

ALHAMBRA HIGHLANDS RESIDENTIAL PROJECT
INITIAL STUDY

Prepared for the City of Martinez

Prepared by Urban Planning Partners

February 17, 2010

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INTRODUCTION/SUMMARY

On June 4, 1986, the City of Martinez (City) certified the Final Environmental Impact Report for the Alhambra Hills Specific Plan. Subsequently, the City approved the Alhambra Hills Specific Plan in March 1987 (Reso. No. 56-87) designating 296.26 acres on the Alhambra Highlands property within the 590.7-acre Specific Plan area for residential development. 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 #89-5, 89-6, SUB #7244, 7245 and Design Review D.R. #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 #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 Highlands 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 Alhambra Hills Specific Plan EIR (Specific Plan EIR) and the 1989 negative declaration.

After 1990, the City granted various approval extensions of the 1990 project. During the next decade, the project applicant initiated the State and federal permitting process for the project. In 2005, after reducing the size of the project and revising the design of the residential development to address impacts to Alameda whipsnake habitat, the U.S. Fish & Wildlife Service (USFWS) completed its Section 7 consultation process and issued a Biological Opinion for the Alhambra Highlands Project. The resulting changes to the Alhambra Highlands Project led to the design modifications, reduction in overall development footprint, and on-site habitat preservation contemplated in the revised Alhambra Highlands Project reflected in the 2008 vesting tentative map applications (the "2008 project").

Although the 2008 project (as defined in the Project Description) 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 result in 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 of the State CEQA Guidelines, the 2008 VTM proposal differs sufficiently from the development contemplated in the 1990 project and the Specific Plan EIR that preparation of a Subsequent EIR (the "SEIR") is warranted for the reasons described below.

CEQA Guidelines Regarding the SEIR

If, after certification of an Environmental Impact Report (EIR), altered conditions, modifications, or additions to a project occur, CEQA provides three mechanisms to address these changes: a Subsequent EIR, a Supplement to an EIR and an Addendum to an EIR.

Public Resources Code Section 21166 and Section 15162 of the State CEQA Guidelines describe the conditions under which a *Subsequent EIR* would be prepared. When an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following occurs:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternatives;
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15163 of the State CEQA Guidelines states that a lead agency may choose to prepare a *supplement to an EIR* rather than a Subsequent EIR if:

- 1) Any of the conditions described above for Section 15162 would require the preparation of a Subsequent EIR, and
- 2) Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

Section 15164 of the State CEQA Guidelines states that the lead agency may prepare an *addendum* to a previously certified EIR if some minor changes or additions are necessary, but none of the conditions described above for Section 15162 or 15163 calling for the preparation of a Subsequent or Supplemental EIR would arise.

Project Changes

With respect to changes in the Alhambra Highlands Project, the City evaluated the 2008 project applications and compared the 2008 project to the 1990 project and the analysis

contained in the Specific Plan EIR. The differences between the approved 1990 project as evaluated in the Specific Plan EIR and the development proposal reflected in the 2008 project applications constitute changes in the project consistent with CEQA's requirements for the preparation of a *subsequent* EIR. As described in this Initial Study, the 2008 project is the same project as the 1990 project with the following key changes:

- The 1990 project included 3 subdivisions covering 297.5 acres and the 2008 project merges the 3 subdivisions into 1 subdivision for the same 297.5-acre project area.
- The 1990 project and the Tract Map 7606 do not include the Oak Hill Park parcel. This parcel was included as mitigation land for the Alameda whipsnake in the 2008 VTM application.
- The 1990 project proposed 216 dwelling units (493 units evaluated in the Specific Plan EIR) and the 2008 project proposes 112 dwelling units.
- The 1990 project proposed a developable area of 122.4 acres and the 2008 project proposes a developable area of 76.2 acres.
- The 2008 project reduces disturbance (permanent and temporary combined) to Alameda whipsnake habitat from 122.4 acres to 76.2 acres.
- The 1990 project proposed 173.9 acres of open space/habitat and the 2008 project proposes a total of 214 acres of on-site open space, including the Oak Hill Park parcel, and habitat mitigation area and 308 acres of off-site mitigation area for the Alameda whipsnake.
- The 1990 project proposed 3 water tanks and the 2008 project proposes 1 water tank on 2.2 portion of the Oak Hill Park parcel.
- The 1990 project did not propose the Wildcroft Drive Extension alignment, but the conditions of approval for Tract Maps 7244 and 7245 required the Wildcroft Drive Extension. Accordingly, this requirement is contained in the 2008 project.

The 2008 project will significantly reduce the development footprint when compared to the 1990 project and the project evaluated in the Specific Plan EIR in order to maximize on-site avoidance of Alameda whipsnake habitat. The smaller development footprint is a more environmentally sensitive project design that will further reduce many of the environmental impacts when compared to the project evaluated in the Specific Plan EIR. As further explained in this Initial Study, these project changes will *not require* major revisions of the previous Specific Plan EIR, because the changes in the project would not involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In all instances, the Initial Study demonstrate that project changes reflected in the 2008 project are proposed in order to further lessen potentially significant environmental effects.

Changes in Circumstances

The City also considered whether there were any changes in the circumstances in which the Alhambra Highlands Project would be undertaken. The City found that some changes in circumstances in the intervening years are due to changes in the physical

setting of the site or surrounding the site in which the project would be developed (e.g., development of residential neighborhoods pursuant to the Alhambra Hills Specific Plan; listing of Alameda whipsnake and designation of critical habitat, etc.). In other cases, changes in circumstances reflect a change in regulations since the Specific Plan EIR was prepared (e.g., requirement for an analysis of greenhouse gas emissions; etc.), or requirements (e.g., a change in local, State or federal environmental laws, or specific agency approvals for the Alhambra Highlands Project).

In many instances, the changes in circumstances resulted in a modification to the project in order to lessen potentially significant environmental impacts. Nonetheless, the City has determined that further environmental review will be required for some environmental topics in order to evaluate whether or not changes will result in major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In other cases, the Initial Study explains that, notwithstanding the changes in circumstances, the 2008 Project would not result in new significant or substantially more severe environmental impacts warranting major revisions to the prior EIR. For these effects, no further environmental review is proposed.

Finally, the City considered whether new information of substantial importance which was not known and could not have been known would show that:

- The 2008 project will have new significant effects;
- The 2008 project will have substantially more severe effects;
- Mitigation measures or alternatives previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant project effects, but the project proponents decline to adopt the mitigation or alternatives; or
- Mitigation measures or alternatives which are considerably different from those analyzed in the Specific Plan EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation or alternatives.

Based on its review, the City concluded that new information arose since the 1990 project which indicates that the project could have new significant or more severe effects that were not discussed in the prior EIR. Although the Specific Plan EIR remains valid as to the analysis of potential environmental impacts resulting from the Alhambra Highlands Project, some revisions to the Specific Plan EIR are necessary to address the 2008 project and the circumstances in which the project would be undertaken. Consequently, the City has concluded that a *Subsequent EIR* is the appropriate document to address the 2008 project.

PROJECT DESCRIPTION

- Project Title and Number:** Alhambra Highlands Residential Project
Subdivision 9257; PUD08-01; UP08-17
- 1. Lead Agency Name and Address:** City of Martinez, Planning Division
525 Henrietta Street
Martinez, CA 94553
- 2. Contact Person and Phone Number:** Chip Griffin
McGill Martin, Self, Inc.
dba BAMMS Design Associates
821 Marina Vista Avenue
Martinez, CA 94553
(925) 293-1025
- 3. Project Location and APN:** Multiple Parcel in City of Martinez, Contra Costa
County, CA 94553
(APNS: 366-010-007, 366-060-007, 164-010-
025, 164-010-019, 164-150-016, 164-150-
022, 164-150-030, 164-010-026)
- 4. Project Sponsor's Name & Address:** Ricardo Sabella
Richfield Investment Corporation
dba Richfield Development
10001 Westheimer Rd., Suite 2888
Houston, TX 77042
- 5. General Plan Designation:** Alhambra Hills Specific Plan
- 6. Zoning:** R-10, One-Family Residential Minimum 10,000 SF
Lot Area
- 7. Description of Project:**

Site Conditions/Project Location

The Alhambra Highlands Residential project (the "project") consists of 298 acres of undeveloped lands along the crest and side-slopes of a ridge. The project site is primarily nonnative annual grassland, with scattered oak woodlands, scrub habitat and wetlands. The majority of the site is grazed by cattle, especially the hilltop plateau area where the project's residential lots are proposed. The project site is generally bounded by Alhambra Avenue to the north, Alhambra Valley Road and Reliez Valley Road to the west, and Skyline Drive to the south. The Project site location is shown in Figure 1.

The project site consists of a crest and side slopes of a ridge at an elevation of approximately 250 to 630 feet. Portions of the property around the project site are undeveloped. Property to the north, south and west of the project site is zoned

residential (R-7.5 and R-10). Property to the east and southeast of the site is zoned residential (R-20 and R-7.5) and Open Space (OS).

Background

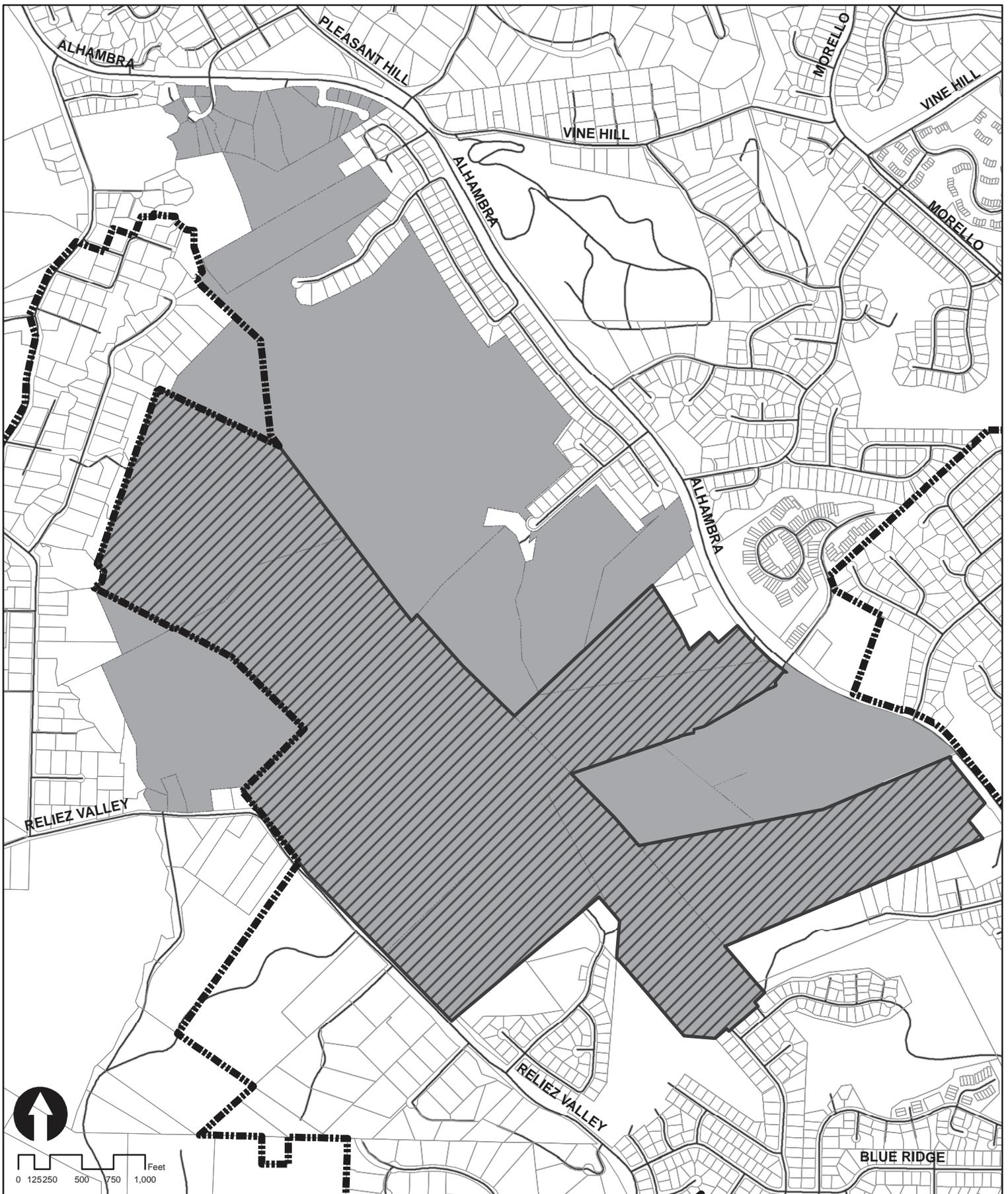
The Alhambra Hills Specific Plan and EIR contemplated development of the Alhambra Highlands Project as one of several residential development projects proposed within the Specific Plan boundaries. On December 8, 2008, Richfield Investment Corporation submitted a revised vesting tentative map ("VTM") application for the Alhambra Highlands Project as further discussed below. For purposes of this analysis, the revised Alhambra Highlands Project is also referred to as the "2008 project."

The City certified the Alhambra Hills Specific Plan EIR in June 1986 and adopted the Alhambra Hills Specific Plan in March 1987. The Specific Plan area is comprised of 590.7 acres and is generally bounded by Alhambra Valley Road, Alhambra Avenue, and Reliez Valley Road. The Specific Plan designated approximately 296 acres within the Specific Plan area for residential development. The proposed 2008 project is a subset of the larger 590.7-acre area as shown in Figure 2.

In July 1990, the City approved a vesting tentative map for Tract No. 7245 creating 69 residential lots on 114.32 acres (including 30.14 acres for the Wildcroft Drive Entry access road), Planned Unit Development (PUD) No. 89-5, and Design Review No. 89-42 for Alhambra Highlands Unit I. Concurrently, the City approved a vesting tentative map for Tract No. 7244 creating 79 residential lots on 79.01 acres, Planned Unit Development No. 89-6, and Design Review No. 89-41 for Alhambra Highlands Unit II. In September 1993, the City approved a vesting tentative map for Tract No. 7606 and Planned Unit Development No. 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. Reductions in the lot count for the Alhambra Highlands I and II subdivisions during final engineering design and drawings resulted in a total of 216 lots permitted (versus the 493 that were previously analyzed in the EIR for the project site) within the Specific Plan area.

The City approved a series of extensions for Vesting Tentative Maps No. 7244 and No. 7245, the PUD Nos. 89-5, 89-6 and DR Nos. 89-41, 89-42 between 1991 and 1999, and these tentative maps, permits, and design reviews remained valid until September 19, 2000. The City similarly approved extensions for Vesting Tentative Map No. 7606, PUD No. 91-4 and DR No. 91-64 with final extensions granted in 1999. Final maps for Tract Nos. 7244 and 7245 were submitted to the City in September 2000. The final map submittal was deemed complete on February 7, 2001.¹

¹ Letter dated February 7, 2001 by then Acting City Engineer, James W. Zumwalt.



Source: 1987 Alhambra Hill Specific Plan, 2008 VTM Project Submittal.

Legend

-  MARTINEZ CITY LIMITS
-  1990 + 2008 PROJECT SITE
-  1987 SPECIFIC PLAN AREA

FIGURE 2
 Alhambra Highlands Residential Project Initial Study
 Alhambra Highlands Specific Plan and Current Project Boundary

Since September 2000, the Alhambra Highlands Residential project has received multiple outside agency approvals including: the US Army Corps of Engineers (Corps) Section 404, December 2008; United States Fish and Wildlife Service (Biological Opinion, November 2005); and the San Francisco Regional Water Quality Control Board (Section 401 water quality certification, amended August 2008). As a result of the consultation process and State and federal agency review, the project was modified to reduce the density and number of dwelling units and eliminate a proposed subdivision, revise the utility needs, and increase the amount of on-site and off-site mitigation habitat for the Alameda whipsnake. A total of 214 acres of on-site whipsnake habitat and 308 acres of off-site mitigation land is included in the project in accordance with the 2005 Biological Opinion.

Prior Environmental Review

The Specific Plan EIR evaluated development of the Alhambra Highlands Project. The Specific Plan EIR analyzed impacts resulting from the maximum development of 493 units within the Alhambra Highlands Project area. Figure 2 shows the boundaries of the Alhambra Highlands Specific Plan.

Following approval of the Specific Plan, the City granted a number of subsequent approvals related to the Alhambra Highlands Project as summarized below.

Proposed Project

As described above, the proposed project was previously approved by the City for this site, but since its approval the project has undergone significant revisions in light of the November 2005 U.S. Fish and Wildlife Biological Opinion and Section 7 consultation. These modifications resulted in a reduction in the number of dwelling units (from 216 to 112 units) and developable acreage (from 122.4 to 76.2 acres) contemplated in the 1990 project approvals. The proposed vesting tentative map, which reflects the reduction in number of units and developable area, is shown in Figure 3.

Following is a list of additional background materials, other agency approvals and additional studies and reports that have been completed as part of the 2008 project submittal. These documents were consulted in preparation of this Initial Study and are hereby incorporated by reference into this document.

- Section 404 Permit, Army Corp of Engineers (December 2008)
- Section 7 Consultation, U.S. Fish and Wildlife (November 2005)
- Section 401 Certification, S.F. Bay Regional Water Quality Control Board (May 2008, amended August 2008)
- Summary of Geotechnical Recommendations, Alhambra Highlands Subdivisions and Wildcroft Drive Extension, prepared by Engeo, dated January 2004
- Final Wetland Mitigation and Monitoring Plan for the Alhambra Highlands Project, prepared by LSA Associates, dated October 2008

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- Alhambra Highlands Tree Preservation Report, prepared by McNair & Associates, dated September 2004 and Addendum 1 dated June, 2005
- Alhambra Highlands Noise Report, prepared by Illingworth & Rodkin, dated November 2004
- Alhambra Highlands Development Guidelines and Design Criteria Draft, prepared by The Dahlin Group, dated December 8, 2008.
- Alhambra Highlands Cultural Resources Analysis, prepared by Miley Holman Associates, dated December 2009
- Alhambra Highlands Transportation Analysis, prepared by Crane Transportation, dated December 2009

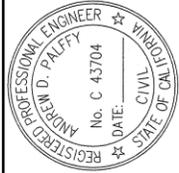
A summary of major project components is provided below.

Subdivision of Lands. The project includes subdivision of the 298-acre site into 11 parcels, A through K, and 112 residential lots. Parcels A-D are open space (106.9 acres), parcel E is a park (2.1 acres), parcels F-H are open space (127.5 acres), parcel I is identified as a future development site (not part of the current proposal) along Alhambra Avenue (2.1 acres), parcel J is the water tank site (2.2 acres) and parcel K is a private street within the project area (0.5 acres). The 112 residential lots (40.8 acres) would range in size from 7,900 square feet to 16,000 square feet. Within the 298-acre site, a total of 214.33 acres must be maintained as open space and 3.6 acres of the open space must be enhanced for Alameda whipsnake habitat mitigation.²

² Cay Goude, Acting Field Supervisor. Fish and Wildlife Service. Formal Endangered Species Consultation (Biological Opinion) on the Alhambra Highlands Project, Contra Costa County, California (Corps File No. 24122S). November 2005

668 RICHFIELD DEVELOPMENT

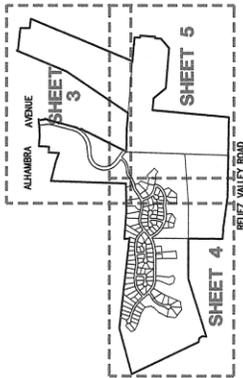
DECEMBER 2008
REVISED: NOVEMBER 2009



EXP. DATE 3-31-11

LEGEND

DESCRIPTION	PROPOSED	EXISTING
SUBDIVISION BOUNDARY	---	---
PARCEL/LOT LINE	---	---
RIGHT OF WAY LINE	---	---
STREET CENTER LINE	---	---
LOT NUMBER	---	---
SUBD. 7244 LOT NUMBER	---	---
PRIVATE ACCESS EASEL 311/ PAE/PUE	---	---
PEDESTRIAN/EQUESTRIAN TRAIL	---	---
FIRE TRAIL	---	---



GRADING AND UTILITY PLAN SHEET INDEX

OPTIONARY ENTERPRISE INC
384-150-018

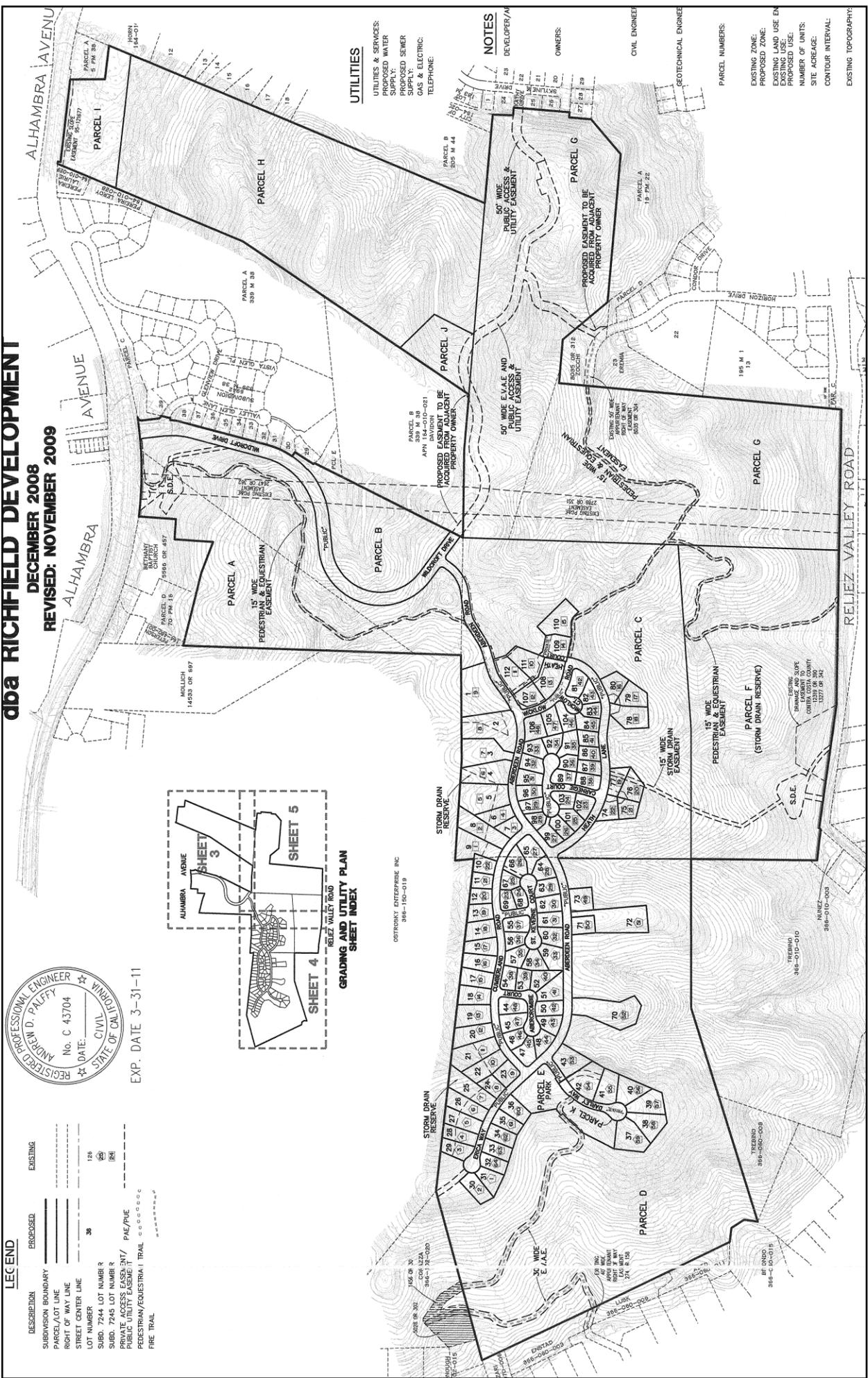


FIGURE 3
Alhambra Highlands Residential Project Initial Study
Proposed Vesting Tentative Map

112 Single-Family Lots. The 2008 project includes development of 112 new single-family lots to allow construction of one- and two-story semi-custom homes. The lots would be located on an undeveloped hilltop plateau located along the highest elevations at the crest of the ridge in the western most portion of the site. The size and design of homes within the project would be subject to the Alhambra Highlands Development Guidelines and Design Criteria.³ Because the residential lots would be developed as semi-custom homes, the current applications do not include approval of the individual homes, but of design guidelines. The homes would be subject to a design review process prior to building permit issuance.

Extension of Wildcroft Drive.

Consistent with the Specific Plan and the 1990 project, the 2008 project proposes public access to the project via an extension of Wildcroft Drive from Alhambra Avenue. Wildcroft Drive currently terminates just northeast of Alhambra Avenue (see photo 1). As part of the project, Wildcroft Drive would extend up to the project site, generally in parallel to an existing pedestrian and equestrian easement. The Wildcroft Drive extension proposed is a public street with a 72-foot right-of-way.



Photo 1: Under existing conditions, Wildcroft Drive terminates at its intersection with Alhambra Avenue northeast of the project site.

Water Tank. The 2008 project proposes to include a water tank to serve the project site. As shown in Figure 3, the tank would be located in the eastern portion of the project site (on parcel J).⁴ The water tank and the associated water conveyance system would be effectively integrated into the City's water system not only to service the proposed project, but also to provide redundancy and improve the existing system that serves existing area residents.

Infrastructure. In addition to the new water tank, the 2008 project also includes development of new roads and sewer systems. Project street improvements include a main entry road (extension of Wildcroft Drive) and new streets to connect the proposed residential lots to Wildcroft Drive. A new emergency vehicle access (EVA) and water service road would be provided to connect the water tank site to Wildcroft Drive and another EVA would also be provided to connect the west end of the site (near the park parcels) to Alhambra Valley Road. Two new on-site stormwater detention basins would also be constructed as part of the project. One of the new detention basins would be located near Wildcroft Drive and Alhambra Avenue, and one would be located near

³ Dahlin Group. *Alhambra Highlands Development Guidelines and Design Criteria*. December 2008.

⁴ The 1990 Project approvals contemplated three water tanks, including the tank proposed as part of the Images subdivision (Tract Map 7606), which is not proposed for development under the 2008 project.

Reliez Valley Road. Please see Figure 3 for locations of new roads and sewer systems, the proposed detention basins, and the EVA and water service road.

Open Space and Habitat Mitigation. The 2008 project would provide a total of 214 acres of on-site Alameda whipsnake habitat mitigation and open space. Of this on-site open space, the project includes 3.6 acres of enhanced whipsnake habitat. The 2008 project also includes two off-site mitigation areas (totaling 308 acres), including 176 acres of whipsnake habitat at the Allen property and 144.89 acres of whipsnake habitat at the Christie Road property (see Figure 5 of the Wetland Mitigation and Monitoring Plan).⁵ The on-site open space will remain in a natural state and be maintained by a homeowner's association or Geologic Hazards Abatement District (GHAD). The off-site mitigation lands will be maintained by a land trust or the East Bay Regional Park District. In addition to land dedication, the project also includes other habitat measures including grading enhancements, off-site scrub restoration program, seeding and planting for outcrop areas, protective fencing and on-site monitoring during grading.

The 2008 project would also include active recreational open space, including a 2-acre park within the project site, and 2,760 linear feet of trail to connect to Briones Regional Park. An existing trail located on the west end of the project site provides a connection to Sequoia Way and the existing fire trail provides a connection to Horizon Drive.

Project Phasing. The project would be constructed in multiple phases over a 10-year period, with an anticipated buildout in 2019. The first phase would include the project infrastructure and rough grading of the subdivision and residential lots. Construction of this first phase is anticipated to be completed in 18 months to 2 years. Because the residential lots would be developed as semi-custom homes, the construction of the individual lots will depend on market demand.

Permits Required. The following entitlements are required for the proposed project:

- **Vesting Tentative Map.** To subdivide the project site into 11 open space/park/ access parcels and 112 residential lots.
- **Use Permit.** To amend and extend Permit Nos. PUD Nos. 89-5, 89-6, and 91-4 and DR Nos. 89-41, 89-42, and 91-64 to coincide with the proposed project. The primary purpose of this Use Permit is to amend the previously approved PUD to reflect the open space and habitat mitigation now proposed for the area covered by the 1990 project maps, the proposed water tank and detention basins and to reflect the reduced number of residential units included in the project.
- **Conditional Use Permit.** To construct a water tank to provide potable water storage for the project and for existing development in the surrounding area.
- **Design Review.** To construct homes, water tank and detention basins within the project area. The 2008 project applications do not include approval of individual homes, but of design guidelines. Construction of semi-custom homes on the project

⁵ LSA Associates. *Final Wetland Mitigation and Monitoring Plan for the Alhambra Highlands Project*. Figure 5. October 2008

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site would be subject to R-10 Zoning, Specific Plan requirements, CC&Rs and Alhambra Highlands Development Guidelines and Design Criteria. Design review of new homes, water tank and detention basins are subject to review and approval by the City.

8. Other public or quasi- public agencies that previously reviewed or may review the project:

- U.S. Army Corp of Engineers (COE)
- U.S. Fish and Wildlife Service (USFWS)
- Bay Area Air Quality Management District (BAAQMD)
- Regional Water Quality Control Board (RWQCB)
- California Department of Fish and Game (CDFG)
- East Bay Regional Park District (EBRPD)
- Contra Costa County Sanitation District (CCCSD)
- Contra Costa County Fire Protection District (CCCFD)
- Pacific Gas and Electric
- Contra Costa County Flood Control and Water Conservation District
- Contra Costa County Transportation Authority.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

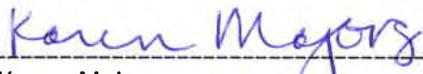
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact Unless Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |
| <input type="checkbox"/> Transportation/Traffic | | |

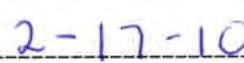
Determination.

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Karen Majors
Community Development Director/Assistant City Manager



Date

INITIAL STUDY CHECKLIST

This chapter contains an analysis of each environmental issue identified in the City of Martinez's Initial Study for the Alhambra Highlands Residential Project, 2008 project applications, and as such, constitutes the major portion of the Initial Study.

Issues Addressed in the Initial Study

The following environmental topics are addressed:

- A. Aesthetics
- B. Agricultural and Forest Resources
- C. Air Quality
- D. Biological Resources
- E. Cultural Resources
- F. Geology and Soils
- G. Greenhouse Gas Emissions
- H. Hazards and Hazardous Materials
- I. Hydrology and Water Quality
- J. Land Use and Planning
- K. Mineral Resources
- L. Noise
- M. Population and Housing
- N. Public Services
- O. Recreation
- P. Transportation/Traffic
- Q. Utilities

Format of Environmental Discussion

Each topic section includes the following sub-sections:

- *Introduction/Overview.* Provides a brief summary of the setting provided in the Specific Plan EIR, and changes that have occurred since the Specific Plan EIR was prepared (as appropriate).
- *Summary of Impacts and Mitigation Measure identified in the Specific Plan EIR.* Summarizes relevant impacts and mitigations that were previously identified in the Specific Plan EIR.
- *Environmental Checklist.* Contains a modified form of the Appendix G Initial Study environmental checklist. Each checklist question has been modified to characterize the potentially significant impact, less than significant impact, no impact and other categories in the context of whether or not the project would result in new significant impacts or substantially more severe impacts when compared to the prior EIR and the 21166 triggers above as follows:
 - Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects;
 - Would the project result in substantial changes with respect to the circumstances in which the project is undertaken which will require major revisions of the

previous EIR due new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- Would the project have one or more significant effects not discussed in the previous EIR or that will be substantially more severe than shown in the previous EIR, or are there mitigation measures or alternatives previously found not to be feasible or that are considerably different, that would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternatives.
- *Environmental Checklist Responses.* Provides an explanation to each environmental checklist question. Where applicable, explanations refer to analyses conducted in the Specific Plan EIR or subsequent technical studies. This sub-section also identifies mitigation measures that would be necessary to reduce the potential level of impact to less-than-significant.
- *Conclusion.* Provides a conclusion of whether the 2008 project would result in any new significant impacts or impacts that would be substantially more severe than identified in the Specific Plan EIR according to the triggers detailed in Public Resources Code Section 21166 and Section 15162 of the CEQA Guidelines.

A. AESTHETICS

The Specific Plan EIR described the project site as the Alhambra Hills, a prominent land form rising from the floor of the Alhambra Valley (elevation – 150 feet) to hilltops as high as 676 feet. The Specific Plan EIR described the project site as consisting of undeveloped hilltop lands with primarily non-native annual grasslands used for cattle grazing.

The project site's visual character has not changed since the 1990 project and is consistent with the description included in the Specific Plan EIR. Views of the site show undeveloped lands along the crest and side-slopes of a ridgeline. The site is not developed with any structures, and contains primarily nonnative annual grassland, with scattered oak woodlands and scrub habitat and wetlands. The site, which ranges in elevation from approximately 250 feet to 630 feet, is partially visible from existing residential, commercial, and recreational properties, as well as from existing roadways in the vicinity (including Alhambra Avenue, a "Scenic Roadway" in the City's General Plan Transportation Element).

Summary of Impacts and Mitigations Identified in the Specific Plan EIR

The Specific Plan EIR addressed aesthetic impacts in the EIR's Visual Factors chapter. The Specific Plan EIR concluded that the development of the Specific Plan would result in the conversion of annual grasslands, grazing lands, and open space with urban development. The Specific Plan EIR identified significant visual impacts of residential development in the Alhambra Hills and indicated that development should be focused on portions of the Specific Plan area that would be less visible to surrounding neighborhoods (i.e., the plateau). The Specific Plan EIR also identified significant visual impacts related to construction, water tanks, detention basins, and the extension of roadways to serve proposed development. A summary of the significant impacts and mitigation measures from the Specific Plan EIR and their applicability to the 2008 project is provided in Table 1.

The Specific Plan and the 1990 project anticipated development that was more intense included more development on the hillside than the 2008 project, and proposed three water tanks instead of 1 water tank, as further discussed below. Additionally, circumstances have changed since the 1990 project and Specific Plan EIR. For example, the Elderwood Glen residential neighborhood has been developed to the south and east of the Alhambra Avenue and Wildcroft Drive intersection. Although the changes reflected in the 2008 project are designed to lessen environmental impacts, new information indicates that the 2008 project and changes in circumstances since the 1990 project was approved may result in new significant or substantially more severe visual impacts than those disclosed in the Specific Plan EIR. Furthermore, new tools have become available (e.g., photo simulations) to more accurately evaluate potential visual impacts. For these reasons, the City is preparing a Subsequent EIR (SEIR) to evaluate potential visual and aesthetic impacts, as further discussed below.

TABLE 1 AESTHETICS SPECIFIC PLAN EIR SIGNIFICANT IMPACT SUMMARY TABLE^a

Impacts Identified in SP Final EIR ^a	Mitigation Measures Recommended in SP EIR	Applicability to 2008 Project
<p>Development could noticeably disrupt the pristine character of the Alhambra Hills. Portions of 13 of the 14 development areas remain exposed to various views from surrounding road segments, and neighborhood viewpoints. In general, development in exposed portions of areas 1, 7, 9, 10, 12, 13, and 14 would have the highest visual impacts.</p>	<p>This EIR describes a comprehensive set of reasonable development guidelines for implementation in the development review process which would together significantly reduce the visual impacts of planning area development. The guidelines include:</p> <ul style="list-style-type: none"> • grading measures, • architectural measures, • landscaping measures, • Elderwood extension design measures, • road setbacks, • fence and utility measures, • exterior lighting measures, • detention basin and drainage swale measures, and • water tank measures. 	<p>The Specific Plan was modified to incorporate the details of this mitigation measure prior to its adoption in 1987 (see Specific Plan Policies 31.332; 31.342, 8; 31.352-4, 6; 31.362, 3; and 31.371-5). The 1990 project was found to comply with the Specific Plan policies prior to adoption and staff has reviewed the 2008 project and found it consistent with the Specific Plan policies. Additionally, the 2008 project only proposes development of residential lots within development area 7 of the areas identified in this impact. As a result, the 2008 project's visual impacts would be substantially less than identified in the Specific Plan EIR.</p>
<p>The Phase 1 segment of the Wildcroft extension would be highly exposed to direct views from the adjacent segment of Alhambra Avenue.</p>		<p>Consistent with the Specific Plan CEQA findings, Policy 31.332 of the Specific Plan requires the use of innovative grading techniques, as described in the supplemental geotechnical report and addendum for the construction of Wildcroft Drive. The SEIR will evaluate the Wildcroft extension.</p>
<p>Portions of each of the three water tanks may be visible from certain surrounding viewpoints if located as proposed in the Implementation Element.</p>		<p>The 2008 project only includes one water tank, which is located in close proximity to one of the three locations identified in the Specific Plan Implementation Element. As stated in the Specific Plan CEQA findings (see D of Final EIR), Policy 31.39 requires screening by existing vegetation, berming, landscaping or color. The visibility of this water tank will be evaluated in the SEIR.</p>

ALHAMBRA HIGHLANDS RESIDENTIAL PROJECT

INITIAL STUDY CHECKLIST

A. AESTHETICS

Impacts Identified in SP Final EIR^a	Mitigation Measures Recommended in SP EIR	Applicability to 2008 Project
Portions of a number of planning area development areas and the Wildcroft extension are visible from segments of two designated Scenic Routes – Alhambra Avenue and Reliez Valley Road.	Planning area roadside development along these routes should be subject to the landscaping, lighting, and setback provisions set forth in General Plan Section 27.35.	No roadside development areas identified in the Specific Plan would be developed with residential or office developments as part of the 2008 project. The extension of Wildcroft Drive as proposed in the 2008 project would be visible from Alhambra Avenue similar to the project evaluated in the supplemental geotechnical report and addendum. As stated in the Specific Plan CEQA findings (see D of Final EIR), compliance with Specific Plan policies 31.352, 31.354, 31.365 and 31.372 which address landscaping, lighting, setbacks, and design provisions will also apply to the proposed 2008 project. Visual impacts from roadside development will be evaluated in the SEIR.

^a Impacts and mitigation measures listed are from Exhibit B, CEQA Findings, of Resolution 56-87, adopting the Alhambra Hills Final EIR. See Appendix D for location of development areas referenced in table.

The City of Martinez also adopted certain conditions of approval in conjunction with Tract Maps 7244, 7245 and 7606 that address visual and aesthetic impacts associated with the 1990 project. Applicable conditions of approval include: approval of lighting plans, approval of specific model types permitted for each lot, design review approval for all homes, development of design guidelines, building material preferences, landscaping requirements, and design review approval for all fences, deck and terraces.

Environmental Checklist

AESTHETIC ISSUES	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Increase the amount of shade in public and private open space on adjacent sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Checklist Findings

a) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to having a substantial adverse effect on a scenic vista?

The Specific Plan EIR evaluated the visual impacts associated with site grading and construction of new roadways, infrastructure, and development of 493 units. As part of the 1990 project, the development was reduced in size to 216 dwelling units. The Specific Plan EIR also considered the potential identified visual impacts associated with proposed water storage tanks.

The 2008 project proposes the following changes to the 1990 project that are relevant to a determination of potential impacts on scenic vistas:

- Fewer residential units (from 216 to 112 units);
- Less developable area (from 122.4 acres to approximately 76.2 acres);

ALHAMBRA HIGHLANDS RESIDENTIAL PROJECT

INITIAL STUDY CHECKLIST

A. AESTHETICS

- Preservation of 214 acres of on-site open space and 308 acres of off-site open space as Alameda whipsnake habitat lands;
- Elimination of Images Subdivision (90 dwelling units), which was along the westerly facing slopes of the central plateau on the project site;
- Modifications to the location of the detention basins;
- Reduction in the number of detention basins from seven to two; and
- Reduction from three water tanks to one water tank.

Consistent with the 1990 project, the 2008 project proposes residential development, roadways, and site grading; however, these activities would occur in a smaller development envelope. As contemplated in the Specific Plan EIR and the 1990 project conditions of approval, structures would consist of one- and two-story semi-custom homes on an undeveloped plateau property. All development on western facing slopes would be eliminated.

Under existing conditions, steep hillsides and low ridgelines interrupt views of the project site from surrounding areas; the Specific Plan EIR described a similar visual context for the site. Nonetheless, residential neighborhoods have been developed in the surrounding vicinity since the Specific Plan EIR was published. Although the Specific Plan EIR contemplated that these areas would be developed, the presence of these neighborhoods constitute a change in circumstances, particularly for the homes located immediately adjacent to the proposed Wildcroft Drive road extension. Portions of the proposed development, water tank, detention basins, and roads may be visible from nearby roadways, trails, and existing development located at higher elevations, thereby affecting the scenic views of the hillside plateau from those areas. The off-site mitigation at Christie Road and the Allen Property would result in preservation of open space and thus would not substantially alter or result in impacts to scenic vistas.

Although the project site has remained grazing land since the Specific Plan EIR was published, the existence of residential neighborhoods surrounding the site constitutes a change in the circumstances in which the 2008 project is being proposed, which may result in new significant or substantially more severe impacts to scenic vistas. Additionally, no new information has become available since the previous EIR indicates that the 2008 project could result in new significant or more severe impacts on scenic vistas, and applicable mitigation measures required by the Specific Plan EIR and the 1990 project conditions of approval are required to be implemented in 2008 project. Nonetheless, a SEIR is being prepared to evaluate the 2008 project and to determine if it would result in any new significant or more severe visual and aesthetic impacts. The SEIR will include visual simulations of the proposed project from surrounding viewpoints.

b) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to

Substantially damaging scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

The Specific Plan EIR evaluated the visual impacts associated with site grading and construction of new roadways, infrastructure, and development of 493 residential units. As part of the 1990 project, the development was reduced in size to 216 units.

The 2008 project proposes the following changes to the 1990 project that are relevant to a determination of potential impacts on scenic vistas:

- Fewer residential units (from 216 to 112 units);
- Less developable area (from 122.4 acres to approximately 76.2 acres);
- Preservation of 214 acres of on-site open space and 308 acres of off-site open space as Alameda whipsnake habitat lands;
- Elimination of Images Subdivision (90 dwelling units), which was along the westerly facing slopes of the central plateau on the project site;
- Reduction from 3 water tanks to 1 water tank;
- A reduction in the loss of trees from 713 trees under the 1990 project to 574 trees under the 2008 project due to reduction in the amount of grading and site disturbance;
- A reduction in the amount of grading on the project site due to reduction in units from the 1990 project to the 2008 project; and
- A secondary emergency vehicle access added; and
- Modifications to the Wildcroft Drive Extension.

Consistent with the 1990 project, the 2008 project proposes residential development, roadways, and site grading; however, these activities would occur in a smaller development envelope. Consistent with the Specific Plan EIR and the 1990 project conditions of approval, structures would consist of one- and two-story semi-custom homes on an undeveloped plateau property. All development on western facing slopes would be eliminated.

As was the case with the 1990 project, the 2008 project would result in the removal of a substantial number of trees and the introduction of new dwelling units on an undeveloped ridgeline property. There are two State scenic highways in Contra Costa County, including State Route 24 (from Caldecott Tunnel to Interstate 680) and Interstate 680 (from Alameda County line to State Route 24).⁶ The project site is not visible from either of these scenic highways. Alhambra Avenue, which borders the project site to the north and east, is designated as a "Route of Regional Significance" in

⁶ California Department of Transportation website:
http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm, accessed January 20, 2010.

ALHAMBRA HIGHLANDS RESIDENTIAL PROJECT

INITIAL STUDY CHECKLIST

A. AESTHETICS

the Contra Costa Countywide Comprehensive Transportation Plan,⁷ and is a major arterial and "Scenic Roadway" in the City of Martinez General Plan Transportation Element. Consequently, although both the 1990 project and the 2008 project would result in potential visual impacts to scenic roadways, the 2008 project would result in fewer visual impacts when compared to the 1990 project due to elimination of units along the western facing slopes of the project site. Consistent with the requirements of the Specific Plan EIR, residential development would be concentrated on the project site's central plateau.

Neither 1990 project nor the 2008 project would result in the removal of historic structures. The 2008 project, however, would result in the loss of fewer rock outcrops when compared to the 1990 project, due to the reduction in developable area and greater preservation of open space.

No new information has become available since the Specific Plan EIR that indicates that the 2008 project would result in any new significant or more severe impacts on scenic resources, nor are mitigation measures alternatives to address potential impacts on scenic resources. Nonetheless, the City is preparing a SEIR to evaluate the 2008 project to determine if project changes, changes in circumstances, or new information would result in the identification of any new significant or more severe visual and aesthetic impacts. The SEIR will include visual simulations of the proposed project from surrounding viewpoints.

c) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to Substantially degrading the existing visual character or quality of the site and its surroundings?

The Specific Plan EIR concluded that the visual character of the project site would change with the introduction of residential development and new roadways. Similarly, the 2008 project would change the existing visual character of the site from that of undeveloped land to residential structures along the site's central plateau. The 2008 project, however, would result in less of a visual impact due to the reduction in the project's size by more than 100 dwelling units and the elimination of the Images Subdivision on the western facing slopes. The off-site mitigation at Christie Road and the Allen Property would result in preservation of open space and thus would not result in significant impacts to the visual character or quality of the site and its surroundings. Nonetheless, the City is preparing a SEIR to evaluate the 2008 project to determine if project changes, changes in circumstances, or new information would result in the identification of any new significant or more severe visual and aesthetic impacts. The SEIR will include visual simulations of the proposed project from surrounding viewpoints.

⁷ Contra Costa Transportation Authority, 2009. *Countywide Comprehensive Transportation Plan*. June 17. The road was first designated as a scenic roadway in the 1973 City of Martinez General Plan.

- d) *Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

The Specific Plan EIR described potential impacts to views resulting from development of the Alhambra Hills, and also included mitigation measures to address lighting and glare impacts. Additionally, the project conditions of approval require the review and approval of lighting plans. As with the 1990 project, the 2008 project similarly would require new street lighting to provide for the safety and security of residents and visitors. Project lighting would incorporate the mitigation measures specified in the Specific Plan EIR and the 1990 project conditions of approval, and would conform to City standards. Nonetheless, the City is preparing a SEIR to evaluate the 2008 project to determine if project changes, changes in circumstances, or new information would result in the identification of any new significant or more severe light and glare impacts. The Subsequent EIR will include visual simulations of the proposed project from surrounding viewpoints.

- e) *Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to increasing the amount of shade in public and private open space on adjacent sites?*

The Specific Plan EIR described potential impacts to views resulting from development of the Alhambra Hills, but did not specifically address shade impacts. Similar to the 1990 project, the 2008 project would not substantially increase the amount of shade on the site or any adjacent sites. There are no public open space areas near the site that would be significantly impacted by shade from construction of the project. No new information has become available since the previous EIR that indicates that the 2008 project would result in any new significant or more severe impacts on shade, nor are mitigation measures or alternatives warranted to address potential impacts on scenic resources. Nonetheless, an SEIR is being prepared to evaluate the 2008 project to determine if the project changes, changes in circumstances, or new information result in the identification of any new significant or more severe visual and aesthetic impacts. The SEIR will include visual simulations of the proposed project from surrounding viewpoints.

Conclusion

The Specific Plan EIR identified significant aesthetic and visual impacts. As previously noted, the 2008 project significantly reduces the scope of the developable area, preserves a greater amount of on-site and off-site open space and native habitat, substantially reduces the number of dwelling units, eliminates development on the western facing slopes, and reduces the number and changes the location of water tanks, thereby reducing potential visual impacts. The 2008 project proposed alignment may be visible to nearby residents (as was the case with the 1990 project). Because development

ALHAMBRA HIGHLANDS RESIDENTIAL PROJECT

INITIAL STUDY CHECKLIST

A. AESTHETICS

surrounding the project site has occurred since the Specific Plan EIR was prepared (even though such development was contemplated in the EIR), and methodologies for evaluating visual and aesthetic efforts have significantly evolved since the EIR was prepared, a Subsequent EIR will be prepared to assess the potential for new significant or substantially more severe visual impacts resulting from the 2008 project.

B. AGRICULTURE AND FOREST RESOURCES

The Specific Plan EIR described the project site as consisting of undeveloped hilltop lands with primarily non-native annual grassland used for cattle grazing. The existing conditions on the project site have not significantly changed since the 1990 project. The 2008 project involves development within the Alhambra Hills, an undeveloped ridgeline that is currently undeveloped and used for cattle grazing. The project site consists of 298 acres of undeveloped hilltop lands with primarily non-native annual grassland, scattered oak woodlands, scrub, and wetlands. The majority of the site is intensively grazed by cattle, especially the ridgeline area where the project's residential lots are proposed.

Summary of Impacts and Mitigations Identified in the Specific Plan EIR

The Specific Plan EIR does not specifically address agricultural resources as an environmental topic but it does discuss the site's use for grazing in the EIR's land use section. The Specific Plan EIR concluded that the development of the Specific Plan would result in the conversion of annual grasslands, grazing lands, and open space with urban development. The Specific Plan EIR did not identify the loss of prime agricultural lands or lands under Williamson Act Contract as an impact.

Environmental Checklist

AGRICULTURE AND FOREST RESOURCES ISSUES:	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ALHAMBRA HIGHLANDS RESIDENTIAL PROJECT

INITIAL STUDY CHECKLIST

B. AGRICULTURE AND FOREST RESOURCES

AGRICULTURE AND FOREST RESOURCES ISSUES:	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Checklist Findings

a) *Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use?*

The California Department of Conservation’s Farmland Mapping and Monitoring Program has classified the project site as “Grazing Land.”⁸ As with the 1990 project, implementation of the 2008 project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. As the project site has remained grazing land since the previous EIR, there are no changes in the circumstances in which the project is being implemented which would result in new significant or substantially more severe impacts to agricultural resources. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe impacts on farmland, nor are mitigation measures or alternatives warranted to address potential impacts on agricultural resources. For these reasons, the 2008 project would not require further environmental review of farmland impacts.

⁸ California Department of Conservation website: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/con08.pdf> accessed December 22, 2009.

- b) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to conflicts with existing zoning for agricultural use, or a Williamson Act contract?*

The Specific Plan EIR evaluated rezoning of the undeveloped site to urban uses. At that time, the site was zoned for residential uses. The project site is currently zoned for residential uses (R-10 One Family Residential – Minimum 10,000 Square Feet Lot Area). None of the eight parcels that comprise the project site (see Project Description for a list of parcel numbers) were zoned for agricultural use or were under Williamson Act contracts when the Specific Plan EIR was prepared, nor are they currently zoned for agricultural use or under Williamson Act Contract. Consequently, the 2008 project would not conflict with existing zoning for agricultural use or Williamson Act contracts. Moreover, there are no changes in circumstances in which the 2008 project is being implemented that would result in new significant or substantially more severe impacts to agricultural resources. No new information has become available since the previous EIR that indicates that the 2008 project would result in any new significant or more severe impacts on agricultural resources, nor are mitigation measures or alternatives warranted to address potential impacts on agricultural resources. For these reasons, the 2008 project would not require further environmental review of agricultural resource impacts

- c) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to a conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

The Specific Plan EIR evaluated rezoning of the undeveloped site into urban uses. At that time, the site was zoned for residential uses. The project site is currently zoned for residential uses (R-10). The project site was not zoned for Timberland Production or for forest land when the Specific Plan EIR was prepared, nor is the site currently zoned for such uses (Martinez General Plan and Municipal Code). Consequently, the 2008 project would not conflict with existing zoning for forest land or timberland. Moreover, there are no changes in the circumstances in which the Alhambra Highlands Project is being implemented which would result in new significant or substantially more severe impacts on forest land or timberland resources, nor are mitigation measures or alternatives warranted to address any potential impacts on such resources. For these reasons, the 2008 project would not require further environmental review of forest resource or timberland impacts.

- d) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information involving*

ALHAMBRA HIGHLANDS RESIDENTIAL PROJECT

INITIAL STUDY CHECKLIST

B. AGRICULTURE AND FOREST RESOURCES

other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

The Specific Plan EIR evaluated rezoning of the undeveloped site to urban uses. At that time, as is the case under existing conditions in 2010, the site was used for grazing land. Although the 2008 project would result in the conversion of grazing land to residential uses, it would result in a substantial reduction in the amount of grazing land and open space converted to residential uses from approximately 122.4 acres under the 1990 project to approximately 76.2 acres. The 2008 project proposes to retain the remainder of the project site in open space and habitat for the Alameda whipsnake. Thus, this change in the project would not result in any new significant or substantially more severe environmental impacts due to the conversion of Farmland to a non-agricultural use.

Moreover, there are no changes in the circumstances in which the project is being implemented that would result in new significant or substantially more severe impacts to agricultural or grazing lands. In that regard, the Specific Plan EIR identified properties within the Alhambra Hills surrounding the project site that were proposed for development. Since approval of the 1990 project, some of the surrounding properties have been developed in accordance with the Specific Plan. Thus, the 2008 project would not result in any changes in circumstances which would result in new significant or substantially more severe impacts to agricultural grazing land.

No new information has become available since the previous EIR which indicates that the 2008 project would result in any new significant or more severe impacts due to the conversion of Farmland or grazing land for the reasons discussed above. In fact, the applicant has modified the Alhambra Highlands Project as reflected in the 2008 project applications to substantially reduce the amount of grazing land converted to residential uses. For these reasons, the 2008 project would not require further environmental review of agricultural resources.

Conclusion

The 2008 project would not result in any new significant agricultural resource and farmland impacts or substantial changes in the severity of previously identified agricultural resource and farmland impacts considered in the Specific Plan EIR. No new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to the treatment of agricultural or timberland resources. For these reasons, the 2008 project would not require further environmental review of agricultural and farmland resource impacts.

C. AIR QUALITY

The Specific Plan EIR includes a discussion of local climate and air quality conditions. Climate conditions at the time the Specific Plan EIR was prepared are relatively similar to current climate conditions, with warm summers averaging 90 degrees and cool winters averaging 50 degrees. The Specific Plan EIR also includes a discussion of regulatory agencies that are responsible for enforcing local, regional, State and federal air quality regulations.

Though the local climate has remained relatively similar, local and regional air quality conditions and regulations have changed since the Specific Plan EIR was prepared. The Specific Plan EIR addressed air quality under the guidance and regulations of the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines in effect at the time the Specific Plan EIR was prepared (1986). The BAAQMD adopted revisions to the CEQA Guidelines in 1999. Additionally, the BAAQMD is currently considering adoption of revised CEQA Guidelines. The Draft Guidelines were published for public review and comments in December 2009. The updated BAAQMD CEQA Guidelines are anticipated to include more stringent significance thresholds; assessment methodologies; and mitigation strategies for criteria pollutants, air toxins, odors, and greenhouse gas emissions (see Section G, Greenhouse Gas Emissions). It is anticipated that the new guidelines will be adopted in April 2010. As a result of these regulatory changes and changes in local and regional air quality conditions, which constitute new information that could not have been known at the time the Specific Plan EIR was prepared and may result in the identification of new significant or more severe impacts, air quality will be comprehensively addressed in the SEIR.

Summary of Impacts and Mitigations Identified in the Specific Plan EIR

The Specific Plan EIR addressed air quality impacts associated with development in the Alhambra Hills. The Specific Plan EIR identified short-term construction impacts and long-term air quality impacts associated with increased traffic, but did not find the impacts to be significant. Table 2 summarizes significant air quality impacts and mitigation measures included in the Specific Plan EIR and their applicability to the 2008 VTM project.

The City of Martinez also adopted certain conditions of approval in conjunction with the 1990 project that address air quality impacts associated with the 1990 project. Applicable conditions of approval include implementation of dust control measures during construction activity.

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C. AIR QUALITY

TABLE 2 AIR QUALITY SPECIFIC PLAN EIR SIGNIFICANT IMPACT SUMMARY TABLE^a

Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to 2008 Project
Development under the proposed plan would result in localized increases in carbon monoxide levels due to added traffic. Increases would be greatest at the Alhambra Avenue/Elderwood Drive intersection, although levels would be in compliance with State and federal standards.	Implement roadway improvements described in Circulation section of EIR. Reduce vehicular trips by improving transit service and by constructing bus stops and shelters.	Traffic patterns and localized carbon monoxide levels related to traffic have changed since the Specific Plan EIR was certified. The air quality analysis prepared in the SEIR will evaluate the relevancy of this mitigation measure.

^a Impacts and mitigation measures listed are from Exhibit B, CEQA Findings, of Resolution 56-87, adopting the Alhambra Hills Final EIR.

Environmental Checklist

AIR QUALITY ISSUES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AIR QUALITY ISSUES:	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Checklist Findings

a) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to conflicts with or obstructing the implementation of the applicable air quality plan?

The Specific Plan EIR considered air quality impacts, but did not find these impacts to be significant. The 2008 project would result in less development than approved for the 1990 project, thereby resulting in a substantial reduction in the amount of emissions from the project. Therefore, when compared to the 1990 project, the design of the 2008 project would not likely result in new or substantially increased air quality impacts. However, since the 1990 project was approved, the BAAQMD CEQA Guidelines have been updated (1999) and the BAAQMD is currently considering another draft update to the CEQA Guidelines (2009), which could be adopted in Spring 2010. The updated regulations may alter the project's potential air quality impacts, and may result in impacts not previously identified in the Specific Plan EIR. Therefore, new information has become available since the previous EIR that indicates that the 2008 project could result in new significant or more severe impacts related to conflict with or obstructing the implementation of the air quality plan.

For these reasons, an SEIR is being prepared to evaluate the 2008 project to determine if the project changes, changes in circumstances, or new information result in the identification of any new significant or more severe air quality impacts. The SEIR will provide two analyses: one according to current BAAQMD CEQA Guidelines (1999), and one according to the Draft CEQA Guidelines (2009).

b) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information as it relates to violation of any air quality standard or contribute substantially to an existing or projected air quality violation?

The Specific Plan EIR considered air quality impacts, but did not find these impacts to be significant. The 2008 project would result in less development including a substantial

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reduction in residential lots, site grading activities, and shorter construction periods than were anticipated for the 1990 project, thereby resulting in a reduction in the amount of emissions from the previously approved project. Therefore, when compared to the 1990 project, the design of the 2008 project would not likely result in new or substantially increased air quality impacts. However, since the 1990 project was approved, the BAAQMD CEQA Guidelines have been updated (1999) and the BAAQMD is currently considering another draft update to the CEQA Guidelines (2009), which could be adopted in Spring 2010. Both updates include revised air quality standards. The updated regulations may alter the project's potential air quality impacts, and may result in impacts not previously identified in the Specific Plan EIR. Therefore, new information has become available since the previous EIR that indicates that the 2008 project could result in new significant or more severe impacts related to violation of air quality standards or contribution to an existing air quality violation. Additionally, the circumstances related to local and regional air quality conditions under which the project would be undertaken have changed since the Specific Plan EIR was prepared. Although local and regional air quality conditions have improved since the Specific Plan EIR was prepared, the updated air quality regulations represent new information that was not otherwise available at the time the Specific Plan EIR was certified. The SEIR will provide an analysis of the changed conditions together with the new regulations to determine if any new significant impacts will result.

For these reasons, an SEIR is being prepared to evaluate the 2008 project to determine if the project changes, changes in circumstances, or new information result in the identification of any new significant or more severe air quality impacts. The SEIR will provide two analyses: one according to current BAAQMD CEQA Guidelines (1999), and one according to the Draft CEQA Guidelines (2009).

c) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information as it relates to a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

The Specific Plan EIR considered air quality impacts, but did not find these impacts to be significant. The 2008 project would result in less development including a substantial reduction in residential lots, site grading activities, and shorter construction periods than were anticipated for the 1990 project, thereby resulting in a reduction in the amount of emissions from the previously approved project. Therefore, when compared to the 1990 project, the design of the 2008 project would not likely result in new or substantially increased air quality impacts. However, since the 1990 project was approved, the BAAQMD CEQA Guidelines have been updated (1999) and the BAAQMD is currently considering another draft update to the CEQA Guidelines (2009), which could be adopted in Spring 2010. Both updates include revised air quality standards. The

updated regulations may alter the project's potential air quality impacts, and may result in impacts not previously identified in the Specific Plan EIR. Therefore, new information has become available since the previous EIR that indicates that the 2008 project could result in new significant or more severe impacts related to a cumulatively considerable net increase of a criteria pollutant for which the region is in non-attainment. Additionally, the circumstances related to local and regional air quality conditions under which the project would be undertaken have changed since the Specific Plan EIR was prepared. In general, local and regional air quality conditions have improved since 1987. As a result, it is not anticipated that this changed condition will result in any significant new impacts or more severe impacts. The SEIR will provide an analysis of the changed conditions together with the new regulations to determine if any new significant impacts will result.

For these reasons, an SEIR is being prepared to evaluate the 2008 project to determine if the project changes, changes in circumstances, or new information result in the identification of any new significant or more severe air quality impacts. The SEIR will provide two analyses: one according to current BAAQMD CEQA Guidelines (1999), and one according to the Draft CEQA Guidelines (2009).

d) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information as it relates to exposure of sensitive receptors to substantial pollutant concentrations?

The Specific Plan EIR did not identify significant air quality impacts related to sensitive receptors. Receptors sensitive to air pollutants typically include hospitals, nursing facilities, schools, and elderly care facilities. Current nearby sensitive receptors include Forest Hills Preschool (900 feet) and John Swett Elementary School (2,700 feet). Like the 1990 project, the 2008 project involves construction and grading activities that require the use of heavy construction equipment which would generate pollutant emissions. As a result of the project's proximity to nearby sensitive receptors and the new air quality standards, the project may result in new or substantially increased impacts related to sensitive receptors not previously identified in the Specific Plan EIR.

For these reasons, an SEIR is being prepared to evaluate the 2008 project to determine if the project changes, changes in circumstances, or new information result in the identification of any new significant or more severe air quality impacts. The SEIR will provide two analyses: one according to current BAAQMD CEQA Guidelines (1999), and one according to the Draft CEQA Guidelines (2009).

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- e) *Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information as it relates to creation of objectionable odors affecting a substantial number of people?*

The Specific Plan EIR identified "creation of odors" as an effect found not to be significant.⁹ Like the 1990 project, the 2008 project is a residential subdivision that would not create objectionable odors. No substantial changes to the project or changes in circumstances would result in new or substantially increased odor impacts. Moreover, no new information has become available since the Specific Plan EIR was certified that would result in new or increased odor impacts. For these reasons, no significant odor-related impacts would result from the proposed project.

Conclusion

The Specific Plan EIR did not identify significant air quality impacts. As explained above, the 2008 project significantly reduces the scope of the developable area, substantially reduces the number of dwelling units, reducing site grading activities, and requires shorter construction periods, thereby reducing potential air quality impacts previously identified. However, the circumstances under which the project will be undertaken relative to local and regional air quality conditions have changed and new information has become available since the Specific Plan EIR was certified. The BAAQMD CEQA Guidelines have been modified since the Specific Plan EIR was certified, and another draft update is currently under review by the BAAQMD, which could be adopted in Spring 2010. The BAAQMD CEQA Guidelines Update is anticipated to include more stringent significance thresholds; assessment methodologies; and mitigation strategies for criteria pollutants, air toxics, odors, and greenhouse gas emissions. With the pending change in air quality regulations and the additional impacts that may result under the pending regulation changes, air quality will be analyzed within the Subsequent EIR. The EIR will provide two analyses: one according to current BAAQMD CEQA Guidelines (1999), and one according to the Draft CEQA Guidelines (2009).

⁹ See page P-3 of the Alhambra Highlands Specific Plan EIR.

D. BIOLOGICAL RESOURCES

The Specific Plan EIR provides a biological setting discussion for the project site. In summary, the Alhambra Highlands portion of the plan area is described as an area of undeveloped hillside lands consisting of common grassland vegetation and native oak woodlands. The Specific Plan EIR also describes two areas of riparian vegetation within the Alhambra Creek riparian corridor; however, these areas are not within the Alhambra Highlands project site. The Specific Plan EIR also described the project site as not containing valuable or sensitive biological elements, including populations of rare or endangered species or sensitive habitats.

The physical setting of the project site has not changed since the 1990 project was approved. The site remains as undeveloped hillside lands consisting of common grassland vegetation and native oak woodlands. The 2008 VTM project site is the same area approved in the 1990 project (although less area is proposed for development). However, information regarding the biological setting has changed since the Specific Plan EIR was prepared and the 1990 project was approved.

Since the Specific Plan EIR was prepared and the 1990 project was approved, the U.S. Fish and Wildlife Service (USFWS) designated the Alameda whipsnake as a federally listed threatened species in 1997 and in 2006 the USFWS designated critical habitat for the Alameda whipsnake. Alameda whipsnakes have been found on and adjacent to the project site and the site is located within designated Alameda whipsnake critical habitat. Since certification of the Specific Plan EIR, the project applicant has received several approvals from State and federal permitting agencies. These approvals include:

- Section 404 Permit, Army Corp of Engineers (December 2008);
- Biological Opinion, USFWS (November 2005); and
- Section 401 Certification, S.F. Bay Regional Water Quality Control Board (May 2008).

The proposed project has reduced the overall development envelope, thereby decreasing the amount of disturbance (both temporary and permanent) to biological resources on-site. When compared to the 1990 project approvals, the 2008 VTM reduces the number of lots from 216 to 112 units and reduces the amount of disturbance of whipsnake habitat from 122.4 acres to 76.2 acres. The project also includes two off-site mitigation areas (totaling 308 acres), including 176 acres of whipsnake habitat at the Allen property and 144.89 acres of whipsnake habitat at the Christie Road property as required by the USFWS and described in the Mitigation Plan and Open Space Management Plan.

Although the changes reflected in the 2008 VTM Project are designed to lessen environmental impacts, the identification of Alameda whipsnake on the project site constitutes new information and changes with respect to the circumstances under which the project is undertaken. As discussed above, the project has been revised to incorporate the necessary mitigation into the project. As a result, no new or substantially more severe impacts are anticipated. However, given new information and to facilitate an understanding of the current biological resources relative to the 2008

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project, the Subsequent EIR (SEIR) will include an assessment of biological resources based on the findings of the Biological Opinion, the Biological Assessment, and the Mitigation Plan, Open Space Management Plan, and associated permits.

Summary of Impacts and Mitigations Identified in the Specific Plan EIR

The Specific Plan EIR identified biological resource impacts related to loss of grassland vegetation, declining habitat values due to increased human activity, infringement on the Alameda Creek riparian corridor and loss or damage to native oak trees. Table 3 summarizes significant biological resources impacts and mitigation measures included in the Specific Plan EIR and their applicability to the 2008 project.

TABLE 3 BIOLOGICAL RESOURCES SPECIFIC PLAN EIR SIGNIFICANT IMPACT SUMMARY TABLE^a

Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to 2008 Project
Planning area habitat values would decline with increases in human activity.	Require that pets be leashed or otherwise restrained from open space areas.	This impact and mitigation would apply to the 2008 project.
Development in areas 9 and 10 could infringe on Alhambra Creek riparian corridor.	Provide adequate open space buffer.	The 2008 project does not include development in areas 9 and 10.
Home and road construction could result in the loss of or damage to numerous native oaks.	The EIR lists a number of measures to minimize tree removal or damage.	This mitigation was incorporated into Specific Plan policy 31.348. The 2008 project will comply with all plan policies.

^a Impacts and mitigation measures listed are from Exhibit B, CEQA Findings, of Resolution 56-87, adopting the Alhambra Hills Final EIR. See Appendix D for location of development areas referenced in table.

The City of Martinez also adopted certain conditions of approval in conjunction with the 1990 project that address biological resource impacts associated with the 1990 project. Applicable conditions of approval include: specific tree preservation items (deed restriction recordation for trees to be preserved, submittal of an updated tree inventory, submittal of an arborist report demonstrating health and condition of existing trees and methods for preservation, special conditions to preserve trees during construction, and pruning of dead wood from trees to be removed); and necessary approval by State Department of Fish and Game prior to City approval of construction plans.

Environmental Checklist

BIOLOGY ISSUES:	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Checklist Findings

a) *Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial*

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increase in the severity of previously identified effects, or new information related to a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

The Specific Plan EIR did not identify any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service on or near the site. The EIR described the vegetation within the project site as typical for the region, consisting of open annual grassland (highly disturbed from historic grazing) and providing a low to moderate value for wildlife.

The project site is currently undeveloped and supports primarily non-native annual grassland (approximately 202 acres) with scattered rock outcroppings, mixed oak woodland (approximately 75 acres), blue oak woodland (8.67 acres) coast live oak woodland (2.45 acres), mixed and coyote brush scrub (2.13 acres) and wetlands/waters habitat (0.25 acres).¹⁰ Since the Specific Plan EIR was prepared and the 1990 project was approved, the U.S. Fish and Wildlife Service (USFWS) designated the Alameda whipsnake as a federally listed threatened species in 1997, and in 2006 the USFWS designated critical habitat for the Alameda whipsnake. Alameda whipsnakes have been found on and adjacent to the project site and the site is located within Alameda whipsnake critical habitat. Since certification of the Specific Plan EIR, the project applicant has received several approvals from State and federal permitting agencies. These approvals include:

- Section 404 Permit, Army Corp of Engineers (December 2008);
- Biological Opinion, USFWS (November 2005); and
- Section 401 Certification, S.F. Bay Regional Water Quality Control Board (May 2008).

The project site is located within Recovery Unit 1 (Tilden-Briones) for the Alameda whipsnake critical habitat. The majority of the site is currently grazed by cattle. The project has been redesigned to eliminate development within some whipsnake habitat and mitigation measures have been incorporated into the 2008 project to mitigate the loss of Alameda whipsnake habitat to a less-than-significant level. These measures are outlined in the USFWS's Formal Endangered Species Consultation (commonly referred to as the Biological Opinion) dated November 2005¹¹ (see Appendix A) and include, but are not limited to, on-site creation and dedication of Alameda whipsnake habitat, seeding and planting for created rock outcrop areas, off-site land dedication, exclusion fencing, implementation of on- and off-site scrub restoration program, and on-site biological monitoring during grading.

Although the changes reflected in the 2008 VTM Project are designed to lessen environmental impacts, the information regarding the presence of Alameda whipsnake and critical habitat demonstrate changes with respect to the circumstances under which

¹⁰ Goude, Cay, op. cit.

¹¹ Ibid.

the project is undertaken. As discussed above, the project has been revised to incorporate the necessary mitigation into the project. As a result, no new or substantially more severe impacts are anticipated. However, given the new information and to facilitate an understanding of the current biological constraints relative to the 2008 project, the SEIR will include an assessment of biological resources based on the findings of the Biological Opinion, the Biological Assessment, and the Mitigation Plan and Open Space Management Plan.

b) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

The Specific Plan EIR identified potentially significant impacts to riparian habitat in fringe development areas 9 and 10. No riparian habitat exists in the plateau area, which is where development was proposed in the 1990 project and is proposed in the 2008 project. No riparian habitat occurs on the project site. As a result, the 2008 project, like the 1990 project, would not result in any impacts to riparian habitat.

c) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

The Specific Plan EIR did not identify any specific impacts related to wetlands. The EIR described the vegetation within the project site as typical for the region, consisting of open annual grassland (highly disturbed from historic grazing) and providing a low to moderate value for wildlife. No detail was provided in the program level EIR regarding the site's wetland areas that likely included seeps and drainages.

Since the Specific Plan EIR was prepared and the 1990 project was approved, the project applicant has prepared a site specific biological assessment which identifies wetland and water/habitat areas on the site. The project site is currently undeveloped and supports primarily non-native annual grassland (approximately 202 acres) with scattered rock outcroppings, mixed oak woodland (approximately 75 acres), blue oak woodland (8.67 acres) coast live oak woodland (2.45 acres), mixed and coyote brush scrub (2.13 acres) and wetlands/waters habitat (0.25 acres).¹²

Implementation of the 2008 project would result in loss of 0.207 acres of waters of the State and 0.143 acres of federally protected waters. The project applicant has obtained authorization from the U.S. Army Corp of Engineers and S.F. Regional Water Quality

¹² Goude, Cay, op. cit.

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Control Board regarding disturbance to waters. The Corps issued a Section 404 permit in December, 2008 and the RWQCB issued a Section 401 Water Quality Certification in August 2008.

A Wetland Mitigation and Monitoring Plan has been prepared for the 2008 project and the mitigations within the plan are incorporated into the project and project design.¹³ A total of 1.28-acre of mitigation is proposed off-site. Additionally, 0.11-acre of mitigation is proposed on-site and mitigation features include creating a new pond, creating new seasonal wetland habitat, and preserving and enhancing existing seeps. With the measures identified in the Wetland Mitigation and Monitoring Plan, which have been incorporated into the 2008 project, combined with the overall reduction in development area and area of habitat disturbance, the 2008 project would have a less-than-significant impact.

Although the project changes (reduction in units and developable area) are designed to reduce impacts, changed circumstances and new information could result in the identification of new significant or substantially more severe impacts associated with protected biological resources. The SEIR will provide: (1) a more detailed discussion of potential impacts to biological resources including Alameda whipsnake habitat, wetlands, and trees; (2) an assessment of the mitigation measures that have been incorporated into the 2008 project to ensure the projects impacts are less than significant; and (3) an assessment to confirm that the project changes, changes in circumstances, or new information will not result in the identification of any new significant or more severe biological resources impacts.

d) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The Specific Plan EIR did not specifically identify any wildlife corridors on the project site. The site's physical conditions have not changed since the Specific Plan EIR was prepared and the 1990 project was approved.

Implementation of the 2008 project may affect two potential Alameda whipsnake movement corridors between the project site and Briones Regional Park. These potential movement corridors were evaluated by USFWS as part of the Section 7 Consultation and the resulting Biological Opinion included avoidance, minimization and mitigation to compensate for the reduction in connectivity.

Although the project changes (reduction in units and developable area) are designed to reduce impacts, changed circumstances and new information that could result in new significant or substantially more severe impacts associated with locally protected

¹³ Ibid

biological resources has been identified. The SEIR will provide: (1) a more detailed discussion of potential impacts to biological resources including Alameda whipsnake habitat, wetlands, and trees; (2) an assessment of the mitigation measures that have been incorporated into the 2008 project to ensure the projects impacts are less than significant; and (3) an assessment to confirm that the project changes, changes in circumstances, or new information will not result in the identification of any new significant or more severe biological resources impacts.

e) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The City adopted a Tree Preservation Ordinance in 1993. Section 8.12, *Preservation of Trees on Private Property - Preservation, Protection and Removal*, of the City's Municipal Code, defines protected trees on undeveloped property as any tree measuring 20 inches or larger in circumference (approximately 6.5 inches diameter), measured 4 1/2 feet from ground level).

The Specific Plan EIR recognized that some isolated trees and tree clumps located within the broadly defined development areas would be threatened by associated development, but concluded that the plan would, by and large, avoid the removal of significant numbers of mature trees or other woodland species. The recommended mitigation measure was incorporated into the Specific Plan as Policy 31.348, which requires sites to be planned to preserve existing vegetation as much as possible.

The 1990 project would have resulted in removal of 713 trees. The 2008 project would result in the removal of 574 trees because the 2008 project preserves more on-site open space than the 1990 project. The conditions of approval for the 1990 project included a number of conditions related to tree preservation including the requirement to prepare a revised inventory map for approval by the Planning Commission prior to the approval of the final grading, plan that indicates the accurate trunk location and drip line for all trees within and adjacent to the development area; all trees to be removed and total number of existing trees and number of trees to be removed.

The impacts on trees will be less with the 2008 project as it will impact a smaller area, involve less grading, and the removal of fewer trees. McNair and Associates Consulting Arborists and Horticulturalists have prepared a site specific Arborist Report, including a tree preservation and tree inventory for the 2008 project.¹⁴ The project site includes 1,707 existing trees (not including trees that are located in areas of the project designated as permanent open space). Tree species occurring in the project site include blue oak, coast live oak, valley oak, bay laurel, California buckeye, and madrone. The 2008 project would result in the removal of 574 trees and maintenance of 1,133 trees

¹⁴ McNair and Associates, Consulting Arborists and Horticulturalists. Alhambra Highlands Tree Preservation Plan Report. September 2004, Addendum 1, June 2005.

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within the project site. This includes trees that would be removed for grading of residential lots, construction of the water tank and other utilities, and construction of the Wildcroft Drive extension. The trees to be removed are in generally good health and vigor and low incidence of decay. The tree preservation plan includes mitigation measures (i.e., protection fencing, establishment of a tree protection zone, and special demolition and site clearing measures) to protect trees that will be maintained during construction and to provide for replacement trees for those that will be removed. Implementation of the mitigations included in the tree report will insure impacts are reduced to a less-than-significant level.

The City has adopted new policies related to protecting biological resources since the Specific Plan EIR was prepared and a site-specific arborist report has been prepared, which constitute changed circumstances and new information that could result in new significant or substantially more severe impacts associated with locally protected biological resources. The SEIR will provide: (1) a more detailed discussion of potential impacts to biological resources including Alameda whipsnake habitat, wetlands, and trees; (2) an assessment of the mitigation measures that have been incorporated into the 2008 project to ensure the projects impacts are less than significant; and 3) an assessment to confirm that the project changes, changes in circumstances, or new information will not result in the identification of any new significant or more severe biological resources impacts.

f) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or State habitat conservation plan?

No Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP) covered the project site at the time the Specific Plan EIR was prepared and no HCP or NCCP applicable to the site has since been approved. The boundary of the East Contra Costa County HCP is approximately 15 miles east of the City of Martinez; therefore the project site is not located in the planning boundaries of the HCP.

Conclusion

The Specific Plan EIR identified significant biological resource impacts. The 2008 project incorporates approvals from various agencies, and as a result the project has been reduced in size, development intensity and the overall impacts identified in the 1987 EIR have been reduced. Although the project changes (reduction in units and developable area) were designed to reduce impacts, changed circumstances and new information could result in new significant or substantially more severe impacts associated with protected biological resources. The SEIR will provide: (1) a more detailed discussion of potential impacts to biological resources including Alameda whipsnake habitat, wetlands, and trees; (2) an assessment of the mitigation measures that have been incorporated into the 2008 project to ensure the projects impacts are less than

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D. BIOLOGICAL RESOURCES

significant; and (3) an assessment to confirm that the project changes, changes in circumstances, or new information will not result in the identification of any new significant or more severe biological resources impacts.

E. CULTURAL RESOURCES

The Specific Plan EIR described the site as being in the foothills near the north-east end of the Diablo Mountain Range consisting of rugged, hilly terrain with a prominent, northwest-trending main ridge. A major hilltop plateau runs in a north-south direction within the project site, and it is on this plateau that residential development was proposed in the Specific Plan to be clustered. The EIR found that impacts related to cultural resources would be insignificant in Section P.4, "Effects Found Not to be Significant" of the Final EIR. No setting information specifically related to cultural resources was provided in the Specific Plan EIR.

Since the Specific Plan EIR was prepared and the 1990 project was approved, the CEQA Statutes and Guidelines were amended in 1998 to provide more specific direction on the assessment of cultural resources. Additionally, a site specific cultural resource study is being prepared to assess if there are any changed circumstances or new information (e.g., resources found in the project vicinity that may be documented at the Information Center) that may result in the identification of new significant or more severe impacts. The findings of the cultural resources study will be presented in the Subsequent EIR (SEIR).

Summary of Impacts and Mitigations Identified in the Specific Plan EIR

The Specific Plan EIR found that impacts related to cultural resources would be insignificant in Section P.4, "Effects Found Not to be Significant" of the Final EIR.

Environmental Checklist

<i>CULTURAL RESOURCE ISSUES:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CULTURAL RESOURCE ISSUES:	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Checklist Findings

a) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

The Specific Plan EIR found impacts to historical resources to be insignificant. No historic resources are known to exist on the site and no structures exist on the site. The 2008 project would result in less development including a substantial reduction in residential lots, site grading activities, and shorter construction periods than were anticipated for the 1990 project. Although the project changes will not result in any new impacts related to cultural resources, additional guidance relevant to assessing impacts to cultural resources has become available since the 1990 project was approved and the Specific Plan EIR was certified and new information is being prepared to provide a site specific analysis of the project’s potential effects on historical resources. The findings of the cultural resources study will be presented in the SEIR.

For these reasons, an SEIR is being prepared to evaluate the 2008 project to determine if new information will result in the identification of any new significant historic resource impacts.

b) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

The Specific Plan EIR found impacts to archeological resources to be insignificant. No archeological resources are known to exist on the site. The 2008 project would result in less development including a substantial reduction in residential lots, site grading

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E. CULTURAL RESOURCES

activities, and shorter construction periods than were anticipated for the 1990 project. Although the project changes will not result in any new impacts related to archaeological resources, additional guidance relevant to assessing impacts to cultural resources has become available since the 1990 project was approved and the Specific Plan EIR was certified and new information is being prepared to provide a site specific analysis of the project's potential effects on archaeological resources. The findings of the cultural resources study will be presented in the SEIR.

For these reasons, a SEIR is being prepared to evaluate the 2008 project to determine if new information will result in the identification of any new significant archaeological resource impacts.

c) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the direct or indirect destruction of a unique paleontological resource or site or unique geologic feature?

The Specific Plan EIR did not identify any impacts related to paleontological resources. The site contains no known paleontological resources or unique geological features that would suggest the presence of these resources. The 2008 project would result in less development including a substantial reduction in residential lots, site grading activities, and shorter construction periods than were anticipated for the 1990 project. Although the project changes will not result in any new impacts related to paleontological resources, additional guidance relevant to assessing impacts to cultural resources has become available since the 1990 project was approved and the Specific Plan EIR was certified and new information is being prepared to provide a site specific analysis of the project's potential effects on paleontological resources. The findings of the cultural resources study will be presented in the SEIR and will include an assessment of paleontological impacts.

For these reasons, a SEIR is being prepared to evaluate the 2008 project to determine if new information will result in the identification of any new significant paleontological resource impacts.

d) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to disturbance of any human remains, including those interred outside of formal cemeteries?

There is no known record of human remains beneath the site, including those interred outside of a formal cemetery. The 2008 project would result in less development including a substantial reduction in residential lots, site grading activities, and shorter construction periods than were anticipated for the 1990 project. Although the project changes will not result in any new impacts related to disturbance of human remains, additional guidance relevant to assessing impacts to cultural resources has become

available since the 1990 project was approved and the Specific Plan EIR was certified and new information is being prepared to provide a more site specific analysis of the project's potential effects on human remains. The findings of the cultural resources study will be presented in the SEIR and an assessment of the project's likely impacts on human remains will be provided.

For these reasons, a SEIR is being prepared to evaluate the 2008 project to determine if new information will result in the identification of any new significant archaeological resource impacts.

Conclusion

The Specific Plan EIR did not identify significant cultural resource impacts. As explained above, the 2008 project significantly reduces the scope of the developable area, substantially reduces the number of dwelling units, and reducing site grading activities, thereby reducing potential cultural resource impacts. However, new information and new guidance related to assessing cultural resource impacts that has become available since the EIR was certified may result in new or increased significant impacts on cultural resources. For these reasons, a Subsequent EIR is being prepared to evaluate the 2008 project to determine if the project changes, changes in circumstances, or new information result in the identification of any new significant or more severe cultural resources impacts.

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INITIAL STUDY CHECKLIST

F. GEOLOGY AND SOILS

F. GEOLOGY AND SOILS

The Specific Plan EIR evaluated geologic and soils conditions of the project site. The project site is in the foothills near the north-east end of the Diablo Mountain Range. The site consists of rugged, hilly terrain with a prominent, northwest-trending main ridge. A major hilltop plateau runs in a north-south direction within the project site, and it is on this plateau that residential development was proposed in the Specific Plan to be clustered.

The existing geologic and soils conditions of the project site have not changed since the City certified the Specific Plan EIR and approved the 1990 project.¹⁵ The 2008 project involves development within the Alhambra Hills, a hilltop plateau that is currently undeveloped and used for cattle grazing. The project site consists of 298 acres of undeveloped hilltop lands with primarily non-native annual grassland, scattered oak woodlands, scrub and wetlands.

Since the Alhambra Highlands project vesting tentative maps (Tract Maps 7244, 7245, and 7606) were approved (as part of the 1990 project), the developer prepared and submitted to the City several additional geotechnical reports. The reports were prepared either to (1) satisfy conditions of approval on the 1990 project, or (2) evaluate the geologic and soils conditions associated with implementation of the 2008 project. These reports were summarized into one Geotechnical Recommendations Report Summary (Appendix B). This report compiles and clearly lists each of the mitigations and recommendations from the prior reports that are applicable to the 2008 project. This summary report, as well as the underlying geotechnical reports, were reviewed by the City's peer reviewer and consulted in the preparation of this analysis. Each of the applicable reports are on file in the City of Martinez City Clerk office and are available on request.

Summary of Impacts and Mitigations Identified in the Specific Plan EIR

The Specific Plan EIR addressed geologic and soils conditions affecting the Alhambra Hills. The Specific Plan EIR identified geology and soils impacts related to hillside erosion and down-cutting, and inundation of underlying ground failure. A summary of the significant impacts and mitigation measures from the Specific Plan EIR and the applicability to the 2008 project is provided in Table 4.

TABLE 4 GEOLOGY AND SOILS SPECIFIC PLAN EIR SIGNIFICANT IMPACT SUMMARY TABLE^a

Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to 2008 Project
The Final EIR identified six significant impacts related to the Elderwood Drive extension. These impacts	The supplemental geotechnical report and addendum included specific design recommendations and	The 2008 project is subject to compliance with the design recommendations in the geotech report. Staff has

¹⁵ Engeo Incorporated. Geotechnical Report Update Letter. November 17, 2009.

Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to 2008 Project
<p>were altered in the CEQA findings adopted by the City Council when they approved the Specific Plan in 1987. The CEQA findings recognize that the Specific Plan replaced Elderwood extension with Wildcroft and Horizon Drive extensions. Wildcroft Drive is the primary access road and specific engineering approaches and precautions related to the design and construction of Wildcroft Drive are included in the project's geotechnical report, and have been incorporated into the project. The supplemental geotechnical report and addendum found these routes to be substantially safer than the Elderwood extension.</p>	<p>mitigation measures which are required by Plan Policy 31.332.</p>	<p>confirmed that the geotech report recommendations are consistent with the intent of Specific Plan policy 31.332.</p>
<p>Construction of residential units in the plateau areas could aggravate hillside erosion problems. Runoff from graded areas, particularly on the plateau, if discharged into natural drainage channels, could result in rapid downcutting and erosion, especially in steep upper reaches. Numerous plan-designated development areas and roads are underlain by "inactive" fault traces.</p>	<p>The supplemental geotechnical report and addendum analyzed four grading alternatives. Possible impacts and specific recommendations regarding slope stabilization, location of development and differential settlement (recommendations are on pages 3-8 discussed in the addendum). All recommended mitigation measures are incorporated into Specific Plan Policies 31.344 and 31.346.</p>	<p>The 2008 project includes use of cutpads for the majority of the lots with some lots on "edges" of the project use engineered fill supported by keyways. Detailed engineering analysis has been completed for this project and specific measures have been incorporated into the project to address erosion control recommendations for specific structural foundations based on the evaluation of inactive fault traces.</p>

^a Impacts and mitigation measures listed are from Exhibit B, CEQA Findings, of Resolution 56-87, adopting the Alhambra Hills Final EIR.

The City of Martinez also adopted certain conditions of approval in conjunction with Tract Maps 7244, 7245 and 7606 that address geotechnical and soils impacts associated with the 1990 project. Applicable conditions of approval include: preservation of natural slopes during construction, preparation of a grading and drainage plan, preparation of a soils plan, use of contour grading techniques and erosion control measures, and requirements for review and approval for the 1990 project of all grading and site improvements by appropriate city departments. As indicated above, the project applicant has satisfied the conditions of approval related to preparation of technical reports by submitting multiple geotechnical investigations

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prepared by Engeo Incorporated. These conditions of approval require the 2008 project to incorporate the recommendations from these investigations into the project to address potential geology, soils and seismicity impacts.

Environmental Checklist

<i>GEOLOGY AND SOILS ISSUES:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Checklist Findings

- a) *Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:*
- i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?*

Surface rupture or ground faulting tends to occur along lines of previous faulting. The project site is not within a State Earthquake Fault Hazard Zone for active faults. Active faults in the region include the Concord fault (6 miles northeast), the Calaveras fault (fourteen miles southeast), the Hayward fault (8 miles southwest), and San Andreas fault (26 miles southwest). Unnamed fault segments have been mapped to the north and northeast of the site. These faults are not considered active.

As with the 1990 project, implementation of the 2008 project would not result in the exposure of people or structures to potential substantial adverse impacts due to fault rupture. The project site is not located within a fault hazard zone, and review of nearby faults indicates a very low risk of fault rupture.¹⁶ As the project site has remained grazing land since the previous Specific Plan EIR, there are no changes in the circumstances in which the 2008 project is being implemented which would result in new significant or substantially more severe impacts associated with fault rupture. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe impacts to people or structures due to fault rupture, nor are mitigation measures or alternatives warranted to address potential geologic and seismic impacts.

For these reasons, the 2008 project would not require further environmental review of geologic and soils impacts, and the 2008 project would result in a less-than-significant impact related to fault rupture.

ii) Strong seismic ground shaking?

Ground shaking is a general term referring to all aspects of motion of the earth's surface resulting from an earthquake, and is normally the major cause of damage in seismic events. The extent of ground shaking is controlled by the magnitude and intensity of the earthquake, distance from the epicenter, and local geologic conditions. The amount of ground shaking depends on the magnitude of the earthquake, the

¹⁶ Engeo Incorporated. Summary Report of Geotechnical Recommendations, Alhambra Highlands Subdivisions 7244/7245 and Wildcroft Drive Extension. , January 2004.

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distance from the epicenter, and the type of earth materials between the receptor and the epicenter.

As with the 1990 project, implementation of the 2008 project could result in the exposure of people or structures to potential substantial adverse impacts due to strong seismic ground shaking because the project is located in California, which is prone to ground shaking (earthquake) activity. As the Project site has remained grazing land since the previous Specific Plan EIR, there are no changes in the circumstances in which the 2008 project is being implemented which would result in new significant or substantially more severe impacts associated with seismic ground shaking. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe impacts to people or structures due to seismic ground shaking, nor are mitigation measures or alternatives warranted to address potential geologic and seismic impacts that are not otherwise required by the conditions of approval and geotechnical recommendations.

The potential ground shaking impacts can be mitigated to a less-than-significant level with quality construction. The California Building Code (CBC) generally prescribes minimum lateral forces, applied statically to the structure, combined with gravity forces of loads. The CBC prescribed lateral forces are generally considered to be substantially smaller than the peak forces that are associated with a major earthquake. Therefore, proposed structures will be designed to resist minor earthquakes without damage; resist modern earthquakes without structural damage, but some with non-structural damage; and resist major earthquakes without collapse, but with some structural as well as non-structural damage.¹⁷ The geotechnical report further includes specific recommendations to minimize ground shaking impacts including use of specific foundation types. The criteria set forth in the CBC and as further recommended by the geotechnical report (e.g., designing to reduce minor, moderate and major earthquake damage based on specific categorization/coefficients and design values and implementing specific foundation design recommendations) will ensure that the Project is designed to comply with the CBC and result in a less-than-significant seismic impact.

The 2008 project would comply with the CBC seismic requirements, and has incorporated specific recommendations from the geotechnical reports to address ground shaking impacts including use of specific foundation types into the project. For these reasons, the 2008 project would not require further environmental review of geologic and soils impacts, and the implementation of the project would result in less-than-significant seismic ground shaking impacts.

iii) Seismic-related ground failure, including liquefaction?

Liquefaction is a phenomenon in which loose saturated sands undergo a loss of strength as a result of the cyclic stresses imposed by strong earthquake shaking. Various factors influence the likelihood that liquefaction will occur at a particular location, including the

¹⁷ Ibid.

level and duration of earthquake shaking; density; graduation and depth of soil; and the position of the ground water level. The risk of liquefaction at the project site is low.¹⁸

As with the 1990 project, implementation of the 2008 project would not result in the exposure of people or structures to potential substantial adverse impacts due to seismic-related ground failure or liquefaction because the type of soils (clayey soils) and the relatively low bedrock encountered at the project site make the project site less susceptible to liquefaction.¹⁹ As the project site has remained grazing land since the previous Specific Plan EIR, there are no changes in the circumstances in which the 2008 project is being implemented which would result in new significant or substantially more severe impacts associated with seismic-related ground failure, including liquefaction. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe impacts to people or structures due to seismic-related ground failure, nor are mitigation measures or alternatives that are not otherwise incorporated into the 2008 project warranted to address potential seismic-related ground failure impacts.

The 2008 project structures will be designed to resist damage due to seismic-related ground failure and/or liquefaction impacts by developing lots in an area with low risk of liquefaction and seismic-related ground failure. As summarized above, the geotechnical report identifies the risk of liquefaction of at the project site and the project site is not located within an active fault hazard zone. The project would be designed to comply with the CBC and result in a less-than-significant seismic impact.

For these reasons, the 2008 project would not require further environmental review of geologic and soils impacts, and implementation of the project would result in less-than-significant seismic-related ground failure, including liquefaction, impacts.

iv) Landslides?

Seismically induced landslides are triggered by earthquake ground shaking. The risk of this hazard is greatest in the late winter when ground water levels are highest and hillside colluvium is saturated. As with all slopes in the region, this risk is also present at the site to varying degrees depending on the slope conditions at the time of year. Consistent with the findings of the Specific Plan EIR and the subsequent geotechnical studies and EIR addendum, multiple landslides and unstable colluviums deposits exist along swales and natural slopes within the project area. Existing landslides within the project area are clustered near Wildcroft Drive extension in the northern portion of the site with a few slides also located in the southwest and northern most portions of the project site. The landslide locations are mapped in the plan sheets 19 and 20 of the 2008 VTM application submittal (submitted to the City in November 2008, and revised in December 2009).

¹⁸ Ibid.

¹⁹ Ibid.

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As with the 1990 project, implementation of the 2008 project would not result in the exposure of people or structures to potential substantial adverse impacts due to landslides because potential landslide impacts can be mitigated with properly engineered stabilization of soils consistent with the recommendations of the geotechnical reports and the required conditions of approval. As the project site has remained grazing land since the previous Specific Plan EIR, there are no changes in the circumstances in which the Alhambra Highlands Project is being implemented which would result in new significant or substantially more severe landslide impacts because landslide impacts would be reduced to less-than-significant with required conditions of approval and geotechnical recommendations. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe impacts to people or structures due to landslide-related impacts, nor are mitigation measures or alternatives that are not otherwise incorporated into the Alhambra Highlands Project warranted to address potential landslide impacts.

The 2008 project structures will be designed to resist damage due to landslide-related impacts by stabilizing slopes (excavating landslide and colluvium material, constructing drained keyways, and recompacting the soils as engineered fill); and controlling observed seepage areas or suspected spring areas. All landslide excavation would be observed by a geotechnical engineer or engineering geologist. The criteria set forth in the CBC and as further recommended by the geotechnical report, including excavation and treatment of landslides as specifically outlined in table 1 of the geotechnical report²⁰ will ensure that the Project is designed to comply with the CBC and result in a less-than-significant landslide impact.

The Project conditions of approval require the colluvium materials geotechnical report recommendations summarized above, including excavation of landslide and, controlling observed seepage areas, observation by a geotechnical engineer, and the specific measure for each identified landslide included in Table 1 of the geotechnical report to be incorporated in the 2008 project.

For these reasons, the 2008 project would not require further environmental review of geologic and soils impacts, and the Alhambra Highlands Project would result in less-than-significant landslide impacts.

b) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to substantial soil erosion or loss of topsoil?

The Specific Plan EIR evaluated soils impacts. Due to the nature of the site soil and bedrock, graded slopes may experience severe erosion when grading is halted by heavy rain.

²⁰ Ibid.

As with the 1990 project, implementation of the 2008 project would not result in potential substantial adverse impacts due to erosion impacts because specific erosion control measures, outlined in the project's geotechnical report (e.g., drainage, grading techniques and constructing V-ditches) are required to be incorporated into the project pursuant to the conditions of approval. As the project site has remained grazing land since the previous Specific Plan EIR, there are no changes in the circumstances in which the project is being implemented which would result in new significant or substantially more severe erosion-related impacts. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe erosion impacts, nor are mitigation measures or alternatives warranted that are not otherwise incorporated into the project to address potential geologic and seismic impacts.

Extensive geotechnical investigations have been conducted for the project site since 1990 as a requirement of the 1990 project conditions of approval, these geotechnical reports describe specific erosion control measures including specific grading for drainage techniques that will prevent water from flowing freely down slopes, constructing v-ditches in appropriate locations and planting vegetated slopes. These recommendations will be incorporated into the 2008 project as required by the conditions of approval, and the project will comply with CBC requirements.

For these reasons, the 2008 project would not require further environmental review of geologic and soils impacts, and the project would result in a less-than-significant soil erosion impacts.

c) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the project site's location on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?

The Specific Plan EIR evaluated potential geologic and soils impacts. The project's geotechnical report evaluates soil stability in the context of seismic shaking hazards, liquefaction, lateral spreading and landslide potential. The report states that the site is susceptible to seismically induced landslides and erosion during construction grading. The report found that construction of the proposed development is feasible on the site, provided that the recommendations included in the report are incorporated into the project plans and specifications.

As with the 1990 project, implementation of the 2008 project would not result in potential substantial adverse impacts due to on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse because the project is required to comply with the CBC and implement the recommended measures within the geotechnical report, including specific foundation recommendations and grading and excavation techniques. As the project site has remained grazing land since the previous Specific Plan EIR, there are no changes in the circumstances in which the project is being

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implemented which would result in new significant or substantially more severe geologic, soils and seismic impacts. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe geologic, soils and seismic impacts, nor are mitigation measures or alternatives warranted that are not otherwise incorporated into the project to address potential geologic, soils and seismic impacts.

Extensive geotechnical investigations have been conducted for the project site since 1990 as a requirement of the 1990 project conditions of approval, these geotechnical reports describe specific foundation recommendations, grading and excavation techniques, and other project-specific measures that will be incorporated into the project to comply with CBC requirements.

For these reasons, the 2008 project would not require further environmental review of geologic and soils and seismic impacts, and the project would result in a less-than-significant on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse impact.

d) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information involving other changes in the existing environment which would indicate that the project would be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The nature of the native soil and the clayey bedrock is of significant geotechnical concern in the region. Subsurface conditions consist of near surface soil deposits comprised of residual soils, colluvium, and landslide deposits directly overlying the bedrock materials. These soils are typically stiff and moderate to highly expansive and range in thickness from about 2 to 15 feet over the bedrock unit. The bedrock consists of interbedded siltstone, claystone, and sandstone units. These sandstone materials are generally considered low to non-expansive. Conversely the clayey bedrock soil is considered moderate to highly expansive.²¹

The Specific Plan EIR evaluated potential geologic and soils impacts. As with the 1990 project, implementation of the 2008 project would not result in potential substantial adverse impacts due to expansive soil because the project is required to comply with the CBC and implement the recommended measures within the geotechnical report. As the project site has remained grazing land since the previous Specific Plan EIR, there are no changes in the circumstances in which the project is being implemented which would result in new significant or substantially more severe impacts due to expansive soil conditions. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe geologic, soils and seismic impacts, nor are mitigation measures or alternatives warranted that are not otherwise incorporated into the project to address potential

²¹ Ibid.

expansive soils. Extensive geotechnical investigations have been conducted for the project site since 1990 as a requirement of the 1990 project conditions of approval, these geotechnical reports describe specific foundation recommendations, strategic placement of fill, and conditioning and compaction of fill materials to reduce swelling potential that will be incorporated into the project to comply with CBC requirements.

For these reasons, the 2008 project would not require further environmental review of geologic and soils and seismic impacts, and the project would result in a less-than-significant expansive soils impact.

e) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information indicating that soils would be incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The Specific Plan EIR evaluated potential geologic and soils impacts. As with the 1990 project, implementation of the 2008 project would not result require the use of septic tanks or alternative wastewater disposal systems for the project. The project applicant would extend the City's sewer infrastructure onto the project site. As the project site has remained grazing land since the previous Specific Plan EIR, there are no changes in the circumstances in which the project is being implemented which would result in new significant or substantially more severe geologic, soils and seismic impacts.

Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe geologic, soils and seismic impacts, nor are mitigation measures or alternatives warranted that are not otherwise incorporated into the project to address potential geologic, soils and seismic impacts.

For these reasons, the 2008 project would not require further environmental review of geologic and soils and seismic impacts, and the project would not result in an impact due to alternative wastewater disposal systems.

Conclusion

With the incorporation of geotechnical recommendations contained in the ENGEO reports and summarized above, the project would not result in significant geologic, soils and seismic impacts. The 2008 project would not result in any new significant geologic, soils or seismic impacts or in substantial changes in the severity of previously identified impacts considered in the Specific Plan EIR. No new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to geologic, soils and seismic conditions. For

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F. GEOLOGY AND SOILS

these reasons, the 2008 project would not require further environmental review of geologic, soils and seismic impacts.

G. GREENHOUSE GAS EMISSIONS

The Specific Plan EIR included a discussion of criteria pollutants within the air quality analysis. However, the Specific Plan EIR did not include greenhouse gas emission analysis. Greenhouse gas emissions analysis has only recently been a required CEQA environmental topic, and the CEQA Guidelines were updated on December 30, 2009, to include Greenhouse Gas Emissions in the Environmental Checklist Form (Appendix G). As a result of these regulatory changes, greenhouse gas emissions will be comprehensively addressed in the SEIR. A detailed description of current conditions relative to greenhouse gas emission will be provided in the Subsequent EIR (SEIR).

Summary of Impacts and Mitigations Identified in the Specific Plan EIR

The Specific Plan EIR did not address greenhouse gas emissions.

Environmental Checklist

GREENHOUSE GAS EMISSIONS:	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Would the project result in substantial changes which will require major revision of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information involving other changes in the existing environment which would indicate that the project would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The Specific Plan EIR addressed criteria pollutants as part of the air quality analysis, but did not specifically address greenhouse gas emission impacts. The 2008 project would result in less development including a substantial reduction in residential lots, site

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G. GREENHOUSE GAS EMISSIONS

grading activities, and shorter construction periods than the level of development anticipated for the 1990 project, thereby resulting in a reduction in the amount of greenhouse gas emissions compared to the previously approved project. Although the project changes would not likely result in an increase of emissions that would have been otherwise generated by the previously approved project, new information has become available that indicates the project may result in impacts not previously identified as greenhouse gas emissions were not analyzed in Specific Plan EIR and were not regulated at that time.

Since the 1990 project was approved, the CEQA Guidelines Environmental Checklist has been amended to include analysis of Greenhouse Gas Emissions and BAAQMD has published a draft update to the CEQA Guidelines (2009), which could be adopted in Spring 2010. The updated regulations would include thresholds of significance for greenhouse gas emissions. Evaluation of the 2008 project, in compliance with the amended CEQA Guidelines Environmental Checklist and the BAAQMD Draft CEQA Guidelines, may result in impacts not previously identified in the Specific Plan EIR. Therefore, new information has become available since the previous EIR that indicates that the 2008 project could result in new significant impacts related to conflicts of policy or regulation adopted for the purpose of reducing greenhouse gas emissions.

For these reasons, an SEIR is being prepared to evaluate the 2008 project to determine if the project changes, changes in circumstances, or new information result in the identification of any new significant greenhouse gas emission impacts.

b) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to generating greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The Specific Plan EIR addressed criteria pollutants as part of the air quality analysis, but did not specifically address greenhouse gas emission impacts. The 2008 project would result in less development including a substantial reduction in residential lots, site grading activities, and shorter construction periods than were anticipated for the 1990 project, thereby resulting in a reduction in the amount of greenhouse gas emissions from the previously approved project. Although the project changes would not likely result in an increase to emissions that would have been otherwise generated by the previously approved project, new information has become available that indicate the project may result in impacts not previously identified.

Greenhouse gas emissions were not analyzed in Specific Plan EIR. Since the 1990 project was approved, the CEQA Guidelines Environmental Checklist has been amended to include analysis of Greenhouse Gas Emissions and BAAQMD has published a draft update to the CEQA Guidelines (2009), which could be adopted in Spring 2010. The updated regulations include thresholds of significance for greenhouse gas emissions. Evaluation of the 2008 project, in compliance with the State and BAAQMD CEQA Guidelines, may result in impacts not previously identified in the Specific Plan EIR.

Therefore, new information has become available since the previous EIR that indicates that the 2008 project could result in new significant impacts related to direct or indirect greenhouse gas emissions.

For these reasons, an SEIR is being prepared to evaluate the 2008 project to determine if the project changes, changes in circumstances, or new information result in the identification of any new significant greenhouse gas emission impacts.

Conclusion

As explained above, greenhouse gas emissions were not analyzed in Specific Plan EIR. Since the 1990 project was approved, the CEQA Guidelines Environmental Checklist has been amended to include analysis of Greenhouse Gas Emissions and BAAQMD has published a draft update to the CEQA Guidelines (2009), which could be adopted in Spring 2010. The updated draft regulations include thresholds of significance for greenhouse gas emissions. Evaluation of the 2008 project, in compliance with the BAAQMD draft CEQA Guidelines, may result in impacts not previously identified in the Specific Plan EIR. With the pending change in BAAQMD regulations and the additional impacts that may result under the pending regulation changes, greenhouse gas emissions will be analyzed within the Subsequent EIR.

H. HAZARDS AND HAZARDOUS MATERIALS

The Specific Plan EIR did not identify any existing hazards or hazardous materials conditions at or near the site. The Specific Plan EIR described the site as an undeveloped hillside property currently used for cattle grazing. Access to the project site is limited to pedestrians and horseback riders that utilize the existing trails on the property. The project site does not currently contain or store any hazardous materials, nor are there any structures within the project site that require demolition.

Summary of Impacts and Mitigations Identified in the Specific Plan EIR

The Specific Plan EIR found that impacts related to hazards and hazardous materials would be insignificant in Section P.4, "Effects Found Not to be Significant" of the Final EIR.

Environmental Checklist

HAZARDS AND HAZARDOUS MATERIALS ISSUES:	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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H. HAZARDS AND HAZARDOUS MATERIALS

HAZARDS AND HAZARDOUS MATERIALS ISSUES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Impact Findings

a) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

The 2008 project proposes development of 112 single-family semi-custom home sites on an undeveloped property, while the 1990 project proposed 216 units. As under the 1990 project, small quantities of commercially-available hazardous materials could be used within the proposed buildings and landscaped areas. However, it is not expected that such materials would be used in quantities that would pose a threat to human or environmental health. Routine transport and storage of hazardous materials on-site is not proposed. All potentially hazardous materials used during construction and occupancy of the proposed project would be handled in accordance with applicable hazardous materials regulations. In addition, there are no changes in the circumstances in which the 2008 project is being proposed that would result in new significant or substantially more severe impacts related to hazards and hazardous materials as the project site has remained in grazing lands and only residential uses have been added in the surrounding areas. Furthermore, no new information has become available since the

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H. HAZARDS AND HAZARDOUS MATERIALS

previous EIR that indicates that the 2008 project would result in new significant or more severe impacts related to hazards and hazardous materials, nor are mitigation measures or alternatives warranted to address potential hazards and hazardous materials impacts. For these reasons, the 2008 project would not require further environmental review of hazards and hazardous materials impacts.

b) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The "Effects Found Not to be Significant" section of the Specific Plan EIR includes "risk of explosion or release of hazardous substances"²² as an effect found to not be significant. As was true with the 1990 project, the 2008 project site is an undeveloped hillside property. As was the case at the time of analysis for the Specific Plan EIR, there is no evidence of the presence of hazardous materials on the project site. In addition, there are no changes in the circumstances in which the 2008 project is being proposed that would result in new significant or substantially more severe impacts related to hazards and hazardous materials. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe impacts related to hazardous material upset and accident conditions, nor are mitigation measures or alternatives warranted to address potential hazards and hazardous materials impacts. For these reasons, the 2008 project would not require further environmental review of hazards and hazardous materials impacts.

c) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to emitting hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The project site is not located within one-quarter mile of an existing or proposed school. The closest schools to the project site are John Swett Elementary School and Hidden Valley Elementary, both of which are approximately 1.2 miles northeast of the projects site. Additionally, even though the site is not within one-quarter mile of a school, as discussed above, the 2008 project, as under the 1990 project, does not propose to emit any hazardous emissions or handle hazardous or acutely hazardous materials, substances or wastes. In addition, there are no changes in the circumstances in which the 2008 project is being proposed that would result in new significant or substantially more severe impacts related to hazards and hazardous materials. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe impacts

²² City of Martinez. *Alhambra Hills Specific Plan Final EIR; P. CEQA-Required Assessment Conclusions; 4. Effects Found Not to be Significant*. March 13, 1986.

related to emission of hazardous materials near an existing or proposed school, nor are mitigation measures or alternatives warranted to address potential hazards and hazardous materials impacts. For these reasons, the 2008 project would not require further environmental review of hazards and hazardous materials impacts.

d) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

A review of regulatory databases maintained by the State (Cortese) and the federal government (CERCLIS) indicates that there are no records or documentation of hazardous materials violations or discharge on the project site.^{23 24} In addition, there are no changes in the circumstances in which the 2008 project is being proposed that would result in new significant or substantially more severe impacts related to hazards and hazardous materials. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe impacts related to hazards and hazardous materials, nor are mitigation measures or alternatives warranted to address potential hazards and hazardous materials impacts. For these reasons, the 2008 project would not require further environmental review of hazards and hazardous materials impacts.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the Project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to a safety hazard for people residing or working in the project area?

As was the case under the 1990 project, the 2008 project site is not located within an airport land use area and is located further than 2 miles from the nearest public or public use airport, and from the nearest private air strip. Buchanan Field in the City of Concord is approximately 4 miles from the project site. In addition, there are no changes in the circumstances in which the 2008 project is being proposed that would result in new significant or substantially more severe impacts related to hazards and hazardous materials, including airport safety issues. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe impacts related to safety hazards for people living or working in the area, nor are mitigation measures or alternatives warranted to address potential hazards and hazardous materials impacts. For these reasons, the

²³ Department of Toxics Substance Control website www.envirostar.dtsc.ca.gov, accessed December 22, 2009.

²⁴ Comprehensive Environmental Response, Compensation, and Liability Information System website: www.epa.gov/superfund/sites, accessed December 22, 2009

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H. HAZARDS AND HAZARDOUS MATERIALS

2008 project would not require further environmental review of hazards and hazardous materials impacts.

f) For a project located within the vicinity of a private airstrip, would the Project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to a safety hazard for people residing or working in the project area?

As was the case under the 1990 project, the 2008 project site is not located within an airport land use area and is located further than 2 miles from the nearest public or public use airport, and from the nearest private air strip. Buchanan Field in the City of Concord is approximately four miles from the project site. In addition, there are no changes in the circumstances in which the 2008 project is being proposed that would result in new significant or substantially more severe impacts related to hazards and hazardous materials, including airport safety issues. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe impacts related to safety hazards for people living or working in the area, nor are mitigation measures or alternatives warranted to address potential hazards and hazardous materials impacts. For these reasons, the 2008 project would not require further environmental review of hazards and hazardous materials impacts.

g) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to impairing implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

As under the 1990 project, the 2008 project site would develop new detached single-family homes on an undeveloped property. The project site would be accessed via an extension of Wildcroft Drive from Alhambra Avenue. Emergency access easements from the project site to Skyline Drive and Alhambra Hills Drive are also provided within the 2008 project. This circulation system includes emergency access enhanced over that evaluated with the 1990 project. The 2008 project includes a new emergency vehicle access (EVA) and water service road to connect the water tank site to Wildcroft Drive, and another EVA to connect the west end of the site (near the park parcels) to Alhambra Valley Road. A fire station is located on Church Street approximately 1.3 miles northwest of the project site. The extension of Wildcroft Drive would be designed consistent with City engineering and Contra Costa County Fire Protection District standards and would provide adequate emergency access to the project. The project would not impede or physically interfere with an adopted emergency response plan or emergency evacuation plan, including the City's 2009 Emergency Operations Plan.²⁵ In addition, there are no changes in the circumstances in which the 2008 project is being proposed that would result in new significant or substantially more severe impacts related to hazards and

²⁵ City of Martinez. *Emergency Operations Plan 2009*.

hazardous materials, including interference with emergency and evacuation response plans. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe impacts related to evacuation planning, nor are mitigation measures or alternatives warranted to address potential hazards and hazardous materials impacts. For these reasons, the 2008 project would not require further environmental review of hazards and hazardous materials impacts.

h) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to exposing people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The project site is surrounded mostly by residential areas, some of which were developed after the Specific Plan was adopted. Portions of the property to the west and southwest of the project site are undeveloped and are designated open space. Briones Regional Park is located approximately 1.3 miles from the site. The Safety Element of the Contra Costa County General Plan indicates the project site is not located in a fire hazard zone, though it designates a portion of Briones Regional Park as a "High Fire Hazard State Responsibility Area."²⁶

There are no changes in the circumstances in which the 2008 project is being proposed that would result in new significant or substantially more severe impacts related to hazards and hazardous materials, including risks related to wildland fires. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe impacts related to wildland fires, nor are mitigation measures or alternatives warranted to address potential hazards and hazardous materials impacts. For these reasons, the 2008 project would not require further environmental review of hazards and hazardous materials impacts.

Conclusion

The 2008 project would not result in any significant hazards or hazardous materials impacts, consistent with the findings of the Specific Plan EIR. The 2008 project would result in similar hazards and hazardous materials impacts as the 1990 project, but these impacts would be less due to the reduced scope of development and enhanced emergency vehicle access. Furthermore, no new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to hazards and hazardous materials. For these reasons,

²⁶ Contra Costa County Community Development Department. *Contra Costa County General Plan 2005-2020*. January 2005.

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H. HAZARDS AND HAZARDOUS MATERIALS

the 2008 project would not require further environmental review of hazards and hazardous materials impacts.

I. HYDROLOGY AND WATER QUALITY

The Specific Plan EIR evaluated the hydrology and water quality impacts of the Specific Plan. The project site is a part of the overall Specific Plan and is located along the crest and uppermost slopes of a ridge at an elevation of approximately 630 feet. Several small swales and ephemeral streams begin near the top of the ridge and extend down to the base of the ridge where they enter existing storm drain systems and drainage ditches, Alhambra Creek and its tributaries. Alhambra Creek is a tributary to the Carquinez Straight. Portions of the creek are located within the Specific Plan area, but not within the Alhambra Highlands portions of the Specific Plan Area or the 1990 project area. Several small seasonal wetlands are located on the project site.

The physical setting of the project site has not changed since the 1990 project was approved or the Specific Plan EIR was prepared. The site remains as undeveloped hillside lands consisting of common grassland vegetation and native oak woodlands. The 2008 project site is the same area approved by the 1990 project (although less area is proposed for development). The site remains a plateau along the upper slope of a ridge.

Since the Specific Plan EIR was prepared and the 1990 project was approved, new site-specific information related to hydrology and water quality has emerged. Additionally, the project applicant has received the following approvals from State and federal permitting agencies:

- Section 404 Permit, Army Corp of Engineers (December 2008); and
- Section 401 Water Quality Certification, S.F. Bay Regional Water Quality Control Board (May 2008, Amended August 2008).

The proposed project has reduced the overall development envelope, thereby lessening the impacts related to hydrology and water quality. When compared to the 1990 project approvals, the 2008 project reduces the number of lots from 216 to 112 units and reduces the total amount of area that will be impacted by development. The project also incorporates all the measures identified in the Section 401 certification and Section 404 permit.

Although the changes reflected in the 2008 project are designed to lessen environmental impacts, new information in studies completed for the project's Section 404 Permit and Section 401 certification warrant further environmental review. As discussed above, the project has been revised to incorporate mitigation measures into the project to address the new information. As a result, no new or substantially more severe impacts are anticipated. However, given the new information and to facilitate an understanding of the current water quality and hydrological conditions relative to the 2008 project, the Subsequent EIR (SEIR) will include an assessment of hydrology and water quality.

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I. HYDROLOGY AND WATER QUALITY

Summary of Impacts and Mitigations Identified in the Specific Plan EIR

The Specific Plan EIR identified several potential impacts related to increased runoff and flooding problems along Alhambra Creek and increased sediment from storm runoff through erosion of barren soil area. Table 5 identifies hydrology and water quality mitigation measures included in the Specific Plan EIR that apply to the Alhambra Highlands Project.

TABLE 5 HYDROLOGY AND WATER QUALITY SPECIFIC PLAN EIR SIGNIFICANT IMPACT SUMMARY TABLE^a

Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to 2008 project
<p>The planning area drains into two watersheds. The northern 75 percent of the area drains north into Alhambra Creek; the southern 25 percent drains south into Grayson Creek. Significant flooding problems exist along Alhambra Creek in downtown Martinez.</p>	<p>The Implementation Element includes a storm drainage system layout and financing program designed to mitigate drainage impacts associated with full buildout of all 14 "Third Draft" Plan development areas. The system was designed to meet CCCFCD criteria and includes two major components:</p> <ul style="list-style-type: none">(1) A planning area storm drainage collection system; and(2) A system of planning area detention basins, either on-site or off-site. (The CCCFCD is currently studying prospects for a detention basin system, which would serve the planning area and other development in the Alhambra Creek drainage). <p>The Implementation Element also recommends a drainage fee requirement similar to that imposed on recent developments in the Alhambra Valley, which would go to a flood mitigation fund. The Implementation Element also suggests the amount and use of this fee.</p> <p>The Implementation Element recommends specific off-site improvements to the Lindsey Drive storm drainage system and to the drainage system downstream of Lindsey Drive to the point of discharge into Alhambra Creek to provide an</p>	<p>Consistent with the Specific Plan EIR and CEQA findings, Policy 31.401 of the Specific Plan requires: a storm drainage system layout and financing program designed to mitigate drainage impacts; a drainage fee requirement; and other storm drainage policies for application to all future Specific Plan area development. The SEIR will evaluate the 2008 project with respect to these plans, policies and proposed drainage improvements.</p>

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INITIAL STUDY CHECKLIST

I. HYDROLOGY AND WATER QUALITY

Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to 2008 project
	<p>adequate margin of safety with planning area buildout. These improvements would not be necessary if the Phil lips property components were' eliminated from the plan designated development scheme.</p> <p>The Implementation Element also recommends 11 storm drainage policies for application to all future planning area development to ensure adequate storm drainage provisions.</p>	

^a Impacts and mitigation measures listed are from Exhibit B, CEQA Findings, of Resolution 56-87, adopting the Alhambra Hills Final EIR.

The City of Martinez also adopted certain conditions of approval in conjunction with the 1990 project that address hydrology and water quality impacts associated with the 1990 project. Applicable conditions of approval include: requirements for site drainage to be directed to approved drainage facilities; requirements of a drainage mitigation fee; erosion control measures approved by the City Engineer; State Water Resources Control Board requirements for construction NPDES permits related to discharge, irrigation, drainage routing, and storm drain inlets; increasing the capacity of the storm drainage system along Lindsey Drive; incorporation of modern drainage methods detailed in the Bay Area Stormwater Management Agencies Association publication, Start at the Source, Design Guidance Manual for Stormwater Quality Protection," 1999 edition; and approval from various local and State agencies for construction plans.

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INITIAL STUDY CHECKLIST

I. HYDROLOGY AND WATER QUALITY

Environmental Checklist

<i>HYDROLOGY AND WATER QUALITY ISSUES:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

HYDROLOGY AND WATER QUALITY ISSUES:	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding of as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Checklist Findings

a) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to violating any water quality standards or waste discharge requirements?

The Specific Plan EIR did not identify significant impacts related to the violation of water quality standards or waste discharge requirements. The EIR noted that no water quality data was available for Alhambra and Grayson Creeks. As previously noted, since the Specific Plan EIR was prepared and the 1990 project was approved, new site-specific information related to hydrology and water quality has emerged.

Although the changes reflected in the 2008 project are designed to lessen environmental impacts, new information regarding water quality is available. As discussed above, the project has been revised to incorporate mitigation measures into the project to address the new information. As a result, no new or substantially more severe impacts are anticipated. However, given the new information and to facilitate an understanding of the current water quality and hydrological conditions relative to the 2008 project, the SEIR will include an assessment of hydrology and water quality.

b) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the depletion groundwater supplies or substantial interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The Specific Plan EIR did not identify significant impacts related to the depletion of groundwater supplies or the substantial interference with groundwater recharge. The

ALHAMBRA HIGHLANDS RESIDENTIAL PROJECT

INITIAL STUDY CHECKLIST

I. HYDROLOGY AND WATER QUALITY

City purchases raw water from the CCWD, which is drawn from the terminal reservoir at the end of the Contra Costa Canal. The CCWD operates the reservoir and the canal, though they are United States Bureau of Reclamation facilities. Raw water is pumped from the Delta at Rock Slew then flows through CCWD's Contra Costa Canal into Terminal Reservoir where it is conveyed through approximately 2,000 feet of 30-inch welded steel pipe to the City's Water Purification Plant. It is the sole source of water supply to the City. Groundwater is not utilized as a water source in the project area and is not proposed for use at the project site.

The changes reflected in the 2008 project are designed to lessen environmental impacts, including water demand. No ground water withdrawal was contemplated by the 1990 project. Similarly, the 2008 project propose no use of groundwater.

c) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to substantial alterations of the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

The Specific Plan EIR identified possible flooding impacts along Alhambra Creek and downtown Martinez, and Policy 31.401 of the Specific Plan required that a three-part measure be implemented to reduce this impact. The 2008 project would also alter existing drainage pattern of the site or area. The project includes modifications to 0.27 acres of waters of the State and 0.143 federal jurisdictional waters. These modifications may alter the drainage pattern of the site.

Although the changes reflected in the 2008 project are designed to lessen environmental impacts, new information is available regarding the 2008 project's effects on drainage patterns. As discussed above, the project has been revised to incorporate mitigation measures into the project to address the new information. As a result, no new or substantially more severe impacts are anticipated. However, given the new information and to facilitate an understanding of the current water quality and hydrological conditions relative to the 2008 project, the SEIR will include an assessment of hydrology and water quality.

d) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to substantial alterations of the existing drainage pattern of the site or area, including alteration of the course of a stream or river, or substantial increases in the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The Specific Plan EIR identified possible flooding impacts along Alhambra Creek and downtown Martinez, and Policy 31.401 of the Specific Plan required that a three-part measure be implemented to reduce this impact. The 2008 project would also alter the

existing drainage pattern of the site or area. These modifications would alter the drainage pattern of the site.

Although the changes reflected in the 2008 project are designed reduce impervious areas and increase detention of water in on site detention basins thereby limiting environmental impacts, new information is available regarding the 2008 project's effects on drainage pattern. Therefore, the SEIR will include an assessment of hydrology and water quality.

e) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the creation or contribution of runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The Specific Plan EIR identified possible flooding impacts along Alhambra Creek and downtown Martinez, and Policy 31.401 of the Specific Plan required that a three-part measure be implemented to reduce this impact. The 2008 project would also contribute runoff water that could exceed the capacity of existing stormwater drainage systems. The 2008 project has reduced the overall development envelope compared to the 1990 project, and incorporated measures identified in the Section 401 certification and Section 404 permit that are designed to reduce hydrology and water quality impacts, including stormwater drainage improvement measures; these changes are intended to reduce hydrology and water quality impacts that would have occurred under the 1990 project, and no new or substantially more severe impacts are anticipated.

Although the changes reflected in the 2008 project are designed to lessen environmental impacts, a SEIR is being prepared to evaluate new information and to facilitate an understanding of the current water quality and hydrological conditions relative to the 2008 project.

f) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the substantial degradation of water quality?

The Specific Plan EIR did not identify impacts related to the violation of water quality standards or waste discharge requirements. The EIR also noted that no water quality data was available for Alhambra and Grayson Creeks. As previously noted, the 2008 project has received Section 401 certification from the S.F. Bay Regional Water Quality Control Board (May 2008). This approval constitutes a Conditional Water Quality Certification demonstrating that, subject to the conditions, the project does not violate State water quality impacts. The 2008 project has reduced the overall development envelope compared to the 1990 project, and incorporated measures identified in the Section 401 certification and Section 404 permit that are designed to reduce hydrology and water quality impacts, including stormwater drainage improvement measures.

ALHAMBRA HIGHLANDS RESIDENTIAL PROJECT

INITIAL STUDY CHECKLIST

I. HYDROLOGY AND WATER QUALITY

These changes are intended to reduce hydrology and water quality impacts that would have occurred under the 1990 project and no new or substantially more severe impacts are anticipated. However, the SEIR for the 2008 project will include an assessment of hydrology and water quality.

g) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the placement of housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Although the Specific Plan EIR identified possible flooding impacts related to Alhambra Creek and downtown Martinez, the EIR did not identify the project site as being located within a flood zone. The project site is not located within a 100-year flood hazard area. The FIRM delineation map indicates the Flood Zone for the project site is X, and further defined as outside the 500-year flood zone hazard area.²⁷

Although the changes reflected in the 2008 project are designed to lessen environmental impacts, new information regarding storm drainage has become available. As a result, no new or substantially more severe impacts are anticipated. However, given the new information and to facilitate an understanding of the current hydrological conditions relative to the 2008 project, the SEIR will include an assessment of hydrology and water quality.

h) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the placement within a 100-year flood hazard area structures which would impede or redirect flood flows?

See response to item g) above.

i) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the exposure of people or structures to a significant risk of loss, injury or death involving flooding, including flooding of as a result of the failure of a levee or dam?

The Specific Plan EIR identified possible flooding impacts along Alhambra Creek and downtown Martinez, and Policy 31.401 of the Specific Plan required that a three-part measure be implemented to reduce this impact. As noted above, the project site is not

²⁷ Khalil Yowakim, City of Martinez, Associate Civil Engineer. Personal communication with Urban Planning Partners. January 4, 2010.

located within a 100-year flood hazard area. Additionally, the project site is not located within any dam failure inundation hazard areas.²⁸

Although the changes reflected in the 2008 project are designed to lessen environmental impacts, new information regarding the project drainage and detention of storm water had become available. No new or substantially more severe impacts are anticipated. However, given the new information and to facilitate an understanding of the current hydrological conditions relative to the 2008 project, the SEIR will include an assessment of hydrology and water quality.

j) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to inundation by seiche, tsunami, or mudflow?

The City of Martinez, and more specifically the project, is not at high risk for tsunami related inundation due to its geographic location within the San Francisco Bay Area, and east of the Carquinez Strait. The San Francisco Bay coastline is partially protected from tsunamis because of the restricted hydraulic access at the Golden Gate, and the Contra Costa County General Plan indicates that wave run-up east of the mouth of the Carquinez Strait is considered insignificant.²⁹ However, given the new information and to facilitate an understanding of the current hydrological conditions relative to the 2008 project, the SEIR will include an assessment of hydrology and water quality.

Conclusion

The Specific Plan EIR identified potentially significant impacts related to hydrology and water quality. The 2008 project has reduced the overall development envelope compared to the 1990 project, and incorporated measures identified in the Section 401 certification and Section 404 permit that are designed to reduce hydrology and water quality impacts; these changes are intended to reduce hydrology and water quality impacts that would have occurred under the 1990 project, and no new or substantially more severe impacts are anticipated. Although the changes reflected in the 2008 project are designed to lessen environmental impacts new information in studies completed for the project's Section 404 Permit and Section 401 certification constitute new information. As discussed above, the project has been revised to incorporate mitigation measures into the project to address the new information. As a result, no new or substantially more severe impacts are anticipated. However, given the new information and to facilitate an understanding of the current water quality and hydrological conditions relative to the 2008 project, the SEIR will include an assessment of hydrology and water quality.

²⁸ Association of Bay Area Governments website: www.abag.ca.gov/cgi-bin/pickdamx.pl, accessed January 4, 2010.

²⁹ City of Martinez. *Downtown Martinez Specific Plan Public Review Draft EIR, Hydrology and Water Quality*. December 2004.

J. LAND USE AND PLANNING

The Specific Plan EIR described the project site as consisting of generally undeveloped land, surrounded by urbanized areas to the north, east, and south, and by rural open spaces to the west. The land use setting has not changed significantly since the Specific Plan EIR was prepared. The project site remains an undeveloped hillside property used for cattle grazing. Areas to the north, east and south are largely urbanized with residential development. Areas to the west are mostly rural and Briones Regional Park is located southwest of the project site.

Residential development is anticipated by the City’s General Plan and Zoning designations for the project site. The General Plan land use designation is Alhambra Hills Specific Plan and the zoning designation is R-10 (Residential). The land use setting has not changed significantly; however, more residential homes have been developed immediately south of the project site (adjacent to the proposed Wildcroft Drive extension) and in accordance with the Alhambra Hills Specific Plan. Figure 4 shows existing land uses in vicinity of the project site.

Summary of Impacts and Mitigations Identified in the Specific Plan EIR

The Specific Plan EIR identified significant land use impacts. The Specific Plan EIR determined that the net density (for portions of the Specific Plan) would be more intensive than most of the development in the surrounding area. The EIR also identified a possible adverse effect on the value of surrounding residential development related to increased traffic, public aversion to higher density housing, adverse impacts on the character of the Alhambra Hills and a decrease in the area’s rural character. A summary of the significant impacts and mitigation measures from the Specific Plan EIR and the applicability to the 2008 project is provided in Table 6.

TABLE 6 LAND USE AND PLANNING SPECIFIC PLAN EIR SIGNIFICANT IMPACT SUMMARY TABLE^a

Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to 2008 Project
The “Third Draft” plan net density characteristics for plateau development areas 1-7 (average density = 10.2 units per development area acre) could result in housing “footprints” that are much more intensive than the predominant surrounding residential pattern.	Partially mitigated in proposed plan by substantial open space separations and by elevation differences of 150 to 350 feet. For areas 5-7, retain the development capacity reductions (dwelling unit) reductions per property proposed in the “Third Draft,” but return to the development area boundaries of the 1973 plan. With these changes, maximum net density for areas 5-7 would become 7 units/acre.	The Specific Plan was modified to incorporate details of this mitigation measure prior to its adoption in 1987. The 1990 project was determined to comply with the densities established in the Specific Plan. The 2008 project proposes fewer dwelling units than 1990 project.

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INITIAL STUDY CHECKLIST
J. LAND USE AND PLANNING

Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to 2008 Project
The proposed boundaries of 8 of the 14 development areas would include more than one ownership. As a result, prospects for a unified and harmonious development in these areas are reduced.	Reconsideration of plateau development area configurations for areas 5-7 should include possible revisions to reduce this problem (i.e., avoid small overlaps into adjacent ownerships).	The Specific Plan was modified to incorporate details of this mitigation measure prior to its adoption in 1987 (see Specific Plan Policy 31.349). The 1990 project was determined to comply with the Specific Plan. Furthermore, the 2008 project site is currently within the same project boundaries but further limits development within the identified Specific Plan development areas.
Allowable net densities for areas 11 through 14 would be significantly higher than the predominant residential development pattern along Alhambra Avenue.	Require incorporation of landscaping and other site design features in development plans to minimize conflicts with adjacent uses.	The Specific Plan was modified to incorporate details of this mitigation measure prior to its adoption in 1987 (see Specific Plan Policy 31.30). Areas 11 through 13 are not considered to be part of the project site for the 2008 project. Area 14 is open space under the 2008 project.
The owner of the Phillips property has stated an objection to any urban development on that parcel south of Christie Drive.	If the city wishes, these development provisions could be eliminated from the "Third Draft," along with associated impact mitigation responsibilities, contingent upon rezoning of this portion of the planning area to permanent open space.	The Specific Plan was modified to incorporate details of this mitigation measure prior to its adoption in 1987. Additionally, the project does not include the Phillips property.

^a Impacts and mitigation measures listed are from Exhibit B, CEQA Findings, of Resolution 56-87, adopting the Alhambra Hills Final EIR. See Appendix D for location of development areas referenced in table.

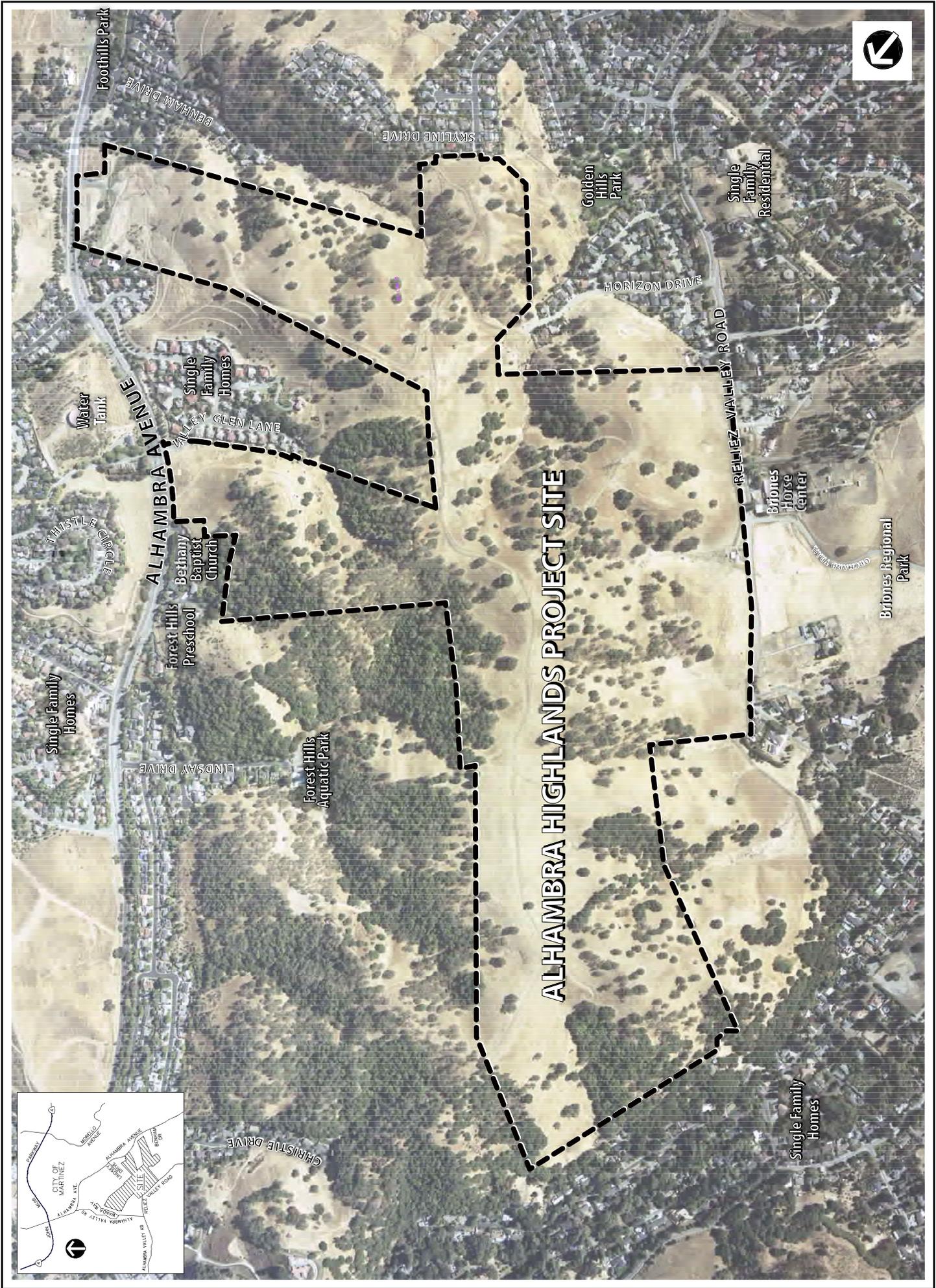


FIGURE 4
 Alhambra Highlands Residential Project Initial Study
 Surrounding Land Uses

Environmental Checklist

LAND USE AND PLANNING ISSUES:	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Checklist Findings

a) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to physically dividing an established community?

The 2008 project consists of new single-family development in a hillside area that is largely surrounded by existing single-family homes and is zoned for single-family home development. The Specific Plan EIR did not identify any land use impacts related to physically dividing a community. The 2008 project would result in substantially less development when compared to the 1990 project (112 units as opposed to 216 units as previously approved), as well as a reduction in developable acreage (from 122.4 to 76.2 acres), all of which would result in a reduction to land use impacts anticipated in the Specific Plan EIR. Therefore, as under the 1990 project, the project would not alter any established roadways, nor would the project disjoint the project site from existing development in the area. In addition, there are no changes in the circumstances in which the Alhambra Highlands Project is being implemented that would result in new

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INITIAL STUDY CHECKLIST

J. LAND USE AND PLANNING

significant or substantially more severe land use impacts. No new information has become available since the previous EIR that indicates that the 2008 project would result in any new significant or ore severe land use impacts, nor are mitigation measures or alternatives warranted to address potential land use impacts. As under the 1990 project, the 2008 project would not physically divide an existing community. The reduction in area to be graded and the number of lots that would result from implementation of the 2008 project (compared to the project evaluated in the Specific Plan EIR) would reduce the project's impacts to a less-than-significant level. Note that indirect land use impacts related to traffic, air quality and noise are discussed in separate topic sections of this Initial Study.

b) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The Specific Plan EIR evaluated rezoning of the undeveloped site to urban uses. At that time, the site was designated as residential in the General Plan, and its zoning was also for residential development. The 2008 project site is consistent with the existing zoning and General Plan designation; the project site is currently zoned for residential uses (R-10 One Family Residential – Minimum 10,000 Square Feet Lot Area), and its General Plan designation is for residential development. The average lot size within the 2008 project is 15,895 square feet; however, 18 of the 112 lots (16 percent) would be less than 10,000 square feet. The Specific Plan anticipated that some of the lots to be developed within the R-10 zone would be less than 10,000 square feet (policy 31.347 allows 20% of the lots to be 7,500 square feet). The 2008 project would result in less development and less land disturbance than anticipated in the Specific Plan, Specific Plan EIR and the 1990 project. The reduced project development, and site design of the 2008 project makes the project more compatible with the Specific Plan and General Plan policies. The 2008 project is consistent with existing plans and policies, including the Alhambra Hills Specific Plan. In addition, there are no changes in the circumstances in which the Alhambra Highlands Project is being implemented that would result in new significant or substantially more severe land use impacts. No new information has become available since the previous EIR that indicates that the 2008 project would result in any new significant or more severe land use impacts, nor are mitigation measures or alternatives warranted to address potential land use impacts. No land use impact would result.

- c) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to conflicts with any applicable habitat conservation plan or natural community conservation plan?*

As was the case at the time the Specific Plan EIR was published, there is no Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCP) that currently covers the project site. The boundary of the East Contra Costa County HCP is approximately 15 miles east of the City of Martinez. Therefore, the project site is not located in the planning boundaries of the HCP. As such, no impact would result. In addition, there are no changes in the circumstances in which the Alhambra Highlands Project is being implemented that would result in new significant or substantially more severe land use impacts. No new information has become available since the previous EIR that indicates that the 2008 project would result in any new significant or more severe land use impacts, nor are mitigation measures or alternatives warranted to address potential land use impacts.

Conclusion

The Specific Plan EIR identified potentially significant impacts related to land use and planning. The 2008 project has been revised to significantly reduce the overall level of development and as such would not result in any significant land use and planning impacts. In addition, the 2008 project would not result in any new significant land use and planning impacts or substantial changes in the severity of previously identified land use and planning impacts considered in the Specific Plan EIR. Furthermore, no new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to land use and planning. For these reasons, the 2008 project would not require further environmental review of land use and planning impacts.

K. MINERAL RESOURCES

The Specific Plan EIR described the project site as being in the foothills near the north-east end of the Diablo Mountain Range, consisting of rugged, hilly terrain with a prominent, northwest-trending main ridge. The EIR described subsurface conditions at the site consist of near-surface soil deposits comprised of residual soils, colluvium, and landslide deposits directly from overlying bedrock materials. Site conditions have not changed since the 1990 project or the EIR was prepared. The 2008 project proposes development within a portion of the Specific Plan area.

Summary of Impacts and Mitigations Identified in the Specific Plan EIR

The Specific Plan EIR found impacts related to mineral resources to not be significant (see Section P.4, Effects Found Not to be Significant).

Environmental Checklist

MINERAL RESOURCES ISSUES:	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Checklist Findings

- d) *Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?*

The project site is located on a geologic unit that consists of residual soils, colluviums, and landslide deposits. Significant mineral resources such as clay, diabase, shale, crushed rock, and Domingue sandstone occur within Contra Costa County.³⁰ The Specific Plan EIR did not identify mineral resources within or in the vicinity of the project site. No known mineral resources of regional or statewide importance are located within or adjacent to the project site. The 2008 project would not result in any mineral resources impacts. In addition, there are no changes in the circumstances in which the Alhambra Highlands Project is being implemented that would result in new significant or substantially more severe mineral resources impacts. No new information has become available since the previous EIR that indicates that the 2008 project would result in any new significant or ore severe mineral resources impacts, nor are mitigation measures or alternatives warranted to address potential mineral resources impacts.

e) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No locally important mineral resources are located within or adjacent to the project site. No impact would result. In addition, there are no changes in the circumstances in which the Alhambra Highlands Project is being implemented that would result in new significant or substantially more severe mineral resources impacts. No new information has become available since the previous EIR that indicates that the 2008 project would result in any new significant or more severe mineral resources impacts, nor are mitigation measures or alternatives warranted to address potential mineral resources impacts.

Conclusion

The Specific Plan EIR did not identify any mineral resource impacts. As discussed above, the 2008 project would not result in any significant mineral resource impacts. In addition, the 2008 project would not result in any new significant mineral resources impacts or substantial changes in the severity of previously identified mineral resources impacts considered in the Alhambra Hills EIR. Furthermore, no new information has become available since the certification of the Alhambra Hills EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to mineral resources. For these reasons, the 2008 project would not require further environmental review of mineral resources.

³⁰ Contra Costa General Plan 2005-2020, Conservation Element.

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INITIAL STUDY CHECKLIST

L. NOISE

L. NOISE

The Specific Plan EIR evaluated noise conditions at and around the project site. The project site is an undeveloped hillside property currently used for cattle grazing. Areas to the north, east and south are largely urbanized with residential development. Areas to the west are mostly rural and Briones Regional Park is located southwest of the project site. The existing noise environment for the project site is dominated by traffic along Alhambra Avenue and to a lesser extent, Reliez Valley Road and Elderwood Drive.

The existing noise setting has not substantially changed since the Specific Plan EIR was prepared. The 2008 VTM project site is the same area approved in the 1990 project (although less area is proposed for development). The 2008 VTM site is a subset of the area evaluated in the Specific Plan EIR, and the area remains an undeveloped hillside property used for cattle grazing. Since the Specific Plan EIR was prepared and the 1990 project was approved, portions of the Specific Plan area that were not part of the 1990 project, but within the Specific Plan area have developed. As a result, portions of the project site that are proposed for development are located immediately adjacent to a residential development (Elderwood Subdivisions) that did not exist when the 1990 project was approved. A preschool is also now located adjacent to the site. Additionally, the State’s preferred methods and criteria for assessing noise have changed since the Specific Plan EIR was prepared. These changes result in new information and changed circumstances that may result in the identification of new significant or more severe impacts. As a result, noise will be comprehensively addressed in the SEIR and an updated noise analysis is being prepared to assess the potential changes in the project’s noise impacts.

Summary of Impacts and Mitigations Identified in the Specific Plan EIR

The Specific Plan EIR addressed noise impacts and identified three types of potential noise impacts including traffic generated noise, on-site noise intrusion from traffic on the peripheral traffic routes, and construction noise. Table 7 summarizes significant noise impacts and mitigation measures included in the Specific Plan EIR and their applicability to the 2008 VTM project.

TABLE 7 NOISE SPECIFIC PLAN EIR SIGNIFICANT IMPACT SUMMARY TABLE^a

Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to 2008 Project
Added planning area traffic would increase average day-night noise levels by between 1 and 4 decibels (“imperceptible” to “barely perceptible”) on Alhambra Avenue, Elderwood Drive, and Blue Ridge Drive.	The traffic-related noise impacts on existing homes described in this report would be an unavoidable result of cumulative urban growth planned in the area.	The Specific Plan was amended prior to adoption to significantly reduce the overall plan density and thus reduce this impact to a less-than-significant level (see page D-8 of CEQA Findings). The 2008 project would generate fewer traffic trips than anticipated in the Specific Plan EIR. However,

Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to 2008 Project
Use of Horizon Drive by traffic could increase average day-night noise levels from 8 to 14 decibels; i.e., more than a doubling of current noise levels.	Interim Horizon Drive noise level could be substantially reduced through installation of speed humps on the route.	traffic-related noise impacts from the 2008 project will be further analyzed in the SEIR to assess changed conditions.
New homes in areas 8-14 nearest peripheral collector roads would be subject to high exterior noise levels.	A noise report should be required prior to development approvals in these areas. The EIR lists a number of design measures to reduce traffic noise intrusion impacts.	This impact is not applicable as no development is proposed in areas 8-14.

^a Impacts and mitigation measures listed are from Exhibit B, CEQA Findings, of Resolution 56-87. See Appendix D for location of development areas referenced in table.

The City of Martinez also adopted certain conditions of approval in conjunction with the 1990 project that address noise impacts associated with the 1990 project. Applicable conditions of approval include: limiting construction traffic to Wildcroft Drive and prohibiting construction traffic on Horizon Drive; limiting construction hours to 7:00 am to 5:00 pm Monday through Friday with limited construction on weekends subject to the City's approval only; requiring construction equipment to be muffled; and preparation of a site specific noise study for lots adjacent to Reliez Valley Road.

Environmental Checklist

NOISE ISSUES:	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Checklist Findings

- a) *Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information indicating the project would result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The Noise Element of the City of Martinez General Plan establishes standards for noise and land use compatibility for new residential uses. These standards consider noise levels in private outdoor area of 60 CNEL or less normally acceptable provided that buildings are of normal conventional construction, without any special noise insulation requirements. Interior noise levels of 45 CNEL or less are considered normally acceptable. These standards remain the same as when the Specific Plan EIR and the 1990 project were approved.

Increased noise level impacts were identified in the Specific Plan EIR and mitigation measures were included to reduce these impacts. As with the 1990 project, the 2008 project would expose persons to noise in excess of the City's standards due to traffic along the proposed Wildcroft Drive extension. Traffic using the Wildcroft Drive extension is anticipated to increase the existing CNEL noise levels. The Specific Plan and the 1990 project anticipated development that was more intense (216 dwelling units compared to 112 dwelling units), thereby resulting in more traffic trips that could generate greater traffic noise impacts, and included longer construction periods during which construction noise may impact surrounding land uses. However, circumstances have changed since the 1990 project and Specific Plan EIR. For example, the Elderwood residential neighborhood has been developed south and east of the Alhambra Avenue and Wildcroft Drive intersection resulting in residential homes located immediately adjacent to the extension of the Wildcroft Drive. Although the changes reflected in the 2008 project are designed to lessen environmental impacts, new information indicates that the 2008 project and changes in circumstances since the 1990 project was approved may result in new significant or substantially more severe noise impacts than those disclosed in the Specific Plan EIR. Furthermore, new noise modeling techniques have become available to more accurately evaluate potential noise impacts. For these reasons, the City is preparing a SEIR to evaluate potential noise impacts and determine whether the change in circumstances or new information will result in new or more severe noise impacts.

b) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information indicating the project would result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

The Noise Element of the City of Martinez General Plan establishes standards for noise and land use compatibility for new residential uses. The Specific Plan EIR identified noise impacts related to ground borne noise caused by increased traffic. As with the 1990 project, the 2008 project would result in increased traffic in the project vicinity, especially along the extension of Wildcroft Drive, which abuts single-family residential homes. As discussed above, although the project changes (reduction in units and developable area and greater open space) are designed to reduce impacts, new circumstances including the construction of single-family homes immediately adjacent the project site and new modeling techniques for assessing noise provide new

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INITIAL STUDY CHECKLIST

L. NOISE

information and circumstances since the Specific Plan EIR was certified that may result in new or increased significant impacts related to ground borne noise and vibration.

For these reasons, an SEIR is being prepared to evaluate the 2008 project to determine if the project changes, changes in circumstances, or new information result in the identification of any new significant or more severe noise impacts.

c) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information indicating the project would result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

The Noise Element of the City of Martinez General Plan establishes standards for noise and land use compatibility for new residential uses. The Specific Plan EIR identified noise impacts related to noise increases. As with the 1990 project, the 2008 project would result in increased traffic in the project vicinity, especially along the extension of Wildcroft Drive, which abuts single-family residential homes. As discussed above, although the project changes (reduction in units and developable area) will result in less than significant impacts, changed circumstances including the construction of single-family homes immediately adjacent to the project site and new modeling techniques for assessing noise provide new information and circumstances since the Specific Plan EIR was certified that may result in new or increased significant impacts related to an increase in ambient noise levels in the project vicinity.

For these reasons, an SEIR is being prepared to evaluate the 2008 project to determine if the project changes, changes in circumstances, or new information result in the identification of any new significant or more severe noise impacts.

d) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information indicating the project would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Temporary increases in ambient noise within the project vicinity would occur during construction. The Specific Plan EIR did not identify any significant noise impacts related to temporary or periodic increases in noise. As with the 1990 project, temporary construction noise would be generated by trucks delivering and removing materials at the site and by heavy grading and paving equipment, concrete pumping equipment, saws, and other typical on-site activities for construction projects of this magnitude. The 1990 project conditions of approval limit construction hours; require equipment muffling; and limit construction vehicle access to Wildcroft Drive only. Although the project changes (reduction in units and developable area) are designed to reduce project impacts (and the 2008 project would be required to comply with the conditions of approval designed to limit construction noise), new circumstances exist as discussed

above that may result in new or increased significant impacts related to increase in temporary or periodic increases in the ambient noise levels in the project vicinity.

For these reasons, an SEIR is being prepared to evaluate the 2008 project to determine if the project changes, changes in circumstances, or new information result in the identification of any new significant or more severe noise impacts.

e) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information indicating the project would be located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not located within an airport land use plan or within 2 miles of an airport. The closest airport, Buchanan Field, is approximately 4 miles from the project site. As a result, the 2008 project, like the 1990 project, would not expose persons to excessive airport-related noise levels and thus would not result in associated noise impacts.

f) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information indicating the project would be a project within the vicinity of a private airstrip, that would the project expose people residing or working in the project area to excessive noise levels?

The project site is not located within the vicinity of a private airstrip. As a result, the 2008 project, like the 1990 project, would not expose persons to excessive airport-related noise levels and therefore would not result in noise impacts.

Conclusion

The Specific Plan EIR identified significant noise impacts. As explained above, the 2008 project significantly reduces the proposed units (216 dwelling units compared to 112 dwelling units), includes less traffic trips thereby reducing noise associated with vehicle traffic, and reduces the amount of development thereby reduction the construction period during which construction noise may impact surrounding land uses. Because development adjacent to the project site has occurred since the Specific Plan EIR was prepared (even though such development was contemplated in the Specific Plan), and methodologies for evaluating noise impacts have evolved since the Specific Plan EIR was prepared, an SEIR will be prepared to assess the potential for new significant or substantially more severe noise impacts resulting from the 2008 project.

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M. POPULATION AND HOUSING

M. POPULATION AND HOUSING

The Specific Plan EIR included a discussion of the existing population and housing setting. Though the City's general pattern of development is the same as when the Specific Plan EIR was prepared, the City's population and housing units have increased. As of January 1, 2009, the City of Martinez has an estimated population of 36,348 with an estimated household size of 2.41 persons per household. The City's population at baseline conditions (1985) for the Specific Plan EIR was 28,000. Since the year 2000, Martinez has added about 300 dwelling units to its housing stock and fewer than 1,000 new residents. The physical characteristics of the City have greatly impacted its development rate and pattern of growth. The capacity of Martinez to accommodate additional residential development is determined largely by the City's location and geography. The City is currently updating its Housing Element.

Summary of Impacts and Mitigations Identified in the Specific Plan EIR

The Specific Plan EIR included a population and housing impact analysis. The Specific Plan EIR identified potential population and housing impacts including possible effects on housing values in the surrounding area and the rate of growth for moderate income housing as compared to affordable housing. A summary of the significant impacts and mitigation measures from the Specific Plan EIR and the applicability to the 2008 project is provided in Table 8.

TABLE 8 POPULATION AND HOUSING SPECIFIC PLAN EIR SIGNIFICANT IMPACT SUMMARY TABLE^a

Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to 2008 Project
Possible adverse effects of planning area development on the value of surrounding residential development, primarily on Horizon Drive.	The city should strive to implement its Housing Element goals to encourage and assist in the development of affordable housing citywide. Planning area housing prices would accentuate the importance of and need for this effort.	The City is currently updating its Housing Element. This mitigation measures requires implementation by the City, not the project applicant. As such, it is not applicable to the proposed project. Additionally, economic impacts such as this are not considered significant under CEQA.
Planning area average household income would be substantially higher than the City-wide median of \$40,895.	In Development areas 13 and 14, proposed "Third Draft" net density provisions (10 units per acre) would allow town-house clusters similar to the nearby Valley Oak, Oak Manor Plaza, Parkland Plaza, and Thistle Drive projects would could provide opportunities to meet the city "moderate income" housing needs.	The Specific Plan was modified to incorporate the details of this mitigation measure prior to its adoption in 1987. The proposed project does not include development within areas 13 or 14.

^a Impacts and mitigation measures listed are from Exhibit B, CEQA Findings, of Resolution 56-87, adopting the Alhambra Hills Final EIR. See Appendix D for location of development areas referenced in table.

Environmental Checklist

POPULATION AND HOUSING ISSUES:	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Checklist Findings

a) *Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to inducing substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

As of January 1, 2009, the City of Martinez’s population is 36,348 and its average household size is 2.39 persons.³¹ Based on this ratio, the 2008 project would increase the net population of the site by approximately 268 persons (112 units x 2.39 persons = 267.68 persons). Implementation of the proposed project would result in a citywide population increase of less than 0.007 percent. The anticipated population increase would not be substantial, and therefore no significant population increase would result.

³¹ California Department of Finance website: www.dof.ca.gov/research/demographic/reports/estimates/e-5/2009/, accessed February 4, 2010. Table 2: E-5 City/County Population and Housing Estimates, 1/1/200.

ALHAMBRA HIGHLANDS RESIDENTIAL PROJECT

INITIAL STUDY CHECKLIST

M. POPULATION AND HOUSING

The 2008 project's relative population increase would be smaller than the population increase under the 1990 project, and would also be a relatively smaller percentage of the City's population as a whole. Furthermore, there are no other changes in circumstances in which the Alhambra Highlands Project is being implemented that would result in new significant or substantially more severe impacts related to population and housing. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe population and housing impacts, nor are mitigation measures or alternatives warranted to address potential impacts on population and housing. For these reasons, the 2008 project would not require further environmental review of population and housing impacts.

b) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to displacing substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The project site consists of vacant undeveloped property. As was the case during baseline conditions for the Specific Plan EIR, there are no residential units currently on the site, and development of the 2008 project would not result in the displacement of residential units. As a result, implementation of the proposed project would not necessitate construction of replacement housing elsewhere and no impact would result. There are no other changes in circumstances in which the Alhambra Highlands Project is being implemented that would result in new significant or substantially more severe impacts related to population and housing. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe population and housing impacts, nor are mitigation measures or alternatives warranted to address potential impacts on population and housing. For these reasons, the 2008 project would not require further environmental review of population and housing impacts.

c) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to displacing substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The project site consists of a vacant undeveloped property. As was the case during baseline conditions for the Specific Plan EIR, there are no people currently living at the project site. Therefore, development of the 2008 project would not result in the displacement of people. As a result, implementation of the proposed project would not necessitate construction of replacement housing elsewhere and no impact would result. There are no other changes in circumstances in which the Alhambra Highlands Project is being implemented that would result in new significant or substantially more severe impacts related to population and housing. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result

in new significant or more severe population and housing impacts, nor are mitigation measures or alternatives warranted to address potential impacts on population and housing. For these reasons, the 2008 project would not require further environmental review of population and housing impacts.

Conclusion

The 2008 project would not result in any significant population impacts. The Specific Plan EIR identified a potential impact associated with the project's potential adverse impact on value of surrounding residential development. However, the Specific Plan EIR concluded that the potential decrease in value would probably be offset by beneficial effects (see summary above). The 2008 project would result in a similar condition, but the potential adverse impacts would be less due to the reduced scope of development. The 2008 project would result in less development, resulting less impact on the City's population, and would not result in any new significant population and housing impacts or substantial changes in the severity of previously identified population and housing impacts considered in the Alhambra Hills EIR. Furthermore, no new information has become available since the certification of the Alhambra Hills EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to population and housing. For these reasons, the 2008 project would not require further environmental review of population and housing impacts.

N. PUBLIC SERVICES

The Specific Plan EIR described the project site as being served by the Contra Costa County Fire Protection District, the Contra Costa County Sheriff’s Department (for portions of the site outside the City boundary), the City of Martinez Police Department (for portions of the area within the City boundary), the Martinez Unified School District, and the Mount Diablo School District. Services currently available at the project site and available to serve the 2008 project include police services (City of Martinez Police Department), fire protection services (Contra Costa County Fire Protection District), and educational services (Martinez Unified School District).

Summary of Impacts and Mitigations Identified in the Specific Plan EIR

The Specific Plan EIR addressed public services impacts in the Municipal Services chapter. The EIR concluded that development of the Specific Plan would result in impacts to the Contra Costa County Fire Protection District’s service standards, and includes a series of mitigation measures to reduce the project’s strain on fire protection services. Impacts to police services identified in the EIR included concerns over access to the site, as well as the need for additional officers to serve development within the site; mitigation measures included considering alterations to proposed access roads for police entry into the site. The EIR also identified an impact to the Martinez Unified School District, which could be mitigated with fair share contributions from developers.

The 2008 project proposes to develop 112 detached single-family residential units on the project site, when compared to 216 units under the 1990 project, thereby reducing demand for public services. A summary of the significant impacts and mitigation measures from the Specific Plan EIR and the applicability to the 2008 project is provided in Table 9.

TABLE 9 PUBLIC SERVICES SPECIFIC PLAN EIR SIGNIFICANT IMPACT SUMMARY TABLE^a

Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to 2008 Project
<i>Fire Protection Service</i>		
Four existing fire stations are available; response times would be less than 5 minutes to most planning area homes, but would exceed 5 minutes for the most distant plateau 7 units (the fire district considers 5 minutes to be the maximum acceptable response time).	Decrease response times and increase levels of protection by installing built-in protection (automatic fire sprinkler systems, heat-smoke alarms, etc.) and special traffic signal systems. Provide required water system fireflows.	The Specific Plan was modified to incorporate the details of this mitigation measure prior to its adoption in 1987 (see Specific Plan Policy 31.357). The 1990 project was determined to comply with the Specific Plan policies prior to its adoption and staff has reviewed the 2008 project and found it consistent with the Specific Plan policies. In addition, the Contra Costa County Fire Protection District has indicated that it could

Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to 2008 Project
District fire service facilities are currently at capacity; any new development could result in substandard levels of service.	<p>Provide permanent emergency access road connections (gated) from Lindsey Drive and Horizon Drive which meet minimum fire department standards.</p> <p>Subject all structures to a per-square-foot assessment for additional fire service costs.</p> <p>A new station planned for the Alhambra Valley area would improve service to the planning area (probably after 1995; location currently undetermined).</p> <p>Meet minimum fire abatement standards for weed abatement, brush removal, firebreaks, and fire trail access.</p> <p>Require use of fire-resistant building materials.</p>	<p>accommodate the 2008 project and maintain service standards.</p> <p>The Specific Plan was modified to incorporate the details of this mitigation measure prior to its adoption in 1987 (see Specific Plan Policy 31.331). The 1990 project was determined to comply with the Specific Plan policies prior to its adoption and staff has reviewed the 2008 project and found it consistent with the Specific Plan policies. The 2008 project includes a new emergency vehicle access (EVA) and water service road to connect the water tank site to Wildcroft Drive, and another EVA to connect the west end of the site (near the park parcels) to Alhambra Valley Road. In addition, the Contra Costa County Fire Protection District has indicated that it could accommodate the 2008 project and maintain service standards. Therefore, this impact and mitigation measure would not apply to the 2008 project.</p>
<i>Police Services</i>		
Full closure of Horizon Drive could mean all emergency access must be from Alhambra Avenue.	Consider providing police access from both Alhambra Avenue and Reliez Valley Road via a permanent, gated, emergency access connection from Horizon Drive.	Both the 1990 project and the 2008 project provide emergency access via Horizon Drive.

^a Impacts and mitigation measures listed are from Exhibit B, CEQA Findings, of Resolution 56-87, adopting the Alhambra Hills Final EIR.

Environmental Checklist

PUBLIC SERVICES ISSUES:	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Checklist Findings

d) *Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

The potential public service impacts associated with implementation of the 2008 project are primarily fiscal in nature. As discussed below, these impacts vary depending on the type of service. Fiscal impacts associated with development projects in Martinez are mitigated through the permit application process by way of impact fees, such as those

for schools and parks. While implementation of the proposed project may result in incremental fiscal impacts associated with the provision of public services, it is not expected to result in significant physical adverse environmental impact associated with the provision of those services, as it would not require the construction of any new service facilities.

Fire Protection. The Contra Costa County Fire Protection District operates 3 fire stations within the City limits capable of providing first response services to the project site. The nearest Fire Station is Station No. 13, located at 251 Church Street, approximately 1.3 miles northwest of the project site. Station No. 13 is the first station from which engines would be dispatched in the event of an emergency. All stations operate at least one Paramedic Engine, each operated by a three-person company, including one paramedic.³² Implementation of the proposed project would result in an increased demand for fire protection services and may have an incremental impact on response times. As previously noted, the Specific Plan EIR concluded that the Specific Plan would result in impacts to the Contra Costa County Fire Protection District's service standards. However, the District has indicated that it could serve the 2008 project according to its standards of service.³³ In addition, the 2008 project provides enhanced emergency access to the project site when compared to the 1990 project; the 2008 project includes a new emergency vehicle access (EVA) and water service road to connect the water tank site to Wildcroft Drive, and another EVA to connect the west end of the site (near the park parcels) to Alhambra Valley Road. Therefore, the 2008 project would not result in any new significant public services impacts or substantial changes in the severity of previously identified public services impacts considered in the Specific Plan EIR, including fire protection services. Furthermore, no new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to public services. For these reasons, the 2008 project would not require further environmental review of public services.

Police Protection. Police protection, 911 emergency dispatch, and investigative services throughout the City are provided by the Martinez Police Department. With 39 total officers, the City is geographically divided into two sectors: 1 (north) and 2 (south) sectors. The project site is located within Sector 2. The department maintains a minimum of two officers per sector. The largest issue for police activity in the City relates to traffic enforcement. Implementation of the proposed project will result in an increased demand for police services and may have an incremental impact on response times. The project's impact on public services would be less than significant as it is located within the City limits in an urbanized area that is already serviced by the City's

³² Emily Hopkins, Public Relations Officer, Contra Costa County Fire Protection District. Personal communication with Urban Planning Partners, December 23, 2009

³³ Ibid.

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police department.³⁴ As previously noted, the Specific Plan EIR concluded that the Specific Plan would result in impacts to police services, including concerns over access to the site, as well as the need for additional officers to serve development within the site. However, the Police Department has indicated that it could serve the 2008 project according to its standards of service.³⁵ Therefore, the 2008 project would not result in any new significant public services impacts or substantial changes in the severity of previously identified public services impacts considered in the Specific Plan EIR, including impacts to police services. Furthermore, no new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to public services. For these reasons, the 2008 project would not require further environmental review of public services.

Schools. The City of Martinez is part of the Martinez Unified School District. The project site lies within the school boundaries for John Swett Elementary, Martinez Junior High School, and Alhambra High School.³⁶ The MUSD uses a student yield factor of 0.3 (for all grades K-12th) per single-family detached household.³⁷ Based on these factors, an increase of approximately 34 school students (K-12th grade) are expected to result from the future development of homes on the lots created by the proposed project.

While the anticipated student increase is relatively small and reduced compared to the students that would have been generated under the 1990 project, it will cause an incremental increased demand for school services within the MUSD. In order to address the additional demand resulting from implementation of the proposed project, the applicant would be required to pay school impact/mitigation fees prior to building permit issuance.

The MUSD is authorized by State law (Government Code § 65995-6) to levy a new residential construction fee of \$3.08/square foot of residential construction for the purpose or funding the reconstruction or construction of new school facilities. Pursuant to Section 65995(3)(h) of the California Government Code, the payment of statutory fees is "deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning use, or development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073, on the provision of adequate school facilities." The school impact fees would offset the potential impacts of increased student enrollment related to the implementation of the proposed project. Pursuant to Section 65995(3)(h) of the California Government Code, this impact would be considered less-than-

³⁴ Sergeant Roth, City of Martinez Police Department. Personal communication with Urban Planning Partners, December 18, 2009

³⁵ Ibid.

³⁶ Sue Casey, Assistant to the Superintendent, Martinez Unified School District. Personal communication with Urban Planning Partners, January 4, 2010.

³⁷ Liz Robbins, Chief Building Official, Martinez Unified School District. Personal communication with Urban Planning Partners, January 4, 2010.

significant. Similar to the 2008 project, the Specific Plan EIR noted that impacts to local schools could be mitigated with fair share contributions from developers to construct a new high school. Therefore, the 2008 project would not result in any new significant public services impacts or substantial changes in the severity of previously identified public services impacts considered in the Specific Plan EIR, including impacts to schools. Furthermore, no new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to public services. For these reasons, the 2008 project would not require further environmental review of public services.

Parks. The City of Martinez Public Works Department maintains 103 acres of developed park land and 230 acres of open space throughout the City. The closest City-maintained park is the Forest Hills Aquatic Park, approximately ½-mile from the project site. The project site is also in close proximity to Briones Regional Park, which is approximately 1.3 miles from the project site. The 2008 project would include on-site active recreational open space, including a 2-acre park within the project site, and 2,760 linear feet of trail to connect to Briones Regional Park. An existing trail located on the west end of the project site provides a connection to Sequoia Way and the existing fire trail provides a connection to Horizon Drive. Due to the project's relatively small population increase, passive and active open space proposed within the project, the availability of numerous parks and recreation opportunities in the area, and the payment of in-lieu park fees, implementation of the proposed project is not expected to result in the substantial physical deterioration of existing neighborhood and regional parks or recreational facilities. In addition, the 2008 project's projected population generation on the site would be smaller than that of the 1990 project, thereby reducing impacts on parks. Therefore, 2008 project would not result in any new significant public services impacts or substantial changes in the severity of previously identified public services impacts considered in the Specific Plan EIR, including impacts to parks. Furthermore, no new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to public services. For these reasons, the 2008 project would not require further environmental review of public services.

Conclusion

The 2008 project would not result in any significant public service impacts. The Specific Plan EIR identified public service impacts including payment of fees to facilitate new school improvements and to accommodate service needs for the fire district that was, when the EIR was prepared, at service capacity. The 2008 project would be subject to school impact fees, and other development impact fees. The 2008 project would result in less development than the project considered in the Specific Plan EIR, resulting in a reduced increase on the City's public services. Therefore, the 2008 project would not

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result in any new significant public services impacts or substantial changes in the severity of previously identified public services impacts considered in the Specific Plan EIR. No new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to public services. For these reasons, the 2008 project would not require further environmental review of public services impacts.

O. RECREATION

The Specific Plan EIR did not provide a specific discussion of parks or recreation-related impacts. The City of Martinez Public Works Department maintains 103 acres of developed park land and 230 acres of open space throughout the City. The closest City-maintained park is the Forest Hills Aquatic Park, approximately half a mile from the project site. The project site is also in close proximity to Briones Regional Park, which is just over a mile from the project site. The Martinez General Plan does not identify the City's parkland acreage.³⁸

Summary of Impacts and Mitigations Identified in the Specific Plan EIR

The Specific Plan EIR did not identify any recreation impacts.

Environmental Checklist

RECREATION ISSUES:	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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a) *Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to increasing the use of existing neighborhood and regional parks or other recreational*

³⁸ City of Martinez. *Martinez General Plan; Parks and Recreation Element*. 1973.

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O. RECREATION

facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The proposed project would include 112 residential units and would increase the population in the area by approximately 270 persons. As discussed above, the City currently maintains 103 acres of developed parklands and 230 acres of open space. Parks in the vicinity of the project area include Forest Hills Aquatic Park (0.5 miles) and Briones Regional Park (1.3 mi). In addition, the proposed project includes development of a 2-acre park and a new trail to connect the project site to Briones Regional Park. In-lieu park fees will be paid by the applicant for park and recreation facilities to serve the subdivision, as required during the building permit process. Due to the project's relatively small population increase, passive and active open space proposed within the project, the availability of numerous parks and recreation opportunities in the area, and the payment of in-lieu park fees, implementation of the proposed project is not expected to result in the substantial physical deterioration of existing neighborhood and regional parks or recreational facilities. In addition, the 2008 project's projected population generation on the site would be smaller than that of the 1990 project, thereby reducing impacts on parks.

In addition, the 2008 project would not result in any new significant recreation impacts or substantial changes in the severity of previously identified recreation impacts considered in the Alhambra Hills EIR. Furthermore, no new information has become available since the certification of the Alhambra Hills EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to recreation. For these reasons, the 2008 project would not require further environmental review of recreation impacts.

b) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to whether the project includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The project does not propose the construction or expansion of any new recreational facilities that might have an adverse physical effect on the environment. In addition, the 2008 project would not result in any new significant recreation impacts or substantial changes in the severity of previously identified recreation impacts considered in the Alhambra Hills EIR. Furthermore, no new information has become available since the certification of the Alhambra Hills EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to recreation. For these reasons, the 2008 project would not require further environmental review of recreation impacts.

Conclusion

The Specific Plan EIR did not identify any recreation impacts. As discussed above, the 2008 project would not result in any significant recreation impacts, and no substantial changes have occurred that would introduce any significant impacts. In addition, the 2008 project would not result in any new significant recreation impacts or substantial changes in the severity of previously identified recreation impacts considered in the Alhambra Hills EIR. Furthermore, no new information has become available since the certification of the Alhambra Hills EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to recreation. For these reasons, the 2008 project would not require further environmental review of recreation impacts.

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The Specific Plan EIR evaluated transportation and circulation conditions at and around the project site. Regional access to the site vicinity is provided by State Route 4 (see Figure 1). Direct access to the project site is provided from Alhambra Avenue via a westward extension of Wildcroft Drive. Major nearby intersections are located at State Route 4, Alhambra Valley Road, Elderwood Avenue and Taylor Boulevard.

The 2008 project involves development within the Alhambra Hills, an undeveloped hilltop plateau that is currently undeveloped and used for cattle grazing. The project site consists of 298 acres of undeveloped hilltop lands with primarily non-native annual grassland, scattered oak woodlands, scrub and wetlands. The existing traffic and circulation conditions at and around the project site have changed since the City certified the Specific Plan EIR and approved the 1990 project. Roadways and intersection near the project site have been altered with traffic signals, stop signs, and in some cases road widening. Existing conditions for each roadway are briefly described below.

Since the Alhambra Highlands project vesting tentative maps (Tract Maps 7244, 7245, and 7606) were approved (as part of the 1990 project), a traffic impact report (see Appendix C)³⁹ has been prepared to evaluate the transportation and traffic conditions associated with implementation of the 2008 project and confirm that the 2008 project will not require any major revisions to the Specific Plan EIR due to new significant effects or a substantial increase in a previously identified impact. This report was prepared by Crane Transportation Group on behalf of the City. The report was reviewed by the City Engineer who was consulted in preparation of this analysis. Following is a brief discussion of existing conditions of roadways serving the project site.

- Alhambra Avenue is a "Route of Regional Significance" in the Contra Costa Countywide Comprehensive Plan, and is a major arterial and "Scenic Roadway" in the City of Martinez Transportation Element. Curbside parking is prohibited along this major roadway, and left turn lanes are provided at major intersections. Alhambra Avenue has two- to four-lanes, and provides through access between Pleasant Hill Road and downtown Martinez. It extends north and south of State Route 4. Alhambra Avenue has signalized intersections with the State Route 4 eastbound and westbound ramps, and (south of the freeway) with Alhambra Way, Alhambra Valley Road, John Muir Road, Lindsey Drive, Forest Way, MacAlvey Drive, Elderwood Drive, Blue Ridge Drive and Devon Avenue. The roadway name changes to Pleasant Hill Road just north of a signalized intersection with Taylor Boulevard.
- Alhambra Valley Road is a two-lane collector street which serves local access as well as providing connections to Alhambra Avenue and Reliez Valley Road. At its intersection with Alhambra Avenue it is signalized, with separate left turn lanes on roadway approaches, and a crosswalk on the Alhambra Avenue northbound approach.

³⁹ Crane Transportation Group. *Alhambra Highlands Transportation Analysis*. January 2009.

- Wildcroft Drive is a two-lane local road serving residential uses east of Alhambra Avenue, and ending in a cul-de-sac. It is stop sign controlled at Alhambra Avenue, and a crosswalk is provided on the northbound Alhambra Avenue intersection approach. There is an existing sight line deficiency at this intersection for eastbound drivers turning onto Alhambra Avenue. Wildcroft Drive is proposed to be extended west of Alhambra Avenue to intersect the existing Valley Glen Lane at a “tee” intersection. The extension would wind uphill as a two-lane roadway, providing the only public access to the project site. This planned extension is further described under Planned Improvements.
- Elderwood Drive is a two-lane collector road serving residential uses east of Alhambra Avenue. It extends between Alhambra Avenue and Morello Avenue, connecting areas of Martinez south of S.R. 4. Its intersection with Alhambra Avenue is signalized, and the Elderwood Drive intersection approach has a separate left and combined through-right lanes. All intersection approaches have separate left turn lanes, as well as crosswalks and pedestrian signal controls.
- Taylor Boulevard is an arterial roadway, extending between Pleasant Hill Road and Contra Costa Boulevard, opposite Willow Pass Road. Its northern intersection with Pleasant Hill Road is signalized. Taylor Boulevard has two left turn lanes on the eastbound approach, and a single left turn lane on the westbound approach to Pleasant Hill Road, while Pleasant Hill Road has separate left turn lanes on both approaches to Taylor Boulevard. All approaches have crosswalks with pedestrian signal controls.

The traffic report includes an assessment of the 2008 project’s potential impacts based on current traffic and transportation conditions. Although the traffic and transportation conditions have changed since the Specific Plan EIR was certified (roadways and intersection near the project site have been altered with traffic signals, stop signs, and in some cases road widening), the report found that implementation of the 2008 project would not result in new significant impact or a substantial increase in the severity of impacts previously identified in the Specific Plan EIR.

Summary of Impacts and Mitigations Identified in the Specific Plan EIR

The Specific Plan EIR addressed traffic and transportation impacts affecting the Specific Plan area. The Specific Plan EIR identified traffic and transportation impacts related to intersection capacity, roadway capacity, and change in character of streets caused by additional traffic. Table 10 below identifies applicable traffic and transportation mitigation measures included in the Specific Plan EIR that apply to the 2008 project.

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TABLE 10 TRANSPORTATION/TRAFFIC SPECIFIC PLAN EIR SIGNIFICANT IMPACT SUMMARY TABLE^a

Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to 2008 Project
<i>Off-Site Roadway Links</i>		
By 1990, peak-hour volumes on the two-lane section of Alhambra Avenue south of Elderwood are expected to increase by 25 percent due to cumulative development, including the planning area. By year 2000, peak-hour volumes on this section of Alhambra Avenue are expected to exceed the road's design capacity due to cumulative development, including the planning area.	Planning area developers should contribute on a fair-share basis towards costs of the following cumulative off-site road improvement needs (precise amounts should be set through an assessment district, development agreement, or similar mechanism based on benefit received or trips generated).	The Specific Plan was modified to include details of this fair share fee mitigation measure prior to its adoption in 1987 (see Specific Plan Policy 31.336). The 1990 project was determined to comply with the Specific Plan policies prior to adoption and staff has reviewed the 2008 project and found it consistent with Specific Plan policies.
By year 2000, the two-lane section of Alhambra Avenue between Alhambra Valley Road and State Route 4 would be approaching design capacity.	Widen Alhambra Avenue from 2 to 4 lanes between Alhambra Valley Road and State Route 4 by the year 2000.	The Alhambra Hills Specific Plan was modified prior its adoption in 1987 to state that widening of Alhambra Avenue would be required when warranted and development in the Specific Plan area would be subject to payment of mitigation fees (see Specific Plan Policy 31.336). The widening of Alhambra Avenue as required in this mitigation measure has not yet occurred. The 2008 project is required to pay applicable 1990 traffic impact fees.
By year 2000, Blue Ridge Drive volumes would exceed maximum tolerable levels for a residential street.	Unavoidable adverse impact of cumulative development. Under current (1973) plan, increase could have been greater (43 percent).	The Specific Plan was modified prior its adoption in 1987 to reduce the overall density to substantially lessen this impact. The 2008 project would further reduce the density evaluated in the Specific Plan, thereby further reducing this impact.
Under the (1973) plan, Horizon Drive peak-hour traffic volumes could permanently increase to over 220 vehicles and Benham Drive peak-hour volumes could permanently increase by nearly 15 times.	The proposed plan would eliminate potentials for these permanent impacts on Benham Drive, and would provide for the eventual elimination of traffic impacts on Horizon.	The Specific Plan was modified prior its adoption in 1987 to reduce the amount of units permitted on the plateau areas, thereby reducing vehicle trips on Horizon Drive and Benham Drive. The 2008 project further reduces this impact by further reducing the number of units evaluated in the Specific Plan EIR, including Horizon Drive for emergency

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Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to 2008 Project
Under the 1973 plan, related changes in traffic volumes could have a very noticeable added impact on the residential environment along Horizon Drive, Benham Drive, and Reliez Valley Road, and a noticeable impact along Blue Ridge Drive and Alhambra Valley Road.	Most of the 1973 Specific Plan impacts were determined to have been eliminated by the Alhambra Hills Specific Plan.	vehicle access only. The project site does not include access from Benham Drive. The Specific Plan was modified prior its adoption in 1987 to reduce the amount of units in the Specific Plan area, thereby reducing increase in traffic volumes on the streets identified in this impact to a less-than-significant level. The 2008 project reduces the unit count even lower than what was anticipated in the Specific Plan EIR, thereby further reducing this impact.
<i>Off-Site Intersection Impacts</i>		
By 1990, under the proposed plan, additional planning area and cumulative commute traffic could result in poor operational conditions at the Alhambra Avenue/State Route 4 westbound on-off ramp intersection (LOS E ^b), and at the Alhambra Avenue/Elderwood Drive intersection (LOS E).	<p><u>Alhambra Avenue/State Route 4 Intersection:</u> Signalize westbound on-off ramps now; add a second southbound left-turn lane on the Alhambra Avenue approach by 1990; add a second westbound off-ramp left-turn lane by year 2000.</p> <p><u>Alhambra Avenue/Elderwood Intersection:</u> Signalize by 1990; widen Alhambra Avenue through-lanes from 2 to 4 by 1990 as part of overall intersection improvement program; widen Elderwood Drive extension eastbound approach to three lanes (one left, one through, one right).</p>	The improvements required under this mitigation measure have been implemented.
Existing over-capacity conditions at the Pleasant Hill Road/Deer Hill Road intersection would be exacerbated by additional planning area traffic.	As indicated in the Specific Plan EIR, this impact is under the jurisdiction of another agency. No Martinez mitigation measure applies.	Major improvements to this intersection have been implemented since the Specific Plan EIR was certified. The 2008 project's contribution of peak hour trips at this intersection is less than what was anticipated in the Specific Plan EIR and the 1990 project.
By 1990, existing and cumulative traffic without the planning area could produce LOS F at the Taylor Boulevard/Pleasant Hill Road intersection.	Add a second eastbound left-turn lane on Taylor by 1990.	The improvements required under this mitigation measure have been implemented.
By the year 2000, the additional planning area and	<u>Alhambra Avenue/Alhambra Valley Road Intersection:</u>	The improvements required under this mitigation measure

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Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to 2008 Project
cumulative traffic would create poor operation at the Alhambra Avenue/Alhambra Valley Road intersection (LOS E), and the Alhambra Avenue/John Muir Drive intersection (LOS DI).	Signals warranted now; partial geometric redesign is also required; widen Alhambra Avenue through-lanes from 2 to 4 by year 2000. <u>Alhambra Avenue/John Muir Drive intersection:</u> Signals warranted now.	have been implemented.
Alhambra Avenue/Blue Ridge Drive intersection OS would change from A to B/C by the year 2000 due to planning area plus cumulative development.	Signalize around 1990.	The improvements required under this mitigation measure have been implemented.

^a Impacts and mitigation measures listed are from Exhibit B, CEQA Findings, of Resolution 56-87, adopting the Alhambra Hills Final EIR.

^b Level of service (LOS) F = "jammed" conditions, E = poor conditions (major delays and stoppages), D = min. design level--congestion, delays at signals, C = acceptable, B = good, A = free flow.

The City of Martinez also adopted certain conditions of approval in conjunction with Tract Maps 7244, 7245 and 7606 that address traffic/transportation impacts associated with the 1990 project. Applicable conditions of approval include: payment of traffic mitigation fees, compliance with specific street design standards for new streets within the project, special intersection controls and design of Wildcroft Drive and Alhambra Avenue – including signalization and minimum site distance of 400 feet, improving Horizon Drive for emergency access only, construction of trails, and limits on construction traffic to use only Wildcroft Drive (prohibiting construction traffic on Horizon Drive).

Environmental Checklist

TRANSPORTATION/TRAFFIC ISSUES:	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency or designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted polices, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Checklist Findings

- a) *Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial*

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increase in the severity of previously identified effects, or new information related to conflicts with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

The City of Martinez *General Plan* and the *2009 Countywide Comprehensive Transportation Plan* (CTP) are the current plans and policies that establish measures of effectiveness for performance of circulation in and around the project site. These documents state that level of service D (LOS D) is to be maintained along all major corridors and signalized intersections.⁴⁰ While no LOS requirements are detailed for unsignalized intersections, LOS D is considered an acceptable level of service for signalized intersections and is consistent with the Martinez General Plan and CTP.

The traffic impact report includes detailed discussion of analysis methods and table and figures to show the anticipated trip generation and trip distribution (see Appendix C). A summary of the LOS and trip distribution analysis is provided below.

The traffic impact report prepared for the 2008 project indicates implementation of the project would result in 9.57 daily two-way trips per day per unit, resulting in a daily trip volume of 1,072 trips. The projects would contribute 21 inbound/63 outbound AM Peak hour trips and 72 inbound/41 outbound PM peak hour trips. All vehicles would enter/exit the site via an intersection at Alhambra Avenue and Wildcroft Drive.

The traffic analysis included five study intersections:

1. Eastbound State Route 4 Ramps/ Alhambra Avenue
2. Westbound State Route 4 Ramps/ Alhambra Avenue
3. Alhambra Valley Road/ Alhambra Avenue
4. Elderwood Drive/Alhambra Avenue
5. Taylor Boulevard/Pleasant Hill Road

All five study intersections currently operate at LOS C or better.

Implementation of the 2008 project would add 84 AM peak hour and 113 PM Peak hour trips, which is less than anticipated under the 1990 project because of the reduction in units from 216 to 112 units. Adding the additional peak hour trips from the 2008 project would not change the existing LOS at the five study intersections; all five study intersections continue to operate acceptably at LOS C or better under the existing plus project scenario.

⁴⁰ There are exceptions to this statement in the CTP, but none are applicable for the transportation corridors analyzed in this study.

The traffic analysis also considered traffic conditions in the Near-Term (2019) scenario, assuming full build-out of the 2008 project and development of projects in the pipeline that would be implemented by 2019. As with the existing conditions scenario, all five study intersections operate at LOS C or better in the Near-Term (2019) scenario, and implementation of the 2008 project would not change the LOS in the Near-Term (2019) scenario; all five study intersections continue to operate acceptably at LOS C or better under the Near-Term (2019) plus project scenario.

Project traffic was distributed to the local roadway network in a pattern similar to that of nearby Glenview Drive, a single-family residential neighborhood. The project traffic distribution was shown to increase traffic volumes on Alhambra Avenue just south of the Wildcroft Extension (project access) intersection by 4 percent or under the existing plus project, Near-Term (2019) plus project and the long-term (2030) plus project.

The 2008 project would not decrease level of service at any of the study intersection nor would it decrease study roadway capacity in the existing plus project or the Near-Term (2019) plus project scenarios. All study intersections and traffic along Alhambra Avenue would continue to operate at acceptable level of service.

As with the 1990 project, implementation of the 2008 project would result in additional traffic beyond what is currently generated at the project site because the project site has remained undeveloped. The traffic report prepared for the 2008 project determined that the project would generate additional traffic; however, as summarized above, the additional trips would not cause area roadways or intersections to exceed level of service C in any of the traffic report's analysis scenarios. The traffic analysis evaluated the 2008 project under current roadway conditions and determined that no new significant or substantially more severe impacts related to conflicts with transportation would result. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe impacts associated with transportation plans and policies nor are mitigation measures or alternatives warranted to address potential transportation impacts.

For these reasons, the 2008 project would not require further environmental review of transportation impacts, and the project would result in a less-than-significant impact.

b) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to conflicts with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency or designated roads or highways?

The Specific Plan EIR evaluated the project's impacts on utilizing countywide transportation standards. The Contra Costa Transportation Authority (CCTA) is the regional transportation authority. CCTA has updated their Congestion Management Plan (CMP) since the Specific Plan was adopted and the 1990 project was approved. The CMP,

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updated in 2007, includes updated traffic volume projections. The project traffic report evaluated traffic impacts using the updated CMA model. The traffic report found that adding the additional peak hour trips from the 2008 project to the Long-Term (2030) scenario would not change the level of service at the five study intersections; all five study intersections continue to operate acceptably at LOS D or better under the Long-Term (2030) plus project scenario.

As with the 1990 project, implementation of the 2008 project would result in additional traffic that would contribute to the cumulative future traffic conditions. This contribution would be beyond what is currently generated at the project site because the project site has remained undeveloped. The traffic report prepared for the 2008 project determined, as summarized above, that the project contribution to cumulative traffic conditions would not cause area roadways or intersections to exceed level of service D in the Long-term 2030 traffic analysis scenario. The CMA model has been updated since the Specific Plan EIR was prepared. The traffic analysis prepared for the project evaluated the 2008 project using the updated CMA model, and determined that no new significant or substantially more severe impacts related to conflicts would result. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe traffic impacts nor are mitigation measures or alternatives warranted to address potential transportation impacts.

For these reasons, the 2008 project would not require further environmental review of transportation impacts, and the project would result in a less-than-significant impact.

c) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information that would result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The project site is not located at or near an airport. Buchanan Field in the City of Concord is approximately 4 miles from the project site. As a result, the 2008 project, like the 1990 project, would not result in impacts to air traffic patterns. No new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe air traffic pattern impacts nor are mitigation measures or alternatives warranted to address potential air traffic pattern impacts.

For these reasons, the 2008 project would not require further environmental review of transportation impacts related to changes in air traffic patterns, and the project would result in a less-than-significant impact.

d) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information that

would substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The Specific Plan EIR evaluated traffic design hazards. The Specific Plan EIR originally evaluated Elderwood Drive as the primary access for development within the project area and considered Wildcroft Drive as alternate access. Following certification of the Specific Plan EIR, the Specific Plan was revised to replace the Elderwood Drive extension with Wildcroft Drive extension as the primary access to the project site. This shift in primary access was evaluated in the supplemental traffic study and addendum. The Specific Plan EIR recognized that, as with the Elderwood Drive extension, the Wildcroft Drive extension poses site distance safety issues. The 1990 project conditions of approval required the design of Wildcroft Drive and Alhambra Avenue intersection to mitigate site distance limitations:

Condition of Approval X.O.4) The intersection of Wildcroft Drive and Alhambra Avenue shall be improved to accommodate the extension of Wildcroft Drive. The design shall include mitigation and sight distance limitations caused by the crest in the vertical curve on Alhambra Avenue. The design shall also include necessary modifications to Alhambra Avenue, including but not limited to: street widening (a minimum of 400 feet on each approach), signalization, channelization, signing, and striping to adjustment to existing drainage facilities to conform with the ultimate design of Alhambra Avenue in accordance with City standards. Signalization shall include interconnect coordination with the traffic signals at Elderwood and MacAlvey Drives.

As with the 1990 project, the 2008 project would provide primary access at the intersection of Alhambra Avenue and Wildcroft Drive. The 1990 conditions of approval (see text above) required special design consideration for this intersection to mitigate the site distance issues due to the placement of the intersection and the curve in Alhambra Avenue.

The traffic report completed for the 2008 project evaluated the intersection of Wildcroft Drive and Alhambra Avenue using the Caltrans signal and safety warrant criteria. The report concluded that the 2008 project trip generation does not meet the Caltrans signal warrant criteria. The 2008 project traffic report included specific site line analysis.

Field measurements indicate that from the proposed intersection of Alhambra Avenue and Wildcroft Drive (see Figure 3) sight lines exceed 1,000 feet viewing south, but are limited to about 390 feet viewing north (viewed from a vehicle waiting to turn onto Alhambra Avenue from the Wildcroft Drive project access driveway). Sight lines were field measured from the position of car at a 3.5-foot eye height (i.e., driver's eye height) stopped at the Wildcroft Drive project access driveway intersection with Alhambra Avenue, to a 4.25-foot object height on Alhambra Avenue.

At a design speed of 50 miles per hour, 430 feet of sight distance would be required, viewed from the position of a vehicle waiting to turn onto Alhambra Avenue from the

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Wildcroft Drive project access. Field measurements indicate that there is insufficient sight distance (390 feet) for a vehicle on Wildcroft Drive, viewing north from the vehicle's stopped position, waiting to turn onto Alhambra Avenue at the Alhambra Avenue/Wildcroft Drive project access intersection. For this reason, the City has posted a sign prohibiting eastbound left turns from this access under existing conditions, and has also posted a sign "LIMITED SIGHT DISTANCE – 35 MPH" sign on Alhambra Avenue in advance approach to the intersection. Implementing the project conditions of approval from the 1990 project would reduce the previously identified site distance impact to a less-than-significant level. No new information has become available since the previous EIR that indicates that the 2008 project would not result in new significant or more severe traffic impacts nor are mitigation measures or alternatives warranted to address potential transportation impacts.

For these reasons, the 2008 project would not require further environmental review of transportation impacts related to traffic hazards, the project would result in a less-than-significant impact.

e) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information that would result in inadequate emergency access?

As with the 1990 project, implementation of the 2008 project would not result in inadequate emergency access because the project includes multiple points of emergency access including Wildcroft Drive (main public road access from Alhambra Avenue); a 50-foot wide public access and utility easement in the southwest portion of the project that would provide access to/from the project site to Skyline Drive and Horizon Drive as secondary access per Fire District in southeastern portion of project site. As the Project site has remained grazing land and the proposed locations for emergency access are still accessible since the previous Specific Plan EIR, there are no changes in the circumstances in which the Alhambra Highlands Project is being implemented which would result in new significant or substantially more severe emergency access impacts. Furthermore, no new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe impacts to emergency access related impacts, nor are mitigation measures or alternatives that are not otherwise incorporated into the Alhambra Highlands Project warranted to address potential emergency access impacts.

For these reasons, the 2008 project would not require further environmental review of transportation impacts related to emergency access, and the project would result in a less-than-significant impact.

f) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information that would conflict with adopted policies, plans, or programs regarding public transit,

bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

The City of Martinez General Plan Transportation Element (1992) provides standards for intersection levels of service, and goals and policies guiding development of vehicle, pedestrian and bicycle access through the city. The Countywide Transportation Plan (CTP) is the central planning document for the county and its incorporated cities. It incorporates Action Plans for Routes of Regional Significance and traffic service objectives, while identifying specific projects for roadway and intersection service improvements. As with the 1990 project, the 2008 project would be subject to compliance with the City's General Plan and Countywide Transportation Plan. The project would not obstruct the policies or programs related to public transit, bicycle or pedestrian facilities. The 2008 project actually includes pedestrian and equestrian trails as part of the project. As summarized above, the 2008 project would not exceed adopted LOS standards. No new information has become available since the previous EIR that indicates that the 2008 project would result in new significant or more severe impacts to emergency access related conflicts with adopted transportation plans and policies, nor are mitigation measures or alternatives that are not otherwise incorporated into the Alhambra Highlands project warranted to address potential emergency access impacts.

For these reasons, the 2008 project would not require further environmental review of transportation impacts related to adopted policies, plans or programs, and the Alhambra Highlands Project would result in a less-than-significant impact.

Conclusion

With the incorporation of project conditions of approval, the Alhambra Highlands Project would not result in significant traffic/transportation impacts. Therefore, the 2008 project would not result in any new significant traffic/transportation impacts or substantial changes in the severity of previously identified traffic/transportation impacts considered in the Specific Plan EIR. No new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to traffic/transportation. For these reasons, the 2008 project would not require further environmental review of traffic/transportation impacts.

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Q. UTILITIES

Q. UTILITIES

The Specific Plan EIR described the project site as being within the service area of the City of Martinez Water Department (for water supply, treatment, and infrastructure), although facilities necessary to serve the project area did not exist; the Central Contra Costa County Sanitary District (wastewater treatment and infrastructure) with most properties being annexed; and Pacific Gas and Electric Company (for electrical power and infrastructure). The utilities setting has not undergone substantial changes in the time since the Specific Plan EIR was published. As described below, services currently available at the project site include water, wastewater, and solid waste services. The service providers remain the same and some improvements have been made to better facilitate serving the project. The project site is situated along the plateau of the uppermost slopes of the Alhambra Hills. The on-site native soils have high runoff potential with very low infiltration rates when thoroughly wetted. The project site is divided into two main watersheds, Alhambra Creek and Grayson Creek. The project applicant has received water quality certification from the San Francisco Bay Regional Water Quality Control Board (Section 401, amended December 2008).

Summary of Impacts and Mitigations Identified in the Specific Plan EIR

The Specific Plan EIR addressed utilities impacts in the Municipal Services chapter. The EIR concluded that development of the Specific Plan would result in impacts related to water and wastewater conveyance infrastructure. As shown in Table 11 below, some mitigation measures included in the EIR were incorporated into the Specific Plan, and the 1990 project was also consistent with these measures. As described in more detail in the discussion below, the 2008 project would result in less development than the project considered in the Specific Plan EIR, resulting in reduced increase in demand on utilities.

TABLE 11 UTILITIES SPECIFIC PLAN EIR SIGNIFICANT IMPACT SUMMARY TABLE^a

Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to the 2008 Project
<i>Water</i>		
Many planning area units would be well above the 300-foot elevation and thus would require construction of new trans-pumping, and storage facilities.	The Implementation Element includes a water system layout and financing program designed-to meet the domestic and fireflow requirements of the planning area at full buildout of all 14 "Third Draft" Plan development areas. The system includes four water service zones: Zone II (existing) for areas at or below 300 feet, Zone III for areas between 300 and 450 feet, Zone IV for areas between 450 and 600 feet, and Zone V	The Specific Plan was modified to incorporate the details of this mitigation measure prior to its approval in 1987 (see Specific Plan Policy 31.401). The 1990 project was determined to comply with the Specific Plan policies prior to adoption and staff has reviewed the 2008 project and found it to be consistent with the Specific Plan. In addition, the 2008 project incorporates performance standards and other improvements that

Impacts Identified in SP EIR	Mitigation Measures Recommended in SP EIR	Applicability to the 2008 Project
	for areas above 600 feet.	would ensure that impacts to water conveyance infrastructure would be less-than-significant.
The water system components described in the Implementation Element would increase city water system operational costs.	User fees for the various planning area service zones would be set and periodically adjusted to cover added ongoing costs.	The City's 1990 fee requirements will be imposed on the project. Condition of approval XVI.H requires the developer to share cost related to the water system.
<i>Sewer Services</i>		
The preferred layout, Alternative 1, would direct only 12 percent of the total planning area flow into the northern system; the remaining 88 percent would be directed south, as preferred. Alternative 2 would direct 47 percent of planning area flow into the northern system. Alternative 1 would require greater slope disruption to construct, and would cost \$500,000 more than Alternative 2.	The reduced off-site impact of Alternative 1 must be weighed against its greater cost.	The 2008 project will be required to pay applicable CCCSD fees.
The sewer system components described in the Implementation Element would increase ongoing CCCSD operating costs.	In addition to the costs for off-site and on-site sewer improvements described in the implementation Element, planning area developers must pay connection fees set to cover the capital cost of annexation. Ongoing user fees would be set to cover operating costs.	The project area is now within the CCCSD service area.
Severe soil and slope limitations exist in areas 8 and 9 where septic tank systems are suggested in the proposed plan.	Septic tank systems were eliminated as an alternative in the Plan Implementation Element of the Specific Plan. The "Third Draft" was revised to show this change.	The Specific Plan was modified to eliminate septic tank systems as an alternative. This impact and mitigation measure do not apply to the 2008 project as no development is proposed in areas 8 or 9.

^a Impacts and mitigation measures listed are from Exhibit B, CEQA Findings, of Resolution 56-87, adopting the Alhambra Hills Final EIR. See Appendix D for location of development areas referenced in table.

Environmental Checklist

UTILITIES ISSUES:	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Checklist Findings

- a) *Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to*

exceeding wastewater treatment requirements of the applicable Regional Water Quality Control Board?

The Specific Plan EIR did not identify impacts related to exceeding wastewater treatment requirements. The Contra Costa County Sanitary District's (CCCSD) current discharge permit allows an average dry weather flow (ADWF) rate of 53.8 million gallons per day (mgd) based on a secondary level of treatment. The actual ADWF rate in the year 2008 was 35.2 mgd. Based on CCCSD's wastewater generation factor of 225 gallons per single family residence, the proposed 112 unit residential project would generate 25,200 gallons per day (.0252 mgd) of wastewater as compared to .0486 mgd for the 1990 project. The 53.8 mgd treatment plant capacity should be adequate for the next several decades, based upon expected connection rates to CCCSD's collection system. CCCSD has capacity to treat wastewater from the 2008 project.⁴¹

Furthermore, no new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to wastewater treatment. For these reasons, the 2008 project would not require further environmental review of utilities.

b) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to requiring or resulting in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The Specific Plan EIR did not identify impacts related to water or wastewater treatment facilities, but it did identify impacts related to an increase in on-going operating costs for CCCSD (as referenced in Table 11). The 2008 project proposes to develop 112 residential units on the project site, which would induce less demand for water and wastewater treatment than the Specific Plan analyzed in the EIR, and less than the 216 units of the 1990 project.

The 2008 project requires construction of water and wastewater infrastructure, including one water tank and pump station improvements, to serve the proposed residential development. This is a reduction in water tanks from three to one tank to serve the 2008 project. Additionally, the proposed water tank and pump station improvements would provide improved water pressure and redundancy for the surrounding residences. As such, implementation of the 2008 project would not result in any new significant utilities impacts or substantial changes in the severity of previously identified utilities impacts considered in the Specific Plan EIR, including water and wastewater treatment impacts. Furthermore, no new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project

⁴¹ Ibid.

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would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to utilities. For these reasons, the 2008 project would not require further environmental review of utilities.

c) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to requiring or resulting in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Please see Section I, Hydrology and Water Quality, for a description of stormwater and drainage impacts identified the Specific Plan EIR. Portions of the project site are located within drainage areas 47 and 72 and unformed drainage area 16 (Contra Costa County Flood Control District, 2/1/2010). The 2008 project requires construction of two stormwater detention basins. As indicated above, the conditions of the RWQCB Section 401 certification have been incorporated into the 2008 project. The 2008 project proposes detention facilities and storm water lines designed to convey project generated runoff to approved stormwater facilities. As such, implementation of the 2008 project would not result in any new significant utilities impacts or substantial changes in the severity of previously identified utilities impacts considered in the Specific Plan EIR, including impacts related to stormwater drainage facilities. Furthermore, no new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to utilities. For these reasons, the 2008 project would not require further environmental review of utilities.

d) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to having sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The City of Martinez water system provides potable water to customers located within the City limits, and to some customers located just outside of the Martinez city limits. Over 90 percent of the water used by customers is for domestic uses. The remaining water is used for irrigation, industrial, commercial, and municipal users. Contra Costa Water District (CCWD) serves a portion of Martinez residents.

The City purchases raw water from the CCWD, which is drawn from the terminal reservoir at the end of the Contra Costa Canal. The CCWD operates the reservoir and the canal, though they are United States Bureau of Reclamation facilities. Raw water is pumped from the Delta at Rock Slew then flows through CCWD's Contra Costa Canal into Terminal Reservoir where it is conveyed through approximately 2,000 feet of 30-inch

welded steel pipe to the City's Water Purification Plant. It is the sole source of water supply to the City. The City of Martinez Water System's main facilities are the Water Purification Plant (Water Treatment Plant), various reservoirs, pump stations, and distribution pipes.

In December, 2005 the City of Martinez updated its Water Master Plan. The Master Plan evaluated the existing facilities and provided recommendations to improve the system to meet the projected year 2020 demand. The Master Plan design water use conditions included projections for future use in 2020 that are consistent with the City Urban Water Management Plan.⁴²

The City currently has six pump stations supplying water to four distribution system pressure zones. All pressure zones have sufficient pumping capacity except for Zone 2. The 2005 Water Master Plan Update provided recommendations for installing pumping improvements in order to meet the existing and year 2020 demand. In localized areas where elevations are too high to be served from the surrounding pressure zone, a small pump station and a hydropneumatic tank are used to provide adequate service pressures. Four hydropneumatic systems are located within the water service area (such as the one at Webster Drive in the vicinity of the project).

As previously noted, the Specific Plan EIR identified impacts related to water conveyance infrastructure to and within the project site, as well as increased costs to the City's water system. The 1990 project included three water tanks and associated water conveyance systems on site to effectively serve the site and integrate into the City's water system. The 2008 project proposes a similar system but only one water tank is necessary since less development is proposed.

The 2008 project includes installation of the new distribution pipeline on-site to serve the proposed residential subdivision. In addition, the project proposes the installation of new Zone 3 storage reservoir on-site, at elevation of approximately 530, together with a pump station to deliver domestic and fire flow to the proposed residential subdivision and to improve water pressure and water system redundancy for the surrounding neighborhoods. This storage would be the sole source of water for this subdivision. The developer also proposes to remove and replace the existing pump station on Webster Drive in order to supply the on-site reservoir with water, the construction of new water main on Horizon Drive, and upgrading the Stage Drive pump station. These proposed components of the 2008 project address the water supply and distribution for the proposed project.

As such, implementation of the 2008 project would not result in any new significant utilities impacts or substantial changes in the severity of previously identified utilities impacts considered in the Specific Plan EIR, including impacts related to water supply and infrastructures. Furthermore, no new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project would have any new

⁴² Dodson Engineers, *City of Martinez Urban Water Management Plan*. December 2005.

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significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to utilities. For these reasons, the 2008 project would not require further environmental review of utilities.

e) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to resulting in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The project site is within the Central Contra Costa Sanitary District (CCCSD) boundaries and service is currently available to this site. The project sewer system to be constructed by the 2008 project would connect to an existing eight-inch diameter public sewer located at the Alhambra Avenue/Wildcroft Drive intersection downhill and east of the project site. Flow in this sewer travels by gravity generally south and east through increasingly larger diameter sewers in Martinez and Pleasant Hill before turning north to CCCSD's wastewater treatment plant near the Interstate 680/State Route 4 interchange in unincorporated Martinez.⁴³ As previously noted, the Specific Plan EIR identified impacts related to the cost to the developer of constructing portions of the Specific Plan's proposed wastewater conveyance system, as well as overall increased costs to the CCCSD for connecting to its conveyance and treatment system. The 2008 project proposes to develop 112 residential homes, as opposed to 216 homes under the 1990 project. As such, demand for wastewater treatment and infrastructure for the 2008 project would be less than for the 1990 project.

CCCSD has initiated a capacity study for the sewer system in the vicinity of the project site to determine if the existing sewer system in the vicinity is adequate for the additional wastewater which would be generated by the 2008 project. CCCSD facilities farther downstream do not have adequate flow carrying capacity under CCCSD's current design criteria for ultimate conditions. Improvements to correct the deficiencies are or will be included in CCCSD's Capital Improvement Plan. Improvements to CCCSD's existing facilities that are required as a result of new development will be funded from applicable CCCSD fees and charges. The developer will be required to pay these fees and charges at the time of connection to the sewer system.⁴⁴

CCCSD's current discharge permit allows an average dry weather flow (ADWF) rate of 53.8 million gallons per day (mgd) based on a secondary level of treatment. The actual ADWF rate in the year 2008 was 35.2 mgd. Based on CCCSD's wastewater generation factor of 225 gallons per single family residence, the proposed 112 unit residential project would generate 25,200 gallons per day (.0252 mgd) of wastewater as compared to .0486 mgd for the 1990 project. The 53.8 mgd treatment plant capacity should be adequate for the next several decades, based upon expected connection rates to

⁴³ Ibid.

⁴⁴ Ibid.

CCCSD's collection system. CCCSD has capacity to treat wastewater from the 2008 project.⁴⁵

As described above, implementation of the 2008 project would not result in any new significant utilities impacts or substantial changes in the severity of previously identified utilities impacts considered in the Specific Plan EIR, including impacts related to wastewater treatment and infrastructure. Furthermore, no new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to utilities. For these reasons, the 2008 project would not require further environmental review of utilities.

f) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to being served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The Specific Plan EIR did not address impacts to landfills. Allied Waste is responsible for collection and disposal of solid waste in the City of Martinez. Allied Waste transports solid waste from Martinez to the Contra Costa Transfer and Recovery Station, then to Keller Canyon Landfill for disposal. The Keller Canyon Landfill opened on May 7, 1992 as a Class II Landfill operating under permit number 07-AA-0032. The facility accepts municipal solid waste, non-liquid industrial waste, contaminated soils, ash, grit and sludges. Keller Canyon Landfill covers 2,600 acres of land; 244 acres are permitted for disposal. The site currently handles 2,500 tons of waste per day, although the permit allows up to 3,500 tons of waste per day to be managed at the facility.⁴⁶ The facility has a total of 75 million cubic yards. The estimated capacity used is 11 million cubic yards and the remaining capacity through the year 2030 is approximately 63 million (85 percent).⁴⁷ Implementation of the 2008 project would not impact solid waste collection at Keller Canyon Landfill. Based on review of the data, information and regulations on the Allied Waste and California Integrated Waste Management Board websites, the new residential units would not result in substantial amounts of solid waste that could not otherwise be served by the landfill. In addition, the 2008 project proposes to develop 112 residential homes, as opposed to 216 homes under the 1990 project. As such, impacts on landfills for the 2008 project would be less than for the 1990 project. Therefore, implementation of the 2008 project would not result in any new significant utilities impacts or substantial changes in the severity of previously identified utilities impacts considered in the Specific Plan EIR, including impacts to landfills. Furthermore,

⁴⁵ Ibid.

⁴⁶ Allied Waste website: www.alliedwasteservicesofcontracostacounty.com/disposal_sites_kellercanyon.cfm, accessed December 23, 2009.

⁴⁷ California Integrated Waste Management Board website. www.ciwmb.ca.gov/Profiles/Facility/Landfill/LFProfile1.asp?COID=1&FACID=07-AA-0032, accessed December 23, 2009.

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no new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to utilities. For these reasons, the 2008 project would not require further environmental review of utilities.

g) Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to complying with federal, State, and local statutes and regulations related to solid waste?

As previously noted, the Specific Plan EIR did not address impacts related to solid waste. The 2008 project, both construction and long-term operation (occupancy of the residential units) would be subject to all federal, State, and local statutes and regulations related to solid waste. Therefore, implementation of the 2008 project would not result in any new significant utilities impacts or substantial changes in the severity of previously identified utilities impacts considered in the Specific Plan EIR, including solid waste impacts. Furthermore, no new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to utilities. For these reasons, the 2008 project would not require further environmental review of utilities.

Conclusion

The Specific Plan EIR identified utilities impacts related to water and wastewater infrastructure. However, the 2008 project would result in less development than the project considered in the Specific Plan EIR, resulting in reduced increase in demand on utilities, stormwater infrastructure, or landfills. Therefore, the 2008 project would not result in any new significant utilities impacts or substantial changes in the severity of previously identified utilities impacts considered in the Specific Plan EIR. No new information has become available since the certification of the Specific Plan EIR indicating that the 2008 project would have any new significant or substantially more severe environmental effects, or that new or different mitigation measures or project alternatives would be feasible or more effective in mitigating an impact related to utilities. For these reasons, the 2008 project would not require further environmental review of utilities impacts.

R. MANDATORY FINDINGS OF SIGNIFICANCE

MANDATORY FINDINGS OF SIGNIFICANCE ISSUES:	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial changes which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified effects, or new information related to the following questions and issue topics?				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?*

As described in Section D, Biological Resources, there are biological resources on the project site and in the project vicinity that will be impacted by the proposed 2008 project, which will be further evaluated in the SEIR. As described in Section E, Cultural

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Resources, there are no identified cultural resources within the site, and it is unlikely that resources will be uncovered during the construction period. The SEIR being prepared for the project will evaluate potential impacts to biological and cultural resource impacts. The SEIR will evaluate whether implementation of the proposed 2008 project would: 1) degrade the quality of the environment; 2) substantially reduce the habitat of a fish or wildlife species; 3) cause a fish or wildlife population to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

The impacts of the proposed 2008 project may result in cumulatively considerable air quality impacts related to the Green House Gas emissions. The project's cumulative contribution to the Green House Gas emissions may result in a significant and unavoidable impact. The 2008 project may also result in significant unavoidable aesthetic impacts related to changes in character to the Alhambra Hills. A SEIR will be prepared to analyze the potential new and/or additional air quality and aesthetic impacts not already identified in the Specific Plan EIR. Additionally, the SEIR will evaluate cumulative impacts of each topic included in the SEIR.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The proposed 2008 project could result in cumulative impacts related to Green House Gas emissions, which could potentially have an adverse indirect effect on human beings. A Subsequent EIR will be prepared to analyze the potential new and/or additional air quality impacts not already identified in the Specific Plan EIR. The SEIR will evaluate the potential for substantial adverse effects for each topic included in the SEIR.

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