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Summary Form for Electronic Document Submittal

Form F

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

SCH #: 2018052045

Project Title: Amáre Apartment Homes Project

Lead Agency: City of Martinez

Contact Name: Hector J. Rojas, AICP

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Project Location: City of Martinez (*City*) Contra Costa County (*County*)

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

The project would involve development of a currently undeveloped 6.06 acre parcel located on the south side of Arnold Drive, near its intersection with Starflower Drive in Martinez, Contra Costa County, California (Assessor Parcel Numbers 161-400-009 and -010). 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. 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 would be three stories and up to 35 feet, 2 inches above adjacent grade. The other three buildings would be four stories and up to 44 feet, 2 inches above adjacent grade. Vehicular access to the project site would be provided through two proposed driveways from Arnold Drive and internal access to each of the six buildings would be provided via interior drive aisles. 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.

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

The following impact areas have been identified as having potentially significant impacts. These potentially significant impacts will be studied in greater detail in the Focused EIR and potential mitigation measures will be developed to address the identified potentially significant impacts.

- Aesthetics: Potentially significant impacts to scenic vistas, scenic resources, applicable zoning and other regulations governing scenic quality, and light and glare.
- Biological Resources: Potentially significant impacts to special-status species, riparian habitats and natural communities, wetlands, wildlife movement, and conflicts with local policies or ordinances protection biological resources.
- Cultural Resources: Potentially significant impact to archaeological resources during ground disturbing construction activities.
- Geology and Soils: Potentially significant impact due to unstable soils on the project site that may be prone to lateral spreading, expansive soil, and soil erosion.
- Noise: Potentially significant impacts due to project's proximity to noise-sensitive land uses and sensitive receivers, vibration due to construction-related activities, and proximity of the project to Buchanan Field Airport.
- Transportation: Potentially significant impacts to traffic and vehicle miles traveled in the area due to the increase in new residents to the project site.
- Tribal Cultural Resources: Potentially significant impacts to previously undisturbed subsurface tribal cultural resources during ground disturbing construction activities.

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

- Biological Resources: Issues raised by the public regarding project review and approval by the Regional Water Quality Control Board due to the potential presence of wetlands, jurisdictional delineation, and impacts to State Waters.
- Transportation: Issue raised by the public regarding traffic impacts due to increased residents in the area.

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

None