



Notice of Availability

Martinez General Plan Update

Draft Program Environmental Impact Report

Date: August 5, 2022

To: State Clearinghouse, Agencies, Organizations and Interested Parties

Subject: Notice of Availability for the Martinez General Plan Update Environmental Impact Report

Comment Period: August 8, 2022 to September 22, 2022

Project Description

The City of Martinez is preparing a comprehensive update to its existing General Plan, which was adopted in 1973 with subsequent updates to various elements. 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. Upon adoption, the General Plan Update will replace the City's existing General Plan. 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.

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 Martinez General Plan includes the eight elements mandated by State law, including: Circulation, Conservation, Housing, Land Use, Noise, Open Space, Environmental Justice, and Safety. General plans must also address the topics of climate change and resiliency planning, either as separate elements or as part of other required elements. At the discretion of each jurisdiction, the general plan may combine these elements and may add optional elements relevant to the physical features of the jurisdiction. The City may also address other topics of interest; this General Plan Update includes elements related to Historic, Cultural & Arts, Parks & Community Facilities Element, and Growth Management.

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 Update. 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 proposed General Plan Land Use Map (Figure 1), buildout of the General Plan Update could yield up to 2,060 new residential units and nearly three million square feet of new non-residential development within the Study Area. This new growth could increase the Study Area's population by approximately 5,150 residents. The full development of the new commercial, office, and industrial uses could increase the employment opportunities by approximately 2,564 employees. The jobs:housing ratio associated with new development would be approximately 1.25, with full buildout of residential and employee-generating uses.

The Draft Environmental Impact Report 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 Update, the City of Martinez would utilize this EIR as the basis in determining potential environmental effects and the appropriate level of environmental review, is 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, Planned Unit Development, or Master Plan approvals;
- Revisions to the Martinez Municipal Code;
- Development plan approvals, such as tentative subdivision maps, variances, conditional use permits, and other land use permits;
- Development Agreements;
- Property rezoning consistent with the General Plan;
- 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.

Public Review

The public review period is 45 days, extending from August 8, 2022 to September 22, 2022 at 5:00 p.m.

Document Availability

The Revised Draft EIR and the Martinez General Plan are available for review at the City of Martinez, Community Development Department, 525 Henrietta Street, Martinez CA 94533, in addition to online at <https://www.cityofmartinez.org/>.

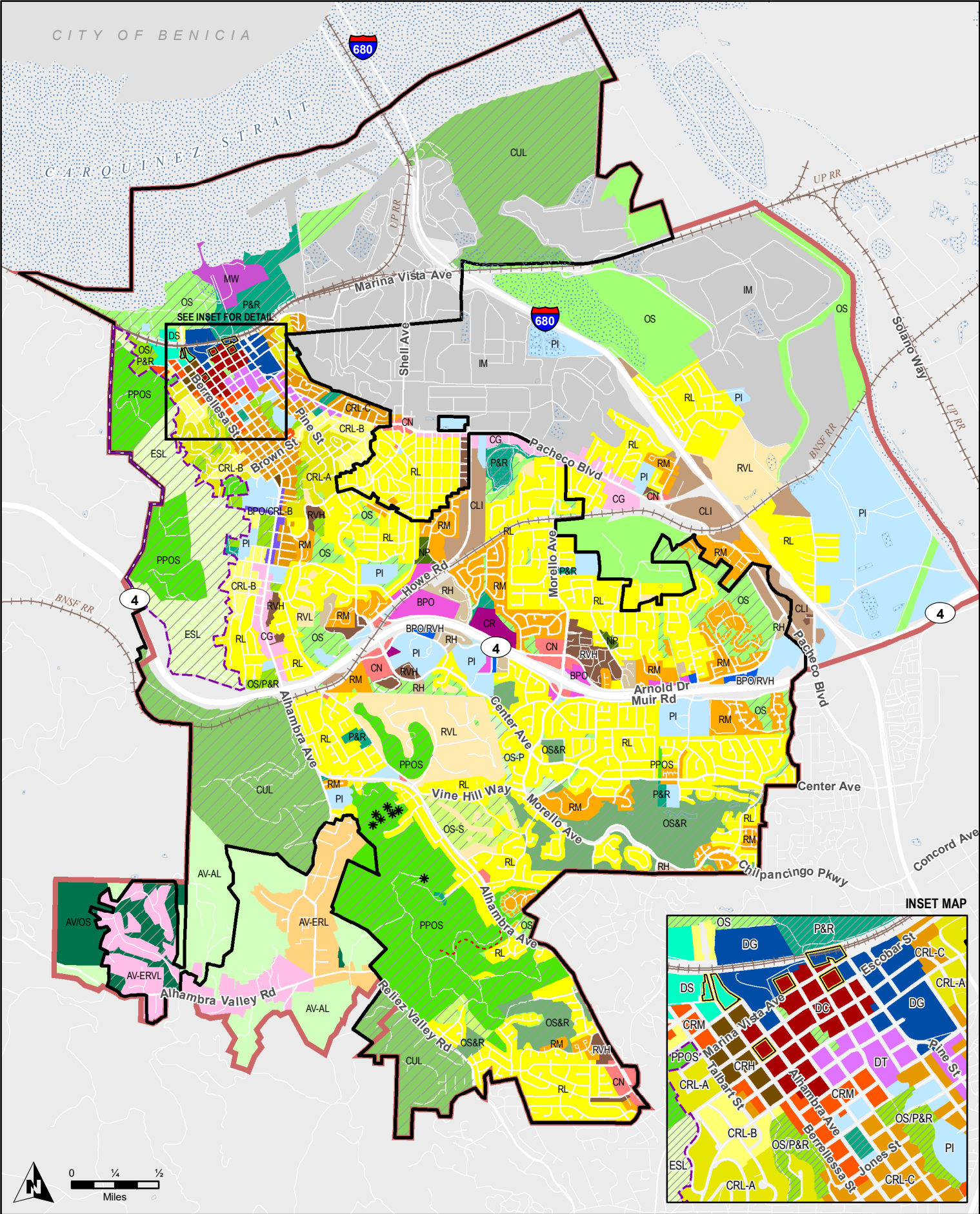
Provision of Comments

Members of the public and other interested agencies and individuals are invited to provide comments on the City of Martinez General Plan and Revised Draft EIR. Comments on

the Martinez General Plan and the Revised Draft EIR can be provided in writing to the City at the address above, or by email at gpcomments@cityofmartinez.org, during the 45-day public review period, ending September 22, 2022 at 5:00 p.m.

Significant Environmental Impacts

The Draft EIR identifies significant environmental impacts related to the following environmental topics: Agricultural Resources, Cumulative Agricultural Resources, Air Quality, Cumulative Air Quality, Greenhouse Gas Emissions, Cumulative Greenhouse Gas Emissions, Transportation, Cumulative Transportation, Irreversible Effects, and Substantial Adverse Effects on Human Beings.



Legend

- Martinez City Boundary
- Martinez Sphere of Influence
- Franklin Hills Subarea
- Downtown Residential Opportunity Area

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)

POPO Overlay*

Alhambra Hills Access Path

Alhambra Hills Remote Homesites

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/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 Geoportal. Map date: July 25, 2022.

CITY OF MARTINEZ

Figure 1.
2035 General Plan Land Use Map