



CITY OF MARTINEZ

PUBLIC NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Jardine on Morello – 49 detached single-family units, on a five-acre site. The project would require a General Plan Amendment and Rezone of the property.

LEAD AGENCY: City of Martinez
525 Henrietta Street
Martinez, CA 94553

Contact Person: Cindy Gnos, Contract Planner (916) 372-6100

PROJECT LOCATION: 42, 44, 54, and 68 Morello Avenue – south of the Ace Hardware on Pacheco Boulevard. Existing on site uses include two single-family residences, as well as an abandoned church and school with associated buildings, pavement, and a softball field (see attached Site Vicinity Map).

PROJECT APPLICANT: DeNova Homes, (925) 685-0110

PROJECT DESCRIPTION: The proposed project would include demolition of the existing on-site structures and development of 49 single-family, detached homes as well as a community garden with a picnic area. The development would include nine different plan combinations, ranging from 1,609 to 1,971 square feet. All homes are proposed to be two-stories and include a two-bay garage. The proposed project is not on any of the lists enumerated under Section 65962.5 of the Government Code as related to hazardous materials.

Existing Land Use Designations:

GENERAL PLAN: *Single-Family Residential (R0-6)*; 0-6 units/acre.

ZONING: *Single-Family Residential (R-10)*; minimum site area of 10,000 square feet.

Proposed Land Use Designations:

GENERAL PLAN: *Single-Family Residential (R7-12)*; 7-12 units/acre.

ZONING: *Planned Unit Development*

The proposed project would require a general Plan Amendment and rezone, as indicated above, as well as the approval of a Tentative Subdivision Map, a Lot Line Adjustment, and Design Review.

INITIAL STUDY:

The Initial Study and proposed Mitigated Negative Declaration can be reviewed at the City of Martinez's Community Development Department, Martinez City Hall, 525 Henrietta Street, Martinez, CA 94553, which is open from 8:30 a.m. to 12 noon and 1:00 p.m. to 5:00 p.m. Monday through Friday. This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, sections 15070, 15071, and 15072 of the California Administrative Code.

PUBLIC REVIEW:

A 30-day public comment period on this Initial Study / Mitigated Negative Declaration begins on **July 6, 2016** and ends on **August 5, 2016**. **Written comments regarding this project addressing the findings of the proposed Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study, may be submitted to the City of Martinez Community Development Department (at the above address) during this comment period. Public hearing(s) before the City of Martinez City Planning Commission, as well as a final public hearing before the City of Martinez City Council, will be scheduled at later dates, to be determined and noticed separately. All hearings and meetings will be located in the Martinez City Hall Council Chambers, 525 Henrietta Street, Martinez, CA 94553.**

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Site Vicinity Map

