

# NOTICE OF PREPARATION For a Focused Draft Environmental Impact Report

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<b>Date:</b>	January 21, 2022
<b>To:</b>	State Clearinghouse and Interested Parties and Organizations
<b>Project Title:</b>	Amáre Apartment Homes Project, 16PLN-0012
<b>Lead Agency:</b>	City of Martinez Community Development Department 525 Henrietta Street Martinez, CA 94553
<b>Contact:</b>	Hector J. Rojas, AICP, Planning Manager
<b>Public Review Period:</b>	January 21 through February 21, 2022 (30 days) in accordance with CEQA Guidelines Section 15082

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## Purpose of the Notice

The intent of this Notice of Preparation (NOP) is to inform agencies and interested parties that the City of Martinez (City) is preparing a Focused Draft Environmental Impact Report (EIR) for the proposed Amáre Apartment Homes Project (project) in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15082. This NOP provides information about the project and its potential environmental effects and requests that comments be provided on the proposed scope and content of the Focused Draft EIR. An Initial Study has been prepared for the project and is available for review at the City office during regular business hours or online at <https://www.cityofmartinez.org/depts/planning/amareapts2019.asp>.

## Project Location

The project is located within the City in Contra Costa County. The project site is approximately 6.06 acres and located in-between Arnold Drive and State Route 4 (SR 4) on assessor parcel numbers (APNs) 161-400-009 and 161-400-010. The site grades down slope from west to east, with an approximately 20-foot hill on the southwest corner of the site. Generally, the project site is vacant and dominated by annual grasses with trees scattered throughout the site. Figure 1 shows an aerial image of the project site.

## Background

The project application originally proposed construction of seven three-story buildings that would contain 174 rental residential apartment units. The revised application proposes six three- to four-story buildings that would contain 183 units with nine of those units below market rate, qualifying it as a California Bonus Density Project. An Initial Study-Mitigated Negative Declaration was published in June 2018, and the City received extensive public comments regarding potential biological impacts. The document was not adopted, and the City concluded that an EIR addressing biological resources and transportation impacts due to the increased number of units should be prepared to address those comments, recommend mitigation measures, and comply with CEQA.

## Project Description

The proposed project would involve the construction of six buildings that include 104 one-bedroom units and 79 two-bedroom units for a total of 183 residential dwelling units. Figure 2 shows the proposed site plan. In addition, the proposed apartment complex would include on-site amenities such as a workout facility, business center, children's play area, outdoor kitchen area and parking areas. Three of the buildings, Buildings 1, 2, and 4 would be three stories and up to 35 feet, 2 inches above adjacent grade. The other three buildings, Buildings 3, 5, and 6, would be four stories and up to 44 feet, 2 inches above adjacent grade. With the approval of a density bonus, design review permit, height concession, and waivers/reductions of applicable City development standards that would physically preclude project construction (regarding hillside density, building separation, parking stall depth, rear building setback, drive aisle width, height exception, and parking lot landscaping), the proposed development would be consistent with the site's current General Plan land use designation and zoning of Mixed Residential/Office and Mixed Use District: Multi-Family Residential/Professional and Administrative Offices respectively.

## Potential Environmental Effects

An Initial Study, attached to this NOP, was prepared for the project and found that the project would have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated for environmental issue areas evaluated under CEQA except for aesthetics, biological resources, cultural resources, geology and soils, noise, transportation and tribal cultural resources. The Focused Draft EIR will further evaluate the potential impacts related to these resource areas. The Focused Draft EIR will propose mitigation to avoid and/or reduce impacts deemed potentially significant, identify reasonable alternatives, and compare the environmental impacts of the alternatives to the impacts of the proposed project. The Focused Draft EIR will also discuss the cumulative impacts of the proposed project in combination with other closely related past, present, and reasonably foreseeable probable future projects in the area. Comments provided in response to the NOP and during the ensuing analyses may identify additional environmental topics to be evaluated.

## Providing Comments

At this time, the City is soliciting your comments on the scope of the Draft EIR, including potential environmental impacts of the project and alternatives to be considered. This information will be considered when preparing the Draft EIR's discussion of environmental impacts, mitigation measures, and alternatives. Because of time limits mandated by State law, comments must be received no later than **5:00 p.m. on February 21, 2022**, which ends the 30-day scoping period.

Comments may be submitted by U.S. mail or by email prior to the close of the scoping period.

Mail comments to:

Hector J. Rojas, AICP  
Community Development Department  
City of Martinez  
525 Henrietta Street  
Martinez, California 94553

Email comments: [hrojas@cityofmartinez.org](mailto:hrojas@cityofmartinez.org)

For comments submitted via email, please include "Scoping Comments: Amáre Apartment Homes Project" in the subject line and the name and physical address of the commenter in the body of the email.

All comments on environmental issues received during the public scoping period will be considered and addressed in the Focused Draft EIR. This NOP, the Initial Study, and other public review documents for this project are available for viewing online at <https://www.cityofmartinez.org/depts/planning/amareapts2019.asp>. Note that due to the surge in Omicron cases in the region, City Hall will be closed to walk-in services beginning January 6, 2022. The City anticipates reopening to in-person services on January 18, 2022; however, the closure may be extended based on the status of Omicron cases at that point in time.

If you have any questions about the environmental review process, please contact Hector J. Rojas at the contact information provided above.



Hector J. Rojas, AICP  
Planning Manager

### **Attachments**

- Figure 1. Project Location
- Figure 2. Site Plan
- Initial Study

Figure 1. Project Location

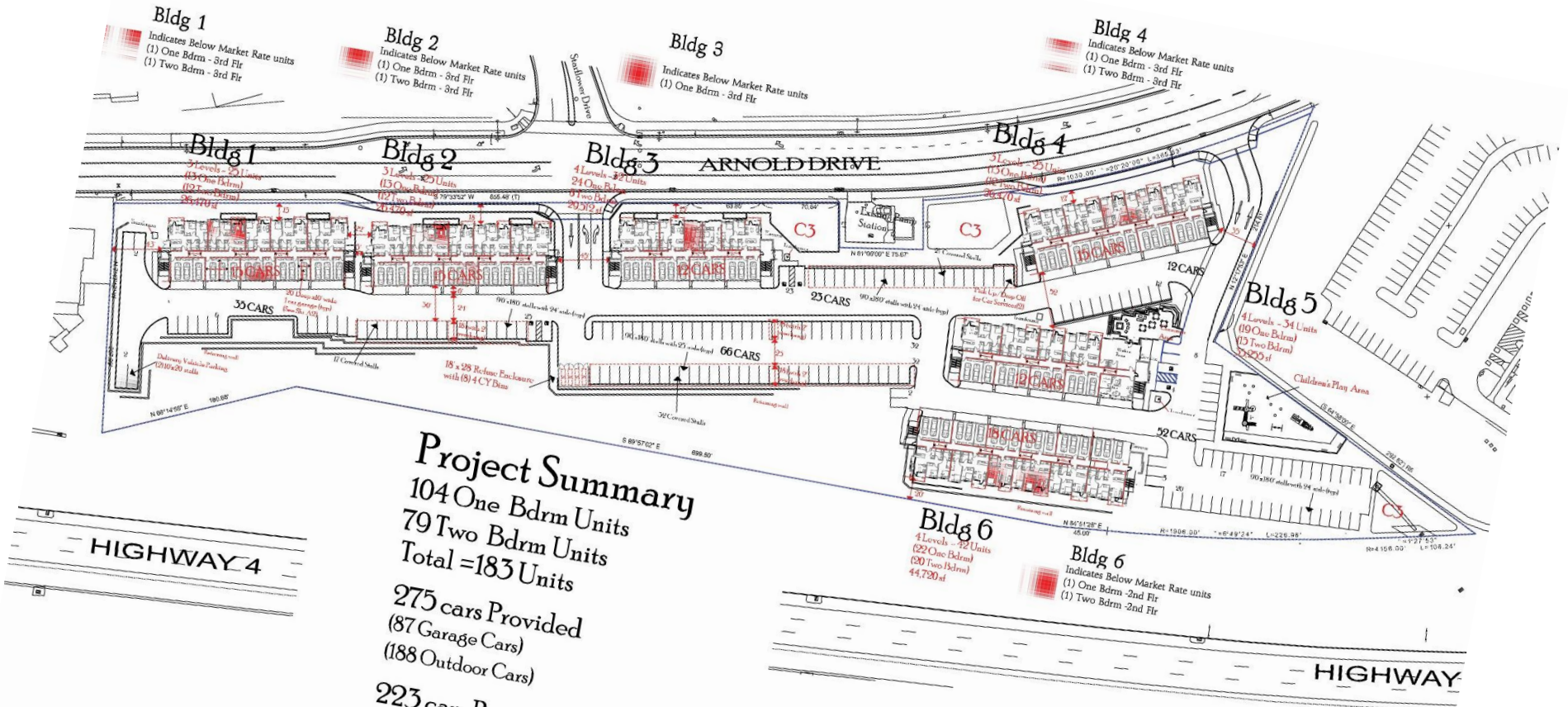


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Fig 2 Project Location



Figure 2. Site Plan



**Project Summary**  
 104 One Bdrm Units  
 79 Two Bdrm Units  
 Total = 183 Units  
 275 cars Provided  
 (87 Garage Cars)  
 (188 Outdoor Cars)  
 223 cars Required (Per State Density Standards)  
 (104 cars for One Bdrm)  
 119 cars for Two Bdrm

Source: Johnson Lyman Architects, 2021.

