water supplies to	PS	<b><i>Mitigation Measure UT-1:</i></b> <i>The following policies and implementation measures shall be added to the General Plan Update:</i>	SU

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ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
serve the project		<ul style="list-style-type: none"> <li>• <i>Policy: Plan for and provide adequate public infrastructure (i.e., street, sewer, water, and storm drain) to meet the needs of existing and future development.</i></li> <li>• <i>Policy: Require all development projects to mitigate their infrastructure service impacts or demonstrate that the infrastructure, public services, and utilities serving the City can accommodate the increased demand for services, and that service levels for existing users will not be degraded or impaired.</i></li> <li>• <i>Policy: Ensure there is adequate water supply and associated infrastructure to meet the needs of existing and future development.</i></li> <li>• <i>Implementation Measure: Periodically review and update the various City master plans for the provision and/or extension of public services to serve existing and future development. These plans include, but are not limited to, the Urban Water Management Plan and the Capital Improvement Program.</i></li> <li>• <i>Implementation Measure: Coordinate with CCWD to ensure that the CCWD UWMP addresses projected City growth and demand for treated and untreated water supply.</i></li> <li>• <i>Implementation Measure: As part of the development review process, determine the potential impacts of development and infrastructure projects on public infrastructure, and ensure that new development contributes its fair share toward necessary on and off-site infrastructure.</i></li> <li>• <i>Implementation Measure: Routinely assess the City's ability to meet demand for potable water by periodically updating the Water Master Plan.</i></li> <li>• <i>Implementation Measure: As part of the development review process, require development projects to demonstrate that adequate water supply is available to serve the project.</i></li> </ul>	
Impact 3.16-2: General Plan implementation may require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects	LS	None Required	LS

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<i>ENVIRONMENTAL IMPACT</i>	<i>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</i>	<i>MITIGATION MEASURE</i>	<i>RESULTING LEVEL OF SIGNIFICANCE</i>
Impact 3.16-3: General Plan implementation has the potential to exceed wastewater treatment capacity or the requirements of the RWQCB	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.16-4: General Plan implementation may require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. General Plan implementation is not anticipated to result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments	LS	<i>None Required</i>	LS
Impact 3.16-5: Implementation of the General Plan may result in new or expanded stormwater drainage facilities	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
Impact 3.16-6: The project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and will comply with Federal, State, and local statutes and regulations related to solid waste	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
<b>OTHER CEQA-REQUIRED TOPICS</b>			
Impact 4.1 Cumulative Degradation of the	PS	<i>Mitigated to the greatest extent feasible through General Plan Policies, and Mitigation</i>	CC and SU

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<i>ENVIRONMENTAL IMPACT</i>	<i>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</i>	<i>MITIGATION MEASURE</i>	<i>RESULTING LEVEL OF SIGNIFICANCE</i>
Existing Visual Character of the Region		<i>Measure Vis-1. No additional feasible mitigation is available.</i>	
Impact 4.2: Cumulative Impact on the Region's Agricultural Resources	PS	Mitigated to the greatest extent feasible through General Plan Policies. No additional feasible mitigation is available.	CC and SU
Impact 4.3: Cumulative Impact on the Region's Air Quality	PS	<i>Mitigated to the greatest extent feasible through General Plan Policies, and Mitigation Measures AQ-1 through AQ-4. No additional feasible mitigation is available.</i>	CC and SU
Impact 4.4: Cumulative Loss of Biological Resources Including Habitats and Special Status Species	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LCC
Impact 4.5: Cumulative Impacts on Known and Undiscovered Cultural Resources	PS	<i>General Plan Policies, Implementation Measures, and Mitigation Measure Cul-1 mitigate this impact to a less than significant level.</i>	LCC
Impact 4.6: Cumulative Impacts related to Geology and Soils	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LCC
Impact 4.7: Increased Greenhouse Gas Emissions May Contribute to Climate Change	PS	<i>General Plan Policies, Implementation Measures, and Mitigation Measure GHG-1 mitigate this impact to a less than significant level.</i>	LCC
Impact 4.8: Cumulative impacts from hazardous materials and human health risks	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LCC
Impact 4.9: Cumulative impacts related to Hydrology and Water Quality	PS	<i>General Plan Policies, Implementation Measures, and Mitigation Measures Hydro-1 and Hydro-2, mitigate this impact to a less than significant level.</i>	LCC
Impact 4.10: Cumulative Impact associated with Land Use Plans	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LCC
Impact 4.11: Cumulative Exposure of Noise-Sensitive Land Uses to Noise in Excess of Normally Acceptable Noise Levels or to	PS	<i>Mitigated to the greatest extent feasible through General Plan Policies, and Mitigation Measure Noise-1. No additional feasible mitigation is available.</i>	CC and SU

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<i>ENVIRONMENTAL IMPACT</i>	<i>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</i>	<i>MITIGATION MEASURE</i>	<i>RESULTING LEVEL OF SIGNIFICANCE</i>
Substantial Increases in Noise			
Impact 4.12: Cumulative Impact on Public Services and Recreation	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LCC
Impact 4.13: Cumulative Impact on the Transportation Network	PS	<i>Mitigated to the greatest extent feasible through General Plan Policies. No additional feasible mitigation is available.</i>	CC and SU
Impact 4.14: Cumulative Impact associated with Public Utilities	PS	<i>General Plan Policies and Implementation Measures and mitigation measure UT-1 would mitigate to the greatest extent feasible. No additional feasible mitigation is available.</i>	CC and SU
4.3: Significant Irreversible Effects	PS	<i>Mitigated to the greatest extent feasible through General Plan Policies. No additional feasible mitigation is available.</i>	SU
4.5 Substantial Adverse Effects on Fish, Wildlife, and Plant Species	PS	<i>General Plan Policies and Implementation Measures mitigate this impact to a less than significant level.</i>	LS
4.6 Substantial Adverse Effects on Human Beings	PS	<i>Mitigated to the greatest extent feasible through General Plan Policies. No additional feasible mitigation is available.</i>	SU

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## 1.1 INTRODUCTION

In 2010, Martinez began a multi-year process to update the City's General Plan. State law requires every city and county in California prepare and maintain a planning document called a general plan. A general plan is a "constitution" or "blueprint" for the future physical development of a county or city.

The General Plan was created through the contributions of decision-makers, the General Plan Update Task Force, individual residents, and representatives of many organizations in the community. The update process began with the preparation of General Plan Work Program in 2010.

The General Plan Update Task Force was involved in the update effort, helping to formulate and participate in outreach to the community, identifying issues of concern, formulating the vision for the General Plan, hearing from experts on various topics, providing an opportunity for key property owners to provide their ideas, and reviewing background materials and policy choices.

As part of the update process an extensive outreach process was conducted with various interest groups in the City and the community as a whole. In total, approximately 500 people participated and provided comments that are summarized in a Community Conversations Report. About 75 people attended four community workshops; approximately 130 people participated in the UserVoice survey available through the City's website; and an additional 300 people participated including youth participants, stakeholder groups, and neighborhood coffees participants. The Community Conversations Report also summarizes the results of a tour of the City conducted by the General Plan Update Task Force, and interviews with various departments within the City. The tour and interviews were intended to identify key issues of concern.

Noticing for the General Plan effort, including the workshops and the online UserVoice survey, was done using banners, ads and articles in the Martinez News-Gazette and Contra Costa Times, Martinez Patch.com, Twitter, Facebook, General Plan business cards, announcements at Planning Commission and City Council meetings, announcements and use of the City's website, outreach through various community groups (Kiwanis, Friends of Alhambra Creek, Main Street Martinez, Alhambra Watershed Council, etc.) and others.

In 2011, the City also embarked upon an ambitious effort to involve people in identifying needed improvements and activities in the Downtown. The effort was called "Downtown Matters! Make it Real and Making it Happen!" Downtown Matters was comprised of a series of six community outreach events, including four workshops and including tours of revitalized downtowns located in Redwood City, Lodi, and Livermore. This series was part of the General Plan update process and helped to identify the choices, trade-offs, priorities and strategic actions required for Downtown to prosper in the 21st century.

The updated Martinez General Plan includes a framework of goals, policies, and implementation measures that will guide the community toward their common vision. The General Plan is supported with a variety of maps.

The Draft General Plan and General Plan Environmental Impact Report (EIR) will be reviewed at public meetings of the Planning Commission and the City Council.

### **General Plan**

The Martinez General Plan (General Plan, General Plan Update, or proposed project) is the overarching policy document that guides land use, housing, transportation, infrastructure, community services, and other policy decisions throughout the City of Martinez (City or Martinez). The General Plan includes the seven elements mandated by State law, to the extent that they are relevant locally, including: Historic, Cultural, and Arts Element, Land Use Element, Open Space and Conservation Element, Parks and Community Infrastructure Element, Circulation Element, Housing Element (separate document), Safety Element, Noise Element, and Growth Management Element. The General Plan contains the goals and policies that will guide future decisions within the City. It also identifies implementation programs that will ensure the goals and policies in the General Plan are carried out.

### **Environmental Impact Report**

An EIR responds to the requirements of the California Environmental Quality Act (CEQA) as set forth in Sections 15126, 15175, and 15176 of the CEQA Guidelines. The Planning Commission and City Council will use the EIR during the General Plan Update process in order to understand the potential environmental implications associated with implementing the General Plan.

## 1.2 PURPOSE OF THE EIR

The City of Martinez, as lead agency, determined that the Martinez General Plan Update is a "project" within the definition of the California Environmental Quality Act (CEQA). CEQA requires the preparation of an environmental impact report (EIR) prior to approving any project that may have a significant impact on the environment. For the purposes of CEQA, the term "project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]).

This Draft EIR has been prepared according to CEQA requirements to evaluate the potential environmental impacts associated with the implementation of the Martinez General Plan. The Draft EIR also discusses alternatives to the General Plan, and proposes mitigation measures that will offset, minimize, or otherwise avoid significant environmental impacts. This Draft EIR has been prepared in accordance with CEQA, California Resources Code Section 21000 et seq.; the Guidelines for the California Environmental Quality Act (California Code of Regulations, Title 14, Chapter 3); and the rules, regulations, and procedures for implementing CEQA as adopted by the City of Martinez.

An EIR must disclose the expected direct and indirect environmental impacts associated with a project, including impacts that cannot be avoided, growth-inducing effects, impacts found not to be significant, and significant cumulative impacts, as well as identify mitigation measures and alternatives to the proposed project that could reduce or avoid its adverse environmental impacts. CEQA requires government agencies to consider and, where feasible, minimize environmental impacts of proposed development.

### 1.3 TYPE OF EIR

The State CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a Program EIR pursuant to CEQA Guidelines Section 15168. Section 15168 states:

A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

- 1) Geographically,
- 2) As logical parts in the chain of contemplated actions,
- 3) In connection with issuance of rules, regulations, plans or other general criteria to govern the conduct of a continuing program, or
- 4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

The program-level analysis considers the broad environmental effects of the proposed project. This EIR will be used to evaluate subsequent projects and activities under the proposed project. This EIR is intended to provide the information and environmental analysis necessary to assist public agency decision-makers in considering approval of the proposed project. Additional environmental review under CEQA may be required for subsequent projects and would be generally based on the subsequent project's consistency with the General Plan and the analysis in this EIR, as required under CEQA. It may be determined that some future projects or infrastructure improvements may be exempt from environmental review. When individual subsequent projects or activities under the General Plan are proposed, the lead agency that would approve and/or implement the individual project will examine the projects or activities to determine whether their effects were adequately analyzed in this program EIR (CEQA Guidelines Section 15168). If the projects or activities would have no effects beyond those disclosed in this EIR, no further CEQA compliance would be required.

### 1.4 INTENDED USES OF THE EIR

The City of Martinez, as the lead agency, has prepared this EIR to provide the public and responsible and trustee agencies with an objective analysis of the potential environmental impacts resulting from adoption of the Martinez General Plan and subsequent implementation of projects consistent with the General Plan. The environmental review process enables interested parties to evaluate the proposed project in terms of its environmental consequences, to examine and

## 1.0 INTRODUCTION

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recommend methods to eliminate or reduce potential adverse impacts, and to consider a reasonable range of alternatives to the project. While CEQA requires that consideration be given to avoiding adverse environmental effects, the lead agency must balance adverse environmental effects against other public objectives, including the economic and social benefits of a project, in determining whether a project should be approved.

This EIR will be used as the primary environmental document to evaluate all subsequent planning and permitting actions associated with the General Plan. Subsequent actions that may be associated with the General Plan are identified in Chapter 2.0, Project Description. This EIR may also be used by other agencies within Contra Costa County, including the Contra Costa Local Agency Formation Commission (LAFCO), which may use this EIR during the preparation of environmental documents and or decisions related to Municipal Service Reviews and Spheres of Influence relevant to Martinez.

### 1.5 KNOWN RESPONSIBLE AND TRUSTEE AGENCIES

The term “Responsible Agency” includes all public agencies other than the Lead Agency that have discretionary approval power over the project or an aspect of the project (CEQA Guidelines Section 15381). For the purpose of CEQA, a “Trustee” agency has jurisdiction by law over natural resources that are held in trust for the people of the State of California (CEQA Guidelines Section 15386). While no Responsible Agencies or Trustee Agencies are responsible for approvals associated with adoption of the Martinez General Plan, implementation of future projects within Martinez may require permits and approvals from Trustee and Responsible Agencies, which may include the following:

- California Department of Fish and Wildlife (CDFW)
- California Department of Transportation (Caltrans)
- Regional (Central Valley) Water Quality Control Board (RWQCB)
- U.S. Army Corps of Engineers (ACOE)
- U.S. Fish and Wildlife Service (USFWS)
- Contra Costa Local Agency Formation Commission (LAFCO)
- Bay Area Air Quality Management District (BAAQMD)

### 1.6 ENVIRONMENTAL REVIEW PROCESS

The review and certification process for the EIR has involved, or will involve, the following general procedural steps:

#### NOTICE OF PREPARATION

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The City of Martinez circulated a Notice of Preparation (NOP) of an EIR for the proposed project on May 26, 2015 to trustee and responsible agencies, the State Clearinghouse (SCH #: 2015052064), and the public. A scoping meeting was held on June 10, 2015. No public or agency comments on the NOP related to the EIR analysis were presented or submitted during the scoping meeting. Written comments provided to the City during the 30-day public review period for the NOP, which ended on June 26, 2015, are presented in Appendix A.

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## DRAFT EIR

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This document constitutes the Draft EIR. The Draft EIR contains a description of the project, description of the environmental setting, identification of the project's direct and indirect impacts on the environment, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. This Draft EIR identifies issues determined to have no impact or a less than significant impact, and provides detailed analysis of potentially significant and significant impacts. Comments received in response to the NOP were considered in preparing the analysis in this EIR. Upon completion of the Draft EIR, the City of Martinez will file the Notice of Completion (NOC) with the State Clearinghouse of the Governor's Office of Planning and Research to begin the public review period.

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## PUBLIC NOTICE/PUBLIC REVIEW

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Concurrent with the NOC, the City of Martinez will provide a public notice of availability for the Draft EIR, and invite comment from the general public, agencies, organizations, and other interested parties. Consistent with CEQA requirements, the review period for this Draft EIR is forty-five (45) days. Public comment on the Draft EIR will be accepted in written form. All comments or questions regarding the Draft EIR should be addressed to:

Dina Tasini, Planning Manager  
City of Martinez  
525 Henrietta Street  
Martinez, CA 94553

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## RESPONSE TO COMMENTS/FINAL EIR

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Following the public review period, a Final EIR will be prepared. The Final EIR will respond to written comments received during the public review period and to oral comments during such review period.

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## CERTIFICATION OF THE EIR/PROJECT CONSIDERATION

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The City of Martinez will review and consider the Final EIR. If the City finds that the Final EIR is "adequate and complete," the City Council may certify the Final EIR in accordance with CEQA. As set forth by CEQA Guidelines Section 15151, the standards of adequacy require an EIR to provide a sufficient degree of analysis to allow decisions to be made regarding the proposed project that intelligently take account of environmental consequences.

Upon review and consideration of the Final EIR, the City Council may take action to approve, revise, or reject the project. A decision to approve the proposed project, for which this EIR identifies significant environmental effects, must be accompanied by written findings in accordance with State CEQA Guidelines Sections 15091 and 15093. A Mitigation Monitoring and Reporting Program (MMRP) would also be adopted in accordance with Public Resources Code Section 21081.6(a) and CEQA Guidelines Section 15097 for mitigation measures that have been

incorporated into or imposed upon the project to reduce or avoid significant effects on the environment. The Mitigation Monitoring and Reporting Program will be designed to ensure that these measures are carried out during project implementation, in a manner that is consistent with the EIR.

### 1.7 ORGANIZATION AND SCOPE

Sections 15122 through 15132 of the State CEQA Guidelines identify the content requirements for Draft and Final EIRs. An EIR must include a description of the environmental setting, an environmental impact analysis, mitigation measures, alternatives, significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. Discussion of the environmental issues addressed in the Draft EIR was established through review of environmental and planning documentation developed for the project, environmental and planning documentation prepared for recent projects located within the City of Martinez, and responses to the Notice of Preparation (NOP).

This Draft EIR is organized in the following manner:

#### EXECUTIVE SUMMARY

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The Executive Summary summarizes the characteristics of the proposed project, known areas of controversy and issues to be resolved, and provides a concise summary matrix of the project's environmental impacts and possible mitigation measures. This chapter identifies alternatives that reduce or avoid at least one significant environmental effect of the proposed project.

#### CHAPTER 1.0 – INTRODUCTION

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Chapter 1.0 briefly describes the proposed project, the purpose of the environmental evaluation, identifies the lead, trustee, and responsible agencies, summarizes the process associated with preparation and certification of an EIR, identifies the scope and organization of the Draft EIR, and summarizes comments received on the NOP.

#### CHAPTER 2.0 – PROJECT DESCRIPTION

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Chapter 2.0 provides a detailed description of the proposed project, including the location, intended objectives, background information, the physical and technical characteristics, including the decisions subject to CEQA, subsequent projects and activities, and a list of related agency action requirements.

#### CHAPTER 3.0 - ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

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Chapter 3.0 contains an analysis of environmental topic areas as identified below. Each subchapter addressing a topical area is organized as follows:

**Environmental Setting.** A description of the existing environment as it pertains to the topical area.

**Regulatory Setting.** A description of the regulatory environment that may be applicable to the project.

**Impacts and Mitigation Measures.** Identification of the thresholds of significance by which impacts are determined, a description of project-related impacts associated with the environmental topic, identification of appropriate mitigation measures, and a conclusion as to the significance of each impact.

The following environmental topics are addressed in this EIR:

- Aesthetics
- Agricultural Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Services

## CHAPTER 4.0 – OTHER CEQA-REQUIRED TOPICS

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Chapter 4.0 evaluates and describes the following CEQA required topics: cumulative impacts, growth-inducing effects, significant and irreversible effects, significant and unavoidable impacts, substantial adverse effects on fish, wildlife, and plan species, substantial adverse effects on human beings, and effects not found to be significant.

## CHAPTER 5.0 - ALTERNATIVES TO THE PROJECT

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Chapter 5.0 provides a comparative analysis between the merits of the proposed project and the selected alternatives. State CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project, which could feasibly attain the basic objectives of the project and avoid and/or lessen any significant environmental effects of the project.

## CHAPTER 6 - REPORT PREPARERS

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Chapter 6.0 lists all authors and agencies that assisted in the preparation of the Draft EIR, by name, title, and company or agency affiliation.

### CHAPTER 7 – REFERENCES

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Chapter 7.0 lists the references used in the preparation of the Draft EIR.

### APPENDICES

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This section includes the NOP and the responses to the NOP.

## 1.8 SUMMARY OF COMMENTS RECEIVED ON THE NOTICE OF PREPARATION

The City received seven comment letters on the NOP. A copy of these letters are provided in Appendix A of this Draft EIR and the comments are summarized below.

- California Department of Transportation (Caltrans): Caltrans requested that the General Plan address general measures including safety issues, funding identification and opportunities, vehicle trip reductions, and locating new development in areas served by mass transit options. Additionally Caltrans recommends continued collaboration between the city and Caltrans regarding plans to mitigate traffic impacts to State facilities.
- Chevron Environmental Management Company: Chevron provided information on abandoned pipelines and possible contaminants associated with such features.
- Civic Martinez LLC: Civic Martinez provided two comment letters that encourage the golf course located at 451 Vine Hill Way to be identified in the General Plan as suitable for residential purposes consistent with the intended residential use of the property.
- Contra Costa Local Agency Formation Commission (LAFCO): LAFCO requests that the General Plan discuss services within the SOI, the provision of adequate services, facilities and infrastructure. LAFCO also encourages the city to identify Unincorporated disadvantaged communities within its planning area as required by SB 244.
- San Francisco Bay Conservation and Development Commission: The San Francisco Bay Conservation and Development Commission provides comments regarding jurisdictional areas within the shoreline Planning Areas, and includes specific comments relating to views and recreational access and amenities in waterfront areas, climate change, biological species, transportation improvements, and existing BCDC permits.
- Contra Costa County Flood Control & Water Conservation District: The District provided comments by requesting the EIR address topics on watersheds and watershed mapping, the payment of drainage fees, impacts related to impervious surfaces, NDPS compliance, and how the proposed General Plan will comply with applicable floodplain management strategies.

## 2.1 GENERAL PLAN BACKGROUND AND OVERVIEW

### STATE GENERAL PLAN LAW

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California Government Code Section 65300 et seq. requires every city and county in the State to prepare and maintain a general plan for the long-term growth, development, and management of the land within the jurisdiction's planning boundaries. The general plan acts as a "constitution" for development, and is the City's lead legal document in relation to growth, development, and resource management issues. Development regulations (e.g., zoning and subdivision standards and public improvement plans and projects, such as a Capital Improvement Program) are required by law to be consistent with the General Plan.

General plans must address a broad range of topics, including, at a minimum, the following mandatory elements: land use, circulation, housing, conservation, open space, noise, and safety. At the discretion of each jurisdiction, the General Plan may combine these elements and may add optional elements relevant to the physical features and local concerns of the jurisdiction.

The California Government Code also requires that a General Plan be comprehensive, internally consistent, and plan for the long term. The General Plan should be clearly written, easy to administer, and available to all those concerned with the community's development.

State planning and zoning law (California Government Code Section 65000 et seq.) establishes that zoning ordinances are required to be consistent with the general plan and any applicable specific plans, area plans, master plans, and other related planning documents. When amendments to the general plan are made, corresponding changes in the zoning ordinance may be required within a reasonable time to ensure consistency between the revised land use designations in the general plan (if any) and the permitted uses or development standards of the zoning ordinance (Gov. Code Section 65860, subd. [c]).

### GENERAL PLAN OUTREACH AND PUBLIC INPUT

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The process to update the Martinez General Plan began in 2010 and is scheduled to be completed with the adoption of the General Plan in early 2016. The Martinez General Plan was developed with extensive community input and reflects the community's vision for Martinez. A summary of the community outreach and public participation process is provided below.

#### **General Plan Update Task Force**

The General Plan Update Task Force (Task Force) was formed to oversee the development of the new General Plan. The Task Force was involved in the update effort, helping to formulate and participate in outreach to the community, identifying issues of concern, formulating the vision for the General Plan, hearing from experts on various topics, providing an opportunity for key property owners to provide their ideas, and reviewing background materials and policy choices. The Task Force met publicly 20 times from June 2010 through April 2012.

### **Community Outreach**

As part of the update process an extensive outreach process was conducted with various interest groups in the city and the community as a whole. Activities conducted between September 2010 and January 2011 included: community workshops held in four different parts of the City, a survey of 230 eighth-graders at Martinez junior high school, use of the city's website to pose questions and obtain responses similar to the workshops, outreach to various stakeholder groups, and neighborhood coffees conducted by Task Force members. Comments received from the community outreach efforts are summarized in a Community Conversations Report which can be found at City Hall.

### **Downtown Matters**

In 2011, the City embarked upon an ambitious effort to involve people in identifying needed improvements and activities in the Downtown. The effort was called "Downtown Matters! Make it Real and Making it Happen!" Downtown Matters was comprised of a series of six community outreach events, including four workshops and including tours of revitalized downtowns located in Redwood City, Lodi, and Livermore. This series was part of the General Plan update process and helped to identify the choices, trade-offs, priorities, and strategic actions required for Downtown to prosper in the 21st century.

### **City Council and Planning Commission**

The Draft General Plan and General Plan Draft Environmental Impact Report (Draft EIR) will be reviewed at public meetings of the Planning Commission and the City Council.

### **Public Outreach**

For all public workshops and meetings, the Martinez Community Development Department conducted extensive outreach, using a wide variety of methods and tools, to inform and encourage the community to participate in the General Plan update process. The following is a list of methods and tools used to inform the public of meetings, workshops, and the status of the General Plan update work efforts.

- **City Website:** The City maintains a website page ([http://www.cityofmartinez.org/depts/planning/general\\_plan\\_update.asp](http://www.cityofmartinez.org/depts/planning/general_plan_update.asp)) devoted to informing the public about, and encouraging participation in, the General Plan update process. The website includes the General Plan Update Work Program, Summary of Community Comments and "Working Vision 2035", Martinez Community Conversations Report, and the existing General Plan.
- **Local Newspapers and Media:** Public notices, meeting notices, press releases, and/or public service announcements were published in the local media prior to each public meeting or workshop.

## 2.2 PROJECT CHARACTERISTICS AND BACKGROUND

### PROJECT LOCATION AND SETTING

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Martinez is a relatively small city in central Contra Costa County that has a total area of 13.1 square miles, of which 12.1 square miles is land and 1.0 square mile is water.

The City of Martinez is the County seat, located on the south side of the Carquinez Strait. The City is bordered by Carquinez Strait/Solano County to the north, the Cities of Pleasant Hill and Concord to the southeast, and unincorporated Contra Costa County to the west and northeast. See Figure 2-1.

The City of Martinez is located mostly west of the Interstate 680 (I-680), which runs north-south, and is bisected by State Route 4 (SR 4), which runs east-west. Traffic to and from the I-680 corridor is served by SR 4, Pacheco Boulevard, and Marina Vista Avenue. Traffic to and from the SR 4 corridor is served by Pacheco Boulevard, Morello Avenue, Center Avenue-Pine Street, and Alhambra Avenue.

Access to and from the North Bay, including the Counties of Solano and Sonoma, is provided via I-680 (via the Benicia-Martinez Bridge) or State Route 4 via I-80. Access to and from Contra Costa County both east and west is provided by SR 4. Additionally, access to and from the south is provided by I-680 which serves both Contra Costa County and Alameda County.

The City's residential and commercial areas represent a wide variety of land uses, from the intermingling of residential and commercial uses Downtown, to the rich design quality and character of older neighborhoods adjacent to the Downtown, and then the more prevalent twentieth-century suburban-type land use patterns separating the City's commercial centers. The City provides many advantages of urban living, while at the same time maintaining a connected feeling in its residential neighborhoods along with a distinctive Downtown. Careful planning and community involvement regarding development in the City and the surrounding area has preserved important physical features, such as ridgelines, hillsides, and natural areas, while providing for necessary services, employment, and a diversity of housing opportunities.

### STUDY AREA

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In addition to the City proper, state law requires that a municipality adopt a General Plan that addresses "any land outside its boundaries which in the planning agency's judgment bears relation to its planning (California Government Code §65300)." This includes the City's Sphere of Influence (SOI), which encompasses the unincorporated areas that are related to the City's current and desired land use planning and growth. The SOI includes all lands within the City's jurisdiction as well as small areas within Alhambra Valley and a much larger area east of the City and north of Highway 4 that predominantly includes industrial, open space, and some residential uses, as shown on Figure 2-2.

### 2.3 PROJECT DESCRIPTION

The General Plan Update contains a set of public goals and policies to guide the future development and maintenance of the physical environment in Martinez. In a broad sense, the General Plan Update addresses issues related to sustaining Martinez's quality of life. These issues include enhancing the Downtown as the central focus of the community, protecting residential neighborhoods and environmental resources; balancing future development with the provision of adequate services, facilities and infrastructure; collaborating on regional planning efforts; and providing for economic development to maintain a high level of City services. Upon adoption, the General Plan Update will replace the City's existing General Plan, which was adopted in 1973 with subsequent updates to various elements.

The City has updated the Housing Element, which addresses the City's 2014-2022 Regional Housing Needs Allocation and the 2015-2023 planning period and the Housing Element has been certified by the State Housing and Community Development Department and adopted by the Martinez City Council.

#### GENERAL PLAN ELEMENTS

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The General Plan Update will include a comprehensive set of goals, objectives, policies and implementation measures, as well as a revised Land Use Map (Figure 2-2). The State requires that the General Plan contain seven mandatory elements: Land Use, Circulation, Housing, Open Space, Noise, Safety, and Conservation. As previously identified, the Housing Element has been updated through a separate process. The General Plan Update will include all of the State-mandated elements, as well as optional elements, including the Historic, Cultural, and Arts Element, Parks Community Facilities, and Utilities Element, and Growth Management Element.

- The **Land Use Element** designates the general distribution and intensity of residential, commercial, office, industrial, mixed use, governmental, recreation, open space, agricultural, and other categories of public and private land uses. The Land Use Element includes the Land Use Map, which identifies land use designations for each parcel in the city limits and SOI (Figure 2-2).
- The **Circulation Element** correlates closely with the Land Use Element, and identifies the general locations and extent of existing and proposed major roadways, transportation routes, and alternative transportation facilities necessary to support a multi-modal transportation system. This element is intended to facilitate mobility of people and goods throughout Martinez by a variety of transportation modes, including bicycle, pedestrian, and rail.
- The **Open Space and Conservation Element** addresses the preservation of open space for the conservation of natural resources, and public health and safety related to open space and recreational opportunities and the conservation, development, and use of natural resources, riparian environments, native plant and animal species, soils, mineral deposits, cultural/historical resources, air quality, and alternative energy. It also details plans and

measures for preserving open space for natural resources and the managed production of resources.

- The **Noise Element** establishes standards and policies to protect the community from the harmful and annoying effects of exposure to excessive noise levels. This element includes strategies to reduce land use conflicts that may result in exposure to unacceptable noise levels.
- The **Safety Element** establishes policies and programs to protect the community from risk associated with geologic, flood, and fire hazards, as well as setting standards for emergency preparedness.
- The **Historic, Cultural, and Arts Element** (optional element) is designed to foster protection, preservation, and rehabilitation of Martinez’s historic and cultural heritage and to strengthen community appreciation and cohesiveness by enhancing cultural and art resources.
- The **Growth Management Element** (optional element) sets forth standards to manage and mitigate the impacts of future growth within Martinez and also has been prepared to meet the growth control requirements of Measure J (Contra Costa County, 2004).

## GOALS, POLICIES, AND IMPLEMENTATION MEASURES

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Each element of the General Plan Update contains a series of goals, objectives, policies and implementation programs/measures. The goals, objectives, policies and action items provide guidance to the City on how to direct change, manage growth, and manage resources over the 20-year life of the General Plan. The following provides a description of each and explains the relationship of each:

- A **goal** is a description of the general desired result related to a particular topic or issue that the City seeks to create through the implementation of the General Plan.
- A **policy** is a specific statement that guides decision-making as the City works to achieve its goals. Once adopted, policies represent statements of City regulations. The General Plan’s policies set out the standards that will be used by City staff, the Planning Commission, and the City Council in its review of land development projects, resource protection activities, infrastructure improvements, and other City actions. Policies are on-going and require no specific action on behalf of the City.
- An implementation measure is a procedure, technique or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy.

### GENERAL PLAN LAND USE MAP

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The General Plan Land Use Map identifies land use designations for each parcel within the City of Martinez and the City's SOI. The General Plan Update Land Use Map is attached as Figure 2-2.

#### **General Plan Land Use Designations**

The Land Use Element of the General Plan Update defines various land use designations by their allowable uses, maximum development densities, and maximum floor area ratios. The following describes the proposed land use designations for the General Plan. Table 2-1 shows the total number of parcels and total acreages for each land use designation shown on the proposed Land Use Map.

**Downtown Core(D/C)** - This designation is intended for the mixed use areas at the center of downtown, with an emphasis on a pedestrian scale mixture of residential, specialty commercial, tourist, restaurants, cultural and civic uses. Promoting the mix of residential and commercial uses where ground floor commercial uses are enhanced with residential uses above creating a vibrant commercial core. In addition to rehabilitation and adaptive reuse of historic buildings, development in this area emphasizes new and infill construction that is compatible with the historic structures that give Downtown its unique identity.

*Residential Development Density: From 29 to 43 dwelling units per acre*

*Non-Residential and Mixed Use Floor Area Ratio: Up to 2.0. Floor Area Ratio up to 4.0 in the six-block area of maximum opportunity north of the railroad tracks and bounded by Ferry Street to the northeast, Escobar to the south and Alhambra Avenue to the Northwest.*

*Applicable Zoning Districts: CC (Central Commercial District)*

**Downtown Government (D/G)** - This designation is intended for the area of existing Federal, State, and County facilities centered at Court and Pine Streets at Main Street, as well as the Intermodal Transit Station at Marina Vista. The core of this Designation is the County and State Court Campus, and the intent of this designation is to provide a center for the existing functions and future expansion of the Contra Costa County government, including administrative, judicial and correctional facilities and for federal, state and local civic facilities.

*Floor Area Ratio: Up to 3.0 (non-residential)*

*Applicable Zoning Districts: C (Civic District); CC (Central Commercial District)*

**Downtown Shoreline (D/S)**- This designation is intended to guide the transformation of a primarily industrial and service commercial area in the northwesterly portion of Downtown into a predominantly residential neighborhood, with the potential for waterfront oriented commercial uses (such as restaurants and hotels) and limited neighborhood serving commercial uses. Industrial uses are no longer consistent with this designation, but may remain as set forth in the City's non-conforming use ordinance.

*Residential Development Density: From 18 to 30 dwelling units per acre*

*Non-Residential and Mixed Use Floor Area Ratio: Up to 2.0*

*Applicable Zoning District: DS (Downtown Shoreline District)*

**Downtown Transition (D/T)** - This designation is intended maintain the character of this traditionally mixed use area immediately south of the areas designated Downtown Core and Downtown Government, and north of the residential neighborhoods beyond. This area will continue to contain small scale and locally serving service commercial uses, as well as office and residential uses. New development is envisioned to be primary multi-family residential.

*Residential Development Density: From 19 to 29 dwelling units per acre*

*Non-Residential Floor Area Ratio: Up to 1.5*

*Applicable Zoning Districts: C (Civic District); CC (Central Commercial District); NC (Neighborhood Commercial District); PA (Professional and Administrative Office District); R-1.5 (Multi-family Residential District: 1,500 square feet site area per dwelling unit); DO/R-2.5 (Downtown Overlay District/Multi-Family Residential District: 2,500 square feet site area per dwelling unit & 1,500 square feet site area per dwelling unit); DO/R-3.5 (Downtown Overlay District/Family Residential District: 3.5 square feet site area per dwelling unit; 2,500 square feet site area per dwelling unit*

*DO/R-1.5 (Downtown Overlay District/Multi-Family Residential District: 1,500 square feet site area per dwelling unit & 1,250 square feet site area per dwelling unit w/ Use Permit approval).*

**Rural Residential (RR)** - This designation identifies hillside private lands. These areas may include single-family lots, hobby farms, estates and open space. These areas often have steep terrain, environmental constraints and natural topographical features that preclude higher densities. Rural residential may include existing single family residential subdivisions, clustered development with common open space and other planned developments. The intent of the rural residential designation is to preserve the character of existing neighborhoods and achieve compatible new residential development while conserving natural resources.

In addition to the objectives of the Rural Residential Lands designation above, development density within the Franklin Hills shall not exceed: a) one unit per half-acre of land under 30% slope and under 350 feet elevation, and b) one unit per ten acres over 350 feet elevation.

*Residential Development Density: From 0 to .49 dwelling unit per acre except as limited in the Franklin Hills or otherwise limited by the Hillside Development Regulations of the MMC.*

*Applicable Zoning Districts: R- Single Family Residential Districts ECD-R- (R- Residential Districts with Environmental Conservation Companion District.)*

**Residential Very Low (RVL)** - This designation is typified by the rural residential neighborhoods that were developed under the County's jurisdiction, such as Muir Oaks and Franklin Canyon. Development within these areas is limited to single-family homes and related accessory uses that have low intensity characteristics.

*Residential Development Density: From 0 to 1 dwelling unit per acre.*

## 2.0 PROJECT DESCRIPTION

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*Applicable Zoning Districts: R-40 (One-family Residential District: 40,000 square feet site area per dwelling unit); R-80 (One-family Residential District: 80,000 square feet site area per dwelling unit); R-100 (One-family Residential District: 100,000 square feet site area per dwelling unit); RR (Rural Residential Districts); ECD-R- & ECD RR (R- Residential Districts and Rural Residential Districts with Environmental Conservation Companion District).*

**Residential Low (RL)** - This designation includes both rural residential neighborhoods developed under the County’s jurisdiction, as well as neighborhoods of custom and semi custom single-family homes, on relatively larger lots, that are suited to the hills of southern Martinez. Development within these areas is limited to single-family homes and related accessory uses that have low intensity characteristics.

*Residential Development Density: From 1-5 dwelling units per acre.*

*Applicable Zoning Districts: R-10 (One-family Residential District: 10,000 square feet site area per dwelling unit); R-20 (One-family Residential District: 20,000 square feet site area per dwelling unit); RR (Rural Residential Districts).*

**Residential Lower/Medium (-RLM)** - This designation is the single most predominant land use within the City’s jurisdiction, and allows single family homes, on subdivision lots typically ranging from 5,000 square feet to 7,500+ square feet. Paired and multi-family housing units may be possible as part of a Planned Unit Development with common open space areas. Very limited nonresidential uses are supported within this designation, subject to the applicable zoning regulations.

*Residential Development Density: From 5 to 10 dwelling units per acre.*

*FAR: Non Residential up to .4*

*Applicable Zoning Districts: R-6 (One-family Residential District: 6,000 square feet R.7 (One-family Residential District: 7,000 square feet site area per dwelling unit); site area per dwelling unit); R-7.5 (One-family Residential District: 7,500 square feet site area per dwelling unit).*

**Residential Medium -RMD)** - This designation allows for “small lot/cluster” single-family residential within Planned Unit Developments, & townhomes and other multi-family housing. Very limited non residential uses are supported within this designation, subject to the applicable zoning regulations.

*Residential Development Density: From 10 to 20 dwelling units per acre.*

*FAR: Non Residential up to .4*

*Applicable Zoning Districts: R-3.5 (Family Residential District: 3,500 square feet site area per dwelling unit & minimum 4,000 square feet lot size).*

**Residential High (RHD) 20-30 dwelling units per acre** - This designation allows for townhomes and other multi-family housing, such as apartments and condominiums units, typically as “flats” in single or multi-level buildings. Very limited non-residential uses are supported within this designation, subject to the applicable zoning regulations.

*Residential Development Density: From 20-30 dwelling units per acre.*

*FAR: Non Residential up to .4*

*Applicable Zoning Districts: R-1.5 (Multi-Family Residential District: 1,500 square feet site area per dwelling unit, R-2.5 (Multi-Family Residential District: 2,500 square feet site area per dwelling unit & minimum 3,500 square feet lot size).*

**Central Residential Low-A (CRL-A)** - This designation is intended to continue the established character of this portion of the *Central Residential* area's pre-WWII hillside residential areas, where streets are generally steep and winding, and home placement was largely dictated by the steep topography. New development is limited to new single family dwellings on the few remaining vacant lots.

*Residential Development Density: Up to 7 dwelling units per acre.*

*Applicable Zoning Districts: R-6.0 (One-family Residential District: 6,000 square feet site area per dwelling unit);*

**Central Residential Low-B (CRL-B)** - The *Central Residential/Group B* designation is intended maintain the established single family character of the *Central Residential* area's outlying neighborhoods, where most all homes were built prior to WWII on 5,000 square foot lots from the original 1800'S survey for "The Town of Martinez", or subsequent pre-WWII subdivisions.

*Residential Development Density: Up to 9 dwelling units per acre.*

*Applicable Zoning Districts: R-3.5( Family Residential District: 3500 Square feet site area per dwelling unit & minimum 4,000 square feet)*

**Central Residential Low-C (CRL-C)** - This designation is the largest in area of the three Central Residential Mixed Single- and Multi- Family designations, and most typifies the traditional pattern of development in the area, with single family homes on the 5,000 square foot interior lots and either duplexes or individual "split lots" (2,500 sq. ft. each) at the 5,000 square foot corner lots. This designation encourages the continuation of adding new contextually appropriate single family and duplex in-fill housing.

*Residential Development Density: Up to 17 dwelling units per acre.*

*Applicable Zoning Districts: R-2.5 (Multi-family Residential District: 2,500 square feet site area per dwelling unit); DO/R-3.5 (Downtown Overlay District/Family Residential District: 3,500 square feet site area per dwelling unit; 2,500 square feet site area per dwelling unit.*

**Central Residential Medium (CRM- 0-29)** - This designation denotes the residential areas closer to City Hall and the Downtown Core, and is the most eclectic of the Central Residential Mixed Single- and Multi- Family designations, in that single-family homes, duplexes and apartments buildings are interspersed throughout the area. While the retention and addition of new single-family homes is permitted, this designation encourages the construction of new duplexes and multi-family building on suitable sites.

*Residential Development Density: Up to 29 dwelling units per acre.*

## 2.0 PROJECT DESCRIPTION

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*Applicable Zoning Districts: R-1.5 (Multi-family Residential District: 1,500 square feet site area per dwelling unit); DO/R-2.5 (Downtown Overlay District/Multi-Family Residential District: 2,500 square feet site area per dwelling unit)*

**Central Residential High (CRH)** - The Central Residential High designation includes the residential areas closest to the Downtown Core and is envisioned to have the highest density housing within the three Central Residential Mixed Single- and Multi- Family designations.

*Residential Development Density: Up to 35 dwelling units per acre.*

*Applicable Zoning District: DO/R-1.5 (Downtown Overlay District/Multi-Family Residential District: 1,500 square feet site area per dwelling unit & 1,250 square feet site area per dwelling unit.*

**Alhambra Valley Estate Residential – Very Low Density (AV/ER-VL)** - The primary land use envisioned in this designation is detached single-family homes on lots typically one acre or larger, with the keeping of a limited number of livestock, consistent with a rural or semi-rural lifestyle.

*Residential Development Density: Up to 1 dwelling unit per acre*

*Applicable Zoning Districts: AV/R-40 (Alhambra Valley Residential Zoning District, Minimum lot size 40,000 square feet).*

**Alhambra Valley Estate Residential Low Density (AV/ER-L)** - The primary land use envisioned in this designation is detached single-family homes on lots typically one-half acre or larger.

*Residential Development Density: From 1 to 2 dwelling unit per acre)*

*Applicable Zoning Districts: AV/R-42 (Alhambra Valley Residential Zoning District, Minimum lot size 20,000 square feet). A-4 (Agricultural Preserve District).*

**Alhambra Valley Agricultural Lands (AV/AL)** - This land use designation includes privately owned rural lands, generally in hilly areas that are used for grazing livestock or dry grain farming. The primary purposes of the Agricultural Lands designation is to: a) preserve and protect lands capable of and generally used for the production of food, fiber and plant materials; and b) provide opportunities for rural residential single family homes.

*Residential Development Density: Maximum density equivalent to a minimum 5 acres per dwelling unit*

*Applicable Zoning Districts: AV/A-5 (Alhambra Valley Agricultural District, Minimum lot size 5 acres).*

**Neighborhood Commercial (C/N)** - This designation is intended for retail and other services which meet the day-to-day needs of local residents. Uses include business usually found in convenience and neighborhood shopping centers.

*Non-Residential Floor Area Ratio: Up to 0.5*

*Applicable Zoning Districts: RB – (Retail Business District ;) NC (Neighborhood Commercial District)*

**Service Commercial(C/S)** - This designation is intended to provide sites for commercial businesses that are not appropriate in other areas because of high volumes of vehicle traffic and potential impacts on other uses. This designation allows small scale commercial uses that provide goods and services to employees, residents and visitors. It includes automotive sales and services, building materials, warehouses, distribution and personal storage located on major arterial streets as well as retail uses, services and small offices.

*Non- Residential Floor Area Ratio: up to 0.8*

*Applicable Zoning District: SC (Service Commercial); LI (Light Industrial)*

**Regional Commercial (C/R)** - This designation, being distinct from the Neighborhood Commercial designation, denotes areas with buildings and parking lots of larger scale, intended to serve businesses with a regional focus. The Land Use Map Identifies the two clusters of regionally serving retail along the John Muir Parkway.

*Non-Residential Floor Area Ratio: Up to 1.0*

*Applicable Zoning Districts: CC (Central Commercial District); CR (Commercial Recreation District)*

**Mixed Use Commercial (CMU)** - This designation allows for a mix of commercial, office, multifamily, and mixed-use development. This designation is intended to maintain and enhance areas with indoor non-retail commercial activity, primarily containing office, research & development and light manufacturing uses without any significant outdoor storage. Settings range from single-purpose office developments to well landscaped business parks with a variety of indoor uses. Assembly and small restaurants to serve complex employees may also be accommodated, subject to the applicable zoning regulations.

*Residential Development Density: up to 30 units per acre*

*Non-Residential Floor Area Ratio: Up to .1.0*

*Applicable Zoning District: CC (Central Commercial District); SC (Service Commercial District); PA (Professional and Administrative Office District); R & D (Research and Development District). CI (Controlled Industrial District); R1.5 (Multi Family Residential District, 1,500 square feet per dwelling unit); R-3.5 (Multi Family Residential District; 3,500 square feet per dwelling unit.*

**Medical Center – Mixed Use (MCMU)** - The Medical Center Mixed Use designation is defined as the area along Alhambra Avenue (between Bertola and F Streets), and along C Street, where office uses have historically intermingled among the original low and medium density residential units in the area. The presence of the Contra Costa County Medical Center and Alhambra High School on Alhambra Avenue promote the development of additional office uses, with the retention and addition of residential uses also being permitted.

*Residential Development Density: Up to 9 dwelling units per acre.*

*Non-Residential and Mixed-Use Floor Area Ratio: Up to 1.0*

## 2.0 PROJECT DESCRIPTION

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*Applicable Zoning Districts: PA (Professional and Administrative Office District) R-3.5 (Family Residential District: 3.5 square feet site area per dwelling unit – 4,000 minimum lot size); R-6 (One-family Residential District: 6,000 square feet site area per dwelling unit.*

**Commercial & Multi-Family Residential Combined Use Corridor (CUC/C+R30)** - This area includes corridors along arterials and John Muir Parkway frontage roads, suitable for a variety of higher intensity uses, such as multi-family residential, office and commercial. The City's two aging commercial strips (Alhambra Avenue, between F Street and Highway 4; and Pacheco Boulevard, between Palm Avenue and Interstate 680) and several vacant parcels adjacent to the John Muir Parkway frontage roads are within this designation. The Commercial and & Multi-family Residential Combined Use Corridor Designation is intended to allow both new and existing non-residential and residential uses.

*Residential Development Density: From 19 to 30 dwelling unit per acre.*

*Non-Residential and Mixed-Use Floor Area Ratio: Up to 2.0*

*Applicable Zoning Districts: C (General Commercial District); TC (Thoroughfare Commercial District); NC (Neighborhood Commercial District); PA (Professional and Administrative Office District); R-1.5 (Multi-Family Residential District: 1,500 square feet site area per dwelling unit, 1,250 square feet site area per dwelling unit with Planning Commission approval & minimum 10,000 square feet lot size)*

**Industrial and Manufacturing (IM)** - This designation allows primary manufacturing, refining, and similar heavy industrial uses. This designation also supports activities involving refining, storing and transporting petroleum products. Ancillary office uses as well as other manufacturing and warehouse maybe permitted, subject to the applicable Zoning Regulations. No retail uses are allowed.

*Non-Residential Floor Area Ratio: Up to 0.40*

*Applicable Zoning Districts: H-I (Heavy Industrial Districts); ECD-H-1 (H -1 Heavy Industrial District with Environmental Conservation Companion District.).*

**Parks and Recreation (P&R)** - Designation denoting public park areas and existing and planned active recreation facilities including relatively larger private homeowners' associations' community facilities.

*Non-Residential Floor Area Ratio: Up to 0.5*

*Applicable Zoning District: RF (Recreation Facility District.).*

**Open Space Preservation (OS/P)** - Designation for public and private lands preserved as a scenic or environmental resource, either by public or common interest ownership, or through dedication of scenic open space or other easements or through conditions of development approval or previous designation and zoning action. While alteration of such properties for active recreation is typically not envisioned, naturalistic and agricultural plantings, and trails, may be possible if consistent with the intent of preserving the intended scenic resource and as may be permitted by any easements.

*Non-Residential Floor Area Ratio: Up to 0.1*

*Applicable Zoning Districts: OS (Open Space District); All R – and RR- (Residential and Rural Residential Districts, with use restrictions as prescribed by applicable scenic easements and/or final subdivision map dedications).*

**Alhambra Valley Open Space (AV/OS)** - This designation includes publicly owned open space lands and includes, without limitation, areas of significant ecological resources or geologic hazards that are unique to the Alhambra Valley community. The Alhambra Valley Open Space designation also includes privately owned properties for which future development rights have been deeded to a public or private agency or which have been previously designated as open space. For example, significant open space areas within planned developments identified as being owned and maintained by a homeowners association fall under this designation. Also included are the steep, unbuildable portions of approved subdivisions which may be deeded to agencies such as the East Bay Regional Park District but which have not been developed as park facilities.

*Non-Residential Floor Area Ratio: Up to 0.1*

*Applicable Zoning Districts: AV/PD (Alhambra Valley Planned Development District; OS (Open Space District)*

**Agricultural Lands (AG)** - The Agricultural Lands designation is specific to areas currently used for agricultural production (specifically the Viano Vineyards located east of Morello Avenue and south of the Burlington Northern @ Santa Fe (BNSF) railroad tracks near Marie Avenue). While similar to the Open Space categories in that Agricultural Lands have scenic value, structures for agricultural production and residential use are permitted and integral to the desirable preservation of viable agricultural uses.

*Non-Residential Floor Area Ratio: Up to 0.2*

*Residential Development Density: 20 acres per unit*

*Applicable Zoning Districts: A-4 (Agricultural Preserve District).*

**Marina and Waterfront (Parks and Recreation)** -The marina and waterfront area are comprised of the Marina and launch ramp, dry storage areas south of Marina, and other uses historically established for supporting commercial and social organization's facilities. The marina may also contain marina support services such as restaurants, and commercial boating and fishing activities. Other non-water related community serving recreation facilities are located between the Marina and Downtown, such as the John Muir Amphitheatre, waterfront park, ball fields, bocce courts, skate park, and the EBRPD equestrian facilities.

*Non-Residential Floor Area Ratio: Up to 1.0*

*Applicable Zoning Districts: RF (Recreational Facilities)*

## 2.0 PROJECT DESCRIPTION

**TABLE 2-1: GENERAL PLAN LAND USE DESIGNATIONS**

<i>Land Use Designation</i>	<i>City</i>	<i>Sphere of Influence</i>	<i>Total</i>
Agricultural Lands	0	135.8	135.8
Alhambra Valley Agricultural Lands	132.1	281.2	413.3
Alhambra Valley Estate Residential - Low	0	162.2	162.2
Alhambra Valley Estate Residential - Very Low	126.4	79.4	205.8
Alhambra Valley Open Space	61.2	93.3	154.5
Neighborhood Commercial	52.0	7.2	59.2
Office and Business Park Commercial	51.8	0	51.8
Regional Commercial	21.6	0	21.6
Central Residential High	8.2	0	8.2
Central Residential Low - A	115.4	0	115.4
Central Residential Low - B	82.3	0	82.3
Central Residential Low - C	108.5	0	108.5
Central Residential Medium	17.8	0	17.8
Light Industrial and Service Commercial	70.2	97.4	167.6
Commercial & Multi-family Residential Combined Use Corridor	56.3	35.3	91.6
Medical Center Combined Use Corridor	8.8	0	8.8
Downtown Core	19.7	0	19.7
Downtown Government	30.3	0	30.3
Downtown Shoreline	18.0	0	18
Downtown Transition	16.6	0	16.6
Elementary School	28.7	9.1	37.8
Public Institution	141.3	448.6	589.9
Hospital	72.0	0	72.0
Residential High	90.8	10.2	101.0
Hillside Rural Residential	295.7	55.2	350.9
High School	17.1	0	17.1
Industrial and Manufacturing	595.6	1,296.5	1,892.1
Junior High School	12.7	0	12.7
Residential Medium	49.2	0	49.2
Residential Medium Low	368.3	51.7	420.0
Ocean	686.0	0	686.0
Open Space/Alhambra Hills Specific Plan	456.0	34.9	490.9
Open Space Preservation	1,920.8 <sup>1</sup>	445.2	2,365.9
Parks and Recreation	194.1	0	194.1
Private School	2.0	0	2
Residential Low	1,215.7 <sup>1</sup>	361.5	1,577.2
Right of Way	27.5	1.3	28.8
Rural Residential	0	0	0
Residential Very Low	485.5	12.2	497.7
<b>Grand Total</b>	<b>7,656.2</b>	<b>3,618.2</b>	<b>11,274.4</b>

*NOTE:*

<sup>1</sup> THERE IS A 99-LOT SUBDIVISION (VINE HILL SUBDIVISION) ON 25.9 ACRES THAT WAS APPROVED BY CITY COUNCIL, BUT IS CURRENTLY UNDER REFERENDUM. THE VINE HILL SUBDIVISION HAD PROPOSED TO CHANGE THE LAND USE DESIGNATION FROM OPEN SPACE PRESERVATION TO RESIDENTIAL LOW BEFORE IT WAS PLACED UNDER REFERENDUM. THE TABLE ABOVE REFLECTS THE 25.9 ACRES VINE HILL SUBDIVISION SITE UNDER THE OPEN SPACE PRESERVATION DESIGNATION. IF THE REFERENDUM WAS NOT PASSED, THE RESIDENTIAL LOW ACREAGE WITHIN THE CITY LIMITS WOULD INCREASE BY 25.9 ACRES AND THE OPEN SPACE PRESERVATION DESIGNATION WOULD DECREASE BY 25.9 ACRES.

SOURCE: CITY OF MARTINEZ, 2014; PSOMAS, 2014

## EXISTING LAND USES

Table 2-2 summarizes the existing land uses in the City of Martinez based on Contra Costa County Assessor's data.

**TABLE 2-2: ASSESSED LAND USES- CITY OF MARTINEZ**

<i>Land Use Description</i>	<i>City</i>	<i>SOI</i>	<i>Total</i>
Commercial	182.4	79.3	261.7
Commercial - Vacant	25.6	6.6	32.3
Industrial	724.0	1,041.2	1,765.3
Industrial - Vacant	46.6	272.5	319.0
Institutional	306.8	20.5	327.4
Institutional - Government-Owned	1,974.0	730.9	2,705.0
Land	601.7	461.0	1,062.6
Miscellaneous	295.0	235.0	530.0
Multiple	161.6	20.3	181.9
Multiple - Vacant	5.1	1.8	6.9
No Use Code	113.1	98.1	211.2
Residential	2,237.2	794.6	3,031.8
Residential - Vacant	140.9	89.0	229.9
Residential - Vacant - Unbuildable	42.2	7.8	50.0
<b>Grand Total</b>	<b>6,856.2</b>	<b>3,858.6</b>	<b>10,715</b>

*SOURCE: CITY OF MARTINEZ GIS DATA, 2013-2014; DE NOVO PLANNING GROUP, 2014*

## GENERAL PLAN BUILDOUT ANALYSIS

This EIR evaluates the maximum projected development that could occur within the existing City Limits if land in the City developed at or near the higher end of densities and intensities allowed under the proposed General Plan.

Table 2-3 summarizes the maximum level of new development that may occur within the existing City Limits and SOI under General Plan buildout conditions. As shown in Table 2-3, buildout of the General Plan could yield up to 2,900 new residential units and over 1.2 million square feet of new non-residential development in the City limits and SOI.

This new growth would increase the City's population by approximately 7,105 residents.<sup>1</sup> The full development of the new commercial, office, and industrial uses shown in Table 2-3 would increase the employment opportunities by approximately 2,390 employees.<sup>2</sup> The jobs:housing ratio associated with new development within the City would be approximately 0.82, with full buildout of residential and employee-generating uses.

<sup>1</sup> Based on the 2013 California Department of Finance estimate of 2.45 persons per household.

<sup>2</sup> Assumes one employee generated for: every 549 square feet of commercial space, every 324 square feet of office space, and every 557 square feet of industrial space.

## 2.0 PROJECT DESCRIPTION

**TABLE 2-3: PROJECTED MAXIMUM NEW DEVELOPMENT WITHIN CITY LIMITS AND SOI AT GENERAL PLAN BUILDOUT**

Type	Residential (# of Units)	Non-Residential (sq. ft.)
Single Family Units	1,743	-
Multifamily Units	1,058	-
Commercial Development	-	993,216
Office Development	-	95,816
Industrial Development	-	159,378
<b>TOTAL Development in City and SOI</b>	<b>2,900</b>	<b>1,248,410</b>

NOTE:

<sup>1</sup> A 99-LOT SUBDIVISION (VINE HILL SUBDIVISION) WAS APPROVED BY CITY COUNCIL (FEBRUARY 2015), BUT IS CURRENTLY UNDER REFERENDUM. THE TABLE ABOVE REFLECTS THE PROJECTED MAXIMUM NUMBER OF UNITS IN MARTINEZ WITHOUT INCLUDING THE 99 SINGLE FAMILY UNITS. IF THE REFERENDUM IS NOT SUCCESSFUL THE 99 UNITS CAN BE DEVELOPED, WHICH WILL INCREASE THE MAXIMUM NUMBER OF UNITS THAT CAN BE DEVELOPED IN THE CITY LIMITS ABOVE WHAT IS SHOWN IN THE TABLE ABOVE.

SOURCE: DE NOVO PLANNING GROUP, OMNI-MEANS, AND CITY OF MARTINEZ, 2014

## 2.4 USES OF THE EIR AND REQUIRED AGENCY APPROVALS

This EIR may be used for the following direct and indirect approvals and permits associated with adoption and implementation of the proposed project.

### CITY OF MARTINEZ

The City of Martinez is the lead agency for the proposed project. The General Plan Update will be presented to the Planning Commission for review and recommendation and to the City Council for comment, review, and consideration for adoption. The City Council has the sole discretionary authority to approve and adopt the General Plan Update. In order to approve the proposed project, the City Council would consider the following actions:

- Certification of the General Plan EIR;
- Adoption of required CEQA findings for the above action;
- Adoption of a Mitigation Monitoring and Reporting Program;
- Approval of the General Plan Update; and
- Approval of property rezoning consistent with the General Plan Land Use Map.

### SUBSEQUENT USE OF THE EIR

This EIR provides a review of environmental effects associated with implementation of the proposed General Plan Update. When considering approval of subsequent activities under the proposed General Plan, the City of Martinez would utilize this EIR as the basis in determining potential environmental effects and the appropriate level of environmental review, if any, of a subsequent activity. Projects or activities successive to this EIR may include, but are not limited to, the following:

- Approval and funding of major projects and capital improvements;
- Future Specific Plan and Planned Unit Development projects;
- Preparation and adoption of the Marina Land Use Plan (Implementation Measure LU-5.1a);
- Revision to the Martinez Municipal Code, including Title 22 - Zoning;
- Water, sewer, and other infrastructure master plans;
- Bicycle and Pedestrian Master Plan(s);
- Development Plan approvals, such as tentative subdivision maps, variances, conditional use permits, and other land use permits;
- Development Agreements;
- Permit issuances and other approvals necessary for public and private development projects; and
- Issuance of permits and other approvals necessary for implementation of the General Plan Update.

## OTHER GOVERNMENTAL AGENCY APPROVALS

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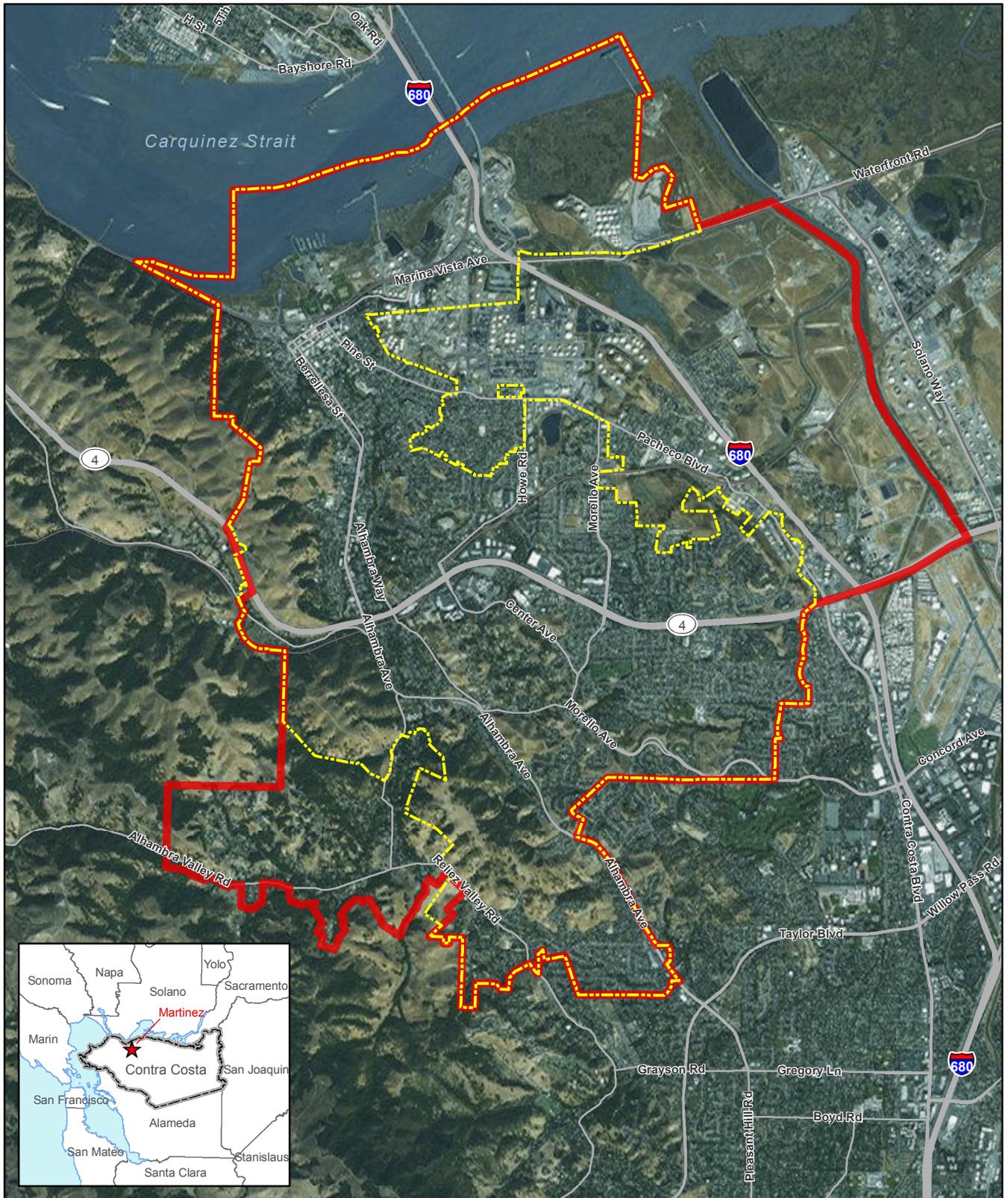
City approval of the proposed project would not require any actions or approvals by other public agencies. Subsequent projects and other actions to support implementation of the proposed project would require actions, including permits and approvals, by other public agencies that may include, but are not necessarily limited to:

- California Department of Fish and Wildlife (CDFW) approval of potential future streambed alteration agreements, pursuant to Fish and Game Code. Approval of any future potential take of state-listed wildlife and plant species covered under the California Endangered Species Act.
- California Department of Transportation (Caltrans) approval of projects and encroachment permits for projects affecting state highway facilities.
- Regional Water Quality Control Board (RWQCB) approval for National Pollution Discharge Elimination System compliance, including permits and Storm Water Pollution Prevention Plan approval and monitoring.
- Contra Costa Local Agency Formation Commission (LAFCo) approvals for annexation of any lands into the boundaries of the City of Martinez.
- U.S. Army Corps of Engineers (ACOE) approval of any future wetland fill activities, pursuant to the Clean Water Act.

## 2.0 PROJECT DESCRIPTION

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- U.S. Fish and Wildlife Service (USFWS) approvals involving any future potential take of federally listed wildlife and plant species and their habitats, pursuant to the Federal Endangered Species Act.

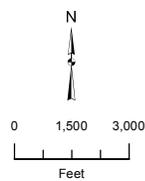


CITY OF MARTINEZ GENERAL PLAN UPDATE

Figure 2-1: Location Map

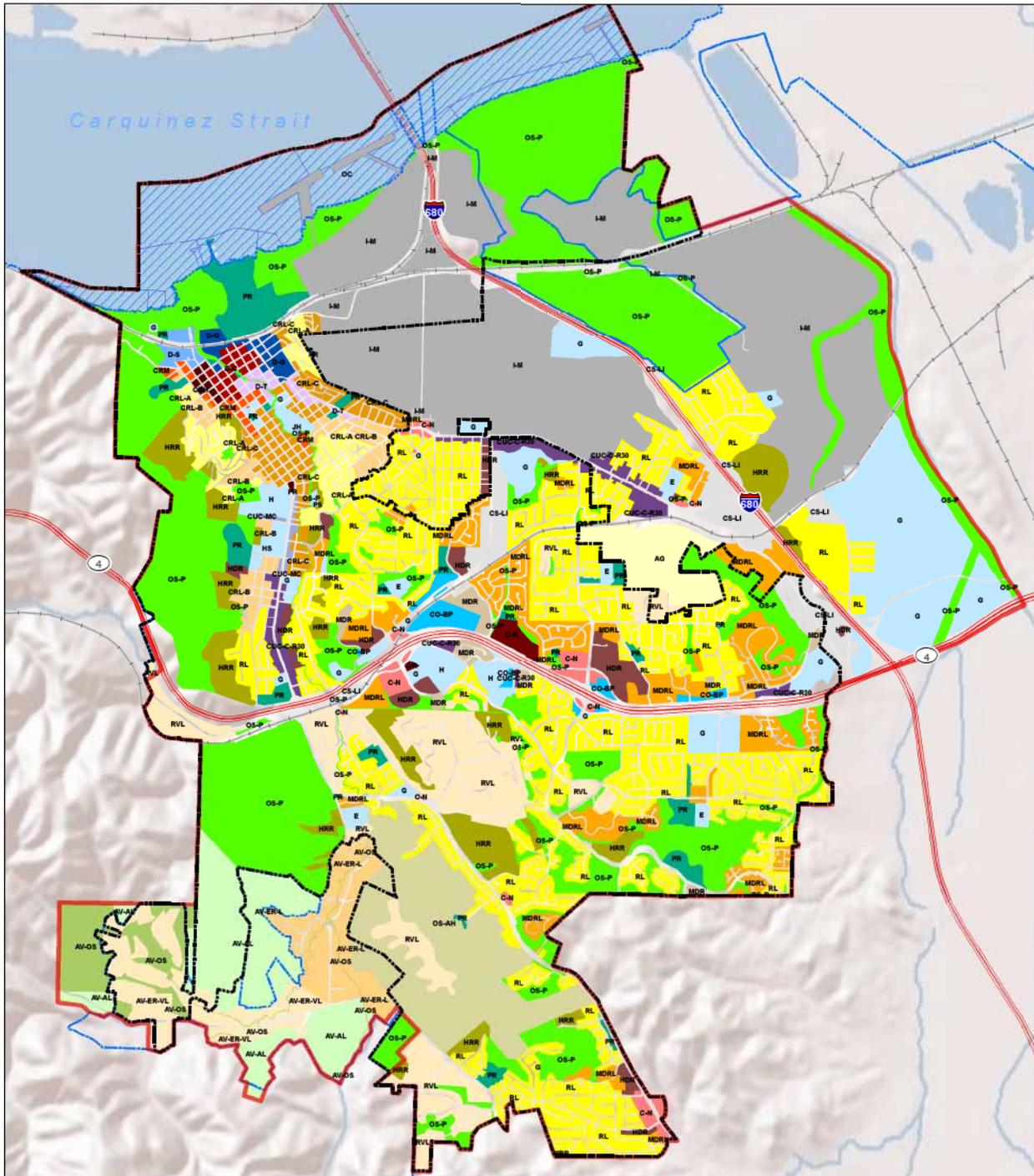
**Legend**

-  Martinez City Limits
-  Martinez Sphere of Influence



Data sources: City of Martinez GIS; ESRI's StreetMap North America; ArcGIS Online World Imagery Map Service.  
Map date: September 15, 2014. (Martinez\_Fig2-1\_LocationMap\_140915)

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**General Plan Designations**

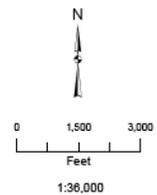
- |  |  |                                    |
|--|--|------------------------------------|
| AG: Agricultural Lands                                       | CUC-MC: Medical Center Combined Use Corridor   | PR: Parks and Recreation           |
| AV-AL: Alhambra Valley Agricultural Lands                    | D-C: Downtown Core                             | RVL: Residential Very Low          |
| AV-ER-L: Alhambra Valley Estate Residential - Low            | D-G: Downtown Government                       | RL: Residential Low                |
| AV-ER-VL: Alhambra Valley Estate Residential - Very Low      | D-S: Downtown Shoreline                        | MDRL: Residential Medium           |
| AV-OS: Alhambra Valley Open Space                            | D-T: Downtown Transition                       | MDR: Residential Medium            |
| C-N: Neighborhood Commercial                                 | PS: Private School                             | HDR: Residential High              |
| C-R: Regional Commercial                                     | E: Elementary School                           | CRL-A: Central Residential Low - A |
| CO-BP: Office and Business Park Commercial                   | JH: Junior High School                         | CRL-B: Central Residential Low - B |
| CS-LI: Light Industrial and Service Commercial               | HS: High School                                | CRL-C: Central Residential Low - C |
| I-M: Industrial and Manufacturing                            | G: Public Institutions                         | CRM: Central Residential Medium    |
| CUC-C-R30: Commercial Multi-family Res Combined Use Corridor | H: Hospitals                                   | CRH: Central Residential High      |
|  | OS-AH: Open Space-Alhambra Hills Specific Plan | HRR: Hillside Rural Residential    |
|  | OS-P: Open Space Preservation                  | OC: Ocean                          |

**Planning Areas**

- |                      |                              |                  |
|----------------------|------------------------------|------------------|
| Martinez City Limits | Martinez Sphere of Influence | Urban Limit Line |
|----------------------|------------------------------|------------------|

**CITY OF MARTINEZ GENERAL PLAN UPDATE**

**Figure 2-2: Proposed General Plan Land Use Map**



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