



MARTINEZ HOUSING ELEMENT UPDATE

INITIAL STUDY

**Prepared for the City of Martinez
by Baird+Driskell**

November 18, 2010

**Project Contact: Terry Blount, Planning Manager
City of Martinez
525 Henrietta Street
Martinez, CA 94553
(925) 372-3534**

CEQA ENVIRONMENTAL CHECKLIST

PROJECT DESCRIPTION:

1. **Project Title and Number:** City of Martinez General Plan
Housing Element Update 2007-2014
2. **Lead Agency Name and Address:** City of Martinez, Planning Division
525 Henrietta Street
Martinez, CA 94553
3. **Contact Person and Phone Number:** Terry Blount, AICP
Planning Manager
(925) 372-3534
tblount@cityofmartinez.org
4. **Project Location and APN:** The entire City of Martinez. The City limits include a total area of 13.4 square miles (34.8 km²), of which 12.2 square miles (31.7 km²) is land and 1.2 square miles (3.1 km² or 8.92%) is water. The City is located in Contra Costa County on the south side of the Carquinez Strait, and is bisected by California State Route 4.
5. **Project Sponsor's Name & Address:** City of Martinez, Planning Division
525 Henrietta Street
Martinez, CA 94553
6. **General Plan Designation:** Various Citywide Categories. This is a proposed amendment to the City of Martinez General Plan that would replace the Housing Element adopted in 2005. The Housing Element (and General Plan) covers all land within the City limits.
7. **Zoning:** Various Zoning Designations
8. **Description of Project:** All California cities and counties are required to have a Housing Element included in their General Plan which establishes housing objectives, policies and programs in response to community housing conditions and needs. The 2010 Housing Element Update is a comprehensive statement by the City of Martinez of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs. The proposed Housing Element is a policy level document. It provides policy direction for the implementation of various programs to accommodate the housing needs of projected population growth, and to encourage the production of housing units in a range of prices affordable to all income groups.

In April 2009 the Martinez City Council created a 17-member Housing Element Update Task Force to provide guidance and technical assistance throughout the update process. In

addition to Task Force meetings, there were a number of other opportunities for community members to provide input to the Housing Element update. The most prominent of these was a community workshop held on August 10, 2009, which provided the community a chance to ask questions and to offer direction for the Housing Element update. Additionally, there were a number of meetings that were tailored to reach out to specific stakeholder groups, with the goal of connecting with all segments of the population.

The City's 2005 Housing Element provides a strong starting point for this update. The Martinez Housing Element was adopted by the City Council in 2005 and certified by the California Department of Housing and Community Development (HCD). Two program areas that have been the most effective are the adoption and implementation of the Downtown Specific Plan in 2006, and continued collaboration and coordination with Contra Costa County and its Housing Division, which administers housing rehabilitation, homebuyer assistance, emergency shelter and services, multi-family housing, and other programs that are available to residents and developers in the City of Martinez. Key changes from the Housing Element adopted in 2005 include the following:

(A) New Programs Supporting Housing for Special Needs Populations. The updated Housing Element contains programs to adopt procedures for "reasonable accommodation," and to adopt modifications to the City's Zoning Ordinance to incorporate State Density Bonus law incentives. New requirements as a result of SB2 are contained in the updated Housing Element to address homeless, transitional and supportive housing. SB2, adopted after the 2005 Housing Element, requires all cities and counties in California to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. The 2005 Housing Element contained a program to "adopt definitions, specify standards, and designate zoning districts in which transitional housing and emergency shelters for homeless persons will be permitted." That program was not implemented because of new requirements under SB2 required in 2008.

The updated Housing Element calls for the City to "establish zoning to allow emergency shelters for the homeless as a permitted use within the NC (Neighborhood Commercial), CC (Central Commercial), and R-1.5 (High-density residential) zoning districts, excluding the Downtown Specific Plan area, where the property is located within one-quarter mile of a transit stop. Zoning will also be established to allow religious facilities to open a permanent, year-round shelter with a use permit." Specific new programs related to special needs housing include:

- #23 Enact Zoning for Transitional, Supportive and Special Needs Housing
- #24 Adopt Procedures for Reasonable Accommodation
- #27 Modify Requirements for Group Homes for Seven or More Persons.

(B) Refinement of Programs to Provide Incentives for Development of Housing. The updated Housing Element carries forward many of the programs contained in the 2005 Housing Element related to potential housing sites. Continued actions include implementation of the Downtown Specific Plan and implementation of zoning changes

as a result of the 2005 Housing Element. No changes are made in the updated Housing Element as they relate to the density or development potential on housing sites. In addition, as with the 2005 Housing Element, the updated Housing Element is consistent with Association of Bay Area Government (ABAG) projections for Martinez. The updated Housing Element contains programs to reduce any potential governmental constraints to the development housing. Specific new programs include:

- #15 Continue to Implement the Downtown Specific Plan
- #26 Revise Multi-Family Parking Requirements

(C) Updated Data on Employment, Housing and Population Projections, Housing Needs, Affordability, Land Availability, Potential Governmental and Non-Governmental Constraints. The updated Housing Element contains updated statistics and analysis of housing issues per State law. The projections in the Housing Element are consistent with ABAG projections and the California Department of Finance.

The Housing Element has been prepared to meet the requirements of State law and local housing objectives. The update includes an evaluation of the current element to review its effectiveness, its progress in implementation, and the appropriateness of stated goals, objectives, and policies. This update will be submitted for review and certification by the State of California Housing and Community Development Department (HCD). The proposed Housing Element Update addresses housing needs and opportunities for the 2007-2014 planning period. The Housing Element Update is structured around three strategic goals: (1) provide an adequate supply of housing to meet future needs, (2) preserve the existing housing supply, and (3) provide adequate housing for groups with special needs.

State law establishes detailed content requirements for Housing Elements and requires a regional “fair share” approach to distributing housing needs. The updated Housing Element utilizes the Association of Bay Area Government’s (ABAG) projections to determine the City’s share of the Regional Housing Needs Allocation (RHNA) for a 7 year period from 2007-2014. In developing the method for distributing the latest regional housing needs, ABAG gave increased weight to areas along major transit corridors and where there are a high number of existing jobs as well as employment growth. The new method is intended to allocate fewer units to outlying areas to reduce development pressures on agricultural lands and areas further from job centers. This new approach has resulted in a lower “fair share” housing need for Martinez (reduced from 1,341 units during the 1999-2006 planning period under the 2005 Housing Element to 1,060 units during the 2007-2014 planning period). Other regional benefits of this approach include reduced vehicle miles traveled, and reduced green house gas emissions. A comparison of the last two RNHA allocations for Martinez is shown below.

City of Martinez Regional Housing Needs Allocation (1999-2006 and 2007-2014)

Income Level	1999-2006		2007-2014	
	Units	Percent	Units	Percent
Very Low	248	18%	261	25%
Low	139	10%	166	16%
Moderate	341	25%	179	17%
Above Moderate	613	46%	454	43%
Total	1,341	100%	1,060	100%

Source: Association of Bay Area Governments

Other than modifications proposed for homeless, transitional and supportive housing, the proposed Housing Element is consistent with City development standards and practices contained in the Martinez Municipal Code (Zoning), and all development projections are consistent with land use designations and residential development amounts currently allowed under the City’s Zoning Ordinance. City policies contained in the Downtown Specific Plan are also consistent with the proposed Housing Element. The Downtown Specific Plan encourages land use opportunities for Downtown Martinez to serve as a cultural, arts and entertainment center offering a wide range of opportunities for residential lifestyles, work environments, shopping, entertainment, culture and the arts. Additional discussion of the Downtown Specific Plan and the Downtown Overlay District is contained in the proposed Housing Element (see discussion in Section VII — B — Available Land for Housing). Both of those documents, and the proposed Housing Element, are consistent with City policies contained in the General Plan in the following ways:

- Land Use Element, Residential Uses, High Density Residential Areas supports high density residential development in limited areas. The primary purpose is provision of housing to serve the needs of single persons, young families, and childless households.
- Central Martinez Specific Area Plan, Housing identifies areas that encircle the central business district to increase the housing supply and eliminate the threat of visual and structural blight to adjacent residential neighborhoods.
- Central Martinez Specific Area Plan, Housing states that new construction of multi-family housing should be encouraged to meet present demand and to “reconstruct” blighted areas, where such construction will not threaten the character of existing neighborhoods. In addition, infill development of vacant and underutilized parcels at a higher density should be encouraged if development reinforces architectural styles, a higher quality development, and encourages the consolidation of smaller parcels.

9. Surrounding Land Uses and Setting: Martinez is bounded by the Carquinez Strait to the north, Pleasant Hill to the south and by unincorporated county lands to the east and west.

10. Requested Applications: General Plan Amendment, Housing Element

11. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).** Review by the State of California Housing and Community Development Department (HCD), although does not require approval.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The following sections of this study address potential environmental effects of the project as proposed. The environmental checklist recommended by the California Environmental Quality Act guidelines identifies environmental effects that should be addressed by this initial study and to what degree they are potentially significant impacts. A discussion and brief explanation of the answers as to each topic follows. In addition, measures as required by the Martinez Municipal Code, other policy or law, or other mitigation that could reduce or minimize effects to less than significant are also identified.

Environmental Factors Potentially Affected: None

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less Than Significant with Mitigation Incorporation" as indicated by the checklist on the following pages.

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

DETERMINATION:

On the basis of this initial evaluation:

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

Signature:	Date:
Printed Name:	For:

CHECKLIST SOURCES:

The following sources are referenced in the Initial Study Checklist, and are hereby incorporated by reference into this document:

1. City of Martinez, General Plan
2. City of Martinez, Downtown Specific Plan
3. City of Martinez, Downtown Specific Plan EIR
4. City of Martinez, Municipal Code
5. Project Description
6. State Planning and Zoning Law
7. Subdivision Map Act
8. National Pollution Discharge Elimination System (NPDES) Permit
9. Composite Flood Hazard Areas - HUD National Flood Insurance Program
10. Planning Manager
11. Project Plans and Reports
12. Field Inspection
13. Experience with other projects of this size and nature
14. Aerial Photography
15. USGS Data Contribution
16. California Natural Diversity Database
17. Federal Environmental Standards
 - (a) Water Quality Standards - 40 CFR 120
 - (b) Low-Noise Emission Standards - 40 CFR 203
 - (c) General Effluent Guidelines & Standards - 40 CFR 401
 - (d) National Primary & Secondary Ambient Air Quality Standards - 40 CFR 50
18. State/Federal Environmental Standards
 - (a) Ambient Air Quality Standards
 - (b) Noise Levels for Construction Equipment
19. Bay Area Air Pollution Control District
20. California Natural Areas Coordinating Council Maps
21. U.S. Census
22. Historical Resource Inventory
23. ABAG Projections
24. BAAQMD CEQA Guidelines Assessing the Air Quality Impacts of Projects and Plans
25. Department of Fish & Game
26. US Army Corps of Engineers

1. Aesthetics Would the project have:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (Sources: 1, 2, 3, 4, 5, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1, 2, 3, 4, 5, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 2, 3, 4, 5, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

A substantial adverse effect to visual resources could result in situations where a project introduces physical features that are not characteristic of current development, obstructs an identified public scenic vista, or has a substantial change to the natural landscape. All new development under the 2010 Housing Element would be consistent with the City’s General Plan and current Zoning. The 2010 Housing Element will not effect scenic vistas or damage scenic resources because any new development, including possible homeless facilities, would be subject to the City’s design review requirements intended to protect the visual character and quality of areas. The City’s current development standards are consistent with the 2010 Housing Element in the regulation of building height, setbacks, massing, and overall design in Martinez. These general guidelines are provided to give property owners and designers basic development and design criteria to reinforce the desired building and character. Policies in the General Plan also cover conservation lands, circulation, downtown development, hillside development, etc. to protect open hillsides, open space, and environmentally sensitive land areas. No rezoning which would permit new or increased construction in areas near scenic vistas or State scenic highways

is proposed in the Housing Element. Based on the above, the project would a less than significant impact on aesthetics and visual resources.

2. Agriculture and Forestry Resources:				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The City has established an Urban Growth Boundary and Urban Limit Line. The proposed 2010 Housing Element does not change any boundaries or the potential for agricultural activities. There are no proposals contained in the 2010 Housing Element to convert Prime Farmland or any farmland of unique or Statewide importance. In addition, there is no rezoning or development proposed on forest land or land or timber property zoned Timberland Production. There are also no proposals that would conflict with existing agricultural zoning or a Williamson Act contract, or result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, or conversion or loss of forest land. Based on the above, the proposed project would result in no impacts to agricultural or forest resources.

3. Air Quality				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 1, 2, 3, 4, 5, 19, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 1, 2, 3, 4, 5, 19, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 1, 2, 3, 4, 5, 19, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1, 2, 3, 4, 5, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people? (Sources: 1, 2, 3, 4, 5, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The project site (City of Martinez) is within the San Francisco Bay Area Air Basin. The Bay Area Air Quality Management District (BAAQMD) is the regional government agency that monitors and regulates air pollution within the air basin. Three pollutants are known to exceed the state and federal standards in the City: ozone, particulates (PM₁₀), and carbon monoxide. Both ozone and PM₁₀ are considered regional pollutants, because their concentrations are not determined by proximity to individual sources, but show a relative uniformity over a region. Carbon monoxide is considered a local pollutant, because elevated concentrations are usually only found near the source (e.g., congested intersections).

The 2010 Housing Element will not generate added vehicles from the 2005 Housing Element or any more vehicle trips than permitted under the City’s current zoning. Further, there are a number of City policies intended to address air pollutants and/or odors in the City. The number of dwelling units that would be developed through the 2010 Housing Element would not result in significant cumulative impacts to air quality as growth and land use intensity are consistent with the City’s current General Plan and current Zoning. Development under the 2010 Housing Element is also consistent with ABAG’s projections for Martinez. Since the 2010 Housing Element is consistent with ABAG projections and the City’s current General Plan and Zoning, development under the 2010 Housing Element will not conflict with or obstruct implementation of the applicable air quality plans. Because they generate few vehicle trips traffic and few air pollutants, homeless facilities, transitional and supportive housing uses will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, nor would they result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

The 2010 Housing Element contains policies to encourage housing near transit. These policies are in line with current City policies as they relate to the Downtown Specific Plan and the identification of potential sites for housing. High density and mixed use sites are located along major corridors where transit is available. The location of homeless facilities (required under SB2) requires a facility to be located within one-quarter mile of a transit stop. These facilities generate minimal traffic and potential air pollutants and will not expose sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people. Based on the above, the proposed project would result in no impact or less than significant impact to air quality.

4. Biological Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources: 1, 2, 3, 4, 5, 12, 13, 16, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1, 2, 3, 4, 5, 12, 13, 16, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1, 2, 3, 4, 5, 12, 13, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Sources: 1, 2, 3, 4, 5, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1, 2, 3, 4, 5, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Depending on the location, any future urban development in the City has the potential to affect important biological resources by disturbing or eliminating areas of remaining natural communities. This could include (a) a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, (b) a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service, (c) a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act, or (d) interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. However, the proposed 2010 Housing Element would not modify the location or amount of residential designated lands allowed un the City’s current General Plan and Zoning. Development of possible homeless facilities, transitional and supportive housing would be allowed in current zoned residential and commercial areas. All new development under the 2010 Housing Element would be consistent with the General Plan and current Zoning, and would be consistent with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and it will 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. Based on the above, the proposed project would result in no impact or less than significant impact to biological resources.

5. Cultural Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5? (Sources: 1, 2, 3, 4, 5, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5? (Sources: 1, 2, 3, 4, 5, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Sources: 1, 2, 3, 4, 5, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 2, 3, 4, 5, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Depending on the location, any future urban development in the City has the potential to (a) cause a substantial adverse change in the significance of a historical resource as defined in '15064.5, (b) cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064, (c) directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or (d) disturb any human remains, including those interred outside of formal cemetery. The current General Plan and zoning, City development standards, and project review, including review by the City's Park, Recreation, Marina and Cultural Commission, are intended to protect any impact to cultural resources. All new development under the 2010 Housing Element and the changes from the 2005 Housing Element would be consistent with the General Plan and current Zoning. Development of possible homeless facilities, transitional and supportive housing would be allowed in currently zoned residential and commercial areas. No development is being permitted where it is not permitted now. Based on the above, the proposed project would result in no impact or less than significant impact to cultural resources.

6. Geology And Soils

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2, 3, 4, 5, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Sources: 1, 2, 3, 4, 5, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides? (Sources: 1, 2, 3, 4, 5, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, 3, 4, 5, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1, 2, 3, 4, 5, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1, 2, 3, 4, 5, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) 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? (Sources: 1, 2, 3, 4, 5, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion

Martinez consists of two general topographic areas: the lowland area and the upland area. The lowland area extends from the Carquinez Strait south along Alhambra Creek in the western portion of Martinez, and along Pacheco Boulevard in the eastern portion of Martinez. The upland areas consist of hills that border the lowland areas on the west, east, and south. These hills represent the surface expression of structural folding and uplift. The entire San Francisco Bay Area is located in a region of active seismicity. The seismicity of the region is primarily related to the San Andreas Fault Zone (SAFZ). The SAFZ is a complex of active faults forming the boundary between the North American and the Pacific lithospheric plates. Historically, numerous moderate to strong earthquakes have been generated in northern California by several major faults and fault zones in the SAFZ system. Active faults in the region include the Antioch, Calaveras, Concord, Green Valley, Greenville, Hayward, Rodgers Creek, and the San Andreas.

Most lowland areas with relatively level ground surface are not prone to landslides. Other forms of slope instability, such as the formation of slumps, translational slides, or earth flows, are also unlikely to occur except along stream banks and terrace margins. The highland areas are more susceptible to slope instability. The strong ground motion that occurs during earthquakes is capable of inducing landslides and debris flow (mudslides). These types of failure generally occur where unstable slope conditions already exist. The City has in place hillside development regulations and geologic review procedures to address these hazards. Hillside areas with landslide potential are of particular concern, and slope stability requires appropriate treatment of vegetative cover during and after residential development. The City's General Plan and Zoning do not prohibit new development on areas of geologic hazard, however many precautionary recommendations and restrictions are established in the policies and City requirements in order to minimize potential impacts from developing on geologically hazardous land. City regulations and policies cover slope stability, landslides, earthquake faults, seismic shaking requirements, requirements for sewerage, and expansive soils. All new development would be consistent with the Downtown Specific Plan, General Plan and current Zoning and development regulations.

Depending on the location, any future urban development in the City has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. This could include (a) rupture of a known earthquake fault, strong seismic ground shaking, and seismic-related ground failure, including liquefaction, (b) result in substantial soil erosion or the loss of topsoil, (c) be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse, (d) be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property, or

(e) 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. No development is being permitted where it is not permitted now, and all new development under the 2010 Housing Element is not proposed in areas not already designated for residential or mixed use development. Any new construction would be required to meet UBC requirements and all development regulations of the City of Martinez. Development. Based on the above, the proposed project would result in no impact or less than significant impact on geology and soils.

7. Greenhouse Gas Emissions:				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

On June 2, 2010, the Bay Area Air Quality Management District’s Board of Directors unanimously adopted new CEQA thresholds of significance. The thresholds of significance are included in the Air District’s updated CEQA Guidelines. The updated CEQA Guidelines address recent changes in air quality standards for ozone and particulate matter (PM) from the State of California and the U.S. EPA. The new health-protective air quality standards are in response to growing scientific evidence that exposure to ozone, fine particles and air toxics have greater health effects than previously estimated. In addition, the Air District’s new greenhouse gas thresholds were developed to ensure that the Bay Area meets the State’s plan to address climate change. The CEQA Guidelines also address exposure to toxic air contaminants, which is associated with increased risk for cardiovascular disease, asthma, reduced birth weight and mortality. Although air quality in the Bay Area has improved over the last thirty years, fine PM and other air toxic contaminants released by transportation and industrial activities threaten the health of local residents. The updated CEQA Guidelines seek to better protect the health and well-being of Bay Area residents. Development under the proposed Housing Element is

consistent with ABAG projections, the City's General Plan, and current zoning and, therefore, will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment over current projections. It will also not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The City has adopted a Climate Action Plan (CAP) that establishes strategies to reduce the greenhouse gas emissions known to contribute to climate change, to conserve energy and other natural resources, and to prepare the community for the expected effects of global warming. The CAP includes specific goals and objectives to reduce greenhouse gas emissions, including policies, programs, and actions that facilitate the efforts of residents and businesses to reduce their own greenhouse gas emissions. Specifically, the CAP address uses that (a) generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The CAP establishes priorities in four key GHG emissions categories for adapting to the local physical changes in the environment that are already being felt as a result of global climate change, and that are expected to intensify in the coming years. Specific strategies address ways to reduce trips and vehicular travel (local shopping, support for safe routes to schools, support for the Downtown Martinez Community Based Transportation Plan, etc.). Changes from the 2005 Housing Element primarily relate to special needs housing (disabled, seniors, homeless, transitional and supportive housing, etc.), which is primarily non-auto dependent housing. In addition, the criteria for a homeless facility requires that it be located within one-quarter mile of a transit stop. This requirement is also consistent with the City's CAP. Based on the above, the proposed project would result in no impact or less than significant impact on greenhouse gas emissions.

8. Hazards And Hazardous Materials				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 1, 2, 3, 4, 5, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1, 2, 3, 4, 5, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1, 2, 3, 4, 5, 13)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 1, 2, 3, 4, 5, 13)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1, 2, 3, 4, 5, 13)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1, 2, 3, 4, 5, 13)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1, 2, 3, 4, 5, 13)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1, 2, 3, 4, 5, 13)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Depending on the location, any future urban development in the City has the potential to affect important biological resources by disturbing or eliminating areas of remaining natural communities. This could include (a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, (b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, (c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, or (d) be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

The 2010 Housing Element will not result in potential impacts from hazards and hazardous material that may endanger residents or the environment. No hazards are associated with the policies or programs contained in the updated Housing Element. Implementation of the updated Housing Element will also not generate significant quantities of hazardous materials, significantly affect the mitigation of hazardous materials manufacture, storage, transport or use within the City, or expose residences to hazardous materials. All new development under the 2010 Housing Element would be consistent with the Downtown Specific Plan, General Plan and current Zoning. This includes the City's emergency response plan and any impacts related to air safety or risk from fire.

Development under the 2010 Housing Element is not proposed in areas not already designated for residential or mixed use development. Areas designated for possible homeless facilities are already developed areas and many areas are already built upon. Any new construction, such as homeless facilities, transitional and supportive housing, would also be required to meet UBC requirements. Based on the above, the proposed project would result in no impact or less than significant impact on or from greenhouse hazards and hazardous materials.

9. Hydrology And Water Quality

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Sources: 1, 2, 3, 4, 5, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Sources: 1, 2, 3, 4, 5, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Sources: 1, 2, 3, 4, 5, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Sources: 1, 2, 3, 4, 5, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 1, 2, 3, 4, 5, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Sources: 1, 2, 3, 4, 5, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 1, 2, 3, 4, 5, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 1, 2, 3, 4, 5, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1, 2, 3, 4, 5, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Sources: 1, 2, 3, 4, 5, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Development under the 2010 Housing Element will have no impact or less than significant impact in (a) violating any water quality standards or waste discharge requirements, (b) substantially depleting groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, (c) substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, (d) substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, (e) create or contribute runoff water which would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff, (f) substantially degrade water quality, or (g) expose people to risks from flooding. The 2010 Housing Element is consistent with ABAG projections, the City’s General Plan, and current zoning, and any

new development would require consistency with other City regulations and development standards related to flood control and drainage. The 2010 Housing Element will not generate a significant impact on hydrology and water quality over current projections for population and housing units. No development is being permitted where it is not permitted now, and all new development under the 2010 Housing Element is not proposed in areas not already designated for residential or mixed use development. Areas designated for possible homeless facilities are already developed areas and many areas are already built upon. Any new construction, such as homeless facilities, transitional and supportive housing, would also be required to meet UBC

Areas of development will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, or inundation by seiche, tsunami, or mudflow. Housing location within the 100-year flood hazard area would be covered under current City policies and regulations protecting future development (floor elevations and mitigation). Development under the 2010 Housing Element is the same amount and location as allowed under the General Plan and current Zoning. The provision of sufficient infrastructure capacity to accommodate the levels of growth expected to occur under the 2010 Housing Element is consistent with ABAG’s projections. Based on the above, the proposed project would result in no impact or less than significant impact on or from hydrology and water quality.

10. Land Use And Planning				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Sources: 1, 2, 3, 4, 5, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion

No development is being permitted under the 2010 Housing Element where it is not permitted now, and all new development under the 2010 Housing Element is proposed in areas already designated for residential or mixed use development. Implementation of the 2010 Housing Element will not (a) physically divide an established community, (b) conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect, or (c) conflict with any applicable habitat conservation plan or natural community conservation plan. The 2010 Housing Element is consistent with current City policy documents, including the Downtown Specific Plan, General Plan and Zoning. It is also consistent with ABAG projections for Martinez. The Martinez General Plan, Downtown Specific Plan and the Zoning Ordinance include measures to reduce potential incompatibilities between neighboring land uses, such as buffers to mitigate incompatibilities between residential, commercial and industrial uses. The updated Housing Element carries forward many of the programs contained in the 2005 Housing Element related to potential housing sites. Continued actions include implementation of the Downtown Specific Plan. No changes are made in the updated Housing Element as they relate to the density or development potential on housing sites. It is the City's intent to establish zoning to allow emergency shelters for the homeless as a permitted use within the NC (Neighborhood Commercial), CC (Central Commercial), and R-1.5 (High-density residential) zoning districts, excluding the Downtown Specific Plan area, where the property is located within one-quarter mile of a transit stop. State law also allows the City to establish written and objective standards for the maximum number of beds, off-street parking based upon demonstrated need, size and location of on-site waiting and intake areas, provision of on-site management, proximity to other shelters, length of stay, lighting, and security during hours when the shelter is open. Based on the above, the proposed project would result in no impact or less than significant impact on land use and planning.

11. Mineral Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

There are no known mineral resources of significant value in the Martinez planning area, or categorized as locally important within the City that would be lost due to residential development under the current General Plan and the proposed Housing Element. As a result, there would be no impact to mineral resources associated with adoption of the 2010 Housing Element.

12. Noise

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The 2010 Housing Element carries forward many of the programs contained in the 2005 Housing Element related to potential housing sites, which are consistent with the City’s General Plan and Zoning, as well as other City regulations and requirements pertaining to noise impacts and impacts on residents who might live in housing that could be constructed. The 2010 Housing Element will not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies because all land use designations are consistent with current plans. The same is true regarding the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, and for the same reasons. The 2010 Housing Element contains policies to encourage housing near transit. These policies are in line with current City policies as they relate to the Downtown Specific Plan and the identification of potential sites for housing. The 2010 Housing Element will not cause a substantial permanent increase in ambient noise levels in Martinez above levels existing levels as high density and mixed use sites are located along major corridors where transit is available. Changes from the 2005 Housing Element primarily relate to

special needs housing (disabled, seniors, homeless, transitional and supportive housing, etc.), which is primarily non auto-generating. The location of homeless facilities (required under SB2) requires a facility to be located within one-quarter mile of a transit stop. These facilities generate minimal traffic and potential noise impacts. No new residential developments are expected to be located within 100 feet of the railroad tracks. When construction occurs, City practices are in place to reduce to a less than significant level any substantial temporary or periodic increase in ambient noise levels in the City. The City is not affected by noise levels from air traffic. Based on the above, the proposed project would result in no impact or less than significant impact to the noise environment in Martinez or on future residents of the housing that may be constructed.

13. Population And Housing				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The updated Housing Element utilizes Association of Bay Area Governments (ABAG) projections to determine the Regional Housing Needs Allocation (RHNA) for a 7 year planning period. ABAG projects the City of Martinez will grow five percent between 2010 and 2020 and six percent between 2020 and 2030. By comparison, the County population is projected to increase at a steady nine percent. Since the 2010 Housing Element is consistent with the current General Plan

and Zoning, as well as ABAG projections, it will not) 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). The 2010 Housing Element proposes various housing programs to assist in providing housing for low and moderate income households. Therefore the project would likely not displace any existing residents, but would facilitate adequate housing for City residents. Implementation of the updated Housing Element will create a positive impact by addressing population and housing needs. The 2010 Housing Element carries forward many of the programs contained in the 2005 Housing Element related to potential housing sites. Continued actions include implementation of the Downtown Specific Plan and implementation of zoning changes as a result of the 2005 Housing Element. No changes are made in the updated Housing Element as they relate to the density or development potential on housing sites. Therefore, the 2010 Housing Element will not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere

Changes from the 2005 Housing Element primarily relate to special needs housing (disabled, seniors, homeless, transitional and supportive housing, etc.), which generate little impact. The location of homeless facilities (required under SB2) requires a facility to be located within one-quarter mile of a transit stop. In regard to homeless facilities, State law allows the City to establish written and objective standards for the maximum number of beds, off-street parking based upon demonstrated need, size and location of on-site waiting and intake areas, provision of on-site management, proximity to other shelters, length of stay, lighting, and security during hours when the shelter is operating. The 2010 Housing Element contains a program to adopt objective standards covering these topics. In general, these facilities generate minimal traffic and potential population and housing impacts. Based on the above, the proposed project would result in no impact or less than significant impact on population and housing in Martinez.

14. Public Services				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

All potential impacts to public services, including fire and police protection, medical aid, schools, parks, maintenance of public facilities and other governmental services are considered in the 2010 Housing Element in determining whether a housing site is available for and appropriate for development. The 2010 Housing Element evaluates the zoning, the slope and topography, whether the site is sufficiently served by public facilities, such as sewer and water, and whether there are environmental barriers to development. The estimated unit capacity is based on all applicable land-use controls and site improvement requirements, including standards such as maximum lot coverage, height, open space, and parking. Since all housing sites are consistent with the current General Plan and Zoning, the 2010 Housing Element will not 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 listed above (fire, police, parks, schools and others). For sites identified as being underdeveloped, the projected development considers existing development trends and site redevelopment potential. A significant number of the underdeveloped sites were evaluated, determined to be appropriate, and are encouraged for development in the recently adopted Downtown Specific Plan. All new development projected under the updated Housing Element and special needs housing policies and programs are consistent with the service levels established in the Downtown Specific Plan, General Plan, current Zoning, and ABAG projections.

Changes from the 2005 Housing Element primarily relate to special needs housing (disabled, seniors, homeless, transitional and supportive housing, etc.), which generate little impact. The location of homeless facilities (required under SB2) requires a facility to be located within one-quarter mile of a transit stop. In regard to homeless facilities, State law allows the City to establish written and objective standards for the maximum number of beds, off-street parking based upon demonstrated need, size and location of on-site waiting and intake areas, provision of on-site management, proximity to other shelters, length of stay, lighting, and security during hours when the shelter is operating. The 2010 Housing Element contains a program to adopt objective standards covering these topics. In general, these facilities generate minimal traffic and potential public services impacts. Based on the above, the proposed project would result in no impact or less than significant impact on public services in Martinez.

15. Recreation				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

No development is being permitted under the 2010 Housing Element where it is not permitted now, and all new development under the 2010 Housing Element is proposed in areas already designated for residential or mixed use development. Implementation of the 2010 Housing Element will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The 2010 Housing Element will not result in recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The availability, maintenance, and management of park and recreation facilities are covered under the General Plan, the City's Capital Improvement Program (CIP), and the City's budget. The City of Martinez residents approved Measure H park improvement parcel assessment in the fall of 2008. The bond raises 30 million dollars for improvements to the library, re-construction of Rankin Pool and renovation of the City's parks. Bond funds became available at the end of May 2009. The newly formed Parks, Recreation, Marina and Cultural Commission have appointed Commissioners to serve on subcommittees for the pool, library and parks. The subcommittee is staffed by Engineering and Recreation City representatives. Each subcommittee works with staff and the community to develop facility and park designs and scope of work for each project. All projects are subject to review by the Measure H oversight committee which meets regularly to review project progress and expenditures. No specific recreational facilities or the construction or expansion of recreational facilities which might have an adverse physical effect on the environment is included in the updated Housing Element. Development under the proposed Housing Element is consistent with ABAG projections, the City's General Plan, and current zoning and, therefore, will not generate a significant impact on the environment over current projections for recreation needs. Based on the above, the proposed project would result in no impact or less than significant impact on recreation in Martinez.

16. Transportation/Traffic

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) Result in inadequate emergency access? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Development under the 2010 Housing Element will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). No development is being permitted under the 2010 Housing Element where it is not permitted now, and all new development under the 2010 Housing Element is proposed in areas already designated for residential or mixed use development. Traffic levels and improvements are identified as part of the City’s planning documents, including the Downtown Specific Plan and the Downtown Martinez Community Based Transportation Plan. Project specific impacts that could result from residential development under the Housing Element will be evaluated on case-by-case basis through an appropriate level of environmental review under the California Environmental Quality Act as new projects come forward. All new development under the 2010 Housing Element would be consistent with the Downtown Specific Plan, General Plan and current Zoning. The 2010 Housing Element will not increase hazards due to a design feature, result in inadequate emergency access, result in inadequate parking capacity, or conflict with adopted policies, plans, or programs supporting alternative transportation. The 2010 Housing Element contains policies to encourage housing near transit. The 2010 Housing Element supports current City policies as they relate to the Downtown Specific Plan and the identification of potential sites for housing. High density and mixed use sites are located along major corridors where transit is available. The location of homeless facilities (required under SB2) requires a facility to be located within one-quarter mile of a transit stop. Based on the above, the proposed project would result in no impact or less than significant impact on transportation/traffic in Martinez.

17. Utilities And Service Systems

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project=s projected demand in addition to the provider=s existing commitments? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f) Be served by a landfill with sufficient permitted capacity to accommodate the project=s solid waste disposal needs? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The 2010 Housing Element carries forward many of the programs contained in the 2005 Housing Element related to potential housing sites. Continued actions include implementation of the Downtown Specific Plan. No changes are made in the 2010 Housing Element as they relate to the density or development potential on housing sites. No development is being permitted under the 2010 Housing Element where it is not permitted now, and all new development under the 2010 Housing Element is proposed in areas already designated for residential or mixed use development. All new development under the 2010 Housing Element would be consistent with the Downtown Specific Plan, General Plan and current Zoning. Development under the proposed Housing Element is also consistent with ABAG projections, which provide the basis for planning for water, solid waste, and wastewater treatment. Therefore, the 2010 Housing Element will not (a) exceed wastewater treatment requirements, (b) require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, or (c) require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. With the above policies associated with land use, impacts to the community as a result of implementing the 2010 Housing Element are less than significant. All new development under the 2010 Housing Element would be consistent with the Downtown Specific Plan, General Plan and current Zoning. Thus, no changes are made in the updated Housing Element as they relate to the density or development potential on housing sites. It is the City’s intent to establish zoning to allow emergency shelters for the homeless as a permitted use within the NC (Neighborhood Commercial), CC (Central Commercial), and R-1.5 (High-density residential) zoning districts, excluding the Downtown Specific Plan area, where the property is located within one-quarter mile of a transit stop. Other than allowing this new use, the 2010 Housing Element would not alter the intensity or density of development allowed within the broader Zoning land use category. Based on the above, the proposed project would result in no impact on utilities and service systems in Martinez.

Mandatory Findings Of Significance				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No development is being permitted under the 2010 Housing Element where it is not permitted now, and all new development under the 2010 Housing Element is proposed in areas already designated for residential or mixed use development. All new development under the 2010 Housing Element would be consistent with the Downtown Specific Plan, General Plan and current Zoning, and development would occur consistent with current City regulations and development review practices. Development under the proposed Housing Element is also consistent with ABAG projections, which provide the basis for planning for future needs. Thus, the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species,

cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

The updated Housing Element carries forward many of the programs contained in the 2005 Housing Element related to potential housing sites. Continued actions include implementation of the Downtown Specific Plan. Key changes from the 2005 Housing Element adopted in 2005 include new programs supporting housing for special needs populations, a program to adopt procedures for “reasonable accommodation,” and adoption of modifications to the City’s Zoning Ordinance to incorporate State Density Bonus law incentives. The updated Housing Element also calls for the City to “establish zoning to allow emergency shelters for the homeless as a permitted use within the NC (Neighborhood Commercial), CC (Central Commercial), and R-1.5 (High-density residential) zoning districts, excluding the Downtown Specific Plan area, where the property is located within one-quarter mile of a transit stop. Zoning will also be established to allow religious facilities to open a permanent, year-round shelter with a use permit.” These limited modifications contained in the 2010 Housing Element will not have impacts that are individually limited, but cumulatively considerable because the 2010 Housing Element is consistent with the City’s current General Plan and Zoning.

No changes are made in the updated Housing Element as they relate to the density or development potential on housing sites. The 2010 Housing Element carries forward many of the programs contained in the 2005 Housing Element and would be consistent with other City policies related to environmental protection. The 2010 Housing Element will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly related to potential housing sites, which are consistent with current Zoning. The 2010 Housing Element is also consistent with and the California Department of Finance and Association of Bay Area Government (ABAG) projections for Martinez. The updated Housing Element contains updated statistics and analysis of housing issues per State law, which provides a more up-to-date foundation for future planning. Impacts to all of the City’s resources are therefore considered less than significant. There are no new impacts anticipated.

Based on the above, the proposed project would result in no impact on items covered under the Mandatory Findings of Significance.