



## City of Martinez

525 Henrietta Street, Martinez, CA 94553-2394

### NOTICE OF PREPARATION

**TO: INTERESTED PARTIES AND AGENCIES**

**FROM: CITY OF MARTINEZ**

**SUBJECT: Notice of Preparation of a Subsequent Environmental Impact Report for the Alhambra Highlands Residential Project**

#### LEAD AGENCY

City of Martinez  
525 Henrietta Street  
Martinez, CA 94553  
**Contact: Chip Griffin**  
(925) 293-1025

#### CONSULTING FIRM

Urban Planning Partners, Inc.  
350 Frank Ogawa Plaza, 5<sup>th</sup> Floor  
Oakland, CA 94612  
**Contact: Lynette Dias**  
(510) 206-4456

Notice is hereby given that the City of Martinez will be the Lead Agency for preparation of a Subsequent Environmental Impact Report (SEIR) for the Alhambra Highlands Residential Project (2008 project). We need to know the views of your agency or organization as to the scope and content of the environmental information germane to your agency's statutory responsibilities or of interest to your organization in connection with the proposed project.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. Please send your response to Karen Majors, Assistant City Manager/ Community Development Director, at the address above. Comments may also be submitted at the **public scoping session, March 9, 2010 at 7:00 p.m. at Martinez City Hall, 525 Henrietta Street, Martinez, CA 94553.**

An Initial Study has been prepared for the project and is available in pdf. format on City's website ([cityofmartinez.org](http://cityofmartinez.org)) and hardcopies are available for review at the Planning Department counter. The City finds as detailed in the Initial Study Checklist that the proposed Alhambra Highlands Residential project (also referred to as 2008 project) and any changes in the circumstances under which the project is being undertaken would not require major changes in the Specific Plan EIR for all but the environmental topics: aesthetics, air quality and greenhouse gases, biological resources, cultural resources, hydrology/water quality and noise. As a result these topics will be evaluated in the Subsequent EIR.

Project Title: Alhambra Highlands Residential Project

Project Location: The project site is located at the southern edge of Martinez, Contra Costa County, in an unsectioned portion of Townships 1 and 2 North, Range 2 West,

on the U.S.G.S. 7.5-minute quadrangle for Walnut Creek. It is bounded by Alhambra Avenue to the north, Alhambra Valley Road to the west, Reliez Valley Road to the south and Skyline Drive to the east. The project site includes multiple parcels including the following Assessor Parcel Numbers: 366-010-007, 366-060-007, 164-010-025, 164-010-019, 164-150-016, 164-150-022, 164-150-030, and 164-010-026. A review of regulatory databases maintained by the State (Cortese) and the federal government (CERCLIS) indicate no recorded documentation of hazardous materials violations or discharge on the project site.

**Project Description:** The proposed project includes site grading and construction of new roadways, infrastructure and 112 new single-family custom home sites on an undeveloped hilltop plateau in the Alhambra Hills. Please see the attached Initial Study for detailed project description and the project location (see Figure 1).

**Scope of EIR:** On June 4, 1986, the City of Martinez (City) certified the Final Environmental Impact Report for the Alhambra Hills Specific Plan (Specific Plan EIR), designating 296.26 acres on the Alhambra Highlands property within 590.7-acre Specific Plan area for residential development. Subsequently, the City approved the Alhambra Hills Specific Plan in March 1987 (Reso. No. 56-87). Then, in February 1989, following its adoption of a Negative Declaration, the City Council approved an amendment to the Martinez General Plan and the Alhambra Hills Specific Plan relating to slope criteria applicable to the Specific Plan Area.

Following these approvals, in September 1990, the City of Martinez approved PUD No. 89-5, 89-6, SUB No. 7244, 7245 and Design Review DR No. 89-41 and 89-42 for the development of the Alhambra Highlands Unit I and Unit II subdivisions. In September 1993, the City approved a vesting tentative map for Tract No. 7606 and Planned Unit Development 91-4 and Design Review No. 91-64, authorizing another 68 individual lots and common parcels on approximately 60 acres located north and east of Horizon Drive, east of Reliez Valley Road, referred to as, the "Images Subdivision." Collectively, the 1990 development approvals for the Alhambra Unit I and Unit II, and the 1993 development approvals for the Images Subdivision are referred to as, the "1990 project." In conjunction with its 1990 project approvals, the City relied on the 1987 Specific Plan EIR and the 1989 Negative Declaration.

Although the 2008 VTM application is similar to the 1990 project, the City, as lead agency for the project under the California Environmental Quality Act (CEQA) believes that the proposals differ sufficiently to necessitate modifications and revisions to the prior Specific Plan EIR. The City has determined that, in accordance with Public Resources Code Section 21166 and Section 15162 (15163) of the State CEQA Guidelines, the 2008 project differs sufficiently from the development contemplated in the 1990 project and the Specific Plan EIR that preparation of the Subsequent EIR (the "SEIR") is warranted. Based on the findings of the attached Initial Study, it is anticipated that the SEIR will address the following topics:

- Aesthetics

- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Hydrology/Water Quality
- Noise

Comment Deadline: The City of Martinez invites you to comment on the proposed Scope of the EIR. Due to the limits mandated by State law, your response must be sent at the earliest possible date, but no later than Friday March 19<sup>th</sup>, 2010. Comments on the proposed scope of the EIR may be emailed, faxed or delivered to Karen Majors, Assistant City Manager/ Community Development Director, at the address above. Comments may also be submitted at the **public scoping session, which will be held on March 9, 2010 at 7:00 p.m. at Martinez City Hall, 525 Henrietta Street, Martinez, CA 94553.**

DATE: 2-17-10 SIGNATURE:   
Karen Majors, Assistant City Manager/  
Community Development Director