



**CITY OF MARTINEZ**  
**Public Notice of Intent to Adopt a Mitigated Negative Declaration**  
**for the Vine Hill Residential Project**

**Lead Agency:** City of Martinez  
525 Henrietta Street  
Martinez, CA 94553

**Project Title:** Vine Hill Residential Project (formerly Pine Meadows)

**Project Location:** 451 Vine Hill Way, Assessor's Parcel Number (APN): 162-020-019-4. The project site is currently occupied by the former Pine Meadow Golf Course, located on the southwest corner of the intersection between Vine Hill Way and Rolling Hill Way in a residential area of Martinez, California (see Initial Study/Mitigated Negative Declaration Figures 1 and 2). The project site totals approximately 26.77 acres. On-site operations currently include a restaurant, bar, vehicle storage, and site maintenance; former operations of the Pine Meadow Golf Course, which ceased operations as of April 2015, included golfing, golf course maintenance, and retail activities. The project site is improved with a single-story building totaling approximately 2,634 square feet, several storage units and maintenance sheds, a former irrigation basin, asphalt-paved parking areas, and associated landscaping. The project site currently has natural gas and electricity provided by Pacific Gas and Electric (PG&E), municipal potable water provided by the City of Martinez, and sewage disposal services provided by Mt. View Sanitary District.

**Project Description:** The proposed project is a Vesting Tentative Subdivision Map (see Initial Study/Mitigated Negative Declaration Figure 3) that would facilitate the development of 92 single-family residential units on the project site. The proposed project would also require a tree removal permit to remove 29 trees protected under the City of Martinez Tree Protection Ordinance. The project applicant has submitted a preliminary landscape plan, preliminary grading and drainage plan, preliminary utility plan, preliminary stormwater control plan, and a preliminary tree removal and demolition plan. These preliminary plans are contained in Appendix A of the Initial Study/Mitigated Negative Declaration.

The project site is designated for residential uses by the General Plan and is zoned R-1-7500 (R-7.5). The City Council considered the General Plan designation and zoning of the project site on January 18, 2017 as part of the consideration of the Planning Director's determination regarding application completeness for the project and passed Resolution 011-17, which found that substantial evidence was presented establishing that the project site has a residential General Plan land use designation with zoning of R-1-7500 (currently referred to as R-7.5) and further found that a General Plan and Zoning amendment are not required in order to consider a subdivision of the project site for residential uses consistent with R-7.5.

**Findings:** The City of Martinez has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment with the incorporation of mitigations, with substantial supporting evidence provided in the Initial Study. The City of Martinez hereby proposes to adopt a Mitigated Negative Declaration for this project.

It should be noted that the proposed project site is not included on any lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste Substances Statement required under subdivision (f) of that section.

**Public Review:** A 30-day public review period for the Mitigated Negative Declaration/Initial Study will be held from April 4, 2018 through May 4, 2018. The public review period is available for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study/Mitigated Negative Declaration should be sent to the attention of Christina Ratcliffe, Community and Economic Development Director, at the City of Martinez located at 525 Henrietta Street, Martinez, CA 94553 by 5:00 PM on May 4, 2018. Copies of the Mitigated Negative Declaration/Initial Study are available for review at the City of Martinez City Hall and the City website.