



**Community and Economic
Development Department**
525 Henrietta Street
Martinez, California 94553
hrojas@cityofmartinez.org

Notice of Availability

Date: July 15, 2022
To: Responsible and Trustee Agencies and interested parties
Subject: Notice of Availability of a Draft Environmental Impact Report for the Amáre Apartment Homes Project

NOTICE IS HEREBY GIVEN that the City of Martinez has prepared a Draft Environmental Impact Report (EIR) for the Amáre Apartment Homes Project. Copies of the Draft EIR are on file at the City's offices located at 525 Henrietta Street, Martinez, California 94553 and online at <https://www.cityofmartinez.org/departments/planning/major-projects/amare-apartments>.

Comments will be received until 5:00 p.m. on August 29, 2022; any person or agency wishing to comment on this matter must submit such comments, in writing, to the City prior to this date.

Project Name: Amáre Apartment Homes Project EIR

Project Location: Between Arnold Drive and State Route 4 on Assessor's Parcel Numbers 161-400-009 and 161-400-010

Project Description: The proposed project would involve the construction of six buildings that include 104 one-bedroom units and 79 two-bedroom units for a total of 183 residential dwelling units. In addition, the proposed apartment complex would include on-site amenities such as a workout facility, business center, children's play area, outdoor kitchen area and parking areas. Three of the buildings, Buildings 1, 2, and 4 would be three stories and up to 35 feet, 2 inches above adjacent grade. The other three buildings, Buildings 3, 5, and 6, would be four stories and up to 44 feet, 2 inches above adjacent grade. With the approval of a density bonus, design review permit, height concession, and waivers/reductions of applicable City development standards that would physically preclude project construction (regarding hillside density, building separation, parking stall depth, rear building setback, drive aisle width, height exception, and parking lot landscaping), the proposed development would be consistent with the site's current General Plan land use designation and zoning of Mixed Residential/Office and Mixed Use District: Multi-Family Residential/Professional and Administrative Offices respectively. The project site is shown below in Figure 1.

Public Comment Period: The Draft EIR will be available for public comment for a 46-day review period as specified by CEQA Guidelines Section 15105. The purpose of this comment period is to allow the public and reviewing agencies an opportunity to consider the content of the Draft EIR and the potential environmental impacts that may result from project implementation.



Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the Draft EIR will be considered by the City during preparation of the Final EIR. The Final EIR will include copies of comments and the City's responses to comments pertaining to the environmental analysis provided in the Draft EIR. The public comment period for the Draft EIR will begin on July 15, 2022 and end on August 29, 2022 (a 46-day public review period). Comments may be submitted by mail or email by 5:00 p.m. on August 29, 2022. Please include the name of the contact person and contact information for your agency, and direct your comments to:

Mail: Hector Rojas, Planning Manager
525 Henrietta Street
Martinez, California 94553

Email: hrojas@cityofmartinez.org

Please include your name, phone number and email or postal address.

Probable Environmental Effects

The EIR has been prepared because of the potential for unavoidable, significant adverse effects resulting from project implementation. The EIR prepared for the project identifies and discusses potential impacts, mitigation measures, residual impacts, and monitoring requirements. All environmental impacts included in the CEQA Guidelines Appendix G checklist are included and analyzed in the Draft EIR or the attached Initial Study. For most issue areas analyzed in the Draft EIR, impacts were determined to be either less than significant or reduced to a less than significant level with incorporation of mitigation measures. However, significant and unavoidable effects on the environment are anticipated with respect to aesthetics and transportation.

Date: July 15, 2022

Signature:

Hector Rojas, AICP

Title: Planning Manager, City of Martinez Community and
Economic Development Department

Email: hrojas@cityofmartinez.org



Figure 1 Project Site

