



ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT

FOR THE

MARTINEZ GENERAL PLAN UPDATE
(SCH: 2015052064)

NOVEMBER 2023

Prepared for:

City of Martinez
Community and Economic Development Department
525 Henrietta Street
Martinez, CA 94533

Prepared by:

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D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



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TABLE OF CONTENTS

1.0 INTRODUCTION..... 2
1.1 BACKGROUND AND PURPOSE OF THE EIR ADDENDUM..... 2
1.2 BASIS FOR DECISION TO PREPARE AN ADDENDUM..... 3
2.0 PROJECT DESCRIPTION 4
2.1 PROJECT LOCATION AND ENVIRONMENTAL SETTING 4
2.2 MODIFIED PROJECT PURPOSE AND GOALS 5
2.3 PROJECT CHARACTERISTICS AND DESCRIPTION 5
3.0 ENVIRONMENTAL ANALYSIS..... 7
AESTHETICS..... 9
AGRICULTURAL AND FORESTRY RESOURCES 11
AIR QUALITY..... 12
BIOLOGICAL RESOURCES 14
CULTURAL AND TRIBAL CULTURAL RESOURCES 16
GEOLOGY, SOILS, AND MINERAL RESOURCES..... 18
GREENHOUSE GASES, CLIMATE CHANGE, AND ENERGY 20
HAZARDS AND HAZARDOUS MATERIALS 22
HYDROLOGY AND WATER QUALITY 24
LAND USE AND PLANNING 26
NOISE..... 27
POPULATION AND HOUSING 29
PUBLIC SERVICES AND RECREATION..... 30
TRANSPORTATION AND TRAFFIC..... 32
UTILITIES AND SERVICE SYSTEMS 34
WILDFIRE..... 39
4.0 CHANGES IN CIRCUMSTANCES/NEW INFORMATION..... 41

1.0 INTRODUCTION

This Addendum was prepared in accordance with the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines. This document has been prepared to serve as an Addendum to the certified Environmental Impact Report (EIR) (State Clearinghouse Number 2015052064) for the City of Martinez General Plan (Original Project). The City of Martinez (“the City”) is the lead agency for the environmental review of the proposed 2023-2031 Housing Element project (“2023-2031 Housing Element” or “Modified Project”).

This Addendum addresses the Modified Project in relation to the previous environmental review prepared for the City of Martinez General Plan 2035 (General Plan 2035) pursuant to CEQA Guidelines Section 15164.

Information and technical analyses from the General Plan EIR were used in the preparation of this Addendum. Relevant passages from the General Plan EIR (consisting of the General Plan Draft EIR and Final EIR) are cited herein and are available for review at:

Available online:

<https://www.cityofmartinez.org/departments/planning/2035-general-plan?locale=en>

or

By appointment at:

525 Henrietta Street

Martinez, CA 94553

To schedule appointment: call (925) 372-3515 or email dutyplanner@cityofmartinez.org

1.1 BACKGROUND AND PURPOSE OF THE EIR ADDENDUM

The General Plan EIR was certified by the City Council on November 2, 2022. The General Plan 2035, as analyzed in the EIR, was adopted by the City Council on May 22, 2023. The General Plan EIR was prepared to examine the potential environmental effects of the buildout of the 2035 General Plan, as well as implementation of the policies and programs of the General Plan. The General Plan 2035 includes ten elements, including the adopted Housing Element (the Original Project retained the 2015-2023 Housing Element and did not include any modifications). The General Plan 2035 addressed future growth and development in the City, the Sphere of Influence (“SOI”), and the Planning Area. The General Plan 2035 is referred to as the “Original Project” in this EIR Addendum. The General Plan 2035 is described in detail in Chapter 2 of the General Plan Draft EIR.

Since certification of the EIR, the City has undertaken a planning effort to update the Housing Element, as required by State law. The Modified Project is a targeted amendment to the General Plan 2035 to update the Housing Element to address the City’s housing needs for the 2023-2031 planning cycle.

The CEQA analysis approach to the 2023-2031 Housing Element project is to prepare an Addendum to the General Plan EIR, which will focus on the potential environmental effects of the subsequent 2023-2031 Housing Element project through considering whether the 2023-2031 Housing Element project meets the criteria for an Addendum, as established by CEQA and the CEQA Guidelines. In determining whether an Addendum is the appropriate document to analyze the Modified Project, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states:

- (a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

1.2 BASIS FOR DECISION TO PREPARE AN ADDENDUM

When an EIR has been certified for a project, Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164 set forth the criteria for determining whether a subsequent EIR, subsequent negative declaration, addendum, or no further documentation be prepared in support of further agency action on the project. Under these Guidelines, a subsequent EIR or negative declaration shall be prepared if any of the following criteria are met:

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant 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 or negative declaration 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 or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(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 would in fact 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 alternative; or

(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.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.

Based on review of the proposed 2023-2031 Housing Element project, no new significant environmental effects, no substantial increase in the severity of previously identified environmental effects, and no new information of substantial importance that would require major changes to the General Plan EIR pursuant to CEQA Guidelines Section 15162(a) have been identified. Therefore, a subsequent EIR is not warranted for this project.

The 2023-2031 Housing Element project is consistent with the General Plan 2035 and would not increase the density or intensity of development resulting in environmental impacts beyond those envisioned for the General Plan 2035. In general, it is anticipated that impacts related to aesthetics, air quality, agricultural, biological, and cultural resources, geology and soils, greenhouse gas emissions, hazards, hydrology and water quality, land use and planning, population and housing, public services, transportation and traffic, and utilities would be comparable under the 2023-2031 Housing Element project when compared to the General Plan 2035 previously analyzed in the General Plan EIR.

As demonstrated in the environmental analysis provided in Section 3.0 (Environmental Analysis), the Modified Project does not meet the criteria for preparing a subsequent EIR or negative declaration. An addendum is appropriate here because, as explained in Section 3.0, none of the conditions calling for preparation of a subsequent EIR or negative declaration have occurred.

2.0 PROJECT DESCRIPTION

This section provides a detailed description of the proposed 2023-2031 Housing Element project, which is also referred to as the “Modified Project” in this EIR Addendum. The reader is referred to Section 3.0 (Environmental Analysis) of this Addendum for the analysis of environmental effects of the Modified Project in relation to the analysis contained in the certified General Plan EIR.

2.1 PROJECT LOCATION AND ENVIRONMENTAL SETTING

The 2023-2031 Housing Element project applies to lands within the extent of the City.

The location of the City is described in Section 2.2 of the Draft EIR and shown on Draft EIR Figure 2-1. The environmental setting for the General Plan 2035 is described in provided in the Draft EIR, Sections 2.0 through 4.16. The 2023-2031 Housing Element project would not make any modifications to the City or Sphere of Influence (SOI) boundaries or location of the 2035 General Plan project.

2.2 MODIFIED PROJECT PURPOSE AND GOALS

The purpose of the Modified Project is to update the City's Housing Element to address the housing needs and objectives of the City and to meet the requirements of State law. The goals of the Housing Element are:

Goal H-1: Foster development of a variety of housing types, densities, and prices to balance the City's housing stock and meet Martinez's regional fair share housing needs for people of all income levels.

Goal H-2: Promote the expansion of the City's affordable housing stock, including units which accommodate special needs households.

Goal H-3: Improve and preserve the existing housing stock where feasible and appropriate, and make certain new residential development is consistent with and the surrounding neighborhood context.

Goal H-4: Reduce and remove governmental constraints under the City's control on the maintenance, improvement, and development of housing, while maintaining community character.

Goal H-5: Promote equal housing opportunities for all residents, including special needs populations and all classes protected under Federal and State fair housing laws, so that safe and decent housing is available to all persons and all income levels throughout the community.

Goal H-6: Promote sustainability through support of existing and new residential development that minimizes reliance on natural resources.

2.3 PROJECT CHARACTERISTICS AND DESCRIPTION

The City proposes to update the Housing Element of the General Plan as mandated by Government Code Sections 65580-65589. In compliance with State Housing Element law, the proposed 2023-2031 Housing Element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.

The Housing Element Update is a policy document with programs intended to facilitate meeting the City's housing needs and accommodate the City's fair-share of regional housing needs by income group, based on the Final Regional Housing Needs Allocation ("RHNA") Plan: San Francisco Bay Area, 2023-2031 (RHNA Plan) adopted by the Association of Bay Area Governments in December 2021 and updated in November 2022.

As a policy document that is revised periodically, the 2023-2031 Housing Element represents a fine-tuning process to the City's housing strategies. The Housing Element Update identifies strategies and programs that focus on preserving and improving housing and neighborhoods; providing adequate housing sites; assisting in the provision of affordable housing; removing governmental and other constraints to housing development; and affirmatively furthering fair and equal housing opportunities.

The 2023-2031 Housing Element consists of two major components: 1) a Housing Plan that describes how the City intends to address its housing needs during the 2023-2031 planning period, including housing goals, policies and programs, and 2) a Background Report that details housing needs, analyzes constraints to housing production and affordability, provides an assessment of the land, financial and other resources

available to address the City's needs; and an evaluation of the City's progress in implementing the housing programs established in the current 2015-2023 Housing Element.

According to the RHNA Plan, the City shall plan for the construction of 1,345 dwelling units between 2023 and 2031, including 350 very low-, 201 low-, 221 moderate-, and 573 above moderate-income units. The housing units specified by the RHNA Plan are not quotas for development; rather, the RHNA Plan determines the number and affordability of housing units that each jurisdiction in the Bay Area must plan for through land use policies, regulations, infrastructure plans, and other housing assistance programs. Construction and development of the RHNA is not a requirement.

As stated in the 2023-2031 Housing Element, the City has pending residential applications for nine very low-income units and has approved entitlements for projects totaling 294 units, including 10 very low-, 69 moderate-, and 215 above moderate-income units. The potential for an additional development of 458 units is identified in an inventory of vacant and underutilized properties with existing zoning to accommodate residential development throughout and the 2023-2031 Housing Element also identifies capacity for 50 accessory dwelling units during the 2031-2031 planning period. Further, the Housing Element identifies an additional capacity of 1,100 units through rezoning of opportunity sites through Housing Plan Program 11 and Housing Plan Program 13; each of these sites is currently identified for development and urbanization by the General Plan and the rezoning program would ensure a minimum and maximum density of residential uses is accommodated by each site. The opportunity sites include sites that require a zoning overlay to increase density, including the Alhambra Avenue Overlay District, Affordable Housing Overlay District, Community Service Overlay, and Mixed Use/Housing Overlay, and sites that will be rezoned to be consistent with the General Plan 2035 land use designation. As shown in Table 60 of the 2023-2031 Housing Element, 882 units will realistically be accommodated through the four overlay zones. In total, the 2023-2031 Housing Element finds that the number of potential housing units accommodated by the Housing Element land inventory, including sites for rezoning through Program 13, would accommodate 1,935 units as shown in Housing Element Table 61.

The Housing Plan includes measures that would result in changes to the Municipal Code to implement requirements of State law, to modify development standards, and make other changes to encourage housing rehabilitation and production. These programs will be implemented throughout the 2023-2031 planning period and should any component of these programs include changes that would result in the potential to result in an environmental effect, review of the subsequent project will be conducted pursuant to CEQA.

New development that may result from the rezoning associated with Programs 11 and 13, which will rezone sites with the Alhambra Avenue Overlay District, Affordable Housing Overlay District, Community Service Overlay District, and Mixed Use/Housing Overlay District, is summarized in Table 1 and detailed in Appendix A. The potential for the Modified Project to result in additional development beyond the Original Project focuses on development that is not accommodated under the Original Project and exceeds the densities or land use intensities established by the General Plan 2035. The comparison focuses on the potential development under the Modified Project and the potential development of affected sites as analyzed in the General Plan EIR. It is noted that the 2023-2031 Housing Element assumes lower intensities on the rezone sites due to realistic capacity assumptions detailed in the 2023-2031 Housing Element. This Addendum analyzes the buildout potential of the overlay sites based on the maximum density that would be accommodated as described in the 2023-2031 Housing Element Housing Plan.

TABLE 1: MODIFIED PROJECT CHANGE TO ORIGINAL PROJECT

<i>DEVELOPMENT TYPE</i>	<i>ORIGINAL PROJECT GENERAL PLAN 2035</i>	<i>NET CHANGE IN BUILDOUT (MODIFIED PROJECT LESS ORIGINAL PROJECT) FOR AFFECTED SITES</i>	<i>GENERAL PLAN 2035 BUILDOUT AS MODIFIED BY HOUSING ELEMENT</i>
Single Family Units	865	(23)	842
Multifamily Units	1,195	1,614	2,809
Total Units	2,060	1,591	3,651
Commercial	816,078	61,754	877,832
Office	56,217	12,749	68,966
Recreational	446,565	-	446,565
Industrial	977,453	(121,276)	856,177
Institutional	7,016	28,112	35,128
Public/Quasi-Public	514,731	14,138	528,869
Total Non-Residential	2,818,060	(4,523)	2,813,537

3.0 ENVIRONMENTAL ANALYSIS

This section of the Addendum provides analysis and cites substantial evidence that supports the City’s determination that the proposed Modified Project does not meet the criteria for preparing a subsequent or supplemental EIR under CEQA Guidelines Section 15162.

As addressed in the analysis below, the proposed modifications associated with the Modified Project are not substantial changes to the adopted project. The proposed modifications would not cause a new significant impact or substantially increase the severity of a previously identified significant impact from the Final EIR (CEQA Guidelines Section 15162[a][1]) that would require major revisions to the EIR. All impacts would be nearly equivalent to or reduced from the impacts previously analyzed in the Final EIR. Accordingly, the proposed modifications associated with the 2023-2031 Housing Element project are not inconsistent with the General Plan 2035.

The proposed changes do not cause a new significant impact or substantially increase the severity of a previously identified significant impact, and there have been no other changes in the circumstances that meet this criterion (CEQA Guidelines Section 15162[a][2]). There have been no significant changes in the environmental conditions not contemplated and analyzed in the EIR that would result in new or substantially more severe environmental impacts.

There is no new information of substantial importance (which was not known or could not have been known at the time of the application (see Section 4.0), that identifies: a new significant impact (condition “A” under CEQA Guidelines Section 15162[a][3]), a substantial increase in the severity of a previously identified significant impact (condition “B” CEQA Guidelines Section 15162[a][3]), mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects, or mitigation measures or alternatives which are considerably different from those analyzed in the EIR which would substantially reduce one or more significant effects on the environment (conditions “C” and “D” CEQA Guidelines Section 15162[a][3]). The reader is referred to City Council Resolution No. 162-22 regarding findings on the feasibility of mitigation measures and alternatives evaluated in the EIR. None of the “new information” conditions listed in the CEQA Guidelines Section 15162[a][3] are present here to trigger the need for a Subsequent or Supplemental EIR.

CEQA Guidelines Section 15164 states that “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a subsequent EIR have occurred.

The following includes a detailed discussion of applicable impacts identified under the EIR in relation to the Modified Project. All impacts identified under the EIR for the Original Project have been determined to be less than significant, less than significant with mitigation, significant and unavoidable, less than cumulatively considerable, cumulatively considerable. As described in the following discussion, the Modified Project would not result in the change to any impact determinations, including an increase in significance of environmental impacts or in new significant environmental impacts.

The following discussion identifies the environmental topics addressed in the EIR, provides a summary of impacts associated with the Original Project, as described in the EIR, and includes an analysis of the potential impacts associated with the Modified Project when compared to the Original Project.

AESTHETICS

Aesthetic impacts associated with the Original Project were identified and discussed in Section 4.1, Aesthetic, of the General Plan Draft EIR (General Plan Draft EIR, pages 4.1-14 through 4.1-28). The Original Project was identified to have the following impacts associated with Aesthetics:

- Impact 4.1-1** General Plan implementation could result in substantial adverse effects on scenic vistas (Less than Significant)

- Impact 4.1-2** General Plan implementation could substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway (Less than Significant)

- Impact 4.1-3** In non-urbanized areas, General Plan implementation could substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, the project could conflict with applicable zoning and other regulations governing scenic quality (Less than Significant)

- Impact 4.1-4** General Plan implementation could result in the creation of new sources of substantial light or glare which would adversely affect day or nighttime views of the area (Less than Significant)

- Cumulative** Future development associated with implementation of the General Plan Update would not result in cumulatively considerable aesthetic and light/glare impacts (Not Cumulatively Considerable/Less than Significant)

The Modified Project would not designate additional sites for urban development in comparison to the Original Project. As described in the Project Description, the Modified Project would result in an increase in the potential for multi-family and mixed-use development on sites designated for commercial, public institutional, residential, and business professional uses by the General Plan. The Modified Project would allow for an increase in residential density on the Program 4 sites, which could result in a larger development footprint, including increased building sizes and heights, in comparison to that anticipated under the General Plan 2035 particularly on sites designated Residential Low and Residential Medium. Future development under the Modified Project would be subject to the Martinez Municipal Code and to General Plan 2035 policies and implementation measures identified to reduce potential impacts associated with visual character, scenic resources and vistas, and light and glare.

As discussed under Impacts 4.1-1, 4.1-2, 4.1-3, 4.1-4, and 4.1.4 Cumulative Impact, in the General Plan EIR (see General Plan Draft EIR, pp. 4.1-14 through 4.1-28), the General Plan 2035 includes policies and implementation measures including measures to protect natural and scenic views, to locate new urban residential and non-residential development in and around existing urbanized areas, to ensure that urbanization of the Study Area would not result in substantial adverse effects on a scenic vista or damage scenic resources, to minimize potential aesthetic effects of new development require new development to be generally consistent with Martinez’s character, to ensure infill development is consistent with the architectural characteristics of the neighborhood, and to implement design features and materials that will reduce lighting and glare impacts. The Modified Project plans for residential growth in areas currently designated for residential or other types of urbanization and does not include any modifications to the General Plan 2035 policies and implementation measures, including those in the Land Use Element, the

Open Space and Conservation Element, and the Historic, Cultural and Arts Element that address and reduce impacts to aesthetics.

As with the Original Project, compliance with the policies and programs in the General Plan and applicable regulations would ensure the Modified Project's potential to affect scenic vistas, affect resources within a state scenic highway, degrade existing visual character or conflict with applicable zoning and regulations governing scenic quality, or create new sources of substantial light and glare which would adversely affect day or nighttime views would be reduced to less than significant as with the Original Project. There would be no new significant impacts or increase in the significance of impacts associated with aesthetic resources. The Modified Project does not change increase the severity of the impacts beyond what was addressed in the General Plan EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

AGRICULTURAL AND FORESTRY RESOURCES

Agricultural impacts associated with the Original Project were identified and discussed in Section 4.2, Parks, Open Space, and Agriculture, of the General Plan Draft EIR (General Plan Draft EIR, pp. 4.2-1 through 4.2-15). There are no forestry resources designated within the Study Area. The Original Project was identified to have the following impacts associated with Agricultural and Forestry Resources:

- Impact 4.2-1:** General Plan implementation would result in the conversion of farmlands, including Prime Farmland, Unique Farmland, and Farmland of Statewide Importance or other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use (Significant and Unavoidable)

- Impact 4.2-2:** General Plan implementation may result in conflicts with existing zoning for Agricultural uses, or a Williamson Act Contract (Less than Significant)

- Cumulative** Future development associated with the General Plan Update would result in cumulatively considerable impacts related to agricultural resources (Cumulatively Considerable)

The Modified Project would not designate additional sites for urban development in comparison to the Original Project. Future development under the Modified Project would be subject to the Martinez Municipal Code and to General Plan 2035 policies and implementation measures identified to reduce potential impacts associated with conversion of farmlands, conflicts with existing agricultural zoning, and conflicts with a Williamson Act contract. As discussed under Impacts 4.2.-1, 4.2-2, and 4.2.4 Cumulative Impact, in the General Plan EIR (see General Plan Draft EIR, pp. 4.2-7 through 4.2-15), the General Plan 2035 designates the vast majority of important farmlands for open space uses, identifies compatible uses to lands under a Williamson Act contract, and establishes policies and implementation measures to protect, enhance, and preserve agricultural lands within the Study Area, including providing buffers between new urban uses and existing agricultural uses, requiring homebuyer notification of agricultural operations on nearby sites, establishing a setback standard for non-agricultural structures adjacent to cultivated agriculture, and encouraging the preservation of existing agricultural lands and businesses.

The Modified Project would not identify any new sites for urbanization or development that were not designated for development by the Original Project and addressed in the General Plan EIR and thus would not change the potential for agricultural uses to be converted to urban uses. The Modified Project would increase the potential density of sites identified for development by the Original Project. The Modified Project plans for residential growth in areas currently designated for residential or other types of urbanization and does not include any modifications to the General Plan 2035 policies and implementation measures, including those in the Land Use Element and the Open Space and Conservation Element that address and reduce impacts to aesthetics.

As with the Original Project, compliance with the policies and programs in the General Plan and applicable regulations would ensure the Modified Project’s potential to result in the conversion of farmlands, result in conflicts with existing zoning for agricultural uses or a Williamson Act Contract, or result in cumulative effects on agricultural resources would be comparable to the Original Project. There would be no new significant impacts or increase in the significance of impacts associated with agricultural or forestry resources. The Modified Project does not increase the severity of the impacts beyond what was addressed in the General Plan EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

AIR QUALITY

Air quality impacts associated with the Original Project were identified and discussed in Section 4.3, Air Quality, of the General Plan Draft EIR (General Plan Draft EIR, pp. 4.3-18 through 4.3-48). The Original Project was identified to have the following impacts associated with Air Quality:

- Impact 4.3-1** General Plan implementation would not conflict with or obstruct implementation of the applicable air quality plan (Less than Significant)

- Impact 4.3-2** General Plan implementation could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (Significant and Unavoidable)

- Impact 4.3-3** General Plan implementation would expose sensitive receptors to substantial pollutant concentrations (Less than Significant)

- Impact 4.3-4** General Plan implementation would not result in other emissions (such as those leading to odors adversely affecting a substantial number of people) (Less than Significant)

- Cumulative** Development of the General Plan Update and related projects would result in cumulatively considerable air quality impacts (Cumulatively Considerable)

As described in the Project Description, the Modified Project would result in an increase in the potential for multi-family and mixed-use development on sites designated for commercial, public institutional, residential, and business professional uses by the General Plan. The Modified Project would accommodate approximately 1,591 net additional residential units and a net reduction of 4,523 square feet of non-residential uses (primarily due to increased commercial, office, institutional, and public/quasi-public uses and a decrease in industrial uses) compared to the Original Project.

As discussed under Impacts 4.3-1, 4.3-3 and 4.3-4 in the General Plan EIR (see General Plan Draft EIR pp. 4.3-19 through 4.3-33, 4.3-35 through 4.3-47, the Original Project includes policies and implementation measures to improve air quality, including promoting a compact urban development form, emphasizing infill development, addressing issues consistent with the recommendations in the 2017 Clean Air Plan, ensure site-specific analysis is performed for development that includes sensitive receptors, ensure site-specific analysis is performed for development that would produce toxic air contaminants, reduce vehicle miles traveled and associated vehicle and greenhouse gas emissions. The Modified Project would result in an increase in housing units, population and commercial, office, institutional, public/quasi-public uses and a decrease in industrial non-residential uses. The Modified Project would not result in an increase in per capita vehicle miles traveled (“VMT”) or per employee VMT, as discussed in greater detail below in the Transportation and Traffic subsection, ensuring that Modified Project continues to be consistent with the 2017 Air Quality Plan as a result of its land use patterns as well as implementation of General Plan 2035 policies and implementation measures. Development under the Modified Project would be subject to the Martinez Municipal Code and to the Original Project policies and implementation measures identified to reduce potential impacts associated with conflicts with the applicable air quality plan, exposure of sensitive receptors to substantial pollutant concentrations, and odors that could adversely affect a substantial number of people. There would be no change to the level of significance of these impacts or new significant impacts associated with the Modified Project.

As discussed under Impacts 4.3-2 and 4.3.4 Cumulative Impact (see General Plan Draft EIR, pp. 4.3-33 through 4.3-35 and 4.3-47 through 4.3-48), the Original Project would result in a cumulatively considerable net increase of a pollutant for which the area is in nonattainment and would result in cumulatively considerable air quality impacts. The Original Project includes policies and implementation measures to improve air quality, including ensuring development projects address construction, long-term operational, and stationary source emissions. As with the Original Project, there are not feasible criteria air pollutant reduction measures to ensure that impacts would be less than significant at the programmatic level of review. While implementation of the goals, policies, and implementation measures would reduce criteria pollutant emissions associated with development projects, including construction, operational, and stationary source emissions, the potential for cumulatively considerable net increases in criteria pollutants and cumulatively considerable air quality impacts would remain under the Modified Project. There would be no change to the level of significance of these impacts or new significant impacts associated with the Modified Project. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

BIOLOGICAL RESOURCES

Biological resources impacts associated with the Original Project were identified and discussed in Section 4.4, Biological Resources, of the General Plan Draft EIR (General Plan Draft EIR, pp. 4.4-16 through 4.4-35). The Original Project was identified to have the following impacts associated with Biological Resources:

- Impact 4.4-1** General Plan implementation could 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 Wildlife or U.S. Fish and Wildlife Service (Less than Significant)

- Impact 4.4-2** General Plan implementation could 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 Wildlife or U.S. Fish and Wildlife Service (Less than Significant)

- Impact 4.4-3** General Plan implementation could 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 (Less than Significant)

- Impact 4.4-4** General Plan implementation would not 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 (Less than Significant)

- Impact 4.4-5** The General Plan would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (Less than Significant)

- Impact 4.4-6** General Plan implementation would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan (No Impact)

- Cumulative** Future development associated with the General Plan Update would not result in cumulatively considerable impacts related to biological resources (Less than Cumulatively Considerable)

The Modified Project would not designate additional sites for urban development in comparison to the Original Project. Future development under the Modified Project would be subject to federal and State regulations addressing biological resources, including special-status species and sensitive habitats, the Martinez Municipal Code and to General Plan 2035 policies and implementation measures identified to reduce potential impacts associated with substantial adverse effects on candidate, sensitive, or special-status species, riparian habitat, sensitive natural community, and federally protected wetlands, conative wildlife corridors and native wildlife nursery sites, local policies and ordinances protecting biological resources ,and cumulative impacts to biological resources.

As discussed under Impacts 4.41 through 4.45, and 4.4.4 Cumulative Impact, in the General Plan EIR (see General Plan Draft EIR, pp. 4.4-16 through 4.4-35), the General Plan 2035 includes measures to protect special status plants and wildlife, including habitat, from adverse effects associated with future development and improvement projects, protect sensitive natural communities, including riparian habitat, protect and preserve open space and natural areas, including oak/woodland, riparian vegetation, wetlands, creeks, saltwater and freshwater marsh, native grasslands, wildlife corridors, and sensitive nesting and habitat areas, and support the City's Tree Protection Ordinance.

The Modified Project would not identify any new sites for urbanization or development that were not designated for development by the Original Project and addressed in the General Plan EIR and thus would not change the potential locations for urbanization and associated potential for biological resources to be affected. The Modified Project would increase the potential density of sites identified for development by the Original Project as previously described. However, as urbanization and disturbance on the sites associated with the Modified Project was anticipated under the Original Project, potential impacts to biological resources in the vicinity of these sites would remain similar to those identified for the Original Project.

As with the Original Project, compliance with the policies and programs in the General Plan 2035 and applicable federal, state, and local regulations would ensure the Modified Project's potential to result in the impacts associated with substantial adverse effects on candidate, sensitive, or special-status species, riparian habitat, sensitive natural community, and federally protected wetlands, conative wildlife corridors and native wildlife nursery sites, local policies and ordinances protecting biological resources, and cumulative impacts to biological resources would be comparable to the Original Project. There would be no new significant impacts or increase in the significance of impacts associated with biological resources. The Modified Project does not increase the severity of the impacts beyond what was addressed in the General Plan EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

CULTURAL AND TRIBAL CULTURAL RESOURCES

These impacts associated with the Original Project were identified and discussed in 3.5, Cultural and Tribal Cultural Resources (General Plan Draft EIR, pp. 4.5-21 through 4.5-34). The Original Project was identified to have the following impacts associated with Cultural and Tribal Cultural Resources:

- Impact 4.5-1** Project implementation could result in substantial adverse change in the significance of a historical resource (Less than Significant)

- Impact 4.5-2** Project implementation could result in a substantial adverse change in the significance of an archaeological resource (Less than Significant)

- Impact 4.5-3** Project implementation could result in the inadvertent disturbance of human remains including those interred outside formal cemeteries (Less than Significant)

- Impact 4.5-4** Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074, and that is: Listed or eligible for listing in the California Register of Historic Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or a resource determined by the lead agency (Less than Significant)

- Cumulative** Future development associated with the General Plan Update would not result in cumulatively considerable impacts related to cultural and tribal cultural resources (Less than Cumulatively Considerable)

The Modified Project would not designate additional sites for urban development in comparison to the Original Project. Future development under the Modified Project would be subject to federal and State regulations addressing cultural resources and tribal cultural resources, State laws addressing protection of such resources, and to General Plan 2035 policies and implementation measures identified to reduce potential impacts associated with substantial adverse effects changes in the significance of a historical or archaeological resource, inadvertent disturbance of human remains, and substantial adverse change in the significance of a tribal cultural resource, and cumulative impacts to cultural and tribal cultural resources.

As discussed under Impacts 4.5-1 through 4.5.4, and 4.5.4 Cumulative Impact, in the General Plan EIR (see General Plan Draft EIR, pp. 4.5-16 through 4.5-35), the General Plan 2035 includes measures to protect and conserve historic and archaeological resources, including requirements for a cultural and archaeological survey for projects where known historic, archaeological, or cultural resources are located, areas sensitive for cultural or archaeological resources, or on land that has not been previously disturbed, measures to protect designated historic resources and the historic character of the Downtown and Central Residential area, treating human remains with cultural dignity, avoidance of damaging effects to any tribal cultural resource when feasible, and compliance with State and federal laws to preserve and protect resources .

The Modified Project would not identify any new sites for urbanization or development that were not designated for development by the Original Project and addressed in the General Plan EIR and thus would not change the potential locations for urbanization and associated potential for cultural and tribal cultural resources to be affected. The Modified Project would increase the potential density of sites identified for development by the Original Project as previously described. However, as urbanization and disturbance

on the sites associated with the Modified Project was anticipated under the Original Project, potential impacts to cultural and tribal cultural resources in the vicinity of these sites would remain similar to those identified for the Original Project.

As with the Original Project, compliance with the policies and programs in the General Plan 2035 and applicable federal, state, and local regulations, including those that address historic resources, archaeological resources, tribal cultural resources, and human remains, would ensure the Modified Project's potential to result in the impacts associated with historical resources, archaeological resources, human remains, tribal cultural resources, and cumulative impacts to cultural and tribal cultural resources would be comparable to the Original Project. There would be no new significant impacts or increase in the significance of impacts associated with these resources. The Modified Project does not increase the severity of the impacts beyond what was addressed in the General Plan EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

GEOLOGY, SOILS, AND MINERAL RESOURCES

Geology and soils impacts associated with the Original Project were identified and discussed in Section 4.6, Geology, Soils, and Mineral Resources, of the General Plan Draft EIR (General Plan Draft EIR, pp. 4.6-19 through 4.6-39). The Original Project was identified to have the following impacts associated with Geology, Soils, and Mineral Resources:

- Impact 4.6-1** General Plan implementation has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides (Less than Significant)

- Impact 4.6-2** General Plan implementation has the potential to result in substantial soil erosion or the loss of topsoil (Less than Significant)

- Impact 4.6-3** General Plan implementation has the potential to 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 (Less than Significant)

- Impact 4.6-4** General Plan implementation has the potential to result in development on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property (Less than Significant)

- Impact 4.6-5** General Plan implementation does not have the potential to have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water (Less than Significant)

- Impact 4.6-6** General Plan implementation would not 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 and would not 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 (Less than Significant)

- Cumulative** Future development associated with the General Plan Update would not result in cumulatively considerable impacts related to geology, soils, and mineral resources (Less than Cumulatively Considerable)

The Modified Project would not identify any new sites for urbanization or development that were not designated for development in the General Plan EIR. The Modified Project would increase the potential density of sites identified for development by the Original Project. Potential impacts associated with geology and soils on these sites would remain consistent with those identified for the Original Project. The State and local regulations and the General Plan 2035 policies and programs identified in the General Plan EIR would apply to development under the Modified Project and would reduce potential impacts associated with geology and soils to less than significant as described under Impacts 3.4.6-1 through 4.6-6 and 4.6.4 Cumulative Impacts in the General Plan EIR (General Plan Draft EIR, pp. 4.6-19 through 4.6-39). Therefore, the Modified Project would not result in any new impacts associated with geology and

soils and would not increase the significance of impacts related to geology and soils in comparison to the Original Project. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

GREENHOUSE GASES, CLIMATE CHANGE, AND ENERGY

Greenhouse gases, climate change, and energy impacts associated with the Original Project were identified and discussed in Section 4.7, Greenhouse Gases, Climate Change, and Energy, of the General Plan Draft EIR (General Plan Draft EIR, pp. 4.7-24 through 4.7-42). The Original Project was identified to have the following impacts associated with Greenhouse Gases, Climate Change, and Energy:

- Impact 4.7-1** Project implementation could generate greenhouse gas emissions that could have a significant impact on the environment and could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases (Significant and Unavoidable)

- Impact 4.7-2** Project implementation has the potential to result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency (Less than Significant)

- Cumulative** Future development associated with the General Plan Update and cumulative development would result in cumulatively considerable impacts related to greenhouse gas emissions and/or energy (Cumulatively Considerable)

As described in the Project Description, the Modified Project would result in an increase in the potential for multi-family and mixed use development on sites designated for commercial, public institutional, residential, and business professional uses by the General Plan. The Modified Project would accommodate approximately 1,591 net additional residential units and a net reduction of 4,523 square feet of non-residential uses (primarily due to increased commercial, office, institutional, and public/quasi-public uses and a decrease in industrial uses) compared to the Original Project.

As discussed under Impacts 4.7-1, 4.7-2, and Cumulative Impact 4.7.4 in the General Plan EIR (see General Plan Draft EIR, pp. 4.7-24 through 4.7-42), the Original Project includes policies and implementation measures to reduce greenhouse gas emissions and conserve energy. The Modified Project would result in an increase in development and associated greenhouse gas emissions and energy usage, including vehicle trips. Future development under the Modified Project would be subject to State laws addressing greenhouse gas emissions, including CalGreen, and to the Original Project policies and implementation measures identified to address generation of greenhouse gases that could have a significant impact on the environment and conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions, to address the potential for wasteful, inefficient, or unnecessary consumption of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency, or contribute to cumulative impacts related to greenhouse gases and energy.

As discussed under Impacts 4.7-1 and Cumulative Impact (see General Plan Draft EIR, pp. 4.7-24 through 4.7-39 through 4.7-42), the Original Project has the potential to generate GHG emissions that could have a significant impact on the environment, conflict with an applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gas emissions, and contribute to cumulatively considerable impacts.

The Modified Project would result in increased development, including increased greenhouse gas emissions associated with VMT and with development projects. Kittelson & Associates performed an analysis of VMT that would occur with buildout of the Modified Project. As shown in Appendix B, the Modified Project would result in per capita VMT of 16.0 under 2020 conditions and 14.8 under 2040

conditions; these home-based per capita VMT levels are consistent with the VMT levels projected for the Original Project. The Modified Project would result in a per employee VMT of 17.2 under 2020 conditions and 18.2 under 2040 conditions; the 2020 per employee level is consistent with that projected for the Original Project and the 2040 per employee level is slightly less than the Original Project. Thus, VMT impacts and associated greenhouse gas emissions would be consistent with the Original Project and not result in any increase in the significance of the impact.

The Original Project includes policies and programs to reduce greenhouse gas emissions and energy usage to the extent feasible through promoting a balanced land use pattern, encouraging energy-efficient features in new development, reducing energy, water, and resource consumption, complying with sustainable building standards, and supporting and encouraging the integration and use of multi-modal transportation options throughout the Study Area, safe and convenient access to activities in the community, including transportation network components on the Circulation Map to include design provisions that support safe walking and biking and promote mobility under Impacts 4.7-1, 4.7-2 and Cumulative Impact (4.7.4) in the General Plan Draft EIR. The Modified Project does not modify any of the Original Project policies and implementation measures that promote reductions greenhouse gas emissions and promote energy conservation. Continued implementation of General Plan policies and programs would ensure that the Modified Project continues to be consistent with adopted plans, regulations, and policies associated with the greenhouse gas emissions and energy. The Modified Project would not result in any new impacts or the increase in significance of impacts relative to this topic. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

HAZARDS AND HAZARDOUS MATERIALS

Hazards and hazardous materials impacts associated with the Original Project were identified and discussed in Section 4.8, Hazards and Hazardous Materials, of the General Plan Draft EIR (General Plan Draft EIR, pp. 4.8-22 through 4.8-40). The Original Project was identified to have the following impacts associated with Hazards and Hazardous Materials:

- Impact 4.8-1** General Plan implementation has the potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment (Less than Significant)

- Impact 4.8-2** General Plan implementation has the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school (Less than Significant)

- Impact 4.8-3** General Plan implementation has the potential to have projects located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Less than Significant)

- Impact 4.8-4** The General Plan, located within an airport land use plan, would not result in a safety hazard or excessive noise for people residing or working in the project area (Less than Significant)

- Impact 4.8-5** General Plan implementation does not have the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan (Less than Significant)

- Impact 4.8-6** General Plan implementation does not have the potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires (Less than Significant)

- Cumulative** Future development associated with the General Plan Update would not result in cumulatively considerable impacts related to hazardous materials (Less than Cumulatively Considerable)

As previously discussed, the Modified Project would allow for an increase in density on sites that are currently designated in the General Plan to allow for commercial, public institutional, residential, and business professional uses by the General Plan. The Modified Project would not identify any new areas for development in comparison to the Original Project. The General Plan policies and programs, as well as State and local regulations, identified in the Draft EIR under Impacts 4.8-1 through 4.8-6 and 4.8.4 Cumulative Impact would apply to development under the Modified Project. These policies and programs address potential exposure to hazardous materials and conditions and would continue to ensure that potential impacts associated with hazards and hazardous materials remain at a less than significant level under the Modified Project. Therefore, the Modified Project would not increase the significance of impacts associated with hazards and hazardous materials in comparison to the Original Project and would not result in any new impacts associated with hazards and hazardous materials. There are no changed

circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

HYDROLOGY AND WATER QUALITY

Hydrology and water quality impacts associated with the Original Project were identified and discussed in Section 4.9, Hydrology and Water Quality, of the General Plan Draft EIR (General Plan Draft EIR, p. 4.9-23 through 4.9-42). The Original Project was identified to have the following impacts associated with Hydrology and Water Quality:

- Impact 4.9-1** General Plan implementation could violate water quality standards or waste discharge requirements or otherwise substantially degrade water quality or obstruct implementation of a water quality control plan (Less than Significant)

- Impact 4.9-2** General Plan implementation could result in the depletion of groundwater supplies, interfere substantially with groundwater recharge or conflict with a groundwater management plan (Less than Significant)

- Impact 4.9-3** General Plan implementation could alter the existing drainage pattern in a manner which would result in substantial erosion, siltation, flooding, impeded flows, or polluted runoff (Less than Significant)

- Impact 4.9-4** General Plan implementation would not release pollutants due to project inundation by flood hazard, tsunami, or seiche (Less than Significant)

- Cumulative** Future development associated with the General Plan Update and cumulative development would not result in cumulatively considerable impacts related to hydrology and water quality (Less than Cumulatively Considerable)

As previously discussed, the Modified Project would allow for an increase in density on sites that are currently designated in the General Plan to allow for commercial, public institutional, residential, and business professional uses by the General Plan. The Modified Project would not designate additional sites for urban development in comparison to the Original Project. Future development under the Modified Project would be subject to the Martinez Municipal Code and to General Plan 2035 policies and implementation measures identified to reduce potential impacts associated with water quality, including water quality standards and waste discharge requirements, depletion of groundwater supplies, alteration to existing drainage patterns, release pollutants due to project inundation by a flood, tsunami, or seiche, and cumulative impacts associated with hydrology and water quality. As discussed under Impacts 4.9-1 through 4.9-4 and 4.9.4 Cumulative Impact, in the General Plan EIR (see General Plan Draft EIR, pp. 4.9-23 through 4.9-42), the General Plan 2035 includes measures to address impacts associated with hydrology and water quality.

The Modified Project would not identify any new sites for urbanization or development that were not designated for development by the Original Project and addressed in the General Plan EIR and thus would not change the potential for the location of development of urban uses, but would potentially change the type of development. The Modified Project would increase the potential density of sites identified for development by the Original Project. The Modified Project includes measures to maximize stormwater quality, address stormwater and drainage impacts of new development, promote surface and groundwater quality, encourage groundwater recharge, and address the potential for flooding and inundation. The Modified Project does not include any modifications to the General Plan 2035 policies and implementation measures that address and reduce impacts associated with hydrology and water quality.

As with the Original Project, compliance with the policies and programs in the General Plan and applicable federal, State, and local regulations would ensure the Modified Project's potential to result in potential impacts associated with water quality, including water quality standards and waste discharge requirements, depletion of groundwater supplies, alteration to existing drainage patterns, release pollutants due to project inundation by a flood, tsunami, or seiche, and cumulative impacts associated with hydrology and water quality would be comparable to the Original Project. There would be no new significant impacts or increase in the significance of impacts associated with hydrology or water quality. The Modified Project does not increase the severity of the impacts beyond what was addressed in the General Plan EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

LAND USE AND PLANNING

These impacts associated with the Original Project were identified and discussed in Section 4.10, Land Use and Planning of the General Plan Draft EIR (General Plan Draft EIR, pp. 4.10-12 through 4.10-25). The Original Project was identified to have the following impacts associated with Land Use and Planning:

Impact 4.10-1 General Plan implementation has the potential to physically divide an established community (Less than Significant)

Impact 4.10-2 General Plan implementation could conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect (Less than Significant)

Cumulative Future development associated with the General Plan Update and cumulative development would not result in cumulatively considerable impacts related to land use (Less than Cumulatively Considerable)

As previously discussed, the Modified Project would allow for an increase in density on sites that are currently designated in the General Plan to allow for commercial, public institutional, residential, and business professional uses by the General Plan. The Modified Project would not designate additional sites for urban development in comparison to the Original Project. Future development under the Modified Project would be subject to the Martinez Municipal Code, applicable federal, State, and local plans that regulate land use and environmental impacts in Martinez, and to General Plan 2035 Land Use Map and policies and implementation measures identified to reduce potential impacts associated with physical division of an established community, conflicts with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and cumulative effects of land use. As discussed under Impacts 4.10-1, 4.10-2, and 4.10.4 Cumulative Impact, in the General Plan EIR (see General Plan Draft EIR, pp. 4.10-12 through 4.10-25), the General Plan 2035 does not include any uses or features that would physically divide existing communities and includes policies and measures to promote consistency with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

The Modified Project would not identify any new sites for urbanization or development that were not designated for development by the Original Project and addressed in the General Plan EIR and thus would not change the potential for physical division of an established community.

The Modified Project would be subject to federal, state, and local plans, policies, and regulations that apply to the City that have been adopted to avoid or mitigate an environmental effect. As with the Original Project, compliance with the policies and programs in the General Plan and applicable regulations would ensure the Modified Project's potential to conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect would be comparable to the Original Project. There would be no new significant impacts or increase in the significance of impacts associated with agricultural or forestry resources. The Modified Project does not increase the severity of the impacts beyond what was addressed in the General Plan EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

NOISE

Noise impacts associated with the Original Project were identified and discussed in Section 4.11, Noise, of the General Plan EIR (General Plan Draft EIR, pp. 4.11-15 through 4.11-39). The Original Project was identified to have the following impacts associated with Noise:

- Impact 4.11-1** Traffic noise associated with the General Plan Update could expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies or result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project (Less than Significant)

- Impact 4.11-2** Stationary noise sources associated with the General Plan Update could expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies or result in a substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project (Less than Significant)

- Impact 4.11-3** The General Plan would not expose people residing or working in the project area to excessive noise levels within two miles of a public airport or public use airport (Less than Significant)

- Impact 4.11-4** Construction noise associated with the General Plan could result in substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project (Less than Significant)

- Impact 4.11-5** Construction vibration associated with the project could expose of persons to or result in generation of excessive groundborne vibration levels (Less than Significant)

- Impact 4.11-6** The General Plan could expose persons to railroad noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies (Less than Significant)

- Cumulative** Future development associated with the General Plan Update would not result in cumulatively considerable impacts related to noise (Less than Cumulatively Considerable)

As described in the Project Description, the Modified Project would result in an increase in the potential for multi-family and mixed use development on sites designated for commercial, public institutional, residential, and business professional uses by the General Plan. The Modified Project would accommodate approximately 1,591 net additional residential units and a net reduction of 4,523 square feet of non-residential uses (primarily due to increased commercial, office, institutional, and public/quasi-public uses, and a decrease in industrial uses) compared to the Original Project.

The Modified Project would result in comparable per capita and per employee vehicle miles traveled in comparison to the Original Project and would result in a slight increase in traffic levels on roadways, with increases from one percent to 15 percent over the General Plan 2035 buildout scenario, as well as minor reductions in several locations. While these increased traffic levels would result in increases in noise levels, the traffic levels would not result in new significant impacts associated with traffic noise and would

not trigger the significance criteria identified in Draft EIR Table 4.11-10. Future development accommodated by the Modified Project would be required to comply with the General Plan policies and programs that address exposure to excessive noise levels, including traffic noise, through use of quieter pavement, addressing vehicle amplification and excessive exhaust noise, evaluating new development proposals for impacts associated with the City's noise standards, and reducing noise and land use compatibility impacts from vehicular traffic noise as described under Impacts 4.11-1 and 4.11.4 Cumulative Impact in the General Plan Draft EIR. Compliance with these policies and programs would continue to ensure that potential exposure to excessive noise levels remains less than significant.

Potential impacts associated with construction activities, substantial temporary, periodic, or permanent increase in ambient noise levels, noise associated with stationary sources, groundborne vibration, and excessive railroad noise are anticipated to be comparable under the Modified Project to the Original Project, as the sites included in the Modified Project were designated for urban development with commercial, public institutional, residential, and business professional uses by the Original Project. Future development under the Modified Project would be required to comply with the General Plan policies and programs that address potential increases in noise levels, as described under Impacts 4.11-2 and 4.11-4 through 4.11-6 and 4.11.4 Cumulative Impact of the General Plan EIR. The impact would remain less than significant.

The Modified Project would not result in any changes in noise exposure relative to airstrips or airports, so there would be no change in significance of impacts relative to Impact 4.11-3.

The Modified Project would not result in any new impacts or increase in significance of impacts in relation to noise. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

POPULATION AND HOUSING

Population and housing impacts associated with the Original Project were identified and discussed in Section 4.12, Population and Housing, of the General Plan Draft EIR (General Plan Draft EIR, pp. 4.12-7 through 4.12-13). The Original Project was identified to have the following impacts associated with Population and Housing:

- Impact 4.12-1** General Plan implementation has the potential to 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) (Less than Significant)

- Impact 4.12-2** General Plan implementation has the potential to displace substantial numbers of existing people or housing necessitating the construction of replacement housing elsewhere (Less than Significant)

- Cumulative** Future development associated with the General Plan Update would not result in cumulatively considerable impacts related to population and housing (Less than Cumulatively Considerable)

The Modified Project would accommodate an increase in residential dwelling units as described in Section 2, Project Description. This increase in growth is consistent with, and intended to accommodate, the state housing allocations made by the State Department of Housing and Community Development and ABAG's RHNA Plan. The Modified Project would accommodate planned growth for the region and is consistent with population forecasts. Long-term growth and the effects of growth, including the potential for displacement of people or housing, would continue to be mitigated by the General Plan policies and programs described under Impacts 4.12-1, 4.12-2, and 4.12.4 Cumulative Impact of the General Plan Draft EIR (see General Plan Draft EIR, pp. 4.12-7 through 4.12-13). The Modified Project would not result in any increase in significance or new impacts related to population/housing and growth inducement. Impacts associated with potential displacement of existing housing and people would remain less than significant, the Modified Project would have no effect on the significance of this impact. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

PUBLIC SERVICES AND RECREATION

Public services impacts associated with the Original Project were identified and discussed in Section 4.13, Public Services and Recreation, of the General Plan Draft EIR (General Plan Draft EIR, pp. 4.13-19 through 4.13-38). The Original Project was identified to have the following impacts associated with Public Services and Recreation:

- Impact 4.13-1** General Plan implementation could 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 including Fire protection (Less than Significant)

- Impact 4.13-2** General Plan implementation could 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 including Police protection (Less than Significant)

- Impact 4.13-3** General Plan implementation could 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 including Schools (Less than Significant)

- Impact 4.13-4** General Plan implementation could 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 including Other public facilities (Less than Significant)

- Impact 4.13-5** General Plan implementation may result in adverse physical impacts associated with the deterioration of existing parks and recreation facilities and require the construction of new parks and recreation facilities which might have an adverse physical effect on the environment (Less than Significant)

- Cumulative** Future development associated with the General Plan Update would not result in cumulatively considerable impacts related to public services and recreation (Less than Cumulatively Considerable)

As described in the Project Description, the Modified Project would result in an increase in the potential for multi-family and mixed use development on sites designated for commercial, public institutional, residential, and business professional uses by the General Plan. The Modified Project would accommodate approximately 1,591 net additional residential units and a net reduction of 4,523 square feet of non-residential uses (primarily due to increased commercial, office, institutional, and public/quasi-public uses,

and a decrease in industrial uses) compared to the Original Project. The Modified Project would result in an increase in demand for public services, and associated governmental facilities, associated with the potential increase in residential units. As described under Impacts 4.13-1 through 4.13-5 of the General Plan Draft EIR, the General Plan includes policies and programs to ensure that environmental impacts associated with the substantial adverse physical impacts associated with new or physically altered governmental facilities, to address the demand for fire protection, police protection, schools, and other public facilities and to address adverse physical impacts associated with recreation facilities. The General Plan policies and programs also ensure that cumulative environmental impacts associated with provision of public services and recreation would be reduced to less than significant, as described under 4.13.4, Cumulative Impact, of the General Plan Draft EIR. Development accommodated by the Modified Project would be required to comply with General Plan policies and programs related to the provisions of public services and facilities as well as payment of all applicable impact fees for public services and facilities, as described in the General Plan Draft EIR (General Plan Draft EIR, pp. 4.13-19 through 4.13-38). Implementation of the identified General Plan policies and programs would continue to ensure that environmental impacts to public facilities and recreation associated with development, including development accommodated by the Modified Project, would remain less than significant. The potential effects of constructing new or altered governmental public services and recreation facilities would be consistent with the impacts identified for the Original Project. The Modified Project would not result in an increase in the significance of impacts or any new environmental impacts associated with the provision of public services. The Modified Project does not increase the severity of the impacts beyond what was addressed in the General Plan EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

TRANSPORTATION AND TRAFFIC

Transportation and traffic impacts associated with the Original Project were identified and discussed in Section 4.14, Transportation and Circulation, of the General Plan Draft EIR (General Plan Draft EIR, pp. 4.14-19 through 4.4-39).

- Impact 4.14-1** General Plan implementation would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities (Less than Significant)

- Impact 4.14-2** General Plan implementation would conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (a) (Significant and Unavoidable)

- Impact 4.14-3** General Plan implementation would not substantially increase hazards due to a geometric design feature or incompatible use (Less than Significant)

- Impact 4.14-4** General Plan implementation would not result in inadequate emergency access (Less than Significant)

- Cumulative** Future development associated with the General Plan Update and cumulative development would not result in cumulatively considerable impacts related to transportation (Cumulatively Considerable)

As described in the Project Description, the Modified Project would result in an increase in the potential for multi-family and mixed use development on sites designated for commercial, public institutional, residential, and business professional uses by the General Plan. The Modified Project would accommodate approximately 1,591 net additional residential units and a net reduction of 4,523 square feet of non-residential uses (primarily due to increased commercial, office, institutional, and public/quasi-public uses, and a decrease in industrial uses) compared to the Original Project.

As discussed under Impacts 4.14-1, 4.14-3, and 4.14-4, and Cumulative Impact 4.14.4 in the General Plan EIR (see General Plan Draft EIR, pp. 4.14-25 through 4.14-29, 4.14-33 through 4.14-39), the Original Project includes transportation network components on the Circulation Map to include design provisions that support safe walking and biking and promote mobility and includes policies and implementation measures to support and encourage the use of integration and use of multi-modal transportation options throughout the Study Area, ensure that facilities are designed in accordance with adopted City standards to address safety and hazards, promote accessibility, and promote adequate access for emergency response and evacuation conditions. The Modified Project would result in an increase in population and additional users of the transportation system, including pedestrian, bicycle, and transit facilities. Future development under the Modified Project would be subject to the Martinez Municipal Code and to the Original Project policies and implementation measures identified to reduce potential impacts associated with conflicts with a program, plan, ordinance, or policy addressing the circulation system, hazards due to a geometric design feature or incompatible use, and emergency access. There would be no change to the level of significance of these impacts or new significant impacts associated with the Modified Project.

As discussed under Impacts 4.14-2 and 4.14.4 Cumulative Impact (see General Plan Draft EIR, pp. 4.14-29 through 4.14-33 and 4.14-38 through 4.14-39), the Original Project would result in per capita and per employee VMT under buildout conditions that exceed the threshold, which is based on a 15 percent reduction below the Countywide VMT per capita and per employee averages. Kittelson & Associates

performed an analysis of VMT that would occur with buildout of the Modified Project. As shown in Appendix B, the Modified Project would result in per capita VMT of 16.0 under 2020 conditions and 14.8 under 2040 conditions; these home-based per capita VMT levels are consistent with the VMT levels projected for the Original Project. The Modified Project would result in a per employee VMT of 17.2 under 2020 conditions and 18.2 under 2040 conditions; the 2020 per employee level is consistent with that projected for the Original Project and the 2040 per employee level is slightly less than the Original Project. VMT impacts would be consistent with the Original Project and would remain significant and unavoidable and cumulatively considerable. The Original Project includes policies and programs to reduce VMT to the extent feasible through planning for an efficient circulation system, supporting land uses patterns and mixed-use infill patterns that attract and serve public transit users, and promoting non-motorized travel as described under Impact 4.14-2 and 4.14.4 Cumulative Impact. The Modified Project does not modify any of the Original Project policies and implementation measures that promote reductions in VMT. Continued implementation of General Plan policies and programs would ensure that the Modified Project continues to be consistent with adopted plans, regulations, and policies associated with the performance of the circulation system. The Modified Project would not result in any new impacts or the increase in significance of impacts relative to this topic. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

The Modified Project would not result in increased building heights or other changes that would affect air traffic patterns and would have no impact regarding air traffic patterns.

UTILITIES AND SERVICE SYSTEMS

Utilities and service systems impacts associated with the Original Project were identified and discussed in Section 4.15, Utilities and Service Systems, of the General Plan Draft EIR (General Plan Draft EIR, pp. 4.15-9 through 4.15-47). The Original Project was identified to have the following impacts associated with Utilities and Service Systems:

- Impact 4.15-1** General Plan implementation could result in insufficient water supplies available to serve the City and reasonably foreseeable future development during normal, dry and multiple dry years (Less than Significant)
- Impact 4.15-2** General Plan implementation would not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects (Less than Significant)
- Impact 4.15-3** General Plan implementation would not have the potential to result in a determination by the wastewater treatment provider which serves or may serve the Project that it does not have adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments (Less than Significant)
- Impact 4.15-4** General Plan implementation may require or result in the relocation or construction of new or expanded wastewater facilities, the construction or relocation of which could cause significant environmental effects (Less than Significant)
- Impact 4.15-5** Implementation of the General Plan may result in new or expanded stormwater drainage facilities the construction of which could cause significant environmental effects (Less than Significant)
- Impact 4.15-6** General Plan implementation would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, would not generate solid waste in excess of State or local standards or otherwise impair the attainment of solid waste reduction goals, and would not exceed of the capacity of local infrastructure (Less than Significant)
- Impact 4.15-7** Implementation of the General Plan may result in new or expanded electrical, natural gas, and telecommunication services facilities, the construction of which could cause significant environmental effects (Less than Significant)
- Cumulative** Future development associated with the General Plan Update and cumulative development would not result in cumulatively considerable impacts related to utilities and service systems (Less than Cumulatively Considerable)

As described in the Project Description, the Modified Project would result in an increase in the potential for multi-family and mixed use development on sites designated for commercial, public institutional, residential, and business professional uses by the General Plan. The Modified Project would accommodate approximately 1,591 net additional residential units and a net reduction of 4,523 square feet of non-residential uses (primarily due to increased commercial, office, institutional, and public/quasi-public uses, and a decrease in industrial uses) compared to the Original Project.

As discussed under Impacts 4.15-1, 4.15-2, and 4.15.6 Cumulative Impact (see General Plan Draft EIR, pp. 4.15-9 through 4.15-16 and 4.14-44 through 4.15-47), the Original Project would result in growth beyond that planned under the City of Martinez 2020 Urban Water Management Plan and the Contra Costa Water District 2020 Urban Water Management Plan and new or expanded water supply and treatment infrastructure would be necessary. These plans consider development within the City through 2035; while the Modified Project increases the overall development capacity of the City at buildout, it is not expected to result in a significant change in the rate of growth in comparison to the Original Project. Growth during the Modified Project's planning period would be expected to be focused on the sites identified in the inventory of residential sites and opportunity sites (2023-2031 Housing Element Appendix A). At buildout, the Modified Project would result in an increase in total demand for water supplies and associated infrastructure. As with the Original Project, the specific impacts of providing new and expanded water treatment and distribution infrastructure to address the Modified Project cannot be determined at this time, as the 2023-2031 Housing Element does not propose any specific development projects and the source of additional water supply (e.g., groundwater, surface water, or recycled water) as well as the location and specifics of water infrastructure improvements will be determined with subsequent water plan and Capital Improvement Program ("CIP") updates as well as the planning process for future development projects. It is anticipated that any future improvements to the existing water distribution infrastructure would be primarily provided on sites with land use designations that allow for urbanized land uses and development of public facilities, and the environmental impacts of constructing and operating the new water distribution infrastructure would likely be similar to those associated with new development, redevelopment, and infrastructure projects under the Original Project. These impacts are described in the relevant chapters (Chapters 4.1 through 4.16) of the General Plan Draft EIR. General Plan 2035 policies and implementation measures address adequate water supplies, including addressing the demand associated with projected new development, implementation of water conservation measures, proactively working for the installation of recycled water distribution infrastructure, and requirements that development projects mitigate their infrastructure service impacts, including addressing the demand associated with projected new development, including requiring development projects to demonstrate that the infrastructure, public services, and utilities serving the City can accommodate the increased demand for services and that service levels for existing users will not be degraded or impaired, ensuring periodic review and update to the City's various master plans for the provision of services to serve existing and future development, and ensuring that new development contributes its fair share toward necessary on-site and off-site infrastructure. With adherence to the requirements of State law related to water supply planning and urban water management planning, the Martinez Municipal Code requirements related to water efficiency and conservation, payment of applicable water system connection and usage fees, and implementation of General Plan 2035 measures that address water supply and conservation, the Modified Project would result in similar impacts to the Original Project.

As discussed under Impacts 4.15-3, 4.15-4, and 4.15.6 Cumulative Impact (see General Plan Draft EIR, pp. 4.15-22 through 4.15-25 and 4.15-44 through 4.15-47), there would be adequate wastewater treatment capacity to serve the Original Project, as the Original Project would result in wastewater generation of approximately 0.576 million gallons per day (MGD), which is within the permitted capacity of the two wastewater treatment plants serving the City: the Contra Costa County Sanitary District treatment plant has a capacity of approximately 54 MGD and currently treats an average daily dry-weather flow of 34 MGD and has a Mt. View Sanitary District has a capacity of 3.2 MGD and currently treats an average of 1.25 MGD. The Modified Project would result in an increase in demand for wastewater collection and treatment of 0.17 MGD or 167,055 gallons per day (1,591 multifamily units x 105 gallons per day generation rate plus -4,523 non-residential square feet x 0.1 per square foot gallons per day generation rate). As with the Original Project, adequate wastewater treatment capacity is anticipated and the specific

plans to serve new development projects to address the Modified Project cannot be determined at this time, as the 2023-2031 Housing Element does not propose any specific development projects and the location and specifics of wastewater infrastructure improvements will be determined with subsequent wastewater master plan and CIP updates as well as the planning process for future development projects. It is anticipated that any future improvements to the existing wastewater collection and treatment infrastructure would be primarily provided on sites with land use designations that allow for urbanized land uses and development of public facilities, and the environmental impacts of constructing and operating the new or expanded wastewater infrastructure would likely be similar to those associated with new development, redevelopment, and infrastructure projects under the Original Project. These impacts are described in the relevant chapters (Chapters 4.1 through 4.16) of the General Plan Draft EIR. General Plan 2035 policies and implementation measures address adequate public infrastructure and services, including the requirements that development projects mitigate their infrastructure service impacts, including addressing the demand associated with projected new development, including requiring development projects to demonstrate that the infrastructure, public services, and utilities serving the City can accommodate the increased demand for services and that service levels for existing users will not be degraded or impaired, ensuring periodic review and update to the City's various master plans for the provision of services to serve existing and future development, and ensuring that new development contributes its fair share toward necessary on- and off-site infrastructure. With adherence to the City and service provider requirements related to payment of applicable wastewater system connection and usage fees, and implementation of General Plan 2035 measures that address public services, including wastewater collection and treatment, the Modified Project would result in similar impacts to the Original Project.

As discussed under Impact 4.15-5, and 4.15.6 Cumulative Impact (see General Plan Draft EIR, pp. 4.15-28 through 4.15-32 and 4.15-44 through 4.15-47), development under the Original Project would result in increased areas of impervious surfaces throughout the Study Area, resulting in the need for additional or expanded stormwater drainage, conveyance, and retention infrastructure. While many of the development sites included in the Modified Project have existing development and impervious surfaces, development of vacant sites and the vacant and underutilized portions of sites associated with the Modified Project would result in the increase in impervious surfaces. As previously described, the Modified Project would not identify any new areas for development in comparison to the Original Project. As with the Original Project, the specific impacts of providing new and expanded stormwater drainage, conveyance, and retention infrastructure to serve new development projects accommodated by the Modified Project cannot be determined at this time, as the 2023-2031 Housing Element does not propose any specific development projects and the location and specifics of stormwater infrastructure improvements will be determined with subsequent master plan and CIP updates as well as the planning process for future development projects. It is anticipated that any future improvements to the existing stormwater infrastructure would be primarily provided on sites with land use designations that allow for urbanized land uses and development of public facilities, and the environmental impacts of constructing and operating the new stormwater infrastructure would likely be similar to those associated with new development, redevelopment, and infrastructure projects under the Original Project. These impacts are described in the relevant chapters (Chapters 4.1 through 4.16) of the General Plan Draft EIR. General Plan 2035 policies and implementation measures address adequate public infrastructure and services, including the requirements that development projects mitigate their infrastructure service impacts, including addressing the demand associated with projected new development, including requiring development projects to demonstrate that the infrastructure, public services, and utilities serving the City can accommodate the increased demand for services and that service levels for existing users will not be degraded or impaired, ensuring periodic review and update to the City's various master plans for the

provision of services to serve existing and future development, and ensuring that new development contributes its fair share toward necessary on- and off-site infrastructure. With adherence to the City's requirements for stormwater infrastructure and implementation of General Plan 2035 measures that address public services, including wastewater collection and treatment, the Modified Project would result in similar impacts to the Original Project.

As discussed under Impact 4.15-6 and 4.15.6 Cumulative Impact (see General Plan Draft EIR, pp. 4.15-39 through 4.15-41 and 4.15-44 through 4.15-47), there would be adequate solid waste capacity to serve the Original Project, as the Original Project would result in approximately 15.45 tons per day, which is within the daily permitted capacity of the Keller Canyon landfill. The Keller Canyon landfill currently handles approximately 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. The Modified Project would result in an increase in demand for solid waste treatment of approximately 11.50 tons per year (1,591 multifamily units x 2.41 persons per unit x 6.0 pounds per day/2000 pounds per ton) which is within the Kellery Landfill capacity. As with the Original Project, solid waste disposal capacity is anticipated and the Modified Project does not include any components that would conflict with federal, state, and local management and reduction statutes and regulations related to solid waste or otherwise impair the attainment of solid waste reduction goals. With adherence to the City and service provider requirements related to solid waste, and implementation of General Plan 2035 measures that address solid waste, including measures that reduce waste, improve recycling rates, and divert organic waste, the Modified Project would result in similar impacts to the Original Project.

As discussed under Impact 4.15-7 and 4.15.6 Cumulative Impact (see General Plan Draft EIR, pp. 4.15-43. 4.15-44, and 4.15-44 through 4.15-4), new and expanded electrical, natural gas, and telecommunication facilities would be needed to serve new development. As with the Original Project, the specific plans to serve new development projects to address the Modified Project cannot be determined at this time, as the 2023-2031 Housing Element does not propose any specific development projects and the location and specifics of electrical, natural gas, and telecommunication infrastructure is not known as specific improvements will be determined as part of the planning process for future development projects. It is anticipated that any future improvements to the existing electrical, natural gas, and telecommunication infrastructure would be primarily provided on sites with land use designations that allow for urbanized land uses and development of public facilities, and the environmental impacts of constructing and operating the new infrastructure would likely be similar to those associated with new development, redevelopment, and infrastructure projects under the Original Project. Further, newly constructed residential, detached accessory dwelling units, hotels, office, and retail are required to be all-electric buildings. These impacts are described in the relevant chapters (Chapters 4.1 through 4.16) of the General Plan Draft EIR. General Plan 2035 policies and implementation measures address adequate public infrastructure and services, including the requirements that development projects mitigate their infrastructure service impacts, including addressing the demand associated with projected new development, including requiring development projects to demonstrate that the infrastructure, public services, and utilities serving the City can accommodate the increased demand for services and that service levels for existing users will not be degraded or impaired, ensuring periodic review and update to the City's various plans for the provision of services to serve existing and future development, and ensuring that new development contributes its fair share toward necessary on-site and off-site infrastructure. With adherence to the City and service provider requirements related to payment of applicable service connection and usage fees, and implementation of General Plan 2035 measures that address public services, including electrical, natural gas, and telecommunication infrastructure, the Modified Project would result in similar impacts to the Original Project.

The Modified Project would not result in any new impacts or the increase in significance of impacts relative to this topic. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

WILDFIRE

Utilities and service systems impacts associated with the Original Project were identified and discussed in Section 4.16, Wildfire, of the General Plan Draft EIR (General Plan Draft EIR, pp. 4.16-12 through 4.16-25). The Original Project was identified to have the following impacts associated with Wildfire:

- Impact 4.16-1** General Plan implementation has the potential to substantially impair an adopted emergency response plan or emergency evacuation plan as a result of the Study Area including lands located in or near state responsibility areas or lands classified as very high fire hazard severity zones (Less than Significant)

- Impact 4.16-2** Due to slope, prevailing winds, and other factors, General Plan implementation has the potential to exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire (Less than Significant)

- Impact 4.16-3** General Plan implementation could require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment (Less than Significant)

- Impact 4.16-4** General Plan implementation could expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes (Less than Significant)

- Cumulative** Future development associated with the General Plan Update would not result in cumulatively considerable impacts related to wildfire (Less than Cumulatively Considerable)

As previously discussed, the Modified Project would allow for an increase in density on sites that are currently designated in the General Plan to allow for commercial, public institutional, residential, and business professional uses by the General Plan. The Modified Project would not designate additional sites for urban development in comparison to the Original Project. Future development under the Modified Project would be subject to the Martinez Municipal Code, applicable federal, State, and local plans that address emergency response, evacuation, and wildfire hazards, and to General Plan 2035 policies and implementation measures identified to reduce potential impacts associated with the potential to substantially impair an adopted emergency response plan or emergency evacuation plan, potential to exacerbate wildfire risks associated pollutant exposure, installation of infrastructure that may increase fire risks or result in impacts to the environment, and exposure to significant risks associated with wildfire and changes (flooding, landslides, slope instability, and drainage changes). As discussed under Impacts 4.16-1 through 4.16-4 and 4.16.4, Cumulative Impact, adherence to adopted federal, State, and local policies and regulations and implementation of General Plan 2035 policies and implementation measures that address emergency response, evacuation, and wildfire risks would reduce impacts to a less than significant level. The Modified Project would not identify any new sites for urbanization or development, including sites within a Very High Fire Hazard Severity Zone or State Responsibility Area, that were not designated for development by the Original Project and addressed in the General Plan EIR. The Modified Project would be subject to federal, state, and local plans, policies, and regulations that apply to the City that have been adopted to avoid or mitigate an environmental effect. As with the Original Project, compliance with the federal, state, and local plans, policies, and

regulations that apply to the City and the policies and programs in General Plan 2035 and applicable regulations would ensure the Modified Project's potential to result in wildfire related impacts, including emergency response, evacuation, changes resulting from wildfire, and infrastructure to address wildfire, would be less than significant. There would be no new significant impacts or increase in the significance of impacts associated with wildfires. The Modified Project does not increase the severity of the impacts beyond what was addressed in the General Plan EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

4.0 CHANGES IN CIRCUMSTANCES/NEW INFORMATION

In addition to the effects of the Project changes discussed in Section 3.0 and Table 4 of this Addendum, Section 15162 of the CEQA Guidelines states that a subsequent EIR would be required if substantial changes occur with respect to the circumstances under which the project is undertaken which would 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.

To address the potential for other changed circumstances that may result in new or substantially more severe cumulative impacts, a review was completed of plans, policies, and regulations that would apply to the Modified Project. No new plans, policies, or regulations that would result in new significant environmental impacts or an increase in the severity of environmental impacts were identified. There have been no significant changes in circumstances that would involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Since the certification of the General Plan EIR and adoption of the Original Project, the City has not reached the residential build-out potential identified in the General Plan. The General Plan 2035 and General Plan Draft EIR anticipated new residential development of 2,060 residential units and 2.818 million square feet of non-residential uses in the Study Area. The City has not approved any development projects, specific plans, or other projects that would result in significant changes to the development potential and land use pattern evaluated in the General Plan Draft EIR.

Overall, there have been no changes in known circumstances that have occurred since preparation of the General Plan EIR that would result in new significant impacts or substantial increases in the severity of previously identified significant impacts in association with the Modified Project. No other additional information of substantial importance, which would require major revisions to earlier analyses that would warrant preparation of a subsequent EIR pursuant to Section 15162 of the CEQA Guidelines, has been identified or received. Therefore, pursuant to Section 15164 of the CEQA Guidelines, an Addendum to the General Plan EIR provides the appropriate level of environmental review for the Modified Project.

APPENDIX A – SITES IDENTIFIED FOR REZONING

APPENDIX A: SITES IDENTIFIED FOR REZONING AND USES NOT ALLOWED UNDER GENERAL PLAN 2035 LAND USE DESIGNATION

SITE	APN/LOCATION	ACRES	EXISTING CONDITION	GENERAL PLAN LAND USE	HOUSING ELEMENT REZONE	GENERAL PLAN NET UNITS	GENERAL PLAN NET NON-RESIDENTIAL S.F.	HOUSING ELEMENT NET UNITS	HOUSING ELEMENT NET NON-RESIDENTIAL S.F.
A	370-190-005, 3434 Alhambra Ave	1.6	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CG	AAO	23	26,747	66	10,187
B1	370-261-002, Alhambra Ave	0.7	Adult Education Center. Site redeveloped with Dutch Brothers. Adult Education Center. Approximately 2 acres of site underutilized (parking, storage). MUSD Master Plan indicates that the current dilapidated campus is cost-prohibitive to modernize and identifies potential solutions including leasing most of the site to a developer and rebuilding all or some of the existing uses on a portion of the site. Site meets Nonvacant Criteria 1.	CG	AAO	0	0	30	4,665
B2	370-261-003, 600 F St Martinez	4.9	Underutilized - union office, more than 50 percent of site is parking. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	PI	AAO	0	0	43	32,226
C	370-071-005, 3780 Alhambra Ave	0.9	Underutilized - tire shop. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CG	AAO	0	0	43	0
D	370-071-010, 3800 Alhambra Ave	1.8	Underutilized – multifamily.	CG	AAO	0	0	76	-8,049
E	370-280-010, 4032 Alhambra Way	1.1	Underutilized - John Muir Elementary School. Approximately 25 percent of	RL	AAO	0	0	37	0
F	376-110-001, 205 Vista Way	15.0		PI	AHO	0	0	114	0

APPENDIX A – SITES IDENTIFIED FOR REZONING

<i>SITE</i>	<i>APN/LOCATION</i>	<i>ACRES</i>	<i>EXISTING CONDITION</i>	<i>GENERAL PLAN LAND USE</i>	<i>HOUSING ELEMENT REZONE</i>	<i>GENERAL PLAN NET UNITS</i>	<i>GENERAL PLAN NET NON-RESIDENTIAL S.F.</i>	<i>HOUSING ELEMENT NET UNITS</i>	<i>HOUSING ELEMENT NET NON-RESIDENTIAL S.F.</i>
G	377-020-051, 0 Howe Rd	2.7	site that is not developed is considered available in the inventory; this amount is less than the approximately 4 acres of the site that is not programmed for use in the MUSD Master Plan. Site meets Nonvacant Criteria 1.	CLI	MUO	0	75,339	116	17,093
H	161-212-038, 68 Morello Ave	3.6	Underutilized - New Vista Christian School; partially vacant. Site is limited to vacant portion of parcel. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RL	CSO	20	-28,112	88	0
I	377-020-057, 0 Howe Rd	0.9	Vehicle storage.	CLI	MUO	0	25,208	38	6,135
J	377-090-076, Morello Hills Dr	7.5	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RL	CSO	0	0	92	0
L	161-130-020, 0 Arnold Industrial Hwy	0.3	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	BPO	MUO	0	9,593	10	1,803
K1	377-120-030, 0 Arnold Dr	0.4	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CR	MUO	0	16,151	19	2,921
K2	377-120-035, 1027 Arnold Dr	0.2	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CR	MUO	0	5,867	7	1,089

APPENDIX A – SITES IDENTIFIED FOR REZONING

<i>SITE</i>	<i>APN/LOCATION</i>	<i>ACRES</i>	<i>EXISTING CONDITION</i>	<i>GENERAL PLAN LAND USE</i>	<i>HOUSING ELEMENT REZONE</i>	<i>GENERAL PLAN NET UNITS</i>	<i>GENERAL PLAN NET NON-RESIDENTIAL S.F.</i>	<i>HOUSING ELEMENT NET UNITS</i>	<i>HOUSING ELEMENT NET NON-RESIDENTIAL S.F.</i>
K3	377-120-039, Arnold Dr Parking Lot	11.2	Underutilized - common area. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CR	MUO	0	0	408	62,073
M3	162-263-010, 130 Muir Station Road	6.2	Underutilized - industrial use with low value, minor improvements, and no permanent structure. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RM	CSO	0	0	75	0
O1	152-022-011, 6635 Alhambra Ave	0.9	Underutilized - older strip mall. Multiple underutilized parking/landscaping areas that could accommodate intensification, or redevelopment. Site has potential for consolidation with Sites O1 through O5 (O1 and O2 are not included in inventory but are being rezoned to encourage redevelopment of the entire area). Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CN	AAO	0	0	38	-4,48

APPENDIX A – SITES IDENTIFIED FOR REZONING

<i>SITE</i>	<i>APN/LOCATION</i>	<i>ACRES</i>	<i>EXISTING CONDITION</i>	<i>GENERAL PLAN LAND USE</i>	<i>HOUSING ELEMENT REZONE</i>	<i>GENERAL PLAN NET UNITS</i>	<i>GENERAL PLAN NET NON- RESIDENTIAL S.F.</i>	<i>HOUSING ELEMENT NET UNITS</i>	<i>HOUSING ELEMENT NET NON- RESIDENTIAL S.F.</i>
O2	152-022-012, Alhambra Ave	1.2	Underutilized - older strip mall. Multiple underutilized parking/landscaping areas that could accommodate intensification, or redevelopment. Site has potential for consolidation with Sites O1 through O5 (O1 and O2 are not included in inventory but are being rezoned to encourage redevelopment of the entire area). Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CN	AAO	0	0	49	-2,543
O3	152-022-006, 6645 Alhambra Ave	0.2	Underutilized - older strip mall. Multiple underutilized parking/landscaping areas that could accommodate intensification or redevelopment. Site has potential for consolidation with Sites O1 through O5 (O1 and O2 are not included in inventory but are being rezoned to encourage redevelopment of the entire area). Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CN	AAO	0	0	7	-281

APPENDIX A – SITES IDENTIFIED FOR REZONING

<i>SITE</i>	<i>APN/LOCATION</i>	<i>ACRES</i>	<i>EXISTING CONDITION</i>	<i>GENERAL PLAN LAND USE</i>	<i>HOUSING ELEMENT REZONE</i>	<i>GENERAL PLAN NET UNITS</i>	<i>GENERAL PLAN NET NON-RESIDENTIAL S.F.</i>	<i>HOUSING ELEMENT NET UNITS</i>	<i>HOUSING ELEMENT NET NON-RESIDENTIAL S.F.</i>
O4	152-022-004, 6655 Alhambra Ave	0.3	Underutilized - older strip mall. Multiple underutilized parking/landscaping areas that could accommodate intensification or redevelopment. Site has potential for consolidation with Sites O1 through O5 (O1 and O2 are not included in inventory but are being rezoned to encourage redevelopment of the entire area). Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CN	AAO	0	0	13	2,147
O5	152-022-009, 6635 Alhambra Ave #300	1.6	Underutilized - older strip mall. Multiple underutilized parking/landscaping areas that could accommodate intensification, or redevelopment. Site has potential for consolidation with Sites O1 through O5 (O1 and O2 are not included in inventory but are being rezoned to encourage redevelopment of the entire area). Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CN	AAO	0	0	67	474
S	376-010-012, 2370 Harbor View Dr	4.5	Underutilized - vacant portion of church site has potential to accommodate residential development. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RL	CSO	0	0	117	0

APPENDIX A – SITES IDENTIFIED FOR REZONING

<i>SITE</i>	<i>APN/LOCATION</i>	<i>ACRES</i>	<i>EXISTING CONDITION</i>	<i>GENERAL PLAN LAND USE</i>	<i>HOUSING ELEMENT REZONE</i>	<i>GENERAL PLAN NET UNITS</i>	<i>GENERAL PLAN NET NON- RESIDENTIAL S.F.</i>	<i>HOUSING ELEMENT NET UNITS</i>	<i>HOUSING ELEMENT NET NON- RESIDENTIAL S.F.</i>
T1	376-041-004, Missouri St And Wyoming St	1.3	Underutilized - vacant portion of church site has potential to accommodate residential development. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RL	CSO	0	0	56	0
T2	376-042-010, Wyoming St	0.6	Underutilized.	RL	CSO	3	0	28	0
TOTAL CAPACITY						46 units	130,794 square feet	1,637 units	126,271 square feet

**Appendix B
VMT Analysis**

MARTINEZ GENERAL PLAN AND HOUSING ELEMENT

Vehicle Miles Traveled (VMT) Summary

Year	Scenario	Area	VMT/Capita		VMT/ Employee						Total VMT
			Population	Home-Based VMT	VMT/Capita	Below Target	Employees	Commute VMT	VMT/ Employee	Below Target	Total VMT
2020	Existing	Contra Costa County	1,155,101	19,993,544	17.3		409,034	6,104,384	14.9		46,913,493
Target Threshold	15% below Existing	Contra Costa County			14.7				12.7		
2020	Martinez General Plan										
2020	General Plan 2035 Buildout	Martinez SOI	48,299	771,112	16.0	No	25,042	431,496	17.2	No	2,218,795
2020	Martinez Housing Element										
2020	Proposed HE Buildout	Martinez SOI	51,955	829,933	16.0	No	25,084	431,283	17.2	No	2,280,225
2020	Increment GP to HE	Martinez SOI	3,656	58,821	16.1	No	42	-214	-5.1	Yes	61,430
2040	Martinez General Plan										
2040	General Plan 2035 Buildout	Martinez SOI	49,252	731,160	14.8	No	25,121	458,540	18.3	No	2,272,770
2040	Martinez Housing Element										
2040	Proposed HE Buildout	Martinez SOI	52,984	786,173	14.8	No	25,198	459,583	18.2	No	2,332,457
2040	Increment GP to HE	Martinez SOI	3,732	55,013	14.7	Yes	77	1,043	13.5	No	59,687

Source: Kittelson & Associates, Inc., 2023

**Appendix C
Roadway Segment Volumes**

**MARTINEZ GENERAL PLAN
Daily Traffic Volumes for Noise Analysis**

Segment	Base 2020	2020 w/ HE	Cumulative (2040) GP 2035 Buildout	Cumulative (2040) Housing Element Buildout	Change from GP 2035 to Housing Element	Notes
Alhambra Ave, Rt 4 to Alhambra Valley Rd	14,250	15,290	17,150	17,240	90	
Alhambra Ave, Alhambra Valley to Blue Ridge Dr	9,710	10,320	13,480	13,970	490	
Alhambra Ave, Escobar St to Shell Ave/D St	8,840	14,120	17,340	17,730	390	
Alhambra Ave, Shell Ave/D St to Rt 4	22,450	26,510	28,820	30,200	1,380	
Arnold Dr, Morello Ave to I-680	1,290	2,030	1,730	1,750	20	
Arnold Dr, Howe Rd to Morello Ave	3,900	4,650	4,390	5,060	670	
Berrellessa St, Escobar St to Alhambra Ave	5,780	6,970	9,070	9,390	320	
Center Ave, Morello Ave to Pacheco Blvd/I680	3,110	3,130	2,380	2,400	20	Diversion due to reconfiguration of I-680/SR 4 interchange
Center Ave, Rt 4 to Morello Ave	3,550	3,930	3,980	4,300	320	
Court St, Escobar St to Pine St	5,090	6,920	7,840	7,850	10	
Court St, south of Pine St	n/a	n/a	n/a	n/a	n/a	Not in model
EB Rt 4, west of Alhambra Ave	17,350	17,810	19,490	19,520	30	Eastbound direction only
Escobar St, Alhambra Ave to Court St	3,500	5,540	4,890	4,920	30	
Escobar St, Court St to Marina Vista Ave	4,680	6,170	5,540	5,460	(80)	
Howe Rd, south of Pacheco Blvd	980	1,610	1,950	2,220	270	
Marina Vista Ave, Alhambra Ave to Court St	5,470	5,110	6,080	6,390	310	
Marina Vista Ave, Court St to Escobar St	4,670	5,410	5,680	5,860	180	
Marina Vista Ave, Escobar St to Shell Ave	9,890	11,400	10,610	10,680	70	
Marina Vista Ave, Shell Ave to I-680	19,920	21,960	24,780	25,210	430	
Morello Ave, Pacheco Blvd to Rt 4	22,210	24,480	23,210	24,650	1,440	
Morello Ave, Rt 4 to Center Ave	19,270	20,720	20,580	20,940	360	
Morello Ave, south of Center Ave	15,100	15,750	16,590	16,840	250	
Muir Rd, east of Morello Ave	4,680	4,810	4,700	4,770	70	
Muir Rd, west of Morello Ave	1,000	990	1,000	960	(40)	
NB I-680, Marina Vista Ave to Pacheco Blvd	75,550	75,910	98,170	97,700	(470)	
NB I-680, north of Marina Vista Ave	78,440	78,710	103,850	103,610	(240)	
Pacheco Blvd, Arthur Rd to Rt 4	4,890	6,450	10,610	10,520	(90)	
Pacheco Blvd, Morello Ave to I-680	14,640	16,660	12,410	13,080	670	Diversion due to reconfiguration of I-680/SR 4 interchange
Pacheco Blvd, Pine St to Shell Ave	7,770	8,620	6,500	6,670	170	Diversion due to reconfiguration of I-680/SR 4 interchange
Pine St, Court St to Pacheco Blvd	7,850	9,770	9,960	10,050	90	
Pine St, Pacheco Blvd to Shell Ave	5,360	6,490	8,160	8,250	90	
Pine St, Shell Ave to Howe Rd	14,540	15,910	16,890	17,550	660	
Shell Ave, Marina Vista Ave to Pacheco Blvd	10,610	11,470	15,160	15,550	390	
Shell Ave, Pine St to Alhambra Ave	8,100	9,640	10,810	11,600	790	

Source: Kittelson & Associates, Inc., 2023