



# Notice of Preparation

## Martinez General Plan Update

### Draft Program Environmental Impact Report

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**Date:** January 28, 2022

**To:** State Clearinghouse, Agencies, Organizations and Interested Parties

**Subject:** Notice of Preparation and Scoping Meeting for the Martinez General Plan Update Environmental Impact Report

**Scoping Meeting:** February 7, 2022, 11:00 a.m.

**Comment Period:** January 29, 2022 to February 28, 2022

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The City of Martinez (City) will serve as Lead Agency in the preparation of a programmatic Environmental Impact Report (EIR) for the City of Martinez General Plan Update (Plan).

The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting. The proposed project is a long-term General Plan consisting of policies that will guide future development activities and City actions. No specific development projects are proposed as part of the Plan. Information regarding the project description, project location, and topics to be addressed in the Draft EIR is provided below. Additional project documents and information are available at the City of Martinez, Community Development Department located at 525 Henrietta Street and on-line at:

[https://www.cityofmartinez.org/depts/planning/general\\_plan\\_update.asp](https://www.cityofmartinez.org/depts/planning/general_plan_update.asp).

For questions regarding this notice, please contact Hector Rojas, Planning Manager at (925) 372-3524, or by email [hrojas@cityofmartinez.org](mailto:hrojas@cityofmartinez.org).

#### **Notice of Preparation 30-Day Comment Period**

The City, as Lead Agency, requests that responsible and trustee agencies, and the Office of Planning and Research, respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on January 29, 2022 and end on February 28, 2022.

In the event that the City does not receive a response from any Responsible or Trustee Agency by the end of the review period, the City may presume that the Responsible Agency or Trustee Agency has no response to make (State CEQA Guidelines Section 15082(b)(2)). All comments in response to this notice must be submitted in writing at the address below, or via email, by the close of the 30-day NOP review period, which is 5:00 PM on February 28, 2022:

Hector Rojas, Planning Manager  
City of Martinez Community Development Department  
525 Henrietta Street  
Martinez, CA 94533  
[hrojas@cityofmartinez.org](mailto:hrojas@cityofmartinez.org)

### **Background**

On May 26, 2015, the City of Martinez issued a Notice of Preparation for the Martinez General Plan Draft EIR. On September 15, 2015, the City issued a Notice of Availability for the City of Martinez 2035 General Plan and Draft Program EIR. The City provided a 45-day comment period for the City of Martinez 2035 General Plan and Draft Program EIR.

In November 2021, the City issued an updated Draft 2035 General Plan for comment. This NOP identifies that the City will be preparing a programmatic Revised Draft Program EIR for the 2035 General Plan. The Revised Draft EIR that will be prepared pursuant to this NOP will replace the September 2015 Draft Program EIR and will replace in full the Draft EIR issued in September of 2015. Pursuant to CEQA Guidelines Section 15088.5(f)(1), the Revised Draft Program EIR will be recirculated in its entirety and reviewers will be required to submit new comments. Given the changes to the Draft 2035 General Plan project and the changes anticipated to the Revised Draft EIR, agencies and interested parties are requested to submit comments in response to this NOP as set forth in CEQA Guidelines Section 15032 to address the scope of the Revised Draft EIR.

### **Scoping Meeting**

The City will hold a scoping meeting to provide an opportunity for agency representatives and the public to assist the City in determining the scope and content of the EIR.

The scoping meeting will be held on February 7, 2022 at 11:00 a.m. via Zoom.

The Zoom meeting link is provided on the next page.

**Martinez General Plan EIR Scoping Meeting**

February 7, 2022 at 11:00 AM

Join Zoom Meeting: <https://zoom.us/j/96961354230>

Meeting ID: 969 6135 4230

One tap mobile

+16699006833,,96961354230# US (San Jose)

+12532158782,,96961354230# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 969 6135 4230

Find your local number: <https://zoom.us/u/aysqraFvv>

For comments before or after the meeting or additional information, please contact Hector Rojas, Planning Manager at 925-372-3524, or by email [hrojas@cityofmartinez.org](mailto:hrojas@cityofmartinez.org).

**Project Location and Setting**

Martinez is a 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 one 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 1: Regional Location.

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 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**

In addition to the lands within the City boundaries, 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 both incorporated and 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: Proposed Land Use Map.

### **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 is updating the Housing Element, which will address the City's Regional Housing Needs Allocation and the 2023-2031 planning period, in a process separate from the General Plan Update.

The City will implement the General Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the Plan, including subsequent project-level environmental review, as required under CEQA.

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The Plan must include land use, circulation, housing, conservation, open space, noise, and safety elements, and address environmental justice and climate adaptation, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City’s planning area. Additional elements that relate to the physical development of the city may also be addressed in the Plan. The degree of specificity and level of detail of the discussion of each Plan Element need only reflect local conditions and circumstances.

The Martinez General Plan includes a comprehensive set of goals, policies, and implementation measures, as well as a revised Land Use Map (Figure 2).

- A **goal** is a description of the general desired result 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 their review of land development projects, resource protection activities, infrastructure improvements, and other City actions. Policies are on-going and don’t necessarily require specific action on behalf of the City.
- An **implementation measure** is an action, procedure, technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy. The City must take additional steps to implement each action in the General Plan. An action is something that can and will be completed.

The Martinez General Plan includes the following elements:

### Land Use Element

The Land Use Element establishes the framework for the goals, policies, and implementation Programs that will shape the physical form of Martinez over the next 20 years. The Land Use Element addresses the intensity and distribution of land uses and identifies areas of the City where change will be encouraged and those areas where the existing land use patterns will be maintained and enhanced. The Land Use Element addresses how land uses will develop and provides a framework for addressing the potential effect of land use and development decisions on disadvantaged communities.

The Land Use Element establishes the land use designations, including the allowed uses, intensities, and densities of development, established by the Land Use Map, shown in Figure 2, including the Protected Open Space and Parks Overlay (POPO) designation which reflects the overlay adopted by voter initiative (Measure I) in June of 2018. The City has prepared a map book of the proposed Land Use Map that shows the

Land Use Map information in greater detail for the City by sector: view the Land Use Map map book on the City’s website at:

<https://www.cityofmartinez.org/civicax/filebank/blobdload.aspx?t=74372.66&BlobID=28298>

Table 1 shows the total number of parcels and total acreages for each land use designation shown on the proposed Land Use Map.

**Table 1: Draft 2035 General Plan Land Use Designations by Area, Acreage, and POPO Overlay**

Land Use Designation	Area (Acres)			
	City Limits Only	Sphere of Influence Only	Total	POPO
Alhambra Valley Agricultural (AV-AL)	157.51	287.90	445.41	-
Alhambra Valley Estate Residential – Low (AV-ERL)	-	160.96	160.96	-
Alhambra Valley Estate Residential - Very Low (AV-ERVL)	134.42	70.48	204.91	-
Alhambra Valley Open Space (AV/OS)	55.35	93.28	148.63	55.35
Business Park and Office (BPO)	49.86	-	49.86	-
Business Park and Office/Central Residential Low-B (BPO/CRL-B)	8.81	-	8.81	-
Business Park and Office/Residential Very High (BPO/RVH)	12.43	-	12.43	-
General Commercial (CG)	45.28	34.81	80.09	-
Commercial Light Industrial (CLI)	85.24	75.07	160.31	-
Neighborhood Commercial (CN)	52.00	7.23	59.23	-
Regional Commercial (CR)	21.63	-	21.63	-
Central Residential High (CRH)	8.31	-	8.31	-
Central Residential Low – A (CLR-A)	113.80	-	113.80	-
Central Residential Low – B (CLR-B)	82.81	-	82.81	-
Central Residential Low – C (CLR-C)	108.44	-	108.44	-
Central Residential Medium (CRM)	17.87	-	17.87	-

Land Use Designation	Area (Acres)			
	City Limits Only	Sphere of Influence Only	Total	POPO
Open Space/Conservation Use Land (CUL)	1,038.88	-	1,038.88	1,038.88
Downtown Core (DC)	19.86	-	19.86	-
Downtown Government (DG)	34.91	-	34.91	-
Downtown Shoreline (DS)	17.99	-	17.99	-
Downtown Transition (DT)	16.88	-	16.88	-
Environmentally Sensitive Land (ESL)	273.26	-	273.26	273.26
Industrial and Manufacturing (IM)	473.52	1,368.52	1,842.05	-
Marina and Waterfront (MW)	42.41	-	42.41	-
Neighborhood Park (NP)	10.49	-	10.49	10.49
Open Space (OS)	357.79	580.39	938.18	357.79
Open Space, Private (OS-P)	14.67	-	14.67	14.67
Open Space, Slopes Over 30% (OS-S)	69.36	-	69.36	69.36
Open Space & Recreation, Permanent (OS&R)	296.77	-	296.77	296.77
Open Space, Parks & Recreation (OS/P&R)	76.70	-	76.70	76.70
Parks & Recreation (P&R)	139.97	-	139.97	139.97
Public and Quasi-Public (PI)	241.70	457.75	699.45	-
Parks & Recreation, Public Permanent Open Space (PPOS)	731.90	9.99	741.89	731.90
Residential High (RH)	57.23	-	57.23	-
Residential Low (RL)	1,416.59	399.00	1,815.59	-
Residential Medium (RM)	344.24	56.88	401.12	-
Right of Way (ROW)	-	78.16	78.16	-
Residential Very High (RVH)	76.82	10.20	87.02	-
Residential Very Low (RVL)	204.14	98.15	302.29	
<b>Totals (All Land Uses):</b>	<b>6,909.87</b>	<b>3,788.76</b>	<b>10,698.63</b>	<b>3,065.14</b>

Source: City of Martinez Planning Division, January 2022

### Open Space & Conservation Element

The Open Space & Conservation Element combines two State required general plan elements: Open Space (Government Code Section 65302 (e)), and Conservation (Government Code Section 65302 (d)). The Open Space & Conservation Element guides future planning and development in a manner that preserves the community's open space and natural resources, and encourages resource- and energy-conscious development. The Open Space & Conservation Element addresses:

- Open Space
- Agriculture, Soils, and Mineral Resources
- Biological Resources
- Energy and Resource Use
- Water Resources and Watersheds
- Flood Hazard Management
- Water Quality Conservation
- Alhambra Creek Enhancement
- Natural Resource Conservation
- Development Effects on Public Lands Resources
- Fisheries

### Historical, Cultural, & Arts Element

The optional Historical, Cultural and Arts Element addresses the protection and enhancement the City's significant historical and cultural resources and encourage art and cultural enhancements within the City.

### Parks & Community Facilities Element

The optional Parks & Community Facilities Element addresses parks, schools, and recreation facilities and services, including documenting existing facilities and services, identifying areas of improvement, and ensuring demand is met as the community grows.

### Circulation Element

The Circulation Element addresses the movement of people and goods in and around the City of Martinez. The Circulation Element presents a set of policies correlated with the Land Use Element of the General Plan to guide the City's transportation related infrastructure and program growth over the next twenty years. A safe and efficient transportation system is an important contributor to a community's quality of life and economic vitality. The circulation system provides access to homes, employment and educational opportunities, public services, commercial and recreational centers, and regional destinations. The circulation system accommodates travel by automobile, transit, walking, and cycling, and it integrates the needs of railway and truck transport, as well as future discussion and introduction of a ferry service.



### Public Safety Element

The Public Safety Element is designed to establish goals, policies and implementation programs that will protect the City from risks associated with seismic, geologic, flood, fire, and environmental hazards. The Public Safety Element addresses:

- Seismic Hazards
- Other Geologic Hazards
- Fire Hazards
- Flood Hazards
- Climate Change Adaptation and Resilience
- Community Emergency Response
- Hazardous Materials
- Airport Safety

### Noise & Air Quality Element

The Noise & Air Quality Element establishes the City's framework to address existing and future noise and vibration conditions, air quality, and climate change, including greenhouse gas emissions.

### Environmental Justice & Disadvantaged Communities Element

The Environmental Justice & Disadvantaged Communities Element addresses the regulatory framework established to address environmental justice and disadvantaged communities' concerns and addresses reducing pollution exposure, promoting public facilities in disadvantaged communities, promoting food access, promoting safe and sanitary homes in disadvantaged communities, promoting opportunities for physical activity, and reducing unique and compounded health risks, identifying methods for resident engagement in the City's decision-making process in general; and methods used for public review of the element and future updates, and resources for planning for environmental justice programs and activities.

### Growth Management Element

The Growth Management Element establishes goals, policies and implementation programs that will be used to manage and mitigate the impacts of future growth and development within Martinez upon local streets and services, particularly local, regional and countywide transportation systems.

The Plan has been prepared to address the requirements of State law and the relevant items addressed in Government Code Section 65300 et seq. The Martinez General Plan is intended to reflect the desires and vision of residents, businesses, and City Council.

The following objectives are identified for the proposed update to the General Plan:

- Retain Martinez's unique, small-town historic character within its larger suburban context of Central Contra Costa County;

- Maintain and enhance Martinez’s vibrant, eclectic downtown, set within pedestrian-oriented neighborhoods made up of varied and traditionally designed homes, as the central focus of the community;
- Ensure neighborhoods will retain their livable mix of quality and varied housing opportunities, convenient and appropriately-scaled commercial areas, and plentiful parks and open spaces;
- Provide a vibrant economy linked to a viable community social structure and by conserving the ecosystem, environmental resources, and built environment that support it;
- Attract visitors due to Martinez’s unique small-town character, shops, restaurants, waterfront recreation, surrounding natural beauty and role as the County seat;
- Balance future development with the provision of adequate services, facilities, and infrastructure;
- Collaborate on regional planning efforts;
- Meet the City’s range of housing needs;
- Provide for economic development to maintain a high level of City services.; and
- Address new requirements of State law.

### **Growth and Development**

While no specific development projects are proposed as part of the Martinez General Plan Update, the General Plan will accommodate future growth in Martinez, including new businesses, expansion of existing businesses, and new residential uses consistent with the Land Use Map (Figure 2) and Land Use Designations (Table 1).

The actual amount of development that will occur throughout the planning horizon of the General Plan is based on many factors outside of the City’s control. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, and other factors. New development and growth are largely dictated by existing development conditions, market conditions, and land turnover rates. Very few communities in California actually develop to the full potential allowed in their respective General Plans during the planning horizon.

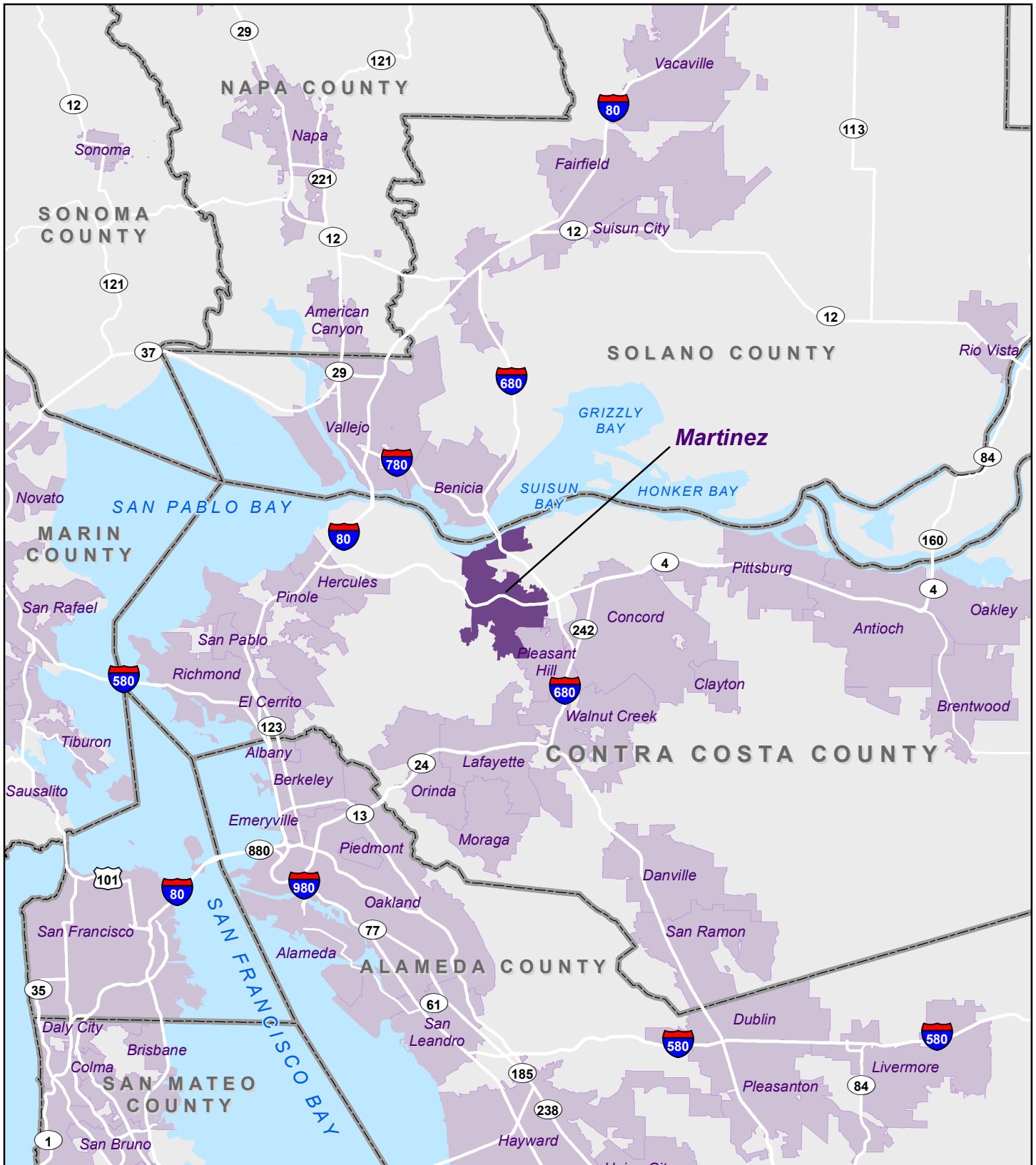
### **Program EIR Analysis**

The City, as the Lead Agency under the California Environmental Quality Act (CEQA), will prepare a Program EIR for the Martinez General Plan Update. The EIR will be prepared in accordance with CEQA, the CEQA Guidelines (Guidelines), relevant case law, and City procedures. No Initial Study will be prepared pursuant to Section 15063(a) of the CEQA Guidelines.

The EIR will analyze potentially significant impacts associated with adoption and implementation of the General Plan. In particular, the EIR will focus on areas that have development potential. The EIR will evaluate the full range of environmental issues

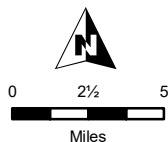
contemplated under CEQA and the CEQA Guidelines. At this time, the City anticipates that EIR sections will be organized in the following topical areas:

- Aesthetic Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology, Soils, and Mineral Resources
- Greenhouse Gases, Climate Change, and Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance/Cumulative Impacts
- Alternatives



**Legend**

- City of Martinez
- Other Incorporated Areas
- County Boundary

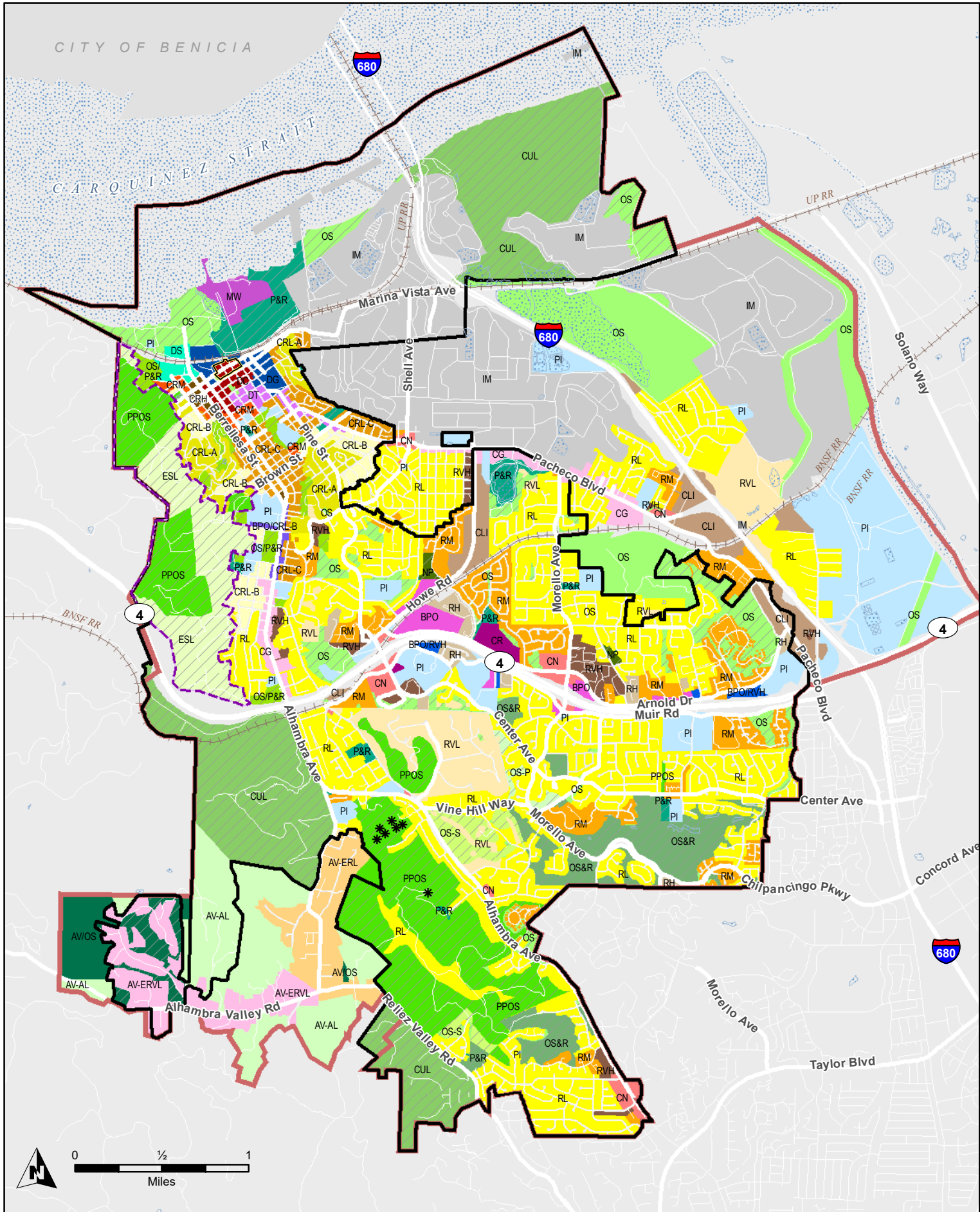


**CITY OF MARTINEZ**

Figure 1. Regional Location Map

Sources: California State Geoportal. Map date: January 24, 2022.





**Legend**

- Martinez City Boundary
- Martinez Sphere of Influence
- Franklin Hills Sub-Area
- Downtown Residential Opportunity Area
- POPO Overlay Designation\*
- \* Alhambra Hills Remote Homesite

**Land Use Designations**

**Downtown**

- DC (Downtown Core)
- DG (Downtown Government)
- DS (Downtown Shoreline)
- DT (Downtown Transition)

**Residential**

- RVL (Residential Very Low)
- RL (Residential Low)
- RM (Residential Medium)
- RH (Residential High)
- RVH (Residential Very High)

**Central Residential Single Family**

- CRL-A (Central Residential Low - A)
- CRL-B (Central Residential Low - B)

**Central Residential Mixed Single Family and Mult Family**

- CRL-C (Central Residential Low - C)
- CRM (Central Residential Medium)
- CRH (Central Residential High)

**Alhambra Valley**

- AV-ERVL (Alhambra Valley Estate Residential - Very Low)
- AV-ERL (Alhambra Valley Estate Residential - Low)
- AV-AL (Alhambra Valley Agricultural)
- AV/OS (Alhambra Valley Open Space)

**Commercial, Mixed Use, and Industrial**

- GC (General Commercial)
- CN (Neighborhood Commercial)

**Commercial Light Industrial**

- CLI (Commercial Light Industrial)
- CR (Regional Commercial)
- BPO (Business Park and Office)
- BPO/CRL-B (Business Park and Office/Central Residential Low - B)
- BPO/RVH (Business Park and Office/Residential Very High)
- IM (Industrial and Manufacturing)

**Parks, Recreation, and Open Space Preservation**

- ESL (Environmentally Sensitive Land)
- NP (Neighborhood Park)
- OS (Open Space)
- OS&R (Open Space & Recreation, Permanent)

**OS-S (Open Space, Slopes Over 30%)**

- OS/S (Open Space, Slopes Over 30%)
- OS/P&R (Open Space, Parks & Recreation)
- OS-P (Open Space, Private)
- CUL (Open Space/Conservation Use Land)
- P&R (Parks & Recreation)
- PPOS (Parks & Recreation, Public Permanent Open Space)

**Waterfront Recreation and Marina**

- MW (Marina and Waterfront)

**Public and Quasi-Public Institutions**

- PI (Public and Quasi Public)

\* The Protected Open Space and Parks Overlay (POPO) Designation applies specific limitations on changes to the underlying land uses pursuant to Measure I.

Data Sources: City of Martinez; USGS NHD; USGS National Map Roads; California State Geportal. Map date: January 25, 2022.

Figure 2.  
2035 General Plan Land Use Map