

(County Clerk please stamp here)

NOTICE OF EXEMPTION

Date: February 3, 2022

To: Contra Costa County Clerk-Recorder
555 Escobar Street
Martinez, CA 94553

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title: Pine Meadow Park Master Plan
Project Location: 451 Vine Hill Way, Martinez, CA 94553
Assessor's Parcel No.: 162-020-019-4

Project Applicant: City of Martinez – Community Development Department
525 Henrietta Street, Martinez, CA 94553
Tel: (925) 372-3524

Lead Agency: Same as project applicant

Lead Agency Contact: Hector J. Rojas, AICP, Planning Manager
Tel: (925) 372-3524 | Email: hrojas@cityofmartinez.org

Project Description: The project consists of a park master plan for an 8.22-acre neighborhood park on approximately one half of a 25.9-acre parcel formerly used as a recreational use (Pine Meadow Golf Course). The remainder of the former golf course was approved for development by the City Council on July 17, 2019 and previously analyzed under CEQA for the construction of a 65-unit, single-family residential subdivision known as the Traditions at the Meadow Subdivision (Subdivision 9358). The park parcel was included as part of the approval of Subdivision 9358 for use as a park.

The proposed Pine Meadow Park Master Plan uses the flattest parts of the site for park programming, leaving the steeper slopes as nature areas, with walkways, and creating a 34,000-square-foot terraced overlook at the southwest. Within the flat graded areas, the Master Plan includes an all-abilities playground, a picnic area, and a nature trail that connects the hill to the play surface. An old growth mature oak tree on the hillside will be maintained and featured near the walkway and nature path to create a connection

with the play area. A proposed sports court is located just north of the restroom and is oriented north south for the idea playing exposure. A new restroom facility is located just south of the playground and sports court, resulting in an efficient connection between the core programming. The layout also provides a landscape or natural buffer to the street, with a native plant garden integrated into the buffer edge.

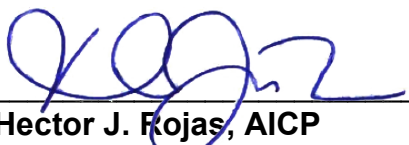
A passive turf and picnic area anchors the southwest corner of the Park. This provides ample space for passive activity, while taking advantage of natural views. A native or botanical garden is included. An additional third picnic area is shown midway on the slope to provide a spot for park patrons to further enjoy the scenic vistas. ADA accessible parking is provided on-site near the all-abilities playground, and temporary parking for City maintenance operations is provided on-site. Additional ample parking for this neighborhood park is available on all three sides of the street.

Exempt Status:

- Review for Exemption (Section 15061 (b)(3))
- Ministerial (Section 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(3); 15269(a));
- Emergency Project (Section 21080(b)(4); 15269(b)(c));
- Categorical Exemption:
- Statutory Exemption:

Reason(s) why Project is Exempt:

The Pine Meadow Park Master Plan is exempt pursuant to CEQA Guidelines Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the implementation of the Master Plan would have a significant effect on the environment. The Master Plan's implementation would result in a reduction of environmental impacts from those previously analyzed in the Initial Study-Mitigated Negative Declaration (IS/MND) adopted for Subdivision 9358, which originally contemplated construction of 92 single-family detached units and no acreage set aside for recreational use. With the implementation of the Master Plan, the total number of single-family dwellings constructed within the subdivision would be reduced by 27 units. The use of park parcel as a park was contemplated and addressed under the environmental analysis done as for Subdivision 9358.

Signature: 
Hector J. Rojas, AICP
Planning Manager
City of Martinez

Date: 2/3/2022