PLANNING COMMISSION REGULAR AGENDA
Tuesday, November 14, 2023
7:00 p.m.
CITY COUNCIL CHAMBER
525 Henrietta Street, Martinez, CA 94553
and Via Zoom

INFORMATION FOR THE PUBLIC
For information regarding meetings, including agendas and staff reports, and to subscribe for e-notifications, please visit the City's Meetings & Agendas webpage: https://www.cityofmartinez.org/government/meetings-and-agendas.

REMOTE PARTICIPATION
This meeting will be conducted in-person in the City Hall Council Chamber and shall be aired in real time via Zoom. The City cannot guarantee the public's access to teleconferencing technology, nor guarantee uninterrupted access as technical difficulties may occur from time to time. If attending via Zoom, please join us by choosing any of the following options:

1. **Via Mobile Phone or Desktop**, using the Zoom App direct link: https://cityofmartinez-org.zoom.us/j/92912315605
2. **Via Web Browser**, from https://zoom.us/join
   a. Webinar ID: 929 1231 5605
   b. Passcode: 008188
3. **Via Phone** by calling **(669) 900-6833** and enter the provided meeting details above.

PUBLIC COMMENTS
Public comments can be made in person at the meeting or submitted in writing. Written comments must be received by 12:00 p.m. the day of the meeting. For information on how to submit written comments, Please visit the City's Meetings & Agendas webpage linked above.

ADA ACCOMODATIONS
In accordance with the Americans with Disabilities Act and California law, the Council Chamber is wheelchair accessible and disabled parking is available at City Hall. If you are a person with a disability and require modifications or accommodation to attend and/or participate in this meeting, please contact the City Clerk's Office at (925) 372-3512. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

AGENDA CONTINUED TO PAGE 2

CALL TO ORDER - PLEDGE OF ALLEGIANCE

ROLL CALL - Sean Trambley (Chair) -- Tracey Casella (Vice Chair) -- Jonathan Bash – Susan Gustofson -- Jason Martin -- Rochelle Johnson -- Joseph Evans -- John Klopp (Alternate)

CIVILITY STATEMENT - As your elected Governing Board, we will treat each other and the public with patience, civility, and courtesy as a model of the same behavior we wish to reflect in Martinez for the conduct of all City business and community participation. This includes respect for everyone's First Amendment Right to voice their opinion on matters within the City's subject matter jurisdiction, even if that opinion is different from our own. The decisions made tonight will be for the benefit of the Martinez community and not for personal gain.

AGENDA CHANGES

CONSENT

1. Approve the October 24, 2023 Planning Commission Meeting Action Minutes.
   Action Minutes 10.24.23.docx

REGULAR

2. Welcome the new Alternate Planning Commissioner John Klopp.
   Staff Report - Alternate Planning Commissioner John Klopp Introduction

3. Conduct a public hearing and adopt Resolution No. 23-11, approving a Change of Conditions to Planning Application No. 14PLN-0010 to modify Condition of Approval #8 to eliminate the requirement for a vehicular entry gate for the Laurel Knoll subdivision, located at 370 Muir Station Road, APN 162-570-056, subject to modified conditions of approval.
   Staff Report - Laurel Knoll Subdivision Change of Conditions
   Attachment A – Draft Planning Commission Resolution No. 23-11
   Attachment B – Public Comments

4. Conduct a public hearing and adopt Resolution No. 23-13, approving a request for: 1) a minor subdivision of a one-acre parcel into four lots, and 2) a variance to increase the permitted height of retaining walls from six to seven feet, located at 5043 Milano Way in the Residential 6.0 zoning district, Assessor's Parcel Number 191-040-010.
   Staff Report - 5043 Milano Way Minor Subdivision and Variance
   Attachment A - Draft Planning Commission Resolution No. 23-13

5. Conduct a public hearing, and adopt Resolution No. 23-16, recommending the City Council adopt the Ordinance approving a Municipal Code Amendment and Zoning Text Amendment to amend the Martinez Municipal Code by: 1) merging Martinez Municipal Code Chapter 8.08 (TREES AND SHRUBS – PLANTING AND MAINTENANCE) AND 8.12 (TREES ON PRIVATE PROPERTY-PRESERVATION, PROTECTION AND REMOVAL), amending the definition of Protected Tree, establishing a tree replacement ratio, establishing a list of recommended and discouraged trees, and establishing a tree replacement in-lieu fee; 2) amending Chapter 22.04 (DEFINITIONS) to revise and establish new definitions for apiary, chicken, and coop; and 3) adding Chapter 22.58 (SMALL ANIMALS) to establish standards and best practices for bees and chickens.
   Staff Report - Chickens, Bees, and Trees Regulations
   Attachment A - Draft Planning Commission Resolution No. 23-16
   Exhibit A to Attachment A - Draft Ordinance
   Attachment B - Tree List

Attachment C - Existing Chapter 8.08 (Trees and Shrubs – Planting and Maintenance)
Attachment D - Existing Chapter 8.12 (Trees on Private Property – Preservation, Protection, and Removal)

6. Conduct a public hearing and adopt Resolution No. 23-17, recommending the City Council: 1) approve the Revised 2023 – 2031 Housing Element and direct staff to submit it to the California Department of Housing and Community Development ("HCD") for certification; 2) adopt a Resolution approving minor amendments to the General Plan 2035, including amending the General Plan land use designation for four parcels on Fig Tree Lane from Residential Low to Residential Medium; 3) adopt Ordinances approving a Zoning Text and Zoning Map Amendment establishing a) the Community Services Overlay and b) the Alhambra Avenue Overlay District; 4) adopt an Ordinance approving a Zoning Map Amendment amending the zoning district for 32 parcels in the downtown for consistency with the General Plan 2035; and 5) approve an Addendum to the General Plan 2035 Environmental Impact Report.
   Staff Report - 2023 – 2031 Housing Element Update, General Plan Amendments, and Zoning Map and Text Amendments
   Attachment A - Planning Commission Resolution No. 23-17
   Attachment B - 2023-2031 Housing Element Resolution
   Exhibit A to Attachment B - Revised 2023-2031 Housing Element
   Attachment C - General Plan Amendment Resolution
   Exhibit A to Attachment C - Revised General Plan 2035
   Attachment D - Alhambra Avenue Overlay District Ordinance
   Attachment E - Community Services Overlay District Ordinance
   Attachment F - Downtown Zoning Map Amendment Ordinance
   Attachment G - General Plan EIR Addendum Resolution
   Exhibit A to Attachment G - General Plan EIR Addendum

PUBLIC COMMENT - For items not on the agenda. Non-agenda public comment is limited to matters which are within the subject matter jurisdiction of the Planning Commission, and which are not action items listed elsewhere on the agenda.

COMMISSION ITEMS

PLANNING MANAGER UPDATES

COMMUNICATIONS

ADJOURNMENT - Adjourn to a Planning Commission Regular Meeting on November 28, 2023, at 7:00 p.m.

On November 10, 2023, a true and correct copy of this agenda was posted on the City Hall Bulletin Board, located at 525 Henrietta Street, Martinez, CA 94553, and on the City website at www.cityofmartinez.org.

DeeDee Fendley, *Administrative Aide III*

Action Minutes

Planning Commission Regular Meeting
Tuesday, October 24, 2023 at 7:00 p.m.
Via Video/Teleconference

* Full details are available via audio/video recording on our website. *Microsoft Internet Explorer browser is recommended for video-viewing compatibility or enable Adobe Flash on your default browser. Note, this meeting experienced technical difficulties, due to an internet outage.*

Commissioners on Video Conference		City Staff on Video Conference
Chair Sean Trambley	Present	Michael P. Cass, Planning Manager
Vice Chair Tracey Casella	Present	Daniel Dobson, Consultant
Commissioner Jonathan Bash	Excused	Mariana Ricker, Consultant
Commissioner Susan Gustofson	Present	Dee Dee Fendley, Administrative Aide III
Commissioner Jason Martin	Present	
Commissioner Rochelle Johnson	Present	
Commissioner Joseph Evans	Present	

Call to Order
Meeting called to order at 7:02 p.m. via video conference.

Agenda Changes (01:13 in video)
Public comment for items not on the agenda will be moved to follow all Consent and Regular agenda items beginning tonight and moving forward.

Consent Calendar (01:34 in video)				
1. Approval of the October 10, 2023, Planning Commission Action Minutes.				
Speakers:	None			
Public Comment:	None			
Closing Comments:	None			
Motion to:	Approve			
Motion by:	Commissioner Evans		Seconded By: Vice-Chair Casella	
Motion passed 6-0	Sean Trambley	Aye	Jason Martin	Aye
	Tracey Casella	Aye	Rochelle Johnson	Aye
	Jonathan Bash	Excused	Joseph Evans	Aye
	Susan Gustofson	Aye		
2. Continue the proposed Minor Subdivision, located at 5043 Milano Way, to the November 14, 2023 regular meeting without discussion.				
Speakers:	None			
Public Comment:	None			
Closing Comments:	None			

Motion to:	Approve			
Motion by:	Commissioner Evans		Seconded By: Vice-Chair Casella	
Motion passed 6-0	Sean Trambley	Aye	Jason Martin	Aye
	Tracey Casella	Aye	Rochelle Johnson	Aye
	Jonathan Bash	Excused	Joseph Evans	Aye
	Susan Gustofson	Aye		

Regular Items (02:32 in video)	
3. Conduct a public hearing and forward a recommendation of approval to the City Council to adopt the Waterfront Marina Trust Land Use Plan.	
Speakers:	• Daniel Dobson, Consultant, gave a presentation outlining the Waterfront Marina Trust Land Use Plan. • Commissioner Evans asked if annual escalations were considered in the estimated investment. He inquired about potential additional costs for added police and fire services that may be needed for this area. • Commissioner Martin stated the City is not adding any significant infrastructure that would require additional emergency services. • Commissioner Johnson asked if any thought was given to capturing renewable energy such as solar. • Chair Trambley asked if gas and fuel infrastructure would be incorporated into the Marina for fill-ups. He would like the City to consider modifying the walkway out to the fishing pier and towards the proposed ferry terminal to be redesigned to minimize silt and decrease need for dredging activities. Chair Trambley has heard concerns from the community regarding parking at the marina. He asked if the City plans to locate County Search and Rescue, Coast Guard, or any commercial boats within the marina.
Public Comment:	• Julian Frazer commented there was a roadway out to the ferry, designed using a pier, that started at Ferry Point and extended to the ferry. It was previously designed with the western area as a wash-through. He feels that putting the roadway in was a mistake and the area should be returned to its original state and improved upon. Mr. Frazer thinks the plans to include a café or coffee shop should be moved up as a higher priority due to a large construction project with many workers who will need these services. He feels something for the public should be put upfront in the plan. He would like the launch ramp and bait shop to remain open during the construction, and to let the State know that the marina is open to commercial use as well as recreation.

<table>
<tr><td>Closing Comments:</td><td colspan="4">Commissioner Evans asked about any community engagement that will be happening regarding this project. He asked if there was another model waterfront used for inspiration.
Commissioner Gustofson appreciated the comments from Julian Frazer. She has also heard the story of the original wash-through from other members of the community. She noted there are other methods to manage the sediment other than dredging, which is quite costly. She asked if it is possible to conduct a sediment study/analysis to determine how to minimize the sedimentation and ongoing costs of dredging.
Commissioner Martin supports the plan but feels the access portion of the plan should be moved forward to give short-term and long-term benefits to the area.</td></tr>
<tr><td>Motion to:</td><td colspan="4">Forward a recommendation of approval to the City Council to adopt the Waterfront Marina Trust Land Use Plan and to submit it to the State Lands Commission for approval.</td></tr>
<tr><td>Motion by:</td><td colspan="2">Vice-Chair Casella</td><td colspan="2">Seconded By: Commissioner Martin</td></tr>
<tr><td rowspan="4">Motion passed 6-0</td><td>Sean Trambley</td><td>Aye</td><td>Jason Martin</td><td>Aye</td></tr>
<tr><td>Tracey Casella</td><td>Aye</td><td>Rochelle Johnson</td><td>Aye</td></tr>
<tr><td>Jonathan Bash</td><td>Excused</td><td>Joseph Evans</td><td>Aye</td></tr>
<tr><td>Susan Gustofson</td><td>Aye</td><td></td><td></td></tr>
</table>

Public Comment (1:00:44 in video)
• Julian Frazer commented on general emergency access to the marina.

Commission Items (1:03:58 in video)	
Comments/ Updates	None

Staff Items (1:04:03 in video)	
Comments/ Updates	None

Planning Manager Items (1:04:06 in video)	
Comments/ Updates	Michael P. Cass, Planning Manager, provided the following updates: • The next Planning Commission meeting will have a full agenda. Notably, the Commission will consider the Revised 2023-2031 Housing Element. There will also be amendments to the General Plan and required rezonings for consideration. The rezonings must be completed by January 31, 2024. The agenda will also include proposed updates to the City's regulations for trees, bees, and chickens.

	• The City has extended an offer to a new Management Analyst within the Community and Economic Development Department. The new Analyst will begin soon, pending a background check. This position will primarily be working in the following two areas: 1) lead sustainability programs and initiatives, and 2) support the Community and Economic Development Director on economic development programs and initiatives. • City staff has had internal discussions regarding "Zoom Bombing", including inappropriate speech during meetings. Information regarding how to handle this situation will be forthcoming. • Former Planning Commissioner, Kimberley Glover's term ended recently. The Mayor will present a proclamation to Kimberley Glover at the City Council meeting on December 6th thanking her for her service. • A recent appointment was made to fill the vacant alternate position on the Planning Commission.

Communications (1:07:36 in video)	
Comments/ Updates	None

Adjournment (1:07:41 in video)
Chair Trambley adjourned the meeting at 8:09 p.m.

Sean Trambley, Chair

Dee Dee Fendley, Administrative Aide III

STAFF REPORT

Planning Commission

Date: November 14, 2023

To: Planning Commission

From: Michael P. Cass, Planning Manager

Prepared By: Michael P. Cass, Planning Manager

Subject: Commissioner Introductions

Recommendation
Welcome the new Alternate Planning Commissioner John Klopp.

Background
On October 18, 2023, the City Council adopted Resolution No. 132-23, approving new appointments to various commissions. Notably, John Klopp was appointed as the alternate to the Planning Commission through June 30, 2024. New Alternate Planning Commissioner Klopp will be introduced.

Attachments
None

STAFF REPORT

Planning Commission

Date:	November 14, 2023
To:	Planning Commission
From:	Michael P. Cass, Planning Manager
Prepared By:	Brandon Northart, Associate Planner
Subject:	Change to Conditions of Approval at Laurel Knoll Subdivision to Eliminate Vehicular Entry Gate

Recommendation

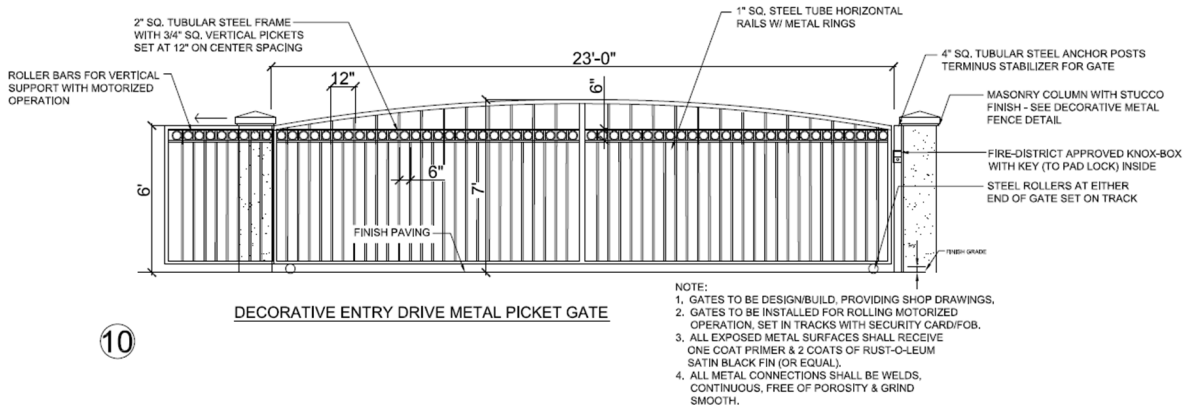
Conduct a public hearing and adopt Resolution No. 23-11, approving a Change of Conditions to Planning Application No. 14PLN-0010 to modify Condition of Approval #8 to eliminate the requirement for a vehicular entry gate for the Laurel Knoll subdivision, located at 370 Muir Station Road, APN 162-570-056 ("the subject site"), subject to modified conditions of approval.

Background

On July 24, 2013, the City Council adopted Resolution No. 084-13, approving Discovery Homes' application for Planned Development #09-01 and Subdivision #9263, subject to conditions.

On July 28, 2015, the Planning Commission adopted Resolution No. 15-03, approving Discovery Homes' application for Design Review of the 76 townhomes, subject to conditions. Condition of Approval #8 states "*Front entry gate shall be designed as shown on page 64 [of the project plans]. Gate materials and colors shall match those shown on page 65 [of the project plans].*"

The Applicant is requesting to modify the Condition of Approval #8 from the Design Review approval to add the option to eliminate the requirement for a vehicular entry gate for the Laurel Knoll subdivision (also known as "Muir Heights"). The front entry gate's location was originally proposed to be at the entrance to the subdivision, near the intersection of Muir Station Road and Laurel Knoll Road, and would operate on a motorized track. An image of the front entry gate is provided below.



To date, Discovery Homes has completed the construction of most of residential units and is in the midst of constructing the last remaining units and site improvements for the Laurel Knoll subdivision.

On July 25, 2023, the Planning Commission considered the application. The Commission continued the matter to the regular Planning Commission meeting of September 12, 2023 and requested the Applicant complete outreach with residents of the Homeowner's Association ("HOA"), explore additional alternatives to a swing or rolling gate, and look to resolve resident's concerns related to safety.

On September 12, 2023, the Planning Commission continued the application, without discussion, to the regular Planning Commission meeting of October 10, 2023.

On October 10, 2023, the Planning Commission continued the application, without discussion, to the regular Planning Commission meeting of November 14, 2023.

Discussion

Change of Conditions

Consistent with Condition of Approval #8 from the Design Review approval referenced above, the Applicant is required to build the front entry gate consistent with the approved project plans; however, the Applicant has relayed a request to eliminate this requirement citing several reasons, primarily feasibility and safety.

Approved plans include a front entry gate approximately 75 feet south of the Muir Station Road curb line and permitting storage for up to three vehicles out of the adjacent travel way. The entry roadway was also designed to provide additional width for a turn out area along the west side of the driveway to accommodate a keypad area for visitors.

However, during the project's final design and construction, the new project engineer expressed concerns about the slope and safety issues associated with constructing the front entry gate as approved. When the project was originally designed, the project design team conceptually misunderstood how steep the slope and grade would actually need to

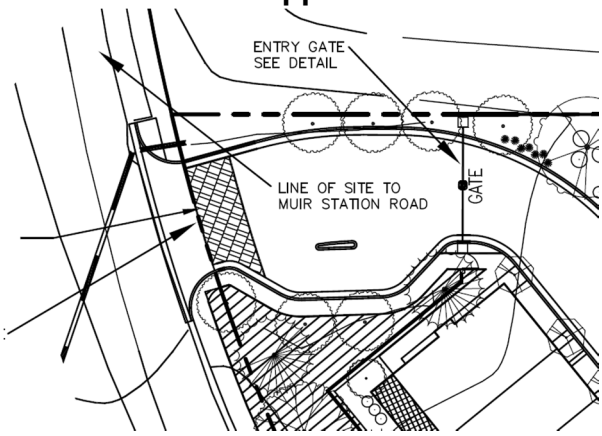
be for the entry roadway approach and the associated challenges and practicalities of using either a motorized track or swing-operated gate on such a steep incline. The Applicant also expressed concerns related to the safety of vehicles queueing on the sloped entryway that could potentially spill over onto Muir Station Road.

Relocating the gate would be difficult, as moving the gate further into the subdivision would interfere with existing homes and requiring significant alterations to the already constructed improvements, and moving the gate closer toward Muir Station Road would further exacerbate concerns related to spillover onto the adjacent roadway.

Planning Division and Engineering Division staff reviewed the Applicant's requests to eliminate the front entry gate and feel the appropriate findings can be made, as affirmed by the findings included in Exhibit A of Attachment A. In addition to the reasons described here, staff finds removing the gate will also increase ease of access for emergency vehicles, eliminate scenarios where the gate may break or lose power, reduce upkeep cost to the HOA, and increase connectivity with the surrounding neighborhoods.

The entry roadway as currently constructed does not facilitate an entry gate or turn out area for visitors. To coincide with the proposed change in Conditions of Approval to eliminate the gate, the Applicant is also requesting a deviation to the roadway design to permit the as-built conditions without the additional improvements that would otherwise be required if the entry gate was to be installed. The entry roadway is not expressly described in the Conditions as Approval, and thus, this change only requires staff-level approval and has been deemed acceptable based on the reasons described above, provided the Planning Commission approves the elimination of the entry gate. A comparison of the roadway as proposed and as currently designed is provided below.

Approved



As Built

Response to Planning Commission's Requests

As described above, during the July 25, 2023 Planning Commission meeting, the Commission continued the item and requested the Applicant conduct outreach with residents of the HOA.

Since then, the Applicant has participated in the Laurel Knoll HOA meeting that occurred on November 7, 2023. During the meeting, the Applicant received feedback from the community and presented their reasoning for wanting to remove the front entry gate from the project. As an alternative to the front entry gate and safety concerns related to elimination of the gate, the Applicant proposed to utilize a License Plate Reader system, which would monitor vehicles entering and exiting the subdivision. Based on feedback from the Applicant and HOA, utilization of this system would be an acceptable substitute to the front entry gate. Staff also reviewed the proposed system with the Chief of Police who found the proposed system to be acceptable, with additional recommendations, such as the installation of signage, which have been incorporated as Conditions of Approval, included in Exhibit B of Attachment A.

Findings

To approve the Change of Conditions, the Planning Commission must make the findings previously made with the original design review application and as outlined in MMC Section 22.34.045. Staff believes all the required findings may be affirmatively made, as shown in Exhibit A of Attachment A.

Fiscal Impact

Elimination of the Laurel Knoll subdivision vehicular entry gate would not have any fiscal impact to the City other than staff time associated with review and preparation of this Staff Report.

Environmental Review

The Laurel Knoll subdivision project was previously analyzed in an Initial Study/Mitigated Negative Declaration under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guideline Sections 15070 through 15073 and was published on August 23, 2011. Elimination of the front entry gate would not result in any new or intensified impacts other than those described in the Initial Study/Mitigated Negative Declaration. Therefore, no additional environmental review is required.

Public Noticing and Outreach

In accordance with Government Code Sections 65090 and 65091, on July 14, 2023, the City published a "Notice of Public Hearing" in the *Martinez Gazette* and posted at City Hall and the project site. Since the project was continued to a date certain, no additional public noticing is required.

As of publication of this Staff Report, staff have received no new comments, other than those previously received prior to the July 25, 2023 Planning Commission meeting. All public comments received are provided in Attachment B.

Attachments

- Attachment A – Draft Planning Commission Resolution No. 23-11
    - Exhibit A – Design Review Findings
    - Exhibit B – Revised Conditions of Approval for Planning Commission Resolution No. 15-03
- Attachment B – Public Comments

RESOLUTION NO. 23-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MARTINEZ APPROVING A CHANGE OF CONDITIONS TO PLANNING APPLICATION NO. 14PLN-0010 TO MODIFY CONDITION OF APPROVAL #8 TO ELIMINATE THE REQUIREMENT FOR A VEHICULAR ENTRY GATE FOR THE LAUREL KNOLL SUBDIVISION, LOCATED AT 370 MUIR STATION ROAD, APN 162-570-056-0, SUBJECT TO MODIFIED CONDITIONS OF APPROVAL APPLICATION NO. 23PLN-0035

WHEREAS, on July 24, 2013, the City Council adopted Resolution No. 084-13, approving Discovery Homes' Planned Development Application No. #09-01 and Subdivision #9263, located at 370 Muir Station Road, subject to conditions of approval; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") the City Council adopted a Mitigated Negative Declaration to address the potential impacts on the environment for Discovery Homes' Planned Development Application No. #09-01, located at 370 Muir Station Road; and

WHEREAS, on July 28, 2015, the Planning Commission adopted Resolution No. 15-03, approving Discovery Homes' application for Design Review of the 76 townhomes, subject to conditions; and

WHEREAS, on June 29, 2023, the City received Planning Application No. 23PLN-0035 requesting a Change in Conditions to Condition of Approval #8 provided in Planning Commission Resolution No. 15-03 to eliminate the requirement for a vehicular entry gate for the Laurel Knoll subdivision, located at 524 Center Avenue, APN 162-570-056-0; and

WHEREAS, the Planning Commission held a duly noticed public hearing on July 25, 2023 to consider the application, receive public testimony, and consider all other substantial evidence in the record; and

WHEREAS, the Planning Commission continued the item to the September 12, 2023 Planning Commission meeting, due to lack of public outreach to the Homeowner's Association by the Applicant and to consider alternative gate designs or alternative mitigations; and

WHEREAS, the Planning Commission continued the application, without discussion, to the regular October 10, 2023 Planning Commission meeting; and

WHEREAS, the Planning Commission continued the application, without discussion, to the regular November 14, 2023 Planning Commission meeting; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 14, 2023 to consider the application, receive public testimony, and consider all other substantial evidence in the record; and

WHEREAS, the Planning Commission determined the elimination of the front entry gate would not result in any new or intensified impacts other than those described in the previously adopted Mitigated Negative Declaration; and

WHEREAS, the Record of Proceedings ("Record") upon which the Planning Commission bases its decision regarding the planning application includes, but is not limited to: (1) all staff reports, City files and records, and other documents prepared for and/or submitted to the City relating to the application; (2) the evidence, facts, findings, and other determinations set forth in this resolution; (3) the City of Martinez General Plan 2035 and the Martinez Municipal Code; (4) all designs, plans, studies, data, and correspondence submitted by the Applicant in connection with the planning application; (5) all documentary and oral evidence received at public hearings or submitted to the City relating to the planning application; and (6) all other matters of common knowledge to the Planning Commission including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records, and projections related to development within the City and its surrounding areas.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Martinez resolved and finds as follows:

1. The above recitals are found to be true and constitute part of the findings upon which this resolution is based.
2. The Planning Commission hereby makes the design review findings in Exhibit A with respect to approval of a change to conditions of approval as required by Martinez Municipal Code ("MMC") Section 22.34.045.

NOW, THEREFORE, BE IT FURTHER RESOLVED based on the findings set forth in the Record as a whole, the Planning Commission hereby adopts this Resolution approving Planning Application No. 23PLN-0035, subject to the modified conditions of approval, attached hereto as Exhibit B, and incorporated herein by this reference.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the Planning Commission of the City of Martinez at a Regular Meeting of said Commission held on the 14th day of November, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

Sean Trambley, Planning Commission Chair

ATTEST:

_____

Michael P. Cass, Planning Manager

EXHIBIT A

FINDINGS

The Planning Commission hereby makes the following findings with respect to the Design Review as required by Martinez Municipal Code ("MMC") Section 22.34.045:

A. Complying with all other applicable provisions of the Martinez Municipal Code involving the physical development of buildings, structures and property, including use restrictions;

The Laurel Knoll subdivision project was previously approved by the City Council in 2013 and the design subsequently approved by the Planning Commission in 2015. The Applicant's request does not include any other deviations other than the request to modify Condition of Approval #8 from Planning Commission Resolution No. 15-03.

B. Providing desirable surroundings for occupants as well as for neighbors. Emphasis is placed upon exterior design with regard to height, bulk, and area openings; breaks in the facade facing on a public or private street; line and pitch of the roof; and arrangement of structures on the parcel;

Eliminating the front entry gate and substituting it with an alternative security system could make the project more desirable as it would not appear to be segregated or secluded from the remainder of the surrounding community.

C. Having a harmonious relationship with existing and proposed neighboring developments avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;

The proposed project would not affect the overall design and aesthetic of the Laurel Knoll subdivision and would not alter the relationship with existing or proposed neighboring developments.

D. Using a limited palette of exterior colors; those colors must be harmonious and architecturally compatible with their surrounding environment;

The proposed project would not affect the overall design and aesthetic of the Laurel Knoll subdivision and would not alter the architectural compatibility with the surrounding environment.

E. Using a limited number of materials on the exterior face of the building or structure. In addition, all interior surfaces normally visible from public property shall be finished;

The proposed project does not propose to alter any of the exterior or interior features of the subdivision's units.

F. Having exterior lighting appropriately designed with respect to convenience, safety, and effect on occupants as well as neighbors;

The proposed project does not propose any changes to exterior lighting.

G. Effectively concealing work areas, both inside and outside of buildings, in the case of non-residential facilities;

The proposed project would not require any construction activities and would eliminate future construction needs associated with construction of the front entry gate.

H. Undergrounding all utility boxes unless it can be shown that they can be effectively screened from the view of the general public;

The proposed project would not require any modification to existing utilities or utility boxes.

I. Designing the type and location of planting with respect to the preservation of specimen and landmark trees, water conservation as set forth in Chapter 22.35, and maintenance of all planting;

The proposed project would not require any modification to existing utilities or utility boxes.

J. Establishing a circulation pattern, parking layout and points of ingress and egress (both vehicular and pedestrian), designed to maximize pedestrian safety and convenience and to minimize traffic congestion resulting from the impediment of vehicular movement. When applicable, access for handicapped individuals should be considered;

The proposed project would remove the requirement to build a vehicular entry gate. This change would increase safety and convenience by eliminating the possibility of residents and guests queueing at the gate and possibly spilling over

onto the adjacent roadway. It would also minimize possible traffic congestion as residents and guests would no longer have to wait for the entry gate to open to access the subdivision. Further, it would improve the accessibility for emergency vehicles into the subdivision.

K. Ensuring that all signs be designed so that they are in scale with the subject development, and will not create a traffic hazard. Emphasis is placed upon the identification of the use or building rather than the advertising of same; and

The proposed project would not alter any of the existing or proposed signage.

L. Substantially preserving views from nearby properties where this can be done without severe or undue restrictions on the use of the site, balancing the property rights of the Applicant and the affected property owner(s).

The proposed project would not alter any existing views from nearby properties.

EXHIBIT B

REVISED CONDITIONS OF APPROVAL FOR PLANNING COMMISSION RESOLUTION NO. 15-03

The following Conditions of Approval provided in Planning Commission Resolution No. 15-03 are hereby modified as such. Condition of Approval #8 is hereby eliminated and replaced as provided below. All other Conditions of Approval provided in Planning Commission Resolution No. 15-03 remain in effect. Text which has been removed is indicated with ~~strikethrough~~, and new text is indicated in double underline.

~~8. Front entry gate shall be designed as shown on page 64. Gate materials and colors shall match those shown on page 65.~~

8. Security System: The following requirements shall be met:

    a. The Applicant shall install a License Plate Reader security system and/or other vomparable, comprehensive security system at the Laurel Knoll subdivision. Details and specifications of the selected security system shall be reviewed and approved by the Chief of Police or designee within 90 days of November 14, 2023.

    b. The License Plate Reader system shall be incorporated into the Covenants Conditions and Restrictions, Laurel Knoll Homeowner's Association By-Laws, and/or other applicable documents, as applicable. The language used in the Covenants Conditions and Restrictions, Laurel Knoll Homeowner's Association By-Laws, and/or comparable document, shall be explicit as to who is responsible for maintenance and upkeep of any security system that is implemented, and that the system(s) shall be maintained in perpetuity. A copy of any updated documents shall be provided to the Planning Manager, or designee, for review and approval prior to adoption.

    c. The Applicant shall install high-visibility signage near the entrance of the subdivision alerting individuals entering the subdivision that the premises is under surveillance via security and/or License Plate Reader systems. This signage shall require review and approval by the Planning Manager, or designee, and the Chief of Police, or designee, prior to installation. Signage shall be maintained in perpetuity, so long as the security system remains in place.

d. In the event the Laurel Knoll Homeowner's Association elects to remove any of the security features described in this Condition of Approval in the future, it shall obtain approval by the Planning Manager and Chief of Police or designee(s), prior to removal.

Brandon Northart

From: Trevor Lilian [redacted] >
Sent: Monday, July 17, 2023 8:59 PM
To: Brandon Northart
Subject: Vehicular Entry Gate 23PLN-0035

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

My name is Trevor Lilian. I am a homeowner at 184 Laurel Knoll Drive. I want to voice my opposition to the builder's request to eliminate the vehicular entry gate. Myself and all the other neighbors I've talked to are in favor of the entry gate. I will not be able to attend the public hearing on July 25, so please accept this message as my formal opposition to eliminate the entry gate. We have had a horrible experience with many package thefts from our porch and we hope the gate will be the remedy.

All the best,
Trevor Lilian

Sent from Yahoo Mail for iPhone

Brandon Northart

From: Brian Vitale [redacted] >
Sent: Monday, July 17, 2023 8:41 PM
To: Brandon Northart
Subject: 370 Muir Station Road / APN# 165-570-056-0 / Gate

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Brandon,

I am an owner at Muir Heights Townhomes at 370 Muir Station Road, APN# 165-570-056-0. I saw a posting about the front entrance gate being removed from the project scope and I wanted to voice my opposition to this. We were told the gate would be put in place during one of the final phases of the project when purchasing our home by Discovery Homes. We are already experiencing unwanted visitors and minor crimes. Packages are being stolen off of porches regularly. The gate is a needed deterrent for preventing crime. The project sits close to the highway and is an easy target for crimes. I do not want more serious crimes to happen that could be prevented with an entry gate. I do not believe Discovery Homes should be allowed to remove the gate from the plans after telling homeowners it was in the project scope. Please ensure that the gate remains in the project scope.

I appreciate your time. Please let me know if you have any questions or concerns.

Thank you,
Brian Vitale
[redacted]

Brandon Northart

From: Shane Guertin <[redacted]>
Sent: Sunday, July 16, 2023 7:27 AM
To: Brandon Northart
Subject: Muir Heights vehicle gate.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Brandon,

Discovery homes is attempting to eliminate the requirement for a vehicular gate at the entrance of Muir Heights. Although I will be attending the hearing in opposition of this request, I wanted to reach out to you with a few concerns. First, there is already a smoke shop and now a liquor store going in next door. The amount of transients already in the area is sure to increase. We have already had two transients freely enter our neighborhood with shopping carts, steal packages and tweak out right outside of our homes. With our development being right next to the shopping center/smoke shop/future liquor store, our community is sure to become an easy target without having security gates. Discovery homes is simply attempting to secure profits while further damaging property values.

Pleas take our communities concerns into consideration.

Thank you,

Shane

Brandon Northart

From: Hailey Lopez <[redacted]>
Sent: Tuesday, July 18, 2023 2:03 PM
To: Brandon Northart
Subject: Objection to Removal of Vehicular Entry Gate at the Laurel Knolls Subdivision

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Northart,

I am an owner at Muir Heights Townhomes at 370 Muir Station Rd. APN # 165-570-056-0. I am writing to object to Discovery Builders, Inc. proposed plan of eliminating the vehicular entry gate. When my husband and I purchased our home, we were informed that the entry gate would be installed during the final phases of construction and this was a positive contributive factor in our decision to buy via Discovery Builders. Without the gate, we are already experiencing unwanted visitors (including non-residents using the playground area) and minor crimes, including the frequent theft of packages off porches. Our community also sits close to a freeway entrance and I've noticed a lot of transient people around our neighborhood. I believe the gate will assist significantly to deter crime in our townhome community. I do not believe Discovery Homes should be permitted to take the entry gate out of the project scope. Please hold Discovery Homes accountable for installing the vehicular entry gate.

I appreciate your time. Please let me know if you have any questions or if I can share more information.

Thank you,
Hailey Lopez
[redacted]

From: [redacted]
To: Brandon Northart
Subject: Residents In favor of Vehicle Entry Gate at Laurel Knolls
Date: Monday, July 17, 2023 8:12:00 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Brandon,

We live at the Muir Heights community and saw the recent sign posted about the potential elimination of installing the gate.

Our brand new community has had too many package thefts and non-residents strolling through making it feel unsafe and stressful in the neighborhood.

Installing the gate would greatly improve these issues, and definitely improve the safety of all of us, many of which have young babies and children, ourselves included.

We hope you take this into consideration for this project.

Thanks,
Lindsey and Nayeem Shah

--
Cheers,

Lindsey and Nayeem Shah

From: Vamshidhar Reddy
To: Brandon Northart
Subject: Community gate request
Date: Monday, July 24, 2023 4:07:42 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi,

I'm a resident of Muir heights community (234 Laurel Knoll Drive) in Martinez. This is a new community of townhomes and doesn't have a gate yet.

Due to this, there are lot of trespassers mostly stealing packages etc and could potentially turn into other type of thefts.

This is to request approval for the construction of a gate at the entrance. We would like to know who's responsibility it is. If it's by city or the builder.

Regards,
Vamshidhar
[redacted]

STAFF REPORT

Planning Commission

Date: November 14, 2023

To: Planning Commission

From: Michael P. Cass, Planning Manager

Prepared By: Daniel Gordon, Associate Planner

Subject: 5043 Milano Way Minor Subdivision and Variance
Planning Application No. 22PLN-0081 and MS511-22

Recommendation

Conduct a public hearing and adopt Resolution No. 23-13, approving a request for: 1) a minor subdivision of a one-acre parcel into four lots and 2) a variance to increase the permitted height of retaining walls from six to seven feet, located at 5043 Milano Way in the Residential 6.0 ("R-6.0") zoning district, Assessor's Parcel Number 191-040-010 (the "subject site"), subject to conditions of approval.

Background

Previous Meeting

This item was previously considered by the Planning Commission at its September 26, 2023 meeting. After receiving input from the public regarding the impact of the proposed retaining wall height and location for Parcel D, the Planning Commission continued the matter to October 24, 2023. The Commission subsequently continued the matter to November 14, 2023 to allow the Applicant to modify the proposed retaining wall arrangement to reduce impacts on neighboring properties. This modified proposal, which includes terraced retaining walls with a maximum height of seven feet, is attached as Exhibit D of Attachment A.

Site Description

The subject property is a one-acre undeveloped lot. The subject property has a General Plan land use designation of Residential Low ("RL") and is in the R-6.0 zoning district. See Figure 1 for the aerial photo of the subject site and surrounding properties.

Figure 1 – Project Location

Surrounding Land Uses

The subject site is surrounded by the following land uses:

North: Residential (R-6.0)
East: Residential (R-3.5, R-6.0)
South: Residential (R-6.0)
West: Residential (R-6.0)

Project Description

The Applicant proposes to subdivide the existing one-acre parcel into four parcels. The four resulting parcels would range in size from 7,790 square feet to 9,776 square feet. One of the parcels – designated as "Parcel C" on the plans – would have access to the street via a utility and access easement through Parcel D.

Discussion

General Plan Consistency

On November 2, 2022, the City Council adopted General Plan 2035. The subject property has a General Plan land use designation of RL, which allows for low-density residential development. Approval of this minor subdivision would be consistent with the General Plan's goals, such as Goal LU-G-1 to "encourage land use development to occur in an orderly fashion" and Goal LU-G-2 "to create development that enhances existing character and preserves the…residential neighborhoods…to the maximum extent feasible." The minor subdivision would be consistent with these goals as it would result in appropriately sized parcels for residential development, consistent with the surrounding neighborhood.

Zoning Compliance

The subject property is located within the R-6.0 zoning district. The following table provides the development standards for this district, compared to the proposal.

Table 1 – R-6.0 Development Standards

Criteria	Requirement	Existing	Proposed	Conformance
Lot Size	Minimum 6,000 sq. ft.	43,560 sq. ft.	7,790 sq. ft. – 9,776 sq. ft.	Y
Street Frontage	Minimum 40 ft.	130 ft.	56 ft. – 78 ft.	Y
Lot Width	Minimum 60 ft.	130 ft.	60 ft – 83 ft.	Y
Lot Depth	Minimum 100 ft.	335 ft.	104 ft. – 158 ft.	Y
Wall Height	6 ft. maximum	n/a	7 ft.	N

Table 1 lists the development standards applicable to the project. The proposed minor subdivision complies with all applicable development standards except for the standard for wall height, as retaining walls measuring seven feet, where six feet is permitted, are proposed. Thus, a variance to exceed this height limit is required. The variance findings can be positively made and are included in Exhibit B of Attachment A. The retaining walls will be constructed of tan-colored Geowall using Pro Straight Face blocks per the detail provided in the attached project plans.

When the parcels are developed, they will be further evaluated for conformance with zoning district development standards, such as setbacks and height. Furthermore, the new homes will be subject to design review.

Public Street Dedication

Upon development of the southern half of Rosemary Court in the 1990s, the street was dedicated to the City. The City did not accept this offer and at the time (as it is the City's policy to not accept streets with partially completed improvements). However, based on confirmation by the City Attorney, this dedication offer still stands and the City will accept Rosemary Court as a public street upon the completion of the improvements outlined in the Conditions of Approval for the subject minor subdivision, subject to approval by the City Engineer or designee.

Environmental Review

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") under CEQA Guidelines Sections 15332, as the project is consistent with the applicable General Plan land use designation as well as with applicable zoning designation and regulations; the project occurs within the City limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval

of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

Noticing Requirements/Public Outreach

In compliance with Martinez Municipal Code Section 22.40.040 and Government Code Section 65901, a public hearing notice was published in the *Martinez News Register*; was posted at City Hall and at the subject site; and was mailed via first class or electronic mail to the applicant, property owner(s), owners of property located within 300 feet of the subject site, local service agencies whose services might be affected by the project, and individuals who had previously filed written request for such notice a minimum of 10 calendar days in advance of the original and subject public hearing. No public comments were received at the time this staff report was prepared.

Attachments

- Attachment A – Draft Planning Commission Resolution No. 23-13
    - Exhibit A – Minor Subdivision Findings
    - Exhibit B – Variance Findings
    - Exhibit C – Conditions of Approval
    - Exhibit D – Project Plans

RESOLUTION NO. 23-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MARTINEZ APPROVING A REQUEST FOR: 1) A MINOR SUBDIVISION OF A ONE-ACRE PARCEL INTO FOUR LOTS, and 2) A VARIANCE TO INCREASE THE PERMITTED HEIGHT OF RETAINING WALLS FROM SIX TO SEVEN FEET, LOCATED AT 5043 MILANO WAY IN THE RESIDENTIAL 6.0 ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 191-040-010, AND FINDING PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") UNDER CALIFORNIA GOVERNMENT CODE REGULATIONS, TITLE 14, SECTION 15315, SUBJECT TO CONDITIONS OF APPROVAL

WHEREAS, on December 22, 2023, Scott Busby ("the Applicant") submitted Planning Application No. 22PLN-0081/MS511-22, requesting approval of a Minor Subdivision of a one-acre parcel into four parcels, located at 5043 Milano Way, APN 191-040-010; and

WHEREAS, the proposed project is regulated as set forth in the Martinez Municipal Code ("MMC") Title 22 "Zoning," establishing subdivision requirements; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 26, 2023 to consider the application, receive public testimony, consider all other substantial evidence in the record, and continued the matter to October 24, 2023 to allow the Applicant to modify the proposed subdivision improvements; and

WHEREAS, on October 24, 2023, the Planning Commission continued the matter, without discussion, to November 14, 2023 to allow the Applicant to modify the proposed subdivision improvements; and

WHEREAS, on October 26, 2023 the Applicant submitted revised plans and a request for a Variance to increase the permitted height of the proposed retaining walls from six to seven feet; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 26, 2023 and November 14, 2023 to consider the application, receive public testimony, and consider all other substantial evidence in the record; and

WHEREAS, the California Environmental Quality Act ("CEQA"), together with State Guidelines require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission determined the project is categorically exempt from the requirements of CEQA pursuant to Section 15332 of the CEQA Guidelines, as the project is consistent with the applicable General Plan land use designation as well as with applicable zoning designation and regulations; the project occurs within the City limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services; and

WHEREAS, the Record of Proceedings ("Record") upon which the Planning Commission bases its decision regarding the planning application includes, but is not limited to: (1) all staff reports, City files and records, and other documents prepared for and/or submitted to the City relating to the application; (2) the evidence, facts, findings, and other determinations set forth in this resolution; (3) the Martinez General Plan 2035 and the MMC; (4) all designs, plans, studies, data, and correspondence submitted by the Applicant in connection with the planning application; (5) all documentary and oral evidence received at public hearings or submitted to the City relating to the planning application; and (6) all other matters of common knowledge to the Planning Commission including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records, and projections related to development within the City and its surrounding areas; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations; and testimony herein above set forth and used its independent judgement to evaluate the project.

NOW, THEREFORE, the Planning Commission of the City of Martinez resolves and finds as follows:

1. The above recitals are found to be true and constitute part of the findings upon which this resolution is based.

2. The Planning Commission hereby makes the findings in Exhibits A and B with respect to minor subdivision and variance approval.

NOW, THEREFORE, BE IT FURTHER RESOLVED based on the findings set forth in the Record as a whole, the Planning Commission hereby adopts this Resolution, approving the minor subdivision and variance (Planning Application No. 22PLN-0081), subject to conditions of approval and the project plans, attached hereto as Exhibits C and D respectively, and incorporated herein by this reference.

* * * * *

I HEREBY CERTIFY the foregoing is a true and correct copy of a resolution duly adopted by the Planning Commission of the City of Martinez at a regular meeting of said Administrator held on the 14th day of November, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

Sean Trambley, Planning Commission Chair

ATTEST:

_____

Michael P. Cass, Planning Manager

EXHIBIT A

MINOR SUBDIVISION FINDINGS

A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

A. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

The proposed map is consistent with applicable general and specific plans.

B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

C. That the site is not physically suitable for the type of development.

The site is physically suitable for the proposed development.

D. That the site is not physically suitable for the proposed density of development.

The site is physically suitable for the density of development.

E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the subdivision and proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

F. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

The design of the subdivision is not likely to cause serious public health problems.

G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

EXHIBIT B

VARIANCE FINDINGS

1. **Strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this Title.**

   Strict or literal interpretation and enforcement of the specified regulation would result in a parcel with a significantly constrained developable footprint, essentially eliminating the possibility of a backyard or any usable open space.

2. **There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zoning district.**

   The topography of the subject property requires a retaining wall, and the extreme elevation change between the subject property and the neighboring property means a standard six-foot retaining wall is unable to adequately retain the amount of earth required. A seven-foot retaining wall is appropriate. Further, the Applicant proposes to terrace the walls in an effort to reduce the perceived overall height.

3. **Strict or literal interpretation and enforcement of the specified regulation would deprive the Applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.**

   Strict or literal interpretation and enforcement of the specified regulation would deprive the Applicant of the ability to develop their property to the level that has been afforded to the owners of other properties in the same zoning district.

4. **The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations on other properties classified in the same zoning district.**

The granting of a variance would not constitute a grant of special privileges inconsistent with the limitations on other properties classified in the same zoning district.

5. **The granting of the variance will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.**

   The granting of the variance will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity. A building permit is required for the retaining walls to ensure they are constructed in a safe manner and comply with applicable Building Codes and regulations.

Exhibit C

CONDITIONS OF APPROVAL

These conditions apply to and constitute approval for the subdivision of one parcel into four resulting parcels, located at 5043 Milano Way.

1. Conditions of Project Plans: The Conditions of Approval shall be incorporated as the second sheet in the plan set submitted for building permits application.

2. Substantial Conformance: The project shall be constructed substantially in conformance with the plans presented to the Planning Commission on November 14, 2023. Minor changes may be approved by the Planning Manager or designee. All improvements shall be constructed and installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.

3. Failure to Conform to Conditions: If the Applicant constructs buildings or makes improvements in accordance with these approvals, but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation, or modification of these approvals, or any other remedies available to the City.

4. Successors in Interest: These Conditions of Approval shall apply to any successor in interest in the property and the Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.

5. Expiration of Approval: The tentative map shall expire 24 months after its approval or conditional approval. The Planning Commission may, in its discretion, extend the time at which the tentative map expires for a period or periods not exceeding a total of 36 months. Applications for extensions must be filed no later than 45 days prior to the expiration of the tentative map. Upon such application, the tentative map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. Failure to record a final map prior to the expiration of the tentative map (including any extensions thereof) shall terminate all proceedings. Before a final map may thereafter be recorded or any lots sold, a new tentative map shall be filed in accordance with the provisions of MMC Title 21. The effective date of this planning approval is November 14, 2023.

6. Extension of Approval: Extension of the expiration date of a permit or approval can be considered if the Applicant files an application 45 days prior to the expiration date. Extensions are not automatically approved; the Planning Commission may consider changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law when evaluating the continuation request.

7. Relevant Ordinances and Regulations: Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City, or other public agency having jurisdiction.

8. Indemnification: The Applicant shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the Planning Commission's decision to approve the applications and any environmental document approved in connection therewith. This indemnification shall include damages or fees awarded against the City, if any, cost of suit, attorneys' fees, and other costs and expenses incurred in connection with such action whether incurred by the Applicant, the City, and/or the parties initiating or bringing such action.

9. Notification Claims/Actions: The City shall promptly notify the Applicant of any claim, action, or proceeding, which may be filed and shall cooperate fully in the defense, as provided for in Government Code Section 66474.9. In the event the Applicant is required to defend the City in connection with any said claim, action, or proceeding, the City shall retain the right to: (i) approve the counsel to so defend the City; (ii) approve all significant decisions concerning the manner in which the defense is conducted; and (iii) approve any and all settlements, which approval shall not unreasonably be withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the Applicant in the defense of said claim, action or proceeding. If the City chooses to have counsel of its own to defend any claim, action, or proceeding, and the Applicant has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City, except that the fees and expenses of the City Attorney shall be paid by the Applicant.

10. Notification of Fees, Dedications, Reservations, and Exactions: The Conditions of Approval set forth herein include certain fees, dedication requirements, reservation requirement, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions which may or may not be subject to the Mitigation Fee Act (Government Code Section 6000, et seq.). The Applicant is hereby further notified the 90-day approval period in which the Applicant may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If the Applicant fails to file a protest within this 90-day period complying with all the requirements of Government Code Section 66020, the Applicant will be legally barred from later challenging such exactions.

11. Electrical and Mechanical Equipment: The Applicant shall submit plans for added electrical and mechanical equipment prior to commencement of work.

12. Building Codes: Construction shall comply with all applicable City and state building codes and requirements in effect at the time a building permit is issued.

13. Fees, Bonds, Deposits, and Agreements:

    a. Subdivision Improvement Agreement: The Applicant shall enter into the City's standard subdivision improvement agreement to secure performance of all improvements in accordance with the approved improvement plans. All required faithful performance bond(s) and labor materials bond(s) in penal amount equal to 100 percent of the approved estimates of construction costs of improvements shall be submitted to and approved by the City, and other agencies having jurisdiction, prior to City approval of the Parcel Map or issuance of the Building Permit, Site Development Permit, and/or Encroachment Permit, whichever comes first. The Applicant shall submit a maintenance bond of 10 percent the full value of all subdivision improvements. The bonds shall be in a standard form approved by the City Attorney and the City Engineer or designee(s).

    b. Fees and Security Deposit: The Applicant shall pay all applicable fees and security deposit (for a minor subdivision) including, but not limited to, plan check, inspection, Contra Costa County drainage fee (DA# 88), CCC Mapping fee, and recordation fees, and Development Impact Mitigation fees. The actual fees shall be in accordance with the City's fee schedule in effect at the time of payment.

       Time of payment for fees and security deposit:

       - All fees and security deposits (except the Development Impact Mitigation fees) shall be paid prior to the approval of the plans and issuance of the Site Development and Encroachment permit. The actual fees shall be determined per the City's fee schedule at the time of payment.

       - Development Impact Mitigation fees (which include, but are not limited to, park in lieu, childcare, transportation impact, park and recreation facilities, police facility and cultural facilities fees) shall be paid prior to issuing a building permit on each parcel. The actual fees shall be in accordance with the City's fee schedule in effect at the time of payment.

    c. School Fee: The Applicant shall pay all school impact fees required by State and local laws in effect at the time of issuance of building permits.

    d. City Attorney's Fees: The Applicant shall be responsible for City Attorney's fees associated with the implementation of this project.

    e. Other Agencies Fees: All fees and deposits required by other agencies having jurisdiction shall be paid prior to City approval of the Plans or issuance of the Site Development Permit, Encroachment Permit, or Building Permit, whichever comes first. The Applicant at their sole expense shall be responsible for all other agency review and permit fees and expenses.

f. Property Acquisition Fees: The Applicant at their sole expense shall be responsible for all costs required to obtain off-site easements and right-of-way, if any.

g. Stormwater Operation and Maintenance Agreement: The Owner shall enter into an agreement with the City for the Operation and Maintenance of stormwater control facilities (C.3 water treatment facilities) in the form prepared by the Contra Costa Clean Water Program ("CCCWP").

14. Full Set of Plans: Complete sets of grading plans, improvement plans, landscape plans, and utility composite plans, prepared by a registered civil engineer, shall be submitted to the City Engineer or designee for review and approval.

15. Grading Plans:

a. Soils Report: A soils report prepared by a registered Geotechnical Engineer shall be submitted to the City for review. All recommendations made in the soils report, unless amended by the City's review, shall be incorporated into the design and construction of the project.

b. Final Soils Report: A qualified geotechnical engineer shall be responsible for quality control of the grading operations. A final soil report shall be submitted to the City after the work is complete.

c. Contours: Contour grading techniques, with spot elevations, shall be employed throughout the project to achieve a more natural appearance, even where this will increase the amount of grading.

d. Grading Setbacks: Tops of cuts or toes of fills adjacent to existing public rights-of-way or easements shall be set back two feet minimum from said rights-of-way and easements, unless otherwise approved by the City Engineer or designee.

e. Pad Elevations: The Applicant's engineer shall certify the actual pads elevation in accordance with City standards prior to issuance of Building Permit.

f. Finished Grading: The finished grading shall be inspected and certified by the Applicant's engineer in conformance with the approved Grading Plan and soils report pursuant to the provisions of MMC Title 15.

g. Erosion Control Plan: An Erosion Control Plan prepared by a registered civil engineer shall be submitted to the City Engineer or designee for review and approval. Erosion control measures shall be implemented per approved plans for all grading work not completed before October 1. All drainage systems shall be protected from sediment and debris from storm runoff. Appropriate best management practices ("BMP") shall be used in design of erosion control plan such as straw wattles, silt fences, diversion berms, and

check dams. Fill slopes shall be stabilized and covered. All exposed surface areas shall be mulched and reseeded. All cut and fill slopes shall be protected with hay mulch and/or erosion control blankets. Erosion control facilities shall be inspected and maintained by the contractor during construction.

h. SWPPP: A Construction General Permit and a Stormwater Pollution Prevention Plan ("SWPPP") is required for a project disturbing land of one acre or more.

i. Hydroseed: All graded slopes more than five feet in height shall be hydroseeded no later than September 15 and irrigated (if necessary) to ensure establishment prior to the onset of the rainy season.

j. Tree Protection: Existing trees shall be shown on the grading plan. Trees to be removed shall be clearly noted on the plans. A Tree Permit may be required for protected trees pursuant to Martinez Municipal Code Chapter 8.12.

k. Drainage: The on-site finish grading shall require drainage to be directed away from all building foundations at a minimum slope of two percent to a maximum slope of 20 percent and shall be directed towards approved drainage facilities or swales. Non-paved drainage swales shall have a minimum slope of one percent. Unless otherwise approved by the City, the Applicant shall provide a minimum four-foot-wide clear access around the building.

16. Retaining Walls:

a. For major walls to be constructed during the mass-grading phase, the Applicant shall obtain a building permit, prior to or concurrent with issuance of a Grading Permit or Site Development Permit.

b. For all other walls, the Applicant shall obtain a separate Building Permit prior to issuance of Building Permits for structures on the respective parcels.

c. No permanent retaining walls, including the foundation, are allowed within the public right-of-way, unless otherwise approved by the City Engineer or designee.

17. Storm Drainage:

a. Downstream Drainage Facilities: The Applicant shall collect and convey storm drain runoff from the site, without diversion, to existing adequate downstream drainage facilities to the satisfaction of the City Engineer or designee.

b. Hydrology Study: The Applicant shall not increase storm water runoff to

adjacent downhill lots unless either: (1) a Drainage Release is signed by the property owner(s) of affected downhill lots and recorded in the office of the County Recorder; or (2) site drainage is collected and conveyed in approved drainage facilities within a private drainage easement through a downhill property. This condition may require collection of on-site runoff and construction of an off-site storm drainage system. The Applicant shall submit hydrology/hydraulic study to demonstrate the project will not increase the peak flows to downstream storm drain facilities to the satisfaction of the City Engineer or designee. All required releases and/or easements shall be obtained prior to issuance of the Building Permit, Encroachment Permit, or Site Development Permit, whichever comes first.

c. Flood Control: Storm drain system shall be designed in accordance with the City and the County Flood Control District Standards for a 10-year storm. Furthermore, the system shall be designed to ensure that local streets remain passable during a 100-year storm. Passable is defined as one 10-foot travel lane in each direction, pavement free of water runoff. The Applicant shall install a drainage system to ensure passability. Should the runoff due to the proposed development contribute incrementally to an existing flooding problem, then the Applicant shall be required to contribute funds for his proportional share of future drainage system costs as determined by the City Engineer or designee.

d. Storm Drain Easements: A minimum 10-foot-wide easement is required for public storm drain with a 12-inch to 36-inch pipe. Private storm drain facilities, to be maintained by property owner(s), shall be installed within private storm drainage reserves, or as approved by the City Engineer or designee.

e. Trash Capture: All public storm drainage inlets shall be equipped with full trash capture devices, unless otherwise approved by the City Engineer or designee. Full trash capture devices shall be selected from an approved list of manufactures by the San Francisco Regional Water Quality Control Board.

f. Storm Drain Design: The minimum pipe size of public storm drain system is 12 inches, unless otherwise approved by the City Engineer or designee.

18. NPDES Municipal Regional Permit (MRP), Provision C.3:

a. Municipal Regional Permit: The Applicant shall comply with the rules, regulations, requirements of Provision C.3 of the current Municipal Regional Permit (“MRP”) of the State Regional Water Resources Control Board NPDES Permit as applicable to this project, and MMC Chapter 15.06 (Stormwater Management and Discharge Control).

b. Stormwater Control Plan: The Applicant shall submit a final Stormwater

Control Plan (“SWCP”), and an Operation and Maintenance (“O&M”) Plan for the stormwater control facilities (C.3 facilities) for review and approval by the City Engineer or designee. The SWCP shall be prepared in accordance with the current edition of the CCCWP C.3 Guidebook, signed by the Applicant’s engineer and the property owner(s), and approved by the City Engineer or designee, prior to issuing Site Development Permit or Encroachment Permit. The CCCWP C.3 online calculator shall be used in determining the size of the required C.3 facilities. A copy of the calculations shall be included in the Stormwater Control Plan.

c. Stormwater Operation and Maintenance Agreements: The stormwater control facilities shall be operated and maintained by the property owner(s) in perpetuity. Annual inspection reports shall be submitted to the City Engineer or designee. All required Stormwater Operation and Maintenance agreements (in the form prepared by CCCWP) shall be executed prior to issuing building permit(s).

d. Irrigation: Efficient irrigation, appropriate landscape design, and proper maintenance shall be implemented to reduce excess irrigation runoff, promote surface filtration, and minimize use of fertilizers, herbicides, and pesticides.

e. Impervious Surfaces: To the maximum extent practicable, the Applicant shall minimize the amount of impervious surface area, divert drainage from paved surfaces to grassy swales, buffer strips, or sand filters prior to discharge into the storm drain system.

f. Catch Basins: All storm drain inlets (catch basins) shall be imprinted with the sign "No Dumping, Flows to Creek" as per City Standard #SD-1.

g. As-Built Drawings: Prior to the issuance of final Certificate of Occupancy, the Applicant shall submit as-built drawings of the stormwater control facilities, including all revisions and updates.

19. Rosemary Court and Millano Way Street Improvements:

a. Milano Way:

i. Frontage Improvements: In accordance with MMC Chapter 12.30, the Applicant is required to install frontage improvements. This includes, but not limited to, installing curb, gutter, and a 5.5-foot-wide sidewalk (as measured from face of curb), widening the street pavement (approximately 7.5 feet), and repairing existing damage pavement to centerline of the street to the satisfaction of the City Engineer or designee.

ii. Pavement: The new pavement section thickness shall be based on State of California "R" value method for a collector street. Use Traffic

Index value ("T.I.") of 7.0. The minimum street pavement section shall be 0.30 foot asphaltic concrete pavement over a minimum 0.50 foot Class 2 aggregate base.

iii. ADA Ramps: The Applicant shall install ADA access ramps, per CalTrans standard details, at the corner of Milano Way and Rosemary Court to the satisfaction of the City Engineer or designee. Truncated domes shall be sourced from Armor Tile in the Onyx Black color or alternative approved by the City Engineer or designee.

iv. Curb Return: The curb return radius shall be 35 feet or match the existing curb return on Rosemary Court and Milano Way.

v. Striping, Pavement, and Signage: All required striping, pavement legend, and signage (including street centerline) shall be constructed to the satisfaction of the City Engineer or designee.

vi. Right-of-Way: A five-foot wide strip of right-of-way along Milano Way shall be offered to the City for roadway purposes on the Parcel Map.

b. Rosemary Court:

i. Frontage Improvements: The Applicant shall construct curb, gutter, and 5.5-foot-wide sidewalk (as measured from face of curb), widening the street pavement to the ultimate width of the street (40 feet wide as measured from face of curb to face of curb) to the satisfaction of the City Engineer or designee.

ii. Pavement: The new pavement section thickness shall be based on State of California "R" value method for a local street. Use T.I. value of 5.5. The minimum street pavement section shall be 0.30 foot asphaltic concrete pavement over a minimum 0.50 foot Class 2 aggregate base.

iii. Gutter: The Applicant shall construct a valley gutter (per City standards) at the intersection of Rosemary Court and Milano Way to conform to the existing improvements.

iv. Signs: The Applicant shall relocate the street name sign and stop sign to the corner at the south or north side of the intersection, per City standard. The Applicant shall install a new stop legend.

v. Slurry Seal: The Applicant shall resurface existing pavement of the existing half-street of Rosemary Court using slurry seal or other method approved by the City Engineer or designee.

vi. Right-of-Way: Rosemary Court right-of-way shall be offered to the City on the Parcel Map. The public right-of-way line shown on the

tentative map shall be modified to include the new sidewalk and the curb ramp. A public utility easement line ("PUE") measured 1.5 feet (minimum) from the back of sidewalk shall be dedicated on the Parcel Map.

vii. Street Trees: Street trees shall be planted along the frontage Rosemary Court and Milano Way in accordance with City standards. The species of tree shall be approved by the Community and Economic Development Director and the City Engineer or designee(s).

viii. Striping and Legends: All striping and pavement legends shall be thermoplastic. The Applicant shall use sand blasting method for the removal of existing thermoplastic striping and legends.

20. Work on Adjacent Properties: A right-of-entry permit(s) is required for any grading or work on adjacent properties. No permits shall be issued until the Applicant provides the City with the right-of-entry from all affected property owners. Right-of-entry permit(s) form shall be in a form acceptable to the City Engineer or designee.

21. Cultural Resources: If cultural resources are discovered during subsurface excavations, the Contractor shall cease construction and shall implement the recommendations and mitigation measured suggested by a qualified archeologist prior to continuing excavation or grading activities.

22. Boundary Treatment: The plans shall include the boundary treatment shown on cross sections, drawn to scale, for retaining walls, fencing, and drainage.

23. Minimize Curb Breaks: To the extent feasible, the Applicant will minimize the number of curb breaks on Rosemary Court by combining driveway entrances where possible.

24. Utilities Services:

a. Undergrounding: All new utility distribution services on-site and off-site shall be installed underground.

b. Water System: The site is located withing the Central Contra Costa Water District (CCWD) service area. The water system shall be designed and constructed to meet the requirements of CCWD, and the fire flow requirements of the Contra Costa County Fire Protection District.

c. Sanitary Sewer:

i. The site is within Mountainview Sanitary District ("MSD") service area. The sewer system shall be designed and constructed in accordance with MSD standard details, specifications, and requirements.

ii. No private sewer lateral cleanouts shall be installed along the street right-of-way.

iii. MSD approval is required prior to City issuing a Site Development and Encroachment Permit.

25. Weed Abatement: The Applicant shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property to the satisfaction of the City Engineer or designee and the Fire Department.

26. Retaining Walls: The retaining walls for Parcel D will be comprised of straight face wall blocks of a tan color, as indicated in the retaining wall detail sheet contained in the Project Plans included as Exhibit D.

27. Conditions for Construction Activity:

a. Noise Control and Work Hours: All construction activities shall conform to the Martinez Municipal Code Chapter 8.34 (Noise Control). Construction activities on private property are limited to the hours of 7:00 a.m. to 7:00 p.m., Mondays through Fridays; and 9:00 a.m. to 5:00 p.m. Saturdays and Sundays. The permittee shall post a sign on the site notifying all workers of these restrictions.

b. Construction Activities: Construction activities on public right-of-way shall be limited to the hours 8:00 a.m. to 5:00 p.m. Mondays through Fridays (9:00 a.m. to 4:00 p.m. Mondays through Fridays on Milano Way) except for City, state, and federal holidays, unless otherwise approved by the City Engineer or designee or specified on the encroachment permit.

For information on the calendar dates that these holidays occur, please visit the following websites:

- Federal Holidays: https://www.opm.gov/policy-data-oversight/pay-leave/federal-holidays/
- California Holidays: https://www.sos.ca.gov/state-holidays

c. Quiet Equipment: The Contractor shall be required to employ the quietest construction equipment available, and to muffle noise from construction equipment and to keep all mufflers in good working order in accordance with State law. This condition shall be subject to the satisfaction of the City Engineer, Chief Building Official, or designee(s).

d. Dust Control: Adequate dust control measures shall always be employed, including weekends and holidays, and throughout all grading and construction periods, subject to the satisfaction of the City Engineer or designee. The Applicant shall regularly water areas that are exposed for extended periods to reduce wind erosion. Measures to be incorporated may

include, but are not limited to, the following: keeping dust on the site, use of water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after the completion of each day's activities, use of water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site, wetting down the construction area after work is completed for the day and whenever winds exceed 15 miles per hour ("mph"), having site watered at least once each day including weekends and/or holidays when winds exceed 15 mph, and covering soil stockpiled for more than two days or treating with soil binders to prevent dust generation.

e. Streets Clear of Debris: The Contractor shall ensure that surrounding streets stay free and clear of silt, dirt, dust, tracked mud, and similar materials coming in from or in any way related to project construction. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.

f. Equipment Speed: Speeds of construction equipment shall be limited to 10 miles per hour. This includes equipment traveling on local streets to and from the site.

g. Driveway Access: Neighboring driveway access shall be maintained at all times. A good faith effort shall be made to avoid interference with existing neighborhood traffic flows.

h. Parking on Surrounding Streets: There shall be no construction vehicles or equipment parking on the surrounding residential streets, including all workers vehicles, except if an Encroachment Permit is issued by the City.

i. Truck Routes: Truck routes for the import or export of cut/fill material shall be identified and approved by the City Engineer or designee prior to the issuance of any permits.

j. Property Damage: The Applicant shall be responsible for the repair of any damage to public streets or other public property and caused by the import or export of soils materials necessary for the project.

28. General Requirements:

a. Building Codes: Construction shall comply with all applicable City and State building codes and requirements, including handicapped, energy conservation, grading, and erosion control requirements.

b. Design Standards and Specifications: Design of all public improvements shall conform to the City's Design Guidelines, Standard Special Provisions, and Standard Drawings. Prior to preparation of improvement plans, the Applicant or their representative should contact the Engineering Division.

c. All-Weather Surface and Fire Hydrants: Prior to issuance of any Building Permit, the access to building sites shall be graded and improved to at least an all-weather surface condition, and operating fire hydrants shall be in place.

d. Site Development and Encroachment Permit: The Applicant shall obtain a Site Development Permit and Encroachment Permit for any work onsite and within the City right-of-way.

e. Design Review: Any dwelling units, excluding accessory dwelling units and junior accessory dwelling units, constructed on the parcels resulting from this minor subdivision are required to undergo staff-level design review prior to the issuance of any building permit.

f. Address Assignment: An application for an address assignment shall be required after final inspection and prior to the issuance of any certificate of occupancy.

g. Other Agencies Approval: Approval by the Applicant's Soils Engineer, the Fire District, Sewage District, and the water agency of all improvements and buildings is required prior to City approval of construction plans.

h. Public Improvements: Prior to issuance of the first certificate of occupancy, the public improvements including but not limited to streets, sewers, storm drains, streetlights, and traffic signs required for access to the sites of that phase of the project shall be completed. All public improvements shall be completed and accepted or rejected by the City prior to issuance of certificate of occupancy on final dwelling unit in the project.

i. Pre-Construction Meeting: Prior to construction, the Contractor shall contact the Building Official for a pre-construction meeting. A construction program and schedule shall be submitted and reviewed by staff at the meeting. The program shall provide the contractor's name and contact information and a general description of the hours of construction, number of workers on site, and information on construction vehicles (location and duration of parking, quantity and type of vehicles, haul routes, and related information).

j. Plans Submittal: Complete grading plan, site development plans, erosion control plan, specifications, and calculations shall be submitted to and approved by the City Engineer or designee, the Community and Economic Development Director or designee, and/or other agencies having jurisdiction over all improvements within the proposed development prior to issuance of a Building Permit, Site Development Permit, or Encroachment Permit, whichever comes first.

k. City Approval of Plans: Prior to City approval of the plans, all required fees, deposits and bonds shall be paid and posted (as stated in Condition 13 above); all agreements shall be executed; all offsite easements and right of

entry permits shall be acquired, and all grading and improvement plans shall be approved by the City Engineer and Community and Economic Development Director or designee(s). No construction shall take place until the issuance of the appropriate Site Development and Encroachment Permit and/or Building Permit. Approved plans shall become the property of the City upon being signed by the City Engineer and Community and Economic Development Director or designee(s).

l. "As Built" Plans: Prior to acceptance of improvements, offers of dedication, and release of bonds and deposits by the City, the City's record copies of the grading, site, and improvement plans shall be updated to show "As Built" conditions of the project. Said plans shall be prepared by the responsible Civil Engineer of work and shall reflect all changes made during project construction. Grading and improvement plans shall be 24" x 36" in size. Digital plans may also be required by the City Engineer or designee.

EXHIBIT D

PROJECT PLANS

[See following sheets]

TENTATIVE MAP
"ROSEMARY COURT"
MS 551-22
CITY OF MARTINEZ
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

OWNER/DEVELOPER
BUSBY CONSTRUCTION
PO BOX 1007
MARTINEZ, CA 94553
(925) 228-0557

CIVIL ENGINEER
APEX CIVIL ENGINEERING & LAND SURVEYING
817 ARNOLD DRIVE, SUITE 50
MARTINEZ, CA 94553
(925) 476-8499

SOILS ENGINEER
JOHN CAMPBELL & ASSOCIATES
657 ST. GEORGE ROAD
DANVILLE, CA 94526
(925) 743-4010

GENERAL

ASSESSORS PARCEL NO(s):	161-040-010
PROJECT ADDRESS:	5043 MILANO WAY, MARTINEZ, CA
TOTAL AREA:	0.93 ACRES
NET DEVELOPABLE AREA:	0.80 ACRES
EXISTING USE:	SINGLE FAMILY RESIDENCE
EXISTING ZONING:	R-6.0 (ONE-FAMILY RESIDENTIAL)
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	R-6.0 (ONE-FAMILY RESIDENTIAL)
NUMBER OF UNITS:	4 PARCELS
DENSITY:	4.30 UNITS/AC
FEMA FLOOD DESIGNATION:	ZONE "X" PER FIRM PANEL 0277F, DATED 06-16-09 (06013C0277F)

FACILITIES

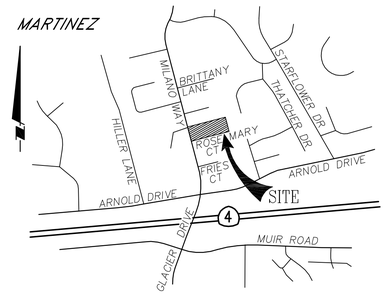
WATER:	CONTRA COSTA WATER DISTRICT
SEWER	MT. VIEW SANITARY DISTRICT
STORM DRAIN:	CITY OF MARTINEZ
FIRE:	CCCFPD
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE:	COMCAST

GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 feet

NOTES:
1. ALL EXISTING STRUCTURES, CONCRETE AND VARIOUS TREES ON-SITE ARE TO BE REMOVED.
2. POSSIBLE BUILDING AREAS SHOWN ARE FOR REFERENCE AND CALCULATIONS ONLY (AREAS SHOWN ARE SUBJECT TO CHANGE)
3. THE MINIMUM SIDE YARD SETBACK SHALL BE 10% OF THE AVERAGE WIDTH OF THE LOT. FOR STRUCTURES ABOVE 12 FEET IN HEIGHT, 1 FOOT SHALL BE ADDED TO EACH SIDE YARD FOR EACH 2 FEET OF HEIGHT ABOVE THE LOWEST 12 FEET OF HEIGHT OF A STRUCTURE.

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE MONUMENT LINE OF MILANO WAY AS SHOWN ON THE MAP OF SUBDIVISION 8739 (479 M 1) TAKEN AS NORTH 13°42'39" WEST BETWEEN FOUND MONUMENTS

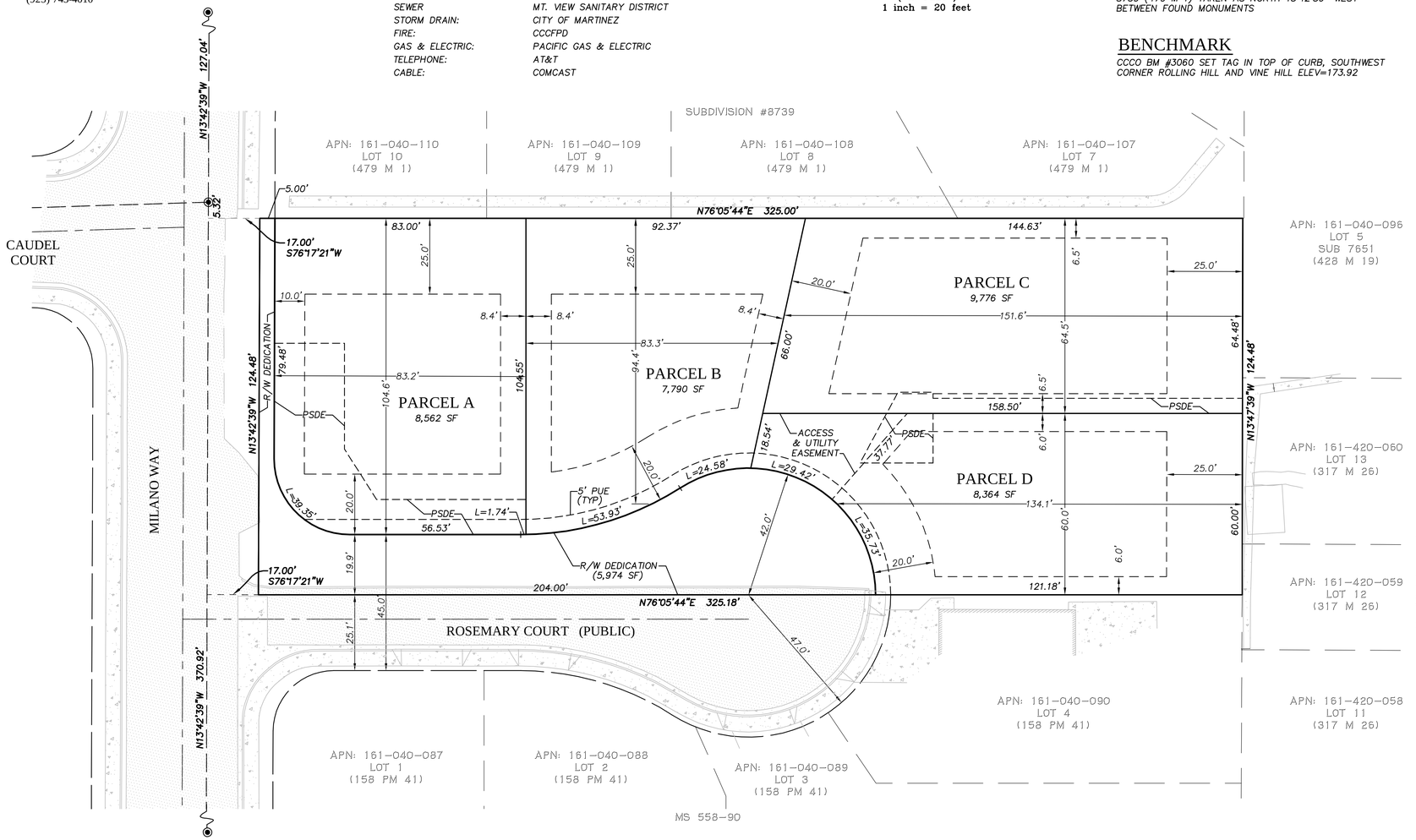
BENCHMARK
CCCO BM #3060 SET TAG IN TOP OF CURB, SOUTHWEST CORNER ROLLING HILL AND VINE HILL ELEV=173.92



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
3	SECTIONS & DETAILS
4	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
5	PRELIMINARY C.3 STORM WATER CONTROL PLAN
6	PARCEL D - REAR GRADING EXHIBIT WITH SECTIONS



LEGEND
- LOT BOUNDARY
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- PROPOSED HOUSE
- EXISTING HOUSE
- EXISTING ASPHALT
- NEW ASPHALT
- NEW CONCRETE
- 5% FINISHED GRADE SLOPE
- DIRECTION OF DRAINAGE FLOW
- EX. TREE
- 8"SS SEWER LINE
- 12"SD STORM LINE
- 6" W WATER LINE
- OHE OVERHEAD PGE LINE
- DENOTES SLOPE

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BOC	BACK OF CURB
BW	BOTTOM OF WALL
CB	CATCH BASIN
CCCo	CONTRA COSTA COUNTY
CDS	CUL-DE-SAC STATIONING
CL	CLASS
℄	CENTERLINE
COM	CITY OF MARTINEZ
DET	DETAIL
EX	EXISTING
FG	FINISH GRADE
FH	FIRE HYDRANT
FM	SEWER FORCE MAIN
GB	GRADE BREAK
GF	GUTTER FLOWLINE
GL	GARAGE LIP ELEVATION
HP	HIGH POINT
HW	HEADWALL
P	PAD ELEVATION
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
SS	SANITARY SEWER
STD	STANDARD
TSL	TOP OF SOIL LAYER
TW	TOP OF WALL
TYP	TYPICAL
W	WATER

REVISIONS	NO.	BY	DATE

DESIGN: JV
DRAWN: STAFF
CHECKED: JV
PROJECT #: 19070

REGISTERED PROFESSIONAL ENGINEER — JOHN J. VICCAT — NO. 78203 CIVIL — STATE OF CALIFORNIA

APEX CIVIL ENGINEERING & LAND SURVEYING
817 Arnold Drive, Ste 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net

ROSEMARY COURT — TENTATIVE MAP TITLE SHEET — MS 551-22 — MARTINEZ, CA

SHEET 1 OF 6
DATE 11-07-2023

ROSEMARY COURT - TENTATIVE MAP - 11-07-2023

TOPOGRAPHIC SURVEY & DEMOLITION PLAN
"ROSEMARY COURT"

MS 551-22

CITY OF MARTINEZ
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

TREE PRESERVATION NOTES

1. ALL TREES ON-SITE SHALL BE REMOVED EXCEPT FOR TREE #124.
2. THE CONSTRUCTION SUPERINTENDENT SHALL MEET WITH THE PROJECT ARBORIST BEFORE BEGINNING WORK TO DISCUSS WORK PROCEDURES AND TREE PROTECTION.
3. TREE PROTECTION FENCING SHALL BE INSTALLED BEFORE ISSUANCE OF THE SITE DEVELOPMENT PERMIT. FENCING SHALL BE LOCATED OUTSIDE THE LIMITS OF DEMOLITION, GRADING AND PROPOSED WORK. FINAL LOCATION WILL BE SET ON-SITE PRIOR TO CONSTRUCTION, AS ACCEPTABLE TO THE PROJECT ARBORIST FOR BOTH ROOT PROTECTION AND THE GENERAL CONTRACTOR FOR ACCESS. PLACEMENT WILL BE ADJUSTED ACCORDING TO ACCESS REQUIREMENTS AT THE TIME OF DEMOLITION AND CONSTRUCTION AFTER CONVERSATION WITH THE CONTRACTOR. AT NO TIME SHALL THE FENCING BE MOVED OR ALTERED WITHOUT THE PRIOR APPROVAL OF THE PROJECT ARBORIST.
4. FENCE TREES TO ENCLOSE THE TREE PROTECTION ZONE. FENCE SHALL BE A MINIMUM 6' CHAINLINK FENCE SECURELY FASTENED TO STEEL POSTS FIRMLY DRIVEN INTO THE GROUND WITH SPACING NOT TO EXCEED 8'. ATTACH PLASTICIZED SIGNS ON EVERY SECTION OF FENCING READING: "THIS FENCE TO BE MOVED ONLY WITH PERMISSION OF THE PROJECT ARBORIST". FENCES ARE TO REMAIN UNTIL ALL GRADING AND CONSTRUCTION IS COMPLETED, AS POSSIBLE.
5. NO GRADING, CONSTRUCTION, DEMOLITION OR OTHER WORK SHALL OCCUR WITHIN THE TREE PROTECTION ZONE WITHOUT BEING MONITORED BY THE PROJECT ARBORIST.
6. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE PROJECT ARBORIST.
7. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE PROJECT ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
8. NO EXCESS SOIL, CHEMICALS, DEBRIS, EQUIPMENT OR OTHER MATERIALS SHALL BE DUMPED OR STORED WITHIN THE TREE PROTECTION ZONE.
9. ANY ADDITIONAL TREE PRUNING NEEDED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
10. AS TREES WITHDRAW WATER FROM THE SOIL, EXPANSIVE SOILS MAY SHRINK WITHIN THE ROOT AREA. THEREFORE, FOUNDATIONS, FOOTINGS AND PAVEMENTS ON EXPANSIVE SOILS NEAR TREES SHOULD BE DESIGNED TO WITHSTAND DIFFERENTIAL PLACEMENT.
11. EXCAVATION WITHIN THE DRIPLINE OF ANY TREE TO BE PRESERVED SHALL BE DONE USING HAND TOOLS.
12. SUPPLEMENTAL IRRIGATION SHALL BE APPLIED AS DETERMINED BY THE PROJECT ARBORIST.

GENERAL DEMOLITION NOTES:

1. A DEMOLITION PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION. COPIES OF THE PERMITS ARE REQUIRED TO BE ON SITE AT ALL TIMES.
2. NOISE-PRODUCING CONSTRUCTION ACTIVITY (INCLUDING PLAYING OF RADIO OR MUSIC) AND GRADING OPERATION SHALL BE LIMITED TO WEEKDAYS (MONDAY THROUGH FRIDAY) EXCEPT CITY HOLIDAYS AND FROM THE HOURS OF 7:00AM TO 5:00PM, SATURDAY AND SUNDAY; NONE, AND SHALL BE PROHIBITED ON STATE AND FEDERAL HOLIDAYS. ALL EQUIPMENT SHALL BE ADEQUATELY MUFFLED AND MAINTAINED. NO CHANGES SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE COUNTY. ALL REQUESTS FOR CHANGES MUST BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE REQUEST FOR CHANGE.
3. THE CONSTRUCTION CONTRACTOR AGREES, THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL AND CITY HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
4. THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS AT THE JOB SITE.
5. THE CONTRACTOR SHALL CONTROL DUST BY WATERING EXPOSED SURFACES AS NEEDED. INCREASED WATERING SHALL BE REQUIRED WHEN WIND SPEEDS EXCEED 10 MPH.
6. THE PROJECT APPLICANT SHALL SWEEP STREETS DAILY, OR AS NECESSARY, WITH WATER SWEEPERS IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION DRIVES TO PREVENT THE TRACKING OF SOIL, DUST, MUD, OR CONSTRUCTION DEBRIS ON PUBLIC STREETS.
8. MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY, STREET SHALL BE SWEPT WITH A POWER SWEEPER (NOT PRESSURE WASHED) AS DIRECTED BY THE COUNTY.
9. ALL WATER, SEWER, ELECTRIC, GAS, CABLE & PHONE SERVICES/LATERALS SHALL BE REMOVED BACK TO THE APPROPRIATE UTILITY MAIN.
10. SHOULD THERE BE ANY WATER WELLS ON THIS PROPERTY, THE CONTRACTOR SHALL OBTAIN A WELL PERMIT FROM THE COUNTY DEPARTMENT OF HEALTH SERVICES, ENVIRONMENTAL HEALTH DIVISION, PRIOR TO ANY GRADING IN THE IMMEDIATE VICINITY OF A WELL AND PRIOR TO REMOVAL OF A WELL.
11. SHOULD THERE BE A SEPTIC SYSTEM ON THIS PROPERTY, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE COUNTY DEPARTMENT OF HEALTH SERVICES, ENVIRONMENTAL HEALTH DIVISION FOR REMOVAL, PRIOR TO ANY GRADING IN THE IMMEDIATE VICINITY OF A SEPTIC TANK OR LEACH FIELD AND PRIOR TO REMOVAL OF A SEPTIC SYSTEM.

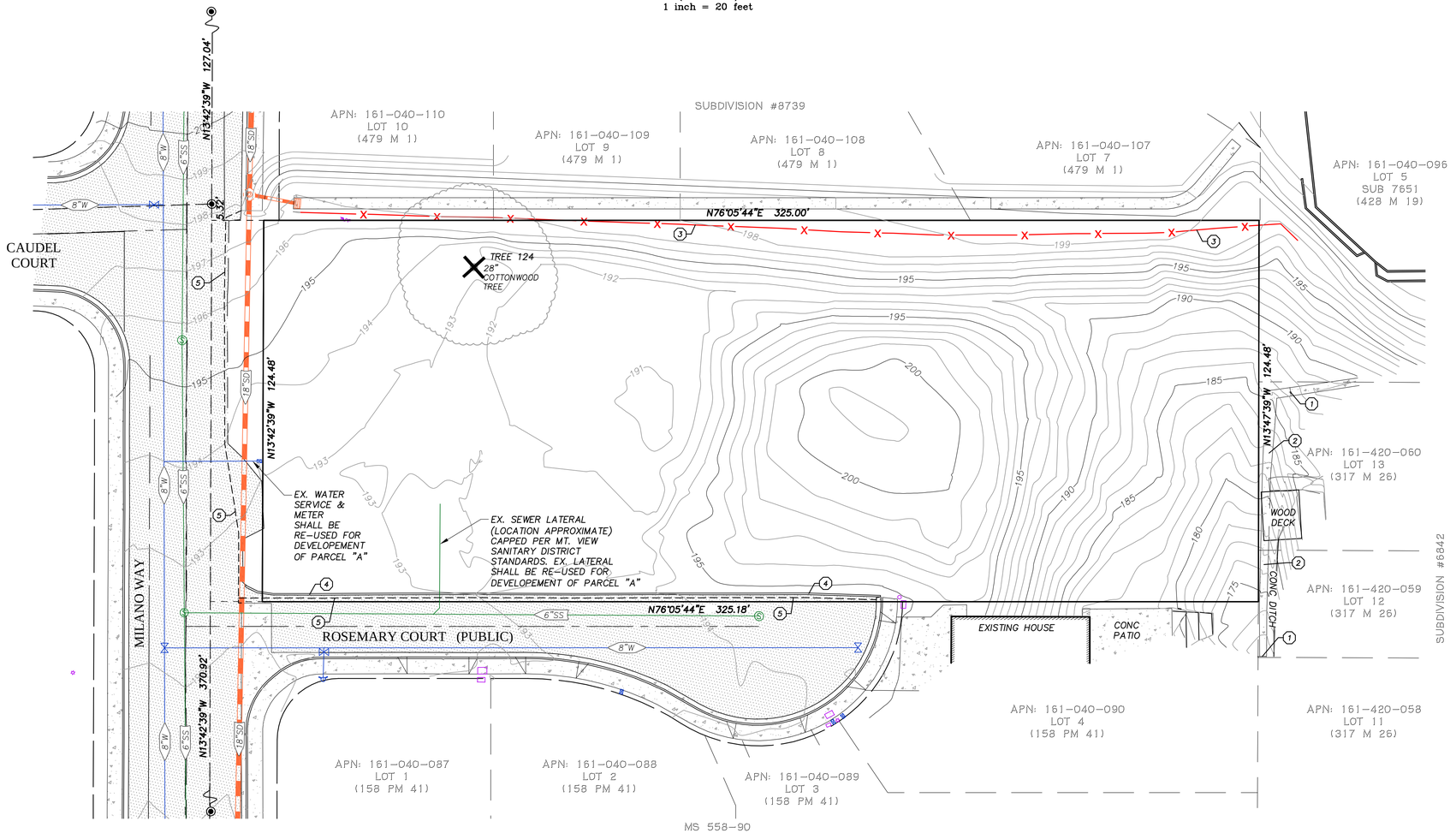
DEMOLITION KEY LEGEND

1. BEGIN/END EXISTING CONCRETE "V" DITCH REMOVAL
2. EXISTING CONCRETE "V" DITCH TO BE REMOVED
3. EXISTING FENCE TO BE REMOVED, AS NEEDED
4. EXISTING AC DIKE TO BE REMOVED
5. SAWCUT LINE. EXISTING ASPHALT TO BE REMOVED ON PROJECT SIDE

LEGEND

- EX. ASPHALT DRIVEWAY TO SERVE AS CONSTRUCTION ENTRANCE
- FIBER ROLL WATTLES
- TREE PROTECTIVE FENCING
- TREE TO BE REMOVED

GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 feet



REVISIONS	NO.	BY	DATE

DESIGN: JV
DRAWN: STAFF
CHECKED: JV
PROJECT #: 19070

REGISTERED PROFESSIONAL ENGINEER — JOHN J. VICCARY — NO. 78203 — CIVIL — STATE OF CALIFORNIA

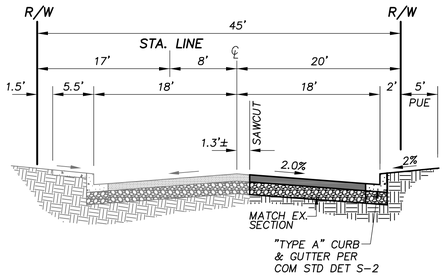
APEX CIVIL ENGINEERING & LAND SURVEYING

817 Arnold Drive, Ste 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net

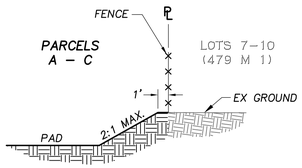
TENTATIVE MAP
TOPOGRAPHIC SURVEY & DEMOLITION PLAN
ROSEMARY COURT — MS 551-22 — MARTINEZ, CA

SHEET 2 OF 6
DATE 11-07-2023

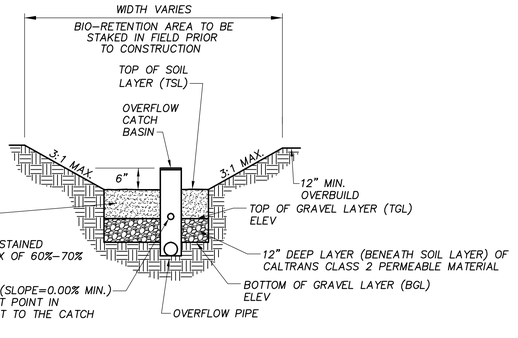
SECTIONS & DETAILS
"ROSEMARY COURT"
MS 551-22
CITY OF MARTINEZ
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA



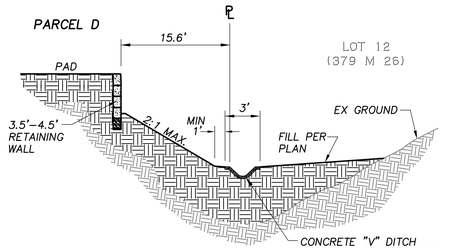
TYPICAL 45' STREET SECTION
ROSEMARY COURT
SECTION A-A
NOT TO SCALE



SECTION C-C
NOT TO SCALE



BIO-RETENTION AREA
DETAIL
NOT TO SCALE



SECTION F-F
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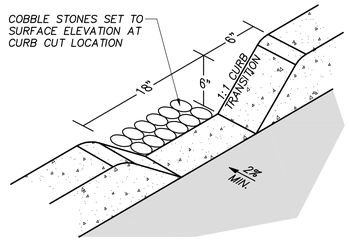

18" CURB CUT
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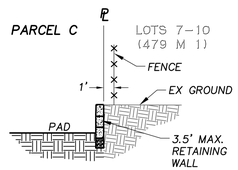
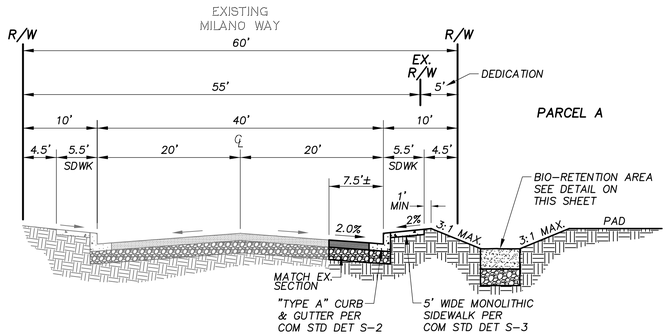
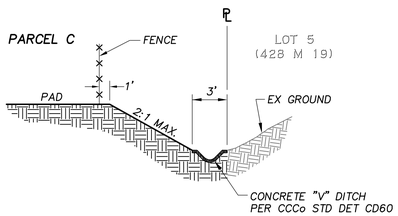


SECTION D-D
NOT TO SCALE



TYPICAL 60' STREET SECTION
MILANO WAY
SECTION B-B
NOT TO SCALE



SECTION E-E
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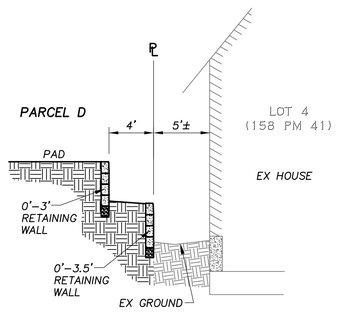
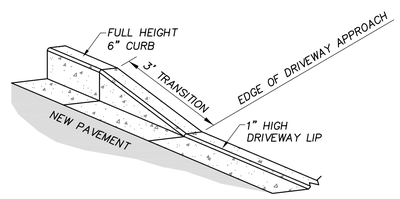


SECTION G-G
NOT TO SCALE



DRIVEWAY APPROACH TRANSITION
NOT TO SCALE

REVISIONS	NO.	BY	DATE

DESIGN:	JV
DRAWN:	STAFF
CHECKED:	JV
PROJECT #:	19070

REGISTERED PROFESSIONAL ENGINEER JOHN VICEY NO. 78203 CIVIL STATE OF CALIFORNIA

APEX
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ROSEMARY COURT
TENTATIVE MAP
SECTIONS & DETAILS
MS 551-22
MARTINEZ, CA

SHEET 3 OF 6
DATE 11-07-2023

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
"ROSEMARY COURT"
MS 551-22
CITY OF MARTINEZ
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

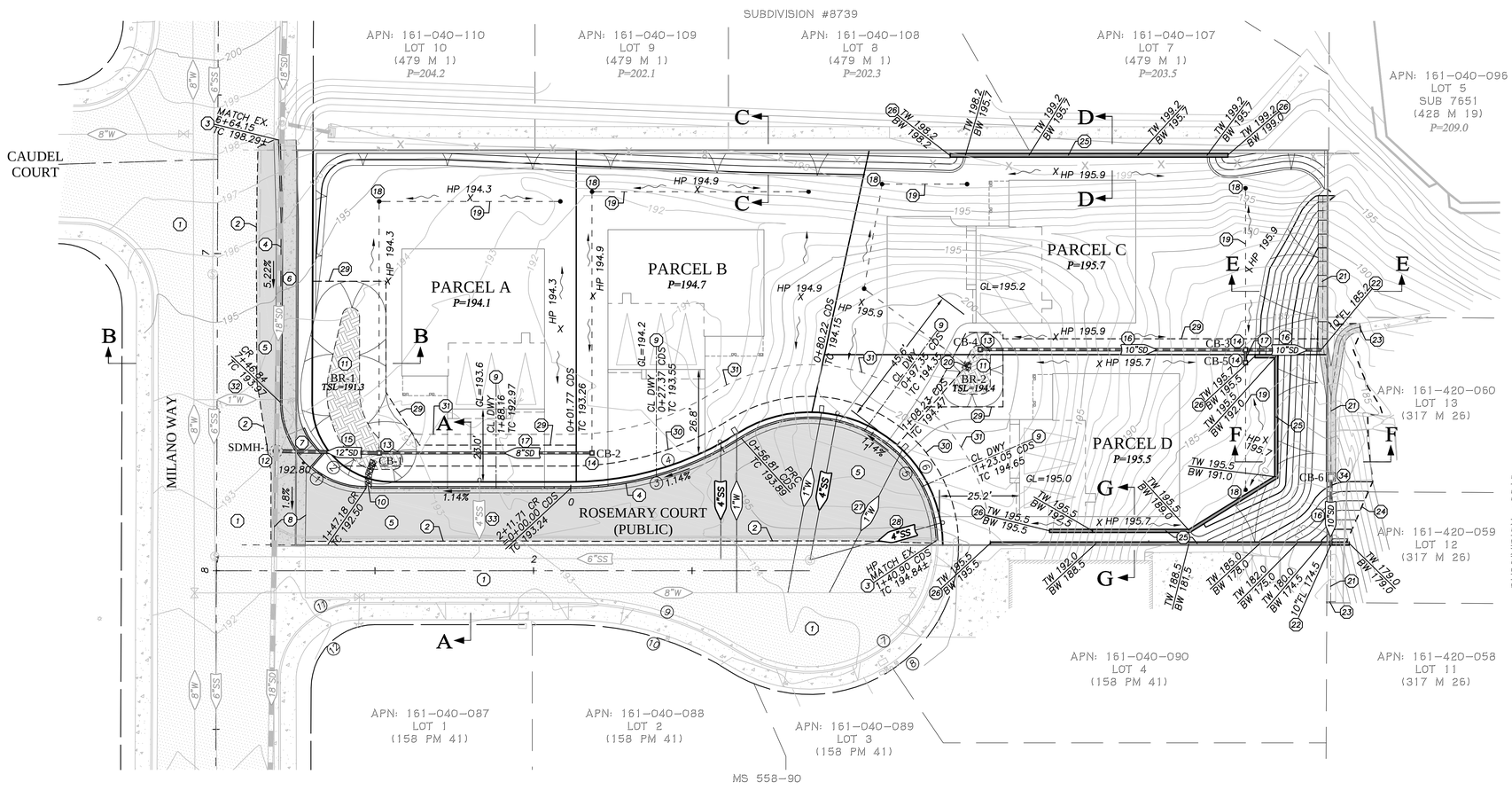
811 DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.

CURVE DATA TABLE

NO.	RADIUS	DESC.
1	27.00'	FC
2	25.00'	ROW
3	100.00'	FC
4	98.00'	ROW
5	40.00'	FC
6	42.00'	ROW
7	40.21'	FC
8	47.00'	ROW
9	102.85'	FC
10	93.00'	ROW
11	23.54'	FC
12	20.00'	ROW

GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 feet



SECTIONS NOTE:
REFER TO SHEET 3 FOR ALL SECTIONS AND DETAILS

NOTES:
1. *BUILDING FOOTPRINTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. ANY FUTURE DEVELOPMENT ON THE SITE WILL BE SUBJECT TO SUBSEQUENT REVIEW.*
2. *ALL PROPOSED ON-SITE RETAINING WALLS, INCLUDING FOUNDATIONS, SHALL BE CONTAINED WITHIN THE PROPERTY, UNLESS AN AGREEMENT IS PROVIDED BETWEEN THE ADJACENT OWNER ALLOWING ENCROACHMENT.*

KEY LEGEND
1. *EXISTING PAVEMENT TO REMAIN*
2. *PAVEMENT SAWCUT LINE (TYP)*
3. *MATCH EX. CURB & GUTTER (AND SIDEWALK IF APPLICABLE)*
4. *"TYPE A" CURB & GUTTER PER COM STD DET S-2*
5. *ASPHALT SECTION (MATCH EX. STREET SECTION)*
6. *5' WIDE MONOLITHIC SIDEWALK PER COM STD DET S-3*
7. *MODIFIED "CASE B" HANDICAP RAMP PER COM STD DET S-10B*
8. *CONCRETE VALLEY GUTTER PER COM STD DET S-9*
9. *RESIDENTIAL DRIVEWAY APPROACH PER COM STD DET S-6*
10. *18" CURB CUT. SEE DETAIL ON SHEET 3*
11. *BIO-RETENTION AREA. SEE DETAIL ON SHEET 3*
12. *STORM DRAIN MANHOLE PER CCCo STD DET CD30*
13. *OVERFLOW INLET. CHRISTY V64 OR EQUAL*
14. *CATCH BASIN. CHRISTY V64 OR EQUAL*
15. *12" RCP STORM DRAIN PIPE @ S=1.0% (MIN)*
16. *10" ADS N-12 WT STORM DRAIN PIPE @ S=1.0% (MIN)*
17. *8" ADS N-12 WT STORM DRAIN PIPE @ S=1.0% (MIN)*
18. *3" AREA DRAIN (TYP). NDS OR EQUAL*
19. *3" PVC AREA DRAIN PIPE @ 0.5% MIN (TYP). SDR-35 OR EQUAL*
20. *COBBLE STONES (TYP)*
21. *CONCRETE "V" DITCH PER CCCo STD DET CD60*
22. *STORM DRAIN PIPE TO DISCHARGE TO "V" DITCH*
23. *MATCH EXISTING "V" DITCH*
24. *DAYLIGHT LINE (TYP)*
25. *RETAINING WALL. DESIGN BY OTHERS*
26. *BEGIN/END RETAINING WALL*
27. *TYPICAL 1" WATER SERVICE LATERAL AND METER*
28. *TYPICAL 4" SEWER SERVICE LATERAL AND CLEANOUT*
29. *PRIVATE STORM DRAIN EASEMENT*
30. *PUBLIC UTILITY EASEMENT*
31. *PAD HINGE LINE*
32. *EXISTING 1" WATER SERVICE LATERAL AND METER TO BE RE-USED FOR PARCEL A*
33. *EXISTING 4" SEWER SERVICE LATERAL AND CLEANOUT TO BE RE-USED FOR PARCEL A*
34. *CATCH BASIN. CHRISTY U21 OR EQUAL*

SD/SS SUMMARY

STRUCTURE #	GRATE/RIM ELEVATION	FLOW LINE ELEVATION
SDMH-1	RIM 193.06±	12" FL 188.59 IN 18" FL 188.09± THRU
CB-1	G 191.8	8" FL 188.91 IN 12" FL 188.91 OUT
CB-2	G 194.0	8" FL 191.00 OUT
CB-3	G 195.1	8" FL 191.06 IN 10" FL 191.06 THRU
CB-4	G 194.9	10" FL 191.9 OUT
CB-5	G 195.2	8" FL 192.2 OUT
CB-6	G 185.0	10" FL 180.0 OUT

REVISIONS	NO.	BY	DATE

DESIGN: JV
DRAWN: STAFF
CHECKED: JV
PROJECT #: 19070

REGISTERED PROFESSIONAL ENGINEER JOHN J. VICCAT NO. 78203 CIVIL STATE OF CALIFORNIA

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Martinez, CA 94553
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TENTATIVE MAP
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
ROSEMARY COURT MS 551-22 MARTINEZ, CA

SHEET 4 OF 6
DATE 11-07-2023

PRELIMINARY C.3 STORM WATER CONTROL PLAN "ROSEMARY COURT"

MS 551-22

CITY OF MARTINEZ
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

ABBREVIATIONS

C – CONCRETE AREA
L – LANDSCAPE AREA
P – ASPHALT/PAVEMENT AREA
P(s) – SUBSTITUTE ASPHALT/PAVEMENT AREA
R – ROOFTOP AREA
SR – SELF-RETAINING LANDSCAPE AREA
ST – SELF-TREATING LANDSCAPE AREA
UT – UNTREATED AREA

C.3 COMPLIANCE

REFER TO STORM WATER CONTROL PLAN REPORT FOR ADDITIONAL INFORMATION

AREA BREAKDOWN

PERVIOUS	
LANDSCAPING:	21,832 SF
BIO-RETENTION AREA:	554 SF
TOTAL AREA:	22,386 SF
IMPERVIOUS	
CONCRETE/ASPHALT:	8,892 SF
ROOFS:	9,208 SF
TOTAL ON-SITE AREA:	18,081 SF
OFF-SITE	
CONCRETE/ASPHALT:	1,430 SF
TOTAL AREA:	1,430 SF

NOTES:

1. *BUILDING FOOTPRINTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. ANY FUTURE DEVELOPMENT ON THE SITE WILL BE SUBJECT TO SUBSEQUENT REVIEW.*

PROJECT C.3 SUMMARY

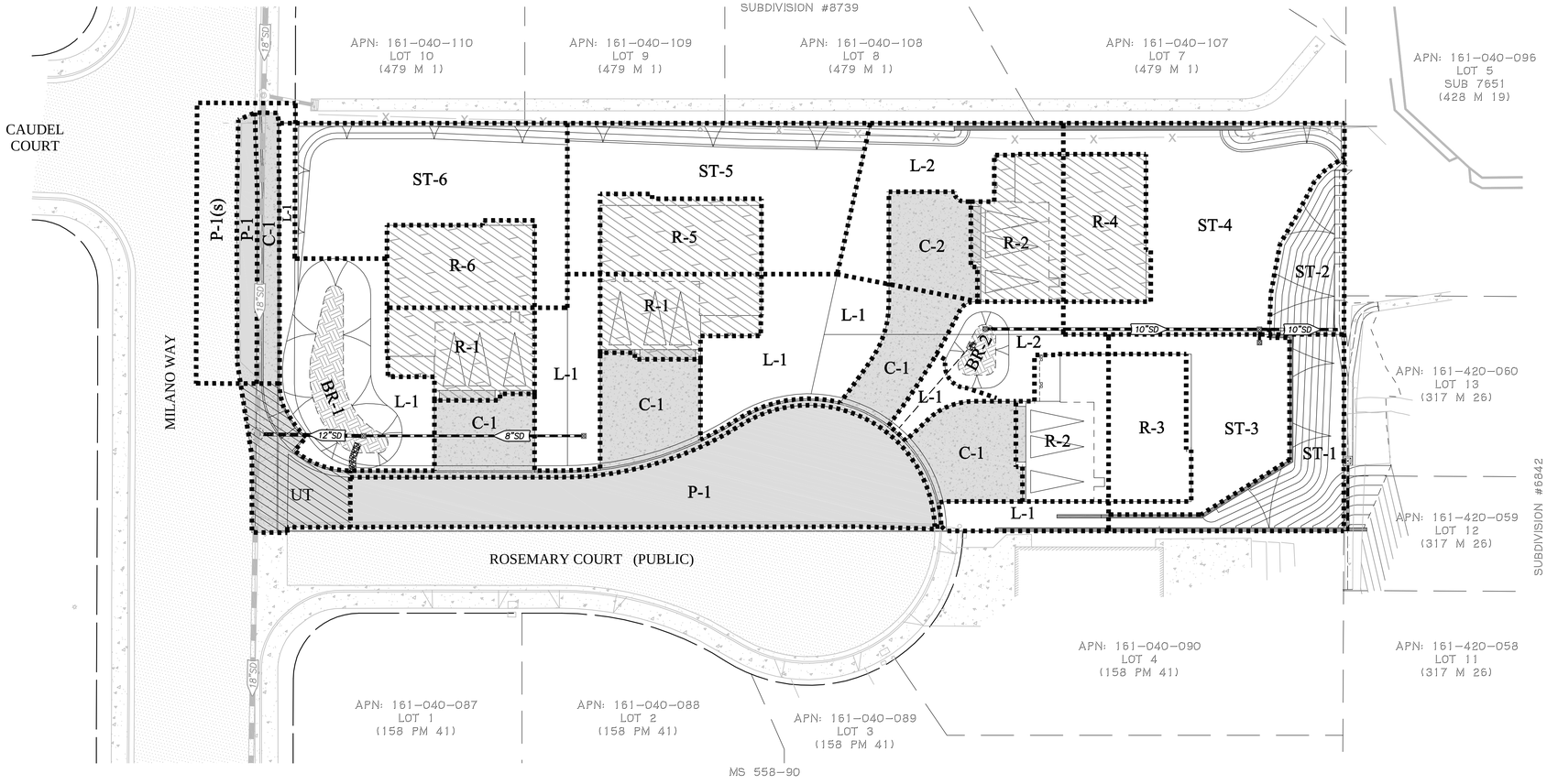
THE PROJECT IS DESIGNED TO TREAT THE ENTIRE SUBDIVISION AND A PORTION OF MILANO WAY IN TWO BIO-RETENTION AREAS.

THE WEST SIDE OF THE PROJECT, INCLUDING PORTIONS OF PARCELS A AND B ROOFS, ALL DRIVEWAYS, FRONT YARD LANDSCAPE AREAS, PART OF ROSEMARY COURT, A PORTION OF MILANO WAY AND ADJACENT LANDSCAPING WILL BE TREATED IN THE WESTERN BIO-RETENTION AREA (BR-1). CONVERSELY, PORTIONS OF PARCELS C AND D ROOFS, A PORTION OF PARCEL C DRIVEWAY AND PARCEL C AND D FRONT YARD LANDSCAPE AREAS WILL BE TREATED IN THE EASTERN BIO-RETENTION AREA (BR-2).

A SMALL PORTION OF ROSEMARY COURT WHERE IT CONNECTS TO MILANO WAY IS UNTREATED. THEREFORE, A SUBSTITUTE PORTION OF MILANO WAY IS PROPOSED TO BE TREATED IN-LIEU OF THIS UNTREATED AREA ON ROSEMARY COURT.

ADDITIONALLY, THE REAR YARDS OF EACH PARCEL WILL BE SELF-TREATING LANDSCAPE AREAS THAT WILL ALSO ACT AS TREATMENT AREAS FOR THE REAR ROOFS OF EACH HOUSE.

THE PROJECT PROPOSES LESS THAN 1 ACRE OF NEW IMPERVIOUS SURFACES AND THEREFORE THE BIO-RETENTION AREAS ARE SIZED FOR TREATMENT ONLY.



C.3 STORM WATER CONTROL LEGEND

DRAINAGE MANAGEMENT AREAS (DMA):

LANDSCAPE AREA	L
NEW IMPERVIOUS AREA (PAVEMENT/CONCRETE)	P / C
UNTREATED AREA (CANNOT BE TREATED)	UT
NEW IMPERVIOUS AREA (ROOFTOP)	R
BIO-RETENTION AREA	BR-1
BMP TRIBUTARY BOUNDARY:	

PROJECT DATA FORM

PROJECT NAME/NUMBER	"ROSEMARY COURT" (APN: 191-040-010)
PROJECT LOCATION	5043 MILANO WAY MARTINEZ, CA
NAME OF DEVELOPER	BUSBY CONSTRUCTION
PROJECT TYPE AND DESCRIPTION	4 PARCELS (SINGLE FAMILY RESIDENTIAL)
PROJECT WATERSHED	GRAYSON CREEK WATERSHED
TOTAL PROJECT SITE AREA (ACRES)	0.93 ACRES (40,467 SF)
TOTAL AREA OF LAND DISTURBED (ACRES)	0.96 ACRES (41,673 SF)
TOTAL NEW IMPERVIOUS SURFACE AREA (SQ. FT.)	16,519 SF
TOTAL REPLACED IMPERVIOUS SURFACE AREA	1,562 SF
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA	2,455 SF
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA	18,081 SF
RUNOFF REDUCTION MEASURES SELECTED	☒ 1. DISPERSE RUNOFF TO VEGETATED AREA ☐ 2. PERVIOUS PAVEMENT (PAVERS) ☐ 3. CISTERNS OR RAIN BARRELS ☒ 4. BIO-RETENTION FACILITY OR FLOW-THROUGH PLANTER
50% RULE	N/A
PROJECT DENSITY	4.30 UNITS/AC
APPLICABLE SPECIAL PROJECT CATEGORIES	N/A
PERCENT LID AND NON LID TREATMENT	100% LID
HMP COMPLIANCE	NOT REQUIRED

REVISIONS	NO.	BY	DATE

DESIGN: JV
DRAWN: STAFF
CHECKED: JV
PROJECT #: 19070

REGISTERED PROFESSIONAL ENGINEER JOHN VINCENT CAY NO. 78203 CIVIL STATE OF CALIFORNIA

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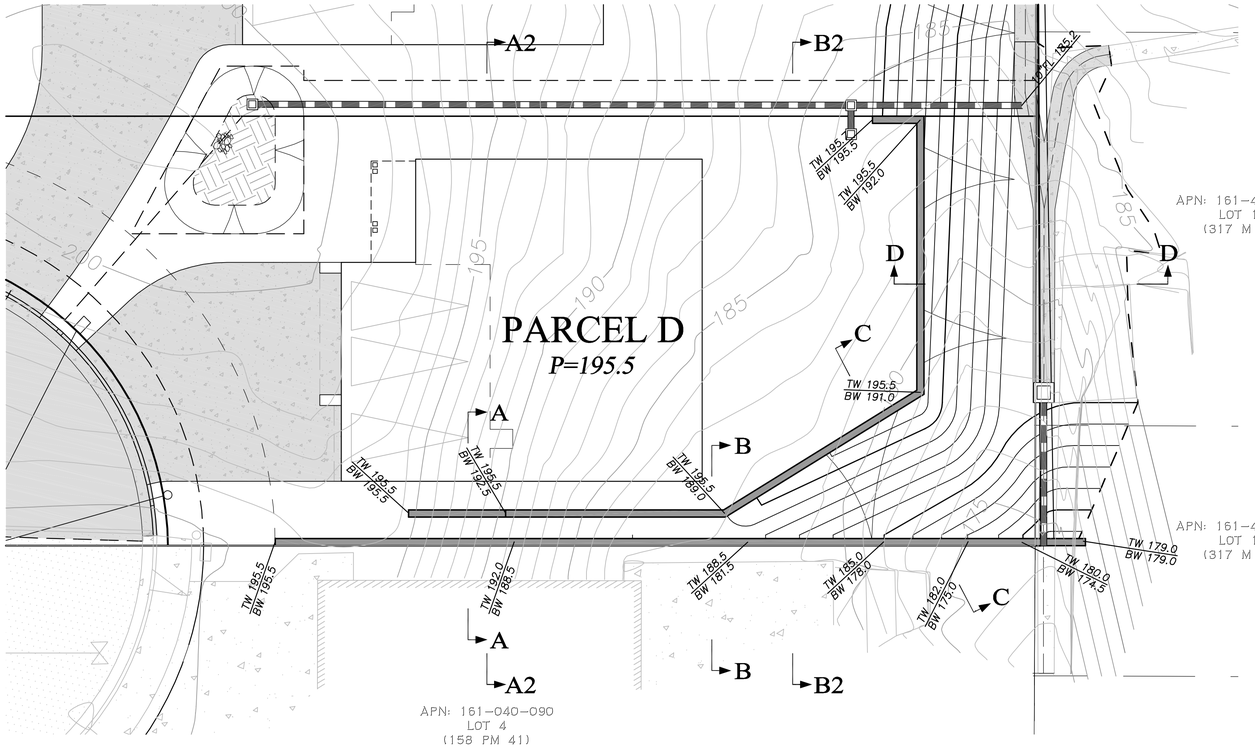
TENTATIVE MAP
PRELIMINARY C.3 STORM WATER CONTROL PLAN
ROSEMARY COURT MS 551-22 MARTINEZ, CA

SHEET 5 OF 6
DATE 11-07-2023

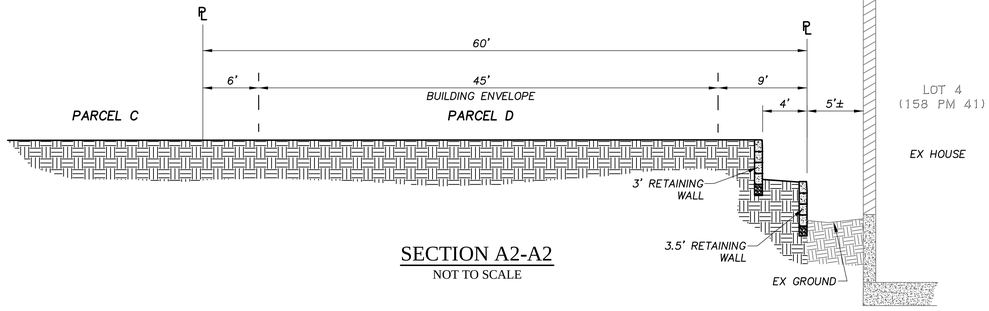


GRAPHIC SCALE

10 5 0 10

(IN FEET)

1 inch = 10 feet



SECTION A2-A2

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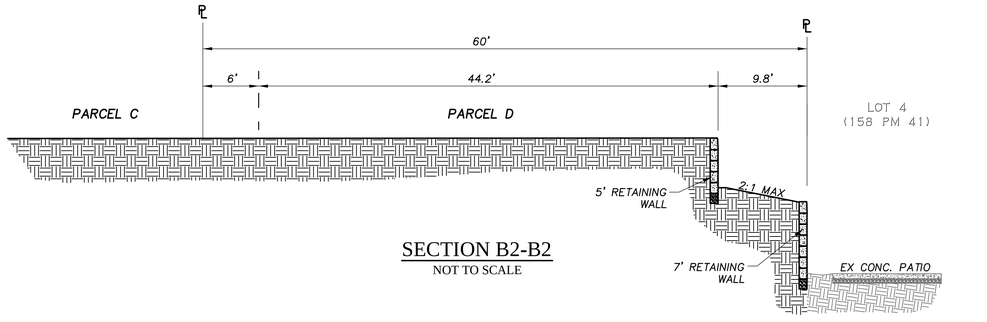

SECTION B2-B2

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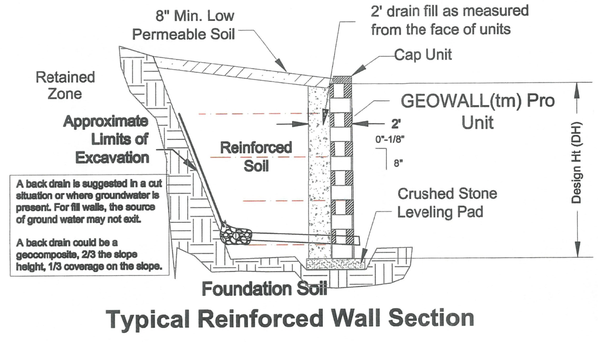
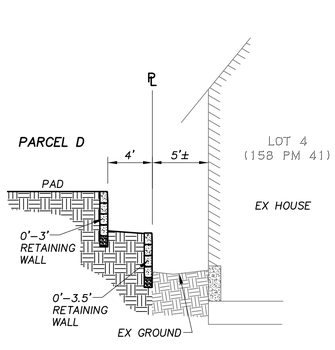


Typical Reinforced Wall Section

Near Vertical Setback



SECTION A-A

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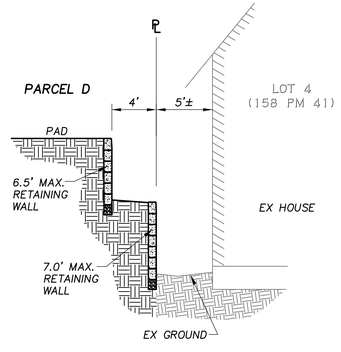

SECTION B-B

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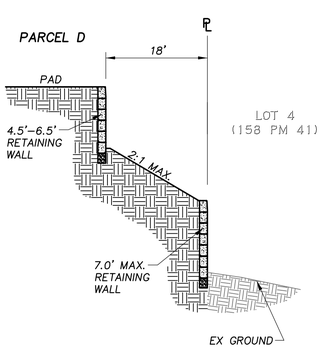

SECTION C-C

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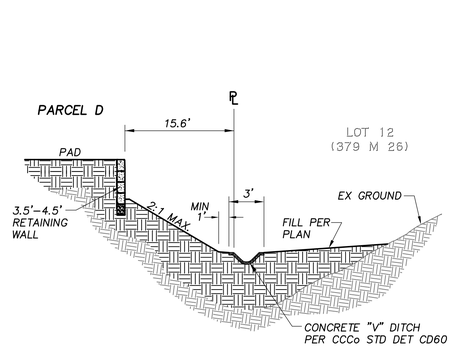

SECTION D-D

NOT TO SCALE

REVISIONS	NO.	BY	DATE

DESIGN:	JV
DRAWN:	STAFF
CHECKED:	JV
PROJECT #:	19070

REGISTERED PROFESSIONAL ENGINEER
JOHN VICCARY
NO. 78203
CIVIL
STATE OF CALIFORNIA

APEX
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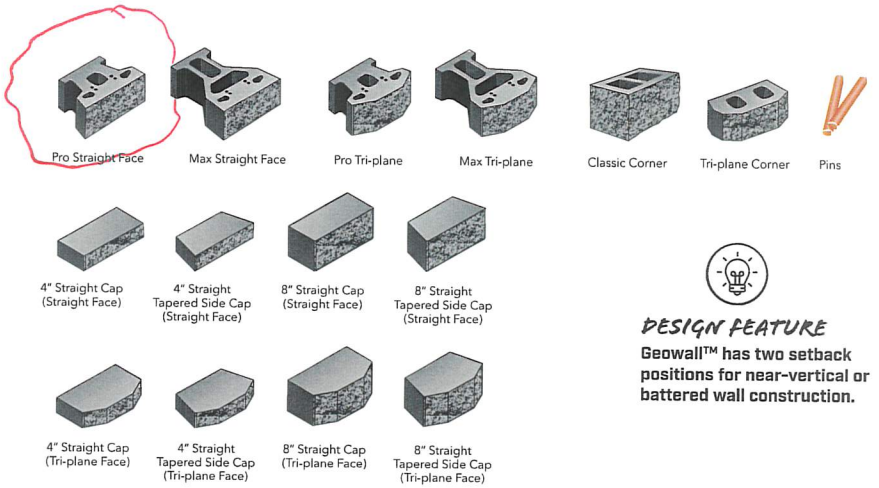
TENTATIVE MAP
PARCEL D - REAR GRADING EXHIBIT WITH SECTIONS

ROSEMARY COURT MS 551-22 MARTINEZ, CA

SHEET 6 OF 6

DATE 11-07-2023

GEOWALL™ PRO & MAX
WALL SYSTEMS



DESIGN FEATURE

Geowall™ has two setback positions for near-vertical or battered wall construction.

Name	Metric Units	U.S. Customary Units	Weight	Units/Pallet	Face Area/Unit
Pro Straight Face	457mm W x 203mmH x 305mm L	18" W x 8" H x 12" L	105 lbs	30	1 SF
Max Straight Face	457mm W x 203mm H x 546mm L	18" W x 8" H x 21.5" L	105 lbs	30	1 SF
Pro Tri-plane	457mm W x 203mm H x 305mm L	18" W x 8" H x 12" L	75lbs	45	1 SF
Max Tri-plane	457mm W x 203mm H x 546mm L	18" W x 8" H x 21.5" L	95 lbs	30	1 SF
Classic Corner	457mm W x 203mm H x 229mm L	18" W x 8" H x 9" L	60 lbs	50	1 SF
Tri-plane Corner	457mm W x 203mm H x 229mm L	18" W x 8" H x 9" L	60 lbs	50	1 SF
Pins (Included)	12.7mm W x 95mm L	.50" W x x3.75" L	-	-	-
4" Straight Cap (Straight Face)	457mm W x 102mm H x 267mm L	18" W x 4" H x 10.5" L	31 lbs	80	1/2 SF
4" Straight Tapered Side Cap (Straight Face)	356/457mm W x 102mm H x 267mm L	14/18" W x 4" H x 10.5" L	31 lbs	80	1/2 SF
8" Straight Cap (Straight Face)	457mm W x 203mm H x 267mm L	18" W x 8" H x 10.5" L	75 lbs	50	1 SF
8" Straight Tapered Side Cap (Straight Face)	356/457mm W x 203mm H x 267mm L	14/18" W x 8" H x 10.5" L	75 lbs	50	1 SF
4" Straight Side Cap (Tri-plane Face)	457mm W x 102mm H x 267mm L	18" W x 4" H x 10.5" L	31 lbs	80	1/2 SF
4" Tapered Side Cap (Tri-plane Face)	356/457mm W x 102mm H x 267mm L	14/18" W x 4" H x 10.5" L	31 lbs	80	1/2 SF
8" Straight Side Cap (Tri-plane Face)	457mm W x 203mm H x 267mm L	18" W x 8" H x 10.5" L	75 lbs	50	1 SF
8" Tapered Side Cap (Tri-plane Face)	356/457mm W x 203mm H x 267mm L	14/18" W x 8" H x 10.5" L	75 lbs	50	1 SF

*Please specify how many left or right corners needed when ordering.

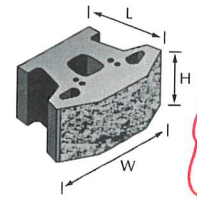
Printed colors shown in this brochure may vary from actual product colors. We recommend selecting colors from actual product samples.

HAVE QUESTIONS?

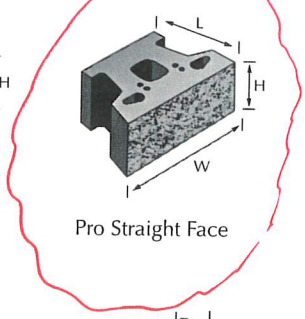
Call 1-800-776-6690 or
contact us at basalite.com

GEOWALL™ PRO

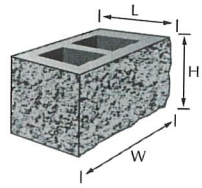
Engineered Retaining Wall System



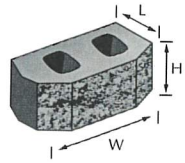
Pro Tri-plane



Pro Straight Face

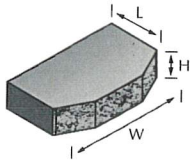


Classic Corner

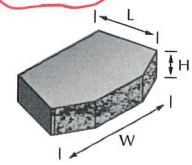


Tri-plane Corner

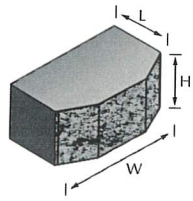
Pins
(Included)



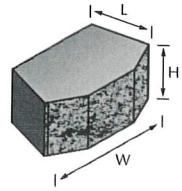
4″ Straight Side Cap
(Tri-plane Face)



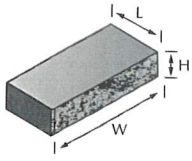
4″ Tapered Side Cap
(Tri-plane Face)



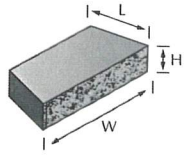
8″ Straight Side Cap
(Tri-plane Face)



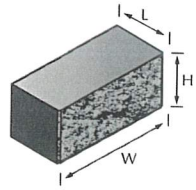
8″ Tapered Side Cap
(Tri-plane Face)



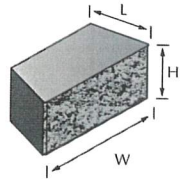
4″ Straight Cap
(Straight Face)



4″ Straight Tapered Side Cap
(Straight Face)



8″ Straight Cap
(Straight Face)



8″ Straight Tapered Side Cap
(Straight Face)

Name	Metric Units	U.S. Customary Units	Weight	Units/Pallet	Face Area/Unit
Pro Tri-plane	457mm W x 203mm H x 305mm L	18″ W x 8″ H x 12″ L	75 lbs	45	1 SF
Pro Straight Face	457mm W x 203mm H x 305mm L	18″ W x 8″ H x 12″ L	105 lbs	30	1 SF
Classic Corner	457mm W x 203mm H x 229mm L	18″ W x 8″ H x 9″ L	60 lbs	50	1 SF
Tri-plane Corner	457mm W x 203mm H x 229mm L	18″ W x 8″ H x 9″ L	60 lbs	50	1 SF
Pins (Included)	12.7mm W x 95mm L	.50″ W x 3.75″ L	-	-	-
4″ Straight Side Cap (Tri-plane Face)	457mm W x 102mm H x 267mm L	18″ W x 4″ H x 10.5″ L	31 lbs	80	1/2 SF
4″ Tapered Side Cap (Tri-plane Face)	356/457mm W x 102mm H x 267mm L	14/18″ W x 4″ H x 10.5″ L	31 lbs	80	1/2 SF
8″ Straight Side Cap (Tri-plane Face)	457mm W x 203mm H x 267mm L	18″ W x 8″ H x 10.5″ L	75 lbs	50	1 SF
8″ Tapered Side Cap (Tri-plane Face)	356/457mm W x 203mm H x 267mm L	14/18″ W x 8″ H x 10.5″ L	75 lbs	50	1 SF
4″ Straight Cap (Straight Face)	457mm W x 102mm H x 267mm L	18″ W x 4″ H x 10.5″ L	31 lbs	80	1/2 SF
4″ Straight Tapered Side Cap (Straight Face)	356/457mm W x 102mm H x 267mm L	14/18″ W x 4″ H x 10.5″ L	31 lbs	80	1/2 SF
8″ Straight Cap (Straight Face)	457mm W x 203mm H x 267mm L	18″ W x 8″ H x 10.5″ L	75 lbs	50	1 SF
8″ Straight Tapered Side Cap (Straight Face)	356/457mm W x 203mm H x 267mm L	14/18″ W x 8″ H x 10.5″ L	75 lbs	50	1 SF

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STAFF REPORT

Planning Commission

Date:	November 19, 2023
To:	Planning Commission
From:	Michael P. Cass, Planning Manager
Prepared By:	Imanol Tovar, Planning Technician Michael P. Cass, Planning Manager
Subject:	Chickens, Bees, and Trees Regulations

Recommendation

Conduct a public hearing, and adopt Resolution No. 23-16, recommending the City Council adopt the Ordinance approving a Municipal Code Amendment and Zoning Text Amendment to amend the Martinez Municipal Code by: 1) merging Martinez Municipal Code Chapter 8.08 (TREES AND SHRUBS – PLANTING AND MAINTENANCE) AND 8.12 (TREES ON PRIVATE PROPERTY-PRESERVATION, PROTECTION AND REMOVAL), amending the definition of Protected Tree, establishing a tree replacement ratio, establishing a list of recommended and discouraged trees, and establishing a tree replacement in-lieu fee; 2) amending Chapter 22.04 (DEFINITIONS) to revise and establish new definitions for apiary, chicken, and coop; and 3) adding Chapter 22.58 (SMALL ANIMALS) to establish standards and best practices for bees and chickens.

Background

The City and its residents have an interest in ensuring that beekeeping and the keeping of small animals, such as chickens, is orderly and well-regulated within City boundaries. Development standards, including setbacks and quantity allowed, for small animals are not found in the Martinez Municipal Code ("MMC"). To preserve local land use authority, the City is proposing Zoning Text Amendments to include standards for these uses. The revisions to the MMC (Exhibit A to Attachment A) include best practices for the keeping of small animals (specifically, bees and chickens) in urban and suburban contexts.

Additionally, MMC Chapter 8.08 regulates trees and shrubs on public property, while MMC Chapter 8.12 regulates tree preservation, protection, and tree removal regulations for private property. Chapter 8.08 is managed by the Public Works Department, while Chapter 8.12 is managed by the Planning Division. Existing regulations, including MMC Chapter 8.08 and Chapter 8.12, are included as Attachments C and D respectively.

The additions and revisions to the MMC (Exhibit A to Attachment A) seek to consolidate these regulations for ease of public comprehension and staff implementation. They also revise the definition of protected trees, and institute new standards relating to the removal and replacement of protected trees.

On October 19, 2023, the Franchise and Public Infrastructure Subcommittee received a presentation on the proposed changes to Chapter 8.08 and 8.12. The Subcommittee was generally in support of the changes. No public comments were received at the meeting.

Discussion

The proposed Zoning Text Amendments relating to the keeping of small animals (bees and chickens) is intended to regulate and establish standards for the keeping of small animals within City limits. There are several reasons for establishing these standards. One primary reason is that beekeeping is a sustainable practice that benefits the environment. An apiary, a place where bees are kept, can be maintained in a variety of different areas successfully. This includes commercial, agricultural, and residential zones, and standards are proposed for beekeeping activity within these zoning districts. The regulations would give residents of Martinez guidance and best practices for beekeeping. This includes limits on the number of apiaries allowed as well as standards to follow when considering their location. Notable proposed standards include:

- Quantity: Two apiaries per parcel, and one additional apiary for every 5,000 square feet of parcels in agricultural zoning districts
- Size: 2 feet x 2 feet x 6 feet
- Location: Rear Yard or Roof; Minimum of 5 feet from property lines; Minimum of 25 feet from public right-of-way and private street; and closer to primary residence on subject parcel than primary structure on adjacent parcel

The regulations are also proposed to be amended to address lack of clarity and “holes” in the existing regulations. For instance, on parcels larger than one acre, there is no limit to the number of chickens a resident is allowed to keep. Establishing standards for the keeping of chickens will provide guidance for residents and provide best practices in commercial, agricultural, and residential zones. This allows residents to keep a limited number of chickens within their property in an enclosure, providing safe and sanitary conditions for the chickens, and minimizing potential impacts on neighboring properties. The proposed regulations include the maximum number of chickens permitted per parcel size as well as setbacks to ensure the animals are kept close to the main structure or building.

- Quantity: Based on parcel size., as described in Table 1 below.

Table 1 – Maximum Number of Chickens Allowed

Parcel Size (gross)	Maximum Number of Chickens
5,000 square feet to 10,000 square feet	4
10,001 square feet to 20,000 square feet	6
20,001 square feet to 40,000 square feet	8

> 40,000 square feet	16

- Location: Residential and agricultural districts.

The proposed Zoning Text Amendment maintains the prohibition of roosters to prevent excessive noise and potential nuisance to residents.

Additionally, based on feedback from arborists and the Arbor Day Foundation through the City's Tree City USA certification process, the City proposes to establish and enforce policies that protect existing trees within the City that are native or significant to the community. The City proposes an amendment to the Martinez Municipal Code to clarify existing tree regulations and to align the Code with current best practices. The City proposes to make the following amendments:

- Merge MMC Chapters 8.08 and 8.12.
- Amend the definition of "protected tree" by:
    - Measuring protected trees by diameter, rather than circumference;
    - Removing Coast red elderberry;
    - Including trees within the public right-of-way or a private access easement; and
    - Including trees within the Downtown Specific Plan area.
- Establish a standardized tree replacement ratio of one 15-gallon replacement tree for each street tree removed, one 15-gallon replacement tree for each protected tree removed that is 24 inches in diameter or less, and two 15-gallon replacement trees for each protected tree removed that is greater than 24 inches in diameter. Allow the payment of an in-lieu fee.
- Establish a list of discouraged trees, including trees that may pose a fire hazard, are invasive, or may otherwise pose an impact.
- Establish a list of recommended trees that will be maintained by City staff (Attachment B).

Environmental Review

The California Environmental Quality Act ("CEQA"), together with State Guidelines require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. Pursuant to the CEQA, the City Council hereby finds the project categorically exempt from the requirements of CEQA pursuant to Section 15305 and Section 15061(b)(3) of the CEQA Guidelines, which exempts

adoption of an ordinance entailing minor alterations in land use limitations and under the common-sense exemption as there is no possibility that the ordinance in question will have a significant effect on the environment.

Noticing Requirements/Public Outreach

In accordance with Government Code Sections 65090 and 65091, on November 3, 2023, the City published a "Notice of Public Hearing" in the *East Bay Times* and was posted at City Hall. Additionally, City staff notified arborists who had filed a Tree Permit within the last 12 months. No public comments were received at the time this staff report was prepared.

Attachments

- Attachment A – Draft Planning Commission Resolution No. 23-16
- Exhibit A – Draft Ordinance
- Attachment B – Tree List
- Attachment C – Exiting Chapter 8.08 (Trees and Shrubs – Planting and Maintenance)
- Attachment D – Existing Chapter 8.12 (Trees on Private Property – Preservation, Protection, and Removal)

RESOLUTION NO. 23 - 16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MARTINEZ RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING A MUNICIPAL CODE AMENDMENT AND ZONING TEXT AMENDMENT TO AMEND THE MARTINEZ MUNICIPAL CODE BY: 1) MERGING MARTINEZ MUNICIPAL CODE CHAPTER 8.08 (TREES AND SHRUBS – PLANTING AND MAINTENANCE) AND 8.12 (TREES ON PRIVATE PROPERTY – PRESERVATION, PROTECTION AND REMOVAL), AMENDING THE DEFINITION OF PROTECTED TREE, ESTABLISHING A TREE REPLACEMENT RATIO, ESTABLISHING A LIST OF RECOMMENDED AND DISCOURAGED TREES, AND ESTABLISHING A TREE REPLACEMENT IN-LIEU FEE ; 2) AMENDING CHAPTER 22.04 (DEFINITIONS) TO REVISE AND ESTABLISH NEW DEFINITIONS FOR APIARY, CHICKEN, AND COOP; AND 3) ADDING CHAPTER 22.58 (SMALL ANIMALS) TO ESTABLISH STANDARDS AND BEST PRACTICES FOR BEES AND CHICKENS
PLANNING APPLICATION NO. 23PLN-0056

WHEREAS, the City of Martinez proposes a Zoning Text Amendment to update the Martinez Municipal Code ("MMC") regarding the keeping of small animals, such as chickens and bees, and tree protection; and

WHEREAS, the City seeks to maintain best practices for the keeping of small animals and the protection of trees within the City; and

WHEREAS, the City has received multiple requests from residents for clarity regarding the permissibility of maintaining apiaries in residential areas, and for clarity regarding the limitations on the keeping of chickens in residential areas; and

WHEREAS, City staff has determined that chickens and bees fall under the category of "Small Animal Farming" and "Agriculture – Large Scale", a practice that is allowed in Agricultural Districts, the Alhambra Valley Districts and in Residential Districts (except for the R-1.5, R-2.5 and R-3.5 districts) on parcels that are 20,000 square feet or greater; and

WHEREAS, the City proposes Zoning Text Amendments to establish zoning regulations for small animals, including bees and chickens; and

WHEREAS, the City also seeks to update regulations related to tree protection to ensure the protection and conservation of specific trees within the City, based on best practices, as recommended by local arborists and the Arbor Day Foundation; and

WHEREAS, the Planning Commission held a public hearing on the proposed Zoning Text Amendments on November 14, 2023, during which all interested persons were heard, and adopted Planning Commission Resolution No. 23-16 recommending City Council adoption of the proposed Municipal Code Amendment and Zoning Text Amendments; and

WHEREAS, the Planning Commission of the City of Martinez held a duly noticed public hearing on November 14, 2023, considered all oral and written comments received at or prior to the public hearings on the matter of the Municipal Code and Zoning Text Amendments; and

WHEREAS, proper notice of said hearing was given in all respects as required by law; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations and testimony herein above set forth and used its independent judgement to evaluate the proposed actions; and

WHEREAS, the Record of Proceedings ("Record") upon which the Planning Commission bases its recommendation regarding the Housing Element Update includes, but is not limited to: (1) all staff reports, City files and records and other documents prepared for and/or submitted to the Planning Commission and City Council, and the City relating to the Housing Element Update; (2) the Martinez Municipal Code; (3) the evidence, facts, findings and other determinations set forth in this resolution; (4) all documentary and oral evidence received at public hearings or submitted to the City relating to the Housing Element Update and the proposed zoning amendment; and (4) all other matters of common knowledge to the Planning Commission including, but not limited to, City, state and federal laws, policies, rules regulations, reports, records and projections related to the preparation and adoption of the Housing Element Update and the proposed zoning amendment.

NOW, THEREFORE BE IT RESOLVED that based on the findings set forth herein and the Record as a whole, the Planning Commission hereby adopts this Resolution recommending the City Council adopt the Ordinance approving a Municipal Code Amendment and Zoning Text Amendment to amend the Martinez Municipal Code by: 1) merging Martinez Municipal Code Chapter 8.08 (TREES AND SHRUBS – PLANTING AND MAINTENANCE) AND 8.12 (TREES ON PRIVATE PROPERTY-PRESERVATION, PROTECTION AND REMOVAL), amending the definition of Protected Tree, establishing a tree replacement ratio, establishing a list of recommended and discouraged trees, and establishing a tree replacement in-lieu fee; 2) amending Chapter 22.04 (DEFINITIONS) to revise and establish new definitions for apiary, chicken, and coop; and 3) adding Chapter 22.58 (SMALL ANIMALS) to establish standards and best practices for bees and chickens.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the Planning Commission of the City of Martinez at a Regular Meeting of said Council held on the 14th day of November, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Sean Trambley, Planning Commission Chair

ATTEST:

_____
Michael P. Cass, Planning Manager

ORDINANCE NO. XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARTINEZ APPROVING A MUNICIPAL CODE AMENDMENT AND ZONING TEXT AMENDMENT TO AMEND THE MARTINEZ MUNICIPAL CODE BY: 1) MERGING MARTINEZ MUNICIPAL CODE CHAPTER 8.08 (TREES AND SHRUBS – PLANTING AND MAINTENANCE) AND 8.12 (TREES ON PRIVATE PROPERTY – PRESERVATION, PROTECTION AND REMOVAL), AMENDING THE DEFINITION OF PROTECTED TREE, ESTABLISHING A TREE REPLACEMENT RATIO, ESTABLISHING A LIST OF RECOMMENDED AND DISCOURAGED TREES, AND ESTABLISHING A TREE REPLACEMENT IN-LIEU FEE ; 2) AMENDING CHAPTER 22.04 (DEFINITIONS) TO REVISE AND ESTABLISH NEW DEFINITIONS FOR APIARY, CHICKEN, AND COOP; AND 3) ADDING CHAPTER 22.58 (SMALL ANIMALS) TO ESTABLISH STANDARDS AND BEST PRACTICES FOR BEES AND CHICKENS
PLANNING APPLICATION NO. 23PLN-0056

WHEREAS, the City of Martinez proposes a Municipal Code Amendment and Zoning Text Amendment to update the Martinez Municipal Code ("MMC") regarding the keeping of small animals, such as chickens and bees, and tree protection; and

WHEREAS, the City seeks to maintain best practices for the keeping of small animals and the protection of trees within the City; and

WHEREAS, the City has received multiple requests from residents for clarity regarding the permissibility of maintaining apiaries in residential areas, and for clarity regarding the limitations on the keeping of chickens in residential areas; and

WHEREAS, City staff has determined that chickens and bees fall under the category of "Small Animal Farming" and "Agriculture – Large Scale", a practice that is allowed in Agricultural Districts, the Alhambra Valley Districts and in Residential Districts (except for the R-1.5, R-2.5 and R-3.5 districts) on parcels that are 20,000 square feet or greater; and

WHEREAS, the City proposes Zoning Text Amendments to establish zoning regulations for small animals, including bees and chickens; and

WHEREAS, the City also seeks to update regulations related to tree protection to ensure the protection and conservation of specific trees within the City, based on best practices, as recommended by local arborists and the Arbor Day Foundation; and

WHEREAS, the Planning Commission held a public hearing on the proposed Zoning Text Amendments on November 14, 2023, during which all interested persons were

heard, and adopted Planning Commission Resolution No. 23-16 recommending City Council adoption of the proposed Zoning Text Amendments; and

WHEREAS, the City Council held a public hearing on the proposed Zoning Text Amendments on December 6, 2023, at which time all interested parties had the opportunity to be heard; and

WHEREAS, proper notice of said hearing was given in all respects as required by law; and

WHEREAS, the City Council did hear and consider all said reports, recommendations, and testimony herein above set forth and used its independent judgement to evaluate the project.

NOW THEREFORE, the City Council of the City of Martinez does hereby ordain as follows:

SECTION I:
Pursuant to MMC Section 22.46.020, the City Council hereby finds that the Municipal Code Amendment and Zoning Text Amendments are consistent with the General Plan 2035 and all applicable Specific Plans in that they are consistent with applicable land use regulations and development policies.

SECTION II:
The California Environmental Quality Act ("CEQA"), together with State Guidelines require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. Pursuant to the CEQA, the City Council hereby finds the project categorically exempt from the requirements of CEQA pursuant to Section 15305 and Section 15061(b)(3) of the CEQA Guidelines, which exempts adoption of an ordinance entailing minor alterations in land use limitations and under the common-sense exemption as there is no possibility that the ordinance in question will have a significant effect on the environment.

SECTION III:
Chapter 8.08 (Trees and Shrubs – Planting and Maintenance) and Chapter 8.12 (Trees on Private Property – Preservation, Protection, and Removal) of Title 8 (Health and Safety) of the MMC are hereby proposed to be merged. MMC Chapter 8.12 is hereby repealed in its entirety, as follows:

~~*CHAPTER 8.12 TREES ON PRIVATE PROPERTY—PRESERVATION, PROTECTION AND REMOVAL*~~

~~8.12.010 Purpose.~~

~~A. This Chapter governs preservation of certain protected trees in the City of Martinez. The purpose of this Chapter is to provide for protection of trees on private property by controlling tree removal while allowing for reasonable enjoyment of private property rights and property development for the following reasons:~~

~~1. The City finds it necessary to preserve trees on private property in the interest of the public health, safety and welfare and to preserve scenic beauty.~~

~~2. Trees provide soil stability, improve drainage conditions, provide habitat for wildlife and provide aesthetic beauty and screening for privacy.~~

~~3. Trees are a vital part of a visually pleasing, healthy environment for the City of Martinez.~~

~~8.12.020 Permit Required.~~

~~A. No person shall trench, grade or fill within the dripline of any protected tree (as defined below) or cut down, destroy, trim by topping or remove any protected tree on private property within the City without a tree permit, except as provided for in Section 8.12.050.~~

~~A protected tree is any one of the following:~~

~~1. On all properties within the City:~~

~~a. All oak trees and indigenous trees measuring 20 inches or larger in circumference (approximately 6.5 inches in diameter), measured 4 ½ feet from ground level. Oak trees include but are not limited to: Quercus agrifolia (California or Coast Live Oak), Quercus douglasi (Blue Oak), Quercus kelloggii (California Black Oak) or Quercus lobata (Valley Oak). Indigenous trees include but are not limited to: Sequoia Sempervirens (Coast Redwood), Alnus Rhombifolia (White Alder), Alnus Oregona (Red Alder), Acer Macrophyllum (Bigleaf Maple), Aesculus Californica (California Buckeye), Arbutus Menziesii (Madrone), Umbellularia Californica (California Bay or Laurel), Juglans Hindsii (California Black Walnut), Platanus Racemosa (California Sycamore), or Sambucus Calliarpa (Coast Red Elderberry).~~

~~b. Any tree shown to be preserved on an approved tentative map or development plan or required to be retained as a condition of approval.~~

~~c. Any tree required to be planted as a replacement for an unlawfully removed tree.~~

~~2. On any of the properties specified in Subsection 3 below:~~

a. Any tree measuring 20 inches or larger in circumference (approximately 6.5 inches diameter), measured 4 ½ feet from ground level including the oak trees listed above);

b. Any multi-stemmed tree with the sum of the circumferences measuring 40 inches or larger, measured 4 ½ feet from ground level;

c. and any significant grouping of trees, including groves of four or more trees.

3. Specified properties referred to in Subsection 2 above includes:

a. Any developed property within any commercial, professional office or industrial district.

b. Any undeveloped property within any district.

c. Any area designated on the General Plan for recreational purposes or open space.

d. Any area designated in the General Plan Open Space element as visually significant riparian or skyline vegetation and where the tree is adjacent to or part of a riparian, foothill woodland or oak savanna area, or cultivated orchard (within the Open space element) designated. Riparian trees include but are not limited to those listed as indigenous trees in subsection A.1.a. above.

B. Any person proposing to trench, grade or fill within the dripline of any protected tree or cut down, destroy, trim by topping or remove any protected tree shall apply to the City of Martinez Community Development Department for a tree permit, not less than ten days prior to the proposed tree removal or tree alterations.

C. The application shall include the following information:

1. The number, size (including height and diameter measured 4 ½ feet above ground), species, location, dripline and condition of each tree proposed to be altered or removed;

2. The reason(s) for alteration or removal;

3. A plot plan showing the approximate location of all trees on the site, including those proposed to remain;

4. Proposed method of tree alteration or removal;

5. Information indicating the effect of tree alteration or removal on soil stability and erosion if located on a steep slope or near any creek;

6. The signature of the property owner or if the permit is requested by someone other than the owner, a written authorization from the owner.

7. Additional information as may be required by the City upon review of the above information.

8.12.030 Review of Permit Application.

A. Prior to making a decision, a representative of the Community Development Department shall make a site inspection and shall review the application using the criteria below.

B. If the reasons for alteration or removal relate to the health of the tree or if grading, trenching or filling is proposed under the dripline of an existing tree and the Community Development Department determines that more technical expertise is necessary to make the decision, a report prepared by an arborist may be required, to be paid for by the applicant.

C. In granting or denying the tree permit the following factors shall be considered:

1. General.

a. The proximity and number of other trees in the vicinity;

b. The relationship of the subject property to open space or open space plans and policies.

2. Approval.

a. The arborist report indicates that the tree is in poor health and cannot be saved;

b. The tree is a public nuisance and is causing damage to public utilities or streets and sidewalks that cannot be mitigated by some other means (such as root barriers etc.);

c. The tree is in danger of falling and cannot be saved by some other means (such as pruning);

d. The tree is damaging existing private improvements on the lot such as a building foundation, walls, patios, decks, roofs, retaining walls, etc.;

e. The tree is a species known to be highly combustible and is determined to be a fire hazard;

f. The proposed tree species or the form of the tree does not merit saving (i.e. a tree stunted in growth, poorly formed, etc.);

g. Reasonable development of the property would require the alteration or removal of the tree and this development could not be reasonably accommodated on another area of the lot;

3. Denial.

a. The applicant seeks permission for the alteration or removal of a healthy tree that can be avoided by reasonable redesign of the site plan prior to project approval (for non-discretionary permits);

b. It is reasonably likely that alteration or removal of the tree will cause problems with drainage, erosion control, land stability, windscreen, visual screening, and/or privacy and said problems cannot be mitigated as part of the proposed removal of the tree.

c. The tree to be removed is a member of a group of trees in which each tree is dependent upon the others for survival.

d. The value of the tree to the neighborhood in terms of visual effect, wind screening, privacy and neighboring vegetation is greater than the hardship to the owner.

e. If the permit involves trenching or grading and there are other reasonable alternatives including an alternate route, use of retaining walls, use of pier and grade beam foundations and/or relocating site improvements.

C. Permit Decision:

1. The Community Development Director or his/her designee shall grant or deny tree permits in accordance with this Chapter. If a permit is granted, the Director may attach conditions to insure compliance with this Chapter. These conditions may include a requirement to replace any or all trees on a comparable ratio of either size or quantity. Permits shall be valid for a period of 90 days and may be renewed by the Director upon request by the applicant.

2. If a permit is denied, the Director shall state the reason for denial.

3. Notice of decision shall be mailed to the applicant.

D. Appeals:

1. Any person may appeal the Director's decision within ten days of the Director's decision as outlined in Section 22.06.050 of the Zoning Ordinance.

2. Appeals shall be made in writing and state the specific reasons why the decision does not meet the criteria for granting or denial of a permit as stated in this ordinance.

8.12.040 Exceptions.

A tree permit is not required for the following situations:

A. Any tree whose condition creates a hazardous situation which requires immediate action as determined by the Community Development Director, Director of Leisure and Community Services, Police Department or the Fire District.

B. Any tree whose removal was specifically approved as a part of an approved development plan, subdivision or other discretionary project.

8.12.050 Property Proposed for Development.

A. On any property proposed for development approval, tree alterations or removal shall be considered as a part of the project application.

B. All trees proposed to be removed, altered or otherwise affected by construction shall be clearly indicated on all grading and development plans. A tree survey

shall be required as a part of the project application indicating the number, size, species and location of the dripline of all trees on the property. This survey shall be overlaid on the proposed grading and development plans. The plan shall include a tabulation of all trees proposed for removal.

C. The granting or denial of a tree removal program which is a part of a development proposal covered by this section shall be governed by Sections 8.12.030(B). A separate tree removal permit shall not be required.

8.12.060 Tree Protection.

A. Tree Protection Required

On all properties where trees are required to be saved during the course of development, the developer shall follow the following tree preservation standards:

1. Prior to the start of any clearing, stockpiling, trenching, grading, compaction, paving or change in ground elevation on a site with trees to be preserved, the applicant shall install fencing at the drip line or other area as determined by an arborist report of all trees adjacent to or in the area to be altered. Prior to grading or issuance of any permits the fences shall be inspected and the location thereof approved by City staff.

2. No grading, compaction, stockpiling, trenching, paving or change in ground elevation shall be permitted within the drip line unless indicated on the grading plans approved by the City and addressed in a report prepared by a licensed arborist. If grading or construction is approved within the dripline, the arborist may be required to be present during grading operations. The arborist shall have the authority to require protective measures to protect the roots and to stop construction if necessary to protect the trees. Upon completion of grading and construction, the arborist shall prepare a report outlining further methods required for tree protection if any are required.

3. No parking or storing vehicles, equipment, machinery or construction materials, construction trailers and no dumping of oils or chemicals shall be permitted within the drip line of any tree to be saved.

B. Deposit.

Prior to the issuance of any grading or building permit for a property where trees are required to be saved, the owner or developer shall deposit cash or other acceptable security with the Community Development Department on a per tree basis in an amount determined by City Council resolution.

The City shall hold the deposit for a two year period to guarantee the health of the trees for a two year period upon completion of construction. In addition, the applicant or developer shall be required to enter into a tree maintenance agreement secured by said deposit/bond by which they shall agree to maintain said trees in a living and viable condition throughout the term of the agreement.

~~This agreement may be transferred to any new owner of the property for the remaining length of the agreement.~~

~~C. Replacement.~~

~~The property owner or developer shall notify the Community Development Department of any damage that occurs to any tree during the construction process. The owner or developer shall repair any damage as determined by an arborist.~~

~~Any tree not approved for destruction or removal that dies or is significantly damaged as a result of construction or grading shall be replaced with a tree or trees of equivalent size and of a species approved by the Community Development Department. If it is not possible or feasible to replace the tree, the Community Development Director may accept the equivalent monetary value as determined by the City to be used for other related improvements such as replacement or addition of street trees in the area.~~

~~D. Stop Work.~~

~~If any tree is damaged or destroyed during the course of construction, the City may stop further work on the project until measures to replace the tree or mitigate the damage have occurred.~~

~~8.12.070 Violation~~

~~A. Misdemeanor.~~

~~1. Violation of any Section of this Chapter constitutes a misdemeanor punishable as such.~~

~~2. Each tree damaged or removed in violation of this chapter shall constitute a separate offense.~~

~~B. Joint and several liability.~~

~~1. If two or more persons are responsible for any violation of the provisions of this chapter, they shall be jointly and severally liable for the penalties and remedies set forth herein. In this connection, the person(s) who actually performs the removal, damage or cutting of a tree in violation of this Chapter shall be liable for the penalties, punishment and remedies specified in 8.12.060(A) and (C), irrespective of whether or not such conduct was authorized, directed or permitted by any other person.~~

~~C. Restitution/Mitigation.~~

~~1. In addition to and not in lieu of the criminal penalties set forth in subsection A above, any person who damages or removes a tree or causes the damage or removal of a tree in violation of this Chapter shall be civilly liable to the City for (i) providing and planting a replacement tree of value equal to the tree so damaged or removed or (ii) a payment to the City of a monetary penalty equal to such value. Said value shall be determined by City council resolution.~~

2. Any person who violates any provision of this chapter is liable in a civil action brought by the City Attorney to collect the replacement fees as listed above.

3. Amounts recovered under this section shall be deposited into a fund which shall be used exclusively for the planting of trees in public places in the City and for tree related educational projects or programs.

D. Violation/City approvals.

1. For as long as Section 8.12.060(C)(1) has not been complied with, the owner, owner's agent, or occupant of any property on which a violation of the provisions of this Chapter was committed shall be precluded from applying for any approval or permit issued by the City for the development or further improvement of such property. Prohibited approvals or permits shall include, but not be limited to, conditional use permits, tentative maps, variances, design review approvals, building or demolition permits or grading permits. The provisions of this Chapter shall not apply to any approval or permit which is needed or required to maintain the health or safety of those occupying existing improvements on the property.

2. Before criminal or civil proceedings may be initiated against the suspected violator, or before the City may institute the application preclusion specified in subsection D(1), above, a hearing shall be scheduled with the zoning administrator, on the alleged violation, giving the property owner notice thereof and a summary of the facts which indicated a violation has occurred. Said notice and hearing shall comply with any other procedural due process requirements that are determined to be applicable. Following the hearing at which the owner or any other interested party may present testimony and evidence, the zoning administrator shall determine whether a violation has occurred on the property. Notice of a violation and the restriction of development of the property shall be recorded in the office of the county recorder to implement the provisions of this section. If no violation of this Chapter is determined to have occurred or have been perpetrated by the persons notified of said proceedings, then no criminal or civil proceedings may be initiated against said persons under Section 8.12.060, and the City may not apply the application preclusion described in Section 8.12.060(D)(1), above.

E. Liability for Costs.

1. Any person criminally or civilly liable hereunder shall further be liable for all costs incurred by the City in connection with the investigation and enforcement of the violation.

8.12.080 Definitions

As used in this chapter only, the following terms shall have the following meanings:

~~A. Arborist: 1) a Certified Arborist as currently listed by the International Society of Arboriculture; or 2) a Consulting Arborist as currently listed as a member of the American Society of Consulting Arborists.~~

~~B. Arborist Report: The report of a Certified or Consulting Arborist on (1) the possible impact of development on trees or existing tree condition; (2) the impact of any alteration; and/or (3) restorative or other remedial action that might be feasible to address tree alterations.~~

~~C. Development: Any changes to private property which requires the issuance of a permit from the City which permit is subject the requirements of Chapters 15 (Buildings and Construction), 21 (Subdivision) and/or 22 (Zoning).~~

~~D. Development Application: An application for development requiring either ministerial or discretionary approvals including Design Review, Use Permits, Subdivisions, Rezoning applications, building and/or grading permits.~~

~~E. Person: Person means any individual, agency, corporation, entity or organization.~~

~~F. Routine Pruning: The removal of dead or dying, diseased, weak or objectionable branches of a tree in a scientific manner.~~

~~G. Topping: The removal of the upper 25% or more of a tree's trunk(s) or primary leader.~~

~~H. Tree: A large woody perennial plant with one or more trunks, branches and leaves, not including shrubs shaped to tree forms.~~

~~I. Tree Removal: The destruction of any tree by cutting, regrading, girdling, interfering with water supply, applying chemicals, or by other means.~~

~~J. Undeveloped Property:~~

~~1. A parcel of private land which is vacant or a developed parcel which has remaining development potential;~~

~~2. A parcel of land which can be further divided in accordance with zoning regulations of the City;~~

~~3. A parcel of land on which the structures are proposed to be demolished or relocated.~~

SECTION IV:

Title 8 (Health and Safety) Chapter 8.08 of the MMC is hereby amended to read as follows:

CHAPTER 8.08 ~~TREES AND SHRUBS—PLANTING AND MAINTENANCE~~ PROTECTED TREES

8.08.010 Purpose.

The purpose of this Chapter is to promote health, safety, and general welfare by providing for the regulation of planting, maintenance, and removal of ~~street~~ protected trees within the City, and for the planting of ~~street~~ trees throughout the City~~, to allow the property owner maximum flexibility in the choice and placement of street trees in relation to private landscaping~~.

8.08.020 ~~Master~~ Street Tree Planting Plan.

The Public Works Department ~~(Parks Division)~~ shall maintain a ~~master~~ street tree planting plan for all City streets. The plan shall provide a list of acceptable tree species. The street tree planting plan may be amended with approval by the Public Works Director or designee.

8.08.030 Definitions.

~~A. **"Street Tree"** means any tree located in a City street right of way between the edge of pavement and the adjacent property line.~~

~~B. **"Maintenance"** means the regular pruning, fertilization, irrigation and normal garden management practices necessary for plant growth.~~

~~C. **"Director"** means City Engineer and/or Director of Public Works.~~

~~D. **"Street Tree Permit"** means a written or printed authorization issued by the City Parks Division.~~

~~E. **"Certified Arborist"** means someone who has successfully completed the requirements set by the Arborist Certification Board of the International Society of Arboriculture.~~

~~F. **"Pruning Standards"** means standards of pruning for certified arborists. The standards include: I. Pruning Techniques, A through J and II. Types of Pruning Mature Trees, A. Crown Cleaning B. Crown Thinning C. Crown Reduction D. Crown Restoration, and III. Size of Pruning Cuts.~~

"**Certified Arborist**" means someone who has successfully completed the requirements set by the Arborist Certification Board of the International Society of Arboriculture.

"**Development**" means any changes to private property which requires the issuance of a permit from the City which permit is subject the requirements of Title 15 (Buildings and Construction), Title 21 (Subdivision) and/or Title 22 (Zoning).

"**Development Application**" means an application for development requiring either ministerial or discretionary approvals including Design Review, Conditional Use Permits, Variances or Exceptions, Subdivisions, Planned Unit Developments, Amendments, building permits, and/or grading permits.

"**Person**" means any individual, agency, corporation, entity or organization.

"**Pruning Standards**" means standards of pruning for certified arborists. ~~The standards include: I. Pruning Techniques, A through J and II. Types of Pruning – Mature Trees, A. Crown Cleaning B. Crown Thinning C. Crown Reduction D. Crown Restoration, and III. Size of Pruning Cuts.~~ Proper pruning is performed in a manner intended to achieve a specific goal while minimizing the negative effects on the tree. Excessive or improper pruning is that which employs techniques that result in negative physiological or structural impacts on the tree. Excessive and improper pruning includes topping or removing 25-percent or more, of the functioning leaf, stem, or root area. "**Routine Pruning**" means the removal of dead or dying, diseased, weak, or objectionable branches of a tree in a scientific manner.

"**Street Tree**" means any tree located in a City street right-of-way.

"**Tree**" means a large woody perennial plant with one or more trunks, branches, and leaves, not including shrubs shaped to tree forms.

"**Tree Maintenance**" means regular pruning, fertilization, irrigation, and normal garden management practices necessary for plant growth.

"**Tree Permit**" means written authorization issued by the Community and Economic Development Director to cut down, destroy, trim by topping, or remove a protected tree.

"**Tree Removal**" means the destruction of any tree by cutting, regrading, girdling, interfering with water supply, applying chemicals, or by other means.

"**Topping**" means the removal of the upper 25 percent or more of a tree's trunk(s) or primary leader.

"**Undeveloped Property**" means:

1. A parcel of private land which is vacant or a developed parcel which has remaining development potential;

2. A parcel of land which can be further divided in accordance with zoning regulations of the City;

3. A parcel of land on which the structures are proposed to be demolished or relocated.

8.08.040 ~~Planting~~ Encroachment Permit.

No person shall remove, set out, or plant any street tree without first obtaining an encroachment ~~planting~~ permit from the Public Works Department ~~(Parks Division)~~. The ~~Parks Division~~ Public Works Department shall review and approve the tree removal and/or proposed ~~type~~ species, size, and location of proposed street trees.

8.08.044 Tree Permit Required.

A. No person shall trench, grade, or fill within the dripline of any protected tree (as defined below) or cut down, destroy, trim by topping, or remove any protected tree on private property within the City without a Tree Permit, except as provided by this Chapter. A protected tree is one of the following:

1. On all properties within the City:

    a. All oak trees and indigenous trees measuring 12 inches or more in diameter, measured 4 ½ feet from grade. Oak trees include but are not limited to: Quercus agrifolia (California or Coast Live Oak), Quercus douglasi (Blue Oak), Quercus kelloggii (California Black Oak), or Quercus lobata (Valley Oak). Indigenous trees include but are not limited to: Sequoia Sempervirens (Coast Redwood), Alnus Rhombifolia (White Alder), Alnus Oregona (Red Alder), Acer Macrophyllum (Bigleaf Maple), Aesculus Californica (California Buckeye), Arbutus Menziesii (Madrone), Umbellularia Californica (California Bay or Laurel), Juglans Hindsii (California Black Walnut), or Platanus Racemosa (California Sycamore).

    b. Any tree shown to be preserved on an approved tentative map or development plan or required to be retained as a condition of approval.

    c. Any tree required to be planted as a replacement for an unlawfully removed tree.

    d. Any tree within the public right-of-way or private access easement.

    e. Any tree within the Downtown Specific Plan area.

2. On any of the properties specified in Subsection 3 below:

    a. Any tree measuring 24 inches or more in diameter, measured 4 ½ feet from grade.

    b. Any multi-stemmed tree where the sum of the individual trunks measure 24 inches or more in diameter measured 4 ½ feet from grade.

    c. Any significant grouping of trees, including groves of four or more trees.

3. Specified properties referred to in Subsection 2 above includes:

    a. Any developed property within any commercial, professional office, or industrial zoning district.

    b. Any undeveloped property within any zoning district.

c. Any area designated on the General Plan for recreational purposes or open space.

d. Any area designated in the General Plan Open Space Element as visually significant riparian or skyline vegetation and where the tree is adjacent to or part of a riparian, foothill woodland, or oak savanna area, or cultivated orchard (within the Open Space Element). Riparian trees include but are not limited to those listed as indigenous trees in Subsection A.1.a. above.

B. Any person proposing to trench, grade, or fill within the dripline of any protected tree or cut down, destroy, trim by topping, or remove any protected tree shall apply to the Planning Division for a Tree Permit.

C. The Tree Permit application shall be filed with the Planning Division, on a form established by the City, along with the application fee established by resolution. The Tree Permit application shall include the following information:

1. The number, size (including height and diameter measured 4 ½ feet above grade), species, location, dripline, and condition of each tree proposed to be altered or removed;

2. The reason(s) for proposed alteration or removal;

3. A site plan showing the approximate location of all trees on the site, including those proposed to remain;

4. Proposed method of tree alteration or removal;

5. Information indicating the effect of tree alteration or removal on soil stability and erosion if located on a steep slope or near any creek;

6. The signature of the property owner or if the permit is requested by someone other than the owner, a written authorization from the owner.

7. Additional information as may be required by the City upon review of the above information.

8.08.045 Review of Tree Permit Application.

A. Prior to making a decision, a representative of the Planning Division may make a site inspection and shall review the Tree Permit application using the criteria below.

B. If the reasons for alteration or removal relate to the health of the tree, or if grading, trenching, or filling is proposed under the dripline of an existing tree and the Planning Division determines that more technical expertise is necessary to make the decision, a report prepared by an arborist may be required, to be paid for by the applicant.

C. In granting or denying the Tree Permit, the following factors shall be considered:

1. General.

a. The proximity and number of other trees in the vicinity; and

b. The relationship of the subject property to open space or open space plans and policies.

2. Approval.

a. The arborist report indicates that the tree is in poor health and cannot be saved;

b. The tree is a public nuisance and is causing damage to public utilities or streets and sidewalks that cannot be mitigated by some other means (such as root barriers);

c. The tree is in danger of falling and cannot be saved by some other means (such as pruning);

d. The tree is damaging existing private improvements on the lot, such as a building foundation, walls, patios, decks, roofs, and retaining walls;

e. The tree is a species known to be highly combustible and is determined to be a fire hazard;

f. The proposed tree species or the form of the tree does not merit saving (sch as a tree stunted in growth or poorly formed);

g. Reasonable development of the property would require the alteration or removal of the tree and this development could not be reasonably accommodated on another area of the lot.

3. Denial.

a. The applicant seeks permission for the alteration or removal of a healthy tree that can be avoided by reasonable redesign of the site plan prior to project approval (for non-discretionary permits);

b. It is reasonably likely that alteration or removal of the tree will cause problems with drainage, erosion control, land stability, windscreen, visual screening, and/or privacy and said problems cannot be mitigated as part of the proposed removal of the tree.

c. The tree to be removed is a member of a group of trees in which each tree is dependent upon the others for survival.

d. The value of the tree to the neighborhood in terms of visual effect, wind screening, privacy and neighboring vegetation is greater than the hardship to the owner.

e. If the permit involves trenching or grading and there are other reasonable alternatives including an alternate route, use of retaining walls, use of pier and grade beam foundations and/or relocating site improvements.

D. Tree Permit Decision:

1. The Community and Economic Development Director or designee shall grant or deny Tree Permits in accordance with this Chapter. If a permit is granted, the Director or designee may impose conditions to ensure compliance with this Chapter. These conditions may include a requirement to replace any or all trees on a comparable ratio of either size or quantity, as outlined in Section 8.08.047. Tree Permits shall be valid for up to one year and may be renewed by the Director or designee upon request by the applicant.

2. If a permit is denied, the Director or designee shall state the reason for denial.

3. Notice of decision shall be provided in writing to the applicant.

E. Appeals:

1. Any person may appeal the Director's or designee's decision to the City Council within ten days after the decision has been given or sent to the applicant. An appeal shall be set forth on a form provided by the City Clerk or designee.

2. Appeals shall be made in writing and state the specific reasons why the decision does not meet the criteria for granting or denial of a permit as stated in this Chapter.

8.08.046 Tree Protection.

A. Tree Protection Required.

On all properties where trees are required to be saved during the course of development, the developer shall follow the following tree preservation standards:

1. Prior to the start of any clearing, stockpiling, trenching, grading, compaction, paving or change in ground elevation on a site with trees to be preserved, the applicant shall install fencing at the drip line or other area as determined by an arborist report of all trees adjacent to or in the area to be altered. Prior to grading or issuance of any permits the fences shall be inspected and the location thereof approved by City staff.

2. No grading, compaction, stockpiling, trenching, paving or change in ground elevation shall be permitted within the drip line unless indicated on the grading plans approved by the City and addressed in a report prepared by a licensed arborist. If grading or construction is approved within the dripline, the arborist may be required to be present during grading operations. The arborist shall have the authority to require protective measures to protect the roots and to stop construction if necessary to protect the trees. Upon completion of grading and construction, the arborist shall prepare a report outlining further methods required for tree protection if any are required.

3. No parking or storing vehicles, equipment, machinery or construction materials, construction trailers and no dumping of oils or chemicals shall be permitted within the drip line of any tree to be saved.

B. Deposit.

Prior to the issuance of any grading or building permit for a property where trees are required to be saved, the owner or developer may be required to deposit cash or other acceptable security with the City on a per tree basis in an amount determined by City Council resolution.

The City shall hold the deposit for a two-year period to guarantee the health of the trees for a two year period upon completion of construction. In addition, the applicant or developer may be required to enter into a tree maintenance agreement secured by said deposit/bond by which they shall agree to maintain said trees in a living and viable condition throughout the term of the agreement. This agreement may be transferred to any new owner of the property for the remaining length of the agreement.

C. Replacement.

The property owner or developer shall notify the Community and Economic Development Department of any damage that occurs to any tree during the construction process. The owner or developer shall repair any damage as determined by an arborist.

Any tree not approved for destruction or removal that dies or is significantly damaged as a result of construction or grading shall be replaced with a tree or trees of equivalent size and of a species approved by the Community and Economic Development Director or designee. If it is not possible or feasible to replace the tree, the Community and Economic Development Director may accept the equivalent monetary value as determined by the City to be used for other related improvements such as replacement or addition of street trees in the area.

D. Stop Work.

If any tree is damaged or destroyed during the course of construction, the City may stop further work on the project until measures to replace the tree or mitigate the damage have occurred.

8.08.047 Tree Replacement.

A. Protected Tree Replacement. When the removal or destruction of a protected tree is permitted, the applicant shall comply with the following replacement requirements:

1. One 15-gallon tree for each street tree;

2. One 15-gallon tree for each tree 24 inches in diameter or less;

3. Two 15-gallon trees for each tree greater than 24 inches in diameter.

B. Replacement tree species, except for street trees, are subject to approval of the Community and Economic Development Director or designee and shall be a species identified in the Tree List, on file with the Community and Economic Development Department. Prohibited replacement trees include trees that may pose a fire safety hazard, are invasive, or may otherwise pose a health impact on protected trees, including, but not limited to:

1. Eucalyptus

2. Liquidambar/Sweetgum

3. Evergreen Pear

4. Bradford Pear

5. Monterey Pine

6. Juniper

7. Bamboo

8. Tree of Heaven

9. Poplar

10. Norway maple

11. Gingko biloba (female)

12. Other species as determined by the Community and Economic Development Director or designee

C. If the property cannot accommodate a replacement tree, as a condition of the permit, the applicant shall make an in-lieu payment of an amount set by resolution by the City Council for each 15-gallon replacement tree. The in-lieu payment shall be used by the city for a tree education and planting program. The Community and Economic Development Director, Public Works Director, or designee(s) may waive the in-lieu payment.

8.08.048 Exceptions.

A Tree Permit is not required for the following situations:

1. Any tree whose condition creates a hazardous situation which requires immediate action as determined by the Community and Development Director, Public Works Director, Police Department, Fire District, or designee(s).

2. Any tree whose removal was specifically approved as a part of an approved development plan, subdivision, or other discretionary project.

8.08.049 Property Proposed for Development.

A. On any property proposed for development approval, tree alterations or removal shall be considered as a part of the project application.

B. All trees proposed to be removed, altered, or otherwise affected by construction shall be clearly indicated on all grading and development plans. A tree survey shall be required as a part of the project application indicating the number, size, species and location of the dripline of all trees on the property. This survey shall be overlaid on the proposed grading and development plans. The plan shall include a tabulation of all trees proposed for removal.

C. The granting or denial of a Tree Permit which is a part of a development proposal covered by this Chapter shall be governed by Section 8.08.045.C.3. A separate Tree Permit shall not be required.

8.08.050 Street Tree Planting Standards.

A. The street tree shall be planted normally at 40 foot intervals or alternative distance approved by the Public Works Director or designee.

B. The street tree trunk at maturity shall not be within 1 ½ feet of public sidewalk, except in existing parkway areas as approved by the ~~Parks Division~~ Public Works Department.

C. The street tree roots shall not be within 10 feet of any sewer or water line, or gas line.

D. The street tree trunk at maturity shall not be within ~~5~~ five feet of a driveway, street corner, fire hydrant, or utility pole.

E. A newly planted street tree shall be of the following minimum size: a diameter of 1 inch measured 4 feet, 6 inches above the grade ~~ground~~ and which has a maximum height of 8 feet or 15-gallon size.

8.08.070 Street Tree Removal.

A street tree not otherwise regulated may be removed with a permit, provided the tree is replaced in compliance with all provisions of this Section. All street trees removed shall be at the expense of the adjacent property owner.

8.08.080 Street Tree Installation Obligation.

All street trees installed pursuant to the provisions of this Chapter shall be at the expense of the adjacent property owner.

8.08.090 Street Tree Maintenance Obligation.

A. **Maintenance Duties.** The property owner adjacent to street trees shall be responsible for all street tree maintenance. All maintenance shall conform to International Society of Arboriculture or National Arborist Association Standards.

B. **Scope of Duty.** It shall be a public nuisance for property owners or persons in possession of street trees to permit branches of street trees to restrict access or impede the public use of adjacent sidewalks or streets, or prevent access of City street sweepers to clean the street.

In the event of such public nuisance, the responsible person shall receive a written notice of such nuisance directing that the tree shall be pruned appropriately within 10 days from receipt of notice. The City at its option may prune the tree, in the event the responsible person has not complied with the notice of public nuisance, at the cost of the responsible person.

C. **Sidewalk Damage.** The property owner or person in possession of street trees responsible for maintenance of street trees shall also be responsible for sidewalk damage caused by street trees and shall be required to repair the sidewalk pursuant to Streets and Highways Code Sections 5601, et seq.

8.08.091 Abuse or Mutilation of Protected Trees.

A. **Topping of Protected Trees.** This practice will only be permitted when a property owner has a copy of a Certified Arborist report attached to an approval permit ~~issued by the Parks Division~~.

B. No person may:

1. Abuse, mutilate or destroy street trees.

2. Attach or place a rope or twine (other than a rope or twine typically used to support a young or broken tree) sign, poster, handbill, paint or other substance, structure, or thing to or on a street tree.

3. Allow a gaseous liquid or solid substance which is harmful come in contact with a street tree.

8.08.100 Moving Buildings.

No person, firm, or corporation shall move any building, house, or portion thereof without notifying the Public Works Director or designee ~~of Public Services~~ at least ~~3~~ three days in advance of such moving. The notice shall designate the route to be followed and all other details, pertinent to such work. The Public Works Director or designee ~~of Public Services~~ shall have the authority to change such route and designate on which, in his opinion, will cause less damage to trees, shrubs, or plants owned by the City along and adjacent to the route. If necessary to protect such trees, shrubs, or plants, the Public Works Director or designee ~~of Public Services~~ may require that the house, building, or portions thereof be cut into segments small enough to fit the available width between such trees, shrubs, or plants along the designated route. As a condition to approving any route for the moving of any building, house, or portion thereof, the Public Works Director or designee ~~of Public Services~~ may require the person, firm, or corporation doing such work to enter into an agreement to pay all costs incurred for any labor, equipment, or materials used to protect or preserve such trees, shrubs or plants either before or after such moving.

8.08.101 Administration.

The ~~City Engineer/~~Public Works Director or designee shall plan, administer, control, and regulate the street tree programs at the City in accordance with this Chapter. The Director shall develop policies and procedures to implement this Chapter. The policies and procedures shall include an annual tree maintenance work plan and an inventory that defines community tree needs.

8.08.102 Authority of ~~City Engineer/~~Public Works Director.

The ~~City Engineer/~~Public Works Director or designee has the authority to maintain and care for street trees. The Director shall develop a program to encourage planting of approved street trees throughout the City. The Director has the authority to require that street trees be planted on all ~~residential and commercial~~ streets.

8.08.103 Open Ground For Trees.

No person may place or maintain a stone, cement, or other substance so that it impedes the full access of water or air to a street tree.

8.08.104 Penalty for Violation.

~~A. A person who violates this Chapter is guilty of a misdemeanor.~~

~~B. A person guilty of a misdemeanor shall be punished by a fine of not more than $1,000 or imprisonment in the County jail for a period of not more than 6 months.~~

~~C. A person is guilty of a second offense for a violation of this Chapter with respect to each separate tree.~~

A. Misdemeanor.

1. Violation of this Chapter constitutes a misdemeanor punishable as such.

2. Each tree damaged or removed in violation of this Chapter shall constitute a separate offense.

B. Joint and Several Liability. If two or more persons are responsible for any violation of the provisions of this Chapter, they shall be jointly and severally liable for the penalties and remedies set forth herein. In this connection, the person(s) who actually performs the removal, damage, or cutting of a tree in violation of this Chapter shall be liable for the penalties, punishment, and remedies specified in 8.08.104.A and C, irrespective of whether or not such conduct was authorized, directed, or permitted by any other person.

C. Restitution/Mitigation.

1. In addition to and not in lieu of the criminal penalties set forth in subsection A above, any person who damages or removes a tree or causes the damage or removal of a tree in violation of this Chapter shall be civilly liable to the City for (i) providing and planting a replacement tree of value equal to the tree so damaged or removed or (ii) a payment to the City of a monetary penalty equal to such value. Said value shall be determined by City Council resolution.

2. Any person who violates any provision of this Chapter is liable in a civil action brought by the City Attorney to collect the replacement fees as listed above.

3. Amounts recovered under this section shall be deposited into a fund which shall be used exclusively for the planting of trees in public places in the City and for tree related educational projects or programs.

D. Violation/City Approvals.

1. For as long as Section 8.08.104(C)(1) has not been complied with, the owner, owner's agent, or occupant of any property on which a violation of the provisions of this Chapter was committed shall be precluded from applying for any approval or permit issued by the City for the development or further improvement of such property. Prohibited approvals or permits shall include, but not be limited to, conditional use permits, tentative maps, variances,

design review approvals, building permits, demolition permits, or grading permits. The provisions of this Chapter shall not apply to any approval or permit which is needed or required to maintain the health or safety of those occupying existing improvements on the property.

2. Before criminal or civil proceedings may be initiated against the suspected violator, or before the City may institute the application preclusion specified in Subsection D(1), above, a hearing shall be scheduled with the Zoning Administrator, on the alleged violation, giving the property owner notice thereof and a summary of the facts which indicated a violation has occurred. Said notice and hearing shall comply with any other procedural due process requirements that are determined to be applicable. Following the hearing at which the owner or any other interested party may present testimony and evidence, the Zoning Administrator shall determine whether a violation has occurred on the property. Notice of a violation and the restriction of development of the property shall be recorded in the office of the county recorder to implement the provisions of this section. If no violation of this Chapter is determined to have occurred or have been perpetrated by the persons notified of said proceedings, then no criminal or civil proceedings may be initiated against said persons under Section 8.08.104, and the City may not apply the application preclusion described in Section 8.08.104.D.1, above.

E. Liability for Costs.

1. Any person criminally or civilly liable hereunder shall further be liable for all costs incurred by the City in connection with the investigation and enforcement of the violation.

8.08.105 Civil Sanction.

In addition to paying the penalties for violation of this Chapter, a person who removes or destroys a tree in violation of this Chapter shall at the option of the City either:

A. Replace the tree with one of a similar kind and size; or

B. Compensate the City for the value of the tree(s). The value of the tree shall be based upon the opinion of an arborist.

8.08.106 Public Utilities.

When a tree interferes with and interrupts service of a public utility company providing gas, water, electricity, telephone, telegraph, or cable service within the City, the City may, without first obtaining a permit trim or remove branches of trees to the extent necessary to restore service.

~~**8.08.107 Permit Decision.**~~

~~The City Engineer/Public Works Director or his/her designee shall grant or deny the permits in accordance with this Chapter. See Section 8.12.030 C.~~

SECTION V:

The definitions in Chapter 22.04 (Definitions) of Title 22 (Zoning) of the MMC are hereby amended to read as follows:

22.04.051.05 – Apiary.

"Apiary" means beehives or place where bees are kept, located, or found.

22.04.091.05 – Chicken.

"Chicken" means any domesticated chicken excluding roosters, kept for the primary purpose of egg production, meat, or as a pet.

22.04.110 – Coop.

"Coop" means a roofed structure where chickens typically roost.

SECTION VI:

Title 22 (Zoning) of the MMC is hereby amended to add Chapter 22.58 (Small Animals) as follows:

Small Animals

22.58.020 Apiary

A. Permitted Uses.

1. Apiaries may occur on parcels within the Residential, Commercial, Industrial, and Agricultural zoning districts.

2. Apiaries shall be registered with the Contra Costa County Agricultural Commissioner.

B. Beekeeping Standards.

1. The maximum number of apiaries allowed without a permit is two apiaries per parcel.

2. An apiary shall not exceed the dimensions of two feet by two feet by six feet. An apiary, including any support structure, shall not exceed six feet in height or length.

3. Each parcel shall have at least 500 square feet of pollinating garden per apiary.

C. Location.

1. Apiaries shall be located in the rear yard of a parcel

2. Apiaries shall be set back a minimum of five feet from property lines.

3. Apiaries shall be set back a minimum of twenty-five feet from public rights-of-way and private streets.

4. Buildings or structures housing apiaries shall comply with the accessory structure setbacks of the applicable zoning district.

5. Apiaries must be located closer to the primary residence or structure of the subject property than to any primary structure on adjacent parcels.

D. Exceptions.

1. In agricultural zoning districts, an additional one apiary for every 5,000 square feet of gross lot area is permitted.

2. In commercial and industrial zoning districts, the twenty-five foot setback is not required for rooftop apiaries only.

3. The following conditional uses shall be permitted upon the granting of a conditional use permit in accord with the provisions of Chapter 22.40 of this Title:

   a. More than two apiaries per parcel.

   b. Location of apiaries.

4. An application seeking an exception from this Chapter may be filed using the form provided by the Planning Division, along with the required fee.

22.58.030 – Chickens.

A. Standards.

1. The keeping of chickens is only permitted in Residential and Agricultural zoning districts.

2. Chickens or eggs shall not be sold for commercial purposes in Residential zoning districts.

3. The maximum number of chickens permitted on a given parcel is based on gross lot area and can be found in the Table 22.58.030 below.

Table 22.58.030: Maximum Number of Chickens Allowed

Gross Lot Area	**Maximum Number of Chickens Permitted**
Between 5,000 square feet and 10,000 square feet	4
Between 10,001 square feet and 20,000 square feet	6
Between 20,001 square feet and 40,000 square feet	8
Greater than 40,001 square feet	16

B. Prohibited.

1. Roosters and other animals that produce noise and/or create a nuisance to neighboring residents as determined by the Noise Control Officer are prohibited.

C. Enclosures.

1. Chickens shall be kept within an enclosed structure or fenced area at all times.

2. Chickens shall have access to a coop, cage, or similar structure, which:

   a. Must be kept in a clean and sanitary condition, free from odor, pests, and vermin.

   b. Is located within a rear yard.

   c. Meets the minimum required setbacks for accessory structures.

d. Is located closer to the primary residence or structure of the chicken owner than to any adjacent or neighboring primary structure.

e. Is roofed.

3. Coops and cages do not count towards lot coverage limits.

4. Animal feed shall be stored in a rodent-proof and predator-proof container.

SECTION XIII: SEVERABILITY.

If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Martinez hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases hereof be declared invalid or unenforceable.

SECTION XIV: PUBLICATION AND EFFECTIVE DATE.

This ordinance shall become effective 30 days after the date of adoption.

At least five days prior to its final adoption, a certified copy of the full text of this ordinance shall be posted in the office of the City Clerk.

Within fifteen days after adoption, the City Clerk shall publish a summary of this ordinance with the names of those City Council members voting for or against the ordinance in a newspaper of general circulation published and circulated in the City of Martinez.

The City Clerk shall post in the office of the City Clerk a certified copy of the full text of the adopted ordinance.

APPROVED

_____

BRIANNE ZORN
MAYOR

ATTEST

_____
KAT GALILEO
ASSISTANT CITY CLERK

* * * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of an Ordinance that was duly introduced at a Regular Meeting of the City Council of the City of Martinez, held on the 6th day of December, 2023, and adopted at a regular meeting of the City Council of the City of Martinez, held on the 20th day of December, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
RICHARD G. HERNANDEZ
CITY CLERK

Approved as to form:

_____
TERRI HIGHSMITH
CITY ATTORNEY

TREE LIST

PLANNING DIVISION

The City of Martinez recognizes that the preservation of trees sustains the natural beauty, significance, and long-term potential increase in property values and encourages quality development. The list of trees below are recommended by the City and local arborists.

RECOMMENDED REPLACEMENT TREES – CONFINED SPACES:

- Fagus sylvatica (European Beech)
  - Up to 12' High, 4' Wide
  - Deciduous, full/partial sun
- Malus floribunda "Robinson" (Crab Apple)
  - 15-20' High, 15-25' Wide
  - Deciduous, full sun
- Lagerstroemia indica (Crape Myrtle)
  - 15-25' High, 15' Wide
  - Deciduous, full sun, drought tolerant
- Cercis canadensis (Eastern Redbud)
  - Up to 30' High, 35' Wide
  - Deciduous, partial sun, moist soil
- Tilia cordata (Little Leaf Linden)
  - Up to 60' High and 50' Wide
  - Deciduous full/partial sun, alkaline soil tolerant
- Magnolia grandiflora "St. Mary's" (Magnolia)
  - Up to 20' High, 15' Wide
  - Evergreen, partial/ full sun, moist soil, alkaline tolerant
- Olea europaea "Swan Hill" (Olive)
  - Up to 30' High, 25-30' Wide
  - Evergreen, full sun, alkaline tolerant
- Osmanthus frangrans (Sweet Olive)
  - Up to 30' High, 25-30' Wide
  - Evergreen, full/partial sun, drought tolerant

RECOMMENDED REPLACEMENT TREES – SPACES GREATER THAN 7-FEET:

- Quercus agrifolia (California or Coast Live Oak)
  - 20-80; High, 15-35' Wide
  - Evergreen, California native, drought tolerant
- Quercus douglasi (Blue Oak)
  - 50-80' High, 30' Wide
  - Decidous, California native, drought tolerant

- Quercus kelloggii (California Black Oak)
  - 30-80' High, 35' Wide
  - Deciduous, California native, drought tolerant
- Quercus lobata (Valley Oak)
  - 60-100' High, 50' Wide
  - Deciduous, California native, wildfire tolerant
- Sequoia Sempervirens (Coast Redwood)
  - 60-380' High, 45' Wide
  - Evergreen, California Native, Full sun/partial shade
- Alnus Rhombifolia (White Alder)
  - 50-80' High, 35' Wide
  - Deciduous, California Native, Full sun/partial shade
- Alnus Oregona (Red Alder)
  - 40-50' High, 30' Wide
  - Deciduous, California native, shade/partial shade
- Acer Macrophyllum (Bigleaf Maple)
  - Up to 35' High, 65' Wide
  - Deciduous, California native, full sun/partial shade
- Aesculus Californica (California Buckeye)
  - Up to 40' High, 40' Wide
  - Deciduous, California native, drought tolerant, full sun/partial shade
- Arbutus Menziesii (Madrone)
  - Up to 100' High, 25' Wide
  - Evergreen, California native, part shade
- Umbellularia Californica (California Bay or Laurel)
  - 60-80' High, 30' Wide
  - Evergreen, California native, Full sun/part shade
- Juglans Hindsii (California Black Walnut)
  - Up to 60' High, 40' Wide
  - Deciduous, California Native, Full sun
- Platanus Racemosa (California Sycamore)
  - 40-100' High, 50' Wide
  - Deciduous, California native, Full sun
- Fagus sylvatica "Purpurea pendula" (European Beech)
  - 10-15' High, 10-15' Wide
  - Deciduous, Drought tolerant, Full sun/part shade
- Koelreuteria bipinnata (Chinese Flame)
  - 30-40' High, 20-40' Wide
  - Deciduous, Drought tolerant, Full sun
- Podocarpus gracilior (Fern Pine)
  - 20-25' High, 10-15' Wide
  - Evergreen, Full sun/part shade, Drought tolerant
- Pistacia chinensis (Chinese Pistache)
  - 30-35' High, Up to 20' Wide
  - Deciduous, Full sun, Drought tolerant, Heat resistant
- Ginkgo biloba – male (Ginkgo)

    - 50-80’ High, Up to 40’ Wide
    - Deciduous, Full sun, Drought tolerant
- Koelreuteria paniculate (Golden Rain)
    - 30-40’ High, 30-40’ Wide
    - Deciduous, drought tolerant, Full sun
- Celtis sinensis (Chinese Hackberry)
    - 40-50’ High, 40-50’ Wide
    - Deciduous, Drought tolerant, Full sun/ part shade
- Celtis occidentalis (Common Hackberry)
    - 40-60’ High, 40-60’ Wide
    - Deciduous, Full sun/ part shade
- Celtis australis (European Hackberry)
    - 40-70’ High, 40-50’ Wide
    - Deciduous, Drought tolerant, Full sun
- Aesculus carnea (Red Horsechestnut)
    - 30-40’ High, 25-35’ Width
    - Deciduous, Full sun/ part shade
- Sophora japonica “Regent” (Japanese Pagoda)
    - 50-75’ High, 50-75’ Wide
    - Deciduous, Drought tolerant, Full sun/ part shade
- Acer rubrum “October Glory” & “Bowhall” (Red Maple)
    - Up to 40’ High, 35’ Wide
    - Deciduous, Part shade, flood tolerant
- Quercus suber (Cork Oak)
    - 70-100’ High, 70-100’ Wide
    - Evergreen, Full sun, Drought tolerant
- Quercus ilex (Holly Oak)
    - Up to 60’ High, 30-60’ Wide
    - Evergreen, Full sun/part shade
- Quercus rubra (Red Oak)
    - 50-70’ High, 50-70’ Wide
    - Deciduous, Full sun/ Part shade, Drought tolerant

DISCOURAGED TREES DUE TO FIRE HAZARDS, INVASIVE SPECIES, OR OTHER IMPACTS:

- Bamboo
- Bradford Pear
- Eucalyptus
- Evergreen Pear
- Gingko biloba – female
- Juniper
- Liquidambar (Sweetgum)
- Monterey Pine
- Norway maple
- Poplar
- Tree of Heaven

CHAPTER 8.08 TREES AND SHRUBS—PLANTING AND MAINTENANCE

8.08.010 Purpose.

The purpose of this Chapter is to promote health, safety and general welfare by providing for the regulation of planting, maintenance and removal of street trees within the City, and for the planting of street trees throughout the City, to allow the property owner maximum flexibility in the choice and placement of street trees in relation to private landscaping.

(Ord. 1301 C.S. § 1 (part), 2003: Ord. 887 C.S. § I (part), 1978.)

8.08.020 Master Street Tree Planting Plan.

The Public Works Department (Parks Division) shall maintain a master street tree planting plan for all City streets. The plan shall provide a list of acceptable tree species.

(Ord. 1301 C.S. § 1 (part), 2003: Ord. 1069 C.S. § I (part), 1986: Ord. 887 C.S. § I (part), 1978.)

8.08.030 Definitions.

A. "Street Tree" means any tree located in a City street right of way between the edge of pavement and the adjacent property line.

B. "Maintenance" means the regular pruning, fertilization, irrigation and normal garden management practices necessary for plant growth.

C. "Director" means City Engineer and/or Director of Public Works.

D. "Street Tree Permit" means a written or printed authorization issued by the City Parks Division.

E. "Certified Arborist" means someone who has successfully completed the requirements set by the Arborist Certification Board of the International Society of Arboriculture.

F. "Pruning Standards" means standards of pruning for certified arborists. The standards include: I. Pruning Techniques, A through J and II. Types of Pruning—Mature Trees, A. Crown Cleaning B. Crown Thinning C. Crown Reduction D. Crown Restoration, and III. Size of Pruning Cuts.

(Ord. 1301 C.S. § 1 (part), 2003: Ord. 887 C.S. § I (part), 1978.)

8.08.040 Planting Permit.

No person shall set out or plant any street tree without first obtaining a planting permit from the Public Works Department (Parks Division). The Parks Division shall review the type, size and location of street trees.

(Ord. 1301 C.S. § 1 (part), 2003: Ord. 1069 C.S. § I (part), 1986: Ord. 887 C.S. § I (part), 1978.)

8.08.050 Street Tree Planting Standards.

A. The street tree shall be planted normally at 40 foot intervals.

B. The street tree trunk at maturity shall not be within 1 ½ feet of public sidewalk, except in existing parkway areas as approved by the Parks Division.

C. The street tree roots shall not be within 10 feet of any sewer or water line, or gas line.

D. The street tree trunk at maturity shall not be within 5 feet of a driveway, street corner, fire hydrant, or utility pole.

E. A newly planted street tree shall be of the following minimum size: a diameter of 1 inch measured 4 feet, 6 inches above the ground and which has a maximum height of 8 feet or 15 gallon size.

(Ord. 1301 C.S. § 1 (part), 2003: Ord. 887 C.S. § I (part), 1978.)

8.08.070 Street Tree Removal.

A street tree not otherwise regulated may be removed with a permit, provided the tree is replaced in compliance with all provisions of this Section. All street trees removed shall be at the expense of the adjacent property owner.

(Ord. 1301 C.S. § 1 (part), 2003: Ord. 1052 C.S. § II (part), 1985: Ord. 887 C.S. § I (part), 1978.)

8.08.080 Street Tree Installation Obligation.

All street trees installed pursuant to the provisions of this Chapter shall be at the expense of the property owner.

(Ord. 1301 C.S. § 1 (part), 2003: Ord. 887 C.S. § I (part), 1978.)

8.08.090 Street Tree Maintenance Obligation.

A. Maintenance Duties. Property owners or persons in possession of street trees shall be responsible for all street tree maintenance. All maintenance shall conform to International Society of Arboriculture or National Arborist Association Standards.

B. Scope of Duty. It shall be a public nuisance for property owners or persons in possession of street trees to permit branches of street trees to restrict access or impede the public use of adjacent sidewalks or streets, or prevent access of City street sweepers to clean the street.

   In the event of such public nuisance, the responsible person shall receive a written notice of such nuisance directing that the tree shall be pruned appropriately within 10 days from receipt of notice. The City at its option may prune the tree, in the event the responsible person has not complied with the notice of public nuisance, at the cost of the responsible person.

C. Sidewalk Damage. The property owner or person in possession of street trees responsible for maintenance of street trees shall also be responsible for sidewalk damage caused by street trees and shall be required to repair the sidewalk pursuant to Streets and Highways Code Sections 5601, et seq.

(Ord. 1301 C.S. § 1 (part), 2003: Ord. 887 C.S. § I (part), 1978.)

8.08.091 Abuse or Mutilation of Trees.

A. Topping of Trees. This practice will only be permitted when a property owner has a copy of a Certified Arborist report attached to an approval permit issued by the Parks Division.

B. No person may:

1. Abuse, mutilate or destroy street trees.
2. Attach or place a rope or twine (other than a rope or twine typically used to support a young or broken tree) sign, poster, handbill, paint or other substance, structure or thing to or on a street tree.
3. Allow a gaseous liquid or solid substance which is harmful come in contact with a street tree.

(Ord. 1301 C.S. § 1 (part), 2003.)

8.08.100 Moving Buildings.

No person, firm or corporation shall move any building, house, or portion thereof without notifying the Director of Public Services at least 3 days in advance of such moving. The notice shall designate the route to be followed and all other details, pertinent to such work. The Director of Public Services shall have the authority to change such route and designate on which, in his opinion, will cause less damage to trees, shrubs or plants owned by the City along and adjacent to the route. If necessary to protect such trees, shrubs or plants, the Director of Public Services may require that the house, building or portions thereof be cut into segments small enough to fit the available width between such trees, shrubs or plants along the designated route. As a condition to approving any route for the moving of any building, house or portion thereof, the Director of Public Services may require the person, firm or corporation doing such work to enter into an agreement to pay all costs incurred for any labor, equipment or materials used to protect or preserve such trees, shrubs or plants either before or after such moving.

(Ord. 1052 C.S. § III (part), 1985: Ord. 887 C.S. § I (part), 1978: prior code § 4409.)

8.08.101 Administration.

The City Engineer/Public Works Director shall plan, administer, control and regulate the street tree programs at the City in accordance with this Chapter. The Director shall develop policies and procedures to implement this Chapter. The policies and procedures shall include an annual tree maintenance work plan and an inventory that defines community tree needs.

(Ord. 1301 C.S. § 1 (part), 2003.)

8.08.102 Authority of City Engineer/Public Works Director.

The City Engineer/Public Works Director has the authority to maintain and care for street trees. The Director shall develop a program to encourage planting of approved street trees throughout the City. The Director has the authority to require that street trees be planted on all residential and commercial streets.

(Ord. 1301 C.S. § 1 (part), 2003.)

8.08.103 Open Ground For Trees.

No person may place or maintain a stone, cement or other substance so that it impedes the full access of water or air to a street tree.

(Ord. 1301 C.S. § 1 (part), 2003.)

8.08.104 Penalty for Violation.

A. A person who violates this Chapter is guilty of a misdemeanor.

B. A person guilty of a misdemeanor shall be punished by a fine of not more than $1,000 or imprisonment in the County jail for a period of not more than 6 months.

C. A person is guilty of a second offense for a violation of this Chapter with respect to each separate tree.

(Ord. 1301 C.S. § 1 (part), 2003.)

8.08.105 Civil Sanction.

In addition to paying the penalties for violation of this Chapter, a person who removes or destroys a tree in violation of this Chapter shall at the option of the City either:

A. Replace the tree with one of a similar kind and size; or

B. Compensate the City for the value of the tree(s). The value of the tree shall be based upon the opinion of an arborist.

(Ord. 1301 C.S. § 1 (part), 2003.)

8.08.106 Public Utilities.

When a tree interferes with and interrupts service of a public utility company providing gas, water, electricity, telephone, telegraph, or cable service within the City, the City may, without first obtaining a permit trim or remove branches of trees to the extent necessary to restore service.

(Ord. 1301 C.S. § 1 (part), 2003.)

8.08.107 Permit Decision.

The City Engineer/Public Works Director or his/her designee shall grant or deny the permits in accordance with this Chapter. See Section 8.12.030 C.

(Ord. 1301 C.S. § 1 (part), 2003.)

CHAPTER 8.12 TREES ON PRIVATE PROPERTY—PRESERVATION, PROTECTION AND REMOVAL

8.12.010 Purpose.

A. This Chapter governs preservation of certain protected trees in the City of Martinez. The purpose of this Chapter is to provide for protection of trees on private property by controlling tree removal while allowing for reasonable enjoyment of private property rights and property development for the following reasons:

1. The City finds it necessary to preserve trees on private property in the interest of the public health, safety and welfare and to preserve scenic beauty.

2. Trees provide soil stability, improve drainage conditions, provide habitat for wildlife and provide aesthetic beauty and screening for privacy.

3. Trees are a vital part of a visually pleasing, healthy environment for the City of Martinez.

(Ord. 1209 C.S. § I, 1993.)

8.12.020 Permit Required.

A. No person shall trench, grade or fill within the dripline of any protected tree (as defined below) or cut down, destroy, trim by topping or remove any protected tree on private property within the City without a tree permit, except as provided for in Section 8.12.050.

A protected tree is any one of the following:

1. On all properties within the City:

   a. All oak trees and indigenous trees measuring 20 inches or larger in circumference (approximately 6.5 inches in diameter), measured 4 ½ feet from ground level. Oak trees include but are not limited to: Quercus agrifolia (California or Coast Live Oak), Quercus douglasi (Blue Oak), Quercus kelloggii (California Black Oak) or Quercus lobata (Valley Oak). Indigenous trees include but are not limited to: Sequoia Sempervirens (Coast Redwood), Alnus Rhombifolia (White Alder), Alnus Oregona (Red Alder), Acer Macrophyllum (Bigleaf Maple), Aesculus Californica (California Buckeye), Arbutus Menziesii (Madrone), Umbellularia Californica (California Bay or Laurel), Juglans Hindsii (California Black Walnut), Platanus Racemosa (California Sycamore), or Sambucus Calliarpa (Coast Red Elderberry).

   b. Any tree shown to be preserved on an approved tentative map or development plan or required to be retained as a condition of approval.

   c. Any tree required to be planted as a replacement for an unlawfully removed tree.

2. On any of the properties specified in Subsection 3 below:

   a. Any tree measuring 20 inches or larger in circumference (approximately 6.5 inches diameter), measured 4 ½ feet from ground level including the oak trees listed above);

   b. Any multi-stemmed tree with the sum of the circumferences measuring 40 inches or larger, measured 4 ½ feet from ground level;

   c. and any significant grouping of trees, including groves of four or more trees.

3. Specified properties referred to in Subsection 2 above includes:

    a. Any developed property within any commercial, professional office or industrial district.

    b. Any undeveloped property within any district.

    c. Any area designated on the General Plan for recreational purposes or open space.

    d. Any area designated in the General Plan Open Space element as visually significant riparian or skyline vegetation and where the tree is adjacent to or part of a riparian, foothill woodland or oak savanna area, or cultivated orchard (within the Open space element) designated. Riparian trees include but are not limited to those listed as indigenous trees in subsection A.1.a. above.

B. Any person proposing to trench, grade or fill within the dripline of any protected tree or cut down, destroy, trim by topping or remove any protected tree shall apply to the City of Martinez Community Development Department for a tree permit, not less than ten days prior to the proposed tree removal or tree alterations.

C. The application shall include the following information:

1. The number, size (including height and diameter measured 4 ½ feet above ground), species, location, dripline and condition of each tree proposed to be altered or removed;

2. The reason(s) for alteration or removal;

3. A plot plan showing the approximate location of all trees on the site, including those proposed to remain;

4. Proposed method of tree alteration or removal;

5. Information indicating the effect of tree alteration or removal on soil stability and erosion if located on a steep slope or near any creek;

6. The signature of the property owner or if the permit is requested by someone other than the owner, a written authorization from the owner.

7. Additional information as may be required by the City upon review of the above information.

(Ord. 1209 C.S. § I, 1993.)

8.12.030 Review of Permit Application.

A. Prior to making a decision, a representative of the Community Development Department shall make a site inspection and shall review the application using the criteria below.

B. If the reasons for alteration or removal relate to the health of the tree or if grading, trenching or filling is proposed under the dripline of an existing tree and the Community Development Department determines that more technical expertise is necessary to make the decision, a report prepared by an arborist may be required, to be paid for by the applicant.

C. In granting or denying the tree permit the following factors shall be considered:

1. General.

    a. The proximity and number of other trees in the vicinity;

    b. The relationship of the subject property to open space or open space plans and policies.

2. Approval.

    a. The arborist report indicates that the tree is in poor health and cannot be saved;

b. The tree is a public nuisance and is causing damage to public utilities or streets and sidewalks that cannot be mitigated by some other means (such as root barriers etc.);

c. The tree is in danger of falling and cannot be saved by some other means (such as pruning);

d. The tree is damaging existing private improvements on the lot such as a building foundation, walls, patios, decks, roofs, retaining walls, etc.;

e. The tree is a species known to be highly combustible and is determined to be a fire hazard;

f. The proposed tree species or the form of the tree does not merit saving (i.e. a tree stunted in growth, poorly formed, etc.);

g. Reasonable development of the property would require the alteration or removal of the tree and this development could not be reasonably accommodated on another area of the lot;

3. Denial.

a. The applicant seeks permission for the alteration or removal of a healthy tree that can be avoided by reasonable redesign of the site plan prior to project approval (for non-discretionary permits);

b. It is reasonably likely that alteration or removal of the tree will cause problems with drainage, erosion control, land stability, windscreen, visual screening, and/or privacy and said problems cannot be mitigated as part of the proposed removal of the tree.

c. The tree to be removed is a member of a group of trees in which each tree is dependent upon the others for survival.

d. The value of the tree to the neighborhood in terms of visual effect, wind screening, privacy and neighboring vegetation is greater than the hardship to the owner.

e. If the permit involves trenching or grading and there are other reasonable alternatives including an alternate route, use of retaining walls, use of pier and grade beam foundations and/or relocating site improvements.

C. Permit Decision:

1. The Community Development Director or his/her designee shall grant or deny tree permits in accordance with this Chapter. If a permit is granted, the Director may attach conditions to insure compliance with this Chapter. These conditions may include a requirement to replace any or all trees on a comparable ratio of either size or quantity. Permits shall be valid for a period of 90 days and may be renewed by the Director upon request by the applicant.

2. If a permit is denied, the Director shall state the reason for denial.

3. Notice of decision shall be mailed to the applicant.

D. Appeals:

1. Any person may appeal the Director's decision within ten days of the Director's decision as outlined in Section 22.06.050 of the Zoning Ordinance.

2. Appeals shall be made in writing and state the specific reasons why the decision does not meet the criteria for granting or denial of a permit as stated in this ordinance.

(Ord. 1209 C.S. § I, 1993.)

8.12.040 Exceptions.

A tree permit is not required for the following situations:

A. Any tree whose condition creates a hazardous situation which requires immediate action as determined by the Community Development Director, Director of Leisure and Community Services, Police Department or the Fire District.

B. Any tree whose removal was specifically approved as a part of an approved development plan, subdivision or other discretionary project.

(Ord. 1209 C.S. § I, 1993.)

8.12.050 Property Proposed for Development.

A. On any property proposed for development approval, tree alterations or removal shall be considered as a part of the project application.

B. All trees proposed to be removed, altered or otherwise affected by construction shall be clearly indicated on all grading and development plans. A tree survey shall be required as a part of the project application indicating the number, size, species and location of the dripline of all trees on the property. This survey shall be overlaid on the proposed grading and development plans. The plan shall include a tabulation of all trees proposed for removal.

C. The granting or denial of a tree removal program which is a part of a development proposal covered by this section shall be governed by Sections 8.12.030(B). A separate tree removal permit shall not be required.

(Ord. 1209 C.S. § I, 1993.)

8.12.060 Tree Protection.

A. Tree Protection Required

On all properties where trees are required to be saved during the course of development, the developer shall follow the following tree preservation standards:

1. Prior to the start of any clearing, stockpiling, trenching, grading, compaction, paving or change in ground elevation on a site with trees to be preserved, the applicant shall install fencing at the drip line or other area as determined by an arborist report of all trees adjacent to or in the area to be altered. Prior to grading or issuance of any permits the fences shall be inspected and the location thereof approved by City staff.

2. No grading, compaction, stockpiling, trenching, paving or change in ground elevation shall be permitted within the drip line unless indicated on the grading plans approved by the City and addressed in a report prepared by a licensed arborist. If grading or construction is approved within the dripline, the arborist may be required to be present during grading operations. The arborist shall have the authority to require protective measures to protect the roots and to stop construction if necessary to protect the trees. Upon completion of grading and construction, the arborist shall prepare a report outlining further methods required for tree protection if any are required.

3. No parking or storing vehicles, equipment, machinery or construction materials, construction trailers and no dumping of oils or chemicals shall be permitted within the drip line of any tree to be saved.

B. Deposit.

Prior to the issuance of any grading or building permit for a property where trees are required to be saved, the owner or developer shall deposit cash or other acceptable security with the Community Development Department on a per tree basis in an amount determined by City Council resolution.

The City shall hold the deposit for a two year period to guarantee the health of the trees for a two year period upon completion of construction. In addition, the applicant or developer shall be required to enter into a tree maintenance agreement secured by said deposit/bond by which they shall agree to maintain said trees in a living and viable condition throughout the term of the agreement. This agreement may be transferred to any new owner of the property for the remaining length of the agreement.

C. Replacement.

The property owner or developer shall notify the Community Development Department of any damage that occurs to any tree during the construction process. The owner or developer shall repair any damage as determined by an arborist.

Any tree not approved for destruction or removal that dies or is significantly damaged as a result of construction or grading shall be replaced with a tree or trees of equivalent size and of a species approved by the Community Development Department. If it is not possible or feasible to replace the tree, the Community Development Director may accept the equivalent monetary value as determined by the City to be used for other related improvements such as replacement or addition of street trees in the area.

D. Stop Work.

If any tree is damaged or destroyed during the course of construction, the City may stop further work on the project until measures to replace the tree or mitigate the damage have occurred.

(Ord. 1209 C.S. § I, 1993.)

8.12.070 Violation

A. Misdemeanor.

1. Violation of any Section of this Chapter constitutes a misdemeanor punishable as such.
2. Each tree damaged or removed in violation of this chapter shall constitute a separate offense.

B. Joint and several liability.

1. If two or more persons are responsible for any violation of the provisions of this chapter, they shall be jointly and severally liable for the penalties and remedies set forth herein. In this connection, the person(s) who actually performs the removal, damage or cutting of a tree in violation of this Chapter shall be liable for the penalties, punishment and remedies specified in 8.12.060(A) and (C), irrespective of whether or not such conduct was authorized, directed or permitted by any other person.

C. Restitution/Mitigation.

1. In addition to and not in lieu of the criminal penalties set forth in subsection A above, any person who damages or removes a tree or causes the damage or removal of a tree in violation of this Chapter shall be civilly liable to the City for (i) providing and planting a replacement tree of value equal to the tree so damaged or removed or (ii) a payment to the City of a monetary penalty equal to such value. Said value shall be determined by City council resolution.
2. Any person who violates any provision of this chapter is liable in a civil action brought by the City Attorney to collect the replacement fees as listed above.

3. Amounts recovered under this section shall be deposited into a fund which shall be used exclusively for the planting of trees in public places in the City and for tree related educational projects or programs.

D. Violation/City approvals.

1. For as long as Section 8.12.060(C)(1) has not been complied with, the owner, owner's agent, or occupant of any property on which a violation of the provisions of this Chapter was committed shall be precluded from applying for any approval or permit issued by the City for the development or further improvement of such property. Prohibited approvals or permits shall include, but not be limited to, conditional use permits, tentative maps, variances, design review approvals, building or demolition permits or grading permits. The provisions of this Chapter shall not apply to any approval or permit which is needed or required to maintain the health or safety of those occupying existing improvements on the property.

2. Before criminal or civil proceedings may be initiated against the suspected violator, or before the City may institute the application preclusion specified in subsection D(1), above, a hearing shall be scheduled with the zoning administrator, on the alleged violation, giving the property owner notice thereof and a summary of the facts which indicated a violation has occurred. Said notice and hearing shall comply with any other procedural due process requirements that are determined to be applicable. Following the hearing at which the owner or any other interested party may present testimony and evidence, the zoning administrator shall determine whether a violation has occurred on the property. Notice of a violation and the restriction of development of the property shall be recorded in the office of the county recorder to implement the provisions of this section. If no violation of this Chapter is determined to have occurred or have been perpetrated by the persons notified of said proceedings, then no criminal or civil proceedings may be initiated against said persons under Section 8.12.060, and the City may not apply the application preclusion described in Section 8.12.060(D)(1), above.

E. Liability for Costs.

1. Any person criminally or civilly liable hereunder shall further be liable for all costs incurred by the City in connection with the investigation and enforcement of the violation.

(Ord. 1209 C.S. § I, 1993.)

8.12.080 Definitions

As used in this chapter only, the following terms shall have the following meanings:

A. Arborist: 1) a Certified Arborist as currently listed by the International Society of Arboriculture; or 2) a Consulting Arborist as currently listed as a member of the American Society of Consulting Arborists.

B. Arborist Report: The report of a Certified or Consulting Arborist on (1) the possible impact of development on trees or existing tree condition; (2) the impact of any alteration; and/or (3) restorative or other remedial action that might be feasible to address tree alterations.

C. Development: Any changes to private property which requires the issuance of a permit from the City which permit is subject the requirements of Chapters 15 (Buildings and Construction), 21 (Subdivision) and/or 22 (Zoning).

D. Development Application: An application for development requiring either ministerial or discretionary approvals including Design Review, Use Permits, Subdivisions, Rezoning applications, building and/or grading permits.

E. Person: Person means any individual, agency, corporation, entity or organization.

F. Routine Pruning: The removal of dead or dying, diseased, weak or objectionable branches of a tree in a scientific manner.

G. Topping: The removal of the upper 25% or more of a tree's trunk(s) or primary leader.

H. Tree: A large woody perennial plant with one or more trunks, branches and leaves, not including shrubs shaped to tree forms.

I. Tree Removal: The destruction of any tree by cutting, regrading, girdling, interfering with water supply, applying chemicals, or by other means.

J. Undeveloped Property:

1. A parcel of private land which is vacant or a developed parcel which has remaining development potential;

2. A parcel of land which can be further divided in accordance with zoning regulations of the City;

3. A parcel of land on which the structures are proposed to be demolished or relocated.

(Ord. No. 1209 C.S. § I, 1993)

STAFF REPORT

Planning Commission

Date: November 14, 2023

To: Planning Commission

From: Michael P. Cass, Planning Manager

Prepared by: Michael P. Cass, Planning Manager

Subject: **2023 – 2031 Housing Element Update, General Plan Amendments, and Zoning Map and Text Amendments**

Recommendation

Conduct a public hearing and adopt Resolution No. 23-17 (Attachment A), recommending the City Council: 1) approve the Revised 2023 – 2031 Housing Element and direct staff to submit it to the California Department of Housing and Community Development ("HCD") for certification; 2) adopt a Resolution approving minor amendments to the General Plan 2035, including amending the General Plan land use designation for four parcels on Fig Tree Lane from Residential Low to Residential Medium; 3) adopt Ordinances approving a Zoning Text and Zoning Map Amendment establishing a) the Community Services Overlay and b) the Alhambra Avenue Overlay District; 4) adopt an Ordinance approving a Zoning Map Amendment amending the zoning district for 32 parcels in the downtown for consistency with the General Plan 2035; and 5) approve an Addendum to the General Plan 2035 Environmental Impact Report.

Background

Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the jurisdiction. The City Council adopted the General Plan 2035 and its programmatic Environmental Impact Report ("EIR") on November 2, 2022. The General Plan 2035 includes a land use map and land use designations for the City.

A certified Housing Element is one of seven mandatory elements of the General Plan. Housing Element law mandates that local governments update their Housing Element every eight years on a prescribed schedule to demonstrate how the jurisdiction has adequately planned to meet the existing and projected housing needs of all economic segments of the community. The General Plan 2035 did not update the Housing Element because that element is prepared pursuant to the State's separate Housing Element requirements.

The community's housing need is determined through the state-mandated Regional Housing Needs Allocation ("RHNA") process. The RHNA process identifies the number of housing units, by affordability level, that each jurisdiction must accommodate in its

Housing Element. On December 16, 2021, the Association of Bay Area Governments ("ABAG") Executive Board adopted the Final Regional Housing Needs Allocation Plan: San Francisco Bay Area, 2023 – 2031. The plan allocates 1,345 housing units to the City of Martinez. Table 1 shows the City's final RHNA by household income category for the 2023 – 2031 planning period. The City's Housing Element must demonstrate how it can accommodate its RHNA.

Table 1: Martinez's 2023 – 2031 Regional Housing Needs Allocation

	Very Low- and Low-	Moderate-	Above Moderate-	Total
Final Allocation	551	221	573	1,345

On May 23, 2023 the Planning Commission held a public meeting to consider the Revised Draft 2023 – 2031 Housing Element, the public comments that had been received during the initial 30-day Housing Element public review period and the Responses to Comments. The Planning Commission adopted Resolution No. 23-06 recommending that the City Council: 1) direct staff to submit the Draft 2023 – 2031 Housing Element to HCD for review; and 2) adopt the ordinance approving a Zoning Map Amendment for eight residential parcels to be consistent with the General Plan 2035.

On June 7, 2023, the City Council conducted a public hearing and: 1) adopted Resolution No. 075-23, directing staff to submit the Draft 2023 – 2031 Housing Element to the California Department of Housing and Community Development ("HCD") for review, and 2) waived the reading and introduced the Ordinance approving a Zoning Map Amendment for six residential parcels to be consistent with the General Plan 2035.

On September 6, 2023, the HCD provided comments and recommendations for revisions to the City's Draft 2023 – 2031 Housing Element. The City subsequently revised the 2023 – 2031 Housing Element in response to HCD's comments and that substantially complies with all statutory requirements, as described below.

Community Engagement Efforts. The City implemented an outreach and engagement program to gain public participation from all economic segments of the community seeking input to inform the 2023 – 2031 Housing Element Update. The Housing Element Update webpage on the City's website serves as a landing place for all project information.

The City advises the public of its Housing Element Update meetings, surveys, and input opportunities through traditional public noticing and through its social media outlets such as Facebook, Next Door, and Twitter; the City website; push notifications; and email. The feedback and information received through these outreach efforts was used to help create the 2023 – 2031 Housing Element.

Between October 18, 2022, and November 30, 2022, the City conducted an online Housing Needs and Priorities Survey, in English and Spanish, to receive community

feedback. The City also concurrently conducted a Stakeholder Survey between October 5, 2022, and October 25, 2022.

Staff hosted a Housing Element Workshop on October 20, 2022. Workshop attendees expressed a preference for prioritizing accessory dwelling units ("ADU"), redeveloping underutilized properties, and partnering with faith-based organizations. The attendees also requested the City prioritize lower-density, mixed-use, senior housing, and ADUs. The City Council and Planning Commission held study sessions on October 12, 2022, and January 25, 2023, where feedback was provided regarding housing priorities, significant unmet housing needs of the community, underserved populations, constraints to housing development and maintenance, local knowledge of fair housing practices, locations to accommodate the remaining need of the adequate sites analysis, and proposed Housing Plan programs. The City also held stakeholder meetings with housing developers on February 22, 2023, and with service providers on February 23, 2023.

The Public Review Draft 2023 – 2031 Housing Element was released for an initial 30-day public review period on March 29, 2023. All public comments received on the Public Review Draft 2023 – 2031 Housing Element during that period are posted on the Housing Element webpage. The City received the following seven public comments during the initial review period: (in alphabetical order) *Ryan Aston* (Martinez resident), *California Housing Defense Fund* (Dylan Casey, Cal HDF Executive Director), *East Bay for Everyone* (Maxwell Davis) and *Greenbelt Alliance* (Victor Flores), *Jennifer Pearson* (Martinez resident), *Harlan Strickland, Thousand Friends of Martinez Study Group* (Tim Platt and Harlan Strickland), and *Carol Wiley* (Martinez resident). The City's response to the public comments is included in Appendix F of the 2023 – 2031 Housing Element.

On June 4, 2023, the Planning Division staff hosted a booth at the Downtown Martinez Farmer's Market to provide additional outreach to the community, answer questions and offer handout information on the Housing Element Update process underway.

Throughout the process, Planning staff has also met with other governmental stakeholders, including the Martinez Unified School District and Contra Costa County.

On November 1, 2023 and on November 2, 2023, the City hosted an informational meetings on the proposed Alhambra Avenue Overlay District and Community Services Overlay District, as described below.

Discussion

2023 – 2031 Housing Element

The Housing Element serves as the City's blueprint for meeting the housing needs of its residents at all economic levels and addressing segments of the population with special housing needs (Government Code Section 65583). The contents and information provided in the 2023 – 2031 Housing Element are largely based on the requirements of State Housing Element law. The 2023 – 2031 Housing Element includes two primary documents: the **Housing Plan**, with its goals, policies, programs and quantified

objectives, and the **Background Report** which provides the documentation and analysis in support of the Housing Plan.

The primary housing goals addressed throughout the Housing Element are:

- Diversifying Housing: Encouraging development of a variety of housing types affordable to all income levels, allowing those who work in Martinez to also live here.
- Improving Housing Affordability: Encouraging a range of affordable housing options for both renters and homeowners.
- Preserving Housing Assets: Maintaining the condition and affordability of existing housing and ensuring development is consistent with the surrounding neighborhood context.
- Removing Governmental Constraints: Minimizing governmental constraints under the City's control while facilitating the provision of housing and encouraging innovation in design, ownership, and living arrangements.
- Advancing Equal Housing Opportunities: Promoting opportunities for residents, including special needs populations, to reside in the housing of their choice.
- Ensuring Sustainability: Planning for Martinez growth in a responsible manner.

HCD Review Schedule. After preparation of revisions to the Draft 2023 – 2031 Housing Element, State law requires the City to make the Draft Element available to the public for review and comment for at least seven days. The City posted the Revised 2023 – 2031 Housing Element on its website on November 9, 2023 and emailed a link to all individuals and organizations that have previously requested notices, well in advance of consideration by the City Council on December 6, 2023 and subsequent submission to HCD.

With the recommendation of the Planning Commission and direction from the City Council, staff will submit the revised 2023 – 2031 Housing Element to HCD for certification. HCD's review will take up to 60 days. HCD review of any subsequent revisions to the Housing Element will take up to 60 days as well.

Revised 2023 – 2031 Housing Element.
The Revised Housing Element is a red-lined revision of the initial Public Review Draft 2023 – 2031 Housing Element, with ~~strike-out~~ for deletions and underlined additions. It is posted on the City Housing Element webpage and included as Exhibit A of Attachment B to this staff report.

The major revisions/additions to Housing Programs in the Housing Plan are described below. All proposed revisions to the Draft 2023 – 2031 Housing Element, including rewording in some areas for clarity, are identified in Exhibit A of Attachment B.

- Amend Program 4 – Accessory Dwelling Units and Junior Accessory Dwelling Units by further incentivizing ADU production so that the City's projections can be realized.

- Amend Program 11 – Zoning Ordinance Amendments by:

    - Revising Program 11.G to reference new requirements for emergency shelters including AB 2339 (2022) and AB 139 (2019), which will require miniterial review in the Light Industrial and Service Commercial zoning districts, expanding the definition, and allowing emergency shelters as an auxiliary use to religious instituitions.

    - Adding Program 11.J to update the Zoning Ordinance as necessary to reflect the current requirements of State law for manufactured housing.

    - Amending Program 11.P to reduce parking requirements for multifamily housing to be one space per unit for the first bedroom and one-half space for each additional bedroom. Guest parking requirements shall be eliminated for housing development projects that set aside at least 15 percent of their units as housing for extremely low-, very low-, low-, or moderate-income households (as defined under Government Code 65589.5(h)(3)). Either covered or uncovered spaces shall be allowed to fulfill the parking requirement for any multifamily housing development project. Additionally, the City shall amend the parking requirements to comply with Assembly Bill No. 2097, which prohibits a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project, as defined, that is located within ½-mile walking distance of public transit.

    - Adding Program 11.V to amend the building height development standards for residential structures to ensure that maximum building heights can accommodate maximum allowable densities. Following guidance from HCD, the City will allow a building height of 36 feet (3 stories) for projects on sites that permit 30 du/ac (effectively a minimum of one story and 12 feet for each 10 dwelling units/acre).

- Amend Program 13 – Adequate Sites for Lower-Income Households by developing and implementing strategies to encourage and facilitate: lot consolidation and phasing of residential and mixed-use developments on large sites, to make sites more developable. Additionally, the City shall evaluate and implement a range of incentive-based and regulatory approaches to facilitate and encourage sites to develop at the densities and intended uses as identified in the Sites Inventory, including updates to local implementation of the State Density Bonus program, as well as evaluation of floor-area-ratio-based bonuses, bonuses in exchange for infrastructure, increased opportunities for expedited permit processing, and increased use of ministerial processing for a variety of housing types.

- Amend Program 16 – Affirmatively Furthering Fair Housing by: 1) pursuing funding sources for affordable housing; 2) amending the Zoning Ordinance to support a greater variety of housing types, including housing options for the unhoused, persons with a disability, and farmworkers; facilitate streamlined, ministerial review

of eligible affordable housing projects; increase opportunities for shared housing; and remove constraints to multifamily and affordable housing; 3) prioritize capital improvement projects and public investment in lower- and moderate resource areas.

- Adding information on existing assisted residential housing units for seniors.
- Adding cross-reference information on programs designed to assist special needs populations.
- Adding data on the estimated number of child care spaces.
- Adding Table 45A comparing residential development standards to the Cities of Benicia, Concord, Pittsburg, Pleasant Hill, and Walnut Creek.
- Adding information on dry utilities, including electric and natural gas service and telecommunications.
- Adding information on trends in use of underutilized sites and expanding Table 62 to include recent projects in other Contra Costa County jurisdictions.
- Adding information on publicly-owned sites anticipated to be developed or redeveloped.
- Expanding information on public outreach.
- Adding local knowledge.
- Adding information on HCD's different methodology to measure areas of high segregation and poverty, using a poverty concentration and racial segregation filter that aligns with HUD's R/ECAP methodology, but is intended to more effectively reflect the level of racial and ethnic diversity in many parts of California.

General Plan Amendments

The General Plan 2035 was created through the contributions of decision makers, the General Plan Update Task Force, individual residents, and representatives of many organizations in the community. The update process began with the preparation of the General Plan Work Program in 2010 and ended with City Council adoption in November 2022. Following the City Council's adoption on November 2, 2022, the City prepared a strike-through version which includes some minor revisions to the elements, which are intended to provide the reader with additional clarification and therefore serve to assist the reader with understanding of the General Plan, and are proposed to be formally adopted by the City Council on December 6, 2023.

When General Plan 2035 was adopted in late 2022, the land use designations of several properties were revised on the General Plan 2035 land use map. On June 7, 2023, the City Council considered a Zoning Map Amendment for eight parcels into a conforming zoning district to encourage and simplify future housing development on these sites,

which is a Housing Element goal and would partially implement Program 13 – Adequate Sites for Lower-Income Households. After consideration, the City Council removed the parcels on Fig Tree Lane, due to concerns expressed by neighbors. Based on those concerns and to address the inconsistencies, staff recommends amending the General Plan land use designation for four parcels on Fig Tree Lane from Residential Low to Residential Medium. Refer to Attachment C for the proposed General Plan Amendments.

Alhambra Avenue and Community Services Overlay Districts

The 2023 – 2031 Housing Element contains policies and programs for actions that will implement the hosing goals during the eight-year planning period. Program 11 – Zoning Ordinance Amendments and Program 13 – Adequate Sites for Lower Income Households require the City to adopt several new overlay zoning districts to support the development of affordable housing and accommodate the RHNA. These actions must be completed prior to January 31, 2024.

The proposed Alhambra Avenue Overlay ("AAO") District includes parcels on both sides of the Alhambra Avenue corridor, between Soto Street and Highway 4. The purpose of this overlay district is to spur reinvestment in underutilized properties along this major entranceway to the City and enliven the area through the introduction of new housing opportunities. The AAO District encourages residential development by allowing increased residential densities of 21.5 – 43 dwelling units/acre and "by right" processing in exchange for at least 20 percent very-low- and low-income units or at least 30 percent moderate-income units as part of the housing development project. Refer to Attachment D for the proposed Zoning Text and Zoning Map Amendment, establishing the AAO District.

The proposed Community Service Overlay ("CSO") District is intended to encourage multi-family residential development, particularly affordable housing, on lands owned by existing legal religious institutions and community-oriented non-profit organizations on or before January 1, 2024. The purpose of the CSO District is to encourage new multi-family residential development, particularly affordable housing, regardless of the under-lying zoning. Development projects constructed pursuant to the proposed CSO District regulations must develop within the 21 – 50 dwelling units/acre range. Like the AAO District, new development in the CSO District would benefit from "by right" development streamlining if it provides the affordability requirements described above and complies with all applicable objective design and development standards. The proposed regulations are developed largely based on Senate Bill 4, which was approved by the Governor on October 11, 2023. Refer to Attachment E for the proposed Zoning Text and Zoning Map Amendment, establishing the CSO District.

Staff conducted informational meetings via Zoom to introduce the proposed new overlay districts. An informational meeting was conducted on the CSO Overlay District on November 1, 2023, after a public meeting notice was sent to fifteen religious organizations. One religious organization participated in that meeting and indicated that

they are actively planning for a 100 percent affordable development for seniors on a portion of their property.

An informational meeting was also conducted on the AAO Overlay District on November 2, 2023, after a public meeting notice was sent to all property owners within the proposed AAO District. Several residents participated in the AAO District informational meeting, and asked questions and provided comments. Concerns were expressed about parking, congestion, and associated impacts on emergency services and evacuation.

Proposed Zoning Map Amendments for General Plan Land Use Consistency

When General Plan 2035 was adopted in late 2022, the land use designations of several properties were revised on the General Plan 2035 land use map. In some cases, the City adopted new General Plan land use designations, such as *Downtown Transitional* and *Downtown Core*, which created new standards for development, including residential density ranges, floor area ratios ("FAR") and/or building height regulations. In other cases, the City determined new development in certain areas would be regulated under a different land use designation because of a change in land use policy direction to encourage the potential development of these parcels.

Either because of approval of the new regulations in General Plan 2035 or past actions, the underlying zoning district designation on several properties is inconsistent with the General Plan land use designations. Because the General Plan 2035 is the authoritative land use policy document, the underlying zoning must be revised to become consistent with the General Plan.

Staff has identified thirty-two parcels where the existing zoning designation is now inconsistent with the General Plan land use designation. A zoning Map Amendment is proposed amending sixteen parcels from R-3.5 Residential to R-2.5 Residential, eight parcels from R-1.5 Residential to CC Central Commercial. This rezoning supports Program 12 of the 2023 – 2031 Housing Element, which compels the City to implement the programs, policies, and development standards of the downtown area. Approving a Zoning Map Amendment for these parcels into a conforming zoning district will also encourage and simplify future housing development on these sites, which is a Housing Element goal and would also partially implement Program 13 – Adequate Sites for Lower-Income Households.

Information on those parcels, including their address, existing zoning and proposed new conforming zoning district is shown in Table 2 below. The proposed Zoning Map Amendment includes two maps (Exhibits A and B of Attachment F) depicting the location and zoning in the vicinities of these parcels. For legibility, the maps do not include any existing overlay zoning districts, such as the Protected Open Space and Parks Overlay ("POPO"). However, all overlay districts remain in full force and effect.

Table 2: Properties Proposed for Zoning Map Amendment				
Assessor Parcel Number	**Address**	**General Plan Land Use Designation**	**Current Zoning**	**Proposed Zoning**
373-260-003	1215 Escobar Street	Downtown Government	R-2.5	C
N/A	Southwest corner of Pine Street and Mellus Street	Downtown Government	R-3.5	C
372-400-002	11 Carquinez Scenic Drive	Downtown Shoreline	R-2.5	DS
374-062-007	1121 Susana Street	Downtown Transition	R-3.5	R-2.5
374-062-008	1103 Susana Street	Downtown Transition	R-3.5	R-2.5
374-062-009	1241 Pine Street	Downtown Transition	R-3.5	R-2.5
374-081-001	1308 Pine Street	Downtown Transition	R-3.5	R-2.5
374-081-002	1310 Pine Street	Downtown Transition	R-3.5	R-2.5
374-081-003	1318 Pine Street	Downtown Transition	R-3.5	R-2.5
374-081-004	1328 Pine Street	Downtown Transition	R-3.5	R-2.5
374-081-005	1330 Pine Street	Downtown Transition	R-3.5	R-2.5
374-122-002	1235 Warren Street	Downtown Transition	R-3.5	R-2.5
374-132-010	1315 Brown Street	Downtown Transition	R-3.5	R-2.5
374-133-014	1332 Brown Street	Downtown Transition	R-3.5	R-2.5
374-133-015	1808 Pacheco Boulevard	Downtown Transition	R-3.5	R-2.5
374-151-001	1820 Pacheco Boulevard	Downtown Transition	R-3.5	R-2.5

374-151-002	1830 Pacheco Boulevard	Downtown Transition	R-3.5	R-2.5
374-151-003	1331 Ulfinian Way	Downtown Transition	R-3.5	R-2.5
374-155-001	1350 Ulfinian Way	Downtown Transition	R-3.5	R-2.5
374-061-009	1130 Mellus Street	Downtown Transition	C	R-2.5
374-061-010	1150 Mellus Street	Downtown Transition	C	R-2.5
374-061-012	1111 Pine Street	Downtown Transition	C	R-2.5 / C
373-213-005	0 Castro Street	Downtown Core	PA	CC
373-213-006	525 Green Street	Downtown Core	PA	CC
373-234-002	414 Marina Vista Avenue	Downtown Core	R-1.5	CC
373-234-003	502 Alhambra Avenue	Downtown Core	R-1.5	CC
373-234-004	510 Alhambra Avenue	Downtown Core	R-1.5	CC
373-234-005	516 Alhambra Avenue	Downtown Core	R-1.5	CC
373-234-006	427 Escobar Street	Downtown Core	R-1.5	CC
373-234-007	415 Escobar Street	Downtown Core	R-1.5	CC
373-234-009	509 Berrellesa Street	Downtown Core	R-1.5	CC
373-234-010	401 Escobar Street	Downtown Core	R-1.5	CC

Next Steps

The City's next step toward adoption and certification of the 2023 – 2031 Housing Element will be review and adoption by the City Council and submittal to HCD for review and certification. The City Council is tentatively scheduled to consider this matter on

December 6, 2023. HCD's review will take up to 60 days. HCD review of any subsequent revisions to the Housing Element will take up to 60 days as well.

Environmental Review

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

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

CEQA Guidelines Section 15164, subdivision (a) provides that the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR or Mitigated Negative Declaration ("MND") if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or MND have occurred (CEQA Guidelines Section 15164, subdivision (a)).The Addendum reflects the City's independent judgement and analysis of the potential environmental impacts, and concludes the project would not result in any new significant impacts or substantially increase the severity of any significant impacts identified in the General Plan 2035 EIR, and no other CEQA standards for supplemental review are met.

Further, the proposed General Plan Amendments and Zoning Map Amendments for the thirty-two parcels would update the property's zoning designation to be consistent with the City's current Municipal Code and General Plan 2035. These action will not result in any unanalyzed change in land use or density, and therefore no further environmental review is required pursuant to CEQA

Public Noticing and Outreach

In accordance with Government Code Sections 65090 and 65091, a minimum of ten days in advance of the public hearing, the City published a "Notice of Public Hearing" in the *East Bay Times*; posted at City Hall; and mailed the notice via first class or electronic mail to property owners of the properties to be rezoned, property owners of the properties to have their General Plan land use designation amended, property owners of the properties located in the Alhambra Avenue Overlay District, religious institutions, to service agencies whose services might be affected by the project, and to individuals who had previously filed written request for such notice. Additionally, in advance of the Planning Commission

meeting, the City installed A-frame signs in five prominent locations around the City, including: Main Street Plaza, Marina Vista at Escobar, Morello Avenue at Morello Park Drive, Alhambra Avenue at Highway 4 and Alhambra Avenue near Virginia Hills Drive.

Attachments

- Attachment A – Planning Commission Resolution No. 23-17
- Attachment B –2023 – 2031 Housing Element Resolution
- Exhibit A to Attachment B – Revised 2023 – 2031 Housing Element
- Attachment C – General Plan Amendments Resolution
- Exhibit A to Attachment C – Revised General Plan 2035
- Attachment D – Alhambra Avenue Overlay District Ordinance
- Attachment E – Community Services Overlay District Ordinance
- Attachment F – Downtown Zoning Map Amendment Ordinance
- Attachment G –General Plan Environmental Impact Report Addendum Resolution
- Exhibit A to Attachment G – General Plan Environmental Impact Report Addendum

RESOLUTION NO. 23 - 17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MARTINEZ RECOMMENDING THAT THE CITY COUNCIL: 1) APPROVE THE REVISED 2023 – 2031 HOUSING ELEMENT AND DIRECT STAFF TO SUBMIT IT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT ("HCD") FOR CERTIFICATION; 2) ADOPT A RESOLUTION APPROVING MINOR AMENDMENTS TO THE GENERAL PLAN 2035, INCLUDING AMENDING THE GENERAL PLAN LAND USE DESIGNATION FOR FOUR PARCELS ON FIG TREE LANE FROM RESIDENTIAL LOW TO RESIDENTIAL MEDIUM; 3) ADOPT ORDINANCES APPROVING A ZONING TEXT AND ZONING MAP AMENDMENT ESTABLISHING A) THE COMMUNITY SERVICES OVERLAY AND B) THE ALHAMBRA AVENUE OVERLAY DISTRICT; 4) ADOPT AN ORDINANCE APPROVING A ZONING MAP AMENDMENT AMENDING THE ZONING DISTRICT FOR 32 PARCELS IN THE DOWNTOWN FOR CONSISTENCY WITH THE GENERAL PLAN 2035; AND 5) APPROVE AN ADDENDUM TO THE GENERAL PLAN 2035 ENVIRONMENTAL IMPACT REPORT

WHEREAS, the City of Martinez, California (the "City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, the State of California requires that cities adopt a General Plan to guide their long-term physical growth and development and General Plans contain the goals and policies upon which city councils and planning commissions base their land use decisions; and

WHEREAS, the General Plan is required by State law to contain a land use map which establishes the land use designations, including the density and intensity of residential development, to implement the General Plan goals and policies for new development within the city; and

WHEREAS, on November 2, 2022, the City certified a programmatic Environmental Impact Report ("EIR") and adopted a comprehensive update of its General Plan, including an updated land use map; and

WHEREAS, the Housing Element is one of seven mandated elements of the General Plan and must address the existing and projected housing needs for all economic segments of the community, and

WHEREAS, State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development ("HCD") every eight years; and

WHEREAS, the City prepared the 2023 – 2031 Housing Element in accordance with State law; and

WHEREAS, the 2023 – 2031 Housing Element includes goals to accomplish the following:

- Diversifying Housing: Providing a variety of housing types affordable to all income levels.
- Improving Housing Affordability: Encouraging a range of affordable housing options for both renters and homeowners.
- Preserving Housing Assets: Maintaining the condition and affordability of existing housing and ensuring development is consistent with the surrounding neighborhood context.
- Removing Governmental Constraints: Minimizing governmental constraints under the City's control while facilitating the provision of housing and encouraging innovation in design, ownership, and living arrangements.
- Advancing Equal Housing Opportunities: Facilitating opportunities for residents, including special needs populations, to reside in the housing of their choice.
- Ensuring Sustainability: Ensuring Martinez grows in a responsible manner.

WHEREAS, the 2023 – 2031 Housing Element includes specific Housing Programs to implement the goals outlined above; and

WHEREAS, the Housing Programs are grouped into the following six categories:

1. Housing Production and Diversity
2. Housing Affordability
3. Housing and Neighborhood Preservation
4. Removing Governmental Constraints
5. Fair Housing Opportunities
6. Assuring Sustainability

WHEREAS, the City implemented an outreach program to gain public participation from all economic segments of the community and to inform public review of the Housing Element Update process. The City advised the public of Housing Element Update meetings, surveys and input opportunities through traditional public noticing, the City website, in-person and targeted invitations, announcements at City meetings, newsletters, A-frame signs throughout the City, and through its social media outlets (such as Facebook, Next Door, and Twitter), the City website, "push notifications," and email; and

WHEREAS, between October 18 and November 30, 2022, the City conducted an online Housing Needs and Priorities Survey to receive community feedback to help create policies and programs to appropriately address the housing needs of current and future Martinez residents. The survey, available in English and Spanish, focused on housing needs, desired housing locations, community assistance, provision of fair housing, the vision for future housing, and demographics; and

WHEREAS, between October 5 and October 25, 2022, the City conducted a Stakeholder Survey to receive input on the City's development review process, residential development challenges, and how the City could reduce constraints and increase the production of housing; and

WHEREAS, on October 20, 2023, the City held a Community Workshop to solicit input from residents, the development community, service providers, housing advocates, and property owners where workshop attendees expressed a preference for prioritizing accessory dwelling units ("ADUs"), redeveloping underutilized properties, partnering with faith-based organizations, with preferences for lower-density, mixed-use and senior housing; and

WHEREAS, on October 12, 2022 and January 25, 2023, the City Council and Planning Commission held joint Study Sessions where feedback was provided regarding housing priorities, significant unmet housing needs of the community, underserved populations, constraints to housing development and maintenance, local knowledge of fair housing practices, locations to accommodate the remaining need of the adequate sites analysis, and proposed Housing Plan programs.

WHEREAS, on February 22, 2023, the City held a Stakeholder meeting with housing developers and on February 23, 2023 the City held a Stakeholder meeting with service providers; and

WHEREAS, in accordance with Government Code 65585 (b), on March 31, 2023, the City posted the Public Review Draft 2023 – 2031 Housing Element for a 30-day review period ending on April 30, 2023; and

WHEREAS, on April 26, 2023, the City Council and Planning Commission held a joint public hearing and reviewed the Public Review Draft 2023 – 2031 Housing Element and directed staff to make modifications to add programs and revise certain parts of the Draft Housing Element; and

WHEREAS, on May 23, 2023, the Planning Commission held a public meeting to consider the Revised Draft 2023 – 2031 Housing Element, the public comments that had been received during the initial 30-day Housing Element public review period and the Responses to Comments. The Planning Commission adopted Resolution No. 23-06 recommending that the City Council: 1) direct staff to submit the Draft 2023 – 2031 Housing Element to HCD for review; and 2) adopt the ordinance approving a Zoning Map Amendment for eight residential parcels to be consistent with the General Plan 2035.

WHEREAS, on June 7, 2023, the City Council conducted a public hearing and: 1) adopted Resolution No. 075-23, directing staff to submit the Draft 2023 – 2031 Housing Element to the California Department of Housing and Community Development ("HCD") for review, and 2) waived the reading and introduced the Ordinance approving a Zoning Map Amendment for six residential parcels to be consistent with the General Plan 2035.

WHEREAS, on September 6, 2023, the HCD provided comments and recommendations for revisions to the City's Draft 2023 – 2031 Housing Element; and

WHEREAS, the City revised the 2023 – 2031 Housing Element in response to HCD's comments and that substantially complies with all statutory requirements; and

WHEREAS, the 2023 – 2031 Housing Element contains *Program 11 – Zoning Ordinance Amendments* and *Program 13 – Adequate Sites for Lower Income Households* that direct, among other things, Zoning Text Amendments adding several new overlay zoning districts to support the development of affordable housing and accommodate the Regional Housing Needs Allocation ("RHNA"); and

WHEREAS, the City proposes Zoning Text Amendments to Martinez Municipal Code ("MMC") Title 22 – Zoning, including amending MMC Chapter 22.04 (Definitions) and adding Chapter 22.30 (Alhambra Avenue Overlay Zone) and Chapter 22.31 (Community Services Overlay District); and

WHEREAS, the City further proposes a Zoning Map Amendment to (1) rezone parcels along the southern portion of the Alhambra Avenue corridor, between Soto Street and Highway 4, to include the Alhambra Avenue Overlay District; (2) permit application of a Community Services Overlay District to all parcels city-wide when owned by existing legal religious institutions and community-oriented non-profit organizations; and (3) amending the zoning district for 32 parcels in the downtown for consistency with the General Plan 2035; and

WHEREAS, MMC Chapter 22.30 (Alhambra Avenue Overlay District) is intended to revitalize the Alhambra Avenue corridor, spurring investment in underutilized properties and enlivening the area through introduction of new housing opportunities, particularly affordable housing, as directed by the 2023 – 2031 Housing Element programs; and

WHEREAS, the City further proposes minor amendments to the General Plan 2035, including amending the General Plan land use designation for four parcels on Fig Tree Lane from Residential Low to Residential Medium; and

WHEREAS, the California Environmental Quality Act ("CEQA"), together with State Guidelines require certain projects be reviewed for environmental impacts and environmental documents to be prepared; and

WHEREAS, under provisions of the CEQA the potential impacts from future redevelopment of these parcels was previously analyzed in the programmatic EIR prepared for the General Plan 2035 and certified by the City Council on November 2, 2022; and

WHEREAS, the City prepared an Initial Study checklist pursuant to Public Resources Code Section 21166, and CEQA Guidelines Sections 15162 and 15164, subdivision (a), to evaluate whether the proposed project would result in any new impacts that would be more severe that were evaluated and disclosed in the General Plan 2035 EIR; and

WHEREAS, CEQA Guidelines Section 15164, subdivision (a) provides that the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR or Mitigated Negative Declaration ("MND") if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or MND have occurred (CEQA Guidelines Section 15164, subdivision (a)); and

WHEREAS, pursuant to the requirements of CEQA, the City prepared an Addendum to the General Plan 2035 EIR for the project ("the Addendum"); and

WHEREAS, the Addendum reflected the City's independent judgement and analysis of the potential environmental impacts, and concluded the project would not result in any new significant impacts or substantially increase the severity of any significant impacts identified in the General Plan 2035 EIR, and no other CEQA standards for supplemental review are met; and

WHEREAS, the Addendum, checklist, and supplemental reports constitute substantial evidence supporting the conclusion that preparation of a subsequent EIR or MND is not required; and

WHEREAS, the Planning Commission of the City of Martinez held a duly noticed public hearing on November 14, 2023, considered all oral and written comments received at or prior to the public hearings on the matter of the 2023 – 2031 Housing Element, General Plan Amendment, Zoning Text and Zoning Map Amendments, and General Plan 2035 EIR Addendum; and

WHEREAS, proper notice of said hearing was given in all respects as required by law; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations and testimony herein above set forth and used its independent judgement to evaluate the proposed actions; and

WHEREAS, the Record of Proceedings ("Record") upon which the Planning Commission bases its recommendation regarding the Housing Element Update includes, but is not limited to: (1) all staff reports, City files and records and other documents prepared for and/or submitted to the Planning Commission and City Council, and the City relating to the Housing Element Update; (2) the Martinez Municipal Code; (3) the evidence, facts, findings and other determinations set forth in this resolution; (4) all documentary and oral evidence received at public hearings or submitted to the City relating to the Housing Element Update and the proposed zoning amendment; and (4) all other matters of common knowledge to the Planning Commission including, but not limited to, City, state and federal laws, policies, rules regulations, reports, records and projections related to the preparation and adoption of the Housing Element Update and the proposed zoning amendment.

NOW, THEREFORE BE IT RESOLVED that based on the findings set forth herein and the Record as a whole, the Planning Commission hereby adopts this Resolution recommending the City Council: 1) approve the Revised 2023 – 2031 Housing Element and direct staff to submit it to the California Department of Housing and Community Development ("HCD") for certification; 2) adopt a Resolution approving minor amendments to the General Plan 2035, including amending the General Plan land use designation for four parcels on Fig Tree Lane from Residential Low to Residential Medium; 3) adopt Ordinances approving a Zoning Text and Zoning Map Amendment establishing a) the Community Services Overlay and b) the

Alhambra Avenue Overlay District; 4) adopt an Ordinance approving a Zoning Map Amendment amending the zoning district for 32 parcels in the downtown for consistency with the General Plan 2035; and 5) approve an Addendum to the General Plan 2035 EIR.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the Planning Commission of the City of Martinez at a Regular Meeting of said Council held on the 14th day of November, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Sean Trambley, Planning Commission Chair

ATTEST:

_____
Michael P. Cass, Planning Manager

RESOLUTION NO. ___-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARTINEZ DIRECTING STAFF TO SUBMIT THE 2023 – 2031 HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR CERTIFICATION

WHEREAS, the City of Martinez, California (the "City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, the State of California requires that cities adopt a General Plan to guide their long-term physical growth and development and General Plans contain the goals and policies upon which city councils and planning commissions base their land use decisions; and

WHEREAS, the General Plan is required by State law to contain a land use map which establishes the land use designations, including the density and intensity of residential development, to implement the General Plan goals and policies for new development within the city; and

WHEREAS, on November 2, 2022, the City certified a programmatic Environmental Impact Report ("EIR") and adopted a comprehensive update of its General Plan, including an updated land use map; and

WHEREAS, the Housing Element is one of seven mandated elements of the General Plan and must address the existing and projected housing needs for all economic segments of the community, and

WHEREAS, State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development ("HCD") every eight years; and

WHEREAS, the City prepared the 2023 – 2031 Housing Element in accordance with State law; and

WHEREAS, the 2023 – 2031 Housing Element includes goals to accomplish the following:

- Diversifying Housing: Providing a variety of housing types affordable to all income levels.
- Improving Housing Affordability: Encouraging a range of affordable housing options for both renters and homeowners.
- Preserving Housing Assets: Maintaining the condition and affordability of existing housing and ensuring development is consistent with the surrounding neighborhood context.
- Removing Governmental Constraints: Minimizing governmental constraints under the City's control while facilitating the provision of housing and encouraging innovation in design, ownership, and living arrangements.

- Advancing Equal Housing Opportunities: Facilitating opportunities for residents, including special needs populations, to reside in the housing of their choice.
- Ensuring Sustainability: Ensuring Martinez grows in a responsible manner.

WHEREAS, the 2023 – 2031 Housing Element includes specific Housing Programs to implement the goals outlined above; and

WHEREAS, the Housing Programs are grouped into the following six categories:

1. Housing Production and Diversity
2. Housing Affordability
3. Housing and Neighborhood Preservation
4. Removing Governmental Constraints
5. Fair Housing Opportunities
6. Assuring Sustainability

WHEREAS, the City implemented an outreach program to gain public participation from all economic segments of the community and to inform public review of the Housing Element Update process. The City advised the public of Housing Element Update meetings, surveys and input opportunities through traditional public noticing, the City website, in-person and targeted invitations, announcements at City meetings, newsletters, A-frame signs throughout the City, and through its social media outlets (such as Facebook, Next Door, and Twitter), the City website, “push notifications,” and email; and

WHEREAS, between October 18 and November 30, 2022, the City conducted an online Housing Needs and Priorities Survey to receive community feedback to help create policies and programs to appropriately address the housing needs of current and future Martinez residents. The survey, available in English and Spanish, focused on housing needs, desired housing locations, community assistance, provision of fair housing, the vision for future housing, and demographics; and

WHEREAS, between October 5 and October 25, 2022, the City conducted a Stakeholder Survey to receive input on the City’s development review process, residential development challenges, and how the City could reduce constraints and increase the production of housing; and

WHEREAS, on October 20, 2023, the City held a Community Workshop to solicit input from residents, the development community, service providers, housing advocates, and property owners where workshop attendees expressed a preference for prioritizing accessory dwelling units (“ADUs”), redeveloping underutilized properties, partnering with faith-based organizations, with preferences for lower-density, mixed-use and senior housing; and

WHEREAS, on October 12, 2022 and January 25, 2023, the City Council and Planning Commission held joint Study Sessions where feedback was provided regarding housing priorities, significant unmet housing needs of the community, underserved populations, constraints to housing development and maintenance, local knowledge of fair housing

practices, locations to accommodate the remaining need of the adequate sites analysis, and proposed Housing Plan programs.

WHEREAS, on February 22, 2023, the City held a Stakeholder meeting with housing developers and on February 23, 2023 the City held a Stakeholder meeting with service providers; and

WHEREAS, in accordance with Government Code 65585 (b), on March 31, 2023, the City posted the Public Review Draft 2023 – 2031 Housing Element for a 30-day review period ending on April 30, 2023; and

WHEREAS, on April 26, 2023, the City Council and Planning Commission held a joint public hearing and reviewed the Public Review Draft 2023 – 2031 Housing Element and directed staff to make modifications to add programs and revise certain parts of the Draft Housing Element; and

WHEREAS, on May 23, 2023 the Planning Commission held a public meeting to consider the Revised Draft 2023 – 2031 Housing Element, the public comments that had been received during the initial 30-day Housing Element public review period and the Responses to Comments. The Planning Commission adopted Resolution No. 23-06 recommending that the City Council: 1) direct staff to submit the Draft 2023 – 2031 Housing Element to HCD for review; and 2) adopt the ordinance approving a Zoning Map Amendment for eight residential parcels to be consistent with the General Plan 2035.

WHEREAS, on June 7, 2023, the City Council conducted a public hearing and: 1) adopted Resolution No. 075-23, directing staff to submit the Draft 2023 – 2031 Housing Element to the California Department of Housing and Community Development ("HCD") for review, and 2) waived the reading and introduced the Ordinance approving a Zoning Map Amendment for six residential parcels to be consistent with the General Plan 2035.

WHEREAS, the California Environmental Quality Act ("CEQA"), together with State Guidelines require certain projects be reviewed for environmental impacts and environmental documents to be prepared; and

WHEREAS, on September 6, 2023, the HCD provided comments and recommendations for revisions to the City's Draft 2023 – 2031 Housing Element; and

WHEREAS, the City revised the 2023 – 2031 Housing Element in response to HCD's comments and that substantially complies with all statutory requirements; and

WHEREAS, under provisions of the California Environmental Quality Act ("CEQA") the potential impacts from future redevelopment of these parcels was previously analyzed in the programmatic Environmental Impact Report ("EIR") prepared for the General Plan 2035 and certified by the City Council on November 2, 2022; and

WHEREAS, the City prepared an Initial Study checklist pursuant to Public Resources Code

Section 21166, and CEQA Guidelines Sections 15162 and 15164, subdivision (a), to evaluate whether the proposed project would result in any new impacts that would be more severe that were evaluated and disclosed in the General Plan 2035 EIR; and

WHEREAS, CEQA Guidelines Section 15164, subdivision (a) provides that the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR or Mitigated Negative Declaration ("MND") if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or MND have occurred (CEQA Guidelines Section 15164, subdivision (a)); and

WHEREAS, pursuant to the requirements of CEQA, the City prepared an Addendum to the General Plan 2035 EIR for the project ("the Addendum"); and

WHEREAS, the Addendum reflected the City's independent judgement and analysis of the potential environmental impacts, and concluded the project would not result in any new significant impacts or substantially increase the severity of any significant impacts identified in the General Plan 2035 EIR, and no other CEQA standards for supplemental review are met; and

WHEREAS, the Addendum, checklist, and supplemental reports constitute substantial evidence supporting the conclusion that preparation of a subsequent EIR or MND is not required; and

WHEREAS, the Planning Commission of the City of Martinez held a duly noticed public hearing on November 14, 2023, considered all oral and written comments received at or prior to the public hearings on the matter of the 2023 – 2031 Housing Element and adopted Resolution No. 23-17 recommending City Council adoption of the proposed Zoning Text Amendments and Zoning Map Amendment and approval of an Addendum to the General Plan 2035 EIR; and

WHEREAS, the City Council held a public hearing on the proposed Zoning Text Amendments and Zoning Map Amendment on December 6, 2023, at which time all interested parties had the opportunity to be heard; and

WHEREAS, proper notice of said hearing was given in all respects as required by law; and

WHEREAS, the City Council did hear and consider all said reports, recommendations and testimony herein above set forth and used its independent judgement to evaluate the proposed actions; and

WHEREAS, the Record of Proceedings ("Record") upon which the City Council bases its recommendation regarding the Housing Element Update includes, but is not limited to: (1) all staff reports, City files and records and other documents prepared for and/or submitted to the Planning Commission and City Council, and the City relating to the Housing Element Update; (2) the Martinez Municipal Code; (3) the evidence, facts, findings and other determinations set forth in this resolution; (4) all documentary and oral evidence received

at public hearings or submitted to the City relating to the Housing Element Update and the proposed zoning amendment; and (4) all other matters of common knowledge to the City Council including, but not limited to, City, state and federal laws, policies, rules regulations, reports, records and projections related to the preparation and adoption of the Housing Element Update and the proposed zoning amendment.

NOW, THEREFORE BE IT RESOLVED that based on the findings set forth herein and the Record as a whole, the City Council hereby adopts this Resolution directing staff to submit the 2023 – 2031 Housing Element, included as Exhibit A, to HCD for certification and authorizes staff to make minor modifications in response to direction from HCD and the City Council.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a Regular Meeting of said Council held on the 6th day of December, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
RICHARD G. HERNANDEZ, CITY CLERK
CITY OF MARTINEZ

CITY OF MARTINEZ

2023-2031 HOUSING ELEMENT

Housing Plan Background Report

Adoption Draft – November 2023

Prepared For:

City of Martinez
Community and Economic Development Department
525 Henrietta Street
Martinez, CA 94553-2395
https://www.cityofmartinez.org/departments/planning/housing-element

Prepared By:

De Novo Planning Group
1020 Suncast Lane, #106
El Dorado Hills, CA 95762
https://denovoplanning.com/

City of Martinez

2023-2031 Housing Element

HOUSING PLAN

Adoption Draft – November 2023

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PART 1 – HOUSING PLAN

A. INTRODUCTION

This Housing Plan reflects: 1) community input; 2) Martinez's housing needs; 3) land availability and constraints; and 4) experience gained during the past eight years (as summarized in the Housing Element Background Report). The Housing Plan sets forth the goals, policies, and programs to address the identified housing needs and issues for the 2023-2031 planning period and focuses on the following:

* **Diversifying Housing:** Encouraging development of a variety of housing types affordable to all income levels, allowing those who work in Martinez to also live here.
* **Improving Housing Affordability:** Encouraging a range of affordable housing options for both renters and homeowners.
* **Preserving Housing Assets:** Maintaining the condition and affordability of existing housing and ensuring development is consistent with the surrounding neighborhood context.
* **Removing Governmental Constraints:** Minimizing governmental constraints under the City's control while facilitating the provision of housing and encouraging innovation in design, ownership, and living arrangements.
* **Advancing Equal Housing Opportunities:** Promoting opportunities for residents, including special needs populations, to reside in the housing of their choice.
* **Ensuring Sustainability:** Planning for Martinez growth in a responsible manner.

B. GOALS AND POLICIES

The goals and policies that guide the City's housing programs and activities are as follows:

DIVERSIFYING HOUSING

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

Policy H-1.1: City Leadership. Provide an active leadership role in helping to attain the objectives of the City's Housing Element by following through on the actions prescribed in the Housing Element in a timely manner.

Policy H-1.2: Partnerships with Non-Profit Affordable Housing Organizations. Support collaborative partnerships with non-profit affordable housing organizations to facilitate greater access to affordable housing funds.

Policy H-1.3: Regional Housing and Sustainability Strategies. Support a regional approach to solving the housing crisis by supporting sustainability principles, reducing reliance on private automobiles, and coordinating with agencies providing housing or housing-related services.

Policy H-1.4: Housing Diversity. Encourage diversity in the type, density, size, affordability, and tenure of residential development in Martinez, while maintaining quality of life goals for the community. Ensure there is an adequate supply of mixed-use and residentially zoned land of appropriate densities to accommodate existing and anticipated housing needs through 2031.

Policy H-1.5: Incentives and Concessions. Facilitate the development of affordable housing through regulatory incentives and concessions, and available financial assistance. Proactively seek out new models and approaches in the provision of affordable

housing, including accessory dwelling units (ADUs) that allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners.

Policy H-1.6: Inclusionary Zoning. Use inclusionary zoning as a tool to increase and integrate affordable units within market-rate developments, and increase access to resources, amenities, and affordable housing opportunities throughout the community.

Policy H-1.7: Annexation to Meet Housing Needs. Encourage thorough study and, if appropriate, the annexation of vacant and underdeveloped land appropriate for residential use within the Martinez Planning Area.

Policy H-1.8: Streamlined Review. Continue existing streamlined development review process for all residential projects and facilitate priority review where appropriate for affordable, below market-rate (BMR), and special needs housing projects.

IMPROVING HOUSING AFFORDABILITY

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

Policy H-2.1: Outreach and Participation. Promote participation by all residents of Martinez in the development of housing strategies and programs. Encourage minority participation in all sectors of the housing market.

Policy H-2.2: Contra Costa County Housing Authority. Continue to lend assistance and support to projects developed by the Housing Authority.

Policy H-2.3: Developer Incentives. Provide incentives to developers who assist the City in meeting affordable housing needs, including units to accommodate special needs households, female-headed households, seniors, disabled, developmentally disabled, large families, emancipated youth, seasonal and temporary workers, and the homeless.

Policy H-2.4: Alternative Housing Accommodations. Accommodate the development of housing that provides temporary, transitional, and permanent housing in the City and surrounding areas for homeless and low-income individuals, as well as housing accessible to disabled persons, and that facilitates aging in place.

Policy H-2.5: Home Ownership Opportunities. Increase homeownership opportunities for very low-, low-, and moderate-income households.

Policy H-2.6: Affordable Housing Supply. Support the acquisition and rental assistance of existing market-rate apartment units by non-profit housing developers, and conversion to long-term affordable housing for extremely low-, very low-, low-, and moderate-income households, and large families to increase the supply of available and affordable rental housing.

Policy H-2.7: Financial Assistance to First-Time Homebuyers. Advocate for the provision of financial assistance for very low-, low-, and moderate-income first-time homebuyers through county and state programs.

PRESERVING HOUSING ASSETS

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

Policy H-3.1: Preserve Existing Housing. Preserve the City's housing stock, including existing rental housing and single-family homes that are affordable to very low-, low-, and moderate-income households.

Policy H-3.2: Design of Housing and Neighborhoods. Make certain excellence in project design is consistent with community character (architecture, site planning, and amenities) and City policies for development areas. Maintain and enhance neighborhoods with quality housing, infrastructure, and open space that strengthens neighborhood character and the health of residents, as well as encourages maintenance of rental and ownership units in sound condition through code enforcement and housing rehabilitation programs. Encourage the rehabilitation or remodeling of older units to retain the architectural character and integrity of the original structure.

Policy H-3.3: Code Enforcement and Housing Rehabilitation. Require compliance with the City's building codes to maintain the quality of the housing stock, and pursue available rehabilitation programs for both owner-occupied and rental housing and funding for the conservation, retrofitting, and rehabilitation of viable older housing.

Policy H-3.4: Preservation of Rent-Restricted Units. Identify funding opportunities and partnerships to preserve rent-restricted affordable units at risk of conversion to market-rate units, and conserve and rehabilitate the existing supply of housing affordable to extremely low-, very low-, low-, and moderate-income households when appropriate. Preserve existing low-cost rental housing for occupancy by lower-income (very low- and low-income) residents, to the extent feasible. Regulate the conversion of existing apartment complexes to condominium ownership, and only permit when the citywide vacancy rate for rental units warrants.

REMOVING GOVERNMENTAL CONSTRAINTS

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

Policy H-4.1: State Density Bonus Law. Provide density bonuses to projects consistent with State law.

Policy H-4.2: Regulatory Incentives and Concessions. Provide regulatory incentives and concessions to offset some costs of affordable housing development, while protecting quality of life goals.

Policy H-4.3: Emergency Shelter and Disaster Preparedness Housing. Identify emergency housing needs and locations as part of the City's disaster preparedness planning.

Policy H-4.4: Housing Provisions. Implement provisions for transitional housing, supportive housing, emergency shelters, and community care facilities.

Policy H-4.5: Flexible Living Arrangements. Support flexibility and variety in site planning, housing design, ownership, and living arrangements, including co-housing, shared housing, and live/work housing through the Zoning Ordinance.

Policy H-4.6: ADUs. Provide for the infill of modestly-priced rental housing by encouraging ADUs on single-family, multifamily, and mixed-use zoned lots with residential units.

Policy H-4.7: Fee Reductions and Waivers. Provide fee reductions and/or deferrals to facilitate production of extremely low-, very low-, and low-income housing, while ensuring the costs and potential impacts are offset by other means.

Policy H-4.8: Parking Reductions. Provide flexible parking standards when parking demand is reduced, such as for affordable and special needs housing and housing near public transit.

ADVANCING EQUAL HOUSING OPPORTUNITIES

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

Policy H-5.1: Fair Housing and Equal Housing Opportunity. Support access to fair housing opportunities for the entire community and the provision of fair housing services to Martinez residents.

Policy H-5.2: Senior Housing. Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes or within the greater Martinez community.

Policy H-5.3: Adaptable/Accessible Units for the Disabled. Continue to address the special needs of persons with disabilities, including developmental disabilities, through provision of supportive housing, accessibility grants, zoning for group housing, universal design, and procedures for reasonable accommodation.

Policy H-5.4: Housing for New Employees and their Families. Given the amount of commercial and retail development expected with future development as envisioned by the General Plan, encourage an adequate supply and variety of rental and ownership housing that meets the needs of new employees and their families.

Policy H-5.5: Transitional and Supportive Housing. The City recognizes the need for and desirability of transitional and supportive housing and will treat transitional and supportive housing as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone, consistent with State law.

Policy H-5.6: Housing for the Homeless. The City recognizes the need for and desirability of emergency shelter housing for the homeless and will continue to allow emergency shelters as a permitted use within the SC (Service Commercial) zoning district.

ENSURING SUSTAINABILITY

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

Policy H-6.1: Energy Conservation Improvements. Encourage energy conservation improvements and promote energy conservation programs through rehabilitation loan programs, City staff training, and the distribution of information on energy conservation improvements.

Policy H-6.2: Green Building. Continue to implement CALGreen to require new development to be energy and water efficient. Consider establishing additional incentives to achieve energy and water conservation efficiencies higher than those required by CALGreen. Encourage the incorporation of energy conservation design features in existing and future residential developments to conserve resources and reduce housing costs.

Policy H-6.3: Alternative Energy Sources. Promote the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels.

C. HOUSING PROGRAMS

The following programs are the implementing actions the City will take to address its housing goals. Each program identifies the objectives, timeframe for implementation, department or agency primarily responsible for implementation, and the likely funding source.

1. HOUSING PRODUCTION AND DIVERSITY

Encourage development of a variety of housing types affordable to all income levels, allowing those who work in Martinez to also live here.

PROGRAM 1: PARTNERSHIPS FOR AFFORDABLE HOUSING

The City can play an important role in facilitating the development of quality, affordable housing in the community through provision of regulatory incentives and financial assistance or partnerships with developers. By utilizing various tools to facilitate affordable housing development, the City can help to address the housing needs of its extremely low, very low-, low-, and moderate-income households.

Responsible Party: Planning Division; City Council

Funding Sources: General Fund; County; Grants; Impact Fees

Objectives and Timeframe:

1. **Conduct Partnership Outreach.** Explore opportunities to coordinate with County representatives and developers at the regional level, and establish a network of those interested in affordable housing development:
   - Host regular meetings with affordable housing developers and non-profit organizations to identify housing opportunities, programs, and incentives that support affordable housing development, rehabilitation, and conversion of market-rate housing or non-residential development to affordable housing through provision of land write-downs, regulatory incentives, and/or financial assistance.
   - Establish an affordable housing concierge program to aid affordable housing developers in identifying locations for developing affordable housing and assist with the entitlement review process. The concierge program would include a team of representatives from each applicable department and division, who would provide step-by-step guidance and administrative support.
2. **Offer Financial and Regulatory Incentives.** Establish financial and regulatory incentives by July 2024 to private and non-profit developers for the development of affordable housing for families, seniors, and other households and housing for special needs populations. Incentives may include:
   - **Provide City Staff Assistance.** Offer study sessions for affordable housing projects for free or at a reduced cost for affordable housing projects. The study session would be an opportunity to receive preliminary feedback from City staff, Planning Commission, and/or City Council on the preliminary design of an affordable housing project. The preliminary feedback would allow the applicant an opportunity to incorporate recommendations as part of the formal proposal.
   - **Expedite Project Processing.** Expedite processing of projects with 20 percent or more of units affordable to very low- or low-income households or for special needs households.

- **Reduce Development Fees.** Study waiving or reducing application processing fees for projects with a minimum of 15 percent extremely low-income units, 40 percent very low- or low-income units, or 50 percent of the units restricted to occupancy by special needs groups.
- **Provide Fee Deferrals.**
    - Establish a Fee Deferral Program for building permit fees and development impact fees for affordable housing projects. The Fee Deferral Program would allow owners/developers to defer the payment of fees until final inspection, certificate of occupancy, or another specified time period from the date of building permit issuance, whichever comes first, provided a Fee Deferral Agreement has been executed with the City. Investigate the possibility of extending fee deferrals beyond issuance of a certificate of occupancy for the initial phases of a project to be due at issuance of certificate(s) of occupancy for the final phase to allow developers of affordable housing to amortize the fees over a longer period.
    - Defer payment of City development impact fees until certificate of occupancy for projects with at least 49 percent of units affordable to very low- or low-income households consistent with AB 641 (2007) or with at least 50 percent of the units restricted to occupancy by special needs groups.
- **Provide Architectural Design Assistance.** Provide on-call architectural design services to approved developers of affordable housing projects, particularly missing middle housing projects, up to a specified number of hours. The City could also reimburse applicants for the services of a professional designer for up to a specified financial contribution.
- **Customize Development Standards**. Engage developers of affordable and special needs housing to understand potential land use constraints related to development standards and prepare and adopt standards which support the development of housing affordable to low- and moderate-income households and households with special needs. This includes setbacks, floor area ratios, and parking, where necessary to accommodate maximum permitted densities.
    - Consider a program to allow waiving or reducing the requirements for an affordable housing project to complete frontage improvements, by either retaining the property frontage in its existing condition or having the City complete the improvements on the applicant's behalf as part of a larger capital improvement project.
- **Offer Density Bonuses.** See Program 15.
- **Planning Application Fee Waiver or Fee Reduction Program.** Study the feasibility of a program to waive, defer, or reduce planning application fees (excluding environmental review), building permit fees, and/or development impact fees for deed-restricted affordable housing projects. If adopted, recommend the fee waivers, deferrals, or reductions would operate through a reimbursement process to make certain the affordable housing unit is constructed. Fee waivers or fee reductions may be used in the negotiation process between the City and developers.

- **Incentivize Units that are Affordable by Design.** "Affordable by design" refers to small units, sometimes termed micro-units, that provide entry-level housing opportunities at modest prices. These units can assist in meeting the City's RHNA and provide for efficient use of a site. Review the City's Zoning Code and development standards by 2024 to identify reductions that can be made to City requirements to encourage units that are affordable by design and implement an Affordable by Design program by 2026.

PROGRAM 2: AFFORDABLE HOUSING FUNDING SOURCES

Successful implementation of the City's programs for development of affordable and special needs housing will depend on the leverage of local funds with a variety of federal, state, county, and private sources. The Financial Resources section of the Housing Element identifies the primary affordable housing funding programs available to Martinez. In addition to applying for those funds directly available to municipalities, the City plays an important role in supporting developers to secure outside funds. City involvement may include review of financial pro-forma analyses; provision of demographic, market, and land use information; review and comment on funding applications; and City Council actions in support of the project and application. Many "third-party" grants may also require some form of local financial commitment.

Responsible Party: Planning Division; Economic Development Division; City Manager's Office

Funding Sources: General Fund; Federal, State, and County Government; Grants

Objectives and Timeframe:

1. Adopt and implement a legislative platform by December 2025 to address the City's housing needs, including:
    a. Advocating for commitment of Federal and State funds adequate to address Statewide RHNA with a commitment of State funds for affordable housing and AFFH programs to each jurisdiction that are commensurate with its RHNA.
    b. Coordinating with the League of California Cities, ABAG, and legislative representatives to advocate for tangible actions to make it easier to fund and build affordable housing.
2. Pursue federal, state, county, and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance (ongoing). Support developers in securing outside funding sources. Funds will be used to support the City's housing goals, policies, and programs including providing ADUs and alternative housing types; integration of housing into commercial areas; adaptive reuse of non-residential structures; rehabilitation and preservation of housing, including subsidized housing and mobile home parks; and incentivizing affordable housing, infill housing, and furthering access to housing opportunities throughout Martinez.
3. Work with developers and housing providers to identify new affordable development projects, including very low- and low-income units, and rehabilitation or conversion projects that would assist very low- and low-income households (ongoing).
4. Submit, or support developer submission of, affordable housing funding applications, such as development, preservation, maintenance/rehabilitation, and/or homebuyer assistance, to assist the above-referenced projects as well as other opportunities identified during the planning period (ongoing).

5. Work with non-profits and philanthropy groups to identify opportunities to purchase larger lots or to purchase contiguous smaller lots that can be made available at low or no cost to non-profit developers to provide affordable, workforce, and special needs housing (ongoing).

PROGRAM 3A: PUBLIC PROPERTY CONVERSION TO HOUSING

The Surplus Lands Act (SLA) of California (Government Code Section 54220 et. seq.) and AB 1486 (2019) requires the City to declare property to be "surplus land" before the City can take any action (sale or lease) to dispose of the property. Surplus land is land deemed not necessary for a local agency's use, including that according to a local agency's plan, including but not limited to, utility sites or land used for conservation purposes.

The City will maintain a list of all surplus City-owned lands, including identification of address, APN, General Plan land use designation, zoning, current use, parcel size, and status (surplus land or exempt surplus land), in accordance with State Housing Law. In accordance with State Housing Law, should surplus land be identified in the future, the City will work with non-profits and public agencies to evaluate the feasibility of transferring surplus city-owned lands not committed to other City purposes for development of affordable housing by the private sector. The inventory will be updated annually in conjunction with the Annual Progress Report program. Any disposition of future surplus lands shall be conducted consistent with the requirements of Government Code Section 54220 et. seq.

The City has identified sites in Appendix A that are owned by the City and are planned to accommodate a portion of the City's Regional Housing Needs Allocation ("RHNA") during the Planning Period. These sites are planned to remain in City ownership and are anticipated to be made available for development through long-term leases. These sites will be made available for affordable housing consistent with the requirements of the Surplus Lands Act. The City has identified sites owned by Martinez Unified School District (MUSD) that are underutilized and would support education workforce housing, consistent with the *Education Workforce Housing In California: Developing the 21st Century Campus* report that outlines methods to accommodate workforce housing on land owned by school districts.

The City has identified additional sites owned by MUSD that have underutilized areas and would be appropriate for workforce housing.

Contra Costa County, PG&E, and other public and quasi-public entities own underutilized or vacant land that has the potential to accommodate housing.

Responsible Party: Planning Division

Funding Sources: General Fund

Objectives and Timeframe:

1. By March 2026, declare Sites 5, 62, 94, 95, ~~204,~~ 207, and 211 as surplus and issue a notice of availability for each site pursuant to the Surplus Lands Act. In conjunction with issuing the notice of availability, perform outreach to affordable housing developers and non-profits active in the City and region to make certain developers and non-profits are aware of the notice and of the City's commitment to affordable housing. Following receipt of notice(s) of interest from entities desiring to lease the lands, continue with disposition of the lands for affordable housing purposes consistent with the Surplus Lands Act.
2. For affordable housing projects proposed on City-owned lands, the City shall provide financial incentives to remove barriers to development, such as BMR rents, waiver or deferral of City fees, priority processing, and

assistance with and support of grant applications. Fee waivers or fee deferrals may be used in the negotiation process between the City and developers.

3. For Sites 502 and 503 (MUSD Adult Education Center) and Site 507 (MUSD John Muir Elementary School), coordinate with MUSD to develop workforce housing on the sites:
    a. 2023/2024: Coordinate with MUSD to:
        i. Identify preferred paths for land development (e.g., affordable housing construction, income generation),
        ii. Define target population,
        iii. Prepare site design study to determine building layout, heights, units, parking, and amenities.
        iv. Identify financing strategy.
    b. 2025: Coordinate with MUSD to prepare development plans and finalize land disposition method.
    c. 2026: Coordinate with MUSD to determine land agreement type (joint use of property, sale of underutilized portion of property, etc.), declare site selected for workforce housing as surplus, and pursue land disposition (long-term lease, sale of property).
    d. 2027: Issue Request for Proposals (RFP) for development, finalize development team, and finalize entitlements.
    e. 2028-2030: Development team constructs affordable workforce housing.
4. Create a list of publicly-owned land that is suitable for residential or mixed-use development and update the list on an annual basis and provide proactive outreach and assistance to the development community.
5. Develop an online Geographic Information System (GIS) webpage that contains up-to-date property information for the public and affordable housing developers to review at their convenience.
6. Maintain an up-to-date inventory of sites to accommodate the RHNA throughout the 2023-2031 Housing Element Cycle.
7. Meet with the County, PG&E, and other entities with vacant and underutilized land to identify sites that may be available for housing development during the 2023 – 2031 and 2031 – 2039 Housing Elements and develop strategies, such as land swaps, development incentives, and partnering these entities with interested affordable housing developers, to support the development of these sites with housing.

PROGRAM 3B: CITY-LEASED PROPERTY: RELOCATE CITY CORPORATION YARD

The City will research and identify potential new locations to relocate the City's existing corporation yard, which is currently located on Berrellesa Street (APN 373-242-001). This site is part of a contiguous parcel assemblage known as a *Downtown Residential Opportunity Area* identified in General Plan 2035 within the Downtown Shoreline (DS) land use category. Once identified, the City shall negotiate a purchase price or a lease and relocate existing corporation yard activities to the new property(-ies). The relocation

of the corporation yard from this site will reduce a significant impediment to the future redevelopment of this Opportunity Area into a higher density residential development that allows a floor area ratio (FAR) up to 4.0. As the relocation of the corporation yard will likely take most of the 2023-2031 planning period, the property is not identified as an Opportunity Site in the 2023-2031 Housing Element.

Responsible Party: City Manager's Office; Public Works Department

Funding Sources: General Fund

Objectives and Timeframe:

1. Evaluate the City's existing corporation yard requirements and future needs, including the preferred location, access, property size, and improvements in 2025. Estimate budgetary needs to relocate the existing corporation yard facilities and equipment and the fiscal impacts of continuing to lease rather than acquire the future corporation site in 2026.
2. Once the background information is complied, work with a site acquisition team to locate and secure a new location (or locations) for the corporation yard in 2027 to 2029.

PROGRAM 4: ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

An accessory dwelling unit (ADU) is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. A junior accessory dwelling unit (JADU) is an accessory unit that is no more than 500 square feet in size and contained entirely within a single-family residence with separate or shared sanitation facilities. ADUs and JADUs offer several benefits. First, they often are affordable to very low-, low-, and moderate-income households and can provide options for students, seniors, young professionals, and even small families. Second, the primary homeowner receives supplementary income by renting out the ADU, which can help many modest income and elderly homeowners afford to remain in their homes. ADUs offer an important opportunity to help Martinez address its regional housing needs while maintaining the community's unique character.

Regulatory Updates. Martinez will continue to update Municipal Code regulations that allow ADUs and JADUs by right on properties with existing or planned single-family and multifamily uses and support the development of ADUs through fee reductions and waivers above and beyond those required by State law.

Amnesty Program. The City will develop and implement an Amnesty Program, which offers a risk-free opportunity for owners of existing, unpermitted ADUs to bring those units into compliance with health and safety standards without risk of code enforcement, demolition of units, and displacement of occupants.

Downloadable ADU Plans. The City will provide, free of charge, sample ADU floor plans, elevations, electrical and plumbing plans, structural calculations, and preliminary energy calculations that have been reviewed for compliance with all required building codes to property owners that are interested in building an ADU.

Responsible Party: Planning Division; Building Division

Funding Sources: General Fund; Grants

Objectives and Timeframe:

1. Update the City's current ADU/JADU requirements to comply with State law and provide further streamlining incentives by December 31, 2023.
2. Pursue state funding available to assist low- and moderate-income homeowners in the construction of ADUs by December 31, 2023.

3. Identify financial assistance for qualified property owners to build ADUs using state funds (such as CalHOME funds).
4. Provide technical resources online by December 31, 2023 to assist with ADU/JADU development, including an ADU factsheet with a summary of requirements for ADUs/JADUs and permit fees required for ADUs/JADUs, and information regarding CalHFA grants.
5. Conduct outreach and education on ADU options and requirements to homeowners and Homeowners' Associations in 2024.
6. Conduct annual and mid-cycle review no later than January 31, 2026 of ADU assumptions included in the Housing Resources chapter of the Background Report. If the review finds that production is not consistent with the projections in the Housing Resources chapter, modify this program ~~within one year~~as follows to further incentivize ADU production so that the City's projections can be realized~~:~~.
    a. If total production or affordability at mid-cycle deviate from projections by 15-25~~%~~ percent then the City will conduct additional marketing and outreach to all property owners to promote the construction of ADUs/JADUs.
    b. If total production or affordability at mid-cycle deviate from projections by 26-35~~%~~ percent then the City will provide additional fee reductions and waivers for ADUs/JADUs.
    ~~a.~~c. If total production or affordability at mid-cycle deviate from projections by more than 35~~%~~ percent then the City will identify additional sites suitable for ADUs/JADUs and rezone the sites within six months of the mid-cycle review to accommodate ADUs/JADUs.
~~6.~~7. Add 48 new ADUs by 2031; 16 very-low income, 13 low-income, 16 moderate-income, and three above moderate-income units.
~~7.~~8. Develop an ADU Amnesty Program to encourage compliance with health and safety standards by 2025.
~~8.~~9. Provide downloadable ADU plans on the City's website by December 31, 2024.
~~9.~~10. The City will target 20 percent of ADU production to be within higher opportunity areas.

2. HOUSING AFFORDABILITY

Encouraging a range of affordable housing options for both renters and homeowners.

PROGRAM 4A: LARGE UNIT DEVELOPMENT

Collaborate with housing developers to support large families. Developers of affordable and market rate housing can help address the special needs of the community's large families by providing a mix of unit types and sizes, including units with more than three bedrooms. The City will advise developers regarding the presence of larger families in Martinez and encourage them to evaluate the feasibility of including a higher proportion of units that are more than three bedrooms.

Responsible Party: Planning Division

Funding Sources: General Fund

Objectives and Timeframe:

1. Monitor the City's existing affordable housing stock and options for special needs housing and support the development of large units.
2. Annual outreach to the development community; provide ongoing assistance to interested affordable housing and special needs housing developers regarding large unit development.

PROGRAM 5: PROVIDE INFORMATION ON HOUSING PROGRAMS

The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) Maintain a webpage on the City's website describing County programs available in Martinez, with links to County application forms and contact information for County agencies that administer these programs; (b) Include information on County programs in City newsletters and other general communications that are sent to City residents; (c) Maintain information on County programs at the City's public counter; (d) Train City staff to provide referrals to County agencies; and (e) Distribute information on County programs at community centers.

Responsible Party: Planning Division in partnership with Contra Costa County, City Manager's Office

Funding Sources: General Fund; County

Objectives and Timeframe:

1. Maintain a webpage on the City's website describing programs available in Martinez, with links to County application forms and contact information for County agencies that administer these programs.
2. Include information on County programs in City newsletters and other general communications that are sent to City residents.
3. Maintain information on County programs at the City's public counter.
4. Train City staff to provide referrals to County agencies.
5. Distribute information on County programs at community centers.

PROGRAM 6: HOUSING CHOICE VOUCHER RENTAL ASSISTANCE

The federal Housing Choice Voucher (HCV) Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and persons with disabilities. The HCV Program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (i.e., 30 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what extremely low- and very low-income households can afford to pay for housing, the HCV Program plays a critical role in allowing such households to remain in the community and is a key program to address the needs of extremely low- and very low-income households.

The City will continue to advocate for increased vouchers and work with the Contra Costa County Housing Authority to increase access to vouchers within Martinez.

Responsible Party: Planning Division; Contra Costa County Housing Authority; City Manager's Office

Funding Sources: U.S. Department of Housing and Urban Development (HUD) Housing Choice Vouchers

Objectives and Timeframe:

1. Publicize and participate in rental assistance programs, such as Section 8 and other available rental programs, on an ongoing basis.
2. Partner with the Contra Costa County Housing Authority to provide rental assistance to extremely low-, very low-, and low-income residents.
3. Share information regarding the HCV Program on the City's website by December 31, 2023.
4. Encourage the participation of single-family and multifamily property owners in the HCV Program on an ongoing basis.
5. Assist the Contra Costa County Housing Authority in providing education about the benefits of the HCV Program and encouraging increased landlord participation by facilitating an annual presentation to groups such as Homeowners' Associations and Neighborhood Associations in areas with the highest opportunity scores in the City.
6. Target education and marketing efforts throughout the community with an emphasis on higher opportunity areas.

3. HOUSING AND NEIGHBORHOOD PRESERVATION

Maintaining the condition and affordability of existing housing and ensuring development is consistent with surrounding neighborhood context.

PROGRAM 7: HOUSING ELEMENT OUTREACH / ANNUAL REPORTING AND MONITORING

Martinez's Planning Division is responsible for the regular monitoring of the Housing Element to ensure that the City continues to assess its affordable housing programs, progress towards the RHNA, including maintenance of adequate sites, and the preservation of affordable housing units. The Planning Division will prepare the Annual Progress Report (APR) for review by the public, City decision-makers, and submittal to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR). Completion of the Annual Progress Report is required for the City to maintain access to state housing funds.

The APR will document:

- Martinez's annual residential building activity, including identification of any deed-restricted affordable units and assignment of market-rate units to an appropriate affordability category;
- Special needs units building activity, including new construction, rehabilitation, and preservation;
- Progress towards the Regional Housing Needs Allocation since the start of the planning period;
- Implementation status of the Housing Element programs; and
- Implementation and compliance with other State law for APRs

As part of Housing Element implementation monitoring, the City will monitor individual projects and its inventory of sites suitable for residential development and ensure no net loss of housing sites pursuant to Government Code Section 65863.

Responsible Party: Planning Division

Funding Sources: General Fund

Objectives and Timeframe:

1. Develop a Community Outreach Program that promotes public input and engagement in the decision-making process, including updates to the Housing Element, Zoning Ordinance, long-range planning activities, and implementation of the Housing Element. The Community Outreach Program shall identify

multiple methods to notify and engage the community, identifying timing of notification, and will make certain that a significant effort is made to provide outreach to all areas and economic segments of the community.

2. Review the Housing Element annually and provide opportunities for public participation, in conjunction with the submission of the City's APR to HCD and OPR by April 1st of each year.
3. Develop a registry of rental units, accessory dwelling units, and SB 9 units by 2025 to monitor the affordability of such units, to collect data to inform decisions, and to assist the City in monitoring the efficacy of its programs directed at tenant protections, promoting housing opportunities through ADUs and SB 9 units, and addressing the maintenance and preservation of housing.
4. Monitor inventory of residential sites on an ongoing basis, with replacement sites identified within six months of any shortfall.

PROGRAM 8: PRESERVATION OF EXISTING AFFORDABLE HOUSING

Potential conversion of affordable housing to market-rate housing is an ongoing and critical statewide problem. federal, state, and local governments have invested in the development of more than 500,000 affordable rental homes in California over the last few decades.

The City will monitor rent-restricted units at risk of conversion to market-rate units and meet with property owners to explore possible options/incentives to retain the units in the affordable housing stock. Facilitate preservation of at-risk units through cooperative partnerships with nonprofit housing providers when feasible and appropriate. Support developer and nonprofit applications for other state and federal funds available to them for the preservation of units at risk of conversion and for the rehabilitation of the existing housing stock. Notice tenants of at-risk units about available resources.

Responsible Party: Planning Division; City Attorney; Planning Commission; City Council

Funding Sources: General Fund, Section 8 Project Based Certificates, public and private funds

Objectives and Timeframe:

1. Annually monitor the City's affordable housing stock to make certain that deed-restricted affordable units are preserved.
   - Should any of the assisted housing become at risk of converting to market rate, the City will work with property owners, interest groups, and the state and federal governments to require compliance with State law and implement the following:
     - Technical Assistance: Provide technical assistance where feasible to public and non-profit agencies interested in purchasing and/or managing units at risk.
     - Preservation Programs: Provide information to owners of at-risk properties regarding rehabilitation assistance and/or mortgage financing in exchange for extending affordability restrictions.
     - Tenant Education: Hold public hearings upon receipt of any Notice of Intent to Sell or Notice of Intent to Convert to Market Rate Housing, pursuant to Section 65863.10 of the Government Code and provide tenant education on housing rights.
2. Retain all assisted multifamily housing.

PROGRAM 9: HOUSING REHABILITATION AND CODE ENFORCEMENT

The Code Enforcement Officers operate within the City's Building Division. The Code Enforcement Officers receive complaints related to substandard housing, property maintenance, overgrown vegetation, trash and debris, improper occupancy, and other nuisance and Municipal Code violations and complaints.

A Housing Rehabilitation Program offers BMR loans to low-income owner-occupants of single-family homes or mobile homes, and owners of rental properties where at least half of the tenants are low-income households, to make necessary repairs to their dwellings. Martinez participates in the Contra Costa County Neighborhood Preservation Program, which assists low-income homeowners with housing rehabilitation activities and is currently administered by Habitat for Humanity East Bay/Silicon Valley.

The City will identify any areas with concentrations of housing in need of repair, including dilapidated units, as well as individual multifamily developments in need of significant repair or rehabilitation and will coordinate connecting owners of such housing with federal, state, and regional resources for housing rehabilitation.

Responsible Party: Building Division; Code Enforcement Officers

Funding Sources: General Fund and County

Objectives and Timeframe:

1. Coordinate with agencies annually to identify potential sources of funding to expand housing rehabilitation assistance, to identify service and volunteer programs to assist homeowners with physical or financial constraints, and to identify methods to prioritize areas with higher rates of housing rehabilitation needs and areas with higher potential of displacement.
2. Review code enforcement records on an annual basis to identify areas requiring special attention. If areas with less stable housing conditions are identified (e.g., code violations, significant deferred maintenance, illegal occupancy), perform targeted outreach within six months to the neighborhood and areas to be certain property owners and residents are aware of available housing rehabilitation and improvement programs.
3. Work with property owners, residents, and Homeowners' Associations to enforce the City's Building Code and Zoning Ordinance.
   - Identify concentrations of housing in need of repair and multifamily developments in need of significant repair by December 31, 2024 and connect property owners with resources for rehabilitation by June 30, 2025.
   - As part of code enforcement activities, staff will provide property owners, residents, and Homeowners' Associations with referral information to applicable housing rehabilitation and improvement programs.
4. Investigate complaints on an ongoing basis and take appropriate action involving building code and zoning ordinance violations in single-family and multifamily rental housing.
5. Track code enforcement activities on an ongoing basis to identify any trends related to housing quality and housing safety to be certain that assistance is targeted where necessary.

4. REMOVING GOVERNMENTAL CONSTRAINTS

Minimizing governmental constraints under the City's control while facilitating the provision of housing and encouraging innovation in design, ownership, and living arrangements.

PROGRAM 10: MONITOR CHANGES IN FEDERAL AND STATE HOUSING, PLANNING, AND ZONING LAWS

The City will continue to monitor federal and state legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Furthermore, while another program addresses specific constraints identified in this Housing Element, the City will continue to, at least annually, monitor its development processes and zoning regulations to identify and remove any housing constraints and endeavor to minimize governmental constraints to the development, improvement, and maintenance of housing.

Recent laws that may require Municipal Code revisions to implement include Assembly Bill (AB) 2011 (2022) and Senate Bill (SB) 6 (2022). AB 2011 creates a CEQA-exempt, ministerial approval process for eligible housing developments, including 100-percent affordable projects and mixed-income projects located on "commercial corridors", on sites where office, retail, or parking are the principally permitted use. SB 6 allows eligible residential and mixed-use projects in zones where office, retail, or parking are the principally permitted use to invoke SB 35 (2017) and the Housing Accountability Act approval processes.

Responsible Department/Agency: Planning Division; City Attorney's Office

Funding Sources: General Fund

Objectives and Timeframe:

1. Monitor federal and state legislation as well as City development processes and zoning regulations to identify, address, and remove constraints to housing.
2. Update the Municipal Code and the City's project application documents by December 31, 2024 to incorporate the requirements of AB 2011 and SB 6.

PROGRAM 11: ZONING ORDINANCE AMENDMENTS

Amendments to the Zoning Ordinance are necessary to address various recent changes to State law and create consistency with the Housing Element. The amendments shall address the following:

A. **Low Barrier Navigation Centers:** The Zoning Ordinance will be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a by-right land use in areas zoned for mixed-use and nonresidential zones permitting multifamily uses.

B. **Transitional and Supportive Housing:** The Zoning Ordinance will be revised to require that transitional and supportive housing are allowed in residential and mixed-use zones subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(c)(3), and to allow eligible supportive housing as a by-right land use in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.

C. **Residential Care Facilities:** The Zoning Ordinance will be amended to fully address small and large residential care facilities consistent with State law. Specifically, the City will amend the Zoning Ordinance to: (1) allow residential care facilities for six or fewer persons to be allowed in the same manner as a residential use of the same type in all residential zoning districts; and (2) to allow residential care facilities that serve seven or more people in all zones that allow residential uses, in the same manner as a residential use of the same type, and to be certain that all conditions of approval are objective and do not create barriers for housing for seniors, persons with disabilities, or other special needs populations, and to clarify that this type of facility is intended to serve as a residence for individuals in need of assistance with daily living activities.

D. **Streamlined and Ministerial Review for Eligible Affordable Housing Projects:** The Zoning Ordinance will be updated to process eligible multifamily, mixed-use, and multi-unit projects with streamlined ministerial (by-right) review which shall~~and are~~ only be subject to objective design and development standards consistent with relevant provisions of State law, including SB 330 (2019) and SB 9 (2021), as provided by applicable sections of the Government Code, including

but not limited to, Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that "involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal."

E. **Employee Housing:** The Zoning Ordinance will be amended to define "employee housing" and to clarify that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone.

F. **Single-Room Occupancy (SRO):** The Zoning Ordinance will be updated to define single-room occupancy units and to establish objective standards for development of SROs.

G. **Emergency Shelters ~~Parking~~:** The Zoning Ordinance will be updated to ensure consistency with State law, including AB 2339 (2022) and AB 139 (2019). This shall include:

a. Removing emergency shelters as a permitted use in the LI (Light Industrial) zone and clarifying that emergency shelters are permitted ministerially in the SC (Service Commercial) zone, which also allows mixed-use multifamily residential.
b. Expanding the definition of "emergency shelter" to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.
c. Allowing emergency shelters as a permitted use when ancillary to a ~~church or other~~religious religious ~~use~~institution.
~~a.~~d. R~~r~~equiring~~e~~ sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more parking for emergency shelters than other residential or commercial uses within the same zone~~, in compliance with AB 139 (2019)~~.

~~G.~~H. **Design Standards:** The City will adopt objective design and development standards for multifamily housing, including ministerial (by-right) residential and mixed-use development, and will make certain that the standards, including floor area ratio, unit size, height, setback, and parking requirements, accommodate the maximum densities permitted, and provide flexibility with the design of building types and units to accommodate irregular lots and steep slopes. These objective standards will replace any subjective standards, including site plan review findings, design review standards, use permit conditions, and other standards required for single-family and multifamily housing with objective standards and definitions and/or illustrations.

I. **Affordability in Perpetuity:** The City will review its conversion provisions for market-rate to affordable housing and for non-residential uses to affordable housing to provide when possible affordable units that are required by the City are provided in perpetuity.

~~H.~~J. **Manufactured Housing:** The City will review and update the Zoning Ordinance as necessary to reflect the current requirements of State law, and to explicitly indicate that the City shall only subject a manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject to.

Additional amendments to the Zoning Ordinance are necessary to advance affordable housing opportunities:

~~I.~~K. **Inclusionary Housing:** As part of the Zoning Ordinance Update, the City will consider adopting an Inclusionary Housing Ordinance, housing impact fee, as well as consider potential alternatives to inclusionary housing as a means of providing some BMR housing in market-rate developments and to integrate/disperse affordable housing throughout the community.

~~J.~~L. **Shared Housing:** Encourage reduction of housing expenses through shared-living arrangements. Contact the Contra Costa County Housing Division to identify organizations like Home Match Contra Costa that specialize in operating shared housing referral and placement programs primarily for low-income residents. Outreach could be conducted through the

senior center, libraries, City Hall, and the media. Determine the feasibility of establishing a new program or expanding the existing County program in Martinez based on program operational costs to the City.

~~K.~~M. **Group Homes for Seven or More Persons:** Consider amending the Zoning Ordinance to allow group homes for seven or more persons with a Conditional Use Permit in additional residential zones.

~~L.~~N. **Land Use Zoning Amendments:** Rezone vacant/underutilized land that is deemed appropriate for mixed-use or residential/higher-density residential use.

~~M.~~O. **Farm Worker and Employee Housing:** Explicitly define, and provide zoning provisions for farm worker and employee housing in accordance with California Health and Safety Code Sections 17021.5 and 17021.6. Specifically, the Zoning Ordinance shall be amended to include the following:

a. Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure. Employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term.
b. No conditional use permit, variance, or zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.
c. Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family household shall be permitted by-right in any zone(s) permitting agricultural use by right. In any zone(s) where agricultural use is permitted subject to a conditional use permit, such employee housing shall be subject to a conditional use permit.
d. Permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who may or may not work on the property where the employee housing is located.
e. Require that existing or future agricultural farms or places of employment work with housing providers to meet the needs of farm workers and their families.

~~N.~~P. **Multifamily Parking Requirements:** Study and implement ways to simplify and consolidate the City's requirements for off-street parking for multifamily housing, citywide and for the Downtown Overlay District and Historic Overlay District, to be more reflective of actual demand and current best practices. This shall~~may~~ include:

a. Reductions in parking requirements for multifamily housing to be implemented by January 1, 2026. Parking requirements shall be one space per unit for the first bedroom and one-half space for each additional bedroom. Guest parking requirements shall be eliminated for housing development projects that set aside at least 15~~%~~ percent of their units as housing for extremely low-, very low-, low-, or moderate-income households (as defined under Government~~.~~ Code 65589.5(h)(3)). Either covered or uncovered spaces shall be allowed to fulfill the parking requirement for any multifamily housing development project.
~~a.~~ Reductions in requirements for the number of covered and non-covered spaces for senior housing and~~,~~ live/work units~~, and one-bedroom units in multifamily housing projects~~.
b. ~~Establishment of a citywide requirement for guest parking in multifamily development.~~
c. Modification of design standards for driveways, garages, and parking layouts used for required parking.
d. Establishing a corresponding program to provide bus passes to very low-, low-, and moderate-income households and ADU/JADU occupants for free or at a subsidized rate.
e. Decoupling parking requirements. Removing parking requirements for specific housing types, income levels, or areas and establishing a maximum amount of parking allowed. The analysis will consider: 1) requiring eligible projects to promote and support transportation demand management practices and alternatives for single-passenger vehicle transportation, such as transit, bicycling, walking, and ride-sharing~~,~~ and 2) the financial impact on very low-, low-, and moderate-income households if they need to pay for vehicle storage separately from housing.

~~e.~~f. Amend the parking requirements to comply with Assembly Bill No. 2097, which prohibits a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project, as defined, that is located within ½-mile walking distance of public transit.

~~O.~~Q. **Alhambra Avenue Corridor:** Create and adopt an overlay zoning district to allow multifamily residential uses and mixed-use development with residential units by right at a density and intensity that would encourage new housing development in this area (at least 21.5 to 43 units per acre). Explore other redevelopment incentives for this area to foster an attractive gateway into Martinez.

~~P.~~R. **Revise Definition of Family in the Municipal Code:** The amended definition of "family" shall address the following:

a. Not distinguish between related and unrelated individuals.
b. Not impose a numerical limit on the number of persons in a family.
c. Land use restrictions for licensed group homes for six or fewer individuals must be the same as those for single families.

~~Q.~~S. **Landscaping:** Study the feasibility of amending the Zoning Ordinance to waive or reduce the minimum landscape requirements for affordable housing projects.

~~R.~~T. **Minimum Densities:** Require sites zoned CC, C, PA, and M-R-1.5/PA that are anticipated to accommodate the City's RHNA (Appendix A) to develop at a minimum of 80% of the maximum permitted residential density.

U. **Short-Term Rentals:** Define and address short-term rentals, including consideration of the impact of short-term rentals on the City's housing stock.

~~S.~~V. **Building Height:** The City will amend the building height development standards for residential structures to ensure that maximum building heights can accommodate maximum allowable densities. ~~For example, f~~Following guidance from ~~the Department of Housing and Community Development (~~HCD~~)~~, the City will allow a building height of 36 feet (3 stories) for projects on sites that permit 30 du/ac (effectively a minimum of one story and 12 feet for each 10 dwelling units/acre). As part of the amendment, the City will ~~remove~~amend the requirements for Planning Commission approval of taller buildings with a conditional use permit, as the revised height limits will be consistent with permitted densities.

Responsible Party:	Planning Division; City Manager's Office; Public Works Department; City Attorney; Planning Commission; City Council
Funding Sources:	General Fund; Grants
Objectives and Timeframe:	Ensure that the City's Zoning Ordinance is consistent with State law by December 2023 (Paragraphs A-~~J~~H, ~~O~~N, and R~~Q~~), update the Zoning Ordinance to address Paragraphs ~~K~~I-~~N~~M, P~~O~~, Q,~~P~~ and S-V~~R~~ by January 1, 2026~~December 2025~~, and update as needed to comply with future changes to State law. Review development standards in all residential districts every five years to identify if standards have constrained potential development and revise standards when necessary to remove constraints to multifamily residential development.

PROGRAM 12: DOWNTOWN SPECIFIC PLAN IMPLEMENTATION

Continue to implement the programs, policies, and development standards to facilitate and encourage residential development in the downtown area. This would include the implementing actions contained in the Downtown Specific Plan (DSP), adopted on July 24, 2006, such as actions to promote walkability, development incentives, financing and funding mechanisms, and other policies and actions contained in the DSP to encourage infill, higher density, and mixed-use development. The DSP identifies "priority catalyst projects" to help achieve the goals and policies of the Specific Plan. Specific incentives contained in the DSP and identified as catalyst projects include:

1. Zoning changes as a result of the DSP adoption encourage development of townhomes and condominiums, which were not allowed under previous regulations;
2. Improvements to infrastructure, including the utility grid; and
3. Evaluation of financing and funding mechanisms to implement the DSP.

Responsible Party: Planning Division; City Manager's Office; Public Works Department; Planning Commission; City Council

Funding Sources: General Fund; Grants

Objectives and Timeframe:

1. Target a variety of support options, including expediting and prioritizing review, coordinating applications with the project review committee, considering waivers or reductions of fees, or granting concessions and incentives, and specifically meeting with developers, including non-profit developers, to identify and implement target sites and strategies at least twice in the planning period. Fee waivers or fee reductions may be used in the negotiation process between the City and developers.
2. Apply for or support applications for funding to advance the implementing actions of the DSP at least twice in the planning period.
3. Annually monitor the effectiveness of the strategy and add or revise programs as necessary to promote affordability in the DSP.

PROGRAM 13: ADEQUATE SITES FOR LOWER-INCOME HOUSEHOLDS

The City will rezone to establish adequate housing sites to accommodate the RHNA of 1,345 units, including 350 very low-, 201 low-, 221 moderate-, and 573 above moderate-income units. The City will also rezone to allow developments by right pursuant to Government Code Section 65583.2(i) when 20 percent or more of the units are affordable to lower-income households on sites identified in Appendix A to accommodate the lower-income RHNA that were previously identified in past Hhousing Eelements (4th and 5th Cycles).

Furthermore, the City will evaluate a range of incentive-based and regulatory approaches to facilitate and encourage sites to develop at the densities and intended uses as identified in the Sites Inventory. This will include updates to local implementation on the State's Density Bonus program, as well as evaluation of floor-area-ratio-based bonuses, bonuses in exchange for infrastructure, increased opportunities for expedited permit processing, and increased use of ministerial processing for a variety of housing types.

Responsible Party: Planning Division

Funding Sources: General Fund

Objectives and Timeframe:

- **Policy Establishment.** Establish development standards and a formal ongoing procedure by December 31, 2024 that encourages a variety of housing types and affordability levels and includes procedure to evaluate proposals for affordable housing.
- **Zoning Ordinance Update.** Update the Zoning Ordinance by January 31, 2024 to address:
- **Residential Use By Right.** Allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households for: 1) lower-income sites that are vacant and have been included in the inventory from two or more consecutive planning periods; and 2) lower-income sites that are underutilized and have been

included in the inventory from a prior planning period consistent with the requirements of Government Code Section 65583.2.

- **Rezoning to Address RHNA Shortfall.** The City is committed to rezoning all necessary parcels to accommodate the RHNA, and is specifically committed, through this program, to complete the rezoning for all sites identified in Appendix A (Site Inventory) in accordance with the acreages and unit capacities identified therein.
    - The rezoning will establish new zoning regulations, development standards (including parking requirements), and objective design standards, and special provisions for housing opportunity sites and will establish overlay districts to support the development of affordable housing on sites that include:
        - Community service organizations, including Religious Institutions
        - Alhambra Avenue Corridor (see Program 11)
        - Property located at 3334 Alhambra Avenue (Safeway)
        - Other properties as identified by the City for rezoning in Appendix A
    - The rezoning will establish fee waivers for the lot merger component of an application to consolidate lots included in Appendix A for the purpose of an affordable housing project.
    - Pursuant to State Housing Element statutes (Government Code Section 65583.2(h) and (i)), sites identified for rezoning to address the City's lower-income RHNA shortfall shall meet the following requirements:
        - Permit owner-occupied and rental multi-family uses by-right for projects with 20% or more units affordable to lower-income households
        - Permit a minimum density of 20 units per acre
        - Allow a minimum of 16 units per site
        - Allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project
    - Overlay districts will require development at minimum densities, be consistent with the Government Code, and conform with case law, such as Martinez v. City of Clovis to the extent applicable, related to use of overlay districts in housing elements.
    - The minimum density of the underlying base zoning will be required to be consistent with the minimum density of the overlay zones (i.e., 20 units per acre) for sites identified to accommodate the RHNA.
- **Lot Consolidation and Phasing.** Develop and implement strategies to encourage and facilitate (1) lot consolidation and (2) phasing of residential and mixed-use developments on large sites, to make sites more developable for housing by December 31, 2024. The City will meet with local developers and property owners to discuss development opportunities and incentives for lot consolidation on smaller sites and/or phasing of development on larger sites to accommodate affordable housing units and consider additional incentives brought forth by developers. As developers/owners approach the City with interest in lot consolidation or

phased development on larger sites for the development of affordable housing, the City could defer certain fees, allow more height or additional stories, waive lot merger fees for certain small contiguous lots, and provide concurrent/fast tracking of project application reviews to developers who provide affordable housing. The City will also pursue grant funding for parcel assemblage land banking when it is available.

- **Inventory Management.** Maintain an inventory of sites suitable for residential development affordable at all income levels to make certain that adequate sites remain available throughout the planning period, in compliance with Government Code Section 65863(b), provide information online and to interested developers, and update the inventory annually as part of the Annual Progress Report.
- **RHNA Monitoring.** Monitor and report on progress made toward meeting the 2023-2031 RHNA allocation at all income levels as part of the Annual Progress Report.
- **No Net Loss.** Require no net loss of housing sites pursuant to Government Code Section 65863 (No Net Loss Law) through monitoring the updated inventory of sites to make certain that the net future housing capacity is adequate to accommodate the RHNA and implementing a project-by-project procedure to evaluate the proposed density and affordability levels of each project to make certain that the project would not create a shortfall in capacity to accommodate the RHNA. If a shortfall occurs, the City will identify replacement sites within six months of project approval creating the shortfall.
- **Development Incentives.** Evaluate and implement a range of incentive-based and regulatory approaches to facilitate and encourage sites to develop at the densities and intended uses as identified in the Sites Inventory by December 31, 2024, including updates to local implementation of the State Density Bonus program, as well as evaluation of floor-area-ratio-based bonuses, bonuses in exchange for infrastructure, increased opportunities for expedited permit processing, and increased use of ministerial processing for a variety of housing types.

PROGRAM 14: GOVERNMENTAL TRANSPARENCY

Government Code Section 65940 addresses public access to a jurisdiction's planning and financial documents. Planning applications, General Plans, Zoning Ordinance including zoning, zoning map, and other planning-related documents as well as financial documents, including fee schedules, current and historical budgets and financial reports, and an archive of fee, cost of service, and equivalent studies.

Responsible Party:	Planning Division; Building Division; Public Works Department; Finance Department; City Clerk
Funding Sources:	General Fund
Objectives and Timeframe:	Provide planning and financial documents through the City's website to provide transparency pursuant to Government Code Section 65940, no later than July 1, 2023.

PROGRAM 15: ACCESS TO OPPORTUNITIES, DENSITY BONUSES, AND INCENTIVES

The City will review and update its Zoning Ordinance to reflect current State density bonus provisions. Government Code Section 65915-65918 requires density bonuses for a range of housing types, including mandating density bonuses of up to 80 percent based on the percentage of affordable units for projects affordable to very low-, low-, and moderate-income households (depending on the affordable units provided by the project) and up to four incentives for qualified housing projects. The City is also required to establish procedures for waiving or modifying development and zoning standards that would otherwise inhibit the utilization of the density bonus on specific sites.

Applicants of residential projects of five or more units may apply for a density bonus and additional incentives if the project provides for one of the following:

- Ten percent of the total units of a housing development for rental or sale to lower-income households; or
- Five percent of the total units of a housing development for rental or sale to very low-income households; or
- A senior housing development or a mobile home park that limits residency based on age requirements for housing for older persons; or
- Ten percent of the total dwelling units (DUs) of a housing development are sold to moderate-income persons and families; or
- Ten percent of the total units of a housing development for rental to transitional foster youth, disabled veterans, or homeless persons; or
- Twenty percent of the total units for rental to lower-income students in a student housing development.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-50 percent above the specified maximum General Plan density. In addition to the density bonus, eligible projects may receive up to four additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or design requirements.
- Approval of mixed-use zoning in conjunction with the housing project.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

Applicants are also eligible to use the State's alternative parking ratio (inclusive of handicapped and guest spaces) of one parking space for studios and one-bedroom units, two parking spaces for two- to three-bedroom units, and 2.5 parking spaces for four or more-bedroom units.

In addition to the density bonus and incentives for qualified projects, the City can encourage affordable and special needs housing, including housing for seniors, persons with a disability, large families, farmworkers, and single-female heads of household, by offering incentives for special needs housing that is affordable to very low-, low-, and/or moderate-income households but do not qualify for a density bonus.

This approach can also be used to incentivize housing that improves Martinez's opportunity scores. Recognizing that most of the City has low or moderate opportunity scores as identified in the Affirmatively Furthering Fair Housing analysis of Housing Element Background Report, affordable and workforce projects that improve educational, economic, and environmental conditions will be prioritized and incentivized. Incentives for such projects will include priority for commitment of the City's financial resources for affordable housing, streamlined processing, and a density bonus or incentives for projects that are not otherwise eligible for a density bonus or incentives under State Density Bonus law.

Responsible Party:	Planning Division; City Attorney; Planning Commission; City Council
Funding Sources:	General Fund; Grants

Objectives and Timeframe:

1. By December 2026, study and consider adoption of a Development Bonuses Code – a point-based system that encourages developers to fund certain amenities in exchange for concessions, such as increased density or decreased parking requirements. Developers earn points by funding community benefits above and beyond the normal requirements, such as active transportation, parks, free or subsidized transit, playgrounds, public art, or utility undergrounding, which enhance the sense of place and build on the existing community. Once they have enough points, developers are allowed to exceed design standards, above and beyond concessions permitted through State Density Bonus law.
2. Continue to permit projects up to a density of 40 dwelling units per acre (du/ac) that meet a community objective (affordable housing).
3. Continue to implement and grant density bonuses for projects meeting density bonus criteria, consistent with State law.
4. Update the Zoning Ordinance by December 31, 2024 to reflect the density bonus provisions of State law and to allow up to one additional incentive for special needs housing that is affordable to very low-, low-, and/or moderate-income households in perpetuity. Promote the use of density bonus incentives and provide technical assistance to developers in utilizing the density bonus to maximize feasibility and meet local housing needs.
5. Study and consider adoption of an Affordable Housing Overlay (AHO) to the Housing Element sites that accommodate the very low- and low-income RHNA, by June 2025.

5. FAIR HOUSING OPPORTUNITIES

Ensuring residents, particularly special needs populations, have access to safe and habitable housing, are treated fairly, and have increased opportunities to live in location of their choice.

PROGRAM 16: AFFIRMATIVELY FURTHER FAIR HOUSING

Facilitate equal and fair housing opportunities by taking meaningful actions to affirmatively further fair housing (AFFH) and address impediments identified in the analysis located in the Background Report. In summary, the City offers higher opportunity areas but faces challenges in promoting and providing a range of housing types and prices suitable for lower-income households. Providing a range of affordable housing can help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. Table 1 summarizes fair housing issues, contributing factors, and recommended implementing actions.

The actions listed below, along with the other programs identified in this Housing Plan, were developed to cumulatively address the AFFH goals to counteract the disparities and issues that were identified in the AFFH analysis located in the Background Report. The timeframes and priority levels are added to implement these actions in a timely manner. The priority levels for these actions are defined as follows:

- High-priority contributing factors are those that have a direct and substantial impact on fair housing, and are core municipal functions that the City can control;
- Medium-priority factors are those that have a direct and substantial impact on fair housing, but the City has limited capacity to control their implementation;
- Low-priority factors may have a direct and substantial impact on fair housing choice, but the City lacks capacity to address it, or the factor may have only a slight or indirect impact on fair housing choice.

The City intends to complete the necessary actions to meet the State AFFH requirements. These actions are integrated into the Housing Plan for the 2023-2031 Housing Element with the specified timeframes for expedited implementation. The rationale for identifying these actions is to make certain they are implemented in a timely manner to better serve the Martinez community. These actions are intended to alleviate the main issues identified in the Assessment of Fair Housing (AFH) and the City intends to implement these and all the programs outlined in this Housing Plan during the 2023-2031 planning period.

In addition, the City intends to monitor the AFFH actions on an annual basis in conjunction with the preparation of the APR to make certain the goals are being met. If any action items are not being achieved, the City will adjust its metrics, timeframes, and commitments as necessary to meet its AFFH goals.

Responsible Party:	Planning Division; fair housing services providers; City Manager's Office
Funding Sources:	General Fund; Grants
Objectives and Timeframe:	Implement measures to affirmatively further fair housing on an ongoing basis, with specific timelines for individual components as outlined in Table 1.

Table 1: Program 16 Fair Housing Program Action Items

Program/Action Area[1]	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Fair Housing Outreach and Enforcement				
19. Fair Housing Services Provide fair housing investigation and coordinate referral services to assist individuals who may have been the victims of discrimination. The City's current fair housing services provider is Eden Council for Hope and Opportunity (ECHO) Housing.	• Promote fair housing opportunities for all people and support efforts of City, County, State and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and Federal anti-discrimination laws. • Educate selected staff in the Community and Economic Development, City Attorney, and City Manager departments on responding to complaints received regarding potential claims of housing discrimination. • Post information regarding the housing discrimination complaint referral process on the City's website and available at public counters. • Establish a specific process for addressing fair housing complaints by December 31, 2023.	• High priority: by December 31, 2023	• Citywide	• Information on the City's website and public counter (December 31, 2023); • Establishment of specific process for addressing fair housing complaints (December 31, 2023).
Housing Mobility Enhancement				
2. Affordable Housing Funding Sources Pursue funding sources for affordable housing as a means of leveraging local funds and maximizing assistance.	• Adopt and implement a legislative platform to address the City's housing needs. • Pursue federal, state, county, and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance. Support developers in securing outside funding sources. • Work with developers and housing providers to identify new affordable development projects. • Submit, or support developer submission of, affordable housing funding applications. • Work with nonprofits and philanthropy groups to identify opportunities to purchase lots that can be	• Medium priority: within 24 months of Housing Element adoption	• Target affordable housing throughout the City with an emphasis on higher opportunity areas and areas of concentrated poverty.	• Implement a legislative platform to address the City's housing needs by December 2025; • Annually pursue funding sources for affordable housing, coordinate with developers and housing providers, and work with nonprofits and philanthropy groups to provide affordable, workforce, and special needs housing.

[1] Program numbers reference the corresponding program in the Housing Plan. Program 16 is the AFFH program and all associated actions, objectives, and timing are implemented solely as part of Program 16.

Program/Action Area[1]	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	made available at low or no cost to non-profit developers to provide affordable, workforce, and special needs housing.			
4. Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) Encourage the development of ADUs and JADUs throughout the City to expand housing opportunities for all income levels and special needs groups.	• Update Municipal Code regulations that allow ADUs and JADUs by right on properties with existing or planned single-family and multifamily uses and support the development of ADUs through fee reductions and waivers above and beyond those required by State law. • Develop and implement an Amnesty Program, which offers a risk-free opportunity for owners of existing, unpermitted ADUs to bring those units into compliance with health and safety standards without risk of code enforcement, demolition of units, and displacement of occupants. • Provide free sample ADU floor plans, elevations, electrical and plumbing plans, structural calculations, and preliminary energy calculations that have been reviewed for compliance with all required building codes to property owners that are interested in building an ADU. • Update the ADU/JADU requirements as necessary to comply with State law; pursue funding for ADU construction; provide financial assistance to build ADUs; provide technical resources; conduct outreach and education on ADUs; conduct a mid-cycle review of ADU assumptions by December 1, 2023. • Pursue State funding available to assist low- and moderate-income homeowners in the construction of ADUs. • Provide technical resources online by December 31, 2024 to assist with ADU/JADU development, including an ADU factsheet with a summary of requirements for ADUs/JADUs and permit fees required for ADUs/JADUs, and information regarding CalHFA grants. • Conduct outreach and education on ADU options and	• High priority: by December 31, 2023	• Citywide; target marketing in higher opportunity areas	• Update the City's current ADU/JADU requirements to comply with State law and provide further streamlining incentives (December 31, 2023); • Pursue State funding available to assist low- and moderate-income homeowners in the construction of ADUs (December 31, 2023); • Document financial assistance provided to qualified property owners to build ADUs using State funds (such as CalHOME funds) on an as-needed basis; • Document provision of online ADU/JADU technical resources by December 31, 2023; • Conduct outreach and education on ADU options and requirements to homeowners and HOAs (2024); • Conduct and annual and mid-cycle review no later than January 31, 2026 of ADU assumptions; • Add 48 new ADUs by 2031; 16 very-low income, 13

Program/Action Area[1]	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	requirements to homeowners and HOAs in 2024. • Conduct an annual and mid-cycle review no later than January 31, 2026 of ADU assumptions included in the Housing Resources chapter of the Background Report. If the review finds that production is not consistent with the projections in the Housing Resources chapter, modify this program within one year to further incentivize ADU production so that the City's projections can be realized. • Add 48 new ADUs by 2031, 16 very-low income, 13 low-income, 16 moderate-income, and three above moderate-income units. • Develop an ADU Amnesty Program by 2025. • Provide downloadable sample ADU plans on the City's website by December 31, 2024.			low-income, 16 moderate-income, and 3 above moderate-income; • Develop ADU Amnesty Program by 2025; • Provide downloadable sample ADU plans on the City's website by December 31, 2024; • Target 20 percent of ADUs in higher opportunity areas.
6. Housing Choice Voucher (HCV) Program Extend rental subsidies to extremely low- and very low-income households, including families, seniors, and persons with disabilities.	• Publicize and participate in rental assistance programs, such as Section 8 and other available rental programs, on an ongoing basis. • Partner with Contra Costa County Housing Authority to provide rental assistance to extremely low-, very low- and low-income Martinez residents on an ongoing basis. • Share information regarding the HCV Program available on the City website by December 31, 2023; and annually send direct mailing to all residents and property owners, identifying available housing resources. • Encourage the participation of single-family and multifamily property owners on an ongoing basis. • Assist the Contra Costa County Housing Authority by identifying and assisting to facilitate a minimum of three presentations per year, to Homeowners' Associations and Neighborhood Associations in the areas with the highest opportunity scores in the City, to provide education about the benefits of the HCV	• Medium priority: within 24 months of Housing Element adoption	• Target education and marketing efforts throughout the community with an emphasis on higher opportunity areas.	• Document any participation in rental assistance programs on an ongoing basis; • Document provision of rental assistance to extremely low-, very low- and low-income Martinez residents on an ongoing basis; • Provide information regarding the HCV Program available on the City website by December 31, 2023 and annually send direct mailing to all residents and property

Program/Action Area[1]	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	Program and to encourage increased landlord participation.			owners; • Track participation of single-family and multifamily property owners on an ongoing basis; • Assist with facilitating three presentations per year to HOAs and Neighborhood Associations in areas with the highest opportunity scores in the City.
New Housing Choices and Affordability in Moderate and High Opportunity Areas/Improve Opportunity Scores				
1. Partnerships for Affordable Housing Use tools to facilitate affordable housing development to address the housing needs of ~~its~~ very low-, low-, and moderate-income households.	• Explore opportunities to coordinate with County representatives and developers at the regional level, and establish a network of those interested in affordable housing development. • Establish financial and regulatory incentives by July 2024 to private and non-profit developers for the development of affordable housing for families, seniors, and other households and housing for special needs populations.	• Medium priority: within 24 months of Housing Element adoption	• Target affordable housing throughout the City with an emphasis on higher opportunity areas and areas of concentrated poverty.	• Annual outreach to the development community.
11. Zoning Ordinance Amendments Support a greater variety of housing types, including housing options for the unhoused, persons with a disability, and farmworkers; facilitate streamlined, ministerial review of eligible affordable housing projects; increase opportunities for shared housing; and remove constraints to multifamily and affordable housing.	• Access adopting an Inclusionary Housing Ordinance, housing impact fee, as well as potential alternatives to inclusionary housing as a means of providing affordable housing in market-rate developments and to integrate/disperse affordable housing throughout the community. • Create and adopt an overlay zoning district along the Alhambra Avenue Corridor to allow multifamily residential uses and mixed-use development with	• Medium priority: by January 1, 2026	• Citywide	• Adopt an Inclusionary Housing Ordinance or determine a potential alternative by January 1, 2026; • Adopt an overlay zoning district along the Alhambra Avenue Corridor by December 31, 2024;

Program/Action Area[1]	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	residential units by right at a density and intensity that would encourage new housing development. • Require sites zoned CC, C, PA, and M-R-1.5/PA that are anticipated to accommodate the City's RHNA to develop at a minimum of 80% percent of the maximum permitted residential density.			• Adopt Zoning Ordinance Amendment for sites zoned CC, C, PA, and M-R-1.5/PA by January 1, 2026.
15. Access to Opportunities, Density Bonuses, and Incentives Establish procedures for waiving or modifying development and zoning standards that would otherwise inhibit the utilization of the density bonus on specific sites.	• Incentivize and prioritize housing that improves educational, economic, and environmental opportunities	• High priority/ identify projects within 18 months of Housing Element adoption and implement projects over 48 months	• Citywide	• Study and consider adoption of a Development Bonuses Code, a point-based system that encourages developers to fund certain amenities in exchange for concessions and waivers, such as increasing density or decreasing parking requirements; • Continue to permit projects up to a density of 40 du/ac that meets a community objective; • Update Zoning Ordinance by December 31, 2024 to reflect the density bonus provisions of State law; • Hold a workshop with the Planning Commission and/or City Council by June 2025 to discuss a new affordable housing overlay to accommodate the very low- and low-income RHNA; • Implement overlay area by February 2026.

Program/Action Area[1]	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Place-Based Strategies for Community Preservation and Revitalization				
5. Provide Information on Housing Programs Promotion of programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation.	• Maintain a webpage on the City's website describing programs available in Martinez, with links to application forms, and contact information for County agencies that administer these programs. • Include information on County programs in City newsletters and other general communications that are sent to City residents. • Maintain information on County programs at the City's public counter. • Train City staff to provide referrals to County agencies. • Distribute information on County programs at community centers.	• Medium priority: within 24 months of Housing Element adoption	• Citywide	• Assist a total of 20 lower income households during the planning period.
19. Fair Housing Services Ensure that educational and enforcement assistance is provided to renters, homebuyers, homeowners, and housing providers.	• Publicize information on fair housing laws and State and Federal anti-discrimination laws. • Refer discrimination complaints to the Urban County/HOME or Contra Costa County Consortium's current fair housing services provider (currently ECHO Housing), the U.S. Department of Housing and Urban Development, or the California Department of Fair Employment and Housing. • Educate staff in the Community and Economic Development Department and City Manager's Office on responding to complaints received regarding potential claims of housing discrimination. • Post information regarding the housing discrimination complaint referral process on the City's website and available at public counters. • Establish a specific process for addressing fair housing complaints by December 31, 2023.	• High priority: by December 31, 2023	• Citywide	• Information on the City's website, Community Center, and Public Counter (December 31, 2023); • Semi-annual outreach events (twice per year beginning in 2024).
Prioritize capital improvement projects and public investment in lower- and moderate resource areas Create opportunities for livability improvements for all residents without increasing housing costs.	• Develop a policy for the use of City funding that addresses the infrastructure needs of the entire community. • Identify neighborhoods and streets in need of upgrading, with a focus on areas identified as being	• Medium priority: within 24 months of	• Target low and moderate resource areas	• Develop policy for use of City funding by December 31, 2024; • Identify focus areas by December 31, 2024;

Program/Action Area[1]	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	lower and moderate resource and lower income, to inform the City's five-year Capital Improvement Program. • Improve landscaping, tree cover, and open space; reduce pollutants; and create more walkability and pedestrian safety.	Housing Element adoption		• Implement program by December 31, 2025.
Displacement Protection				
8. Preservation of Existing Affordable Housing Facilitate preservation of rent-restricted units at risk of conversion to market-rate units.	• Annually monitor the City's affordable housing stock to ensure that deed-restricted affordable units are preserved. • Retain all assisted multifamily housing.	• Medium priority: by October 31, 2025	• Promote the preservation of affordable units throughout the City.	• Ongoing implementation and annual monitoring and reporting throughout the planning period.

PROGRAM 17: COORDINATE WITH STATE, REGIONAL, AND CONTRA COSTA COUNTY AGENCIES ON HOUSING, TRANSPORTATION, AND CLIMATE CHANGE

Continue to meet with other jurisdictions in Contra Costa County and support the Association of Bay Area Governments (ABAG) programs to develop a regional program for achieving a balance between housing and jobs. Update the City's General Plan, Specific Plans, and Zoning Ordinance consistent with regional and State law requirements in a timely manner.

Responsible Party: Planning Division; City Manager's Office

Funding Sources: General Fund

Objectives and Timeframe: Continue to meet with other jurisdictions in Contra Costa County, including participation in Contra Costa Transportation Authority (CCTA) biannual reporting, and support ABAG/MTC programs to develop a regional program for achieving a balance between housing and jobs.

PROGRAM 18: COORDINATE WITH HOUSING SUPPORT SERVICE AGENCIES

Support efforts of countywide social service agencies in their attempts to provide housing for special need groups. The City will provide information and referrals to County agencies and local service providers for those seeking health and human services assistance. Information on County programs and programs operated by local service providers and non-profits will be made available at the City's public counter and links to County agencies and local service providers will be provided on the City's website.

Responsible Department/Agency: Planning Division; City Manager's Office

Funding Sources: General Fund

Objectives and Timeframe:

1. Continue participating in the Contra Costa Continuum of Care (ESG funds) and Urban County/HOME Consortium (HOME funds), to make certain services are made available to Martinez. Provide information on County programs at City Hall and include program information, including health, human assistance, senior, and homeless programs, on the City's website.
2. Support efforts of countywide social service agencies in their efforts to provide housing for special needs groups through coordinating an annual meeting with County social service agencies to identify housing needs of the community, services available to meet the needs, and additional funding sources or programs that may be available to assist in meeting needs.

PROGRAM 19: FAIR HOUSING SERVICES

The Contra Costa County Consortium provides fair housing services. ECHO Housing is the designated provider of fair housing education, outreach, and enforcement throughout the Consortium, providing and coordinating referral services to assist individuals who may have been the victims of discrimination. They maintain a fair housing hotline and provide bilingual in-person counseling. Fair housing education and outreach includes publication and distribution of fair housing materials and presentations to community groups and housing providers on fair housing issues. Bay Area Legal Aid provides additional services to the Consortium, consulting on fair housing issues, tenant/landlord cases, and tracking and analyzing fair housing trends.

Individuals who may have been the victims of discrimination may file a fair housing complaint with the U.S. Department of Housing and Urban Development (HUD) or California Department of Fair Housing and Employment (CDFEH). Information regarding fair housing laws will be available on each jurisdiction's website, at the public counters, and in the local libraries.

City staff is available to provide information and referrals upon request and provides fair housing and employment brochures at the public counter.

Responsible Party: Planning Division; City Manager's Office; City Council; City Attorney's Office; FHANC

Funding Sources: General Fund; outside funding

Objectives and Timeframe:

1. Promote fair housing opportunities for all people and support efforts of City, County, State, and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and Federal anti-discrimination laws. Discrimination complaints will be referred to the Contra Costa County Housing Division, the Contra Costa Housing Authority (CCHA), or the California Department of Fair Employment and Housing, as appropriate.
2. Educate selected staff in the Community and Economic Development Department and City Manager's Office on responding to complaints received regarding potential claims of housing discrimination. Information regarding the housing discrimination complaint referral process will be posted on the City's website and available at public counters.
3. Establish a specific process for addressing fair housing complaints by December 31, 2023, that includes referrals to the City's fair housing services provider, to identify specific community outreach actions that will occur, and to identify specific materials to be made available at the public counter and on the City's website.

PROGRAM 20: AFFORDABLE HOUSING RESOURCES FOR RENTERS AND OWNERS

Martinez has provided comprehensive rental and ownership opportunities to serve a variety of income levels and a range of household types. During the 2023-2031 Housing Element Cycle, the City anticipates continuing to increase rental and ownership opportunities for all income levels. To make certain that housing opportunities are accessible to the City's existing residents that may be at risk of displacement, to increase access to resources, and to affirmatively further fair housing access and opportunities, the City will develop a program that connects targeted very low- and low-income residents and employees with access to new housing opportunities. The program will also identify available local and regional resources for homeownership and housing rehabilitation opportunities to make certain the community is aware of these resources.

Responsible Party: Planning Division; City Manager's Office

Funding Sources: General Fund

Objectives and Timeframe: Develop an outreach program by June 2024 to connect lower-income residents and the lower-income workforce in the City with new rental and ownership opportunities, access to resources for home ownership, including counseling for new buyers and existing homeowners, and housing rehabilitation programs as those become available, and access to housing assistance providers, promoting fair housing choice and access to safe and decent housing within the community, and conduct outreach annually, or more frequently, as housing opportunities become available.

PROGRAM 21: MONITOR RESIDENTIAL CAPACITY (NO NET LOSS)

Martinez will monitor the consumption of residential acreage (i.e., land identified with residential development potential), and review proposed General Plan amendments, Zoning Ordinance amendments, and development projects to ensure an adequate inventory is available to meet the City's 2023-2031 RHNA obligations.

To make certain sufficient residential development capacity is maintained, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 and will make the findings required by that code section if a site is proposed for development with fewer units or at a different income level(s) than shown in the residential sites inventory. Should an approval of development result in a reduction of capacity below that needed to accommodate the remaining RHNA for lower-income, moderate-income, or above moderate-income households, the City, and potentially the applicant (in accordance with State law), will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and require "no net loss" in capacity to accommodate the RHNA allocation, consistent with State law. Any rezoned site(s) will satisfy the adequate sites requirements of Government Code Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.

Responsible Parties:	Planning Division
Funding Sources:	General Fund
Objectives and Timeframe:	Maintain adequate capacity to accommodate the City's RHNA obligations at all income levels throughout the planning period. Report as required through the Housing Element Annual Progress Report process.

PROGRAM 22: REPLACEMENT HOUSING

Government Code Section 65583.2(g)(3) requires the replacement of units affordable to the same or lower-income level as a condition of any development on a nonvacant site identified in the Housing Element consistent with those requirements set forth in Government Code Section 65915(c)(3). Replacement requirements shall be applied for sites identified in the residential sites inventory (Appendix A) that currently have residential uses, or within the previous five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or
- Occupied by low or very low-income households.

For the purpose of this program, "previous five years" is based on the date the application for development was submitted.

Pursuant to Government Code Section 66300(d) (Chapter 654, Statutes of 2019 (SB 330)), Martinez shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory unless: a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met.

Responsible Party:	Planning Division
Funding Sources:	General Fund; replacement costs to be borne by developer of any such site
Objectives and Timeframe:	Identify need for replacement of housing units and require replacement, if necessary, on an ongoing basis for all project applications.

PROGRAM 23: UNIVERSAL DESIGN AND ACCESSIBILITY

As the community's population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The majority the City's housing stock was built prior to 1991 when current ADA accessibility standards took effect, and thus it is important for the City to facilitate the retrofit of existing housing to provide greater accessibility, as well as to promote accessibility in new construction. The goal of universal design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility. Housing that is "visitable" is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors.

The goal of universal design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities, including developmental disabilities, by providing features in residential construction that enhance accessibility. Examples of universal design features include:

- Entrances without steps that make it easier for persons of all ages to enter the home.
- Wider doorways that enhance interior circulation and accommodate strollers and wheelchairs.
- Lever door handles that are easier to use, especially by parents with an infant or a person with arthritis.
- Light switches and electrical outlets that are located at a height more convenient and accessible to the elderly.

Housing that is "visitable" is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors. Visitability can be achieved in new construction by utilizing two simple design standards: (1) providing a 32-inch clear opening in all interior and bathroom doorways; and (2) providing at least one accessible means of ingress and egress for each unit.

Ensuring that developments are designed to provide an accessible circulation system further promotes that housing and development accommodate persons with disabilities.

Responsible Party: Building Division

Funding Sources: General Fund

Objectives and Timeframe:

1. Provide information on universal design and visitability principles to residential development applicants.
2. Update the Zoning Ordinance by December 31, 2024 to include objective visitability standards for new residential construction (single-family and multifamily development) and multifamily remodels.

PROGRAM 24: REASONABLE ACCOMMODATION PROCEDURES

"Reasonable accommodation" refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. State law requires jurisdictions to specify a formal procedure for evaluating and granting reasonable accommodations for people with disabilities and special housing needs.

The City can grant reasonable modifications to the requirements of the Zoning Ordinance (MMC § 22.34.240) to make certain persons with disabilities, including developmental disabilities, are afforded equal opportunity for the use and enjoyment of their dwelling. The regulations establish a ministerial process for requesting and granting reasonable modifications to zoning and development regulations, building codes, and land use. The City imposes no fees for a reasonable accommodation application.

Responsible Party: Planning Division; Building Division

Funding Sources: General Fund and County Programs

Objectives and Timeframe:

1. Conduct outreach and distribute informational materials.
2. Provide individuals with disabilities reasonable accommodation (in full compliance with SB 520 (2001)) in rules, policies, practices, and procedures that may be necessary to provide equal access to housing by December 31, 2023. Include the following information:
   - Notice to the public of the availability of an accommodation process. The notice will be provided at all counters where applications are made for a permit, license, or other authorization for siting, funding, development, or use of housing.
   - Procedures for requesting reasonable accommodation, including preparation of a Fair Housing Accommodation Request form and designating the appropriate individual, committee, commission, or body responsible for acting on requests.
   - Review procedures for requests for reasonable accommodation, including provisions for issuing a written decision within 30 days of the date of the application filing.
   - Criteria to be used in considering requests for reasonable accommodation.
   - Appeal procedure for denial of a request for reasonable accommodation. The procedure should establish that there is no fee for processing requests for reasonable accommodation or for appealing an adverse decision related to a request for reasonable accommodation.
   - Public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.

PROGRAM 25: HOMELESS CONTINUUM OF CARE

The City actively assists in addressing the needs of the homeless community at the regional level whereby resources are provided to the homeless and persons at risk of homelessness, including the provision of emergency shelter, transitional housing, supportive housing, and permanent housing.

In 2022, the City provided assistance in transitioning residents of Camp Hope when the Homeless Action Coalition decided to discontinue services. The City coordinated with the County and non-profits to work with persons staying at Camp Hope to determine their needs, to make certain daily services were provided by drug and alcohol addiction and mental health services providers, and to provide private security to supervise the camp in evening hours.

Responsible Party: Planning Division; City Manager's Office; City Council; Contra Costa County Housing Authority

Funding Sources: General Fund

Objectives and Timeframe:

1. Address homelessness at the regional level, through ensuring adequate shelter space is available to accommodate the unmet need in the County and to make certain services are coordinated to provide unhoused persons with social, health, financial, and other supportive services necessary for persons to become and remain housed and live in a safe, dignified manner.
2. Fund operations of permanent homeless shelters in central Contra Costa County using funds targeted to serve lower-income households.
3. Meet with representatives of community organizations, including local religious institutions and others interested in providing services to the homeless, to

investigate the potential for establishing a shelter network for the homeless as part of the County's broader effort to address homelessness through the Contra Costa County Interagency Council on Homelessness.

4. Continue the partnership with the Contra Costa County Department of Health, Housing, and Homeless Services and actively participate in the Continuum of Care, which administers the funding and planning for regional homeless services and shelter serving the County, including Martinez.
5. Assist in connecting the Contra Costa CORE (coordinated outreach referral and engagement) team that with the local unhoused population to improve access to services and shelter. Martinez has a dedicated police officer to coordinate with the homeless community.
6. Support a "Housing First" policy that promotes long-term housing solutions for homeless individuals and families in Contra Costa County. Housing First is an approach to serving people experiencing homelessness that recognizes a homeless person must first be able to access a decent, safe place to live, that does not limit length of stay (permanent housing), before stabilizing, improving health, reducing harmful behaviors, or increasing income.
7. Encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters, transitional housing programs, and community care facilities by establishing outreach programs within their neighborhoods and, when necessary, working with the City or designee to resolve disputes.
8. Designate an emergency shelter, transitional housing, and community care facility provider contact person with the community to review questions or comments from the neighborhood. Providers may also designate a member of the local neighborhood to their Board of Directors. Neighbors of emergency shelters shall be encouraged to provide a neighborly and hospitable environment for such facilities and their residents.

PROGRAM 26: ONGOING COMMUNITY EDUCATION AND OUTREACH

The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) Creating a link on the City's website that describes programs available in Martinez, including County application forms, contact information, and direct links to County agencies that administer these programs; (b) Including information on County programs in City newsletters and other general communications that are sent to City residents; (c) Maintaining information on County programs at the City's public counter; (d) Training City staff to provide referrals to County agencies; and (e) Distributing information on County programs at community centers.

Examples of specific information may include:

- Fair Housing laws, contact information for Martinez's fair housing education, outreach, and enforcement provider(s)
- Rehabilitation loan programs
- Housing Authority information
- Contra Costa County housing programs
- Code enforcement
- Homebuyer assistance
- Shared living opportunities

The City will continue to provide information on its website and brochures at convenient locations throughout Martinez that publicize opportunities, agencies, and programs that are available to local households and which help to meet the City's housing goals.

Responsible Party: Planning Division; City Council

Funding Sources: General Fund

Objectives and Timeframe:

1. Notify a broad representation of the community when housing strategy or implementing programs are discussed by the Planning Commission or City Council.
2. Maintain the Housing Element mailing list and send public hearing notices to all interested public and non-profit agencies, affected property owners; post notices in public buildings such as City Hall, libraries, post offices and the senior center; and publish a notice in the local newspaper. Information will be posted on the City's website.
3. Provide the following information at the public counter, local libraries, and on the website by December 31, 2024 and update information biannually:
   - City regulations regarding ADUs, JADUs, SB 9 units, and streamlined permitting opportunities for eligible housing development projects.
   - Availability of the Housing Choice Voucher Rental Assistance Program.
   - Job-training organizations.
   - Programs that provide or assist homeowners with housing rehabilitation, efficiency programs, weatherization, emergency repair assistance, and free energy audits
   - Resource referral information for renters, such as housing discrimination, landlord/tenant relations, access to legal aid services for housing complaints, and information on housing advocacy programs and similar information.

6. ASSURING SUSTAINABILITY

Ensuring Martinez grows in a responsible manner, in line with resource limitations such as water availability.

PROGRAM 26: GREEN BUILDING PROGRAM

"Green buildings" are structures that are designed, renovated, re-used, or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, and lessen a building's overall environmental impact.

Beginning January 1, 2014, the California Green Building Standards Code (CALGreen) became effective for new buildings and certain addition or alteration projects throughout California. The City has adopted and amended the current CALGreen to require CALGreen+Tier 1 level of compliance for all new buildings (except where Tier 1 Energy Efficiency measures need not be met, as amended within SMC14.10.050). Customized green building checklists and informational brochures are provided by the City to facilitate compliance with requirements, including the 2022 CALGreen requirement that electric supply panels and circuitry to support all electric-appliances and heating-electric.

Responsible Party: Planning Division; Building Division

Funding Sources: General Fund

Objectives and Timeframe: Provide outreach and education to developers, architects, and residents on an ongoing basis to provide information on how to incorporate sustainability in project design, as well as in existing structures.

PROGRAM 27: ENERGY CONSERVATION INITIATIVES

The City will continue to implement energy-efficiency standards for new construction and rehabilitation projects, including the California Green Building Standards Code. Information regarding the City's energy-efficiency standards and available programs to assist homeowners and property owners with energy-efficient improvements and with reducing energy-related costs, including those identified in the Housing Element Background Report, will be made available on the City's website and at the permit counter. In addition to promoting the programs citywide, the City will target special advertisements and education to the City's lower-income census tracts to explain available programs and potential long-term utility cost savings.

Responsible Party: Building Division; Planning Division; City Manager's Office

Funding Sources: General Fund

Objectives and Timeframe:

1. Further explore ways to promote energy conservation and sustainability throughout the City, with a focus on reducing energy usage and energy-related costs in new and existing residential development.
2. Advertise and promote available programs, including MCE and Pacific Gas and Electric (PG&E) programs discussed in Chapter 7 of the Background Report, on an ongoing basis to address energy-efficient improvements to single-family and multifamily units and to assist households with reducing energy-related costs on the City's website and at the permit counter.
3. Continue to implement the City's 2009 Climate Action Plan (CAP) and update the CAP as appropriate.

PROGRAM 28: PLANNING FOR WATER RESOURCES

The City will continue to plan for growth consistent with General Plan 2035 and the Housing Element. As part of the next update to the City's Urban Water Management Plan (UWMP), the City will use a growth rate consistent with that used for the Housing Element for growth through 2031 and a growth rate consistent with Plan Bay Area 2050 (or successor document) for growth beyond 2031. The City will coordinate with Contra Costa Water District (CCWD) to make certain that the CCWD Urban Water Management Plan is updated to address the housing allocations for its jurisdiction and long-term growth anticipated by Plan Bay Area 2050 or successor document.

Responsible Party: Planning Division; Public Works Department; City Manager's Office

Funding Sources: General Fund

Objectives and Timeframe:

1. As part of the next update to the City's Urban Water Management Plan, to be initiated no later than 2025, the City will use a growth rate consistent with that used for the Housing Element for growth through 2031 and with General Plan 2035 and Plan Bay Area 2050 (or successor document) for longer-term growth.
2. As part of the next update to the CCWD Urban Water Management Plan, anticipated to be initiated no later than 2025, the City will coordinate with CCWD to make certain that the growth rate used is consistent with the growth anticipated

by the Housing Element through 2031 and with Plan Bay Area 2050 (or successor document) for longer-term growth.

~~2.~~3. Should water demand exceed water supply during any year of the planning period, the City shall continue to implement its current conservation programs and require water efficient new construction and the gradual replacement with efficient plumbing and irrigation systems for existing homes. Furthermore, the primary source of conservation within the City will be the replacement of pipelines to reduce water losses, which would be funded overtime through the City's Capital Improvement Program ("CIP").

D. QUANTIFIED OBJECTIVES

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated, or preserved. Policies and programs in the Housing Element establish the strategies to achieve these objectives. The City's quantified objectives are described under each program and represent the City's best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City's housing goals.

The new construction objectives shown in Table 2 are based on the City's RHNA for the 2023-2031 planning period for extremely low-, very low-, low-, moderate-, and above moderate-income housing, historic trends, and expectations for new ADUs and JADUs. Rehabilitation and conservation objectives are based on specific program targets, including such programs as use of the Preservation of Assisted Rental Housing Program and HCV Program.

Table 2 below summarizes the City's quantified objectives for housing during the 2023-2031 planning period.

Table 2. 2023–2031 Quantified Objectives

Income Group	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
Extremely Low: <30% AMI	175	15	-
Very Low: 30-50% AMI	175	30	-
Low: 50-80% AMI	201	30	80
Moderate: 80-120% AMI	221	-	-
Above Moderate: 120% + AMI	573	-	-
Total	**1,345**	**75**	**80**

AMI – Area Median Income (i.e., the midpoint of an area's income distribution)
New Construction Objectives: Reflects the City's 2023-2031 RHNA.
Rehabilitation Objectives: Reflects loans/grants anticipated through Contra Costa County CDC CDBG-funded Housing Rehabilitation Loan Program.
Conservation Objectives: Reflects conservation of existing affordable housing, including all projects identified in Table 38 of the Background Report, all inclusionary units, and assisted ownership projects that have units committed to lower- and moderate-income households.

City of Martinez

2023-2031 Housing Element

BACKGROUND REPORT

Adoption Draft – November 2023

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APPENDICES

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BACKGROUND REPORT

1. INTRODUCTION

The City of Martinez Housing Element consists of two documents: the 2023-2031 Housing Element Background Report and the 2023-2031 Housing Element Housing Plan (policy document). The Background Report provides information regarding the City's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. The Housing Element Background Report provides documentation and analysis in support of the goals, polices programs, and quantified objectives in this Housing Element policy document.

The Background Report of this housing element identifies the nature and extent of Martinez's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, impediments to fair housing, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action to address housing needs and constraints. This plan is presented in the 2023-2031 Housing Element Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the 2023-2031 Housing Element Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs. Appendix D provides a list of acronyms and a glossary of technical terms used in this Housing Element. Appendix E summarizes the Native American and historical context of Martinez. Appendix F provides a response to comments received on the Public Review Draft 2023-2031 Housing Element.

A. CONTENTS

This 2023-2031 Housing Element Background Report is divided into the following seven chapters:

1. Introduction

The Introduction describes the components of the 2023-2031 Housing Element and the contents of the 2023-2031 Housing Element Background Report.

2. Housing Needs Assessment

This Chapter includes an analysis of population and employment trends, quantified housing needs for all income levels, including the City's share of the Regional Housing Needs Allocation (RHNA), household characteristics, housing characteristics, housing stock condition, special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter, and the risk of assisted housing developments converting from lower income to market-rate units.

3. Constraints

This Chapter includes an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and locally adopted regulations that directly impact the cost and supply of residential development. This Chapter also provides an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, proposed and approved densities versus minimum densities, and building permit timing. This Chapter also includes a

discussion of resources available for housing development, including funding sources for affordable housing, rehabilitation, and refinancing.

4. Inventory of Residential Sites

This Chapter provides an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and city services to these sites.

5. Affirmatively Furthering Fair Housing

This Chapter includes an assessment of fair housing, including a summary of fair housing issues, an assessment of the City's fair housing enforcement and fair housing outreach capacity, an analysis of available data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk, an assessment of the contributing factors for identified fair housing issues, identification and analysis of the City's fair housing priorities and goals, and identification of strategies and opportunities to implement fair housing priorities and goals.

6. Evaluation of the 2015-2023 Housing Element

This Chapter evaluates the implementation of the 2015-2023 Housing Element, including its effectiveness in achieving the community's housing goals and objectives and its effectiveness in addressing the City's housing needs.

7. Other Requirements

This Chapter addresses opportunities for energy conservation and the 2023-2031 Housing Element's consistency with the City of Martinez General Plan 2035 (General Plan 2035).

2. HOUSING NEEDS ASSESSMENT

A. INTRODUCTION

This Chapter of the Housing Element Background Report discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs.

B. DATA AND METHODOLOGY

To understand the context of local housing in Martinez, the City conducted a review and analysis of the community's population characteristics and housing stock. The primary data source for the 2023-2031 Housing Element Update are the California Department of Housing and Community Development (HCD) Department-Approved Housing Element 2023-2031 Data Package prepared by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) staff. The ABAG 2023-2031 Housing Element Update data package has been reviewed and approved by HCD and was developed specifically to provide data adequate for use in 2023-2031 Housing Elements to all ABAG jurisdictions. Additional data sources include the U.S. Census Bureau (2010 Census and 2015-2019 American Community Survey (ACS)), California Department of Finance (DOF), California Employment Development Department (CEDD), HCD income limits, and other sources as noted in the document. Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document.

C. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section of Chapter 2 addresses population, age, race, and ethnicity of Martinez residents.

POPULATION GROWTH AND TRENDS

Table 1 shows population growth for Martinez and Contra Costa County from 2000 through 2020. According to the U.S. Census and California DOF, the population of City of Martinez in 2020 was comprised of 37,106 residents, an increase of approximately 3.58 percent or 1,282 residents since 2010. Between 2010 and 2015, the population increased by 4.4 percent to 37,399 persons, then declined to 37,106 residents in 2020. During the previous decade (2000 to 2010), the City's population declined by 0.12 percent, or 42 persons, resulting in an annual change of 0.01 percent.

Table 1. Population Statistics and Projections – City of Martinez and Contra Costa County (2000–2020)

	2000	2010	2015	2020
Population, City of Martinez	**35,866**	**35,824**	**37,399**	**37,106**
Percent Change	--	-0.12%	4.40%	-0.78%
Annual Percent Change	--	-0.01%	0.88%	-0.16%
Population, Contra Costa County	**948,816**	**1,049,025**	**1,113,341**	**1,153,561**
Percent Change	--	10.56%	6.13%	3.61%
Annual Percent Change	--	1.06%	1.23%	0.72%

Sources: ABAG Housing Element Data Package (U.S. Census Bureau, 2000 Census, 2010 Census, State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2020-2022, California, May 2022).

Table 2 compares the growth rate of Martinez to other cities in Contra Costa County from 2010 to 2020. Among jurisdictions in Contra Costa County, Martinez had the second lowest percentage change in population (3.6 percent).

Table 2. Population Trends – Contra Costa County Jurisdictions (2010–2020)

Jurisdiction	2010	2020	Change	% Change
Antioch	102,372	112,520	+10,148	+9.9%
Brentwood	51,481	65,118	+13,637	+26.5%
Clayton	10,897	11,337	+440	+4.0%
Concord	122,067	130,143	+8,076	+6.6%
Danville	42,039	43,876	+1,837	+4.4%
El Cerrito	23,549	24,953	+1,404	+6.0%
Hercules	24,060	25,530	+1,470	+6.1%
Lafayette	23,893	25,604	+1,711	+7.2%
Martinez	35,824	37,106	+1,282	+3.6%
Moraga	16,016	16,946	+930	+5.8%
Oakley	35,432	42,461	+7,029	+19.8%
Orinda	17,643	19,009	+1,366	+7.7%
Pinole	18,390	19,505	+1,115	+6.1%
Pittsburg	63,264	74,321	+11,057	+17.5%
Pleasant Hill	33,152	34,267	+1,115	+3.4%
Richmond	103,701	111,217	+7,516	+7.2%
San Pablo	29,139	31,413	+2,274	+7.8%
San Ramon	72,148	83,118	+10,970	+15.2%
Unincorporated Contra Costa	159,785	174,257	+14,472	+9.1%

Walnut Creek	64,173	70,860	+6,687	+10.4%
Sources: ABAG Housing Element Data Package (U.S. Census Bureau, 2000 Census, 2010 Census, State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2020-2022, California, May 2022).				

AGE CHARACTERISTICS

Table 3 compares changes in age distributions between the years 2010 and 2019 for Martinez. The U.S. Census Bureau data shows Martinez has an older population, with the largest shifts in age groups occurring in persons 65 years of age and older, which increased by 1,871 residents (43.1 percent) from 2010 to 2019. The data shows an increase in persons five to 24 years, 108 residents (1.3 percent). The data also shows an increase in persons 25 to 44 years by 391 residents (4.3 percent). Population decreases occurred in the 45 to 64 years of age cohort, which declined by 447 residents (-3.7 percent). The median age of Martinez residents increased from 42.2 in 2010 to 42.6 in 2019, which is higher than the State's median age of 37.0 and the Contra Costa County's median age of 38.5. This trend points to projecting a larger aging population in City of Martinez and the need to plan for services, such as health and medical services for this older community.

Table 3. Age Distribution – Martinez (2010, 2019)

	2010		2019	
Age Group	Number	Percent	Number	Percent
Under 5 Years	303	4.3%	227	3.2%
5 to 24 Years	471	6.7%	558	7.8%
25 to 44 Years	1,962	27.8%	1,628	22.9%
45 to 64 Years	2,830	40.1%	2,564	36.0%
65 + Years	1,495	21.2%	2,139	30.1%
Median Age	42.2		42.6	

Source: ABAG Housing Element Data Package (U.S. Census Bureau, 2010 Census, U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019)

RACE AND ETHNICITY

Table 4 shows that Martinez's residents are predominantly White (66.3 percent). Between 2010 and 2019, the population of American Indian or Alaska Native decreased by about 97 residents or 59.5 percent. During this time, the City's Asian or Asian Pacific Islander population increased by 332 people or 11.4 percent, the Black or African American population increased by about five residents or 0.4 percent, the Hispanic or Latinx population increased by about 1,148 residents or 21.8 percent, the population of Other Race or Multiple Races increased by about 307 residents or 18.9 percent, and the population of White increased by about 2,466 residents or 6.9 percent.

Table 4. Population Distribution by Race & Origin – Martinez (2010, 2019)

Race	2010		2019	
	Number	Percent	Number	Percent
American Indian or Alaska Native, Non-Hispanic	163	0.5%	66	0.2%
Asian / API, Non-Hispanic	2,909	8.1%	3,241	8.5%
Black or African American, Non-Hispanic	1,263	3.5%	1,268	3.3%
Hispanic or Latinx	5,258	14.7%	6,406	16.7%
Other Race or Multiple Races, Non-Hispanic	1,627	4.5%	1,934	5.1%
White, Non-Hispanic	24,604	68.7%	25,375	66.3%
Total	35,824	100.0%	38,290	100.0%

Source: ABAG Housing Element Data Package (U.S. Census Bureau, 2010 Census, U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019)

EMPLOYMENT

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. According to the ACS, the estimated civilian labor force in Martinez totaled 20,892 workers in 2019, increasing by 2,728 workers since 2010. The civilian labor force includes those civilians 16 years or older living in Martinez who are either working or looking for work. Table 5 summarizes the employment by industry for Martinez residents in 2010 and 2019. The largest industry in the Martinez in 2019 was Educational Services, and Health Care and Social Assistance at 25.4 percent, increasing by 1,493 workers or 39.1 percent since 2010. This is followed by Professional, Scientific, and Management, and Administrative and Waste Management Services at 12.8 percent and Transportation and Warehousing, and Utilities at 10.0 percent.

Table 5. Martinez Employment (Civilian Employed 16 Years +) by Industry (2010, 2019)

Industry	City of Martinez				Contra Costa County			
	2010		2019		2010		2019	
	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing and Hunting, and Mining	12	0.1%	189	0.9%	2,422	0.5%	3,720	0.7%
Construction	1,923	10.6%	1,303	6.2%	37,751	7.8%	39,996	7.2%
Manufacturing	1,458	8.0%	1,353	6.5%	36,178	7.5%	36,264	6.5%
Wholesale Trade	586	3.2%	612	2.9%	13,997	2.9%	12,750	2.3%
Retail Trade	1,798	9.9%	2,093	10.0%	54,728	11.3%	56,651	10.1%
Transportation, Warehousing, and Utilities	1,019	5.6%	1,057	5.1%	24,942	5.2%	30,871	5.5%
Information	421	2.3%	606	2.9%	14,920	3.1%	14,048	2.5%
Finance and Insurance, Real Estate and Rental and Leasing	1,706	9.4%	1,548	7.4%	49,000	10.1%	46,161	8.3%
Professional, Scientific, and Management, and Administrative and Waste Management Services	2,401	13.2%	2,665	12.8%	67,406	14.0%	92,160	16.5%
Educational Services, and Health Care and Social Assistance	3,821	21.0%	5,314	25.4%	99,500	20.6%	124,265	22.2%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	1,010	5.6%	1,830	8.8%	37,356	7.7%	50,725	9.1%
Other Services, except Public Administration	973	5.4%	968	4.6%	24,086	5.0%	28,768	5.1%
Public Administration	1,036	5.7%	1,354	6.5%	20,612	4.3%	22,987	4.1%
Total Civilian Employed Population	18,164	100.0%	20,892	100.0%	482,898	100.0%	559,366	100.0%

Source: ABAG Housing Element Data Package (U.S. Census Bureau, 2010 Census, U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019)

Contra Costa County and all cities in the County are located within the Oakland-Hayward-Berkeley Metropolitan Division (MD) of the San Francisco-Oakland-Berkeley Metropolitan Statistical Area. California Employment Development Department (EDD) projections indicate that the total employment within the Oakland-Hayward-Berkeley MD is expected to increase by 8.1% between 2018 and 2028. The highest forecast for job growth is in nurse practitioners (45.0% increase), nurse anesthetists (40.0% increase), and dental laboratory technicians (39.1% increase) positions. EDD also predicts that electronic equipment installers and repairers and parking enforcement workers will decrease by 52.6% and 38.5%, respectively, within this time period. (*State of California EDD, 2018–2028 Industry Employment Projections*). Table 6 shows examples of typical jobs and associated mean hourly wages and estimated annual wages in the Oakland-Hayward-Berkeley MD.

Table 6. Examples of Occupations and Wages – Oakland-Hayward-Berkeley MD (2021)		
Standard for 1 Adult in Contra Costa County	Hourly Wages	Estimated Annual Wages
Living Wage	$28.00	$56,000
Poverty Wage	$6.13	$12,260
Minimum Wage	$12.00	$24,000
Occupation Title	Mean Hourly Wage	Mean Annual Wage
Management	$76.09	$158,264
Business and Financial Operations	$49.87	$103,746
Computer and Mathematical	$63.48	$132,023
Architecture and Engineering	$56.16	$116,813
Life, Physical and Social Science	$57.29	$119,154
Community and Social Services	$35.61	$74,069
Legal	$67.40	$140,202
Education, Training and Library	$40.00	$83,191
Arts, Design, Entertainment, Sports and Media	$40.16	$83,512
Healthcare Practitioner and Technical	$66.11	$137,505
Healthcare Support	*$21.33*	*$44,372*
Protective Service	$37.84	$78,720
Food Preparation and Serving Related	*$20.15*	*$41,919*
Building and Grounds Cleaning and Maintenance	*$20.15*	*$41,919*
Personal Care and Services	*$22.32*	*$46,441*
Sales and Related	$29.01	$60,340
Office and Administrative Support	$28.45	$59,163
Farming, Fishing and Forestry	*$23.34*	*$48,540*
Construction and Extraction	$38.64	$80,365
Installation, Maintenance and Repair	$34.03	$70,778
Production	*$26.78*	*$55,700*
Transportation and Material Moving	*$26.30*	*$54,710*

Wages below the living wage for one adult supporting one child are in italics.

Annual wages assumed wages paid for 2,000 hours per year (50 weeks times 40 hours per week).

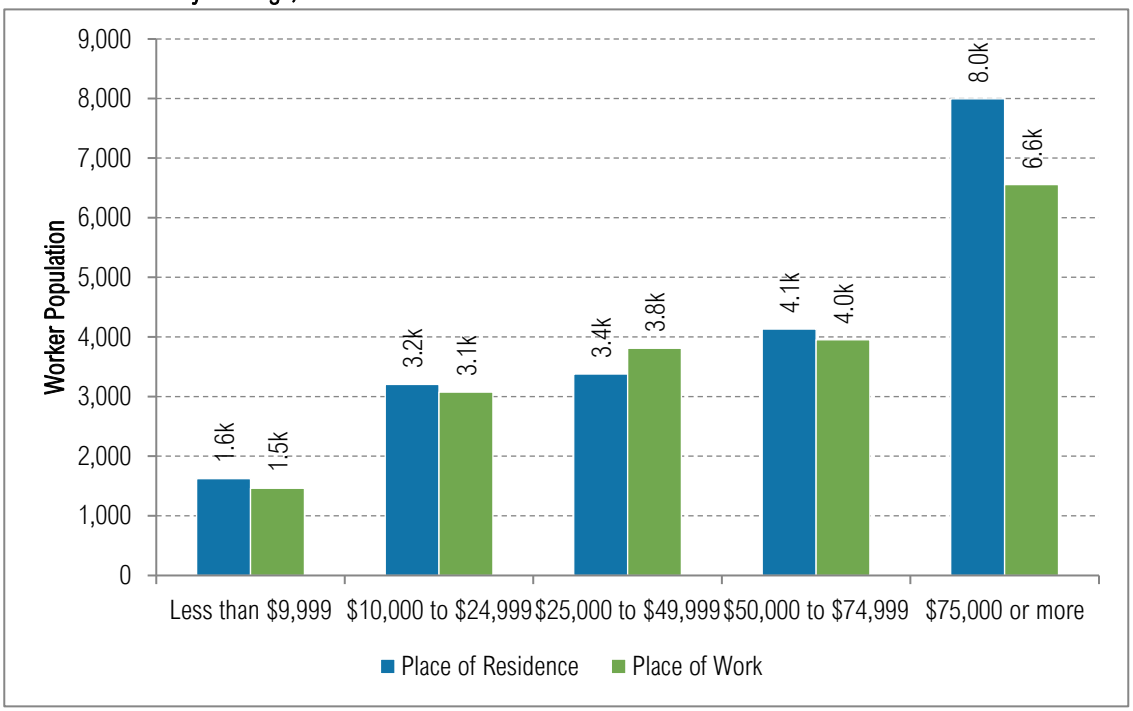
Source: MIT Living Wage Calculator for Contra Costa County, California 2019. State of California EDD, Occupational Employment and Wage 2020 – 1st Quarter Data, June 2021.

Jobs to Workers

As shown in Table 5, the data shows the occupations of Martinez residents regardless of the location of the job. Between 2010 and 2019, the number of jobs in Martinez increased by 15.0 percent from 18,164 to 20,892 jobs.

The ABAG Housing Needs Report noted that Martinez is considered a net exporter of workers due to a jobs-to-resident workers ratio of 0.93 (18,854 jobs and 20,327 employed residents). This signifies Martinez has a surplus of workers and "exports" workers to other parts of the region.

Chart 1. Workers by Earnings, Martinez as Place of Work and Place of Residence



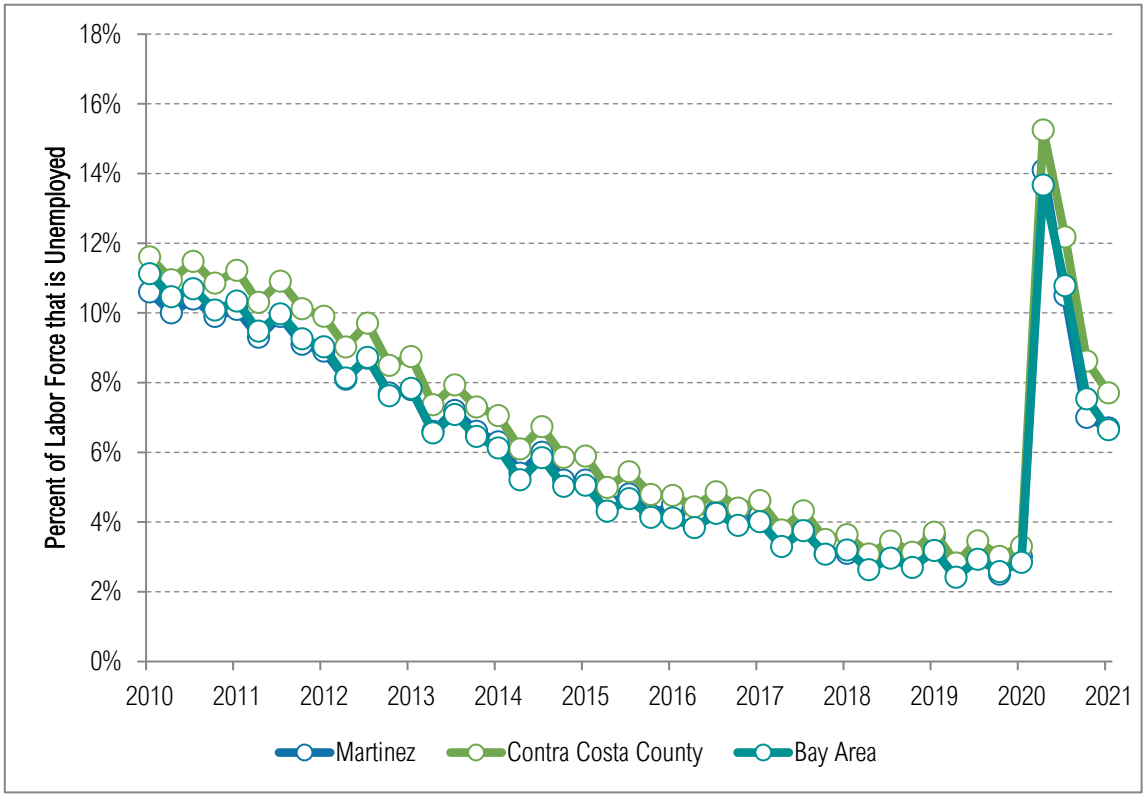
Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519

Comparing jobs to workers, broken down by different wage groups, can offer additional insight into local dynamics. Chart 1 shows that Martinez has more low-wage residents than low-wage jobs (where low-wage refers to jobs paying less than $25,000). At the other end of the wage spectrum, Martinez has more high-wage residents than high-wage jobs (where high-wage refers to jobs paying more than $75,000). A relative surplus of jobs relative to residents in each wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear.

Unemployment

In Martinez, the unemployment rate decreased 3.9 percentage points between January 2010 and January 2021, from 10.6 percent to 6.7 percent. Martinez experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, although a general improvement and recovery occurred in the later months of 2020 (Chart 2).

Chart 2. Unemployment Rate - Martinez



Source: EDD, Local Area Unemployment Statistics (LAUS), sub-county areas monthly updates, 2010-2021

D. HOUSEHOLD PROFILE

Household size and type, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section of Chapter 2 details the various household characteristics affecting housing needs in Martinez.

HOUSEHOLD CHARACTERISTICS

According to the Census, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other persons in the building, and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

People living in retirement homes or other group living situations are not considered "households" for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County.

Table 7 below identifies households by tenure and ages of householder in Martinez and Contra Costa County in 2019 based on ACS data from 2015–2019. In Martinez, 67.3 percent of households own their home and 32.7 percent rent. The City's homeowner rate is higher, and conversely the renter rate is lower, than Contra Costa County's rate, which has 65.9 percent homeowner households and 34.1 percent renter households. In Martinez, a large portion of homeowner households are headed by older residents, with 59.4 percent of households headed by a resident 55 years of age or older. Households who rent their homes are

generally younger; only about 30.4 percent of renter households are headed by a person over the age of 55. Similarly, in Contra Costa County, 55.2 percent of homeowner households are headed by a resident 55 years of age of older and 27.9 percent of renter households are headed by a person over the age of 55.

Table 7. Households by Tenure and Age (2019)				
	City of Martinez		Contra Costa County	
	Number	Percent	Number	Percent
Total:	14,723	100.0%	394,769	100.0%
Owner Occupied:	9,902	67.3%	260,244	65.9%
Householder 15 to 24 years	0	0.0%	916	0.2%
Householder 25 to 34 years	776	5.3%	16,338	4.1%
Householder 35 to 44 years	1,354	9.2%	39,571	10.0%
Householder 45 to 54 years	1,888	12.8%	59,658	15.1%
Householder 55 to 64 years	2,824	19.2%	61,909	15.7%
Householder 65 to 74 years	1,849	12.6%	47,545	12.0%
Householder 75 to 84 years	891	6.1%	24,168	6.1%
Householder 85 years and older	320	2.2%	10,139	2.6%
Renter Occupied:	4,821	32.7%	134,525	34.1%
Householder 15 to 24 years	239	1.6%	6,313	1.6%
Householder 25 to 34 years	827	5.6%	30,379	7.7%
Householder 35 to 44 years	1,246	8.5%	33,806	8.6%
Householder 45 to 54 years	1,042	7.1%	26,529	6.7%
Householder 55 to 64 years	770	5.2%	18,529	4.7%
Householder 65 to 74 years	541	3.7%	10,478	2.7%
Householder 75 to 84 years	77	0.5%	5,044	1.3%
Householder 85 years and older	79	0.5%	3,447	0.9%
Source: ACS 5-Year Estimates, 2015-2019 (Table B25007)				

Table 8 identifies the household sizes by housing tenure. In 2019, most households in Martinez consisted of households of one person and households of two to four persons. Large households of five or more persons made up 6.7 percent of the total households in Martinez and 11.6 percent of total households in Contra Costa County. Additionally, the average household size in Martinez in 2019 for an owner-occupied unit was 2.62 persons per household and 2.37 persons per household for a renter-occupied unit. The average household size of owner-occupied units declined from 2.39 in 2010 to 2.59 in 2019 and the average household size in rental-occupied units increased from 2.11 in 2010 to 2.51 in 2019. (*Source: U.S. Census Bureau, 2015-2019 and 2006-2010 ACS reports*).

Table 8. Household Size by Tenure (2019)				
	City of Martinez		Contra Costa County	
	Number	Percent	Number	Percent
Owner	9,902	100.0%	260,244	100.0%
Householder living alone	2,483	25.1%	49,775	19.1%
Households 2–4 persons	6,751	68.2%	180,151	69.2%
Large households 5+ persons	668	6.7%	30,318	11.6%
Average Household Size	2.59		2.88	
Rental	4,821	100.0%	134,525	100.0%
Householder living alone	1,608	33.4%	36,457	27.1%
Households 2–4 persons	2,847	59.1%	79,553	59.1%

Large households 5+ persons	366	7.6%	18,515	13.8%
Average Household Size	2.51		2.86	
Total	14,723	100.0%	394,769	100.0%
Total Householder living alone	4,091	27.8%	86,232	21.8%
Households 2–4 persons	9,598	65.2%	259,704	65.8%
Large households 5+ persons	1,034	7.0%	48,833	12.4%
Average Household Size	2.56		2.87	
Source: ACS 5-Year Estimates, 2015-2019 (Table DP04 & B25010)				

HOUSEHOLD INCOME

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic life necessities.

Income Characteristics

According to HCD, the estimated area median household income (AMI) for a four-person family in the State of California in 2021 was $90,100. The estimated median household incomes for Contra Costa County, where Martinez is located, in 2021 was $125,600, while nearby Alameda County had the same median income of $125,600, and Solano County had the median income of $99,300.

Income by Household Type and Tenure

Table 9 shows the income level of Martinez residents by household tenure. A higher percentage of renter households (48.3 percent) were lower income (<80 percent median) compared to lower-income residents who owned their homes (20.4 percent). The high incidence of lower income renter households is of particular significance as market rents in Martinez exceed the level of affordability for lower-income households. As shown in Table 10, all lower income households, including both renter and homeowner households, are more likely to pay more than 30 percent of their income for housing. This issue is further evaluated in the Housing Affordability section.

Table 9. Income by Owner/Renter Tenure – Martinez (2017)

Income Level	Renters		Owners		Total	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low Income (<30% AMI)	988	19.8%	475	4.9%	1,463	9.9%
Very Low Income (31–50% AMI)	584	11.7%	715	7.3%	1,299	8.8%
Low Income (51–80% AMI)	840	16.8%	800	8.2%	1,640	11.1%
Moderate Income & Above (>80% AMI)	2,583	51.7%	7,788	79.6%	10,371	70.2%
Total	4,995	100.0%	9,778	100.0%	14,773	100.0%
Source: ABAG Housing Element Data Package – Contra Costa County (U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) Data 2013-2017)						

As indicated by Table 10, there is a significant variation in cost burden (overpaying for housing) by income level. Approximately 4,675 (31.6 percent) of households in Martinez overpay for housing, which is slightly lower than percent of households (36.1 percent) in Contra Costa County overpaying for housing. Most households in Martinez overpaying for housing are in the extremely low (1,105 households overpaying), very low (900 households overpaying), and low (1,000 households overpaying) categories. In Martinez, more owner households overpay for housing (2,505 owner households overpaying) than renter households (2,170 renter households overpaying). Similarly, in Contra Costa County, more owner households overpay for housing than renter households.

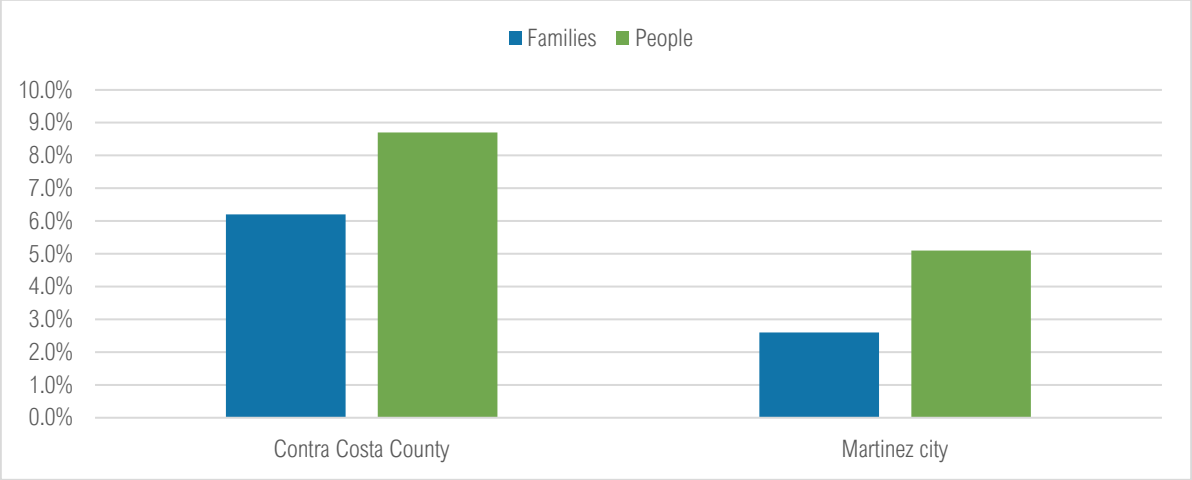
Table 10. Housing Characteristics (Tenure, Overpayment) by Income Level (2017)				
Total Households Characteristics	Martinez		Contra Costa County	
	Number	Percent	Number	Percent
Total Households	14,775	100.0%	389,595	100.0%
Total Renter households	4,995	33.8%	134,395	34.5%
Total Owner households	9,780	66.2%	255,200	65.5%
Total lower income (0-80% AMI) households	4,390	29.7%	143,285	36.8%
Lower income renters (0-80%)	2,405	16.3%	75,030	19.3%
Lower income owners (0-80%)	1,985	13.4%	68,255	17.5%
Extremely low income renters (0-30% AMI)	990	6.7%	33,400	8.6%
Extremely low income owners (0-30% AMI)	475	3.2%	19,025	4.9%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	3,005	20.3%	140,620	36.1%
Lower Income Renter Overpaying	1,845	12.5%	65,320	16.8%
Lower Income Owner Overpaying	1,160	7.9%	75,300	19.3%
Extremely Low Income (0-30%)	1,105	7.5%	41,530	10.7%
Very Low Income Overpaying (30-50% AMI)	900	6.1%	31,135	8.0%
Low Income Overpaying (50 -80% AMI)	1,000	6.8%	25,325	6.5%
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	1,705	11.5%	57,180	14.7%
Lower Income Renter Severely Overpaying	970	6.6%	32,405	8.3%
Lower Income Owner Severely Overpaying	735	5.0%	24,775	6.4%
Extremely Low Income (0-30%)	850	5.8%	33,860	8.7%
Extremely Low Income Renter Severely Overpaying	570	3.9%	22,395	5.7%
Extremely Low Income Owner Severely Overpaying	280	1.9%	11,465	2.9%
Very Low Income Severely Overpaying (30-50% AMI)	630	4.3%	15,965	4.1%
Low Income Severely Overpaying (50-80% AMI)	225	1.5%	7,355	1.9%
Total Households Overpaying	4,675	31.6%	140,620	36.1%
Total Renter Households Overpaying	2,170	14.7%	65,320	16.8%
Total Owner Households Overpaying	2,505	17.0%	75,300	19.3%
Total Households Overpaying 30-50% Income for Housing	2,695	18.2%	77,475	19.9%
Total Households Severely Overpaying 50% of Income or More for Housing	1,980	13.4%	63,145	16.2%
Source ABAG Housing Element Data Package – Contra Costa County (HUD CHAS Data 20013-2017)				

Households in Poverty

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the Very Low and Low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be $18,145, a household of two with a householder aged 65 or older and no children has a poverty threshold of $16,379, and the poverty threshold of a family of four with two children under the age of 18 would be $27,479. (*Source: U.S. Census Bureau, 2021).*

Poverty rates in Martinez are shown in Chart 3, which compares the numbers of families living in poverty in Martinez to those living in Contra Costa County. Compared to Contra Costa County, both individuals and families in Martinez have a lower chance under the poverty line. In 2010, 5.2 percent of families in Martinez were listed as living below the poverty level. Corresponding numbers for 2019 show that the poverty rate decreased to 2.6 percent in 2019.

Chart 3. Percentage of Families & People Living in Poverty (2019)



Source: ACS 5-Year Estimates, 2015-2019 (Table B17001 & B17012)

Table 11 shows poverty rates for families in Martinez, with a focus on female-headed households. Overall, 246 of 9,617 families were in poverty (2.6 percent). Although female-headed households made up only 17.9 percent of all households, they accounted for 45.5 percent of households in poverty.

Table 11. Households in Poverty in Martinez (2019)

Household Type	Martinez	
	Number	Percent
Total Households	9,617	100.0%
Female Headed Households	1,719	17.9%
Total Families Under the Poverty Level	246	2.6%
Female Headed Households Under the Poverty Level	112	45.5%

Source: ABAG Housing Element Data Package (ACS data 2015-2019 B17012)

Extremely Low-Income Households

Extremely low-income (ELI) households are defined as those earning up to 30 percent of the area median household income. For Contra Costa County, the median household income in 2021 was $149,600. For ELI households in Contra Costa County, this results in an income of $54,800 or less for a four-person household or $38,400 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance are considered ELI households. Table 12 provides representative occupations with hourly wages that are within or close to the ELI income range. As shown in Table 9, ELI households make up 10.6 percent of all households in Martinez. Based on Table 10, approximately 82 percent of ELI households in Martinez pay more than 30 percent of their incomes for housing.

Table 12. Occupations with Wages for Extremely Low Income Households in Contra Costa County (2021)

Occupation Title	Median Hourly Wage	Median Annual Wages
Cooks, Fast Food	$13.41	$27,896

Dining Room and Cafeteria Attendants and Bartender Helpers	$13.41	$27,895
Gaming Dealers	$13.41	$27,892
Manicurists and Pedicurists	$13.41	$27,894
Lifeguards, Ski Patrol, and Other Recreational Protective Service Workers	$14.00	$29,110
Dishwashers	$14.02	$29,165
Cutters and Trimmers, Hand	$14.02	$29,171
Amusement and Recreation Attendants	$14.07	$29,272
Ushers, Lobby Attendants, and Ticket Takers	$14.35	$29,838
Driver/Sales Workers	$14.37	$29,902
Source: EDD, Long-Term Occupational Employment Projections 2018–2028 (updated April 2021)		

Pursuant to Government Code Section 65583(a)(1), 50 percent of the City's very low-income regional housing needs assigned by HCD are extremely low-income households. As a result, from the very low-income need of 350 units, the City has a projected need of 175 units for extremely low-income households. Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, Martinez will implement the Partnerships for Affordable Housing Program and Housing Choice Voucher Rental Assistance Program (refer to the Housing Plan for more detailed descriptions of these programs). Other resources in the region for ELI households are summarized in Section C of Chapter 4. To supplement available resources, several programs in the Housing Element work to encourage the development of affordable housing and a variety of housing types. The Housing Plan includes Program 1 to facilitate affordable housing; Program 4 (Accessory Dwelling Units and Junior Accessory Dwelling Units) to encourage the production of ADUs, which would provide additional affordable options throughout the City; Program 6 (House Choice Voucher Rental Assistance) to partner with the Contra Costa County Housing Authority to provide Housing Choice Voucher and other assistance programs to lower income residents; Program 11 (Zoning Ordinance Amendments) to amend the Zoning Ordinance to reduce constraints to affordable housing; Program 15 (Access to Opportunities, Density Bonuses, and Incentives) to encourage density bonuses and incentives for affordable housing; Program 18 (Coordinate with Housing Support Service Agencies) to support and advertise countywide social service agencies in their efforts to provide housing for special needs groups; Program 19 (Fair Housing Services) to improve fair housing support through education and outreach, support with filing a complaint, and assistance with enforcing fair housing laws; and Program 25 to assist at-risk or unhoused individuals and families.

SPECIAL NEEDS POPULATIONS

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these group is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group. Please refer to Section II-H of this Element which provides information related to agencies and programs that serve special needs populations in Contra Costa County.

Senior Households

Table 13 below compares senior households and populations in the Martinez between the years 2000, 2010, and 2019. In 2019, there were 3,757 households with a head of household who is 65 years of age or older, representing 25.5 percent of all households in Martinez. Overall, it appears that the number of households with a head of household who is 65 years or older has been rapidly

increasing over the last two decades. For example, the number of households with a head of household 65 years or older increased by approximately 21.8 percent (or 799 households) between 2000 to 2010 and about 38.9 percent (or 1,738 households) between 2010 to 2019. As shown in Table 13, a large portion of the senior households owned their own homes, with 81.4 percent or 3,060 senior households living in owner-occupied units and 18.6 percent or 697 senior living in renter-occupied housing. Additional information related to senior households relative to overall households is provided in Table 14 and Table 7, which summarizes households by age and tenure.

The overall population in Martinez increased by approximately 7.5 percent between 2010 and 2019 with the number of residents 65 years or older increasing by 38.9 percent or 1,738 residents, resulting in a total of 6,210 residents 65 years or older. According to 2015-2019 ACS Data (Table ID S1701), it appears that 387 or 6.4 percent of residents 65 years or older live below the poverty level in Martinez. Additionally, the median age in Martinez has been increasing over the past two decades, increasing by approximately five years between 2000 and 2010 and decreased approximately half a year between 2010 to 2019. Compared to the state, Martinez has experienced a smaller increase in median age, with that overall state increasing by about 1.6 years from 34.9 in 2010 to 36.5 in 2019. The increase in median age in Martinez, represents a growing population of residents 65 years or older. As such, this indicates a need to provide more services for this segment of the community.

Table 13. Senior Household Trends and Population – Martinez

Household by Age and Tenure	City of Martinez		
	2000	2010	2019
Total Owner Occupied:	9,913	10,301	9,902
Owner Householders 65 years and over	1,782	2,191	3,060
Total Renter Occupied:	4,446	4,322	4,821
Renter Householders 65 years and over	560	372	697
Total Occupied Households	14,359	14,623	14,723
Total Householder 65 years and over	2,342	2,563	3,757
Total Population	36,167	35,622	38,290
Total Population 65 years and over	3,673	4,472	6,210

Source: ACS 5-Year Estimates, 2006 - 2010, 2015 - 2019 (Table B25007), U.S. Census Bureau, 2000 Census (Table H014)

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. According to the DOF E-5 Report, in 2021 about 62.8 percent of Martinez's housing stock was made up of single-family detached homes, with 37.2 percent of the housing stock provided as single-family attached homes, duplexes through fourplexes, multifamily housing, and mobile homes for those who choose to or must live in other forms of housing (see Table 19). According to California Department of Social Services, there are 42 assisted residential housing units for seniors in Martinez. The total senior care capacity in Martinez is 645 compared to the 2019 American Community Survey report that there are 3,757 residents aged 65 or older. Senior residential care facilities are in great demand in Martinez, and especially with trends towards a rapidly aging population, there may be more significant unmet senior housing needs in the future.

Table 14. Senior Residential Care Facilities (2022)

Facility Name	Facility Address	Facility Capacity
Aster Garden Care Home, Inc	2046 Arnold Drive	6
Cherish Care Home Inc.	15 Dickson Lane	6
Olympic Residential Care Home	2252 Olympic Drive	6
Olympic Retirement Home	1862 Olympic Drive	6
Reliez Valley Care Home	656 Sterling Drive	6

Tender Touch Residential Care Home	58 Midhill Road	6
Villa Vittoria	1124 Breckenridge Court	6
Total Senior Housing Units		42
Source: California Department of Social Services, September 2022		

As described in Chapter 3, the City's zoning and land use regulations accommodate a range of housing types that serve the senior population, including single-family housing, multifamily housing, mobile homes, senior housing, and care facilities.

Information regarding housing needs of seniors is augmented through the information provided in the Community Workshop and information provided through the Community-Based Organizations, Service Providers, and Development Stakeholder Survey. These sources provided supplemental data regarding senior needs. Housing types needed for seniors include:

- Housing close to services (grocery stores, financial, personal, and social services, etc.)
- Single-family housing and multifamily housing affordable to low, very low, or extremely low-income households
- Senior housing that includes services providing daily living assistance
- Accessory dwelling unit

Housing-related services needed by the senior population include the following priorities:

- Assistance finding housing affordable to extremely low income (<30 percent of median income) households
- Assistance finding housing affordable to lower income (<80 percent of median income) households
- Grants or loans to make modifications to make home accessible to disabled residents
- Housing close to public transportation
- Housing close to services (grocery stores, financial, personal, and social services, etc.)
- Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues

Due to often limited incomes and lack of housing options, affordable housing for seniors is needed throughout California. Resources in the region for seniors are summarized in Section C of Chapter 4. To supplement available resources, several programs in the Housing Element work to encourage the development of affordable housing as well as a variety of housing types to meet the needs of the community, including seniors. The Housing Plan includes Program 1 to facilitate affordable housing and special needs housing construction, including senior housing; Program 4 (Accessory Dwelling Units and Junior Accessory Dwelling Units) to encourage the production of ADUs, which would facilitate multigenerational housing development; Program 6 (House Choice Voucher Rental Assistance) to partner with the Contra Costa County Housing Authority to provide Housing Choice Voucher and other assistance programs to lower income residents, including seniors; Program 11 (Zoning Ordinance Amendments) to amend the Zoning Ordinance to allow small and large residential care facilities consistent with State law and to reduce parking requirements for senior housing; Program 15 (Access to Opportunities, Density Bonuses, and Incentives) to encourage density bonuses and incentives for affordable and special needs housing, including senior housing; Program 18 (Coordinate with Housing Support Service Agencies) to support and advertise countywide social service agencies in their efforts to provide housing for special needs; Program 19 (Fair Housing Services) to improve fair housing support through education and outreach, support with filing a complaint, and assistance with enforcing fair housing laws; and Program 23 (Universal Design and Accessibility) to encourage universal design retrofits of existing development and standards for new development.

~~Resources in the region for seniors are summarized in Section B of Chapter 4.~~

Persons with Disabilities

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability"

involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic, lymphatic, skin, and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons' mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

Table 14 compares the employment status of persons with and without a disability in 2015 and 2019. Between 2015 and 2019 there was 12.0 percent decrease in the number of persons with a disability in Martinez; The number of persons employed with a disability increased by 3.4 percent from 853 persons in 2015 to 882 persons in 2019. Additionally, the number of persons unemployed with a disability decreased by 9.6 percent from 194 persons in 2015 to 12 persons in 2019. Similarly, the number of persons with a disability not in the labor force decreased by about 9.6 percent from 1,119 persons in 2015 to 1,012 persons in 2019.

Table 14. Persons with Disability by Employment Status – Martinez (2015, 2019)

	2015		2019	
	Number	Percent	Number	Percent
In the Labor Force:	**19,930**	**80.9%**	**19,978**	**82.0%**
Employed:	18,358	74.5%	19,251	79.0%
With a Disability	853	4.6%	882	4.6%
No Disability	17,505	95.4%	18,369	95.4%
Unemployed:	1,572	6.4%	727	3.0%
With a Disability	194	12.3%	12	1.7%
No Disability	1,378	87.7%	715	98.3%
Not in the Labor Force:	**4,705**	**19.1%**	**4,384**	**18.0%**
With a Disability	1,119	23.8%	1,012	23.1%
No Disability	3,586	76.2%	3,372	76.9%
Total:	**24,635**	**100.0%**	**24,362**	**100.0%**
With a Disability	2,166	8.8%	1,906	7.8%

Table 14. Persons with Disability by Employment Status – Martinez (2015, 2019)				
	2015		2019	
	Number	Percent	Number	Percent
No Disability	22,469	91.2%	22,456	92.2%
Source: ACS 2011 – 2015, and 2015 – 2019 (Table C18120)				

Table 15 presents data on the types of disabilities for Martinez and Contra Costa County residents based on the ACS 2019 Data. According to ACS 2019 Data, 8,439 residents in Martinez and 369,878 residents in Contra Costa County have a disability. It is noted that persons may have more than one disability resulting in the total number of disabilities tallied in Table 15 exceeding the total number of disabled persons identified above. For persons ages 0 to 64, the most common disabilities are Cognitive Difficulty (33.4 percent) and Independent Living Difficulty (20.2 percent). For the population of ages 65 and over, the most common disabilities are Ambulatory Difficulty (28.7 percent), Independent Living Difficulty (21.6 percent), and Hearing Difficulty (16.8 percent).

Table 15. Persons with Disabilities by Disability Type and Age (2019)				
	City of Martinez		Contra Costa County	
	Number	Percent	Number	Percent
Total Disabilities Tallied	**8,439**	**100.0%**	**369,878**	**100.0%**
Total Disabilities for Ages 0–64	4,289	50.8%	245,354	66.3%
Hearing Difficulty	510	11.9%	35591	14.5%
Vision Difficulty	352	8.2%	22353	9.1%
Cognitive Difficulty	1,433	33.4%	51269	20.9%
Ambulatory Difficulty	824	19.2%	60754	24.8%
Self-Care Difficulty	304	7.1%	26993	11.0%
Independent Living Difficulty (Ages 18-64)	866	20.2%	48394	19.7%
Total Disabilities for Ages 65 and Over	4,150	49.2%	124,524	33.7%
Hearing Difficulty	698	16.8%	22642	18.2%
Vision Difficulty	267	6.4%	9479	7.6%
Cognitive Difficulty	509	12.3%	15947	12.8%
Ambulatory Difficulty	1,191	28.7%	35324	28.4%
Self-Care Difficulty	590	14.2%	14632	11.8%
Independent Living Difficulty	895	21.6%	26500	21.3%
Source: ACS 2015 – 2019 (Table S1810)				

Information regarding housing needs of persons with a disability is augmented through the information provided in the three stakeholder focus group meetings and information provided through the community-based organizations, service providers, and development stakeholder survey. These sources provided supplemental data regarding senior needs. Housing types needed for persons with a disability include:

- Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons, etc.)
- Housing close to services (grocery stores, financial, personal, and social services, etc.)
- Single-family housing affordable to extremely low, very low, and low income households

The primary housing services needed by persons with a disability were identified as:

- Grants or loans to make modifications to make a home accessible to a disabled resident
- Housing close to public transportation

- Assistance finding housing affordable to extremely low income (<30 percent of median income) households
- Assistance finding housing affordable to low income (<80 percent of median income) households
- Assistance with being housed in transitional or supportive housing
- Housing close to services (grocery stores, financial, personal, and social services, etc.)
- Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues

As described in Section 3, the City's zoning and land use regulations accommodate a range of housing types that serve the disabled population, including residential care facilities for six or fewer persons which are treated as a single-family home, care facilities, and various housing types including multifamily housing and mobile homes. ~~Resources in the region for persons with a disability are summarized in Section B of Chapter 4.~~ However, due to generally limited incomes and lack of housing options, affordable housing for residents with a disability is needed throughout California. Resources in the region for persons who are disabled are summarized in Section C of Chapter 4. To supplement available resources, several programs in the Housing Element work to encourage the development of affordable housing as well as a variety of housing types to meet the needs of the community, including residents with a disability. The Housing Plan includes Program 6 (House Choice Voucher Rental Assistance) to partner with the Contra Costa County Housing Authority to provide Housing Choice Voucher and other assistance programs to lower income residents, including persons with disabilities; Program 11 (Zoning Ordinance Amendments) to amend the Zoning Ordinance to allow small and large residential care facilities consistent with State law; Program 15 (Access to Opportunities, Density Bonuses, and Incentives) to encourage density bonuses and incentives for affordable and special needs housing, including housing for persons with a disability; Program 19 to improve fair housing support through education and outreach, support with filing a complaint, and assistance with enforcing fair housing laws; Program 23 (Universal Design and Accessibility) to encourage universal design retrofits of existing development and standards for new development; and Program 24 to ensure existing and new housing can be modified to meet the unique needs of persons with a disability.

Persons with Developmental Disabilities

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. A developmental disability is a disability which originates before an individual attains age 18, continues or can be expected to continue indefinitely, and constitutes a substantial disability for the individual. This term includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other handicapping conditions that are solely physical in nature. (Lanterman Act, Welfare and Institutions Code, Section 4512.)

~~The Regional Center of the East Bay (RCEB) is one of 21 Regional Centers that are community-based, private non-profit corporations under contract with the California Department of Developmental Services. RCEB provides intake, assessment, diagnosis, and coordinates community-based services for over 20,000 children and adults with developmental disabilities in Alameda and Contra Costa counties. In fiscal year 2019-2020, the average per capita expenditure in RCEB is $27,089. While the US Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The RCEB maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, and reports that about 21,590 developmentally disabled persons were served in RCEB in 2020. (Source: Performance Report for Regional Center of the East Bay 2020).~~

The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. As shown in Table 16, the DDS data indicates that a total of 254 developmentally disabled persons reside in the City of Martinez, with children under the age of 18 make up 47.2 percent, while adults account for 52.8 percent.

Table 16. Developmental Disabilities by Age (2020)

	0 to 17 Years	18+ Years	Total
City of Martinez	120	134	254

Source: ABAG Housing Element Data Package – Contra Costa County (DDS, 2020 Developmental Disabilities by Zip Code); De Novo Planning Group, 2021

Table 17 breaks down the developmentally disabled population by residence type for Martinez. Of ~~these~~ the 254 persons living in Martinez, 83.6 percent live at home with a parent or guardian, while 11.6 percent live independently or with support, 3.2 percent live in a community care environment, and 1.6 percent live in other residence types. These distributions are consistent with the client statistics for the RCEB service area, which notes 76 percent of developmentally disabled persons reside in homes of their families or private guardians and 22 percent of developmentally disabled persons reside in independent living or supported living situations.

Table 17. Developmental Disabilities by Residence Type (2020)

	Home of Parent, Family, or Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total
City of Martinez	209	29	8	0	0	4	250

Source: ABAG Housing Element Data Package – Contra Costa County (DDS, 2020 Developmental Disabilities by Zip Code); De Novo Planning Group, 2021

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult. The State Department of Developmental Services (DDS) currently provides community-based services to approximately 360,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers and associated facilities. The Regional Center of the East Bay (RCEB), located in San Leandro, is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The state Regional Center of the East Bay estimates that there were 24,481 persons receiving their services in the 2020-2021 fiscal year. Of these, approximately 68 percent were living at home with parents or other guardians. However, there is still a clear and present need to provide suitable, supportive housing for those with disabilities.

While most developmentally disabled persons in Martinez and the County live with their parents, many need a supportive living environment, such as in-home care, a residential care home, or a community living facility. While many persons with developmental disabilities are eligible for various subsidy and assistance programs, many are unable to secure needed subsidized housing. Many of the individuals living with their parents will need alternative housing options as their parents age. Adult Residential Facilities (ARF) provide 24-hour a day, non-medical care and varying levels of supervision for clients/residents ages 18-59 (22 CCR, Section 80001(a)(5)(A)). These clients/residents may have a mental, physical, or developmental disability. Individuals aged 60 and over must have needs compatible with other clients/residents in order to reside in an ARF (22 CCR, Section 85068.4(b)-4(g)). According to data from California Department of Social Services, there are four adult residential facilities in Martinez, providing a total of 82 beds. The capacity of these adult residential facilities is likely to meet the existing needs of supportive housing for developmentally disabled person in Martinez.

Table 18. Adult Residential Facilities (2023)

Facility Name	Facility Type	Facility Address	Facility Capacity
Rehabilitation & Employment Services of The East Bay, Inc	Adult Day Program	801 Ferry Street	30

Residential & Educational Services	Adult Day Program	620 Las Juntas	20
Jamie's House	Adult Residential	110 De Normandie Way	4
Neema Haven Home	Adult Residential	434 Rodrigues Avenue	6
Sunshine Villa	Adult Residential	1826 Ophir Court	6
Telecare Hope House	Social Rehabilitation Facility	300 Ilene Street	16
Total			82
Source: California Department of Social Services, September 2022			

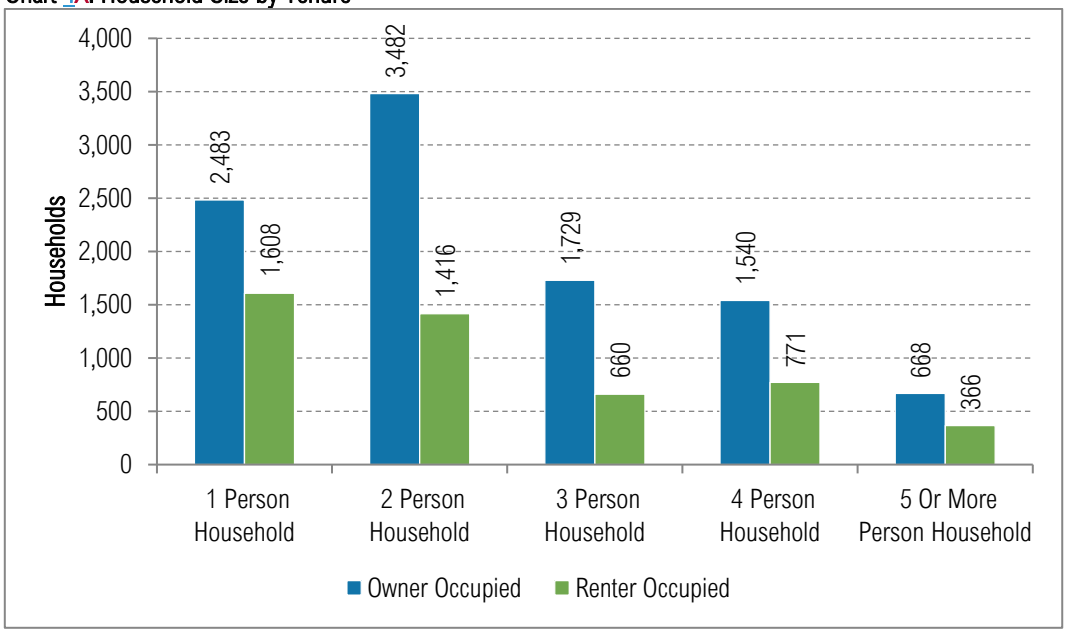
Service providers participating in the focus group meetings and the community service providers, community-based organizations, and development professionals survey did not identify any specific housing needs or priorities related to persons with a developmental disability. It is anticipated that the housing needs identified for disabled persons in the previous section, including the need for more affordable housing opportunities, the need for housing that includes assistance with daily living activities, and the need for assistance with finding and paying for housing described for persons with a disability in the previous section, would also apply to persons with a developmental disability.

As described in Section 3, the City's zoning and land use regulations accommodate a range of housing types that serve the developmentally disabled population, including single-family housing, multifamily housing, and mobile homes for persons living with their family or guardian. ~~and programs are discussed in Section 3 that remove constraints to housing for persons with a disability.~~ Several programs in the Housing Element work to encourage the development of affordable housing as well as a variety of housing types to meet the needs of the community, including residents with a developmental disability. The Housing Plan includes Program 4 (Accessory Dwelling Units and Junior Accessory Dwelling Units) to encourage the production of ADUs, which would facilitate multigenerational housing; Program 6 (House Choice Voucher Rental Assistance) to partner with the Contra Costa County Housing Authority to provide Housing Choice Voucher and other assistance programs to lower income residents, including persons with disabilities; Program 11 (Zoning Ordinance Amendments) to amend the Zoning Ordinance to allow small and large residential care facilities consistent with State law; Program 15 (Access to Opportunities, Density Bonuses, and Incentives) to encourage density bonuses and incentives for affordable and special needs housing, including housing for persons with a disability; Program 19 to improve fair housing support through education and outreach, support with filing a complaint, and assistance with enforcing fair housing laws; Program 23 (Universal Design and Accessibility) to encourage universal design retrofits of existing development and standards for new development; and Program 24 to ensure existing and new housing can be modified to meet the unique needs of persons with a disability.

Large Households

Government Code Section 65583(a)(C) requires an analysis of housing needs for large families, those with five or more members. Large family households comprised ~~5.7~~7.0 percent, or 1,034~~850~~, of the total households in Martinez according to the 2015-2019 ACS. As shown in ~~Table 18~~Chart 4, approximately 64.6~~79.9~~ percent of large households in Martinez owned their own homes and 35.4 percent of large households are renter households. ~~Additionally, 5-person households make up nearly 81.1 percent of the large family households in Martinez with households with six or more persons accounting for the remaining 18.9 percent of large households.~~

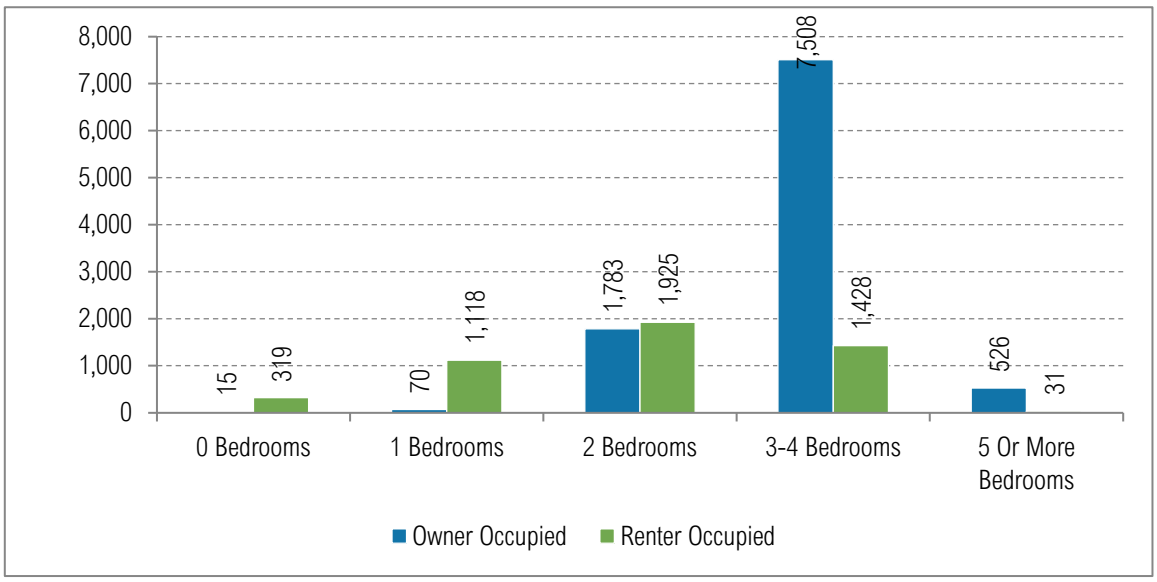
Chart 4X. Household Size by Tenure



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with three or more bedrooms, of which there are 9,493 units in Martinez. Among these large units with three or more bedrooms, 84.6 percent are owner-occupied, and 15.4 percent are renter occupied (see Chart 5).

Chart X5. Housing Units by Number of Bedrooms



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

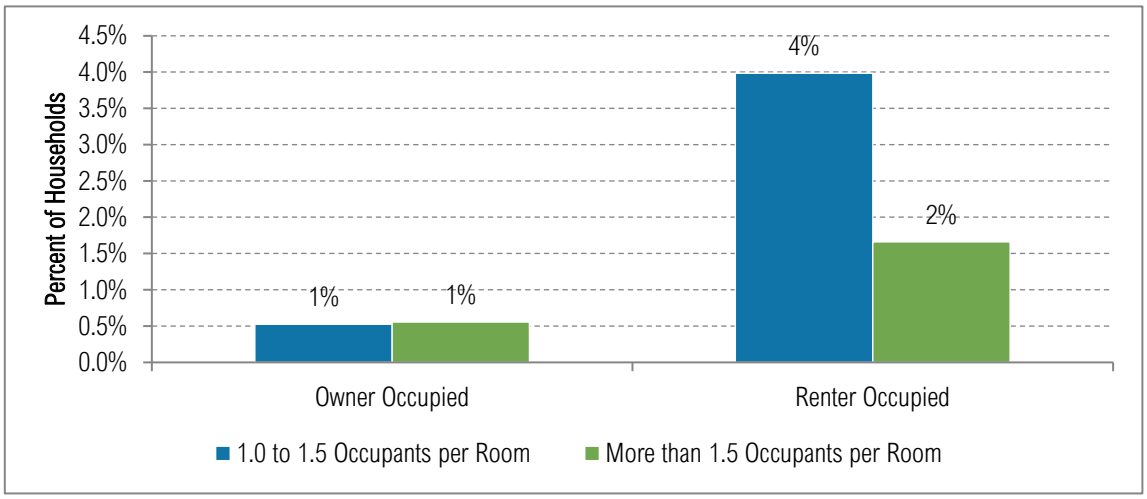
The needs of large families are unique in that they require more space to satisfy minimum household needs. The increase in average household size Statewide is, to some extent, linked to the subject of overcrowding. Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not

including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Martinez, 1.7 percent of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.6 percent of households that own (see Chart 6). In Martinez, 4.0 percent of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 0.5 percent for those own.

As shown in Table 32, 2.6 percent of all households in Martinez live in overcrowded conditions. While it appears that overcrowding is not a significant issue in Martinez, according to ABAG/MTC's Housing Needs Data Report, communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Martinez, the racial groups with the largest overcrowding rates are Hispanic/Latinx or Other Race or Multiple Races residents.

Chart ~~X~~6. Overcrowding by Tenure and Severity



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

~~To ameliorate this impact in Martinez and to ensure the City accommodates households of all sizes, an increase in the number of affordable housing units with four bedrooms or more is needed. In many cases, housing units of this size constitute a small portion of the total housing supply, forcing families to continue to live in what may be considered as overcrowded units.~~

The City currently has 557 housing units with five or more bedrooms and 1,034 large households. Resources in the region for special needs families, including large families, are summarized in Section C of Chapter 4. To supplement available resources, the Housing Plan includes Program 4A (Large Unit Development) and Program 15 (Access to Opportunities, Density Bonuses, and Incentives) to encourage and incentivize a variety of housing types, including units meeting the needs of large households.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Estimating the size of the agricultural labor force can be problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the U.S. Census Bureau does not track farm labor separate from mining, fishing and hunting, and forestry, nor does the U.S. Census Bureau provide definitions that address the specific nuances of farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business versus agricultural field). As shown in Table 5, 12 persons (0.1 percent of Martinez residents in the labor force) were estimated to be employed in the agriculture, forestry, fishing, hunting, and mining industry based on 2015-2019 ACS data.

Table 19. Contra Costa County Farmworkers – County-wide (2017)			
Hired Farm Labor	Farm Operations	Workers	Total Payroll
Contra Costa County	161	1,310	15,320,000
Source: 2017 USDA Agricultural Census Data, Table 7			

Data supplied by the United States Department of Agriculture, National Agriculture Statistics Service (USDA) reveals the breakdown of farm labor employment and the labor expense for Contra Costa County as shown in Table 19. The 2017 USDA data is the most recent available data that provides a focused analysis of farming activities and employment in the County. Table 20 provides a breakdown of farm labor employment by days worked. The data from this table indicates that Countywide, there were 1,310 farmworkers in 2017. Of these farmworkers, 450 worked more than 150 days a year and 860 worked less than 150 days per year and are likely seasonal workers.

Table 20. Contra Costa County Farm Labor Employment (2017)		
Hired Farm Labor	Farm Operations	Workers
150 Days or More	81	450
Less Than 150 Days	124	860
Source: 2017 USDA Agricultural Census Data, Table 7		

Based on data from the 2015-2019 ACS, approximately 12 Martinez residents are employed in agriculture, forestry, fishing and hunting, which were likely those working within the fishing industry. The ABAG Housing Element Data Package included California Department of Education California Longitudinal Pupil Achievement Data System (CLPADS) data, which reports on migrant worker student population by County and community. CLPADS reported no migrant worker students in Contra Costa County nor any cities within Contra Costa County.

HCD's Employee Housing Facility Portal identifies one employee housing facility in Contra Costa County, in Brentwood. There is no State-permitted employee, including agricultural employee, housing facilities in Martinez.

Martinez has housing types, including multifamily housing, houseboats, and liveaboards that could serve the needs of this special needs group. The Community Service Providers, Community-based Organizations, and Development Professionals Stakeholders Survey included input from organizations that serve the farmworker population. The survey identified permanent and seasonal or temporary farmworker housing as needed housing types for farmworkers. The primary housing services needed by farmworkers were identified as:

- Housing close to services (grocery stores, financial, personal, and social services, etc.)
- Housing close to daycare
- Translation assistance for non-English speaking persons
- Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues

As discussed in Chapter 3, Constraints, the Zoning Ordinance does not address employee housing. The Housing Plan includes Program 11 to update the Zoning Ordinance to accommodate employee housing consistent with the requirements of State law.

Female Heads of Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. Households with female heads make up approximately 17.9 percent of households in Martinez (See Table 11, Households in Poverty). Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In 2019, about 6.5 percent of female-headed households in Martinez had incomes below the poverty line, and female-headed households make up 45.5 percent of all households in poverty in Martinez.

Single female-headed households with children present would benefit from affordable housing types, particularly housing targeted at the ELI group, as well as housing located in the vicinity of daycare, schools, and other services. Battered women with children comprise a sub-group of female-headed households that are especially in need.

A recent assessment by Brion Economics prepared for the Contra Costa Office of Education, the Contra Costa County Conservation and Development department, First Five Contra Costa, and the Contra Costa County Local Planning and Advisory Council for Early Care and Education (LPC) shows that as of 2018, the estimated number of child care spaces in Martinez was 1,642, while the demand was estimated to be 2,443; a shortfall of 801 spaces.

Information regarding housing needs of female-headed households is augmented through the information provided in the Community Workshop and information provided through the Community-Based Organizations, Service Providers, and Development Stakeholder Survey. The primary housing type needed for female-headed households was identified as housing with on-site childcare. Services for families, including female-headed households, are summarized in Section ~~B~~ C of Chapter 4. To supplement available resources, several programs in the Housing Element work to encourage the development of affordable housing and a variety of housing types to meet the needs of the community, including female-headed households. The Housing Plan includes Program 6 (House Choice Voucher Rental Assistance) to partner with the Contra Costa County Housing Authority to provide Housing Choice Voucher and other assistance programs to lower income and special needs residents, including female-headed households; Program 15 (Access to Opportunities, Density Bonuses, and Incentives) to encourage density bonuses and incentives for affordable and special needs housing, including female-headed households; and Program 19 to improve fair housing support through education and outreach, support with filing a complaint, and assistance with enforcing fair housing laws.

Homeless And Other Groups in Need of Temporary and Transitional Affordable Housing

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. The analysis must include: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill, developmentally disabled, substance abusers, runaway youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters.

The law also requires that each jurisdiction address community needs and available resources for special-housing opportunities, known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to "transition" from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

The following discussion addresses the requirements of Government Code Section 65583(a)(7). It should be noted that data on homeless families and individuals is not developed based on jurisdictional boundaries. The Council on Homelessness (COH) is a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Contra Costa County. The mission of COH is to provide leadership on homelessness and poverty in Contra Costa County with a vision to create and sustain a comprehensive, coordinated, and balanced array of human services for homeless and low-income individuals and families within Contra Costa County.

As the primary coordinating body for homeless issues and assistance for a geographic area encompassing the entire county, the COH accomplishes a host of activities and programs vital to the community, including an annual point-in-time "snapshot" survey to identify and assess the needs of both the sheltered and unsheltered homeless, tracking homeless demographics using local service providers throughout the calendar year, and an annual action plan that helps direct community resources and actions in the form of comprehensive programs and activities.

Homeless Estimates

According to the COH, an estimate of the County's homeless population was undertaken in concert with the requirements of the U.S. Department of Housing and Urban Development (HUD) for participating Continuums of Care (CoCs) nationwide. Those mandates require that a point-in-time study be taken. This study allows service agencies and local governments to spot trends in homelessness and to evaluate the success of existing programs. It is also a tool for agencies and their partners to plan for programs and services to meet the needs of homeless individuals and families in the community and to use in applying for grant and other funding.

The COH conducted its 2020 Homeless Count in January 2020. The Homeless Count, also known as the Point-in-Time (PIT) Count, is a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of Contra Costa County on a single night in January. Over 150 community volunteers, homeless service providers, non-profit partners, and various county agency staff conducted an observational count of the unsheltered population on the morning of January 23, 2020 from 6:00 a.m. to 9:00 a.m. This resulted in a peer-informed, visual count of unsheltered homeless individuals and families residing on the streets, in vehicles, makeshift shelters, encampments, and other places not meant for human habitation. Shelters and facilities reported the number of homeless individuals and families who occupied their facilities on the night of January 23, 2020. The 2022 PIT count did not include City-level data and was subject to mapping/data errors, so a 2022 PIT report is not yet available.

Table 21. Homelessness in Contra Costa County (2020)

COH PIT Count	Martinez		Countywide		
	Sheltered	Unsheltered	Sheltered	Unsheltered	Total
Homelessness PIT Count 2020	Not tabulated	127	707	1,570	2,277

Source: COH 2020 Annual PIT Count Report

The 2020 PIT Count identified 2,277 total homeless persons Countywide, consisting of 707 sheltered and 1,570 unsheltered homeless persons. People were identified in 30 incorporated cities and unincorporated jurisdictions across the county during the PIT count. Of the 1,570 unsheltered homeless persons, 127 (or eight percent) were located in Martinez.

Additional demographics for the 2,277 homeless individuals Countywide and in Martinez are shown below in Table 22. Of the homeless individuals in Martinez, 58.3 percent were male and 41.7 percent female. Subpopulations that represented more than 25 percent of the County's homeless persons included persons with a disability (32 percent), White/Caucasian (54 percent), and Black/African American (29 percent).

Table 22. Contra Costa County Homeless Characteristics

Homeless Profile	Sheltered		Unsheltered		Combined	
	Number	%	Number	%	Number	%
Total Homeless Population	705	100.0%	1,566	100.0%	2,277	100.0%
Male	411	58.3%	1,072	68.5%	1,483	65.1%
Female	294	41.7%	494	31.5%	788	34.6%
Subpopulations[1]						

Transition-Age Youth (TAY)	n/a	39%	n/a	61% of TAY	n/a	5%
Seniors 62+	n/a	32% of senior	n/a	68% of seniors	n/a	16%
Disability	n/a	n/a	n/a	n/a	718	32%
Latinx	n/a	24%	n/a	76%	525	23%
Asian	n/a	34%	n/a	66%	n/a	2%
White/Caucasian	n/a	12%	n/a	88%	1,227	54%
Black/African American	n/a	41%	n/a	59%	674	29%
American Indian	n/a	45%	n/a	55%	179	8%
Pacific Islanders	n/a	12%	n/a	88%	n/a	1%
Multiple Races	n/a	25%	n/a	75%	n/a	6%

Respondents may be included in more than one subset. For example: a respondent may be a Veteran and Chronically Homeless.

[1]Percent sheltered and unsheltered is of the total subpopulation.

Source: COH 2020 Annual PIT Count Report

EMERGENCY SHELTERS, TRANSITIONAL, AND SUPPORTIVE HOUSING

Resource Inventory

Homeless programs are primarily administered at the County-level through COH. COH maintains a list of services for homeless and low-income families. The most recent inventory of resources available within Contra Costa County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2021 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the COH. Table 23 below shows the total beds offered by homeless facilities in Contra Costa County with 2,426 total beds available Countywide, which are described in greater detail in the following paragraphs.

Table 23. Homeless Facilities (2020)

	Contra Costa County Continuum of Care Region					
Facility Type	Family Units	Family Beds	Adult-Only Beds	Total Beds	Seasonal	Overflow
Emergency Shelter	66	16	584	744	38	0
Transitional Housing	37	93	88	181	n/a	n/a
Permanent Supportive Housing	239	649	593	1,242	n/a	n/a
Rapid Rehousing	51	169	74	243	n/a	n/a
Other Permanent Housing	1	3	13	16	n/a	n/a
Total Beds	**394**	**1,074**	**1,352**	**2,426**	**38**	**0**

Source: HUD 2020 Continuum of Care Homeless Assistance Programs - Housing Inventory Count Report.
Url: https://files.hudexchange.info/reports/published/CoC_HIC_State_CA_2020.pdf

Emergency Shelters

Thirteen emergency shelters are available to provide services in the COH region. According to the U.S. Department of Housing and Urban Development (HUD) 2021 Continuum of Care Housing Inventory County Report for Contra Costa County CoC, a total of 744 year-round beds are available; thus, emergency shelters comprise 30.7 percent of the total year-round beds in the County. Of the 201 year-round emergency shelter beds available in Contra Costa County, no shelter beds are in Martinez. Table 24 below highlights the number of beds each of the eight emergency shelter providers were able to provide in 2021:

Table 24. Emergency Shelters – Contra Costa County CoC	
Provider/Facility	Total Beds
Bay Area Community Services - Don Brown Shelter	12 Adult-Only Beds
Bay Area Rescue Mission - Life Threatening Weather Emergency	9 Seasonal Beds
Contra Costa Health Services Homeless Program - Calli House Youth Shelter	5 Adult-Only Beds
COVID-19 FEMA - Marriott Richmond	96 Family Beds; 123 Adult-Only Beds
COVID-19 FEMA - Premier Inn	63 Adult-Only Beds
COVID-19 FEMA - Motel 6 Pittsburg	240 Adult-Only Beds
COVID-19 FEMA - Best Western Concord FEMA	11 Adult-Only Beds
COVID-19 FEMA - Best Western Concord FEMA	12 Family Beds; 130 Adult-Only Beds
Greater Richmond Interfaith Program - Emergency Shelter	31 Family Beds
Interfaith Council of Contra Costa - Winter Nights Shelter	12 Seasonal Beds
SHELTER, Inc. - Mountain View House	17 Family Beds
STAND for Families Against Violence - Emergency Shelter	4 Family Beds
Trinity Center - Trinity Winter Shelter	17 Seasonal Beds

Transitional Housing

Six transitional housing providers were available to provide services in the COH area, providing a total of 181 beds. Of the 181 transitional housing beds available in Contra Costa County, 12 beds are in Martinez. Table 25 below highlights the number of beds each of the transitional-housing providers were able to provide in 2021.

Table 25. Transitional Housing – Contra Costa County CoC	
Provider/Facility	Beds
Bay Area Rescue Mission - Women and Family Transition Housing Program	52 Family Beds
Bay Area Rescue Mission - Men's Transition Housing Program	36 Adult-Only Beds
Bi-Bett Corporation - Uilkema House	12 Adult-Only Beds
Contra Costa Health Services Homeless Program - Mary McGovern House	6 Adult-Only Beds
Contra Costa Health Services Homeless Program - Pomona Apartments	13 Adult-Only Beds
Shepherd's Gate - Shepherd's Gate	17 Family Beds; 1 Adult-Only Bed
STAND for Families Against Violence - Transitional Housing	24 Family Beds
Veterans Accession House - Veterans Accession House	20 Adult-Only Beds

Permanent Supportive Housing

In 2021, the COH area had five permanent supportive housing providers that offered the following bed counts at 16 different facilities as shown in Table 26.

Table 26. Supportive Housing – Contra Costa County CoC	
Provider/Facility	Beds
Contra Costa Health Services Homeless Program - S+C Lakeside	4 Adult-Only Beds
Contra Costa Health Services Homeless Program - Destination Home	12 Adult-Only Beds
Contra Costa Health Services Homeless Program - Ohio Street Apartments	5 Family Beds; 4 Adult-Only Beds
Contra Costa Health Services Homeless Program - Contra Costa Tenant-Based	255 Family Beds; 207 Adult-Only Beds
Contra Costa Health Services Homeless Program - Permanent Connections	10 Adult-Only Beds
Contra Costa Health Services Homeless Program - S+C Villa Vasconcellos	5 Adult-Only Beds
Contra Costa Health Services Homeless Program - HUMS Permanent Supportive Housing	19 Adult-Only Beds
Department of Veteran's Affairs - HUD-VASH	152 Family Beds; 215 Adult-Only Beds

Table 26. Supportive Housing – Contra Costa County CoC	
Hope Solutions - Garden Parks Apartments	64 Family Beds
Hope Solutions - Families in Supportive Housing	75 Family Beds
Hope Solutions - ACCESS	48 Adult-Only Beds
Hope Solutions - Lakeside Apartments	33 Family Beds
Resources for Community Development - Idaho Apartments	28 Adult-Only Beds
SHELTER, Inc. - Permanent Turningpoint	41 Family Beds; 13 Adult-Only Beds
SHELTER, Inc. - Tabora Gardens	16 Adult-Only Beds
SHELTER, Inc. - Project Thrive	24 Family Beds; 12 Adult-Only Beds

Rapid Re-Housing

In 2021, the COH area had four rapid re-housing providers that offered the following bed counts at 11 different facilities as shown in Table 27.

Table 27. Rapid Re-Housing – Contra Costa County CoC	
Provider/Facility	Beds
Berkeley Food and Housing Project - Berkeley Food and Housing Service	3 Family Beds; 5 Adult-Only Beds
Hope Solutions - Probation Housing RRH Prog	24 Adult-Only Beds
Hope Solutions - TAY Rapid	11 Family Beds
Hope Solutions - Housing Works Rapid Rehousing	84 Family Beds; 7 Adult-Only Beds
Humanity Way - Jerry Rapid Rehousing Project	3 Family Beds; 7 Adult-Only Beds
SHELTER, Inc. - AB109 Rapid Rehousing	3 Adult-Only Beds
SHELTER, Inc. - Esperanza RRH	14 Family Beds; 1 Adult-Only Bed
SHELTER, Inc. - SSVF Rapid Rehousing	8 Family Beds; 19 Adult-Only Beds
SHELTER, Inc. - REACH Plus RRH for Family	46 Family Beds; 4 Adult-Only Beds

Other Permanent Housing

In 2021, the COH area had one other permanent housing provider, Resources for Community Development, that offered three family beds and thirteen adult-only beds.

Assessment of Need

Based on the available information, there is a Countywide homeless population of 2,277 persons and 2,426 available year-round beds, indicating there is not a significant demand for homeless persons Countywide. However, it is noted that the 2020 PIT Report identified only 705 sheltered homeless persons and 1,566 unsheltered homeless persons. The discrepancy between sheltered homeless persons and the County's total capacity to house homeless persons indicates a need for additional community services resources to assist and match the homeless population with the Countywide shelter and housing resources. Although there are seasonal fluctuations in bed counts, these figures demonstrate a demand for supportive housing.

At a local level, the 2020 PIT Report identified 127 unsheltered homeless persons in Martinez compared to 93 unsheltered homeless persons in 2017, representing a 37 percent increase in unsheltered homeless individuals in Martinez. Based on a review of the 2021 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the COH, it appears that there are no existing emergency shelters, 12 transitional housing beds, and no permanent supportive housing units located in or provided by Martinez, indicating a demand and need for housing to assist the unsheltered homeless population in Martinez.

Information regarding housing needs of persons in need of emergency shelter is augmented through the information provided in the Community Workshop and information provided through the Community-Based Organizations, Service Providers, and Development Stakeholder Survey. Housing types needed for persons in need of emergency shelter include:

- Emergency shelter
- Transitional and supportive housing

The primary housing services needed by persons with a disability were identified as:

- Assistance with being housed in an emergency shelter
- Assistance with being housed in transitional or supportive housing
- Housing close to services (grocery stores, financial, personal, and social services, etc.)
- Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issue

To address this, Program 25 of the Housing Plan ensures the City will continue its agreement with Contra Costa County COH to provide ongoing homeless services and will continue participate in regional efforts to prevent and reduce homelessness, working cooperatively with other County jurisdictions to identify and address the needs of the homeless and at-risk population.

Zoning for Emergency Shelters, Transitional and Supportive Housing

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. According to the State of California, an emergency shelter is defined (California Health and Safety Code section 50801(e)) as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person." In addition, the Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and Health and Safety Code 50675.2(h)) as "buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." Supportive housing is defined (Government Code Section 65582(g) and Health and Safety Code 50675.14(b)) as "housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."

As discussed in Chapter II, Constraints, the Zoning Ordinance allows emergency shelters as a permitted use on sites zoned Service Commercial (SC) and Limited Industrial (LI) and allows supportive and transitional housing are subject to those restrictions that apply to other residential dwellings of the same type in the same zoning district. Recent changes to State law to allow supportive housing by-right in mixed use and multifamily zones are not addressed in the Zoning Ordinance. As discussed in more detail in Chapter 3, Constraints, Program 11 will amend the Zoning Ordinance to ensure that the City accommodates and encourages housing types that support the unhoused population and that the Zoning Ordinance addresses requirements of State law related to supportive housing and emergency shelters.

E. HOUSING STOCK CHARACTERISTICS

This section of Chapter 2 identifies the characteristics of Martinez' physical housing stock. This includes an analysis of housing types, housing tenure, vacancy rates, housing conditions, and overcrowding.

HOUSING TYPE

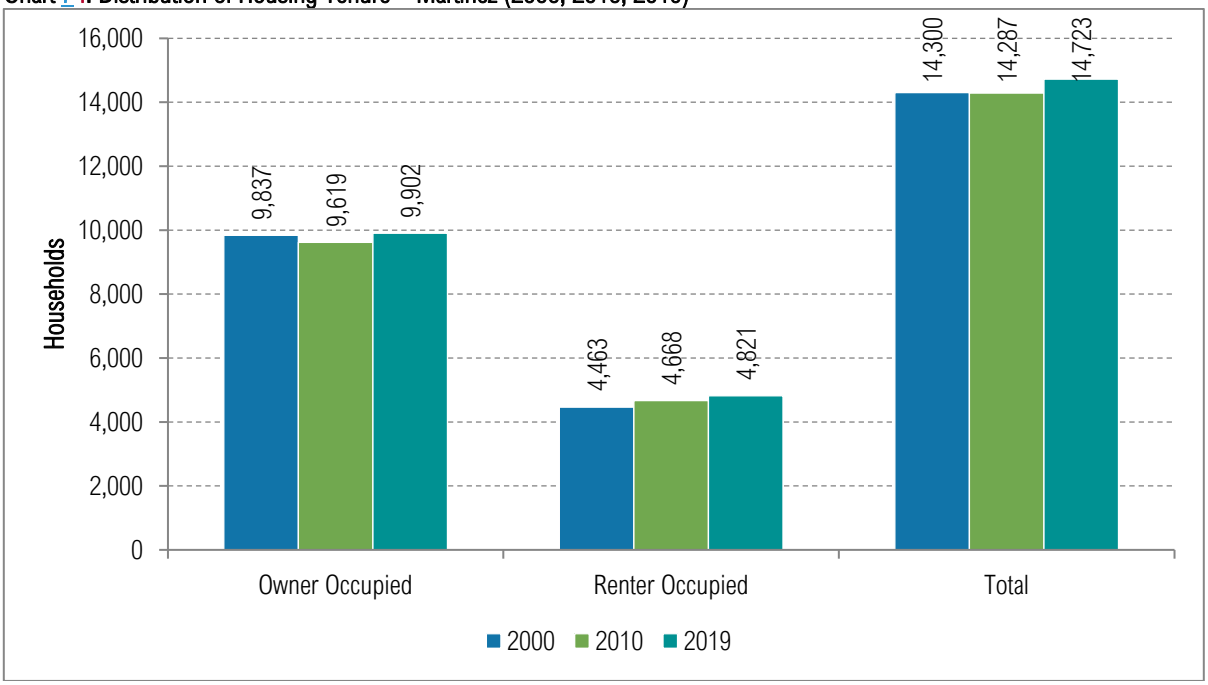
As shown by Table 28, in 2000 there were 14,352 housing units in Martinez. By 2010, the number increased to 14,976 units at a rate of 4.3 percent. During this time, the number of Single-Family Detached buildings increased by 241 units resulting in a slight increase of 2.6 percent. Additionally, 2-unit to 4-unit buildings saw a significant increase (41.1 percent) between during the same period, resulting in 386 new units for a total of 1,325 units in 2010. From 2010 to 2019, total housing units increased to from 14,976 to 15,256, at a rate of 1.9 percent. During this same period, Single-Family Attached units saw a slight increase of 98 units or 4.6 percent.

Table 28. Housing Units by Type within Martinez				
	2000	2010	2020	Change 2010-2020
Single-Family Detached	9,150	9,391	9,572	+1.9%
Single-Family Attached	2,192	2,123	2,221	+4.6%
2 to 4 Units	939	1,325	1,326	+0.1%
5+ Units	2,054	2,122	2,122	+0.0%
Mobile Homes	17	15	15	+0.0%
Total:	14,352	14,976	15,256	+1.9%
ABAG Housing Element Data Package - U.S. Census Bureau, 2000 Census; Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010&2020				

HOUSING TENURE

Housing tenure refers to the status of occupancy of a housing unit and whether it is an owner-occupied or a rental unit. Chart 74 below compares the distribution of housing tenure in Martinez in 2000, 2010, and 2019. Of the total occupied housing units in Martinez in 2010, 67.3 percent (9,619 units) were owner-occupied and 32.7 percent (4,668 units) were renter households. In 2019, the distribution of occupied housing units in City of Martinez remains the same, although owner-occupied housing units increased to 9,902 units and rental units increased to 4,821 units.

Chart 74. Distribution of Housing Tenure – Martinez (2000, 2010, 2019)



Source: U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

VACANCY RATES

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. Vacancy rates often are a key indicator of the supply of affordable housing options, both for ownership and rental purposes. Housing literature suggests that a vacancy rate in the range of two to three percent for owner-occupied housing is considered desirable while for rental housing the desirable range is five to six percent. Table 29 indicates the vacant housing stock by type in Martinez as listed in the ACS 2015-2019 5-Year Community Survey.

The 2019 ACS data indicates that there were 701 vacant units (4.8 percent) in Martinez. Of the total vacant units, 84 units were classified as for Seasonal, Recreational, or Occasional Use, and 319 were classified as Other Vacant.

Table 29. Vacancy by Type in the Martinez (2019)		
Housing Type	Martinez	
	Number	Percent
Total Vacant Units	**703**	**100.0%**
For Rent	243	34.6%
For Sale	12	1.7%
For Seasonal, Recreational, Or Occasional Use	84	11.9%
Other Vacant	319	45.4%
Rented, Not Occupied	0	0.0%
Sold, Not Occupied	45	6.4%
Source: ABAG Housing Element Data Package 2 (U.S. Census Bureau, ACS 2015-2019 (B25004))		

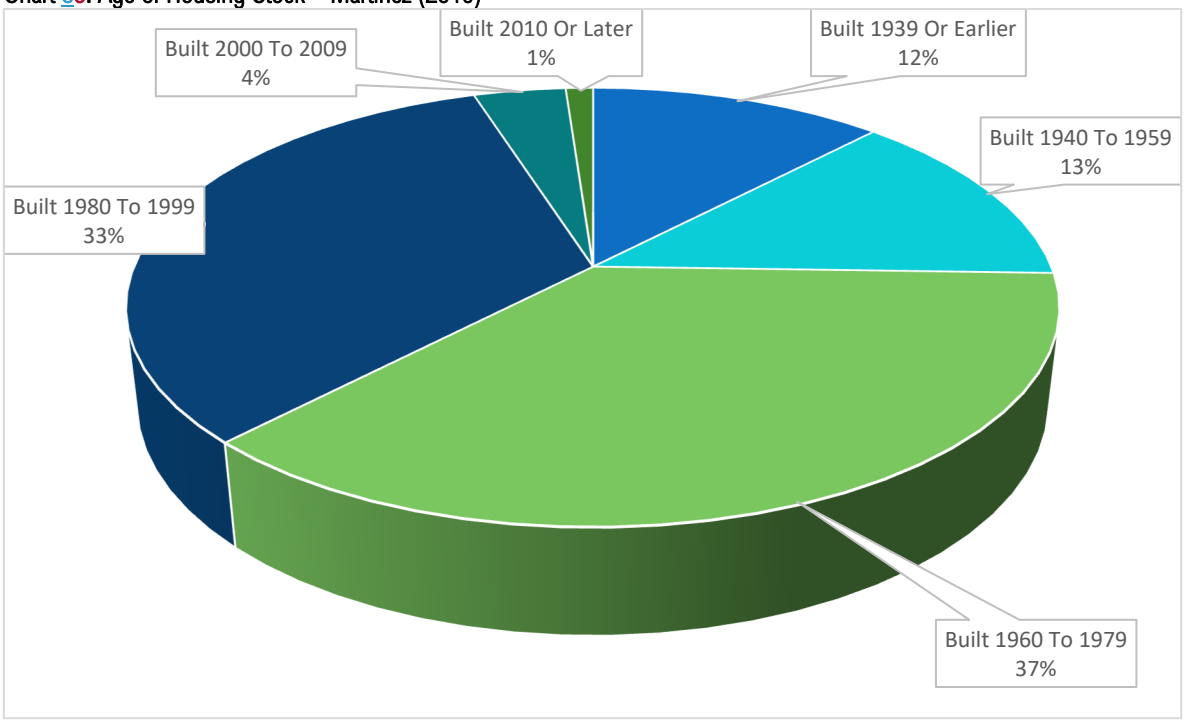
Table 30 compares the vacancy status of housing in Martinez in 2000, 2010, and 2019. Martinez showed an overall increase in vacancy rate between 2000 to 2019 from 0.7 percent to 2.6 percent. The other vacancy rate column represents the vacancy rate for all seasonal, recreational, and occasional use units, as well as all units classified as other vacant units by the ACS. It should be noted that the overall vacancy rate without all other vacant types is only 2.0 percent in Martinez, which reflects a need for both rental and owner-occupied housing production to increase the vacancy rates to the desired range of two to three percent for owner-occupied housing and five to six percent for rental housing.

Table 30. Vacancy Rates in Martinez (2000, 2010, and 2019)							
Year	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Overall Vacancy Rate	Homeowner Vacancy Rate	Rental Vacancy Rate	Other Vacancy Rates
2019	15,426	14,723	703	4.6%	0.1%	1.6%	2.6%
2010	15,462	14,623	839	5.4%	0.6%	2.6%	1.4%
2000	14,597	14,300	297	2.0%	0.4%	0.6%	0.7%
Source: Source: ACS 2015-2019 (B25002 and B25004)							

HOUSING AGE AND CONDITIONS

Related to the condition of the housing stock in Martinez is the age of the housing units. Generally, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years may require major renovation to remain in a good, livable condition. Chart 8~~5~~ illustrates the age of the City's housing stock.

Chart 85. Age of Housing Stock – Martinez (2019)



Source: US Census Bureau, ACS 2015-2019 (DP04)

Housing Conditions

In the absence of a detailed housing conditions survey, existing ACS data, building inspection staff observations, and responses to the community housing needs and priorities survey are used to identify housing conditions and related needs in the City.

Limited data is available from the ACS that can be used to infer the condition of Martinez's housing stock. The ACS data identifies whether housing units have complete plumbing and kitchen facilities and whether units lack a source of household heat. Since only a very small percentage of all housing units in Martinez lack complete plumbing facilities or kitchen facilities (see Table 31), these indicators do not reveal any significant needs associated with housing conditions. Additionally, only 1.8 percent of housing units rely on wood fuel or do not have a heating source, which also does not reveal any significant needs associated with the housing conditions.

Table 31. Age of Martinez Housing Stock & Housing Stock Conditions		
Housing Stock Indicators	Number	Percent
Total Housing Units	15,426	100.0%
Built 1970 or earlier	6,048	39.2%
Units Lacking Complete Plumbing Facilities	11	0.1%
Units Lacking Complete Kitchen Facilities	109	0.7%
No house heating fuel or wood fuel only	167	1.1%
No Phone Service Available	123	0.8%
Source: US Census ACS, 2015-2019		

Since housing stock age and condition are generally correlated, one ACS variable that provides an indication of housing conditions is the age of a community's housing stock. Most housing units in Martinez (13,539 or 87.8 percent) were built before 1990 with 39.2 percent or 6,048 units built before 1970 and 48.6 percent or 7,491 built between 1970 to 1990. Over 4.9 percent of Martinez' housing stock was built after 2000 and another 7.3 percent was built between 1990 and 1999. The age of housing stock often

indicates the potential for a unit to need rehabilitation or significant maintenance. As shown in Chart 85 on the previous page, most of the Martinez' housing stock is more than 30 years old (approximately 87.8 percent) and a 39.2 percent is over 50 years old, meaning these units may need moderate to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets.

The housing needs and priorities survey conducted by the City in 2022 addressed housing conditions, desired housing improvements, and housing challenges. Regarding housing conditions, 59 percent of Martinez residents indicated their home is in very good to excellent condition and needs minimal repairs, 20 percent indicated their home shows signs of minor deferred maintenance, 13 percent indicated that their home needs one or more modest rehabilitation improvements, 8 percent indicated their home needs one or more major upgrades, and no respondents indicated their home was dilapidated. When asked to identify desired improvements to their home, 40 percent of respondents identified exterior improvements such as roofing, painting and general home repair, 33 percent identified landscaping, and 32 percent identified heating/air conditioning, solar, and electrical upgrades. When asked about housing challenges, 17 percent of survey respondents indicated that their home is in poor condition and needs repair.

Older homes in the City often need one or two minor or moderate repairs, including re-roofing, window replacement (to increase efficiency), plumbing repair or upgrades, electrical repair or upgrades, and siding repair or replacement. Code Enforcement and Building Division staff indicate that the City's housing stock is generally in good condition. Code Enforcement officers have identified areas within the City where numerous properties may have dilapidated roofs, peeling paint, cracked windows, broken fencing, overgrown vegetation, etc. The City's Code Enforcement Officer identified the following areas of the City that exhibit concentrations of dilapidated units in need of repair or replacement include:

- 501-755 Missouri Street,
- 2285-2326 Saxon Street,
- 2271-2491 Yale Street, and
- 601-770 Kelley Avenue.

Based on the age of housing, observations of City staff, and input from the housing condition survey, it is estimated that approximately three percent of the City's housing stock (463 units) is dilapidated and requires replacement or significant rehabilitation and approximately 15 percent of the stock (2,314 units) are in need of one or more major repairs. Program 2 in the Housing Plan requires the City to seek funding to implement its housing rehabilitation program. Program 9 in the Housing Plan prioritizes investments in areas where units that are dilapidated or in need of significant repair are concentrated.

Overcrowding

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than one person per room, excluding kitchens and bathrooms. A severely crowded housing unit is one occupied by 1.5 persons or more per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Overcrowding usually results when either the costs of available housing with enough bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs.

Overcrowded households in Martinez don't appear to be significant compared to Contra Costa County and the Bay Area. According the 2015-2019 ACS, overcrowding in Martinez was 2.6 percent (379 housing units), compared to 5.1 percent (20,043 housing units) in Contra Costa County, 6.9 percent (188,378 housing units) in the Bay Area. Among renters in Martinez, approximately 1.8 percent of housing units (272 housing units) were in overcrowded conditions, and 0.5 percent (80 housing units) were in severely overcrowded conditions. Among homeowners, approximately 0.7 percent of housing units (107 housing units) were in overcrowded conditions, and 0.4 percent (55 housing units) were in severely overcrowded conditions. Table 32 provides information on overcrowded housing in Martinez.

Table 32. Overcrowded Housing in Martinez (2019)		
	Units	Percent
Owner Occupied:	9,902	67.3%
0.5 or less occupants per room	7,782	52.9%
0.51 to 1 occupant per room	2,013	13.7%
1.01 to 1.5 occupants per room	52	0.4%
1.51 to 2.0 occupants per room	55	0.4%
2.01 or more occupants per room	0	0.0%
Owner Occupied Overcrowded (1.01+) to 1.5)	107	0.7%
Owner Occupied Severely Overcrowded (1.51+)	55	0.4%
Renter Occupied:	4,821	32.7%
0.5 or less occupants per room	2,627	17.8%
0.51 to 1 occupant per room	1,922	13.1%
1.01 to 1.5 occupants per room	192	1.3%
1.51 to 2.0 occupants per room	80	0.5%
2.01 or more occupants per room	0	0.0%
Renter Occupied Overcrowded (1.01 to 1.5)	272	1.8%
Renter Occupied Severely Overcrowded (1.51+)	80	0.5%
Total Units	14,723	100.0%
Total Overcrowded	379	2.6%
Total Severely Overcrowded	135	0.9%
Source: ABAG Housing Element Data Package – Contra Costa County (U.S. Census, 2015-2019 ACS Table B25014)		

F. HOUSING COSTS AND AFFORDABILITY

HOUSING PRICES AND TRENDS

As indicated by Table 33, housing costs changed more for renters than for homeowners in Martinez through the years 2000 to 2019. From 2010 to 2019, renters saw a large rent increase of 43.9 percent while homeowners experienced a 3.9 percent increase in housing costs.

Table 33. Median Homeowner/Renter Costs (2000-2019) - Martinez				
Cost Type	Year			% Change
	2010	2015	2019	2010-2019
Median Monthly Ownership cost	$2,132	$1,984	$2,215	3.9%
Median Gross Rent*	$1,201	$1,467	$1,728	43.9%
**Not adjusted for inflation* *Source: U.S. Census, 2000; 2006-2010 American Community Survey Table S2503; and 2015-2019 Table DP04*				

Table 34 indicates median housing value for homes in Martinez. Value is defined as the amount for which property, including house and lot, would sell if it were on the market at a given point in time. As shown in Table 30, the median value for housing units in Martinez in 2001 was $218,708 and increased in value to $291,808 in 2010. In 2015, the median value for housing units increased to $513,684. The median value increased by 29.6 percent from 2015 to a median home value of $665,706 in 2020.

Table 34. Median Home Values (2001-2020) – Martinez						
Location	Median Home Values*					% Change
	2001	2005	2010	2015	2020	2015-2020
City of Martinez	$218,708	$419,661	$291,808	$513,684	$665,706	29.6%
Contra Costa County	$328,533	$628,720	$372,710	$621,458	$772,413	24.3%
Bay Area Average	$444,501	$698,759	$531,581	$831,074	$1,077,233	29.6%

**Not adjusted for inflation*

Source: ABAG Housing Element Data Package (Table HSG-08)

Table 35 indicates the value of owner-occupied housing units as reported on the ACS within Martinez in 2019. Of the 10,331 owner-occupied units, there were 7,103 units (68.8 percent) valued in the $500,000 to $999,999 price range and 2,156 units (20.9 percent) valued in the $500,000 to $999,999 price range.

Table 35. Value of Owner-Occupied Housing Units (2019) – Martinez		
Value	Number of Units	% of Total
Less than $50,000	128	1.2%
$50,000 to $99,000	61	0.6%
$100,000 to $149,999	58	0.6%
$150,000 to $199,999	87	0.8%
$200,000 to $299,999	139	1.3%
$300,000 to $499,999	2,156	20.9%
$500,000 to $999,999	7,103	68.8%
$1,000,000 or more	599	5.8%
Total	**10,331**	**100.0%**

Source: U.S. Census (2015-2019 ACS Table DP04)

Single-Family Units

Table 36 indicates the median sales price of single-family residences housing units throughout Contra Costa County in June 2021 and June 2022. The City of Martinez saw the fifth least increase in median sales price compared with 24 cities/areas in Contra Costa County. The median sales price of a single-family home in Martinez in August 2022 was $800,000 or about 4.9 percent greater than the median sales in August 2021 of $762,500. Countywide, the median sales price increased approximately 6.3 percent, from $800,000 in August 2021 to $850,000 in August 2022.

Table 36. Sales Price by Jurisdiction – Contra Costa County			
City/Area	Median Sales Price 2021	Median Sales Price 2022	Percent Change
Contra Costa County	**$800,000**	**$850,000**	**+6.3%**
Alamo	$2,680,000	$2,800,000	+4.5%
Antioch	$615,000	$677,500	+10.2%
Bethel Island	$800,000	$1,449,000	+81.1%
Brentwood	$800,000	$878,000	+9.7%
Clayton	$1,135,000	$1,025,000	-9.7%
Concord	$750,000	$795,000	+6.0%
Danville	$1,850,000	$2,157,500	+16.6%
Discovery Bay	$782,500	$834,000	+6.6%
El Cerrito	$1,125,000	$1,310,000	+16.4%

Table 36. Sales Price by Jurisdiction – Contra Costa County			
City/Area	Median Sales Price 2021	Median Sales Price 2022	Percent Change
El Sobrante	$723,500	$820,000	+13.3%
Hercules	$775,000	$855,000	+10.3%
Lafayette	$1,835,000	$2,032,500	+10.8%
Martinez	$762,500	$800,000	+4.9%
Moraga	$1,249,500	$1,800,000	+44.1%
Oakley	$640,000	$740,750	+15.7%
Orinda	$2,105,000	$2,343,500	+11.3%
Pinole	$762,500	$763,000	+0.1%
Pittsburg	$562,500	$655,000	+16.4%
Pleasant Hill	$959,500	$1,118,000	+16.5%
Richmond	$627,000	$660,000	+5.3%
Rodeo	$700,000	$707,000	+1.0%
San Pablo	$515,000	$670,000	+30.1%
San Ramon	$1,395,000	$1,715,000	+22.9%
Walnut Creek	$997,000	$1,167,500	+17.1%
Source: CoreLogic California Home Sale Activity, June 2022			

Mobile Homes

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in Contra Costa County in 2019 was $59,400 (US Census Bureau, ACS 2015-2019 Table B25083). Overall, there are 7,419 mobile homes in Contra Costa County in 2022 with 15 located in Martinez. (DOF, Table E-5, 1/1/2022). HCD's Mobile Home Park search indicates that there are no mobile home parks in Martinez.

Liveaboards

There are 29 slips permitted for live-aboards at the Martinez Marina; 16 live-aboard slips are currently occupied.

HOUSING AFFORDABILITY

According to HCD and HUD, housing is considered affordable if a household spends no more than 30 percent of its income on housing. Table 37 identifies housing affordability levels, including gross rents and home purchase price, by family size based on the HCD's *2021 Income Limits* for Contra Costa County.

Table 37. Ability to Pay for Housing Based on Income Group/Household Size (2021) *						
Number of Persons	1	2	3	4	5	6
Extremely Low-Income Households - 30% of Median Household Income						
Income Level	$28,800	$32,900	$37,000	$41,100	$44,400	$47,700
Monthly Income	$2,400	$2,742	$3,083	$3,425	$3,700	$3,975
Max. Monthly Gross Rent**	$720	$823	$925	$1,028	$1,110	$1,193
Max. Purchase Price***	$105,479	$119,809	$134,138	$148,467	$160,000	$171,534
Very Low-Income Households - 50% of Median Household Income						
Income Level	$47,950	$54,800	$61,650	$68,500	$74,000	$79,500
Monthly Income	$3,996	$4,567	$5,138	$5,708	$6,167	$6,625

Table 37. Ability to Pay for Housing Based on Income Group/Household Size (2021) *						
Number of Persons	1	2	3	4	5	6
Max. Monthly Gross Rent**	$1,199	$1,370	$1,541	$1,713	$1,850	$1,988
Max. Purchase Price***	$177,232	$201,173	$225,113	$249,053	$268,276	$287,498
Low-Income Households - 80% of Median Household Income						
Income Level	$76,750	$87,700	$98,650	$109,600	$118,400	$127,150
Monthly Income	$6,396	$7,308	$8,221	$9,133	$9,867	$10,596
Max. Monthly Gross Rent**	$1,919	$2,193	$2,466	$2,740	$2,960	$3,179
Max. Purchase Price***	$284,177	$322,644	$361,112	$399,580	$430,495	$461,234
Moderate-Income Households - 120% of Median Household Income						
Income Level	$105,500	$120,550	$135,650	$150,700	$162,750	$174,800
Monthly Income	$8,792	$10,046	$11,304	$12,558	$13,563	$14,567
Max. Monthly Gross Rent**	$2,638	$3,014	$3,391	$3,768	$4,069	$4,370
Max. Purchase Price***	$396,912	$450,056	$503,377	$556,521	$599,071	$641,621

*Based on Contra Costa County FY 2021 Annual Median Income (household)

**Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner's insurance.

***Maximum affordable sales price is based on the following assumptions: 4.1% interest rate, 30-year fixed loan, Down payment: $5,000 – extremely low, $10,000 – very low; $15,000 - low, $25,000 – moderate, property tax, utilities, and homeowners' insurance as 30% of monthly housing cost (extremely low/very low), 28% of monthly housing cost (low), and 25% of monthly housing cost (moderate/above moderate). Closing costs: 3.5% (extremely low/very low), 3.0% low, and 2.5% moderate)

Calculation Illustration for 3 Bedroom, 4-person, Low-Income Household:

Annual Income Level: $109,600
Monthly Income Level: $109,600/12 = $9,133
Maximum Monthly Gross Rent: $9,133 x .0.3 = $2,740

a. Gross monthly income = $9,133
b. Down Payment and Closing Costs $15,000; Closing Costs 3.0%
c. Monthly housing costs $9,133 x .0.3 = $2,740
d. Principal and Interest plus utilities/taxes/mortgage/insurance: $1,918 + $822 = $9,133 x 0.3 = $2,740

Sources: HCD FY2021 State Income Limits, De Novo Planning Group 2022

Overpayment

A household is overpaying for housing (or cost burdened) if it spends more than 30 percent of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50 percent of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. Table 10 identifies overpayment levels by income range. As shown in Table 10, approximately, 31.6 percent of all households in Martinez overpaid for housing. Renters were more likely to overpay than homeowners; 43.4 percent of renter households paid more than 30 percent of their income for housing. Of the 4,675 Martinez households overpaying for housing, 2,170 were renter households, and 2,505 were owner households.

In general, overpayment disproportionately affects lower income households; 68.5 percent of lower-income households (0-80 percent of AMI) and 75.4 percent of extremely low income households (0-30 percent of AMI) - paid more than 30 percent of their income for housing.

Affordability - Renters

Table 38 identifies the Fair Market Rent (FMR) for Contra Costa County in 2021 and 2022 as determined by HUD. HUD determines the FMR for an area based on the amount that would be needed to pay the rent (and utilities) for suitable privately-owned rental housing. HUD uses FMRs for a variety of purposes, such as determining the rental prices and subsidy amounts for units and households participating in various Section 8/Housing Choice Voucher assistance programs.

Table 38. HUD Fair Market Rents Contra Costa County (2021, 2022)

Bedrooms in Unit	Fair Market Rent (FMR) 2021	Fair Market Rent (FMR) 2022
Studio	$1,595	$1,538
1 Bedroom	$1,934	$1,854
2 Bedrooms	$2,383	$2,274
3 Bedrooms	$3,196	$3,006
4 Bedrooms	$3,863	$3,578
Source: HUD 2022/2021 FMR Contra Costa County		

There were 26 rental listings posted on Zillow.com in August 2022, including 11 two-bedroom apartments between $1,750 and $3,468, five three-bedroom apartments or houses between $2,995 and $3,490, and six three-bedroom apartments or houses between $3,295 and $3,995 a month, most of which are around the 2022 FMR. The average monthly rent in mid-2022 was $2,881. Table 39 identifies the recent homes listed for rent in Martinez, including type of housing unit and whether the rental unit is affordable to lower income households. The affordability of the recent homes is based on the maximum monthly rent identified in Table 37.

Table 39. Martinez Rent Affordability (2021)[1]

Address and Type of Unit	Bed	Bath	Listed Rent	Affordable to[2]:		
				Extremely Low Incomes	Very Low Incomes	Low Incomes
233 Escobar Street #233 - Apartment	1	1	$1,625	No	Families of 2+	Families of 1+
1040 Delacy Avenue Unit B - Townhouse	2	1	$2,195	No	Families of 4+	Families of 1+
729 Mellus Steet - Single Family Residence	1	1	$1,795	No	Families of 2+	Families of 1+
4 Benita Way #B-C Apartment	1	1	$1,450	Families of 5+	Families of 1+	Families of 1+
2259 Yellowstone Drive - Single Family Residence	4	2	$3,400	No	No	Families of 4+
5003 Hiller Lane - Townhouse	3	2.5	$2,995	No	No	Families of 3+
67 Green Street - Single Family Residence	3	1.5	$3,350	No	No	Families of 4+
4528 Actriz Place - Single Family Residence	4	3	$3,845	No	No	Families of 5+
2341 Banbury Loop - Single Family Residence	3	3	$3,490	No	No	Families of 4+
901 Veterans Drive - Townhouse	2	1.5	$2,350	No	Families of 5+	Families of 1+

Table 39. Martinez Rent Affordability (2021)[1]						
Address and Type of Unit	Bed	Bath	Listed Rent	Affordable to[2]:		
				Extremely Low Incomes	Very Low Incomes	Low Incomes
901 Country Run Drive - Single Family Residence	3	2.5	$3,100	No	No	Families of 3+
244 Via El Dorado Lane - Townhouse	3	2	$3,300	No	No	Families of 4+
337 Orchard View Avenue - Single Family Residence	4	2.5	$3,800	No	No	Families of 5+
412 Mellus Street #6 - Apartment	1	1	$1,975	No	Families of 3+	Families of 1+
1910 Redwood Dr - Single Family Residence	4	2	$3,295	No	No	Families of 4+
225 Hidden Creek Court - Apartment	2	3	$3,300	No	No	Families of 4+
430 Mill Road - Apartment	2	2	$2,600	No	Families of 6+	Families of 2+
2010 Fries Court - Single Family Residence	4	3	$3,995	No	No	Families of 6+

[1]This table includes rental listings posted on Zillow.com in August 2022.
[2]Affordability is based on affordable home purchase prices amounts by income level and household size identified in Table 34
Source: Zillow.com

As shown in Table 33, the median gross rent in Martinez was $1,728 in 2019, an increase of 43.9 percent from 2015. Standard management practices require that a household have three times their rent in income. Under this scenario, a household would need to earn approximately to earn $5,760 per month or $69,120 per year to afford the average 2019 rental price in Martinez. Therefore, for households of one person, the average 2019/2020 rents in Martinez and currently available rental housing on Zillow.com would be unaffordable to the extremely low- (< $28,800 per year) and very low- ($28,800 - $47,950 per year) households, but would be affordable to some low-income ($47,950 - $76,750 per year) and moderate-income ($76,750 - $105,500) households.

Affordability - Homeowners

As shown in Table 34, the median home value in Martinez was $665,706 in 2020, which was a 29.6 percent increase from $513,684 in 2015. Recent median sales data in Table 36 shows that the median sales price in Martinez experienced a 4.9 percent increase from 2020 to 2021, increasing from $762,500 to $800,000. Reviewing the median sales data in Table 36 along with the affordable home purchase price amounts by income level and household size in Table 37 indicates that median home sales prices in Martinez are not affordable to lower income households but some moderate-income households.

Chart 9~~6~~ identifies housing list prices trends in Martinez, showing significant increases in the median home price in recent years.

Chart 96. Housing Price Trends in Martinez

Source: https://www.movoto.com, January 2023

According to Zillow.com as of August 2022, there were 24 two-bedroom housing units for sale in Martinez listed from $169,800 to $1,097,000, 35 three-bedroom housing units listed from $179,900 to $1,700,000, and 16 four-bedroom housing units listed from $639,000 to $1,128,000. Comparing the current listing prices to Table 34 it appears that these single-family homes in Martinez are not affordable to most lower-income households. A review of recent sale data for housing in Martinez reveals that among 20 housing units sold in August 2022, 18 were below the median sale price of $800,000, but only one of them was affordable to low-income households and none of them was available to very low-income households. Table 40 identifies the recent homes sold in Martinez, type of housing unit, and the level of affordability of homes in the lower price range. The affordability of the recent homes is based on affordable home purchase prices identified in Table 37.

Table 40. Martinez Homes Affordability (2021)

Address and Type of Unit	Bed / Bath	Sold Price	Sale Date	Affordable to[1]:		
				Extremely Low Income	Very Low Income	Low Income
121 Begonia Court Single Family Residence	3/2	$800,000	08/29/22	No	No	No
4822 Starflower Drive Townhouse	3/2	$715,000	08/29/22	No	No	No
449 Lassen Drive Single Family Residence	3/2	$775,000	08/26/22	No	No	No
2818 McClellan Court Single Family Residence	3/3	$750,000	08/26/22	No	No	No
4197 Rita Drive Single Family Residence	3/1	$550,000	08/26/22	No	No	No
324 Avenida Flores Mobile Home	2/2	$320,000	08/24/22	No	No	Families of 2+
2410 Morello Heights Circle Single Family Residence	3/2	$675,000	08/24/22	No	No	No
1202 Plaza Drive Single Family Residence	4/2	$780,000	08/23/22	No	No	No

Table 40. Martinez Homes Affordability (2021)						
Address and Type of Unit	Bed / Bath	Sold Price	Sale Date	Affordable to[1]:		
				Extremely Low Income	Very Low Income	Low Income
320 Greenway Drive Single Family Residence	3/2	$760,000	08/23/22	No	No	No
810 Center Avenue Townhouse	3/3	$575,000	08/22/22	No	No	No
331 Escobar Street Single Family Residence	4/2	$580,000	08/22/22	No	No	No
5266 Alhambra Valley Road Single Family Residence	3/4	$1,650,000	08/19/22	No	No	No
1135 Brown Street Single Family Residence	2/1	$715,000	08/19/22	No	No	No
564 Falling Star Drive Single Family Residence	3/3	$790,000	08/19/22	No	No	No
513 Falling Star Drive Single Family Residence	3/3	$753,000	08/19/22	No	No	No
1071 Veale Avenue Single Family Residence	5/3	$800,000	08/18/22	No	No	No
52 Temple Court Single Family Residence	3/2	$670,000	08/16/22	No	No	No
143 Mount Kennedy Drive Single Family Residence	4/3	$1,385,000	08/16/22	No	No	No
640 Fig Tree Lane Condominium	2/2	$510,000	08/16/22	No	No	No
313 Eastgate Lane Condominium	2/2	$505,000	08/16/22	No	No	No
[1]Affordability is based on affordable home purchase prices amounts by income level and household size identified in Table 34 *Source: Zillow.com*						

As indicated by Table 40, extremely low, very-low, low, and moderate-income households regardless of household size cannot afford typical sales prices in Martinez. As shown in Table 37, among 20 housing units sold in Martinez in August 2022, there is only one housing unit affordable to low income households and no housing units affordable to extremely low or very low-income households. Overall, mobile homes offer the more affordable alternatives for these income groups. Also, new manufactured homes on vacant lots can provide another more affordable solution.

ASSISTED HOUSING

Contra Costa Housing Authority

Martinez and the entirety of Contra Costa County are served by the Housing Authority of Contra Costa County (HACCC). HACCC is a public corporation authorized to provide rental subsidies and manages and develops affordable housing for low-income families, seniors, and persons with disabilities in Contra Costa County. In Martinez, HACCC owns and administers two public housing properties: Alhambra Terrace, with 50 units including three units for persons with a disability, and Hacienda with 50 units including two for persons with a disability. HACCC also administers Project-Based Vouchers (PBVs) for two properties in Martinez: Berrellesa Palms, with 48 units for senior households, and Riverhouse Hotel, with 18 units. HACCC is based in Martinez, with its office at 3133 Estudillo Street.

Assisted Housing At-Risk of Conversion

Government Code Section 65583(a)(8) requires that a housing element shall contain an analysis of existing assisted housing developments, which are defined as multifamily rental housing that receives governmental assistance, and identify any assisted housing developments that are eligible to change from lower-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant (CDBG) Program, or local in-lieu fees.

The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from lower-income use and the total number of elderly and non-elderly units that could be lost from the locality's lower-income housing stock in each year during the ten-year period.

Units at risk of conversion are those that may have their subsidized contracts terminated ("opt out") or that may "prepay" the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and the desire to roll over the investment into a new property.

According to California Housing Partnership, there are three subsidized projects located in Martinez. Table 41 identifies the total and subsidized units, type of project, the subsidy program that is in place for these projects, and the likelihood of the development to convert to market-rate units that would not aid lower-income residents.

Table 41. Summary of Assisted Housing Developments

Project/Address	Total Units	Subsidized Units	Type	Source	Risk of Conversion
Berrellesa Palms 301 Berrellesa Street	49	48	Seniors	4% LIHTC	1/4/2068
Emerson Arms 326 Ward Street	32	32	Family	HUD Preservation	7/31/2041
Riverhouse Hotel 700 Alhambra	75	74	Seniors	9% LIHTC	2/01/2048

Source: Affordable Housing Map & Benefits Calculator, California Housing Partnership

Martinez takes an active and supportive role in the preservation of assisted rental housing. The cost of conserving assisted units is significantly less than the cost required to replace units through new construction. Conservation of assisted units generally requires rehabilitation of the aging structure and re-structuring the finances to maintain a low debt service and legally restrict rents. Construction costs, land prices and land availability are generally the limiting factors to development of affordable housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

Cost Analysis. State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments would have affordability restrictions lifted when their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured.

To provide a cost analysis of preserving "at-risk" units, costs must be determined for rehabilitation, new construction, or tenant-based rental assistance. The following costs anticipate rehabilitation, construction, or rental assistance of unit sizes comparable to those in the City's existing affordable housing projects, which primarily have one- and two-bedroom units. There are a variety of funding sources for housing construction and rehabilitation, as well as preservation of assisted uses.

1. *Rehabilitation* – The primary factors used to analyze the cost of preserving low-income housing include acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing, and availability of financing (governmental and market). Table 42 presents the estimated per unit preservation costs for the City of Martinez. This option would result in a cost of $17,940,000 million for a 48-unit project, or $373,350 per unit.

Table 42. Rehabilitation Costs	
Fee/Cost Type	Cost Per Unit
Acquisition[1]	$225,000
Rehabilitation	$100,000
Financing/Other (15% of Costs)	$48,750
Total Per Unit Cost	$373,750
[1]1211 Escobar Street (6-unit apartment project) sold for $1,350,000 (1/4/22) *Source: De Novo Planning Group, 2022*	

2. *New Construction/Replacement* – The high cost of land and construction make affordable housing development in Martinez difficult without substantial subsidy. Projects tend to be small in scale due to the parcel sizes in the City and the developed nature of the community. Small projects are not competitive for many State funding sources and are not able to benefit from economies of scale. This results in higher development costs per unit, and it also results in higher ongoing management costs per rental unit. While there have not been recent affordable housing projects in Martinez that have been constructed, an example of high development costs is the most recent LIHTC new construction projects in Contra Costa County – the 100-unit Alves Lane Apartments. This project totaled $58,441,783, or $584,442 per unit, based on information from TCAC application 22-479.

3. *Tenant-Based Rental Assistance* – This type of preservation largely depends on the income of the family, the shelter costs of the apartment, and the number of years the assistance is provided. If the very low-income family that requires rental assistance earns $45,720 (approximately 40 percent of median income for a two-person household), then that family could afford approximately $1,143 per month for shelter costs. According to the ACS 5-Year Estimates 2015-2019, the median gross rent in the City of Martinez for one- and two-bedroom units was $2,161 in 2022. The difference between these figures would result in necessary monthly assistance of $1,018 a month or $12,216 per year per unit/household. For comparison purposes, typical affordable housing developments carry an affordability term of at least 55 years, which would bring the total cost to $671,880 per household.

Summary. As demonstrated above, the most cost-effective approach is to acquire and rehabilitate units, which would cost approximately $17,940,000. Providing rental assistance for a 55-year period is the most expensive approach, which would cost approximately $32,250,240. New construction of units is less expensive than providing rental assistance but more expensive than acquiring and rehabilitating units, which would cost approximately $28,053,216 for a multifamily development. It is noted that these costs do not reflect potential costs savings associated with various federal and State housing grant and loan programs, discussed below under Resources.

Qualified Entities

HCD maintains a list of entities qualified to acquire and manage assisted housing developments at-risk of conversion. The list, including contact details for qualified entities, is available at: https://www.hcd.ca.gov/policy-and-research/preserving-existing-affordable-housing

Qualified entities for Contra Costa County include:

- ACLC Dewey Housing, Inc.
- Affordable Housing Associates

- Alameda County Allied Housing Program
- Anka Behavioral Health
- City of Walnut Creek
- Community Housing Development Corp.
- East Bay Asian Local Development Corporation
- East Bay NHS
- Eskaton Properties Inc.
- L + M Fund Management LLC
- Neighborhood Housing Services of the East Bay
- Northern California Land Trust, Inc.
- Pacific Community Services, Inc.
- ROEM Development Corporation
- Rubicon Programs, Inc.
- Rural California Housing Corp
- Satellite Housing Inc.

G. PROJECTED HOUSING NEEDS

California law requires each city and county to develop local programs within their housing element to meet their "fair share" of existing and future housing needs for all income groups, as determined by HCD and regional councils of government. The RHNA is a State-mandated process devised to distribute planning responsibility for housing need throughout the State of California. Chapter IV discusses the City's ability to accommodate the RHNA through approved projects and vacant and underdeveloped sites suitable for residential development. The RHNA for Martinez, as shown by Table 43 below, is allocated by ABAG to address existing and future needs for the 2023 to 2031 planning period.

Table 43. Regional Housing Needs Allocation – Martinez (2023–2031 Planning Period)

Income Group	Income Range[1](Family of Three)	Affordable Monthly Housing Costs[2]	Martinez Regional Share (units)
Extremely Low: <30% AMI[3]	< $37,000	< $925	175
Very Low: 30-50% AMI	$37,000 - $61,650	$925 - $1,541	175
Low: 50-80% AMI	$61,650 - $98,650	$1,541 - $2,466	201
Moderate: 80-120% AMI	$98,650 - $135,650	$2,466 - $3,391	221
Above Moderate: 120 + AMI	$135,650 +	$3,391+	573
Total	n/a	n/a	1,345

[1]HCD has established these income limits for Contra Costa County for 2021.
[2]In determining how much families at each of these income levels should pay for housing, HCD considers housing "affordable" if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.
[3]50% of the City's very low-income housing needs are for extremely low-income households, which are defined as those families earning less than 30% of median income.

Source: ABAG Housing Element Data Package – Contra Costa County; HCD 2021 State Income Levels

3. HOUSING CONSTRAINTS

Constraints to housing development are defined as government measures or non-governmental conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code Section 65583(a)(4)). Martinez is undertaking many changes to its Zoning Ordinance as part of its work program to implement this Housing Element and is also addressing potential constraints identified during the preparation of this Housing Element.

Non-governmental constraints (required to be analyzed under Government Code Section 65583(a)(5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can help Martinez in formulating housing programs.

This Chapter addresses these potential constraints and their effects on the supply of affordable housing.

A. GOVERNMENTAL AND ENVIRONMENTAL CONSTRAINTS

Martinez's policies and regulations play an important role in protecting the public's health, safety, and welfare. However, governmental policies and regulations can act as constraints affecting both the amount of residential development that occurs and housing affordability. State law requires housing elements to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583).

Therefore, the City is required to review its regulations to ensure there are no unnecessary restrictions on the operation of the housing market. If the City determines a policy or regulation results in excessive constraints, the City must attempt to identify what steps can be taken to remove or minimize obstacles to affordable residential development. Martinez's primary policies and regulations that affect residential development and housing affordability are land use controls; development processing procedures, fees, and improvement requirements; and building and housing codes and enforcement.

The governmental constraints analysis focuses on factors that are within the City's control, not on state, federal, or other governmental policies or regulations that the City cannot affect or modify. There are many such policies and regulations that could affect the City's ability to meet future housing needs and secure adequate funding to construct very low- and low-income housing. Following are other governmental constraints:

- Land use and environmental policies and regulations that could limit the City's ability to designate land in its planning area for future residential development. Examples include agricultural open space and natural habitat preservation, protection of endangered species, and flood control.
- Fiscal and financial constraints related to regional, state, or federal funding for housing, transportation, infrastructure, and services needed to support new residential development.
- State and federal requirements that add to the cost of constructing affordable housing, when public funds are used (such as so called "prevailing wage" requirements).
- Construction codes and regulations that the City must follow for new residential construction that could restrict the use of cost-saving techniques or materials.

1. LAND USE CONTROLS

Land use controls guide local growth and development. Martinez applies land use controls through its General Plan, Zoning Ordinance, and supplemental planning documents. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by the City to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to households of various income levels.

General Plan Land Use Designations

By definition, local land use controls constrain housing development by restricting housing to certain sections of the City and by limiting the number of housing units that can be built on a given parcel of land. In 2022, the City of Martinez adopted a comprehensive update of its entire General Plan, except the Housing Element. The General Plan 2035 is committed to responsible development aligned within natural resource limitations, providing a diversity of housing that is available and affordable to residents and the local workforce (Goals LU-G-1 and OSC-G-14, and Measures LU-I-1.1a, LU-I-2.2b, LU-I-6.1c). In furtherance of this goal, the General Plan identified additional sites for multifamily housing and increased opportunities for residential growth densities in areas planned for multifamily and mixed-use development. As shown in Table 44, the land use designations in the General Plan 2035 provide for a wide range of residential development types and densities.

Table 44: Residential General Plan Land Use Designations Density, and Intensity		
Land Use Designation	Density	FAR
Downtown Core (DC) This designation is intended for the mixed-use areas at the center of Downtown, with an emphasis on a pedestrian-scale mixture of residential, specialty commercial, tourist, restaurants, cultural, and civic uses. It promotes a mix of residential and commercial uses where ground floor commercial uses are enhanced with residential uses above creating a vibrant commercial core. In addition to rehabilitation and adaptive reuse of historic buildings, development in this area should emphasize new and infill construction that is compatible with the historic structures that give Downtown its unique identity. This area is part of the Downtown Specific Plan area.	29.0 to 43.0	2.0 to 4.0
Downtown Government (DG) This designation is intended for the two Downtown areas with government facilities. The eastern area consists of existing federal, State, and county facilities centered at Court and Pine Streets at Main Street and is designated as "Civic" in the Downtown Specific Plan. The core of this designation is the County and State court campus, and the intent of this designation is to provide a center for the existing functions and future expansion of the Contra Costa County government, including administrative, judicial, and correctional facilities and federal, State and local civic facilities. The northern area consists of the Intermodal Transit Station (Amtrak station) at Marina Vista on the south side of the railroad tracks, and the intermodal parking lot on the north side of the tracks connected by a pedestrian bridge. This area is designated as "Downtown Core" and "North Downtown Shoreline" in the Downtown Specific Plan.	29.0 to 43.0	3.0 to 4.0
Downtown Shoreline (DS) This designation is intended to guide the transformation of a primarily industrial and service commercial area in the northwesterly portion of Downtown into a predominantly residential neighborhood, with the potential for waterfront oriented commercial uses (such as restaurants and hotels) and limited neighborhood serving commercial uses. The prior	17.0 to 35.0	2.0 to 4.0

Table 44: Residential General Plan Land Use Designations Density, and Intensity		
Land Use Designation	Density	FAR
General Plan land use designation was Study Area. The Downtown Shoreline designation removes the Study Area designation and establishes a new land use designation for the General Plan that is consistent with the Downtown Martinez Specific Plan. Although currently zoned Industrial, industrial uses are no longer consistent with this designation, and they may remain as set forth in the City's non-conforming use ordinance.		
Downtown Transition (DT) This designation is intended to maintain the character of this traditionally mixed-use area immediately south of the areas designated "Downtown Core" and "Downtown Government", and north of the residential neighborhoods beyond. This area will continue to contain small scale and locally serving service commercial uses, as well as office and residential uses. New development is envisioned to be primarily multifamily residential. This area spans two land use categories in the Downtown Martinez Specific Plan: "Downtown Core" and "Downtown Neighborhood".	19.0 to 30.0	Up to 1.5
Residential Very Low (RVL) This designation is typified by the rural residential neighborhoods that were developed under the County's jurisdiction, such as Muir Oaks and Franklin Canyon. Development within these areas is limited to single-family homes and related accessory uses that have low intensity characteristics.	Up to 1.0	Up to 0.25
Residential Low (RL) This designation is the single most predominant land use within the City's jurisdiction. This designation allows single-family homes, semi-rural neighborhoods developed under the County's jurisdiction, and neighborhoods of custom and semi-custom homes, on subdivision lots typically ranging from 5,000 square feet to 20,000 square feet. Paired and attached single family housing units may be possible as part of a planned unit development with common open space areas. Very limited non-residential uses are supported within this designation, subject to the applicable zoning regulations.	1.1 to 6.0	Up to 0.2
Residential Medium (RM) This designation allows for "small lot/cluster" single-family residential within planned unit developments and townhomes and other multifamily housing. Very limited non-residential uses are supported within this designation, subject to the applicable zoning regulations.	6.1 to 12.0	Up to 0.25
Residential High (RH) This designation allows for townhomes and other multifamily housing, such as apartments and condominiums units. Very limited non-residential uses are supported within this designation, subject to the applicable zoning regulations.	12.1 to 20.0	Up to 0.25
Residential Very High (RVH) This designation allows for multifamily housing, such as apartments and condominiums units, at a higher density. Very limited non-residential uses are supported within this designation, subject to the applicable zoning regulations.	20.1 to 30.0	Up to 0.25
Central Residential Low-A (CRL-A) This designation is intended to continue the established character of this portion of the Central Residential area's pre-World War II (WWII) hillside residential areas, where streets are generally steep and winding, and home placement was largely dictated by the steep topography. New development is limited to new single-family dwellings on the few remaining vacant lots.	Up to 6.0	Up to 0.4

Table 44: Residential General Plan Land Use Designations Density, and Intensity		
Land Use Designation	Density	FAR
Central Residential Low-B (CRL-B) This designation is intended to maintain the established single-family character of the Central Residential area's outlying neighborhoods, where most all homes were built prior to WWII or as part of subsequent pre-WWII subdivisions.	Up to 9.0	Up to 0.4
Central Residential Low-C (CRL-C) This designation is the largest in area of the three "Central Residential Mixed Single-Family and Multifamily" designations. The designation most typifies the traditional pattern of development in the area, with single family homes on the 5,000-square-foot interior lots and either duplexes or individual "split lots" (2,500 s.f. each) at the 5,000-square-foot corner lots. This designation encourages the continuation of adding new contextually appropriate single-family and duplex in-fill housing.	Up to 17.0	Up to 0.4
Central Residential Medium (CRM) This designation applies to the residential areas closer to Martinez City Hall and the Downtown. The areas with this designation are the most eclectic of the "Central Residential Mixed Single-Family and Multifamily" designations. Single-family homes, duplexes, and apartments buildings are interspersed throughout these areas. As with all three "Central Residential Mixed Single-Family and Multifamily" designations, it is at the corner and relatively larger lots where a higher density building can most effectively be integrated into what was historically a single-family context. Many of the existing houses and apartment buildings in the areas with this designation are in a poor state of repair; therefore, rehabilitation and/or new construction is very desirable. While the retention and addition of new single-family homes is permitted, this designation encourages the construction of new duplexes and multifamily buildings on suitable sites.	Up to 30.0	Up to 0.4
Central Residential High (CRH) This designation includes the residential areas closest to the Downtown and is envisioned to have the highest housing density of the three "Central Residential Mixed Single-Family and Multifamily" land use designations.	Up to 35.0	Up to 0.4
Alhambra Valley Estate Residential – Very Low (AV-ERVL) The primary land use envisioned for this designation is detached single-family homes on lots typically one acre or larger, with the keeping of a limited number of livestock, consistent with a rural or semi-rural lifestyle.	Up to 1.0	Up to 0.2
Alhambra Valley Estate Residential – Low (AV-ERL) The primary land use envisioned for this designation is single-family homes on lots typically one-half acre or larger.	1.1 to 2.0	Up to 0.2
Alhambra Valley Agricultural Lands (AV-AL) The only area within the city limits with an agricultural land use designation is the western hills area designated "Alhambra Valley Agricultural Lands (AV-AL)". This land use designation includes privately owned rural lands, generally in hilly areas that are used for grazing livestock or dry grain farming. The primary purposes of the "Alhambra Valley Agricultural Lands" designation are to: a) preserve and protect lands capable of and generally used to produce food, fiber and plant materials; and b) provide opportunities for rural residential single-family homes.	5 acres/du	Up to 0.1

Table 44: Residential General Plan Land Use Designations Density, and Intensity		
Land Use Designation	Density	FAR
General Commercial (GC) This land use designation is applied to areas appropriate for a broad range of retail, service, amusement, wholesale, and office uses. Areas with this designation include the City's two aging commercial strips: Alhambra Avenue (between F Street and State Route 4); and Pacheco Boulevard (between Palm Avenue and Interstate 680). Residential use is allowed on upper floors subject to the applicable zoning regulations.	Up to 30.0	Up to 1.0
Neighborhood Commercial (CN) This designation is intended for retail and other services which meet the day-to-day needs of residents. Allowed uses include businesses typically found in convenience and neighborhood shopping centers. Residential uses are allowed on upper floors subject to the applicable zoning regulations.	Up to 9.0	Up to 0.5
Source: City of Martinez General Plan 2035		

Zoning Ordinance

The City of Martinez Zoning Ordinance has 15 residential base districts, one downtown overlay district, and four non-residential districts that allow residential uses. Table 45 presents development standards for these districts including minimum lot area, maximum coverage/floor area, minimum setbacks, and maximum height. In addition to the residential and mixed-use districts, residential development is accommodated in several of the City's commercial and industrial districts as shown in Tables 43 and 50.

Development Standards

Development standards directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, open space on a site, etc. Site development standards also ensure a quality living environment for all household groups in the City, including special needs groups such as lower income households and senior citizens.

The Zoning Ordinance contains specific development standards for each zoning district, which vary slightly depending on the specific Planning Area where the development is proposed. In addition, the Zoning Ordinance provides different development standards for residential infill/addition projects and residential subdivision projects. Table 45 shows the allowed densities, minimum lot sizes, and floor area ratios (FAR) of the various residential zoning districts and commercial zones that allow residential uses within the City. For comparison, Table 45A shows the development standards for a typical medium-density residential zoning district in the surrounding cities relative to Martinez's R-2.5 zone.

Overall, the City's setback requirements are comparable to other communities throughout the region and do not constrain the permitted uses and densities.

The City's height limits require that in most zoning districts no residential structure can have more than two stories or exceed 25 feet in height as measured from natural grade. Exceptions to this 25-foot height maximum allow three stories for multifamily structures up to 30-feet in the R-1.5 district, if designed with two floors over ground level or submerged parking, three stories or 40 feet in the Downtown Core and Downtown Shoreline areas of the Downtown Specific Plan (except development at the R-2.5 densities in the Downtown Shoreline area is limited to 30 feet or two stories), and for Planning Commission approval of taller buildings with a conditional use permit. The predominant 25-foot, two-story height limit for the zoning districts allowing multifamily residential development represents a potential constraint for multifamily projects.

Structure size is mainly regulated by site coverage maximums specific to each residential zoning district as shown below. The City also imposes a maximum floor area ratio (FAR) of 0.30 for homes located on substandard hillside lots (i.e., lots that are non-conforming to either the base zoning or slope-density standards for minimum site area required) and where the natural

slope of the site under the proposed home exceeds 20 percent. No other FAR standards are applied by the Zoning Ordinance. However, General Plan 2035 establishes FAR standards to ensure that development can be accommodated at planned densities. While the City's site coverage and building height requirements do not constrain the densities permitted by the Zoning Ordinance, they would constrain projects requesting a density bonus, particularly projects that include two-bedroom or larger units in the R-1.5 and R-2.5 districts that request a density bonus more than 60 percent. This is demonstrated by the maximum average unit size of 751 s.f. that would be accommodated in a two-story building over a floor of parking in the R-1.5 district, using the following calculation: 43,560 s.f. x 0.4 site coverage x 2 stories / 46.4 units per acre (base + 60 percent density bonus). Similarly, in the R-2.5 district, the maximum unit size for a project with a 60 percent density bonus would be approximately 782 s.f. based on the following calculation: 43,560 s.f. x 0.25 site coverage (assumes 0.1 of the allowed 0.35 percent site coverage is dedicated to parking) x 2 stories / 27.84 units per acre (base + 60 percent density bonus).

In the residential districts, except for the R-1.5, R-2.5, and R-3.5 districts, not more than one dwelling unit may be located on a site (MMC 22.120.200). This conflicts with other provisions of the Zoning Ordinance that allow for accessory dwelling units, as well as with State law pertaining to accommodating accessory dwelling units (ADUs) and SB 9 provisions that provide for up to four units on a lot (with a lot split) that meets certain criteria.

Minimum usable open space per unit is required in four zoning districts, with 400 s.f. per unit in the R-1.5 district, 450 s.f. in the R-2.5, 500 s.f. in the R-3.5 zone, and 400 s.f. in the PA zone. The minimum open space requirements, in conjunction with the maximum building heights and setbacks, may preclude developments in these zones at the maximum permitted densities.

To ensure that development in the City may occur at the densities permitted by the General Plan and to ensure consistency between the General Plan and subordinate planning documents, Program 11 requires the Zoning Ordinance to be updated to be consistent with the General Plan, including accommodating planned densities and FARs established by the General Plan and updating development standards.

Table 45. Residential Zoning Districts and Development Standards									
Zoning District	Density (du/acre)	Minimum Lot Area	Site Width Minimum/ Corner Lot	Building Height	Front Yard (feet)	Sideyard/Sideyard with 2 Story (feet)[2]	Rear Yard (feet)	Minimum Site Area per Dwelling Unit	Maximum Site Coverage
R-1.5	29.0 du/ac[1] 17.4 du/ac[1] on existing parcels < 10,000 s.f. and density must not exceed average of improved sites adjoining the side lines of the site.	10,000	60/70	30	10	5/10	20 (may be reduced to 10 depending on lot)	1,500[2]	40%
R-2.5	17.4 du/ac	3,500	35/60	25	20	5/10	25 (may be reduced to 15 depending on lot)	2,500	35%
R-3.5	12.4 du/ac	4,000	40/50	25	20	5/10	25	3,500	40%
R-6.0	7.26 du/ac	6,000	60/70	25	20	5/10	25	6,000	40%
R-7.5	5.8 du/ac	7,500	70/80	25	20	5/10	25	7,500	35%
R-10	4.36 du/ac	10,000	80/90	25	25	5/12	25	10,000	30%
R-15	2.9 du/ac	15,000	100/110	25	20	10/25	15	12,000	30%
R-20 / RR-20	2.18 du/ac	20,000	100/110	25	25	10/15	25	20,000	25%
R-40 / RR-40	1.09 du/ac	40,000	150/150	25	25	15/25	25	40,000	20%
R-80 / RR-80	0.54 du/ac	80,000	150/150	25	50	25/35	25	80,000	10%
R-100 / RR-100	0.44 du/ac	100,000	150/150	25	50	30/40	25	100,000	5%
Mixed Use (M)	Regulations pertaining to density, coverage, height and spacing of buildings, yard spaces, open spaces, parking and loading facilities and any other aspect regulation in this zoning title shall be those of the most restrictive zoning district in the combining district.								
Downtown Overlay (D)	Same as underlying zone, except R-2.5 sites may develop at R-1.5 standards and R-	Not specified	Not specified	Average height of buildings on adjoining properties to a	Average of the two side-adjoining	5/10 10 - Corner	15	R-1.5 – 1,250 R-2.5 – 1,500 R-3.5 – 2,500	45%

Table 45. Residential Zoning Districts and Development Standards									
Zoning District	Density (du/acre)	Minimum Lot Area	Site Width Minimum/ Corner Lot	Building Height	Front Yard (feet)	Sideyard/Sideyard with 2 Story (feet)[2]	Rear Yard (feet)	Minimum Site Area per Dwelling Unit	Maximum Site Coverage
	3.5 sites may develop at R-2.5 standards per MMC 22.13.030			maximum of 25 feet, except in the R-1.5 and R-2.5 with a maximum of 30 feet	properties to a maximum of 20 ft				
Neighborhood Commercial (NC)	Not specified[3]	Not specified	Not specified	30	15	15	15	Not specified	Not specified
Central Commercial (CC)	Not specified[3]	Not specified	Not specified	40	5	None	None	Not specified	Not specified
Service Commercial (SC)	Not specified[3]	Not specified	Not specified	30	5	None	None	Not specified	Not specified
Light Industrial (LI)	Not specified	Not specified	Not specified	30	20	30	10	Not specified	Not specified
Professional and Administrative Offices (PA)	Same as R-1.5	6,000	60/70	30	10	10% of average width of site, provided the requirement is at least 5 feet and not more than 10, except: - 10-corner - 1 ft added for each 2 ft above	10, except: - 1 ft added for each 2 ft above structure height of 12 ft - 35 feet adjoining R district	1,500[2]	50%

Table 45. Residential Zoning Districts and Development Standards									
Zoning District	Density (du/acre)	Minimum Lot Area	Site Width Minimum/ Corner Lot	Building Height	Front Yard (feet)	Sideyard/Sideyard with 2 Story (feet)[2]	Rear Yard (feet)	Minimum Site Area per Dwelling Unit	Maximum Site Coverage
						structure height of 12 ft - 20 feet adjoining R district - 10 feet – access to more than 1 DU			

[1] 17.4 du/ac on existing parcels < 10,000 s.f. and density must not exceed average of improved sites adjoining the side lines of the site.
[2] Standards in this column are applicable for structures of 12 feet or less in height. For structures above 12 feet in height, 1 foot shall be added to each side yard for each 2 feet of height above the lowest 12 feet of height of a structure.
[3] 2,500 on existing parcels < 10,000 s.f. 1,250 where allowed by the Board of Adjustments on parcels <20,000 s.f.
[4] Where residential uses are allowed with no density specified, maximum density is based on the density permitted by the General Plan or Downtown Specific Plan.

Source: City of Martinez Municipal Code (Title 22 – Zoning), 2022

Table 45A. Comparison of Residential Development Standards									
City / Zoning District	Density (du/acre)	Minimum Lot Area	Site Width Minimum/ Corner Lot	Building Height	Front Yard (feet)	Sideyard/Sideyard with 2 Story (feet)[2]	Rear Yard (feet)	Minimum Site Area per Dwelling Unit	Maximum Site Coverage
Martinez / R-2.5	17.4 du/ac	3,500	35/60	25	20	5/10	25 (may be reduced to 15 depending on lot)	2,500	35%
Benicia / RM	14 du/ac	6,000	60	35	20	6; 10 (avg)	15	3,000	45%
Concord / RM	11-32 du/ac	1,400	18 (attached) 24 (detached)	40	5	5	6	1,400	60% (a) 80% (d)
Pittsburg / RM	14-16 du/ac	60,000 (apts.) 2,500 (attached)	--	35 (apts.) 35 (attached) 28 (detached)	15	15 (apts.) 5 (attached)	10 (apts.) 15 (attached) 15 (detached)	--	50% (apts.) 60% (attached)

Table 45A. Comparison of Residential Development Standards									
City / Zoning District	Density (du/acre)	Minimum Lot Area	Site Width Minimum/ Corner Lot	Building Height	Front Yard (feet)	Sideyard/Sideyard with 2 Story (feet)[2]	Rear Yard (feet)	Minimum Site Area per Dwelling Unit	Maximum Site Coverage
		3,000 (detached)				3-5 (detached)			60% (detached)
Pleasant Hill / MRL	17.4 du/ac	10,000	70	35	15	10	15	2,500	40%
Walnut Creek / M-2.5	17.4 du/ac	10,000	90	30-50 ft. as specified in the Zoning Map	15	5	10	2,500	50%
Sources: City of Martinez Municipal Code (Title 22 – Zoning), 2022; City of Benicia, 2023; City of Concord, 2023; City of Pittsburg, 2023; City of Pleasant Hill, 2023; City of Walnut Creek									

Specific Plan Development Standards

Specific Plans are authorized by California Government Code Sections 65450 – 65457 for the systematic implementation of the General Plan in a defined portion of a community's planning area.

The Downtown Specific Plan (DSP) guides public and private investment to ensure that future development and infrastructure projects help realize the Martinez community's goals and visions for the future of Downtown. The DSP primarily addresses land use development policies and development standards intended to guide private and public investment in the downtown business area. The study area covers about 220 acres and is bounded on the north by the Radke Martinez Regional Shoreline and Martinez Waterfront Park; on the east by the PBF Refinery and a hillside residential area accessed by Miller Avenue; on the south by Susana Street; and on the west by cemeteries, Rankin Park, Talbart and Richardson Avenue, and by Thomas Hill, the bluff to the west of Berrellesa Street. Areas with residential uses include:

- **Downtown Core (29-43 du/ac)**: The mixed-use center of Downtown emphasizes a pedestrian-scale mixture of residential uses. In addition to rehabilitation and adaptive reuse of historic buildings, the development philosophy emphasizes new and infill construction that is compatible with the historic structures that give Downtown its unique identity. The Downtown Core includes an Historic Overlay District with a design philosophy centered on historic preservation, and rehabilitation and adaptive reuse of existing structures.
- **Downtown Neighborhood (12-35 du/ac) and Grandview Areas (7-17 du/ac)**: Predominantly residential areas surrounding the Downtown Core with a design philosophy centered on historic preservation, sensitivity, and neighborhood compatibility.
- **Downtown Shoreline (17-35 du/ac)**: The land use strategy is centered on relocating industry and creating new development that is in keeping with the traditional Downtown character, and contributes to the protection and enhancement of the existing open space and shoreline.

Development standards for these designations are provided in Table 46 below. In addition to the standards shown in Table 46, the Downtown Shoreline R-1.5 and R-2.5 districts require 5 percent of the site area to be landscaped.

As noted above, the Downtown Core includes an Historic Overlay District for a defined area in the Downtown Core to promote the preservation and rehabilitation of historic commercial, civic, and mixed-use buildings, and to provide for new infill construction consistent with the historic character of the District. From the perspective of development standards, the Historic Overlay applies the same standards as the Downtown Core – 29 du/ac base density up to a density of 43 du/ac; height limit of 30 feet or three stories, higher with a use permit – and focuses on the preservation of historic buildings to the maximum extent feasible while allowing for the adaptive re-use of historic buildings. These requirements do not create an impediment to new housing construction as exemplified by the recent Portside Lofts project at 600-610 Ferry Street within the Historic Overlay District, which includes 13 apartments (one very-low income) and 1,800 s.f. of commercial space on a 0.21-acre underutilized site (or 61.9 du/ac).

Table 46. Downtown Specific Plan						
Zoning	Allowable Residential Types	Specific Plan Density	Setback – Front	Setback – Sideyard, Sideyard with 2 Story, Rear	Minimum Site Coverage	Building Height (feet)
Downtown Core (DC)	Duplex Townhouse/Rowhouse Live/Work Units Apartments/Condominiums (including Mixed-Use)	29 du/ac[1]	15	None	Not specified	30
Downtown Neighborhood (R-3.5)	Single-Family Standard Lot Single-Family Small Lot Duplex Townhouse/Rowhouse Apartments/Condominiums (including Mixed-Use) Secondary Units	12.4 du/ac	20	5, 10, 25	40%	25
Downtown Neighborhood (R-2.5)	Single-Family Standard Lot Single-Family Small Lot Duplex Townhouse/Rowhouse Apartments/Condominiums (including Mixed-Use) Secondary Units	17.4 du/ac	20	5, 10, 25 (may be reduced to 15 depending on lot)	35%	25
Downtown Neighborhood (R-1.5)	Single-Family Standard Lot Single-Family Small Lot Duplex Townhouse/Rowhouse Apartments/Condominiums (including Mixed-Use) Secondary Units	29.0 du/ac[3] 17.4 du/ac[3] on existing parcels < 10,000 s.f. and density must not exceed average of improved sites adjoining the side lines of the site.	10	5, 10, 20 (may be reduced to 10 depending on lot)	40%	30
Grandview (R-6.0)	Single-Family Standard Lot Single-Family Small Lot Duplex Townhouse/Rowhouse Secondary Units	7.26 du/ac	20	5, 10, 25	40%	25
Grandview (R-3.5)	Single-Family Standard Lot Single-Family Small Lot	12.4 du/ac	20	5, 10, 25	40%	25

Table 46. Downtown Specific Plan						
Zoning	Allowable Residential Types	Specific Plan Density	Setback – Front	Setback – Sideyard, Sideyard with 2 Story, Rear	Minimum Site Coverage	Building Height (feet)
	Duplex Townhouse/Rowhouse Secondary Units					
Grandview (R-2.5)	Single-Family Standard Lot Single-Family Small Lot Duplex Townhouse/Rowhouse Secondary Units	17.4 du/ac	10	5, 10, 20 (may be reduced to 10 depending on lot)	40%	25
Downtown Shoreline (R-1.5)	Single-Family Standard Lot Single-Family Small Lot Duplex Green Court Townhouse/Rowhouse Live/Work Units Apartments/Condominiums (including Mixed-Use) Secondary Units	17.4 du/ac[4]	10	5, 10, 20 (may be reduced to 10 depending on lot)	40%	40
Downtown Shoreline (R-2.5)	Single-Family Standard Lot Single-Family Small Lot Duplex Green Court Townhouse/Rowhouse Live/Work Units Apartments/Condominiums (including Mixed-Use) Secondary Units	17.4 du/ac[4]	10	5, 10, 20 (may be reduced to 10 depending on lot)	40%	30

[1] 43 du/ac allowed with approved use permit.
[2] Areas between the property line and structures or off-street parking or loading facilities shall be landscaped with plant material and permanently maintained.
[3] 17.4 du/ac on existing parcels < 10,000 s.f. and density must not exceed average of improved sites adjoining the side lines of the site.
[4] 35 du/ac allowed with approved use permit.

Source: Downtown Specific Plan, 2006

Off-Street Parking Requirements

The City's parking requirements are intended to ensure that adequate off-street parking is provided in proportion to the need created by single- and multifamily housing. (State regulations impacting parking for specific uses, such as ADUs or emergency shelters, are discussed separately.) Adequate parking for residential projects contributes to the value of a project, the safety of residents, and its appearance. However, excessive parking standards can pose a significant constraint to the development of housing because it reduces the land and financing availability for project amenities or additional units. Parking requirements for residential uses in Martinez are set forth in Chapter 22.36 of the Zoning Ordinance, and identifies the number of spaces required for each use. Section 22.36.030.D. further states that if deemed necessary, the Planning Commission may require additional off-street parking. When uses are not specifically listed within the Zoning Ordinance, or if specific uses need more parking than the categories that are listed, the Community Development Director has the authority to determine the minimum number of parking spaces. The DSP does not establish separate parking requirements for residential uses. Table 47 below outlines parking requirements for residential uses by housing type:

Table 47. Parking Stall Requirements (including DSP)

Dwelling Type	Zoning Districts	Zoning Ordinance
Single Family	All districts except R-1.5, R-2.5, and R-3.5	2 covered, 0 open
Single Family	R-1.5, R-2.5, and R-3.5	1 covered, 1 open
Multifamily	All districts except sites included in the Downtown Overlay District	1 covered, 1.25 open
Multifamily	Downtown Overlay District (except projects on streets where bike lanes are proposed)	Studio: 1 covered, 0 open 1 bedroom: 1 covered, 0.5 open 2+ bedrooms: 1 covered, 1 open Guest parking: ¼ space if over 4 units
Second units	Not specified	1 per unit
Nursing homes, religious institutions providing sleeping accommodation	Not specified	1 per 5 beds
Emergency shelters	Not specified	1 per 5 beds

City of Martinez Municipal Code (Title 22 – Zoning), 2022

The City's parking requirements for residential districts vary by housing type, the number of units, and parking needs. All single-family housing units are required to provide two off-street parking spaces. Two covered spots are required for single-family homes on all residential districts (R-6.0 through R-100 and RR) except R-1.5, R-2.5, and R-3.5, and one covered, one uncovered are required for single-family homes zoned R-1.5 through R-3.5. Multifamily developments are required to provide parking at 2.25 spaces per unit, except that multifamily developments located in the Downtown Overlay District (DO) have less restrictive parking obligations with a use permit. Also, in the DO, parking requirements are based on the specific number of bedrooms, ranging from one parking space for each studio unit, to two parking spaces for a two-bedroom or larger unit. A further reduction in the number of parking spaces required in the DO, down to one parking space per unit of any size, may be approved with a use permit. While the DO establishes parking requirements that are not excessive, the requirement for 2.25 spaces per multifamily unit may constrain multifamily development – particularly development projects that include smaller units that do not necessitate 2.25 spaces per unit.

The City completed a parking study for Downtown Martinez in June 2022, which provides an in-depth assessment of downtown parking within the study area bound by Berrellesa Street, Susanna Street, Grandview Avenue, and Marina Vista Avenue. The Parking Study found that the Downtown parking demand did not meet or surpass the availability of on-street and off-street parking and suggests that that adding to the existing supply is not needed.

Programs 11 and 15 will reduce parking requirements for multifamily uses to ensure that parking does not constrain development of a variety of housing types.

Permitted and Conditional Uses

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. This includes housing to meet the needs of different types of households with low to above moderate income. The City's Zoning Ordinance allows a range of residential uses within the various zoning districts to accommodate a variety of housing types, such as single-family, duplex, townhouse/rowhouse, apartments/condominiums, multifamily, mixed use, ADUs, mobile/manufactured housing, small group homes, congregate care facilities, group care and rehabilitation facilities, homeless shelters, supportive housing, and transitional housing. Table 48 summarizes allowed uses by zoning district, including those identified in the DSP.

Table 48. Housing Types Permitted by Zoning Ordinance and DSP

Housing Types Permitted	R-1.5	R-2.5	R-3.5	R-6.0	R-7.5	R-10	R-15	R-20/RR-20	R-40/RR-40	R-80/RR-80	R-100/RR-100	D	NC	CC	SC	LI	Downtown Core	Downtown Neighborhood (R-3.5)	Downtown Neighborhood (R-2.5)	Downtown Neighborhood (R-1.5)	Grandview (R-6.0)	Grandview (R-3.5)	Grandview (R-2.5)	Downtown Shoreline (R-1.5)	Downtown Shoreline (R-2.5)
One Family Residential, detached	P	P	P	P	P	P	P	P	P	P	P	P[1]	--	--	--	--	--	P	P	P	P	P	P	P	P
Multifamily Residential – 2 Units (Duplex)	--	P	P	P	--	--	--	--	--	--	--	P[1]	--	--	--	--	P	P	P	P	P	P	P	P	P
Multifamily Residential (3-8 units)	C[2]	P/C[2]	C[2]	P	--	--	--	--	--	--	--	P[1]	--	C[3]	C[3]	--	P	P	P	P	P	P	P	P	P
Multifamily Residential (>8 units)	C[2]	C[2]	C[2]	P	--	--	--	--	--	--	--	P[1]	--	C[3]	C[3]	--	P	P	P	P	--	--	P	P	P
Mixed Use (dwellings above ground floor)	--	--	--	--	--	--	--	--	--	--	--	--	P	P/C[3]	P/C[3]	--	P	P	P	P	--	--	P	P	P
Secondary Housing Unit[4]	A	A	A	A	A	A	A	A	A	A	A	A[1]	--	--	--	--	--	A	A	A	A	A	A	A	A
Mobile Homes/Manufactured Housing	C[5]	C	C	C	C	C	C	C	C	C	C	C[5]	--	--	--	--	--	C	C	C	C	C	C	C	C
Residential Care Facilities (6 or fewer persons)	P/C[5]	P/C[5]	P	P	P	P	P	P	P	P	P	P	C	C	--	--	--	--	--	--	--	--	--	P	P
Small Group Homes (7-15 persons)	C	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Residential Congregate Care (nursing) Facility	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Group Care and Rehabilitation Facilities (up to 15 persons)	C[7]	C[7]	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	--	--	--	--	--	--	--
Homeless Shelter, Emergency	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P[8]	P[8]	--	--	--	--	--	--	--	--	--
Homeless Shelter, Ongoing	C[9]	C[9]	C[9]	C[9]	C[9]	C[9]	C[9]	C[9]	C[9]	C[9]	C[9]	C[9]			C			C[9]	C[9]	C[9]	C[9]	C[9]	C[9]	C[9]	C[9]
Supportive Housing	Considered a residential use of property and shall be subject only to those restrictions that apply to other residential uses and dwelling types of the same type and in the same zone																								
Transitional Housing	Considered a residential use of property and shall be subject only to those restrictions that apply to other residential uses and dwelling types of the same type and in the same zone																								

[1] Permitted when residential zone district is combined with overlay zone.
[2] Multifamily residential structures conditionally permitted on sites up to 9,999 square feet in area adjoining, on one or both sides, sites with existing multiple-family residential structures, subject to certain conditions.
[3] Dwelling units located above the ground floor of a building are permitted in the NC, CC, and SC districts with an area of not less than 1,500 square feet per dwelling unit while in the CC and SC districts dwelling units (located above the ground floor of a building, or at the rear of the ground floor if the site fronts on Main Street or Ferry Street) are conditionally permitted with a site area per unit of not less than 1,000 square feet.
[4] Permitted on any lot with a single-family dwelling.
[5] Permitted with Mobile Home Overlay Zone, established as a companion zone to be used in conjunction with specified residential zoning districts.
[6] Conditionally permitted in Professional and Administrative Office Districts.
[7] Permitted on sites adjoining major thoroughfares.
[8] Permitted subject to the development and operational standards of Section 22.34.230, Homeless Shelters.
[9] Conditionally permitted as a secondary housing unit.

A = Administrative/Ministerial, P = Permitted, C = Conditionally Permitted

Source: City of Martinez Municipal Code (Title 22 – Zoning), 2022

Single-Family Dwellings are defined in Section 22.55.020 of the Zoning Ordinance as an attached (e.g., duplex) or detached single-family residential dwelling occupied or intended for occupancy by one household. Per Section 22.04.160, a dwelling unit is defined as one or more rooms and a single kitchen, designed for occupancy by one family for living and sleeping purposes. This also includes mobile homes constructed after 1976 (certified under the National Mobile Home Construction and Safety Standards Act of 1974) and placed on permanent foundations. Single-family dwellings are permitted by right in all residential zoning districts, in the Downtown district, and the Downtown Neighborhood, Grandview, and Downtown Shoreline designations in the DSP.

Duplexes are defined in the Zoning Ordinance both in the context of "attached single family dwelling" and "multifamily dwelling," further described below. Duplexes are permitted by right in the R-2.5, R-3.5, R-4.5, and D districts, and the Downtown Core, Downtown Neighborhood, Grandview, and Downtown Shoreline designations in the DSP. The Zoning Ordinance does not address duplexes or two single-family units allowed by right on eligible lots pursuant to SB 9. Program 11 of the Housing Plan will update the Zoning Ordinance to be consistent with State law and to clarify the definition of duplex.

Multifamily Dwellings are defined in Section 22.04.390 of the Zoning Ordinance as a structure containing more than one dwelling unit, designed for occupancy or occupied by more than one family and usually not occupied on a transient basis. This includes, but is not limited to duplexes, triplexes, fourplexes, apartments, flats, condominiums, and townhouses (including mixed use). Multifamily Dwellings are permitted by right in the R-1.5, R-6.0, and D districts as well as within the Downtown Core, Downtown Neighborhood, Grandview, and Downtown Shoreline designations in the DSP. Multifamily Dwellings are also conditionally permitted in the R-1.5, R-2.5, R-3.5, CC, and SC designations. Program 11 of the Housing Element will update the Zoning Ordinance to refine the definition of multifamily dwelling to not overlay with the definition of duplex. Program 11 will also reduce government constraints related to multifamily project review and approval through streamlined and ministerial review for eligible affordable multifamily housing projects coupled with objective design and development standards consistent with relevant provisions of State law. Combined, these actions will largely remove the CUP requirement for multifamily housing approval.

Secondary Housing Units are defined in Section 22.04.446 of the Zoning Ordinance as an additional dwelling unit constructed or adapted within, onto, or apart from an existing dwelling, or built concurrently with, a single-family dwelling in any residential district. Government Code Section 65852.2 refers to secondary housing units as accessory dwelling units (ADUs). Section 22.12.085 stipulates that secondary housing units are subject to administrative review in all residential districts, subject to specific standards including, but not limited to the following:

- At no case shall more than a total of two dwelling units; one primary, the other secondary, be permitted on any such lot
- Secondary housing units may be attached to the primary single-family residence, or detached from the residence subject to separation requirements prescribed by the Zoning Ordinance
- The secondary housing unit shall contain no less than the 150 square feet area minimum required for an efficiency dwelling unit
- A secondary housing unit may be no larger than 1,000 square feet
- A minimum of one independently usable off-street parking space shall be provided for the secondary housing unit, which shall be provided in addition to the required parking for the primary single-family dwelling
- A maximum of one secondary housing shall be permitted on any lot

Current City requirements for secondary housing units do not comply with Government Code Section 65852.2 (including revisions from Senate Bill (SB) 13 and 897 and Assembly Bills (AB) 68, AB 587, AB 670, AB 671, AB 881, and AB 2221), which significantly limits a local jurisdiction's ability to restrict the development of ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict secondary dwelling units. In general, under these new laws:

- A Junior ADU and ADU are allowed on the same property;
- A local jurisdiction must ministerially approve an attached or detached ADU that is less than 800 feet, and has at least 4-foot rear and side-yard setbacks;
- The height limitations must allow at least:
    - 16 feet for a detached ADU,
    - 18 feet for a detached ADU within ½-mile of a major transit stop or high-quality transit corridor and allow an additional 2 feet to accommodate a roof pitch aligned with the primary dwelling unit,
    - 18 feet for a detached ADU on a lot with an existing or proposed multifamily, multistory dwelling unit,
    - 25 feet or the height limit in the Zoning Ordinance that applies to the primary dwelling, whichever is lower, for an attached ADU;
- If there is an existing primary dwelling, the total floor area of an attached ADU shall not exceed 50 percent of the primary dwelling;
- The total floor area for a detached ADU shall not exceed 1,200 square feet;
- A local jurisdiction must review and approve compliant ADUs within 60 days instead of 120 days;
- A local jurisdiction is prohibited from imposing development impact fees, excluding connection fees or capacity charges, on ADUs smaller than 750 square feet;
- A local jurisdiction is prohibited from establishing a minimum square footage requirement for either an attached or detached ADU that prohibits an efficiency unit;
- A local jurisdiction may now choose to allow the sale of an ADU in certain circumstances; and
- Homeowner Associations and other common interest developments are prohibited from not allowing or unreasonably restricting the development of ADUs.

Program 11 of the Housing Plan will ensure that the City reviews and update Zoning Ordinance Section 22.04.446 as necessary to reflect the current requirements of State law and work with HCD to ensure continued compliance with the law throughout the 2023 to 2031 planning period. The City will also monitor trends pertaining to the extent of ADU production to ensure that the Housing Element goals can be met.

Mobile Homes are defined in Section 22.04.160 of the Zoning Ordinance as a dwelling unit (including mobile homes constructed after 1976, certified under the National Mobile Home Construction and Safety Standards Act of 1974) placed on with one or more rooms and a single kitchen, designed for occupancy by one family for living and sleeping purposes. This also includes mobile homes constructed after 1976 (certified under the National Mobile Home Construction and Safety Standards Act of 1974) and placed on permanent foundations. **Manufactured Housing** is not explicitly defined in the Zoning Ordinance, but is mentioned in conjunction with mobile homes in Sections 22.25.010 and 22.25.030. Both mobile homes and manufactured housing are conditionally permitted in all R and D districts as well as within the Downtown Neighborhood, Grandview, and Downtown Shoreline designations in the DSP, and include the following design requirements:

- Meets all development standards of the applicable zoning district
- Certified under the National Mobile Home Construction and Safety Standards Act of 1974
- Installed on a permanent foundation system
- Architecturally compatible with residential structures in the surrounding area
- Covered with exterior material compatible with that used on residential structures in the surrounding areas
- Roofing material is of a material compatible with that used on residential structures in the surrounding area
- Roof has eave and gable overhands

- Covering material of the garage is consistent with that used on the mobile home unit

Government Code Section 65852.3 requires that architectural requirements are limited to roof overhang, roofing material, and siding material. At the discretion of the local legislative body, the city or county may preclude installation of a manufactured home in zones specified by Government Code Section 65852.3 if more than 10 years have elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home in the affected zone. In no case can a jurisdiction apply any development standards that will have the effect of precluding manufactured homes from being installed as permanent residences. These requirements are not outlined in the current Zoning Ordinance; Program 11 of the Housing Plan will ensure that the City reviews and updates the Zoning Ordinance as necessary to reflect the current requirements of State law.

Residential Care Facilities. The Zoning Ordinance discusses multiple types of residential care facilities.

California Health and Safety Code (HSC) Section 1566.3 refers to group homes as residential care facilities and establishes requirements for the local zoning standards for residential care facilities that serve six or fewer persons. Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential care facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone, while paragraph (g) indicates "family dwelling" includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobile homes, including mobile homes located in mobile home parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve six or fewer persons. Further, fair housing law requires that the City remove constraints on and prevent discrimination against group homes.

As shown in Table 49, the Zoning Ordinance does not comply with Residential Care Facilities as defined by HSC Section 1566.3. Further, the Zoning Ordinance references Group Homes and Group Care and Rehabilitation Facilities, but does not explicitly define each term, or specify the service capacity of each use. Table 49 outlines the following non-compliance discrepancies and inconsistencies:

- Row 2 – Group Homes are referred to but not defined in the Zoning Ordinance
- Row 3 – Group Care and Rehabilitation Facilities definition does not reference capacity size
- Row 4 – Small Group Homes is not defined in the Zoning Ordinance; however, Small Group Homes are listed as conditionally permitted in the R-1.5 and R-2.5 Districts, which conflicts with HSC Section 1566.3
- Row 5 - Small Group Homes are listed as conditionally permitted in the R-1.5 and R-2.5 Districts in the proximity of Contra Costa County Hospital, which conflicts with HSC Section 1566.3
- Row 6 - Group Care and Rehabilitation Facilities definition does not reference capacity size, and is silent whether such facilities are required to be state authorized, certified or licensed)
- Rows 2 and 4 - Group Homes is referred to as six or fewer persons, while Small Group Homes is referred to as seven to15 persons
- Rows 3, 5, and 6 - Group Care and Rehabilitation Facilities is defined as serving six or fewer persons in one section, up to 15 persons in another section, and not specified in yet another section

Residential Congregate Care (nursing) Facilities are defined in Section 22.04.445 of the Zoning Ordinance as facilities operated by a person with all required state and local agency approvals or licenses, where not more than six persons reside or receive care, not including the license or members of the licensee's family or persons employed as facility staff, or as defined and regulated by the HSC. Residential Congregate Care (nursing) Facilities are also subject to the requirements of SB 520 (discussed further below), which requires local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. These uses are permitted in R-20 and R-40 Designations.

Additionally, the Health and Safety Code is not consistent with the Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code, which declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer disabled persons is a residential use for the purpose of zoning. A State-authorized, certified, or licensed family care home, foster home, residential care facility, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise required for homes in the same district.

Program 11 of the Housing Plan will ensure that residential care homes that operate as a residential use and do not provide licensable services shall be allowed in the same manner as housing units of the same type, that residential care homes that serve six or fewer residents and provide licensable services are allowed in the same manner as housing units of the same type, and to further revise the Zoning Ordinance to ensure that Residential Congregate Care (nursing) Facilities or similar uses that provide licensable services to more than six users are accommodated in a range of zones that allow similar uses to ensure that such facilities may be located throughout the community and not concentrated in any one area or zone, and to further amend Zoning Ordinance language appropriately to meet the requirements of SB 520, clarify parking requirements, and also updates language pertaining to Residential Care Facilities, Group Homes and Group Care and Rehabilitation Facilities as necessary to reflect the current requirements of State law.

Table 49. Residential Care Facilities						
Row #	Use	Section	Definition (State Law)	License Required	Capacity	Zoning Districts
1.	Residential Care Facilities	HSC Section 1566.2	**Residential Care Facilities.** HSC Section 1556.2 defines a residential facility as one which serves six or fewer persons shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other family dwellings (which includes, but is not limited to single-family dwellings, units in multifamily dwellings, mobile and mobile home parks, units in cooperatives, condominiums, townhouses, and planned unit developments) of the same type in the same zone are not likewise subject.	Not specified	Up to 6 persons	No conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone. This includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobile homes, including mobile homes located in mobile home parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments
2.	Group Homes (6 or fewer persons)	Not defined	**Group Homes** are not explicitly defined in the Zoning Ordinance, but rather, is passively described in Sections 22.12.080, R District Permitted Uses, and 22.23.020, Downtown Shoreline Permitted Uses, as a state authorized, certified or licensed group home serving 6 or fewer mentally disordered or otherwise handicapped persons.	Facility must be state authorized, certified or licensed	Up to 6 persons	Permitted - All R Districts, Downtown Shoreline

3.	Group Care and Rehabilitation Facilities (6 or fewer persons)	Section 22.04.230	**Group Care and Rehabilitation Facilities** are defined in Section 22.04.230 as residential facilities which provide supervision, care and/or rehabilitation services to resident mentally disordered persons, resident persons who have suffered such problems or diseases as alcoholism, drug addiction, or the like or other handicapped resident persons. Section 22.04.230 does not reference capacity size. Section 22.14.040, PA Professional and Administrative Office Districts Conditional Uses, mentions Group Care and Rehabilitation Facilities (other than state authorized, certified, or licensed homes serving mentally disordered or otherwise handicapped persons serving 6 or fewer mentally disordered or otherwise handicapped persons)	No state certification or license required	Up to 6 persons	Conditionally Permitted – PA Professional and Administrative Office Districts
4.	Small Group Homes (7-15 persons)	Not defined	**Small Group Homes** are not explicitly defined in the Zoning Ordinance, but rather, is passively described in Section 22.12.090, R District Conditional Uses, as a state authorized or certified or licensed small group homes serving 7-15 mentally disordered or otherwise handicapped persons. Small Group Homes are conditionally permitted in the R-1.5 and R-2.5 Districts.	Facility must be state authorized, certified or licensed	7-15 persons	Conditionally Permitted - R-1.5 and R-2.5 Districts
5.	Group Care and Rehabilitation Facilities (up to 15 persons)	Section 22.04.230	**Group Care and Rehabilitation Facilities** are defined in Section 22.04.230 as residential facilities which provide supervision, care and/or rehabilitation services to resident mentally disordered persons, resident persons who have suffered such problems or diseases as alcoholism, drug addiction, or the like or other handicapped resident persons. Section 22.04.230 does not reference capacity size. Section 22.12.090, R District Conditional Uses, as group care and rehabilitation facilities (other than state authorized, certified, or licensed homes serving mentally disordered or otherwise handicapped persons) serving up to 15 persons.	No state certification or license required	Up to 15 persons	Conditionally Permitted – R-1.5 and R-2.5 Districts in the proximity of Contra Costa County Hospital

6.	Group Care and Rehabilitation Facilities (unknown persons)	Section 22.04.230	**Group Care and Rehabilitation Facilities** are defined in Section 22.04.230 as residential facilities which provide supervision, care and/or rehabilitation services to resident mentally disordered persons, resident persons who have suffered such problems or diseases as alcoholism, drug addiction, or the like or other handicapped resident persons. Section 22.04.230 does not reference capacity size.	Unknown	Unknown	Conditionally Permitted – NC and CC Districts
Source: City of Martinez Municipal Code (Title 22 – Zoning), 2022						

Employee Housing. The Zoning Ordinance does not currently define employee or farmworker housing. HSC Section 17021.5 requires that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a single-family dwelling in the same zone. The City does not have any provisions in the Zoning Ordinance addressing employee housing serving six or fewer employees.

Furthermore, HSC Section 17021.6 requires that any employee housing consisting of no more than 36 beds in group quarters or 12 units or spaces that is approved pursuant to HCS Section 17021.8 shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8. The City does not have any provisions in the Zoning Ordinance addressing farmworker housing. Agricultural uses are allowed in the A-4, R-20, and R-40 Zones, as well as the Controlled Industrial, Environmental Conservation, Open Space, and Undesignated Districts.

To comply with the State Employee Housing Act (Section 17000 of the Health and Safety Code), Program 11 in the Housing Plan will require the Zoning Ordinance to be updated to define Employee Housing and to include provisions for qualified employee housing as an agricultural land use consistent with the requirements of State law.

Low Barrier Navigation Centers are housing or shelters in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. AB 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address "low barrier navigation centers". Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines "low barrier navigation center" as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. Low barrier navigation centers are a "by right use" in areas zoned for mixed use and nonresidential zones permitting multifamily uses."

The Zoning Ordinance does not currently address or define low barrier navigation centers; therefore, Program 11 of the Housing Plan will ensure the City updates the Zoning Ordinance to address low barrier navigation centers consistent with Government Code Sections 65660 through 65668.

Emergency Shelters. Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a conditional use permit, and limits standards to those listed at Section 65583(4)(A)(i-viii). California HSC Section 50801(e) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person." AB 2339 has updated emergency shelter requirements to:

- Expand the definition of "emergency shelters" to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.
- Require that zoning designations identified to allow emergency shelters as a permitted use without a conditional use permit or other discretionary permit must allow residential uses.
- Require analysis of any adopted written objective standards for potential governmental constraints.

Homeless Shelters are defined in Section 22.04.246 of the Zoning Ordinance as emergency, or ongoing.

> **Homeless Shelter, Emergency**, is defined as a residential facility, other than a community care facility, operated by a provider which provides temporary accommodations to persons or families with low income. The term "temporary

accommodations" means that a person or family will be allowed to reside at the shelter for a time not to exceed 180 days. Emergency Homeless Shelters are permitted in the SC and LI Districts.

Homeless Shelter, Ongoing, is defined as a program, operated by a religious or eleemosynary (an organization dependent on charity) with the intent of placing the homeless in permanent dwelling units within 90 days after first occupying the shelter, that provides overnight shelter, two meals a day and case management services for homeless persons, with no predetermined limitation to length of occupancy. Ongoing Homeless Shelters are conditionally permitted in the SC District and as a secondary housing unit.

The City's Emergency Homeless Shelter standards include:

- One off-street parking space is required for every five beds.
- Temporary shelter shall be available to residents for no more than 180 days in a calendar year.
- No emergency homeless shelter shall be located within 300 feet of another emergency homeless shelter site.
- The facility shall obtain and at all times maintain good standing with any and all Federal, State, County, and City licenses as required by each such agencies for the owner(s), operator(s), and/or staff on the proposed facility.
- The maximum number of beds or clients permitted to be served shall not exceed 30 persons.

Ongoing homeless shelters are subject to the same requirements for emergency homeless shelters, with the exception of maximum occupancy, which is to be established by a conditional use permit.

The City has adopted standards for homeless shelters (Section 22.34.230 of the Zoning Ordinance) that generally align with the requirements of State law, providing for on-site management and security, indoor onsite waiting areas, ensuring adequate lighting, parking, refuse storage, distance from other homeless shelters (no other emergency shelter within 300 feet), maintenance of licenses, and maximum beds/clients to be served (30 persons). The City's standards also allow, but do not require, on-site common facilities.

However, State law has changed to expand the definition of emergency shelters, to require that zoning districts identified to allow emergency shelters as a permitted use must allow residential uses, including mixed use. The City's definition does not meet State law.

The parking requirements for an emergency shelter are one parking space per every five beds, which is a different calculation than parking requirements for other uses in the SC and LI zones and may result in a requirement that is higher than that required to accommodate the staff serving the shelter and higher than comparable uses in these zones. While the SC zone allows residential uses, the LI zone does not and is not consistent with State requirements for zones that accommodate emergency shelters as a permitted use. Sites that are zoned for a mix of SC and LI uses (M-SC/L-I) do allow residential uses allowed in the SC zone and are consistent with State requirements regarding uses that must be allowed in a zone to accommodate emergency shelters as a permitted use.

Regarding adequacy of sites to accommodate Martinez's unsheltered population, Martinez currently has several vacant parcels in the SC zoning district (APNs 376-090-005, 377-020-057, 159-222-015, and 159-222-012) that could accommodate shelters of varying size; these sites are in the vicinity (within 1 mile) of amenities and services (health care, transportation, retail, employment, and social services) that serve the homeless population and within 1 mile of transit. These sites could accommodate a shelter the size of a single-family home (at least six bed capacity) at a minimum; larger shelters are more likely on sites that are 0.25 acres or larger. Government Code Section 65583(a)(4)(I) indicates that capacity for a site shall be demonstrated by dividing the square footage of the site y a minimum of 200 s.f. per person. Based on this standard, the identified sites can accommodate the following: APN 376-090-005 at 29,185 s.f. can accommodate 146 persons, APN 377-020-057 at 40,946 s.f. can accommodate 204 persons, 159-222-015 at 13,503 s.f. can accommodate 67 persons, and 159-222-012 at 13,503 s.f. can accommodate 67 persons. The SC district requires a five-foot front yard setback and does not have

rear or side yard setbacks nor a maximum floor area ratio limit, providing flexibility in the design of future shelters. The sites identified each have adequate capacity to accommodate emergency shelters with more than 60 beds apiece that could house the City's most recent unsheltered homeless population count (127 persons).

Program 11 of the Housing Plan will revise the Zoning Ordinance to remove emergency shelters as a permitted use in the LI zone, to reduce the parking requirement to not be higher than comparable uses in the same zone in accordance with the requirements of Government Code Section 65583(a)(4)(A)(ii), to revise the definition of emergency shelter to be expanded to include interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care consistent with Government Code Section 65583(a)(4)(C), and to allow emergency shelters as a permitted use when ancillary to a church or other religious use.

Supportive and Transitional Housing. Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as "buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." Supportive housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as "housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."

The City's Zoning Ordinance defines transitional housing as the meaning set forth in HSC Section 50675.2(h) and defines supportive housing as the meaning set forth in HSC Section 50675.14(b). The Zoning Ordinance addresses both transitional and supportive housing as uses allowed subject only to the requirements and restrictions that apply to other residential dwellings of the same type in the same zone.

Government Code Section 65583(c)(3) and Government Code Article 11 (commencing with Section 65650) were revised in 2019 to implement AB 2162, which requires that specified supportive housing developments shall be a use by right in multifamily and mixed-use zones with a streamlined and ministerial review and not be subject to discretionary review (e.g., Use Permit, etc.). For a project to be eligible for the streamlined and ministerial AB 2162 process, it is required to meet specific criteria, including, but not limited to, the following:

- Units within the development are subject to a recorded affordability restriction for 55 years;
- 100 percent of the units within the development, excluding managers' units, are dedicated to lower-income households and are receiving public funding to ensure affordability of the housing to lower-income Californians;
- A specified number of units are designated as supportive housing;
- Nonresidential floor areas are used for onsite supportive services in specified amounts; and
- Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities.

The City may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, the development is only subject to the objective standards and policies that apply to other multifamily developments within the same zone. The Zoning Ordinance does not allow eligible supportive housing projects by right in multifamily and mixed-use zones as required by Government Code Section 65583(c)(3). Implementation of Program 11 would bring the City into conformance with the current requirements of state law related to supportive housing.

Additional Opportunities Through Flexible Development Standards and City Policies

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. This includes housing to meet the needs of different types of households with incomes ranging from low to above moderate. The City's Zoning Ordinance allows a range of residential uses within the various zoning districts to accommodate a variety of housing types, such as single-family, duplex, multifamily, mobile/manufactured homes, residential care facilities, supportive housing, transitional housing, and emergency shelters. As shown in Table 48, multiple zoning districts in Martinez allow a range of residential uses that are permitted by right while districts also allow additional residential uses with a Conditional Use Permit (CUP). CUPs are discretionary permits that address whether a proposed use complies with applicable zoning standards and is compatible with surrounding uses.

The City provides several mechanisms to facilitate the provision of a diversity of housing types to address needs in the community. These mechanisms include the Planned Development (PD) District and density bonuses in accordance with state law. These regulatory provisions provide additional ways for development proposals to seek relief from development standards for projects that meet community objectives such as affordable and special needs housing. These policies and programs set forth financial and regulatory incentives, concessions, and allowances for development of housing for special needs populations. Such regulations allow flexibility from the base district development standards and are not considered to be constraints on housing development.

Planned Development District

PD Districts are defined in Zoning Ordinance Section 22.21.020 as a mechanism to recognize those existing and permitted large-scale integrated developments, where flexible regulations had been applied to individual developments, and provides more creative and flexible designs for residential development than would ordinarily be permitted in the base residential districts.

A residential PD District is essentially a custom-tailored zoning district that may allow a variety of lot sizes, tenure, and types of housing (zero lot line, couplets, common wall and detached housing, owner and rental) in one development. PD Districts allow variation in location and arrangement (clustering) of units, height requirements, and variation in yards and setbacks. This flexibility encourages preservation of open space, creativity in site design, and provision of neighborhood amenities to increase the quality of design and life of residents. It also allows developers to address specific geological or environmental factors on the site.

The specific purpose of the PD District is to:

- Establish a procedure for the development of large parcels of land to reduce or eliminate the rigidity, delay, and inequity that otherwise would result from application of zoning standards and procedures designed primarily for small parcels.
- Ensure orderly and thorough planning and review procedures that will result in quality urban design.
- Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenities.
- Provide flexibility, consistent with the General Plan, from the rigid land use and development regulations found in base districts to take advantage of unique land use or site characteristics.
- Encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it.
- Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended.
- Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

Density Bonus and Flexible Development Standards

Section 22.57 of the Zoning Ordinance offers provisions for density bonuses and incentives to developers who agree to construct a specified percentage of housing units for very low- or low-income households or for senior citizens, consistent with Government Code Sections 65915 through 65918, as it was adopted at the time the Zoning Ordinance was adopted in 2014. In October 2019, the Governor approved AB 1763, which revised the existing Density Bonus law found in Government Code Section 65915. In general, AB 1763 provides an 80 percent density bonus and four incentives or concessions for housing projects that contain 100 percent affordable units (including the density bonus units, but excluding managers' units) for low and very low-income households. For housing projects that qualify as a special needs or supportive housing development, the legislation eliminates all local parking requirements.

The City's Zoning Ordinance does not address the provisions of State law related to density bonuses and is therefore currently out of compliance with State law. Program 11 of the Housing Plan will ensure that the City updates the Zoning Ordinance to address AB 1763, consistent with current Government Code Sections 65915 through 65918.

Inclusionary Housing Ordinance

Inclusionary housing programs are local policies that create affordable housing for lower income families. The City Council considered an inclusionary housing ordinance in 2008, but the ordinance was not adopted, and the Council instead voted to return the item to staff and the Housing Element/Affordable Housing Subcommittee for development of alternatives to the ordinance as it was proposed. Staff investigated alternatives and found that since the dissolution of redevelopment agencies, the use of inclusionary housing is not as effective a method to provide affordable housing opportunities because the funding no longer exists. However, the use of an inclusionary housing program is a viable method to create and promote the development of affordable housing, and will be further considered in Program 11 of the Housing Plan.

Zoning and Land Use Provisions for a Range of Housing Types

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life can find housing suited to their needs. One-family homes, multifamily homes, emergency shelters, transitional housing, supportive housing, accessory dwelling units, residential care facilities, mobile/manufactured homes, and mobile home parks are accommodated by the City's Zoning Ordinance. As described under the Permitted and Conditional Uses discussion, Program 11 of the Housing Plan will remove constraints associated with these uses to ensure such uses are allowed consistent with the requirements of State law. Additionally, Program 10 of the Housing Plan will ensure that the City monitors the development processes and zoning regulations to identify and remove constraints to the development of housing consistent with federal and state legislation.

Persons with Disabilities (Reasonable Accommodation)

SB 520 became effective on January 1, 2002, and requires local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code Section 65583(a)(7), the City recognizes the importance of providing housing for persons with disabilities. Additionally, Government Code Section 65008 requires localities to analyze potential and actual constrains upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element update process, the City will review Zoning Ordinance development standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with State accessibility standards. The City will determine whether these requirements are constraints to special housing accommodations for persons with disabilities (such as disabled access within required setbacks or yards), whether the City facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently, and whether conditions of approval are reasonable.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. According

to MMC Section 22.04.445, "Residential Congregate Care Facility" means a facility that is operated by a person with all required state and local agency approvals or licenses, where not more than six persons reside or receive care, not including the licensee or members of the licensee's family or persons employed as facility staff, or as defined and regulated by the HSC. As discussed above under Residential Care Facilities, the City's Zoning Ordinance permits residential care facilities serving six or fewer people by right in all residential zoning districts with the requirement of a 300-foot separation between facilities. Program 11 in the Housing Plan will ensure that residential care facilities serving six or fewer persons are permitted consistent with the requirements of State law and that residential care facilities serving seven or more persons are permitted in a manner consistent with fair housing opportunities.

The Zoning Ordinance's definition of family is "an individual or two or more persons related by blood or marriage, or a group of not more than six persons, not including servants, who need not be related by blood or marriage, living as a single housekeeping unit. The limitation of a family to six persons who need not be related by blood or marriage shall not be applied to a family, otherwise complying with this Chapter, with adoptive or foster children." The definition of "family" would preclude blended households without foster/adoptive children by distinguishing between people who are related and living as a family and those who are unrelated and living as a family (such as roommates or unmarried couples with children or other generations present). The definition does not preclude residential care homes, provided they live as a single housekeeping unit with shared common areas and kitchen and bathroom facilities. Program 11 in the Housing Plan will update the Zoning Ordinance to revise the definition of family consistent with fair housing best practices to accommodate any households living as a single housekeeping unit, regardless of household size and regardless of whether members of the household are related by blood or marriage.

While specific standards are not established for residential care facilities, nursing homes are required to provide one parking space per five beds. Further, per MMC Section 22.36.020, one handicapped parking space is required in a parking lot with 21-50 spaces, and two handicapped spaces are required in a parking lot with 51-100 spaces. When a special needs project proponent requests a reduction in parking requirements and can demonstrate a reduced need for parking, the request would likely be addressed during the review of the reasonable accommodation request. As previously discussed, the City's Zoning Ordinance does require a minimum distance between two (or more) housing facilities that accommodate individuals with disabilities or other special needs. The City permits housing that accommodates individuals with disabilities without regard to distances between such uses or the number of uses in any part of the City.

Permits and Processing

The City does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses serving persons with a disability. The City consistently applies the requirements of the Zoning Ordinance to all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities. The City has received no complaints from local building contractors or lower income and/or senior housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with physical disabilities created as a result of building codes. Additionally, the City reviews all proposed site plans, as well as areas surrounding proposed developments including but not limited to rights-of-way, curb cuts, sidewalks, and landscaping, to ensure the proposed areas are compliant with Title 24, Housing Accessibility Regulations.

The City defines reasonable accommodations in MMC Section 22.94.442 as providing disabled persons flexibility or removal of constraints in the application of land use and zoning regulations and procedures, or even waiving certain requirements, when necessary to eliminate barriers to housing opportunities. MMC Section 22.34.240 allows a request for reasonable accommodations to be made by any person with a disability, their representative, or any entity, when the application of zoning law or other land use regulation, policy, or practice acts as a barrier to fair housing opportunities. A decision on whether to grant a reasonable accommodation is made by the Community and Economic Development Director, or his/her designee within 30 days after the application is complete. If the request for an accommodation is related to another discretionary permit, then the request is processed concurrently with that project. A reasonable accommodation request is approved if the following findings are made:

1. The housing will be used by a disabled person;
2. The requested accommodation is necessary to make specific housing available a disabled person;
3. The requested accommodation would not impose an undue financial or administrative burden on the City; and
4. The requested accommodation would not require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.

The reasonable accommodation process is an objective process and does not constrain the ability of a person to receive accommodation for a disability. However, the time frame for an appeal is 10 days (MMC Section 22.06.050) and the appeal process should be extended to allow an appeal to be filed within 30 days of the decision and to provide assistance with filing the appeal. Program 11 will amend the Zoning Ordinance to ensure that the appeals period is extended to 30 days and that assistance is available, should an individual need assistance in filing an appeal on an adverse decision.

Building Codes

Building codes are essential to ensure safe housing, though excessive standards can constrain the development of housing. The City enforces the California Building Standards Code, including the California Building Code (CBC), for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes. The City has adopted by reference the 2022 Edition of the California Building Code, Volumes 1 and 2, with only minor amendments related to violations and penalties, exempted work, and permit applications.

The City's building code also requires new residential construction to comply with the federal Americans with Disabilities Act (ADA), which regulates accessibility for disabled persons. Although these standards and the time required for inspections increase housing rehabilitation or production costs, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing and to address the housing needs of all residents in the community.

The City also enforces CBC Chapter 11A, which addresses the provisions for housing accessibility for people with disabilities and Chapter 11B which addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multifamily developments. The City also permits existing and new homes to be retrofitted or fitted for features that provide for accessibility and independent living for persons with disabilities. Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Universal Design

The current Housing Element has a Universal Design Program in place to promote the construction or modification of homes using design principles that allow individuals to remain in their homes as their physical needs and capabilities change. The objective of the program is to promote accessibility principals to accommodate a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility. Examples of universal design features include:

- Entrances without steps that make it easier for persons to enter the home;
- Wider doorways that enhance interior circulation and accommodate strollers and wheelchairs;
- Lever door handles that are easier to use, especially by parents with an infant or persons with arthritis; and
- Light switches and electrical outlets that are located at a height more convenient and accessible to the elderly.

The City promotes the program by distributing a brochure on universal design available at City Hall and on the City's website.

Subdivision Ordinance

The City's Subdivision Ordinance (Title 21 of the Municipal Code) defines the City's official requirements governing the division of land into separate parcels for future development. The City's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the State Subdivision Map Act. The requirements for adequate roads, lot size dimensions, provisions for water supply and sewage disposal, and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The regulations have proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing City-street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from the City's Public Works Department, Community and Economic Development Department, and the Contra Costa County Fire Protection District.

Short-term Rentals

The City does not have an ordinance that addresses short-term rentals. There are various rentals listed on Airbnb.com and/or VRBO.com; some listings are for the entire home while others are for a single room or guest house. Although some homes are available for rental periods of just a few days, many homes listed on these sites indicate a minimum rental period of at least seven nights. A significant number of short-term rentals in a community has the potential to impact the amount of housing stock available for permanent occupancy. Program 11 in the Housing Plan will update the Zoning Ordinance to define and address short term rentals~~, and this will be an issue that Martinez continues to monitor~~ to ~~ensure that it does not negatively~~address the impact of short-term rentals on permanent housing options in the City.

Growth Control Ordinance / Contra Costa County Measure C and Measure J

As part of the County's Measure C Transportation Improvement and Growth Management Expenditure Program, adopted in 1988, the City was required to incorporate a Growth Management Element into its General Plan. In 2004, County voters approved a 25-year extension to Measure C, known as the Contra Costa County Transportation Sales Tax Expenditure Plan (Measure J). The Growth Management Element includes traffic level of service standards, programs for routes of regional significance, performance standards for public facilities, and a five-year Capital Improvement Program.

The intent of the Growth Management Element is to ensure balance between new urban development and public facilities. Fees collected by the City are used for local street maintenance and improvements (see Local and Regional Transportation Fees discussion above). The Growth Management Element is not considered a constraint to housing development but ensures that new development can be accommodated by the public facilities systems. Further, it facilitates regional interaction and cooperation in identification and funding of improvements and development.

Code Enforcement

Code Enforcement is the administration and enforcement of public health, safety, and welfare standards set forth by the City of Martinez through Municipal Codes. The City proactively maintains these standards through its partnership with the community to preserve the quality of life for all Martinez residents. The goal of Code Enforcement is to gain voluntary compliance through education. The City has published a flyer called "Keep it Up to Code" to encourage people to keep their properties well maintained.

Code enforcement violations are primarily processed on a complaint-basis. The Code Enforcement Officer receives complaints dealing with everything from the location of trash and recycling receptacles to major public nuisances, and enforcement is not targeted toward specific income groups or neighborhoods. Code Enforcement occasionally works with the Community and Economic Development Department, Public Works Department, Police Department, County Health Department, Fire Department, and the City Attorney's Office with litigation involving Code Enforcement cases in court.

2. LOCAL DEVELOPMENT PROCESS

As is common in many cities, the City requires developers to obtain a series of approvals, or entitlements, before constructing any new development to ensure that new development is consistent with the City standards of design, health, and safety. The length of the entitlement process can vary greatly depending on the environmental analysis required for the project (see discussion of the California Environmental Quality Act (CEQA) in Section 3.3) and requires payment of Planning, Engineering, and Building plan check and permit fees. An analysis of the development approval process and fees indicates the City is not overly restrictive in its requirements for development approval, the processing time required for development, or its fee structure.

The City places an emphasis on customer service and providing developers with assistance early in the development process. Tools such as online display of development standards on the City's website, the ability to make an appointment with the Planning Division to discuss whether a project will require submittal of a planning application, and Preliminary Project Review assists developers in ensuring that application submittals are nearly complete and in compliance with the Zoning Ordinance on initial application for a development permit. The Preliminary Project Review process also provides developers with a sense of potential conditions of approval for a project, such as installation of infrastructure and frontage improvements, design review conditions, or other potential issues, prior to the application submittal.

Applicable submittal requirements for all application types are outlined in Title 22 of the Municipal Code and in the Planning Department "General Submittal Checklist and Guidelines" handout. All applications, submittal requirements, and fee information are available at the Permit Counter in City Hall and can also be downloaded from the City's website. The Planning Commission meets twice each month, and projects subject to a CEQA categorical or statutory exemption are usually acted on within eight weeks of submittal of a complete application. The City expedites the planning review process for housing projects because the Planning Commission has both quasi-judicial land use and design review approving authority, so projects do not go through a separate process with a design review body.

Processing Procedures

Each application made for a building permit or entitlements to construct or alter the exterior of a structure is subject to architectural and site design review by the Planning Division prior to issuance of the permit, except as provided in the Zoning Ordinance. The following is a summary of the steps involved with the planning entitlement and, when required, public hearing process for housing development:

Step 1 (Application filed) – The applicant submits a completed Planning Application form along with the necessary plans and materials and application fee as identified on the General Submittal Checklist and Guidelines to Planning Division staff.

Step 2 (Completeness review) – Upon receipt of a complete application, the Planning Division routes the project plans and materials to multiple City departments for their concurrent review and comment, and for recommended conditions of approval. Although the Planning Division is primarily responsible for administering the planning permit process, there is close coordination with all branches of the City government, including the Public Works/Engineering Department, Building Division, Police Department, and the Contra Costa County Fire Protection District. Other outside agencies and organizations may also play a role in the review process, depending upon the circumstances of the application. For example, the State Department of Fish and Wildlife participates in the review of projects involving wetlands, while Caltrans reviews developments involving changes to the right-of-way associated with Highway 4 or 680.

Step 3 (Incomplete notification) – If the application is incomplete, the applicant will be required to submit follow-up information as requested. The time to complete this step varies and is determined by the applicant. If the application was initially found to be complete, this step is skipped.

Step 4 (Environmental review) – The application is reviewed to determine whether the project is exempt from the requirements of CEQA or if an Initial Study is required. Projects in Martinez may be found to be exempt from CEQA under the urban infill

exemption. If a Negative Declaration is prepared, environmental review may take up to six months. A Mitigated Negative Declaration may take from six to 12 months and an Environmental Impact Report (EIR) may take from 12 to 18 months.

Step 5 (Staff report and COAs) – Once all departments and agencies have reviewed the project, Planning Division staff prepares Conditions of Approval (COAs), which are included within the staff report that is forwarded to the approving authority for its review and consideration, and for public review.

Step 6 (Noticing) – The Planning Division will place the item on the approving authority's agenda and, if required, prepare a Public Hearing notice for the project (this notice will also include the environmental determination).

Step 7 (Public Meeting) – At the public meeting, testimony is heard on the project and the approving authority takes final action on the project. Note: Permits for new development that include City Council approval of entitlements, such as General Plan Amendments or Rezoning, require two public hearings (one Planning Commission meeting and one City Council meeting). In these cases, the City Council is the final approving authority.

Table 50 summarizes standard application processing times. The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table 50 identifies the typical processing times for most entitlements and the reviewing body for each entitlement. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require EIRs, General Plan Amendments, rezones, or variances). Also, certain review and approval procedures may run concurrently. For example, a design review for a multifamily condominium project would be processed concurrently with the subdivision map.

Table 50. Application Processing Times

Type of Approval or Permit	Typical Processing Time	Approval Body
Preliminary Project Review	2-4 weeks	City Staff
Design Review - Administrative	2-8 weeks	City Staff
Design Review – SF – single house	6-12 weeks	City Staff
Design Review – Discretionary Residential – more than one house	6-12 weeks	City Staff or Zoning Administrator
Design Review – Residential – Planned Unit Development (PUD)	16-24 weeks	Planning Commission
Design Review – All Others	6-24 weeks	City Staff, Zoning Administrator, or Planning Commission
General Plan Amendment	24-52 weeks	City Council
Rezoning/Zoning Map Amendment	24 weeks	City Council
Major Subdivision Review – Tentative Map (>4 lots)	6 months – 2 years	City Council
Minor Subdivision Review - Tentative Map (4 lots or less)	16-24 weeks	Planning Commission
Conditional Use Permit	8-16 weeks	Zoning Administrator or Planning Commission
Variance - Administrative	6-12 weeks	City Staff
Variance - Discretionary	8-16 weeks	City Staff or Zoning Administrator

Source: City of Martinez, 2023

The City also encourages the joint processing of related applications for a single project. For example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative subdivision map, and any necessary variances. These procedures save time, money, and effort from both the public and private sector and could substantially decrease the costs

for a developer. It is important to note that some processing timelines cannot be made shorter without violating State laws, particularly as they relate to public noticing, compliance with CEQA, etc. Table 51 outlines typical approval requirements for a single-family infill project, a 48-unit subdivision, and a 100-unit multifamily project, assuming that the land is zoned appropriately.

Table 51. Typical Processing Procedures by Type

	Single-Family Unit	Single-Family Subdivision	Multifamily Project
Approval Requirements	Site Plan/Design Review	Tentative Subdivision Map, Improvement Plans, and Grading Plans Design Review Initial Study/Negative Declaration Design Review Final Map	Design Review, including Improvement Plans and Grading Plans Initial Study/Negative Declaration (IS/MND) or CEQA Exemption
Estimated Total Processing Time	6-12 weeks	Small projects: 1-4 Units – 16-24 weeks Large Projects: 5 or more units – 6 months-2 years	6-24 weeks with CEQA Exemption 6-8 months with IS/MND

Source: City of Martinez, 2022

City staff avoids any unnecessary timing constraints on development by working closely with developers and property owners to expedite approval procedures. In addition, City staff will assist the developer through the permit processing to ensure a rapid processing time. It should be noted that Tables 50 and 51 assume the following:

1. The applicant and staff meet and discuss the project before submitting the application;
2. The applicant provides a complete application and may need to work with staff to adjust the project before it is initially reviewed and considered by the approving authority;
3. There are not significant environmental issues that would require an Environmental Impact Report; and
4. The approval of the project is not appealed to the City Council.

Administrative Design Review

The City has an Administrative Design Review process that delegates design review authority of small, noncontroversial projects to the Community and Economic Development Director in an effort to expedite the review process without compromising the development review process.

MMC Section 22.12.085.G.1 states that Secondary Housing Units shall be administratively approved by the Community Development Director. There is no other mention of administrative design review as it relates to housing. Program 11 (Paragraph D) in the Housing Plan will ensure the Zoning Ordinance is updated to fully address administrative design review applicability and procedures, including establishing an administrative process for all uses required to be permitted as by-right, ministerial uses under State law.

Design Guidelines

Design Guidelines are typically considered a tool and are intended to provide developers with design criteria guidance and direction early in the planning process. Project reviews pursuant to adopted design guidelines is conducted on a limited basis in specific areas of the City:

- Downtown Martinez, including the Downtown Shoreline District, via the DSP;

- The Civic District, which does not include residential or mixed uses as a principal permitted use or a conditionally permitted use and is thus not applicable to this discussion;
- The Alhambra Valley Specific Plan establishes design guidelines and requires Design Review approval for all development.

The City realizes that minimal or unclear verbal direction costs time and money to the applicant and believes that conveying development standards and guidelines early in the process avoids such pitfalls.

Design Guidelines within the DSP are not excessive and have not been identified as a cost burden by homebuilders in the production of housing. Design Guidelines are also *guidelines*, not standards for development; therefore, many developments meet some but not all the Development Review Design Guidelines and may still obtain design review approval. Although the Design Guidelines could not in any way be construed as overly burdensome or requiring a burdensome level of architectural detail or design, the Planning Commission will typically approve projects if they substantially, but not wholly, meet the Design Guidelines.

Design Guidelines are applicable to limited areas of the City and have not been identified as a constraint, the City will be preparing Citywide design and development standards to ensure that residential development is subject to clear, objective standards. This approach ensures that developers understand what is expected of a project and that the requirements are consistently applied across projects. Program 11 (Paragraph H) in the Housing Plan will develop and implement design guidelines to establish objective standards and ensure all findings are objective.

Single-Family Residential Development

Developers seeking approval of a new for-sale single-family development consistent with applicable General Plan and Municipal Code requirements need to only file tentative map (if applicable) and design review applications. Smaller projects (four or fewer units) typically take 16 to 24 weeks to process depending on the complexity of the parcel map and the level of environmental analysis required for the project. Residential projects of five or more units require additional time, due to the processing of a major subdivision map if required. These applications typically take six to 24 months to process and typically include concurrent design review of the project. It is essential to note a parcel map or subdivision map is only required if the development is being sold to the occupant such as for-sale single-family residential and multifamily residential development sold as condominiums.

For projects involving multiple entitlements (i.e., subdivision, design review, use permit, variance, or other entitlement) and environmental review mandated by CEQA, all entitlements and environmental analysis are processed concurrently.

Multifamily Residential Development

Developers seeking approval of multifamily rental developments consistent with applicable General Plan and zoning requirements file a design review application that typically takes between 2 to 8 months to process depending on the level of environmental review required for the project and whether the applicant is seeking multiple entitlements for the project (i.e., a use permit or variance). Regarding environmental review, Planning Division staff seeks to exempt housing developments constructed on sites of less than 5 acres in size where the project will not result in an environmental impact from CEQA under CEQA's various exemptions, including CEQA Guidelines Section 15332, Infill Development Projects, whenever possible.

Use Permit Process

A use permit is typically processed in 8–16 weeks once the application is deemed complete. In addition to the application and fee, the applicant must submit a written project summary, statement of how the proposal will meet the findings for approval based on appropriate sections of the Municipal Code, a site plan, a floor plan, elevation drawings, color and materials board, and landscape plan.

Granting of a use permit is a discretionary decision by the Zoning Administrator or Planning Commission, which must make specific findings that the use will not be detrimental to the city or surrounding neighborhood and is consistent with the zoning and General Plan and will not create a nuisance or enforcement problem, among other findings. The Zoning Administrator or Planning Commission may impose reasonable COAs to the granting of a use permit as it considers necessary to: (1) carry out the purpose and intent of the Municipal Code and the land use district in which the property is located; (2) comply with the General Plan; (3) protect the public health, safety, and general welfare; and (4) ensure that the operation of the use is compatible with existing and potential uses on properties in the surrounding area.

The Municipal Code does not explicitly define "compatible," which could be a constraint. Program 11 (Paragraph H) of the Housing Plan will ensure that Chapter 22.04, Definitions, are expanded and updated to ensure that projects are reviewed consistently.

Post-Planning Entitlement Procedures

Plan check review of construction level site development documents submitted to the Engineering Department after tentative map and/or design review approval may take up to four months and require review of grading and improvement plans, soils reports, hydrology calculations, compliance check with conditions of project approvals, and approval of final maps, when applicable. Plan check review of building permits by the Building Division may take 45 days and entails review for compliance with conditions of approval and adopted building codes. Permits for large single-family subdivisions may take one to three weeks longer due to additional review and approval of individual plot plans for compliance with the building code, conditions of approval, and mitigation measures identified in the CEQA documentation.

Streamlined Review and Objective Design Standards

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 330 (Housing Crisis Act of 2019) provides for streamlined review and preliminary application for qualified housing development projects to increase certainty in the development review process. SB 35 (Government Code Section 65913.4) requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain at least two multifamily units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential or mixed-use General Plan and Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review per State legislation requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a discretionary process. However, there is potential for multifamily projects with an affordable component to be eligible for the streamlining provisions of SB 35, but to require a degree of discretionary review under current zoning requirements, such as a CUP for certain multifamily projects in the residential and commercial zoning districts or projects requiring design review. The City's design review provisions are somewhat subjective in nature and demonstrate preferences or characteristics for consideration while allowing discretion and flexibility, and as such, cannot be enforced through a streamlined ministerial process. Consistent with existing State law, objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark.

The City has not adopted objective zoning standards and design standards to allow eligible projects to be permitted through a streamlined ministerial review. A streamlined and ministerial review removes multiple constraints to residential development including, financial, time, and environmental constraints. Program 11 in the Housing Plan provides for revisions to the Zoning Ordinance to identify a streamlined approval process and objective zoning and design standards for eligible residential projects per Government Code Section 65913.4.

Planned Unit Development (PUD)

The approval of a PUD Plan constitutes a rezoning of the property and zoning text amendment applicable to the property and establishes the specific requirements for development and use of the site consistent with the General Plan and any applicable Specific Plan. In approving a PUD Plan, the City Council may modify zoning regulations prescribing development standards, including but not limited to those relating to building height, yards and setbacks, open space area, lot size requirements, parking and loading, and other development standards.

Approval of a PUD could take between 16 to 24 weeks to process depending on the number and complexity of required additional/concurrent entitlements (including but not limited to a tentative map, site plan, or other development project application) and environmental analysis.

In all instances, the proposed PD District must be found to be consistent with the General Plan, including density; however, all other development standards such as setbacks, parking, height limits, and lot coverage are determined by the developer in the creation of the site plan. This flexibility in development standards afforded through the PD District process allows developers to submit plans for small-lot single-family, attached townhouses, clustered development, and other site plans to support a variety of types of residential development.

No PUD Plans for submitted for review and approval during the 2015-2023 Housing Element.

CEQA (California Environmental Quality Act) and Related Consultation

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970 or "CEQA", requires all projects subject to discretionary review by the City adopted guidelines consistent with the CEQA Guidelines to assure compliance with State law pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by the City. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental review, prior to consideration by the hearing authority.

Native American Consultation

State law requires consultation with Native American tribes prior to approval of a General Plan Amendment or projects undertaking CEQA review. The consultation related to CEQA review seeks to protect tribal cultural resources under CEQA. AB 52 requires that agencies undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to “tribal cultural resources.” A tribal cultural resource is defined as a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American tribe, which may include non-unique archeological resources. Consultations can have an impact on project budgets and timing. Martinez regularly consults with local tribes concerning projects, and thus far, these consultations have not resulted in any impediments to the development review process.

State and Other Requirements

Certain steps in the development process are mandated by the State rather than local law and may result in additional time and costs to developers. Accordingly, these costs are eventually passed on to the consumer. While builders often argue that

local government delays and red tape factor into the high cost of housing, they may be unaware that these requirements are often outside of local control. Potential State-mandated development review requirements include but are not limited to:

- Enforcement of California Building Code including Title 24 Building and Energy Efficiency Standards.
- Filing and review of tentative parcel, tract, and final maps consistent with the requirements of the Subdivision Map Act. The act requires local jurisdictions to process completed applications for tentative maps within 50 days.
- Compliance with the CEQA. To fulfill required environmental analysis, the City must make a determination as to whether a project can be cleared with a Categorical or Statutory Exemption, or require additional environmental analysis through the preparation of an IS/MND or EIR. Each level of CEQA analysis contains minimum public review periods (ranging from 0 days for an exemption to over 45 days for an EIR) and minimum posting requirements.
- Adherence to Regional Water Quality Control Board and California Department of Fish and Wildlife regulations/opinions as they pertain to grading, drainage, and wildlife habitat.
- Implementation of regulations under the federal Clean Water Act and National Pollutant Discharge Elimination System (NPDES) Program.

Local governments are required by law (Assembly Bill 844) to complete the processing of most discretionary actions six months from the date the application is deemed complete and within one year if an EIR is required. In some instances, the City allows parallel tracking of Engineering Department and Building Division permit review of projects during the Planning Division entitlement process. Developers may submit plans to the Engineering Department and Building Division for plan check prior to a Zoning Administrator, Planning Commission, or City Council decision subject to the discretion of the City Engineer. These concurrent applications are considered "at risk," and developers are not provided refunds in plan check fees if the project is not approved as proposed. Therefore, the practice is only recommended for projects that are noncontroversial and small in scale.

3. FEES AND EXACTIONS

The City collects fees and exactions from developments to cover the costs of processing permits and providing the necessary services and infrastructure related to new development. Most planning fees are calculated based on the average cost of processing a particular type of application. More complicated projects, such as those involving rezoning or General Plan amendments, are required to enter into a Cost Recovery Agreement (CRA) where the applicant pays for the actual documented time and materials to process the application.

The City requires various permit and development fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are needed to provide services necessary for health and safety and to meet State environmental mitigation requirements, they can have a substantial impact on the cost of housing, particularly affordable housing.

Residential development is assessed fees by the City, County, and school district to cover the costs of infrastructure improvements and maintenance, and the provision of services. Fees are also charged to cover the costs of City staff's review and processing of applications and permits related to housing development. When a project requires a CRA, the developer pays an initial deposit toward the costs that will be accrued by staff and/or consultants to process the application. The actual time and materials spent to process the project application is then deducted from the deposit amount and any unspent remainder is refunded. If staff time and materials exceed the initial deposit, the project applicant is required to pay the outstanding costs, consistent with the CRA.

Other types of exactions include land dedication, which may be required of residential development for rights-of-way or as an alternative to the park development fee, in addition to on-site improvements that are necessary for the public health, safety, and welfare. On-site improvements may include water, sewer, and other utility line extensions; street construction; and traffic control device installations (or a pro-rated portion thereof) that are reasonably related to a project.

Table 52 details the City's current planning, engineering, public works, and building fees (or deposits where a CRA is required) for project entitlements and development impact fees, including those of outside agencies, for project development. In addition to the City's fees, outside agency fees are also applicable to development in Martinez as described below.

Table 52. Development Project – Planning, Engineering, and Building Fees	
Fee Title	**Fee**
Planning	
Preliminary Project Review (non-single family)	$1,375
Preliminary Project Review (single family)	$810
Design Review – Administrative	$410
Design Review – SF (single family unit) – single house	$810
Design Review – Residential: more than one house (per project)	$3,215
Design Review – Residential: PUD (per project)	$5,825
Design Review – All others	$1,040
General Plan Amendment	$5,000 initial chargeable deposit ($179/Planning Division staff hour)
Rezoning	$5,000 initial chargeable deposit ($179/Planning Division staff hour)
Major Subdivision Review Tentative Map Phase (>4 lots)	$6,925+$240/lot
Minor Subdivision Review Tentative Map Phase (4 lots or less)	$3,830+$240/lot
Use Permit: SF	$525 or $5,000 initial chargeable deposit
Use Permit: Planned Unit Development	$1,700 or $5,000 initial chargeable deposit
Use Permit: Zoning Administrator	$700
Use Permit: all others	$1,750 or $5,000 initial chargeable deposit
Engineering	
Major Subdivision Tentative Map phase	$3,915 +$540/lot
Minor Subdivision Tentative Map phase	$3,920
Major Subdivision Improvement Plan Check	$16,955+$1,310/lot (with $10,000 security deposit)
Major Subdivision Stormwater Control Plan Review	$1,740+$180/lot
Minor Subdivision Improvement Plan Check	$10,435+$1,310/lot (with $5,000 security deposit)
Minor Subdivision Stormwater Control Plan Review[1]	$1,045+$180/lot
Single Family Residence Plan Check	$6,865 (with $2,500 security deposit)
Subdivision Map checking	$3,260+$655/lot
Building	
General Building Permit Fee Valuation $1-$1,500	$88 base fee
General Building Permit Fee Valuation $1,501-$2,000	$112 base fee
General Building Permit Fee Valuation $2,201-$25,000	$170 base fee + $34.50 per $1,000 increment
General Building Permit Fee Valuation $25,001-$50,000	$965 base fee + $24.96 per $1,000 increment
General Building Permit Fee Valuation $50,001-$100,000	$1,591 base fee + $17.29 per $1,000 increment
General Building Permit Fee Valuation $100,001-$500,000	$2,445 base fee + $13.85 per $1,000 increment
General Building Permit Fee Valuation $500,001-$1,000,000	$7,992 base fee + $11.73 per $1,000 increment
General Building Permit Fee Valuation $1,000,000 or greater	$13,859 base fee + $7.77 per $1,000 increment
Environmental	

Environmental Review: initial study/negative declaration	Consultant Cost (borne by applicant) + $5,000 initial chargeable deposit for City legal and planning review ($179/Planning staff hour)
Environmental Review: expanded initial study/mitigated negative declaration	N/A (to be covered within fee listed above)
Environmental Review: EIR	$1,450 or Consultant Cost (borne by applicant) + $5,000 initial chargeable deposit for City legal and planning review ($179/Planning Division staff hour)
Environmental Review: mitigation monitoring or special studies	$3,215 or Consultant Cost (borne by applicant) + $5,000 initial chargeable deposit for City legal and planning review ($179/Planning Division staff hour)
Environmental Review: State Dept of Fish & Wildlife	Current Department of Fish and Wildlife (DFW) CEQA review fees

[1]Minor subdivision is used to estimate multifamily fees as multifamily fees are collected on an hourly basis.

Source: City of Martinez Master Fee Schedule, Last Revised April 4, 2019 and Planning Fee Schedule, Effective July 1, 2019

In addition to entitlement fees, residential developments are also subject to development impact mitigation fees as detailed by Table 53.

Table 53. Impact Fee Schedule

Impact Mitigation Fees	Single-family residential (per unit)	Multifamily residential (per unit)
Martinez Unified School District (MUSD)	$4.79 per square foot	$3.30 per square foot
Transportation	$2,221	$1,528
Parks & Recreation	$2,509	$1,834
Park In-Lieu	$5,095	$3,723
Cultural Facilities	$3,373	$2,466
Police Facilities	$411	$411
Childcare Facilities	$432	$86
- Total	$14,041 + school fees	$10,048 + school fees

Source: City of Martinez Master Fee Schedule, Last revised April 4, 2019, and MUSD Schedule of Applicable School Fees, Last revised 10/7/2022

Table 54 compares the estimated total City fees, including planning, building, engineering, and development impact fees for a single-family unit and multifamily unit. Additionally, the calculations assume that the single-family residential homes average 1,750 square feet while the multifamily development averages 925 square feet per unit. Residential projects in Martinez would be required to pay fees ranging from approximately $42,176 for a single-family unit (built on an existing lot), $38,014 per unit in a 50-unit single-family subdivision, and $22,498 per unit in a 48-unit multifamily subdivision.

As part of this Housing Element Update, the City has considered all fees incurred by the development community as a potential constraint on housing supply and affordability. The City will continue to process applications for housing development and provides incentives for the production of affordable housing, including fee deferral and/or reimbursement (see Housing Program 1). The City has reviewed its fees and considered the fees of neighboring jurisdictions and, in concert with ongoing development and input from development community, has determined that the City's fees do not constrain housing supply or affordability.

Table 54. Total Fees for Typical Single- and Multifamily Units			
Development Type	Single-Family Unit	Single-Family Subdivision	Multifamily Project
Development Assumptions			
Number of Units	1	50	48
Square Feet per Unit	1,750	1,750	925
Total Square Feet	1,750	87,500	46,250
Planning and Engineering Entitlement Fees and Building Permit Fees			
Preliminary Project Review	$810	$1,375	$1,375
Design Review	$810	$3,215	$3,215
Planning Subdivision Review	$0	$18,925	$7,165
Engineering Subdivision Plan Check	$0	$30,915	$4,455
Single Family Residence Plan Check	$6,865	$0	$0
Subdivision Improvement Plan Check	$0	$82,455	$0
Subdivision Map Checking	$0	$36,010	$0
CEQA Categorical Exemption	$0	$25,000	$25,000
Major Subdivision Stormwater Control Plan Review	$1,920	$10,740	$1,920
Minor Subdivision Stormwater Control Plan Review[1]	$1,225	$10,045	$1,225
Building Permit Fees	$7,985[2]	$399,250[2]	$350,040[2]
Subtotal Fees	***$8,485***	***$197,895***	***$41,210***
City Development Impact Fees			
Transportation	$2,221	$111,050	$73,344
Parks & Recreation	$2,509	$125,450	$88,032
Park In-Lieu	$5,095	$254,750	$178,704
Cultural Facilities	$3,373	$168,650	$118,368
Police Facilities	$411	$20,550	$19,728
Childcare Facilities	$432	$21,600	$4,128
Subtotal Fees	***$14,041***	***$702,050***	***$482,304***
Other Development Impact Fees			
MUSD School Fees (s.f.)	$8,383	$419,125	$146,520
Central Contra Costa Sanitary District (CCCSD) Wastewater Connection Application and Inspection Fees	$1,860	$111,300	$26,000
CCCSD Wastewater Capacity Fees	$9,211	$460,550	$374,482
Contra Costa Water District (CCWD) Water Service	$29,899	$1,494,950	$746,880
Subtotal Fees			
Total Fees			
Total Fees Per Unit			

[1]Minor subdivision is used to estimate multifamily fees as multifamily fees are collected on an hourly basis.

[2]Assumes valuation of $500,000 per single family unit and $350,000 per multifamily unit

Source: City of Martinez Master Fee Schedule, Last Revised April 4, 2019; Central Contra Costa Sanitary District, Ordinance No. 321, April 1, 2022; Central Contra Costa Sanitary District, Ordinance No. 324, June 16, 2022; Contra Costa Water District New Service Fees, April 1, 2022

Table 55 compares the development fees for a single-family unit and multifamily unit in Martinez to Contra Costa County and the cities of Concord, Pleasant Hill, and Walnut Creek. Development fees throughout Contra Costa County vary widely due to the different needs of individual communities and the different fee programs adopted by local agencies serving the individual communities. The City of Martinez's fees, which include planning, development impact, and outside agency fees, are lower than other local jurisdictions, except for the City of Concord, as shown below and do not constrain the development of housing.

Table 55. Comparison of Development Fees within Contra Costa County

Jurisdiction	Single-Family Unit Development Fee	Multifamily Unit Development Fee
City of Martinez	$42,176	$22,498
Contra Costa County[1,2]	$57,335	$55,620
City of Pleasant Hill[2]	$60,000	$43,000
City of Concord[2]	$33,472	$7,700
City of Walnut Creek[2]	$105,634	$36,286

[1]Fees for Bay Point area
[2]Fees are comprehensive and consistent with the approach provided by the City of Martinez, except that Walnut Creek does not include water connection fee and has inclusionary housing fees.
Source: City of Martinez, 2022; Contra Costa County, Revised HCD Draft Housing Element, 2023; City of Pleasant Hill Draft Housing Element, 2022; City of Concord, 2022; City of Walnut Creek, 2022

4. TRANSPARENCY

Government Code Section 65940.1 requires the City to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city or county presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018.

To provide financial transparency, the City provides an archive of annual budgets from 2013 through 2029 as well as its most recent annual comprehensive financial report. While AB 1600 requires the City to provide an archive of the annual development impact fee reports, these reports are not currently available online. The City also provides a link to the Zoning Ordinance, General Planning Application Form, General Planning Application Submittal Checklist, as well as a Planning Application Fee Schedule. This fee schedule does not include development impact fees (which are in the Master Fee Schedule). Program 14 in the Housing Plan ensures that the City will make all required information available on its website, consistent with the transparency requirements of State law.

B. NON-GOVERNMENTAL CONSTRAINTS

Governmental Code Section 65583(a)(5) requires a Housing Element to contain an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. The cost parameters of these elements fluctuate significantly in response to a wide variety of local, State, natural, and global economic and social events.

The influence that City government has on these factors is negligible. As regional and State economic conditions change, the demand and supply of affordable housing is impacted. Historically, the cost of housing in general in Contra Costa County, relative to other Bay Area counties, has been considered moderate.

1. DEVELOPMENT COSTS

Land Costs

The cost to develop housing is influenced by the cost of the raw land, the cost of holding the land during the development process, and the cost of providing services to meet City standards for development. The cost of raw land is influenced by variables such as scarcity, location, availability of public utilities, zoning, general plan designation, and unique features like trees, water frontage, and adjoining uses. As shown in Table 56, a Zillow review of recently sold lots indicates that land prices ranged from approximately $160,377 to $2.28M per acre for unentitled land that would require planning entitlements and permit processing prior to development. These lots include infill lots ranging from $32,500 to $340,000, with a typical infill lot running approximately $160,000.

Table 56. Price of Land – For Sale and Recently Sold in Martinez Area				
Address	Sale Price	Sale Date	Lot Size	Price per Acre
3100 Castro Street	$275,000	Currently for sale	4,792 s.f.	$2,499,791
104 Warren Street	$225,000	Currently for sale	5,227 s.f.	$1,875,072
Green Street	$296,000	1/7/2022	5,663 s.f.	$2,276,843
0 C Street	$200,000	Currently for sale	5,663 s.f.	$1,538,407
0 Green Street	$324,900	Currently for sale	5,663 s.f.	$2,499,143
0 Berrellesa Street	$32,500	6/21/2022	6,000 s.f.	$235,950
0 Hilmer Avenue	$39,000	9/12/2022	6,050 s.f.	$280,800
2381 Pacheco Boulevard	$125,000	4/25/2022	6,970 s.f.	$781,205
4049 Camino Vinedo	$287,500	Currently for sale	6,970 s.f.	$1,796,772
0 Central Avenue	$104,000	2/8/2022	8,276 s.f.	$547,395
0 Fig Tree Lane	$284,900	Currently for sale	0.51 acres	$558,627
0 Wanda Way	$85,000	7/29/2022	0.53 acres	$160,377
Vista Way	$250,000	6/10/2022	0.66 acres	$378,788
33 Wanda Way	$340,000	8/25/2022	1.34 acres	$253,731
150 Hillside Lane (unincorporated)	$999,900	Currently for sale	2.3 acres	$434,739
5060 Milano Way	$2,200,000	Currently for sale	1.7 acres	$1,294,118
Source: www.zillow.com (December 2022)				

Cost of Construction

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant pressure to complete a job for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) to an emphasis on labor-saving materials and construction techniques.

Homebuilder Digest provides estimates for the average cost of labor and materials for various levels of construction. In the Oakland area, the Homebuilder Digest indicates hard costs (material fees, labor, landscaping, and utilities) normally range from $400 to $500 per square foot and $550 per square foot for mid-range homes.

Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production in Martinez. Following the Coronavirus Disease 2019 (COVID-19) pandemic, supply chain issues have increased construction costs, which is anticipated to continue in the near-term. However, on February 22, 2023, during a stakeholder meeting with the development community, it was observed that costs of certain construction materials are starting to decrease to their pre-pandemic levels.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government-imposed standards (e.g., energy conservation requirements). The development community is currently producing market rate for-sale housing that is affordable to moderate and above moderate-income households.

Cost and Availability of Financing

Financing is critical to the housing market. Developers require construction financing and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), and therefore reduce the purchasing power of homebuyers.

Homebuyer Financing

On December 14, 2022, the reported average rate for a 30-year mortgage was 6.33 percent (Freddie Mac, 2022) and a 52-week average rate of 5.22 percent. For homebuyers, it is necessary to pay a higher down payment than in the recent past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

2. MARKET CONDITIONS

Most developers respond to market conditions, both in the project design in terms of density and unit sizes, and in terms of the timing between receiving entitlements and applying for building permits.

Building Permit Timing

Typically, single-family home developers apply for the first building permits for a subdivision upon receipt of a grading permit. For simple projects or projects that must remain static in their design, building permits may be processed concurrently with grading plan reviews. Building permits typically take 60-90 days, assuming two to three plan checks. Building permits can be issued in as few as 30 days if there are no corrections, but this is rarely the case for residential subdivisions or multifamily projects.

During the 5th Cycle, developers were slow to request building permits, with the average time for a building permit ranging from 4.7 years for single family units, 7.9 years for single family attached units, and 5.74 years for multifamily units. While these average time periods are lengthy, these are not anticipated to reflect future development. Building activity has increased, with the bulk of the City's 5th Cycle permitting activity occurring in 2021 and 2022. It is anticipated that in the 6th Cycle, projects will continue to request building permits in a timelier fashion (similar to the rates of 2021 and 2022) if the current residential demand and stronger housing market continues. Affordable projects may take longer to request building permits following project approval. This is due, in part, to the need for these projects to assemble funding and financing to make the development feasible. Affordable housing projects will often need to go through several funding rounds to procure adequate tax credits and/or project-based rental assistance and may request building permits years after receiving project approval.

Approved and Built Densities

As discussed in Section III.A.1, Land Use Controls, the General Plan and Zoning Ordinance regulate the residential densities for each land use and zoning designation. Future development must be consistent with the allowed densities anticipated by the City's General Plan, Specific Plans, and Zoning Ordinance. However, while the City's regulations identify minimum and maximum densities that may be developed in the City, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. If developers choose to develop at the lower end of allowed residential densities, this could result in significantly fewer units at full buildout of the City and result in an overall lower contribution to the City's RHNA. In recent years, developments in Martinez have typically occurred at or slightly below the maximum permitted densities, as shown in Table 57 with an average density of 98 percent of the permitted density. The Amare Apartments proposed units at 104 percent of the maximum allowed density through density bonuses.

Table 57. Building Permit Timing and Densities					
Project / Address	Project Description	Zoning/Permitted Density	Project Density	Entitlement Approved	Building Permit Issued
Entitled					
Amare Apartments APNs: 161400-009, 161-400-010	183 multifamily units, including 9 very low income units on 6.06 acres. Project received density bonus with concessions for hillside density, building separation, parking stall depth, rear building setback, drive aisle width, height exception, and parking lot landscaping.	M-R-1.5/PA – Up to 29 units/acre	30.2 du/ac – 104% of permitted density	10/11/2022	Not yet requested
Traditions at the Meadows	65 single family lots and a public park on 26.77 acres	R-7.5 – Up to 5.8 units/acre	2.43 du/ac = 42% of permitted density	5/15/2018 – subsequent legal challenges resulted in revisions to the original project approval and delayed project construction	Building permits have been requested in phases. 21 units – 2022 21 units have received permits to date.
Muir Heights (Laurel Knoll) 370 Muir Station Road	75 townhomes on 6.83 acres	Rezoned from R-40 (1.09 units/acre) to R-3.5 (12.44 units/acre)	10.99 units/acre – 88% of permitted density	7/28/2015 Planning Commission Approval of Design Review 07/24/2013 City Council Approval of Tract 9263, PUD rezone, and CEQA	Building permits have been requested in phases. 8 units – 2/6/2021 10 units – 5/4/2021 10 units – 12/6/2021 62 units have received permits to date.
Portside Lofts 600-610 Ferry Street	13 apartments (1 very low income), 1,800 s.f. commercial (underutilized) on 0.21-acre	CC: DSP Downtown Core: 29 du/ac and up to 43 du/ac with CUP	61.9 du/ac – 213% of permitted density	6/8/2021	Building Permit Submitted – not yet issued.
901 Estudillo Street APN 372-392-014	12 multifamily units on 0.39 acres	PA: 29 du/ac	30.8 du/ac – 106% of permitted density	9/02/2015	12/22/2020 – Still under construction
Brookside Assisted Living Expansion	42 new beds on 1.13 acres (40 beds existing)	R-6.0 – Up to 7.26 du/ac	--	4/26/2022	Not yet requested.

Table 57. Building Permit Timing and Densities					
Project / Address	Project Description	Zoning/Permitted Density	Project Density	Entitlement Approved	Building Permit Issued
6 and 10 Carquinez Scenic Drive	2 new single-family unit on 2 SF lots	R-2.5– Up to 12 du/ac; with slope density limitations	100% of permitted density; no ADUs	7/13/2021	Not yet requested
0 Harbor View Drive	1 single-family unit	R-40 – Up to 1 du/ac	100% of permitted density; no ADU	02/28/2023	Not yet requested
2108 Valente Drive	1 new ADU	R-6.0 – Up to 7.26 du/ac	100%	02/28/2023	Not yet requested
Pending Approval or Completion					
4815 Venner Drive	Single-family unit and ADU	R-6.0 – Up to 7.26 du/ac	100% of permitted density	--	--
Source: City of Martinez APRs, 2019-2021; City of Martinez, 2023					

3. AFFORDABLE HOUSING DEVELOPMENT CONSTRAINTS

In addition to the constraints to market-rate housing development discussed above, affordable housing projects face additional constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, there is very little financial assistance for the development of affordable housing.

Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to extremely low-, very low-, and low-income households. It is not unusual to see five or more financing sources required to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding often can effectively dictate the type and sizes of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years with State requirements for housing increasing significantly, with only modest changes in funding. Further, limited amounts of housing funds are available, and the process to obtain funds is extremely competitive. Tax credits, often a fundamental source of funds for affordable housing, are no longer selling on a one-to-one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value, but are purchasing them at a discount. (Tax credits are not worth as much to investors if their incomes have dropped.)

C. PUBLIC FACILITIES AND INFRASTRUCTURE

The City requires that developers complete certain minimum site improvements in conjunction with new housing development. Water, sewer, drainage, police, fire, parks, schools, and transportation will require improvements in capacity to treat and distribute water, to treat sewage, to handle run-off, and to provide sufficient space and capacity for public safety, recreation, education, and movement of people and goods. Required improvements include the construction of streets, curbs, gutters, and sidewalks and, where necessary, the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and streetlights. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Martinez. However, whenever a developer advances the costs for improvements not located on the development project, which may be required as a condition of such development project, the developer shall be entitled to reimbursement for that part of the required improvement which contains supplemental size, capacity, number, or length for the benefit of property not within the development project. In each case, the cost of expansion most likely will be financed through development fees, exactions, assessment districts, or some combination of these.

Site Improvements

Site improvements are an important component of new development and include water, sewer, circulation, and other infrastructure improvements needed to make development feasible. Martinez requires the payment of fees for the provision of off-site extensions of water, sewer, storm drain systems, roads, and other public infrastructure improvements or construction.

Requiring developers to construct site improvements and/or pay fees toward other infrastructure costs, the provision of public services, and needed utility systems increases the cost of housing; however, it is a necessary cost of development that ensures residential development is properly served with services and facilities. The cost of constructing frontage improvements is passed on to the developer to offset limited public resources due in part to the passage of Proposition 13 in 1978, which significantly compromised a jurisdiction's ability to raise property taxes to finance infrastructure and public improvements.

Most multifamily residential developments are single-parcel, infill developments and can take advantage of existing roadways, utilities, and other improvements that serve the sites. This reduces the total cost to developers who are developing high-density infill projects. The City provides incentives for these types of projects such as reductions in minimum parking standards and credits for previous development when calculating fees for water and sewer connections. When a project, such as a large-scale subdivision on previously undeveloped land, is accepted, frontage improvements would include, but not be limited to:

- Construction of streets, curbs, gutters, and sidewalks;
- Installation of water, sewer, and storm drain facilities;
- On-site drainage and compliance with National Pollutant Discharge Elimination Requirements (Provision C.3);
- Parkland dedication requirements or fees;
- Installation of necessary utilities and dedication of utility easements; and
- Landscaping improvements.

While these improvements are necessary to ensure that new housing meets the local jurisdiction's development goals, the cost of these requirements represents a significant share of the cost of producing housing on previously undeveloped land.

In addition to the site-specific improvements identified above, developers of multifamily residential developments must also pay Facility Reserve Charges (monthly payments for water, sewer, and fire assistance) for each unit. School fees are also calculated at the time of building permit issuance and are based on the total square footage of residential development. See Table 54 above for the estimated costs of these fees for a single-parcel, multifamily development and a multi-parcel subdivision.

Roadway System

The Martinez General Plan and engineering standards depict the City's roadway system, which is based around a conventional suburban hierarchy of streets (Table 58). The top of the hierarchy consists of arterial streets that carry large volumes of traffic, while the bottom consists of low-volume local streets intended to provide access to adjacent property. The following provides a description of the various roadway classifications adjacent to residential areas in the City, including a description of the specific roadway standards for each classification.

- Principal Arterial Streets – Principal arterial facilities serve to connect areas of major activity within the urban area and function primarily to distribute cross-town traffic between freeways / highways, to collector streets, and to and from adjacent jurisdictions. Within the City, principal arterial streets are mostly four lane facilities with maximum operating speeds ranging from 30 to 45 mph. In addition, principal arterial facilities generally have limited access to adjacent land uses.
- Minor Arterial Streets – Minor arterial roadways serve a similar purpose to principal arterial facilities, except carrying less traffic volume, and are usually two-lane facilities. As with principal arterials, minor arterial facilities generally have limited access to adjacent land uses. However, minor arterials may provide on-street parking if sufficient roadway width is available.

- **Collector Streets** – Collectors function as connector routes between local and arterial streets and provide access to residential, commercial, and industrial property. Collector streets within the City are designated as two-lane facilities. The following Collector roadways are located in the City.
- **Local Streets and Hillside Local Streets** – Local streets provide direct access to abutting properties and allow for localized movement of traffic. Local streets are characterized by low daily traffic volumes and low operating speeds of 25 to 30 mph.

Table 58. Typical Roadway Standards

Roadway Classification	Right-of-Way Width	Roadway Width	Sidewalk Width	Parking	Design Speed
Arterial Streets	100'	80'	7' on both sides	Both sides	40-55 mph
Collector Streets	60'	40'	5'-6" on both sides	Both sides	30-40 mph
Local Streets	56'	36'	5'-6" on both sides	Both sides	25-30 mph
Hillside Local Streets	40'	28'	5'-6" on one side	One side	25 mph

City of Martinez, Street Sections

Water Service

Water service is supplied by both Contra Costa Water District (CCWD) and the City of Martinez Water System. Both water service companies also serve areas outside of the City limits.

The Martinez Water System service boundaries do not align with the City limits. The Martinez Water System service area includes a large part of the incorporated City lands and also extends outside the City limits into unincorporated Contra Costa County and the City of Pleasant Hill. Areas within the City limits that are located outside of the Martinez Water System service area are served by CCWD.

The CCWD obtains the water that it sends to the Martinez Water System through the U.S. Bureau of Reclamation Central Valley Project and pumps water from four intakes in the Sacramento-San Joaquin Delta. The untreated water is conveyed to Martinez through the Contra Costa Canal and stored in the Martinez Reservoir. Treated water is treated at the Bollman Water Treatment Plant and pumped through a pipeline system to CCWD's treated water system customers.

In 2020, the Martinez Water System provided 28,095 customers within the service area with 3,823 acre-feet per year (AFY) of metered water. Usage may fluctuate based on drought conditions and voluntary and mandatory rationing, but remains substantially similar to 2010 and 2015 water usage. The Martinez Water System receives untreated imported water from CCWD. Since a contract does not exist between CCWD and the Martinez Water System for a fixed delivery amount, water supply has been set equal to projected demand. During periods of drought, CCWD has established supply limits based on a percentage of the demand from the previous years.

Water demands within the City's service area are dependent on many factors such as local climate conditions, population, demographics, land use, and economics. CCWD's growth projections anticipate the Martinez population will increase from 35,620 in 2020 to 38,100 in 2035. The Martinez Water System's water service area had a 2020 population of 28,095 residents in 2020 and is projected to increase to 31,632 residents by 2045, for a 12 percent increase. California's urban water demand has been largely shaped by the efforts to comply with a 2010 water conservation law known as Senate Bill x7-7 (SB x~~X~~7-7). This law required California water suppliers to reduce water demand by 20 percent (from a historical baseline) by 2020. The City has been engaged in reducing water use in its service area, in coordination with CCWD, to meet the final 2020 water use target through conservation and Demand Management Measures.

Total water demand, excluding system losses, decreased from 3,837 AFY in 2010 to 3,211 AFY in 2015; then increased to 3,823 AFY in 2020, similar to the 2010 demand. Residential and total use increased in 2020 in comparison to the previous two years due to the stay-at-home orders. The Martinez Water System's primary water use sector is residential, accounting for approximately 70 percent of the total water demand, with single-family residential water use accounting for approximately 55 to 61 percent of total water demand.

CCWD's water supply reliability assessment presented in the 2020 Urban Water Management Plan (UWMP) considers the total availability of all water supplies during normal, single-dry, and multiple dry years. As described in the 2020 ~~Urban Water Management Program (~~UWMP~~)~~ which addresses water supply and demand through 2045, the District can expect to meet 100 percent of demand in normal through Multi-Year Drought, Year 2, 90 percent in Multi-Year Drought, Year 3, and 85 percent in Multi-Year Drought, Year 4 and 5 in 2040 and 2045. The water supply reliability goal approved by CCWD's Board of Directors is to meet 100 percent of demand in normal years and at least 85 percent of demand during drought conditions. The remaining 15 percent would be met by a combination of short-term water purchases and a short-term conservation program.

While the 2020 UWMP anticipates meeting 100 percent of demand in normal years, the City's RHNA of 1,345 units would yield a population of approximately 4,291 (based on the average household size of 3.19 persons) and would exceed the population growth planned by CCWD and the City in their UWMPs and would require supply beyond that projected in the UWMPs. To ensure that the Martinez Water System and CCWD plan for adequate capacity to accommodate the RHNA, Program 28 in the Housing Plan requires the next update to the UWMP to account for~~ddress~~ a housing/population growth rate consistent with that used for the RHNA and for Plan Bay Area 2050, the region's long-range strategic plan.

Sewer Service

The CCCSD, Mountain View Sanitary District (MVSD), and County Sanitation District #6 provide wastewater collection, treatment, and disposal services for its residents and businesses. The City is primarily served by two wastewater treatment plants: (1) the CCCSD Wastewater Treatment Plant, which collects and treats about two-thirds of the wastewater generated within the Martinez service area, and (2) the MVSD Wastewater Treatment Plant, which collects and treats wastewater for the east central portion of the Martinez service area, In addition, County Special District 6 (SD-6) operates a community wastewater treatment that serves the Stonehurst subdivision.

Two sanitary districts provide wastewater collection and treatment for Martinez's growth areas that are anticipated to accommodate the majority of the RHNA. CCCSD collects and treats about two-thirds of the wastewater generated within the Martinez water service area. The remainder of the wastewater from the east central portion of the service area is collected and treated by MVSD. This area is roughly bounded by Pacheco Boulevard on the north, Bush and Pine Streets on the west, and Center Street on the south. Both sanitary districts also serve portions of the CCWD treated water service area. The City currently does not have the infrastructure to supply recycled water.

In 1973, CCCSD started construction of an advanced wastewater treatment plant to include filtration for water reclamation for industrial reuse. However, the regulations requiring advanced wastewater treatment were eliminated while the plant was under construction, and completing the plant as originally designed became financially impractical. Instead, the current treatment facility was successfully completed as a secondary treatment plant. Effluent from the activated sludge secondary treatment process is disinfected and discharged to an outfall in Suisun Bay. The secondary treated effluent does not meet the requirements of Title 22 and additional treatment is required before it is suitable for recycled water use. The secondary treatment facilities have a current National Pollutant Discharge Elimination System (NPDES) permitted capacity of 53.8 million gallons per day (mgd), with an average dry weather flow of about 34 mgd. A portion of the wastewater collected at the treatment plant is treated for recycled water use in CCCSD's filtration plant.

The CCCSD Comprehensive Wastewater Master Plan addresses the majority of the City's wastewater needs, requiring that the CCCSD continue to implement phased improvements to the wastewater treatment plant when triggered by growth. The CCCSD

Treatment Plant has a treatment capacity of approximately 54 mgd and approximately 270 mgd of wet-weather flow. The CCCSD Treatment Plant currently treats an average daily dry-weather flow of 34 mgd and estimates to treat 41 mgd average daily dry-weather flow by 2035. As described in the Master Plan, all the liquid stream processes have adequate capacity through 2035 under dry weather conditions. Additionally, the Master Plan identified that no improvements were needed for the collection system and existing pipelines to accommodate planned growth within the CCCSD service area.

A capacity assessment study for the MVSD Wastewater Treatment Plant is planned for 2023. It will include hydraulic model development, flow monitoring to calibrate the model, hydraulic analysis against design storms, evaluation of potential surcharge locations, updated capacity assessments for each of the District's four pump stations, confirmation of the capacity improvement locations listed in the 2013 assessment, and identification of any new capacity-related projects for inclusion in the District's Facilities Rehabilitation and Capital Improvement Program. The MVSD plant has a dry weather permitted capacity of 3.2 mgd and currently treats an average of 1.25 mgd. Therefore, the MVSD Plant has available capacity to meet additional demand.

The General Plan EIR, certified in 2022, reviewed the capacity for the CCCSD and MVSD to accommodate growth under the General Plan Update, which anticipated 2,060 new units and approximately 0.576 MGD in new demand. Both the CCCSD and MVSD were determined to have adequate capacity available to serve growth under the General Plan Update. Based on the estimated per capita wastewater generation rates, the General Plan Update would result in approximately 0.576 MGD.

Given that projected wastewater generation volumes associated with General Plan buildout of 2,060 units, which exceeds the RHNA (1,345 units), is not anticipated to exceed the capacity of the wastewater treatment provider, adequate capacity would be available to serve future development, it is anticipated that wastewater treatment will be adequately available to serve development as anticipated in the City's General Plan. Therefore, wastewater will not be a constraint to residential development during this Housing Element planning period.

Dry Utilities

PG&E and MCE Clean Energy provide electric and natural gas services to Martinez. Telecommunications are provided by a variety of companies, including Verizon, T-Mobile, AT&T, Frontier, and Xfinity.

Summary

All inventory and opportunity sites identified in Chapter 4 were reviewed for infrastructure service. The sites in the Sites Inventory have existing development or are designated for development and within the service areas of the City's infrastructure and utility providers. These sites have been determined to have sufficient existing or planned infrastructure and utility service to accommodate the development projected in Chapter 4.

D. ENVIRONMENTAL CONSTRAINTS

Environmental constraints affecting residential development in Martinez include geologic and seismic conditions, which provide the greatest threat to the built environment, urban fires and wildfires, flooding hazards, biological habitat, and hazardous materials. Apart from the larger issues discussed below, there are no known site-specific environmental constraints that would substantially impact development on the identified Housing Opportunity Sites.

1. GEOLOGIC AND SEISMIC HAZARDS

The geology of the region is to a large extent controlled by major active faults in the Coast Range, tidal lands located directly north, and the Sacramento San Joaquin Delta region to the east. Contra Costa County and the City could experience considerable ground shaking generated by faults located near Martinez. For example, using data obtained by USGS, the Probabilistic Earthquake Shaking Hazard Assessment map produced by the Association of Bay Governments (ABAG) shows the Study Area to have a 10 percent chance of experiencing or exceeding "severe shaking" over the next 50 years (ABAG, 2022).

There are no known active faults located within the City limits. However, a small section of the Concord Fault is located within the City's SOI, and there are numerous active faults located in the regional vicinity of Martinez. Active faults in the region include the Antioch, Calaveras, Concord, Green Valley, Greenville, Franklin, Hayward, Rodgers Creek, and the San Andreas. Within the region are additional faults that are not considered active, but show evidence of being active within 1.6 million years including the Southampton fault which has a small portion within the western city limits. Notable faults in the regional vicinity include Antioch Fault, Calaveras Fault, Concord Fault, Greenville-Marsh Creek Fault, Hayward Fault, Mount Diablo Thrust Fault, Rodgers Creek Fault, San Andreas Fault, and West Napa Fault.

The Significant United States Earthquakes 1568 – 2009 data published by the USGS in the National Atlas identifies earthquakes that caused deaths, property damage, geologic effects, or were felt by populations near the epicenter. Additionally, United States Geological Survey (USGS) maintains a catalog of recent and historic earthquakes. No significant earthquakes are identified within Martinez; however, significant earthquakes are documented in the region.

The City could also be subject to major earthquakes along currently inactive or unrecognized faults. To minimize potential damage to the buildings and site improvements associated with geologic hazards, including seismic activity, all construction in California is required to be designed in accordance with the latest seismic design standards of the CBC. CBC Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these requirements, which have been adopted by the City, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas of California. Section 1613 specifically provides structural design standards for earthquake loads. Section 1803.5.11 and 1803.5.12 provide requirements for geotechnical investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613. Design in accordance with these standards and policies is typical in Martinez and addresses risks associated with seismic activity.

2. FIRE HAZARDS

The State has charged the California Department of Forestry and Fire Protection (CAL FIRE) with the identification of Fire Hazard Severity Zones (FHSZ) within State Responsibility Areas (SRA). In addition, CAL FIRE must recommend Very High Fire Hazard Severity Zones (VHFHSZ) identified within any Local Responsibility Areas (LRA). The FHSZ maps are used by the State Fire Marshall as a basis for the adoption of applicable building code standards. The Study Area includes LRA and SRA, with portions being designated as VHFHSZ.

The potential for wildland fires represents a hazard to people and structures, particularly within areas adjacent to open space or within proximity to wildland fuels. The Study Area and surrounding area contains Moderate to High FHSZs in both LRA and SRA. The western edge of the City boundaries, within and surrounding the Franklin Hills Sub-Area, is designated as a VHFHSZ within LRA. There are no SRA found within City limits; however, there are Moderate to High FHSZ within SRA along the southwestern perimeter of the Study Area, also referred to as the Alhambra Valley neighborhood, and in the unincorporated area to the west of the City. In addition to the direct physical threat to life and property, smoke released during an event can have a detrimental effect on air quality and lead to health risks from smoke inhalation.

Protection from wildland fires is realized through the creation of defensible areas around structures, the use of fire-resistant building materials, and coordinated emergency response. All new construction is required to adhere to standards and requirements set forth in the Martinez Municipal Code, including the Contra Costa County Fire Protection District Fire Code, which adopts by reference the California Fire Code (California Code of Regulations, Title 24, Part 9) as amended by the changes, additions, and deletions set forth in the ordinance adopting the Contra Costa County Fire Protection District Fire Code. The Contra Costa County Fire Protection District's ordinances and standards cover topics such as location of fire hydrants, provision of sprinklers and roadway widths, and provide the basis for the rural fire prevention capital facilities standards and response time performance standards specified in the City's Growth Management Element. Section 22.33.040, *Development Standards*, provides for landscaping standards in hillside areas which include selection of plant species that are drought tolerant and minimize erosion and fire hazard risks to persons and property.

The General Plan 2035 includes policies that are intended to protect citizens of Martinez from potential fire hazards. General Plan Update policy PS-P-5.1 requires fire safe construction practices, such as fire preventive site design, landscaping and building materials, and installation of sprinklers on new development and redevelopment projects. Policy PS-P-4.1 ensures that there is necessary maintenance on open space brush areas that are susceptible to burning. Policy PS-P-4.2 is intended to prevent the invasion of grassland by Baccaharis (a highly fire prone plant) by retaining grazing on publicly owned rangelands and integrating grazing practices within developed areas. Policy PS-P-4.3 requires the City to continue to work with Contra Costa Fire Protection District to make Martinez more resilient to fire hazards. Policy PS-P-4.4 requires the City to work with Contra Costa Fire Protection District to promote public awareness. Policy PS-P-4.5 requires the City to review, amend, and update, at regular intervals, all relevant City codes and ordinances to incorporate the most current knowledge and highest standards for safety. Policy PS-P-4.6 encourages the use of fire-retardant vegetation for landscaping, especially in high fire hazard areas.

In addition to the above referenced policies, the City maintains adequate water supply and water flow availability, ensures adequate emergency access, provides adequate fire protection services, and ensures public awareness regarding fire safety. Future development allowed under the General Plan Update would be required to comply with the provisions of federal, State, and local requirements related to wildland fire hazards, including State fire safety regulations associated with wildland-urban interfaces, fire-safe building standards, and defensible space requirements. As future development and infrastructure projects are considered by the City, each project would be evaluated for potential impacts, specific to the project, associated with wildland fire hazards as required under CEQA. Design in accordance with these standards and policies is typical in Martinez and addresses risks associated with fire hazards.

3. CREEKS AND FLOOD CONTROL

There are several drainage basins within the vicinity of Martinez. The City limits include portions of several watersheds. Most of Martinez (including downtown) belongs to the lower third of the Alhambra Creek watershed, which originates in Briones Regional Park. The headwaters and upper watersheds of the Hidden Lakes, Virginia Creek, Vine Hill Creek, and Peyton Creek watersheds originate within Martinez. The Shell-West watershed lies both within the City limits and in the County.

Substantial creeks within the Study Area include Grayson Creek, Vine Hill, and Alhambra Creek drainages.

Grayson Creek is a perennial stream with some intermittently flowing tributaries, which drains much of the valley area of Pleasant Hill, as well as an area at the southernmost Martinez city limits.

Vine Hill Drainage Basin is an intermittent stream that drains roughly five to seven square miles of generally low rolling landscape between Martinez Ridge and Interstate 680.

Alhambra Creek is the most critical hydrologic system in the Martinez area. An intermittent stream draining 16 square miles and passing through urban areas of Martinez, it possesses greatest flood risk. Alhambra Creek is considered a flash drainage basin characterized by a rapid rise in flood peaks and rapid recessions. In addition, the section of the channel north of Main Street is influenced by tidal action. Alhambra Creek has received increasing amounts of surface flow runoff over the years with the rise in impervious surfaces in its urban reaches. Impervious surfaces such as concrete and asphalt prevent absorption of runoff and, in addition to swelling the flow within the creek channel itself, excessive runoff can lead to overland sheet flow within the basin. The flooding of Downtown Martinez has been a frequent winter occurrence.

Martinez has had a history of flooding since its founding in 1849, with the most recent major flood events occurring in the winter of 1997-98. Portions along creeks and drainages are subject to 100-year flood events. Additionally, Downtown Martinez is built in the floodplain of Alhambra Creek, and falls within the 100-year flood plain established by FEMA. Projects completed in 2001-2002 worked to reduce the frequency of flooding in the Downtown area. These projects widened and realigned a section of the Alhambra Creek, restored floodplains, and provided overflow and wetland areas to accommodate higher peak flows. Before this work took place, flooding frequency was estimated to be every two to seven years. With these improvements,

flooding may occur about every 10 years. According to the 2002 report issued by the California Floodplain Management Task Force, the chance of a 100-year flood during a 30-year mortgage is calculated at 26 percent.

The San Francisco Bay is vulnerable to a range of natural hazards, including storms, extreme high tides, and rising sea levels resulting from global climate change. Flooding already poses a threat to communities along the Bay and there is compelling evidence that these risks will increase in the future. As temperatures rise globally, sea levels are rising mainly because ocean water expands as it warms, and water from melting of major stores of land ice and glaciers flow into the ocean. In the past century, average global sea level has increased by seven to eight inches. Sea level at the San Francisco tide gauge has risen by about seven inches since 1900.

Rising seas put new areas at risk of flooding and increase the likelihood and intensity of floods in areas that are already at risk. The State's Sea Level Rise Guidance Document (2018) projects a "likely" (66 percent probability) increase in sea level at the San Francisco tide gauge of 10 inches by 2040. By the end of the century, sea levels are likely to rise by 2.4 feet under a low emissions scenario Representative Concentration Pathways (RCP 2.6) and 3.4 feet under a high emissions scenario (RCP 8.5). Flooding will be more severe when combined with storm events.

The City contains future high tide areas with six feet of sea level rise or areas within the likely end of century 50-year storm event. These areas are almost entirely located north of the railroad line. Existing uses in this area include industrial and manufacturing uses, the Martinez Regional Shoreline, the Martinez Waterfront Park, the John Muir Amphitheatre, and marshland.

In 2014, the Capital Corridor Joint Powers Authority published the Sea Level Rise Vulnerability Assessment which identifies various types of vulnerabilities (physical, functional, governance, and information) for different assets in six focus areas along the Capitol Corridor route through a process of Geographic Information Systems (GIS) analysis and consulting with various asset managers. The focus area for the City which was studied in the Assessment was the Martinez Amtrak station, which is located directly south of the Martinez Regional Shoreline Park. According to the Assessment, permanent inundation becomes a serious risk for the station and the tracks in Martinez starting at four feet, or 48 inches, of sea level rise. Temporary flooding of four feet of water above the mean higher high water is expected to occur with a 100-year extreme storm tide level with no sea level rise and could also occur with a 50-year extreme storm tide level with six inches of sea level rise. The rail bridge crossing Alhambra Creek is vulnerable to flooding either due to permanent sea level rise or storm surge during a strong storm.

Tsunamis and seiches are standing waves that occur in the ocean or relatively large, enclosed bodies of water (i.e., large lakes and bays) that can follow seismic, landslide, and other events from local sources (California, Oregon, Washington coast) or distant sources (Pacific Rim, South American Coast, Alaska/Canadian coast). Fortunately, Martinez is sufficiently distant from the open ocean and San Francisco Bay to reduce effects from a tsunami. However, a small portion of land along the Martinez shoreline is at risk of inundation from tsunamis that could be generated in the open ocean, San Francisco Bay, or Carquinez Strait.

4. SENSITIVE BIOLOGICAL HABITAT

Martinez is located within the Bay Area/Delta Bioregion, which includes various special status plants and animals. The habitat requirements for these species are wide ranging. They include wetland and aquatic habitat with seasonal, permanent, and semi-permanent water sources, open freshwater and saltwater habitat, including marshes, sloughs, and estuaries, and riparian areas. The habitat for these species also includes upland habitat such as various woodlands, valley and foothill grassland, chaparral, and rocky cliffs.

Approval of housing projects could result in adverse impacts to such special-status plant and wildlife species, as well as sensitive natural habitat and/or wildlife movement corridors. These impacts could also include habitat degradation due to impacts to water quality, increase d human presence, and the loss of foraging habitat.

Construction and maintenance activities associated with future housing projects could result in the direct and indirect loss or indirect disturbance of special-status wildlife or plant species or their habitats that are known to occur, or have potential to occur, in the region. Impacts to special-status species or their habitat could result in a reduction in local population sizes, lowered reproductive success, or habitat fragmentation.

Housing projects will be required to comply with adopted State, federal, and local regulations for the protection of special status plants and wildlife, including habitat. The City as part of the General Plan Update will also include numerous policies and implementation measures intended to protect special status plants and wildlife, including habitat, from adverse effects associated with future development and improvement projects.

5. HAZARDOUS MATERIALS

Hazards include man-made or natural materials or man-made or natural conditions that may pose a threat to human health, life, property, or the environment. The City has adopted the Contra Costa County Hazard Mitigation Plan, which serves as its local hazard mitigation plan and fully addresses the requirements of Government Code section 65302(g)(4). The plan incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short- and long-term strategies, involves planning, policy changes, programs, projects, and other activities.

Existing and future residents could be exposed to hazardous materials if new development or redevelopment were to be located on a current or historical hazardous material site. Currently, there are two active site locations with a Martinez address listed in the EnviroStor database: Acme Landfill and the Maltby Pump Station. There are two open leaking underground storage sites in the City's planning area: 55 Howe Road Investors, LLC and Kaiser Medical Office - Martinez. Additionally, the Martinez area includes petroleum and chemical processing plants and may be subject to the occurrence of accidental releases of dangerous substances from a variety of sources. Hazardous materials are transported into and out of the area.

All hazardous materials are required to be handled in accordance with federal, State, and local requirements, which would limit the potential for a housing project to be exposed to hazardous emissions or an accidental release. The City's General Plan policies includes policies ensure that potential hazards are identified on a project site, that development is located in areas where potential exposure to hazards and hazardous materials can be mitigated to an acceptable level, and that business operations comply with Federal and State regulations regarding the use, transport, storage, and disposal of hazardous materials.

City of Martinez
6th Cycle Housing Inventory

ENVIRONMENTAL HAZARDS

Martinez City Boundary

Sites Inventory

- Vacant
- Underutilized
- Parcel within a Residential Project

Opportunity Sites

- Vacant - Opportunity Site
- Underutilized - Opportunity Site

General Plan Rezone

- Vacant
- Underutilized

Fire Hazard Severity Zone in Local Responsibility Area

- Very High

Fire Hazard Severity Zone in State Responsibility Area

- Moderate
- High
- Very High

FEMA Designation

- 100-year Flood Plain
- Regulatory Floodway

0 ¼ ½ Miles

11-3-2023

4. INVENTORY OF RESIDENTIAL SITES AND HOUSING RESOURCES

This Chapter of the Housing Element describes sites identified for housing development. Resources include land designated for housing development and financial resources to assist with the development of housing. The 2023-2031 RHNA projection period addresses Martinez's share of the Bay Area housing need, as shown in Table 43.

A. PROGRESS TOWARD THE RHNA

Since the RHNA is based on a projection period from June 30, 2022 through December 31, 2030, Martinez may count housing units that have received their building permits after June 30, 2022 and units that have been approved, permitted, and/or built since the start of the projection period.

PERMITTED AND APPROVED PROJECTS

Martinez has 294 units that have been permitted or are approved and entitled and anticipated to begin construction during the 2023-2031 Housing Element. The permitted and approved projects are discussed in more detail, including project status, anticipated timing, and affordability levels, in Section B.2.

B. INVENTORY OF RESIDENTIAL SITES

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section of Chapter 4 provides an analysis of the land available within the City to accommodate residential uses. A citywide parcel database, aerial photos, and the City's General Plan, zoning and land use, and other GIS data were used to identify and evaluate parcels for this update. Parcels were reviewed by City staff, consultant team, and public to determine the feasibility of developing potential sites during the 2023-2031 period. In addition to assessing the sites available to accommodate the City's total housing needs, the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs is also considered.

Parcel acreages by land use designation are based on assessor and GIS data.

Parcels to accommodate the City's RHNA fall into four categories and are summarized in Tables 59 and 60, shown on Figures 2 and 3, and are detailed in Appendix A:

1. Inventory of Residential Sites with zoning in place (pending projects, vacant, and underutilized)
2. Residential projects with development entitlements with occupancy post June 30, 2022
3. Projected ADUs on underutilized sites
4. Opportunity sites to be rezoned (vacant and underutilized)

As shown in Table 59, rezoning is necessary to accommodate the RHNA in all categories, as the City's existing capacity will accommodate 835~~16~~ units, including 130 very low-, 87 low-, 148 moderate-, and 4705~~1~~ above moderate-income units. It is noted that this existing capacity does not include sites that will be rezoned for consistency with the General Plan. The methodology for selecting the residential sites and the approaches to each category are summarized below: Table 60 identifies the capacity with rezoning of the Opportunity Sites (1,100~~229~~ units). Table 61 demonstrates that the City will have adequate capacity to accommodate the RHNA, with an excess of sites at all income levels, with rezoning of Opportunity Sites.

Table 59. Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs					
	Very Low	Low	Moderate	Above Moderate	Total
2023-2031 RHNA (Table 43)	350	201	221	573	1,345
Inventory of Residential Sites - Vacant					
AV/PD	0	0	0	1	1
AV/R-40	0	0	0	1	1
CC	0	0	23	0	23
ECD-R-6.0	0	0	0	9	9
PA	0	0	0	4	4
R-1.5	0	0	3	4	7
R-2.5	0	0	1	4	5
R-3.5	0	0	0	14	14
R-40	0	0	0	1	1
R-6.0	0	0	0	~~97~~81	~~97~~81
R-7.5	0	0	0	4	4
R-10	0	0	0	15	15
RR-40	0	0	0	8	8
Subtotal	*0*	*0*	*27*	*~~163~~146*	*~~190~~173*
Inventory of Residential Sites - Underutilized					
CC	24	19	12	12	67
M-R-1.5/PA	51	39	12	18	120
PA	12	9	3	4	28
R-10	0	0	0	1	1
R-20	0	0	0	1	1
R-3.5	0	0	0	~~14~~24	~~14~~24
R-6.0	0	0	0	~~5~~31	~~5~~31
R-7.5	0	0	0	13	13
Subtotal	*87*	*67*	*27*	*~~68~~104*	*~~249~~285*
Inventory – Pending Projects[1]					
CC	9	0	0	0	9
Approved/Permitted Projects					
Approved/Permitted Projects[1]	10	0	69	215	294
ADU Capacity[2]					
ADUs	24	20	25	5	74
Total Existing Capacity (Inventory, Approved/Permitted Projects, ADU Underutilized Sites)					
Total Existing Capacity	**130**	**87**	**148**	**~~451~~470**	**835~~816~~**

[1]Very low- and low-income units counted in pending, approved, and permitted projects are deed-restricted.
[2]See Section B.3 below for assumptions related to affordability of ADUs on underutilized sites.

Source: City of Martinez, 2023; Contra Costa County Assessor Data, 2022; De Novo Planning Group, 2023

Table 60. Opportunity Sites to Accommodate the RHNA					
	Very Low	Low	Moderate	Above Moderate	Total
Inventory of Opportunity Sites for Rezoning					
Alhambra Avenue Overlay	~~90~~64	~~66~~48	~~30~~19	~~40~~27	~~226~~158
Affordable Housing Overlay	35	26	8	11	80
Community Service Overlay	162	115	13	19	309
Mixed Use/Housing Overlay	139	105	38	53	335
R-~~6.0~~2.5	0	0	0	~~12~~4	~~12~~4
~~R-10~~	~~0~~	~~0~~	~~0~~	~~2~~	~~2~~
CC	0	0	3	4	7
~~DG~~	~~13~~	~~11~~	~~4~~	~~4~~	~~32~~
DS	80	62	32	~~44~~40	~~218~~214
DT	0	0	~~8~~5	0	~~8~~5
Subtotal Opportunity Sites	*~~519~~475*	*~~385~~352*	*~~136~~116*	*~~189~~157*	*~~1,229~~1,100*
Source: City of Martinez, 2023; Contra Costa County Assessor Data, 2022; De Novo Planning Group, 2023					

Table 61. Total Capacity (Inventory Sites plus Opportunity Sites)					
	Very Low	Low	Moderate	Above Moderate	Total
Total Capacity					
Inventory of Residential Sites (Table 60)	130	87	148	~~451~~470	~~816~~835
Opportunity Sites (Table 61)	~~519~~475	~~385~~352	~~136~~116	~~189~~157	~~1,229~~1,100
Total Capacity	605~~649~~	439~~472~~	264~~284~~	627~~640~~	~~2,045~~1,935
Excess Capacity (Existing Capacity from Table 60 plus Opportunity Sites)					
2023-2031 RHNA (Table 43)	350	201	221	573	1,345
Excess Capacity	*255~~299~~*	*238~~271~~*	*43~~63~~*	*54~~67~~*	*~~700~~590*
Source: City of Martinez, 2023; Contra Costa County Assessor Data, 2022; De Novo Planning Group, 2023					

APPROACH TO IDENTIFYING SITES WITH ZONING IN PLACE (EXISTING CAPACITY) AND OPPORTUNITY SITES FOR REZONING

Site Selection Criteria

All developable land was considered for its potential to accommodate residential development. As a nearly built-out city with much of the land constrained by existing development and a significant amount of land under permanent open space restrictions, the City went through a thorough process to identify sites with potential for development, including sites with zoning in place and Opportunity Sites for rezoning. Sites were reviewed for parcel size, parcel configuration, slopes, flood hazards, and permanent open space restrictions. General Plan and zoning designations were also considered but were not limiting factors for Opportunity Sites identified for rezoning.

The methodology for underutilized site selection considered factors including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

It is noted that the sites selected to accommodate the very low- and low-income need are all sized 0.5 to 10 acres, except:

- City-owned sites - (Program 3A in the Housing Plan establishes the process by which the City will make these sites available for affordable development through the Surplus Lands Act and the steps the City will take to facilitate lower income units on these sites);
- ~~Parcels under single/common ownership that can be consolidated and treated as a single site - (these sites are identified in Appendix A in the Consolidated Sites column) and Program 13 promotes lot consolidation;~~
- Pending Riverhouse Hotel project which has units that will be deed-restricted to have rents affordable to a very low- or low-income household;
- Site F which is John Muir Elementary School where the inventory indicates that only 25% of the site is applied and identified for housing development (i.e., less than the approx. 4 acres of the site not programmed for use in the school's Master Plan). Note that Program 13 includes an action to develop and implement strategies to encourage and facilitate phasing of residential and mixed-use developments on large sites; and
- Site K3 which is a retail commercial development subject to SB 6 (2022) provisions that allow a housing development project, subject to discretionary approval, on a parcel that is within a zone where office, retail, or parking are a principally permitted use.

While not necessary to accommodate the very low and low income RHNA, parcels under single/common ownership can be consolidated and treated as a single site in order to encourage development and/or reuse. Program 13 promotes lot consolidation by developing and implementing strategies to encourage and facilitate lot consolidation to make sites more developable for housing, which may include deferral of certain fees, allowing more height or additional stories, waiving lot merger fees, and providing concurrent/fast tracking of project application reviews to developers who provide affordable housing;

Realistic Capacity Assumptions

The analysis for the Housing Element has assumed that vacant and underutilized sites will develop at 80 percent of capacity. These assumptions are supported by the permitted and allowed densities shown in Table 56, by the typical and approved densities of existing or approved residential development at similar affordability levels or unit types, land use controls and site improvements, and on the planned availability of infrastructure and utilities, as discussed below. The City has also included Program 11 in the Housing Plan to require that sites in the inventory zoned CC, C, PA, and M-R-1.5/PA are required to develop with residential uses at a minimum of 80 percent of maximum permitted density.

- **Typical densities of existing or approved residential development:** Historically, development in Martinez has occurred very close to or above maximum permitted densities. Table 57 demonstrates that recently approved projects as well as pending projects have occurred at levels higher than the maximum permitted densities, averaging 111 percent of maximum permitted density.

- **Site improvements:** Sites included in the inventory of sites are in-fill sites that are adjacent to existing roadways and will require minimal site improvements to accommodate roadway standards, including curb, gutter, and sidewalk. Site improvements are not anticipated to result in development below the realistic capacities assumed herein based on a review of the City's standards, historical development patterns, and proposed projects.

- **Infrastructure:** Infrastructure improvements are not anticipated to result in development below the realistic capacities assumed herein based on historical development patterns and proposed projects. None of the sites are anticipated

to require significant portions of the site dedicated to roadway, utilities, or other infrastructure that would affect the ability of the site to develop at the realistic capacity assumption.

Methodology for Underutilized (Nonvacant) Sites

Due to the limited amount of vacant land in Martinez, the City has conducted a thorough review of potential sites and identified Opportunity Sites with the highest potential to be redeveloped or intensified with residential uses. For the very low- and low-income RHNA, the effort focused on identifying sites of a minimum of 0.5 acres and that can accommodate development at 21.5 to 43 units per acre, which is well above the State's default density of 30 units/acre assumed to be adequate to accommodate very low- and low-income units, in order to promote affordability and to incentivize reuse of the sites during the Planning Period.

State law allows use of underutilized (nonvacant) sites to accommodate the RHNA. Because nonvacant sites comprise more than half of Martinez's sites inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development, past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment.

In evaluating the potential for nonvacant sites to accommodate residential development during the 6th Cycle, the methodology for Inventory of Residential Sites considered a number of factors, including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites, as further discussed below. Furthermore, the City will make findings based on substantial evidence that the existing use is not an impediment and will likely allow for residential development during the planning period.

Appendix A (Inventory of Residential Sites) provides data supporting the methodology to determine nonvacant sites suitable for development, including the existing uses (type of use and amount of development) located at each site, land and improvement values, any known constraints to development, and any other relevant information which supports the City's finding that all sites identified in its inventory are suitable for redevelopment during the planning period at densities and intensities consistent with the realistic capacity assumptions identified for the site, by income level. Each of the underutilized sites in the inventory was selected based on a combination of factors rendering it suitable and likely to redevelop during the planning period.

Development Trends and Economic Conditions

Development trends and economic conditions support redevelopment or intensification of underutilized sites.

Development Trends

Recently approved and constructed projects in Martinez, as shown in Table 57, have occurred on underutilized sites, with existing development ranging from individual residences to commercial buildings to increasing units in residential developments. Regionally, development of underutilized sites is providing market rate and lower income housing.

Looking beyond the sites identified in Table 57, Table 62 identifies underutilized sites developed in nearby communities. Sites with similar levels of development as those in Table 62 are anticipated to be likely to intensify during the planning period. Further, throughout the region~~,~~ there has been redevelopment of underutilized sites with housing. As evidenced by Table 57 and ~~63~~62, the housing market in Martinez and nearby communities has supported development on underutilized sites during the 2015-2023 Housing Element cycle and into the 2023-2031 cycle. It is anticipated that these trends will continue ~~into~~ throughout the 2023-2031 Housing Element, particularly given the strong demand for housing as reflected by the State's projection of housing needs for the Bay Area and assigned through the 2023-2031 RHNA.

Trends in use of underutilized sites include:

- Existing uses on regional nonvacant sites include surface parking, utilities (telephone switching station), medical campus, retail (grocery stores, department stores, and strip commercial), office, single family and multi-unit residential, industrial, storage, gas station, warehouse,
- Nonvacant sites reused for residential uses reflect improvement to land value ratios from 0, which are often surface parking and other sites with no structures or assessed development, to 0.93 (underutilized commercial retail development site redeveloped with Clayton Road Townhomes in Concord) and 2.7 (commercial/office building site redeveloped with the Choice in Aging project in Pleasant Hill).
- Nonvacant sites throughout the region reflect a range of building ages, with existing structures on nonvacant sites identified from 1907 to 1989.
- Nonvacant sites throughout the region reflect a range of existing development intensities, with reported floor area ratios ranging from 0.0 to 1.83.

It is noted that the regional Housing Elements reviewed did not all include an analysis of each of the above factors in determining the adequacy of underutilized sites. For example, El Cerrito and Pleasant Hill described existing uses but did not evaluate the floor area ratio/percent of site developed, year built, or the value of the improvements on the site.

Strong development trends are anticipated to support the development of all underutilized Inventory Sites and Opportunity Sites, particularly with the City's support of development demonstrated in Programs 10, 12, 17, and 19 in the Housing Plan. Development trends including reuse of underutilized sites in Martinez and the region are discussed below.

Table 62. Development Trends

Project	Existing Use	Improvement to Land Value	Floor Area Ratio	Year Built	Reuse Units	Status
Concord						
Walnut Grove~~/Concord~~	Underutilized single family home	0.58	NP	1964	14 (2 low income)	Approved. Filing for building permits.
Oakmont of Concord~~/Concord~~	Underutilized telephone switching station	0.74	0.82	NP	51 moderate/ above moderate income units	Completed
The Argent~~/Concord~~	Underutilized/vacant commercial site	0.0	NP	1980	181 (179 lower income, 2 moderate/above moderate income)	Under construction
RMG Affordable Housing	Underutilized commercial retail	0.28	0.17	1960	75 (30 lower income, 45 moderate/above moderate income)	Under construction
Villas at Walters Place~~/Concord~~	Underutilized three detached homes	0.54	0.017	1947	17 (1 lower income or 2 moderate income units)	Approved. Building permit application received
Clayton Way Subdivision	Redevelopment of a single family home	0.07	0.019	1907	1 lower and 13 moderate/above moderate income units	Planning application filed

Table 62. Development Trends						
Project	Existing Use	Improvement to Land Value	Floor Area Ratio	Year Built	Reuse Units	Status
Clayton Road Townhomes	Underutilized commercial retail	0.93	0.03	1951	70 attached single family	Under construction
Salmon Run Apartments	Redevelopment of commercial offices	0.75	1.83	1989	32 moderate/above moderate multifamily units	
El Cerrito						
Ohlone Gardens	Light industrial, distribution, storage	NP	NP	NP	57 affordable multifamily units, ground floor commercial	Complete
Hana Gardens Senior Housing Mixed-use Apartments	Commercial/residential and warehouse	NP	NP	NP	63 affordable senior multifamily units	Complete
Metro 510 (Creekside Walk)	Surface parking (shopping center)	NP	NP	NP	128 multifamily units	Complete
Credence Condominiums	Retail (grocery and other)	NP	NP	NP	30 multifamily and 2 live-work units	Complete
Mayfair: Phase 1	Vacant/surface parking and retail/gas station	NP	NP	NP	223 multifamily units	Under construction
1715 Elm Street	Single family residence	NP	NP	NP	14 multifamily units	Under construction
Pinole						
Appian Village	Medical campus	38.4[1]	NP	1967	154 townhomes	Approved. Building permit issued.
BCRE Mixed Use	Office building	0.8[1]	NP	1984	29 unit apartment/ commercial	Approved.
Pinole Vista	Former Kmart big-box department store	5.6[1]	NP	1981	223-unit multifamily	Approved.
Vista Woods	Not identified	120[1]	NP	1948, 1984	179-unit senior multifamily	Approved. Building permit issued.
612 Tennent	Two-unit residential building	0.57[1]	NP	1908	2 additional units	Pending
2279 Park	Two-unit residential building	1.4[1]	NP	1948	3 additional units	Pending
Pleasant Hill						
The Choice in Aging Campus~~/Pleasant Hill~~	Underutilized existing commercial structure/office building	2.7	NP	NP	82 (81 lower income)	Completed
85 Cleaveland Road~~/Pleasant Hill~~	Underutilized – former Wells Fargo Bank	NP	NP	NP	189 (9 very low, 9 moderate)	Completed

Table 62. Development Trends						
Project	Existing Use	Improvement to Land Value	Floor Area Ratio	Year Built	Reuse Units	Status
	office building and parking lot					
401 Taylor Road~~/Pleasant Hill~~	Underutilized office building	NP	NP	NP	31 single family units and 6 lower income ADUs	Under construction
100 Mayhew Way~~/Pleasant Hill~~	Underutilized PG&E office building	NP	NP	NP	44 single family units and 15 ADUs	Completed
2150, 2198 Pleasant Hill Rd "Reliez Terraces"	Commercial building restaurant, single family home	NP	NP	NP	16 above moderate planned unit development	Under construction
Source: City of Concord, 2022; City of Pleasant Hill, 2023						

Economic/Market Conditions

The market demand for more housing, including higher density and infill housing that takes advantage of opportunities such as underutilized sites to intensify development in the midst of a State-identified housing crisis, has been highlighted repeatedly by the Governor and State legislators.

Economic and market conditions in Martinez are addressed in Chapter 2, Housing Needs Assessment. Martinez's RHNA is consistent with the development pattern envisioned by Plan Bay Area 2050, which aligns with the 2023-2031 Final RHNA Plan. Plan Bay Area 2050 examined regional economic conditions related to housing needs, growth, and development patterns and identified the following in support of the growth and development envisioned by Plan Bay Area 2050.

- The Bay Area's severe housing shortage will require innovative solutions as well as time-tested methods. One novel idea is to transform aging shopping malls and office parks into vibrant, mixed-use neighborhoods incorporating open space, shops, services, and housing. With department stores and other retail storefronts facing a steady decline since the takeoff of online shopping (accelerated by the COVID-19 pandemic), this strategy turns an economic development challenge into an opportunity. Reimagining large, underutilized commercial spaces as housing can form an important nexus with economic development to transform the quintessential single-use sites of the 20th century into 21st century spaces that meet the needs of the future.
- In addition to offering housing for people with a wide range of income levels, these revitalized sites could also become centers of community and learning. Public institutions such as community colleges and university extensions could complement retail and essential services.
- Plan Bay Area 2050 also envisions a Bay Area that accelerates the reuse of public and community lands for mixed-income housing and essential services. Thousands of acres of land owned by cities, transit agencies, school districts, counties or other public agencies are currently sitting vacant or underutilized. Since this land is publicly owned, it offers unique strategic opportunities to advance multiple priorities like affordability and economic development. Deed-restricted affordable housing is more feasible on publicly owned lands because the land, a major expense for development, has already been acquired. Public lands are key opportunity sites for increasing the Bay Area's supply of affordable housing, as well as nesting that housing within complete communities offering services and open space.

Development trends in the region during the 2015-2023 Housing Element demonstrated an ongoing demand for housing at all income levels (see Chapter 2). This strong demand and need for housing will continue to encourage redevelopment of underutilized sites and to encourage lot splits and other mechanisms that maximize capacity of sites.

The City has had interest in developing underutilized sites from multiple property owners and interest expressed by affordable housing developers and market rate developers during Housing Element preparation – interest has ranged from single unit projects to projects with 50 units. Changing market conditions have strengthened developer interest in residential development in Martinez, including underutilized properties, and those developers have expressed specific interest in producing housing.

Site Criteria

The methodology used to select sites considered a variety of factors related to the potential of a site to redevelop or intensify uses during the Planning Period, including:

1) Ownership of the site/property owner interest
2) Existing uses, including age of structure, development intensity/utilization of the site, and value of improvements relative to land value
3) Incentives for redevelopment/intensification~~Existing value~~
~~4) Access to infrastructure, goods and services, community amenities, and transit facilities.~~

Sites that meet Criteria 1 or~~,~~ 2~~, or 3~~, as discussed below, are determined to be likely to redevelop during the planning period. Further, development trends, economic conditions, and access to infrastructure and services were also considered. The City identified over 100 nonvacant parcels for consideration and removed more than half of the parcels, resulting in 45 nonvacant parcels identified for inclusion in the inventory of sites, including opportunity sites for rezoning.

Criteria 1 - Site Ownership / Interest in Development

Development of sites owned by the City at the income levels identified in the Inventory will be actively solicited during the Planning Period. City-owned sites with existing uses have been reviewed for their development potential and have the capacity for additional uses in underdeveloped portions of the site or for redevelopment of uses in need of rehabilitation or improvement with mixed use or residential only development.

Further, sites with property owners that are interested in development are also anticipated to be more likely to be redeveloped or sold and redeveloped during the Planning Period.

City-owned Sites: City-owned sites included in the Inventory of Residential Sites or identified as an Opportunity Site for rezoning either have capacity to replace the existing use with residential development, to commit a specified portion of the site for residential development, or to repurpose a non-residential building with residential uses. The City will make its sites available as surplus land as identified by Program 3.

School District-owned Sites: Sites owned by Martinez Unified School District (MUSD) are also included in the inventory based on analysis provided in the *Education Workforce Housing in California: Developing the 21st Century Campus* research report published in 2021 by cityLAB at the University of California (UC) Los Angeles, the Center for Cities + Schools at UC Berkeley, and the Terner Center for Housing Innovation at UC Berkeley. The report identified five common site types owned by local educational agencies that have potential to accommodate workforce housing:

> Underutilized Local Educational Agency Land: Land not associated with a specific local educational agency use (i.e., vacant land, miscellaneous storage areas, and vacant non-educational buildings.
>
> Former School Campus: Portions of an inactive school campus (recreational fields, parking, and classrooms/building area).

Local Educational Agency Parking Lot: Surface parking lots or multistory parking structures.

Active School Campus: Underutilized portions of an active school campus (excess recreational fields, excess parking, and underutilized classrooms/building area.

Local Educational Agency Facility: Local educational agency operations and maintenance offices, warehouses, or bus depots.

For the purpose of identifying MUSD sites that may realistically be available to accommodate affordable workforce housing during the 2023 – 2031 planning period, this element focuses solely on portions of MUSD sites that are underutilized (e.g., the portion of the John Muir Elementary School parcel that is not programmed for any MUSD-related use in the *Martinez Unified School District Master Facilities Plan* and the portion of the Adult Education Center that is used solely for parking or temporary buildings/storage.

Criteria 2 – Existing Uses

Existing uses were evaluated based on several factors to determine if the existing uses would render a site suitable and likely to redevelop during the 2023-2031 Housing Element. Underutilized sites were analyzed using GIS software with multiple datasets to identify potential sites based on certain criteria indicating a high potential for redevelopment. Local datasets and tools were used to aid in the analysis, including ABAGs' Housing Element Site Selection tool, County of Contra Costa assessor parcel data, ~~and~~ the City's zoning and land use data, and regional trends related to development of residential or mixed uses on nonvacant sites. ~~-~~For sites to be considered to meet Criteria 2, they must meet at least three of the following five criteria.

The following factors assisted in focusing on sites with potential for redevelopment or intensification:

Existing Use – No Structures~~/Vacant Building~~: When there are no existing structures, ~~or the existing structure is a vacant building,~~ development is more likely. ~~Available information regarding existing long-term leases, known vacancies, and sites offered for sale or lease are considered in site selection.~~

Existing Use – ~~Low~~ Intensity: When the existing development intensity, in terms of residential density or floor area ratio, is less than the maximum permitted, this indicates an unrealized capacity for additional development. Citywide, the development ratio (built square feet to total parcel size) ranges from 0 (no development) to 2.52. The mean development ratio is 0.398~~, with a first quartile (25% of parcels are below this) of 0.184 and a third quartile (25% of sites are more developed than this) value of 0.438.~~ Sites with development ratios that ~~are in the lowest quartile (0.184 and below)~~are consistent with the regional range of 0 to 1.83 FAR ratio (ratio of building floor area to total site size) or~~, development that is 50 percent less than the realistic capacity have the potential for more intense development, or~~ at least 0.5 acre of the site has no structures (e.g., a portion of the site that is vacant, a parking lot, landscaped, etc.) are considered candidates for redevelopment.

Building Age: This is often an indicator of structural condition as buildings that are more than 50 years old (built prior to 1973) often require costly repairs, replacement, or significant remodeling to be maintained and require regular updates to be leasable at market rates, particularly non-residential and multifamily developments. ~~-~~With changing retail and office conditions in recent years as well as other factors that may influence redevelopment of a site, buildings less than 50 years old are also candidates for redevelopment as evidenced by regional data. ~~-~~Based on regional trends, buildings built from 1907 through 1989 are candidates for redevelopment or reuse.

Improvement-to-Land-Value: An assessed improvement-to-land-value ratio less than 1.0 indicates that the value of the improvements (e.g., buildings, facilities) on the site is less than the value of the land, indicating that the existing uses are undervalued and that the site is not being used to its fullest potential and could be redeveloped. ~~-~~Higher improvement-to-land-value ratios are also seen in regional development of nonvacant sites, which may reflect existing maintenance needs of higher value buildings or that the potential for value with redevelopment warrants redeveloping sites with an improvement-to-

land value ratio higher than 1.0. Based on regional trends, improvement values to land value ratios of 0 to 2.7 are suitable for redevelopment.

~~City-owned Sites: City-owned sites included in the Inventory of Residential Sites or identified as an Opportunity Site for rezoning either have capacity to replace the existing use with residential development, to commit a specified portion of the site for residential development, or to repurpose a non-residential building with residential uses. The City will make its sites available as surplus land as identified by Program 3.~~

~~School District-owned Sites: Sites owned by Martinez Unified School District are also included in the inventory based on analysis provided in the *Education Workforce Housing in California: Developing the 21st Century Campus* research report published in 2021 by cityLAB at the University of California (UC) Los Angeles, the Center for Cities + Schools at UC Berkeley, and the Terner Center for Housing Innovation at UC Berkeley. The report identified five common site types owned by local educational agencies that have potential to accommodate workforce housing:~~

> ~~Underutilized Local Educational Agency Land: Land not associated with a specific local educational agency use (i.e., vacant land, miscellaneous storage areas, and vacant non-educational buildings.~~
>
> ~~Former School Campus: Portions of an inactive school campus (recreational fields, parking, and classrooms/building area).~~
>
> ~~Local Educational Agency Parking Lot: Surface parking lots or multistory parking structures.~~
>
> ~~Active School Campus: Underutilized portions of an active school campus (excess recreational fields, excess parking, and underutilized classrooms/building area.~~
>
> ~~Local Educational Agency Facility: Local educational agency operations and maintenance offices, warehouses, or bus depots.~~

~~For the purpose of identifying sites that may realistically be available to accommodate affordable workforce housing during the 6th Cycle, this element focuses solely on portions of MUSD sites that are underutilized (e.g., the portion of the John Muir Elementary School parcel that is not programmed for any MUSD-related use in the *Martinez Unified School District Master Facilities Plan*, the portion of the Adult Education Center that is used solely for parking or temporary buildings/storage, and a former Wendy's restaurant parcel owned by MUSD that has not been identified for any education-related uses.~~

~~Existing Uses~~ Criteria Summary

In summary, sites that meet Criteria 1 or meet at least three of the five factors considered under Criteria 2 ~~are developed at 50 percent less than capacity, sites where a large portion (0.5 acre of the site or more) is used for parking, landscaping, or other uses that do not involve permanent structures, underdeveloped sites with a development ratio of 0.184 or less, sites with aging non-residential uses (buildings greater than 50 years old), or are significantly undervalued (improvement-to-land-value ratio less than 1.0)~~ are anticipated to have a higher likelihood of development in the near future.

The above factors were used to inform site selection. The above factors were informed by certified Housing Elements in the region, GIS data, County assessor data, meetings with the City Manager and Planning Division, including Planning Manager and Contract Planner, to identify sites with known potential for development, knowledge of past and current development projects, and developer interest in particular zoning districts, neighborhoods, and sites and the use of Google Maps, Loopnet, and Zillow to identify current uses and vacancies. The Planning Division has firsthand knowledge of developer interest in specific sites as developers often reach out to the City to discuss the development potential of sites. Sites that satisfied one or more of the above criteria were considered most likely to become available to accommodate the RHNA.

~~*Criteria 3 –*~~ ***Incentives for Residential Development of Underutilized Sites***

Martinez's Housing Plan demonstrates a new approach to supporting and encouraging housing development in Martinez. As discussed in Program 1, the City is implementing measures to support development of affordable housing, including is providing a Housing Concierge service to facilitate the development process for affordable housing developers. Further, the City is offering a range of financial and land use incentives to further encourage affordable and special needs housing as described in Programs 1 and 2.

The City's recently adopted General Plan increased the allowed density on select sites throughout the City. Through Program 4, the City is also significantly increasing the capacity of all Opportunity Sites to incentivize and promote development of these sites. This increase in permitted densities provides opportunities for economic gain, encouraging the reuse and intensification of upzoned sites.

Further, the State has committed to implementing an Affordable Housing Fund to provide a new funding source to assist with providing housing to address the Statewide housing shortage. Program 10 in the Housing Plan commits the City to working with developers, including nonprofits, to access State and other funding available to support development of underutilized sites.

Appendix B addresses each underutilized site criterion related to site ownership/interest in development, existing uses, and incentives for residential development.

Publicly-owned Sites

The following publicly-owned sites, which are identified in Appendix A, are anticipated to be developed or redeveloped with residential or mixed uses, including residential, during the 2023-2031 period.

Site 5: This 0.19-acre, vacant site is designated CRL-A and zoned R-6.0 and is owned by the City. There are no known conditions that would preclude development of the site. The site will be made available for development during the planning period under Program 3A in the Housing Plan and is expected to be developed with at least 1 unit. While the inventory assumes an above moderate unit, it is expected that the site may develop with a very low-, low-, or moderate-~~-~~income unit as preference will be given to affordable housing developers.

Site 62: This 0.16-acre, vacant site is designated RL and zoned R-6.0 and is owned by the City. There are no known conditions that would preclude development of the site. The site will be made available for development during the planning period under Program 3A and is expected to be developed with at least 1 unit. While the inventory assumes an above moderate unit, it is expected that the site may develop with a very low-, low-, or moderate-~~-~~income unit as preference will be given to affordable housing developers.

Sites 94 and 95: These vacant sites are 0.08 and 0.48 acres, respectively, designated RL and zoned R-7.5, and owned by the City. The sites will be made available for development during the planning period under Program 3A and are expected to be developed with at least 3 units (1 unit on Site 94 and 2 on Site 95). There are no known conditions that would preclude development of the site during the planning period. While the inventory assumes above moderate units, it is expected that the sites may develop with a very low-, low-, or moderate-~~-~~income unit as preference will be given to affordable housing developers.

Site 207: This 0.37-acre site is designated DC and zoned CC and is owned by the City. The zoning allows up to 43 units per acre and higher intensities could be achieved with a density bonus. The site is partially developed with surface parking (asphalt and striping) and does not have any structures or significant improvements. The site is located in the Downtown area, close to services and transit. There are no known conditions that would preclude development of the site during the planning period. The site will be made available for development during the planning period under Program 3A and is expected to be developed with at least 12 lower income units.

Site 211: This 0.28-acre site is designated DT and zoned CC and is owned by the City. The zoning allows up to 43 units per acre and higher intensities could be achieved with a density bonus. The site is developed with surface parking (asphalt and striping) and does not have any structures or significant improvements. The site is located in the Downtown area, close to services and transit. There are no known conditions that would preclude development of the site during the planning period. The site will be made available for development during the planning period under Program 3A and is expected to be developed with at least 9 lower income units.

Site B2: This 4.9-acre site is designated PI and zoned GF and M-NC/TC. The site is owned by MUSD and the Adult Education Center is located on this site. The MUSD Master Plan identifies that the Adult Education Center campus is in dilapidated condition and that improvements would be cost-prohibitive. The MUSD Master Plan identifies the potential to lease the majority of the site to a developer, with the potential for a portion of the site to be developed with education uses and the remainder to be developed by the developer. In order to accommodate potential adult education uses on the site in the future, only 2 acres of this 4.9 acre site are anticipated to be available for development with housing (approximately 11 very low, 8 low, 3 moderate, and 4 above moderate income units) during the planning period. There are no known conditions that would preclude at least 2 acres of the site from developing with housing during the planning period. Program 13 provides for the rezoning of the site to the Affordable Housing Overlay which would require at least 21.5 units per acre and allow up to 32 units per acre. Program 3A ensures the City will work with MUSD to identify preferred paths to development, identify a target population, prepare a site design study, and to identify a financing strategy for the site with the intent of issuing an RFP for development of the site with housing by 2027.

Site F: This 15.0-acre site is designated PI and zoned GF. The site is owned by MUSD and the John Muir Elementary School is located on this site. The MUSD Master Plan includes improvements to the school portion of the site; approximately 50% of the site is not occupied for the school and is not planned for improvements under the Master Plan. The Housing Element anticipates that up to 3.75 acres of the portion of the site not in use by the school and not improved with structures would be available for residential or mixed use development. There are no known conditions that would preclude a portion of the site that is at least 3.75 acres from developing with housing during the planning period. Program 13 provides for the rezoning of the site to the Alhambra Avenue Overlay which would allow which would require at least 21.5 units per acre and allow up to 43 units per acre. Program 3A ensures the City will work with MUSD to identify preferred paths to development, identify a target population, prepare a site design study, and to identify a financing strategy for the site with the intent of issuing an RFP for development of the site with housing by 2027.

1. SITES WITH ZONING IN PLACE

Proposed Development Projects

Martinez anticipates processing the following application, as described below.

Riverhouse Hotel, 373-225-003, 0.34 acre: The Riverhouse Hotel project is expansion of an existing 75-unit affordable senior living facility operated by Eden Housing. The proposed expansion would provide nine additional deed-restricted lower income units. The project has requested the following entitlements: In Spring 2023, the Eden Housing will tentatively submit a building permit application to convert the underutilized ground-floor commercial space to nine junior accessory dwelling units (JADUs), as well as a Design Review application to construct minor exterior building modifications and site improvements, and a variance application to avoid raising the building to comply with flood zone requirements to preserve the historic integrity of the building.

Sites with proposed development projects are identified in the Inventory of Residential Sites in Appendix A.

Vacant Sites with Existing Zoning to Accommodate Residential Uses

Vacant sites with zoning in place to accommodate residential uses are zoned AV/PD, AV/R-40, M-R-1.5/PA, R-2.5, R-3.5, R-6.0, R-6.0, ECD-R-6.0, R-7.5, R-10, R-40, RR-40, CC, and DS. These sites are shown on Figures 2 and 3 and details for each site (Accessor's Parcel Number (APN), size, General Plan designation, zoning, etc.) are provided in Appendix A. These sites are anticipated to develop with residential uses based on the realistic capacity assumptions described previously.

Underutilized Sites with Existing Zoning to Accommodate Residential Uses

Underutilized sites with zoning in place to accommodate residential uses are zoned CC, DS, M-R-1.5/PA, PA, R-3.5, R-6.0, R-10, and R-20. These sites are shown on Figures 2 and 3 and details for each site (APN, size, existing use, General Plan designation, zoning, etc.) are provided in Appendix A. Underutilized sites included in the inventory were selected based on the criteria discussed above; Appendix B addresses each of the criteria used to select underutilized sites likely to redevelop during the Planning Period (Ownership/Interest in Development, Existing Use – Vacant/No Structures, Existing Use – Low Intensity, Building Age, Value, and Proximity to Community Services/Facilities and Transit).

2. RESIDENTIAL PROJECTS WITH APPROVED DEVELOPMENT ENTITLEMENTS (POST JUNE 30, 2022 OCCUPANCY)

The following projects have approved development entitlements and have been completed or will be completed during the 2023-2031 Housing Element.

1. Traditions at the Meadows: This 65-unit single family residential development is approved and entitled. All 65 units are anticipated to complete construction in 2023/2024. The units are anticipated to be affordable to above moderate-income households based on sales prices of recent units. Additionally, as of March 2023, the City issued building permits for five accessory dwelling units, in addition to the 65 units.
2. Laurel Knolls Townhomes: This 74-unit single family attached development is approved and entitled. Most units were constructed during the 2015-2023 Housing Element. Thirteen units were built during the 2023-2031 Housing Element and an additional 13 units have received building permits and are anticipated to be completed in 2023. The units are anticipated to be affordable to above moderate-income households based on sales prices of recent units.
3. Amare Apartments: This 183-unit multifamily apartment project has been approved and entitled. The units include nine units that will be deed-restricted for very low-income households and the remaining units will be market rate and are anticipated to be affordable to moderate- (64 units) and above moderate-income households (110 unit) based on rental rates in Martinez and rents of recently constructed multifamily projects in nearby communities (The Grant, Concord). A building permit is required, and it is anticipated to be requested and issued in 2023.
4. Brookside Assisted Living: This existing assisted living project received planning entitlements to construct a new building containing additional beds to be affordable to above moderate households. No building permit application has been received for this project to date.
5. 2108 Valente Circle: This single-family unit was approved and entitled in February 2023. The project requested a building permit in March 2023; no other approvals are necessary. Based on building permit timing, the project is anticipated to be constructed in 2024/2025.
6. Harbor View/Shell: This single-family unit was approved and entitled in February 2023. The project has not yet requested a building permit; no other approvals are necessary. Based on building permit timing, the project is anticipated to be permitted by 2024/2025.

3. PROJECTED ADUS

From 2018 through 2022, the City permitted 31 ADUs, an average of 6.2 units per year. A regional survey of ADU affordability was conducted by ABAG to support the 2023-2031 Housing Elements. This survey examined rental costs by region – Contra Costa County is included in the East Bay Region. The survey identified that in the East Bay Region, the majority of ADUs that are occupied by tenants are made available to friends and family and the rest rented at a range of rents. The survey concluded that, when accounting for ADUs rented at market rates and ADUs rented at discounted rates to families and friends, 33 percent

are affordable to very low-income households, 27 percent to low-income households, 33 percent to moderate-income households, and 7 percent to above moderate-income households.

Program 4~~11~~ in the Housing Plan will increase Martinez's efforts to promote and assist with development of ADUs through updating the Zoning Ordinance to permit ADUs ministerially and subject to objective development standards consistent with the requirements of State law, will provide for conversion of illegal, unrecognized ADUs into legal dwelling units through an amnesty program, and will assist property owners in planning their ADUs by~~through~~ providing free, downloadable sample ADU plans that have been reviewed for compliance with the MMC, including CBC requirements. Based on the support for ADUs provided through~~by~~ Program 4, the City anticipates that ADU production will approximately double during the 2023-2031 ~~Housing Element~~planning period, based on a gradual increase and the planning incentives and streamlining efforts.

Based on the City's efforts to increase ADU production and the results of the ABAG survey, it is anticipated that the 74 projected ADUs from 2023 through the end of the 6th Cycle will result in 24 very low income units, 20 low income units, 25 moderate income units, and 5 above moderate income units.

4. OPPORTUNITY SITES TO BE REZONED

A rezone program has been included in the Housing Element (Program 4) to fulfill the requirements of Government Code Section 65583.2 (h) and (i). More than half of Martinez's shortfall in its very low- and low-income RHNA will be accommodated on sites that will allow a mix of uses, therefore the City will be subject to requirements to allow 100 percent residential on Opportunity Sites that allow non-residential development. A key tenet of Martinez's approach to providing sites to address its very low- and low-income housing needs will be through rezoning in order to significantly increase permitted residential densities:

- **Alhambra Avenue Overlay:** The Alhambra Avenue Overlay (AAO) will accommodate 21.5 to 43 units per acre and will allow 100 percent residential development. The overlay is intended to revitalize the Alhambra Avenue corridor, spurring investment in underutilized properties and enlivening the area through introduction of housing opportunities. The Alhambra Avenue Overlay encourages residential development through allowing increased densities and ministerial development processing in exchange for the provision of at least 20 percent very low- and low-income units ~~(on sites designated to accommodate the very low- and low-income RHNA)~~ or 30 percent moderate-income units.

- **Affordable Housing Overlay:** The Affordable Housing Overlay (AHO) will accommodate a minimum of 21.5 to a maximum of 32 units per acre and will allow 100 percent residential development. The Affordable Housing Overlay encourages residential development through allowing increased densities and ministerial development processing in exchange for the provision of at least 20 percent very low- and low-income units ~~(on sites designated to accommodate the very low- and low-income RHNA)~~ or 30 percent moderate-income units.

- **Mixed Use/Housing Overlay:** The Mixed Use/Housing Overlay (MUO) will accommodate 21.5 to 43 units per acre and will allow 100 percent residential development. The Mixed Use/Housing Overlay encourages residential and mixed-use development through allowing increased densities and ministerial development processing in exchange for the provision of at least 20 percent very low- and low-income units ~~(on sites designated to accommodate the very low- and low-income RHNA)~~ or 30 percent moderate-income units.

- **Community Services Overlay:** The Community Services Overlay (CSO) will accommodate 21 to 50 units per acre and will allow 100 percent residential development. The Community Services Overlay is applied to sites with existing legal religious institutions and community-oriented non-profits. This overlay encourages residential development through allowing increased densities and ministerial development processing in exchange for the provision of at least 20 percent very low- and low-income units ~~(on sites designated to accommodate the very low- and low-income RHNA)~~ or 30 percent moderate income units.

- General Plan Implementation: 13 sites will be rezoned to be consistent with the General Plan land use designation, as identified in Appendix A and Program 4.

Appendix B addresses criteria used to identify underutilized sites, including Opportunity Sites, that are anticipated to be available for development during the Planning Period.

C. HOUSING RESOURCES

Housing In-Lieu Fund This fund accounts for developer fees which are paid in-lieu of affordable housing. The funds are to be used at the City's discretion for the provision of affordable housing to low- and moderate-income households. $373,177 (2021)

1. HOUSING ASSISTANCE AND COMMUNITY SERVICE PROVIDERS

Resources available to assist the general public as well as households with special housing needs with obtaining housing and services within Pittsburg and the County are summarized below.

Bay Area Community Services (BACS): Since our founding in 1953, BACS has become a local leader in homelessness prevention programs, facing the housing crisis head on through rapid re-housing, targeted outreach for people experiencing homelessness and support navigating the web of services, purchasing housing across the Bay Area to house people who would otherwise be homeless, and much more. BACS also provides recovery-oriented behavioral health services across the spectrum of need.

Bay Area Crisis Nursery (BACN): BACN provides short-term residential care and emergency childcare services to give parents time to focus on resolving a crisis or stressful situation. BACN also provides a Respite Care program allowing monthly respite support of the children.

Bay Area Legal Aid: Bay Area Legal Aid provides low-income clients with free civil legal assistance, including legal advice and counsel, effective referrals, and legal representation. Bay Area Legal Aid serves seven Bay Area counties: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara.

California Work Opportunity and Responsibility to Kids (CalWORKs): CalWORKs is a public assistance program that provides cash aid and services to eligible families that have a child(ren) in the home. The program serves all 58 counties in the state and is operated locally in Contra Costa County by the Health and Human Services Agency. If a family has little or no cash and needs housing, food, utilities, clothing or medical care, they may be eligible to receive immediate short-term help. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food and other necessary expenses.

Calli House: Calli House, based in West Contra Costa, is a short-term housing and supportive services program for up to 4 months. It is designed to address the immediate needs of runaway and homeless youth ages 18-24 in Contra Costa County. Available 24 hours per day, the program is a safe haven off the streets, with the capacity to serve up to 15 youth. Youth receive intensive case management services and are reintegrated back into the community.

Children's Advocacy Centers of California (CACC): CACC is a membership organization dedicated to helping local communities respond to allegations of child abuse in ways that are effective and efficient – and put the needs of child victims first. CACC provides training, support, technical assistance and leadership on a statewide level to local child advocacy centers and multidisciplinary teams throughout California responding to reports of child abuse and neglect.

Community United Against Violence (CUAV): Founded in 1979, CUAV works to build the power of lesbian, gay, bisexual, transgender, queer (LGBTQ) communities to transform violence and oppression. CUAV supports the healing and leadership of those impacted by abuse and mobilize our broader communities to replace cycles of trauma with cycles of safety and

liberation. As part of the larger social justice movement, CUAV works to create truly safe communities where everyone can thrive.

Contra Costa County Advisory Council on Aging (ACOA): ACOA is an engaged group of county residents interested in helping improve the quality of life for older adults in and around Contra Costa County. The Advisory Council on Aging provides leadership and advocacy on behalf of older persons and serves as a channel of communication and information on aging issues. In collaboration with the Area Agency on Aging, the Council provides a means for countywide planning, cooperation and coordination to improve and develop services and opportunities for older residents of this county.

Contra Costa County CoC: A CoC Program is designed to assist individuals and families experiencing homelessness by providing services that are needed to help these individuals and families move into permanent housing, with the goal of long-term stability. The CoC Program is set up in a way that promotes community wide planning and strategic use of resources to address homelessness and improve coordination to mainstream resources and other programs targeted to people experiencing homelessness.

Contra Costa County Health and Human Services: The Health and Human Services Division of the County Administrator's Office oversees the budgets and administration of the Health Services, Employment and Human Services, Child Support Services, and Veterans Service Office departments. The Division also provides oversight and guidance, through the support of a Managing Director, for the Arts and Culture Commission of Contra Costa County.

ECHO Housing: The Eden Council for Hope and Opportunity (ECHO Housing) was founded in 1964 and incorporated in 1965 by community volunteers dedicated to equal housing opportunities and the prevention and elimination of homelessness. Established as a fair housing agency, ECHO has expanded to a full service housing counseling organization providing services to very low and moderate income clients. Current service programs include:

- Fair Housing Services serving urban and unincorporated Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Antioch, Concord, Hayward, Livermore, Monterey, Oakland, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, and Walnut Creek;
- Tenant/Landlord Services serving urban and unincorporated Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Hayward, Livermore, Monterey, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, and Walnut Creek;
- Shared Housing Counseling Program serving the Cities of Livermore and Pleasanton;
- Homeless Prevention Program serving the City of Livermore;
- Rental Assistance Program and the Rent/Deposit Grant Program serving Alameda County,
- First-Time Homebuyer Education for those living or working in the Cities of Livermore and Pleasanton;
- Rent Review and Eviction Harassment Programs for the Cities of Albany, Concord, Emeryville, and Union City; and unincorporated Alameda County.

Emergency Shelters for Adults: The emergency shelter program for adults provides shelter and case management services to assist residents in ending their homelessness and attaining their highest level of self-sufficiency.

Habitat for Humanity Bay Area and Silicon Valley: Habitat for Humanity provides affordable home repair assistance, homeownership counseling, financial education, homeownership assistance to eligible households willing to contribute sweat equity to the construction of their home to Contra Costa County residents.

Housing Authority of the County of Contra Costa: The Housing Authority manages Section 8 Housing Choice Vouchers and public housing throughout Contra Costa County, including in Martinez.

Independent Living Resources of Solano and Contra Costa Counties (ILRSCC): ILRSCC empowers people with disabilities to live independently through advocacy and support and partners with the community to expand opportunities for independent living. By providing free assistive services to persons with disabilities, educating the public about the needs and abilities of the Disability Community, and advocating for systemic and social change, ILRSCC hopes to encourage autonomous living and community unity.

National Alliance on Mental Illness (NAMI): NAMI Contra Costa is a 501(c)3 non-profit organization providing outreach, education, support and advocacy to families and individuals in need of help dealing with mental illness. NAMI contracts with Contra Costa County to facilitate peer support groups and to offer one-on-one mentoring and provide numerous education programs throughout the community.

Partnership Health Plan Care Management Ride Program: Persons with Medi-Cal that receive their benefit through Partnership Health Plan and have complex medical needs can receive additional care management including free transportation assistance.

SHELTER, Inc: The mission of SHELTER, Inc., is to prevent and end homelessness for low income, homeless, and disadvantaged families and individuals by providing housing, services, support, and resources that lead to self-sufficiency. SHELTER, Inc. has owned and managed properties throughout Contra Costa County, including Pittsburg Affordable Housing Association of Pittsburg, and Pittsburg Family Center.

2. INCENTIVES AND FINANCIAL RESOURCES

With respect to landowners and developers seeking to provide housing or retain affordable housing in Martinez, a variety of Federal, State, and local resources are available to help fund affordable housing and reduce financing constraints on housing development, as shown in Table 63.

Table 63. Financial Resources

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grant program funded through HUD on a formula basis for entitlement communities. The City of Martinez participates in the Contra Costa County Consortium, which receives CDBG entitlement funds directly from HUD and administers the funds on behalf of member jurisdictions. CDBG funds may be used for housing rehabilitation and community development, including public facilities and economic development.	- Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services
HOME	HOME funds awarded annually as formula grants to participating jurisdictions. Martinez, with the other cities and Contra Costa County, participate in the County - administered HOME program. HOME funds can be used for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	- Acquisition - Rehabilitation - Homebuyer Assistance - Rental Assistance

Table 63. Financial Resources		
Program Name	**Description**	**Eligible Activities**
Housing Choice Voucher Program	Federally-funded rental assistance payments from the Housing Authority to owners of private market rate units on behalf of very low-income tenants. The Housing Choice Voucher Program includes vouchers issued to individual households as well as project-based vouchers issued to a developer to preserve a specified number of units in a project for lower income residents.	- Rental Assistance - Homebuyer Assistance
Low Income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sales are typically used to create housing.	- New Construction - Acquisition - Rehabilitation
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Contra Costa County implements this program countywide.	- Homebuyer Assistance
Section 202	Grants through HUD to non-profit developers of supportive housing for the elderly.	- New Construction - Acquisition - Rehabilitation
Section 203(k)	HUD provides long-term, low interest loans at fixed rates to finance acquisition and rehabilitation of eligible properties.	- Acquisition - Rehabilitation - Relocation of Unit - Refinance Existing Debt
Section 811	Grants through HUD to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	- New Construction - Acquisition - Rehabilitation - Rental Assistance
2. State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate California Housing Finance Agency (CalHFA) loans to homebuyers who receive local secondary financing.	- Homebuyer Assistance
CalHOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the	- New Construction - Rehabilitation - Homebuyer Assistance

Table 63. Financial Resources		
Program Name	Description	Eligible Activities
	acquisition, rehabilitation, and replacement of manufactured homes.	
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible buyers 100% financing.	- Homebuyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for administration of mutual self-help housing projects.	- New Construction - Homebuyer Assistance
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters and Transitional Housing
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	- Support Services
Multifamily Housing Program (MHP)	Provides low interest loans to developers of permanent and transitional rental housing. Funds may be used for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing.	- New Construction - Rehabilitation - Preservation
Project Homekey	Provides grants to local entities to acquire and rehabilitate a variety of housing types – such as hotels, motels, vacant apartment buildings, and residential care facilities – in order to serve people experiencing homelessness.	- Acquisition - Rehabilitation
3. Local Programs		
Housing Rehabilitation Program (Contra Costa County/Habitat for Humanity)	Low-interest rehabilitation loans to lower income households. Loan funds may be used for various improvements, but are required to fall under the category of health and safety, property maintenance, functional obsolescence, energy efficiency, or removal of architectural barriers for the disabled. Common repairs permitted under this loan program include, but are not limited to: new roofs and gutters; electrical and plumbing upgrades; and installation of ramps and grab bars.	- Rehabilitation - Energy Efficiency - Accessibility

Table 63. Financial Resources		
Program Name	**Description**	**Eligible Activities**
Rental, Mortgage and Utility Assistance Program	Assists residents that have experienced financial hardship due to COVID-19. Program is managed by Shelter Inc.	- Rental Assistance - Mortgage Assistance - Utility Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	- Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	- Homebuyer Assistance - Rehabilitation
	Low down-payment mortgages for single-family homes in underserved low-income and minority cities.	- Homebuyer Assistance
Freddie Mac HomeOne	Provides down-payment assistance to first-time homebuyers and second mortgages that include a rehabilitation loan.	- Homebuyer Assistance

City of Martinez
6th Cycle Housing Inventory

AERIAL VIEW

Martinez City Boundary

Sites Inventory

- Vacant
- Underutilized
- Parcel within a Residential Project

Opportunity Sites

- Vacant - Opportunity Site
- Underutilized - Opportunity Site

General Plan Rezone

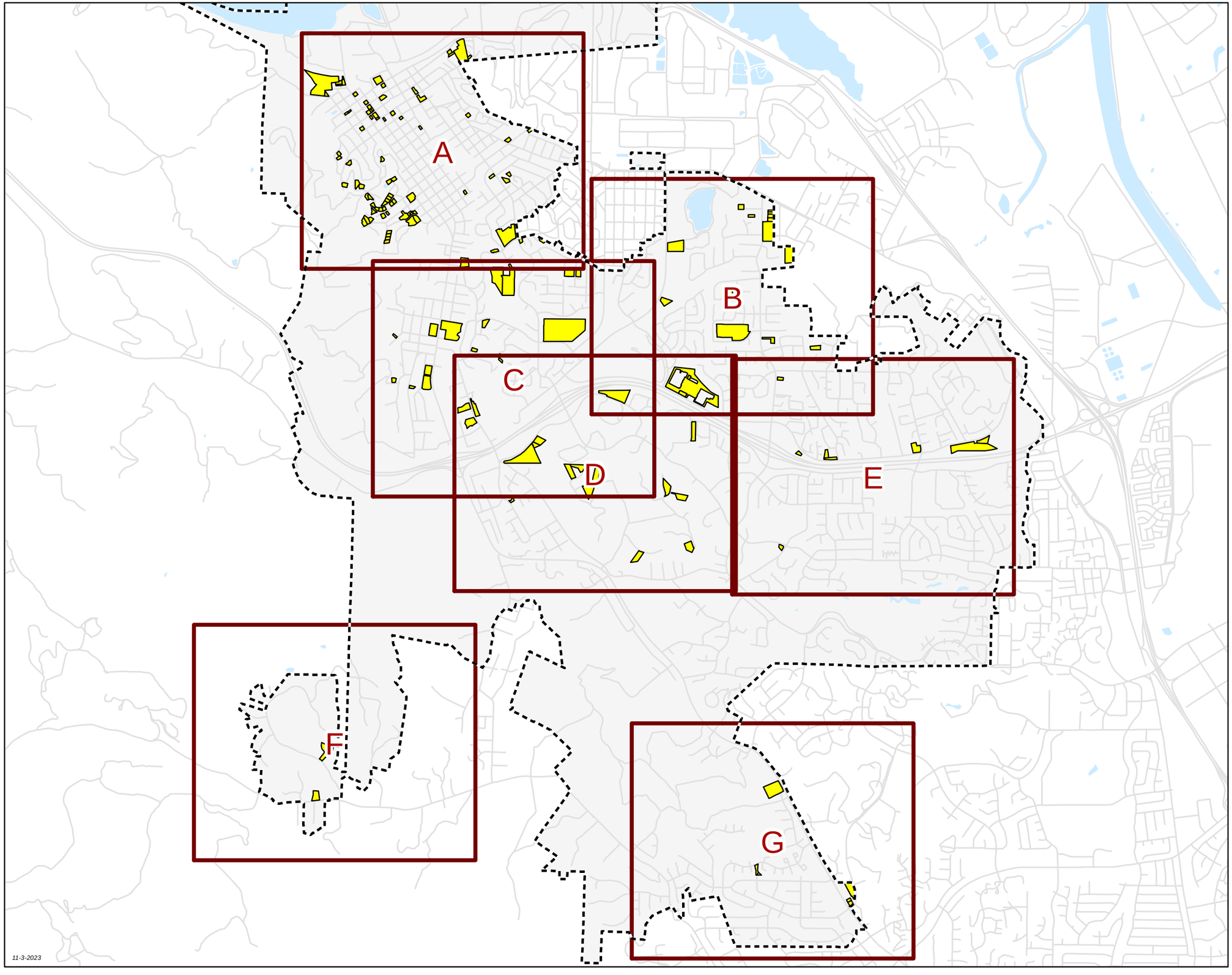
- Vacant
- Underutilized

0 ¼ ½ Miles

11-3-2023

City of Martinez
6th Cycle Housing Inventory

INDEX MAP



Legend

- Martinez City Boundary
- Grid Index
- Housing Inventory Parcel

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Miles

11-3-2023

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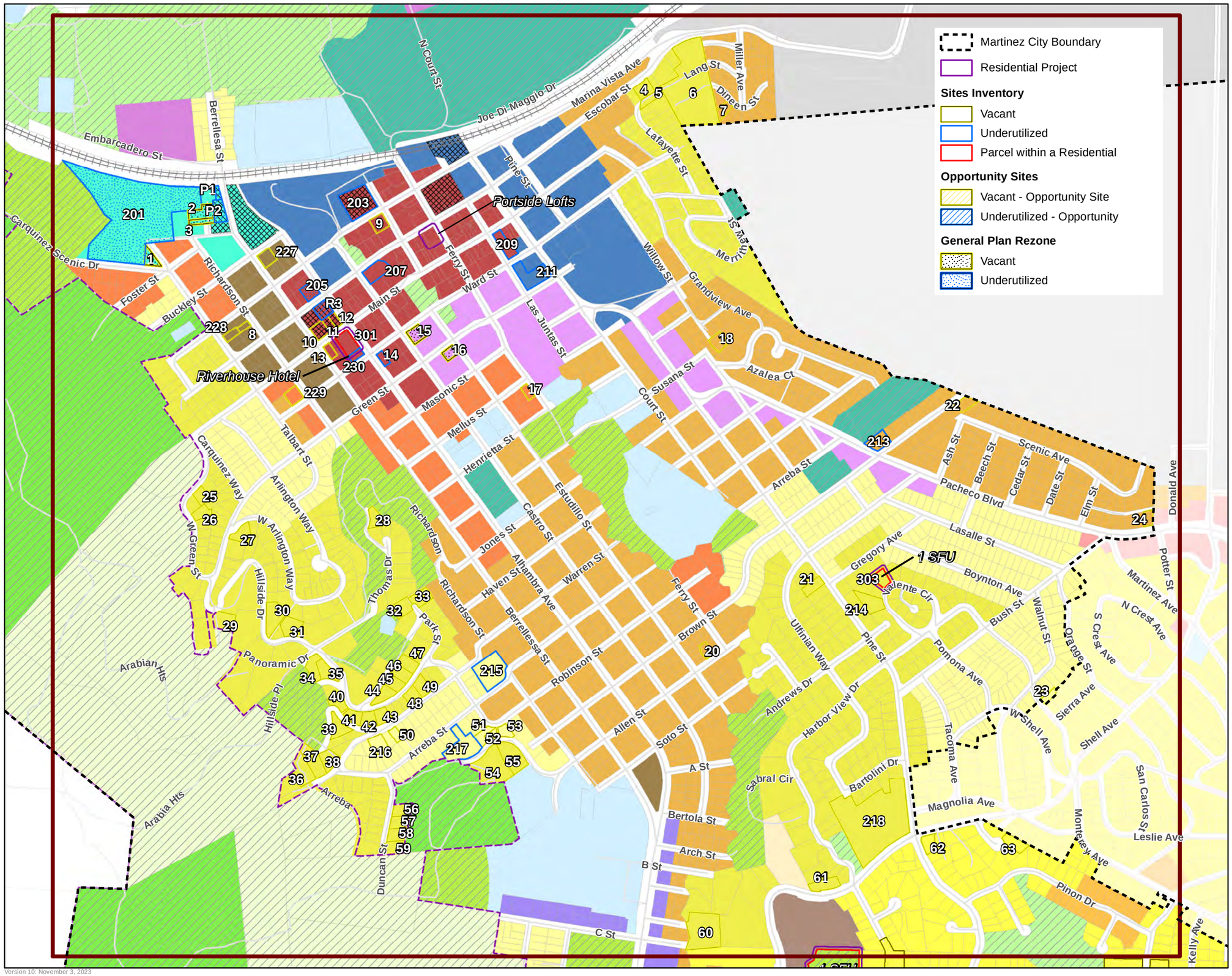
City of Martinez
6th Cycle Housing Inventory

GRID A



Version 10: November 3, 2023

2035 General Plan Land Use Map

- Franklin Hills Subarea
- Downtown Residential Opportunity Area
- POPO Overlay

Downtown
- DC (Downtown Core)
- DG (Downtown Government)
- DS (Downtown Shoreline)
- DT (Downtown Transition)

Residential
- RVL (Residential Very Low)
- RL (Residential Low)
- RM (Residential Medium)
- RVH (Residential Very High)

Central Residential Single Family
- CRL-A (Central Residential Low - A)
- CRL-B (Central Residential Low - B)

Central Residential Mixed Single Family and Mult Family
- CRL-C (Central Residential Low - C)
- CRM (Central Residential Medium)
- CRH (Central Residential High)

Commercial, Mixed Use, and Industrial
- CN (Neighborhood Commercial)
- BPO/CRL-B (Business Park and Office/Central Residential Low - B)
- IM (Industrial and Manufacturing)

Parks, Recreation, and Open Space Preservation
- ESL (Environmentally Sensitive Land)
- OS (Open Space)
- OS/P&R (Open Space, Parks & Recreation)
- P&R (Parks & Recreation)
- PPOS (Parks & Recreation, Public Permanent Open Space)

Waterfront Recreation and Marina
- MW (Marina and Waterfront)

Public and Quasi-Public Institutions
- PI (Public and Quasi Public)

0 250 500 Feet

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City of Martinez
6th Cycle Housing Inventory

GRID B

Martinez City Boundary

Sites Inventory
- Vacant
- Underutilized
- Parcel within a Residential Project

Opportunity Sites
- Vacant - Opportunity Site
- Underutilized - Opportunity Site

General Plan Rezone
- Vacant
- Underutilized

2035 General Plan Land Use Map

- POPO Overlay

Residential
- RVL (Residential Very Low)
- RL (Residential Low)
- RM (Residential Medium)
- RH (Residential High)
- RVH (Residential Very High)

Commercial, Mixed Use, and Industrial
- GC (General Commercial)
- CN (Neighborhood Commercial)
- CLI (Commercial Light Industrial)
- CR (Regional Commercial)
- BPO (Business Park and Office)
- BPO/RVH (Business Park and Office/Residential Very High)
- IM (Industrial and Manufacturing)

Parks, Recreation, and Open Space Preservation
- NP (Neighborhood Park)
- OS (Open Space)
- P&R (Parks & Recreation)

Public and Quasi-Public Institutions
- PI (Public and Quasi Public)

0 250 500 Feet

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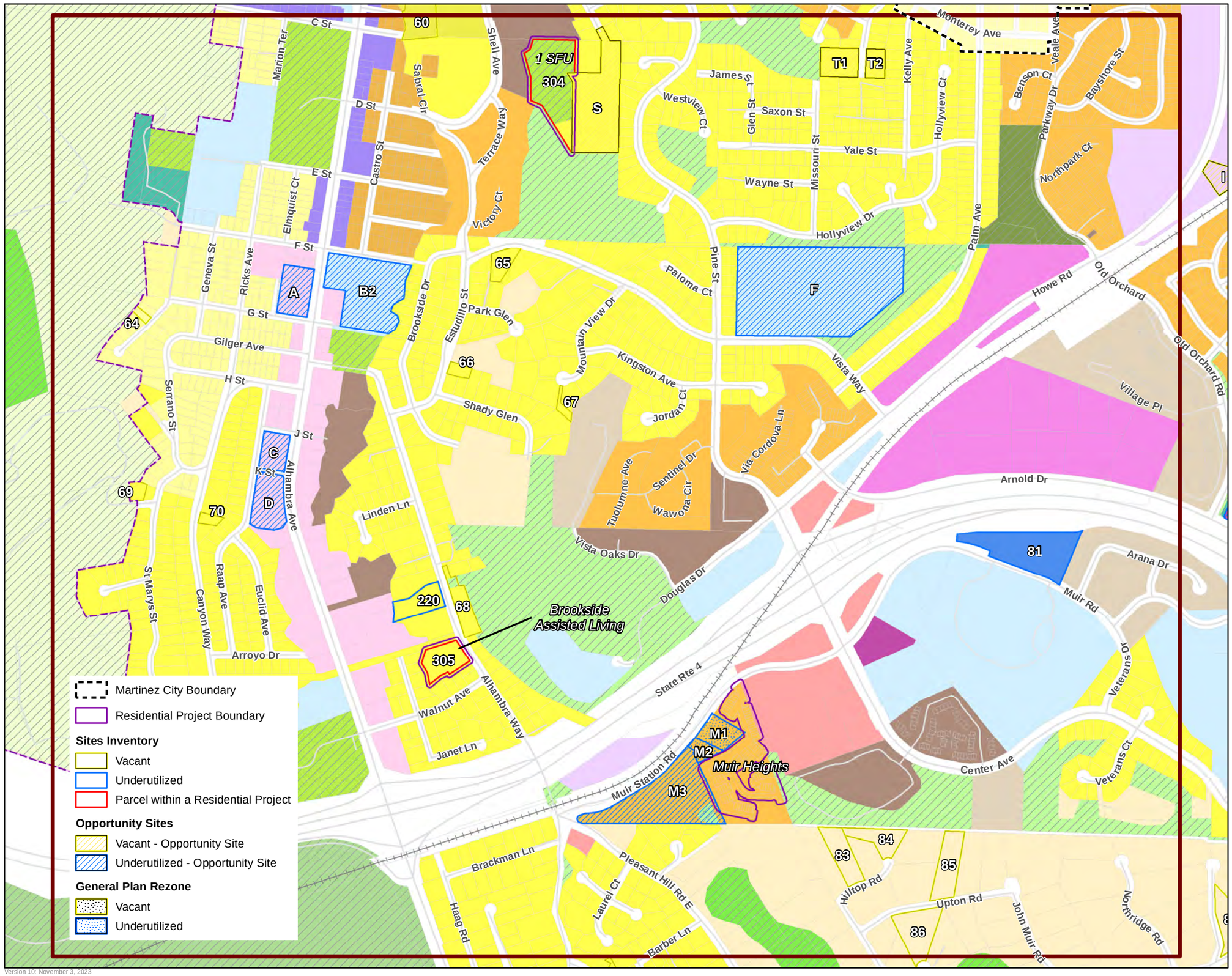
Version 9: May 11, 2023

City of Martinez
6th Cycle Housing Inventory

GRID C



2035 General Plan Land Use Map

- Franklin Hills Subarea
- POPO Overlay

Residential
- RVL (Residential Very Low)
- RL (Residential Low)
- RM (Residential Medium)
- RH (Residential High)
- RVH (Residential Very High)

Central Residential Single Family
- CRL-A (Central Residential Low -
- CRL-B (Central Residential Low - B)

Central Residential Mixed Single Family and Mult Family
- CRL-C (Central Residential Low - C)

Commercial, Mixed Use, and Industrial
- GC (General Commercial)
- CN (Neighborhood Commercial)
- CLI (Commercial Light Industrial)
- CR (Regional Commercial)
- BPO (Business Park and Office)
- BPO/CRL-B (Business Park and Office/Central Residential Low - B)
- BPO/RVH (Business Park and Office/Residential Very High)

Parks, Recreation, and Open Space Preservation
- ESL (Environmentally Sensitive Land)
- NP (Neighborhood Park)
- OS (Open Space)
- OS/P&R (Open Space, Parks & Recreation)
- CUL (Open Space/Conservation Use Land)
- P&R (Parks & Recreation)
- PPOS (Parks & Recreation, Public Permanent Open Space)

Public and Quasi-Public Institutions
- PI (Public and Quasi Public)

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Version 10: November 3, 2023

City of Martinez
6th Cycle Housing Inventory

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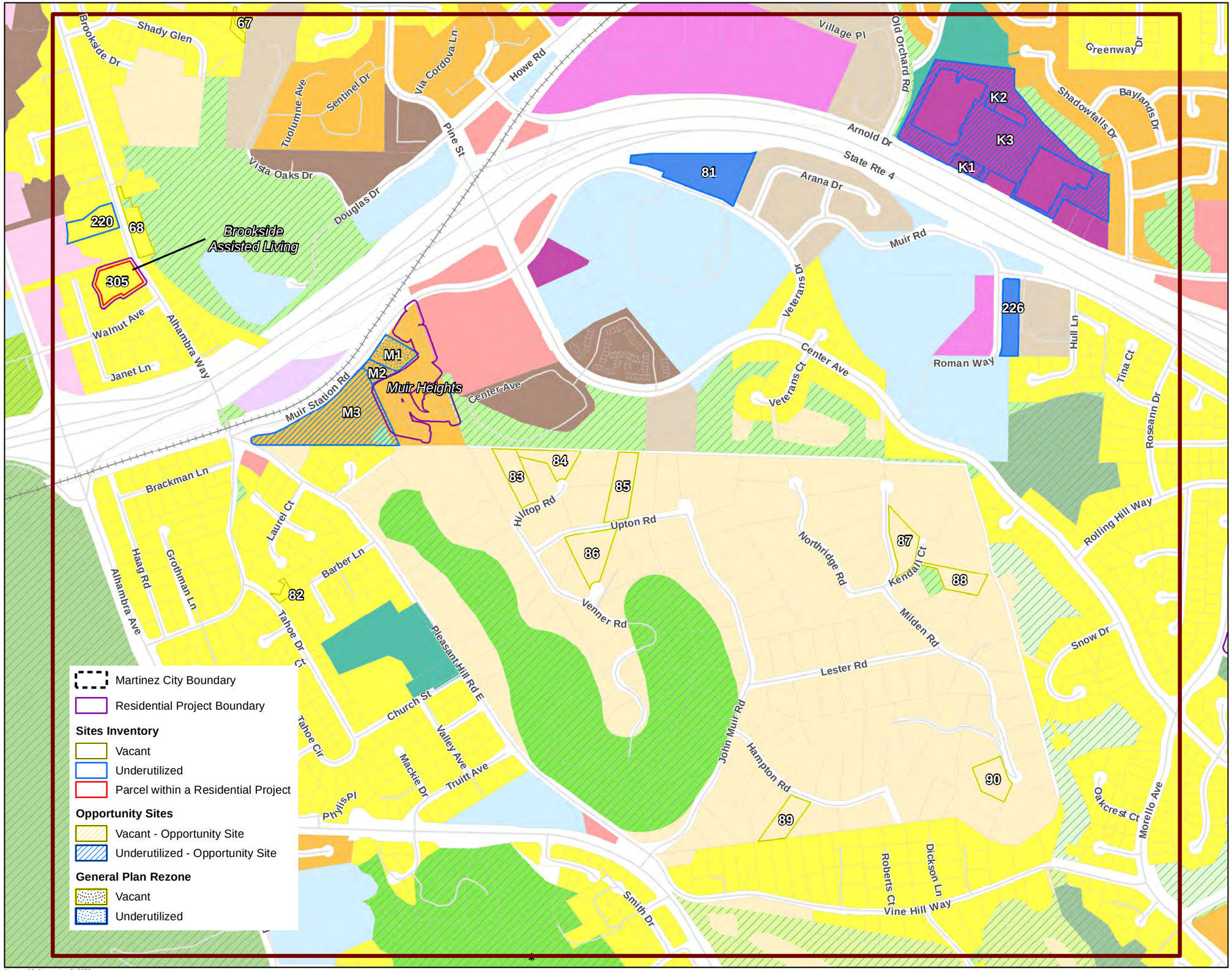

Martinez City Boundary

Residential Project Boundary

Sites Inventory

- Vacant
- Underutilized
- Parcel within a Residential Project

Opportunity Sites

- Vacant - Opportunity Site
- Underutilized - Opportunity Site

General Plan Rezone

- Vacant
- Underutilized

2035 General Plan Land Use Map

- Alhambra Hills Remote Home Sites
- POPO Overlay

Residential

- RVL (Residential Very Low)
- RL (Residential Low)
- RM (Residential Medium)
- RH (Residential High)
- RVH (Residential Very High)

Commercial, Mixed Use, and Industrial

- GC (General Commercial)
- CN (Neighborhood Commercial)
- CLI (Commercial Light Industrial)
- CR (Regional Commercial)
- BPO (Business Park and Office)
- BPO/RVH (Business Park and Office/Residential Very High)

Parks, Recreation, and Open Space Preservation

- OS (Open Space)
- OS&R (Open Space & Recreation, Permanent)
- OS-S (Open Space, Slopes Over 30%)
- OS/P&R (Open Space, Parks & Recreation)
- OS-P (Open Space, Private)
- CUL (Open Space/Conservation Use Land)
- P&R (Parks & Recreation)
- PPOS (Parks & Recreation, Public Permanent Open Space)

Public and Quasi-Public Institutions

- PI (Public and Quasi Public)

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City of Martinez
6th Cycle Housing Inventory

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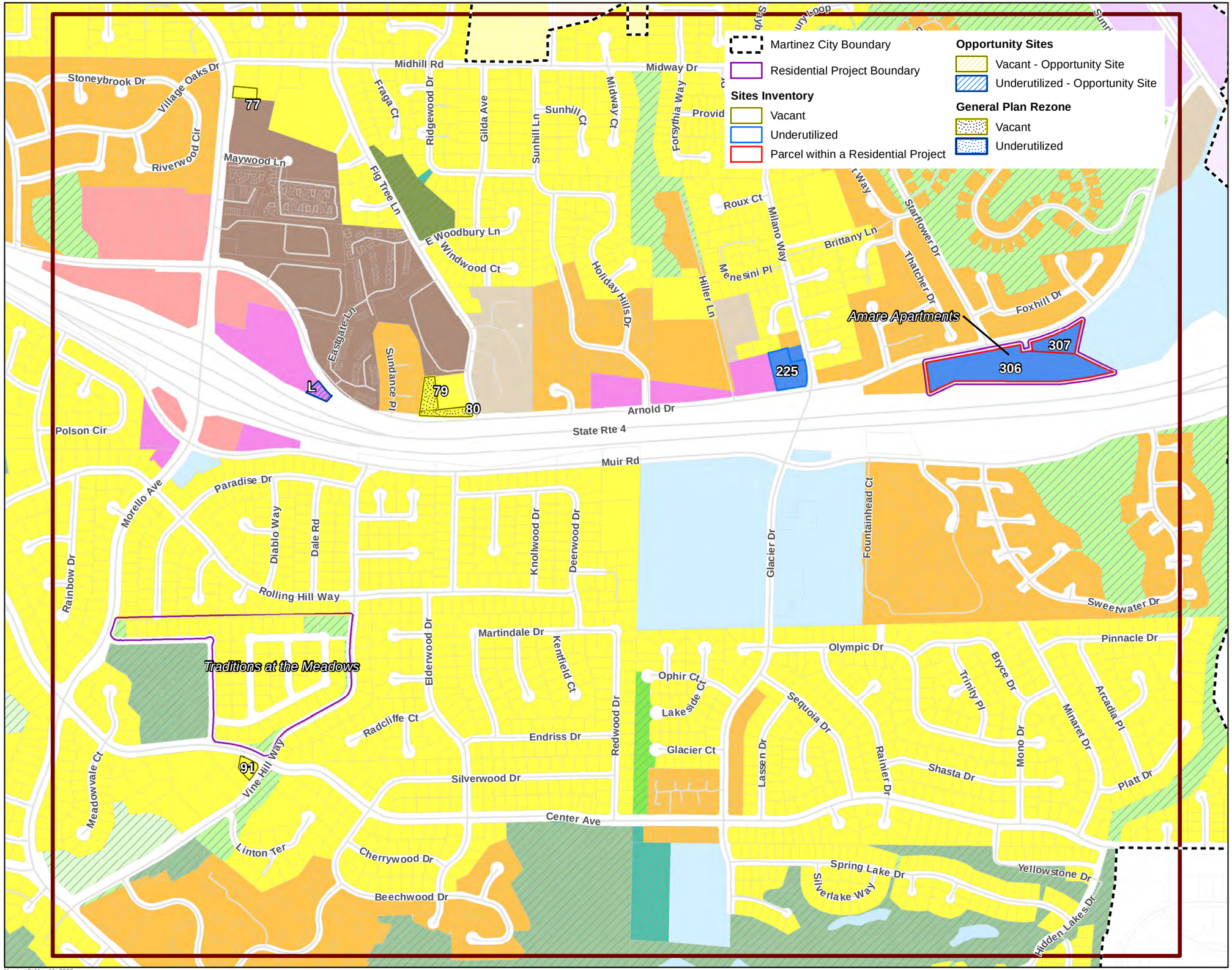

2035 General Plan Land Use Map

- POPO Overlay

Residential
- RVL (Residential Very Low)
- RL (Residential Low)
- RM (Residential Medium)
- RH (Residential High)
- RVH (Residential Very High)

Commercial, Mixed Use, and Industrial
- CN (Neighborhood Commercial)
- CLI (Commercial Light Industrial)
- BPO (Business Park and Office)
- BPO/RVH (Business Park and Office/Residential Very High)

Parks, Recreation, and Open Space Preservation
- NP (Neighborhood Park)
- OS (Open Space)
- OS&R (Open Space & Recreation, Permanent)
- OS-P (Open Space, Private)
- P&R (Parks & Recreation)
- PPOS (Parks & Recreation, Public Permanent Open Space)

Public and Quasi-Public Institutions
- PI (Public and Quasi Public)

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City of Martinez
6th Cycle Housing Inventory

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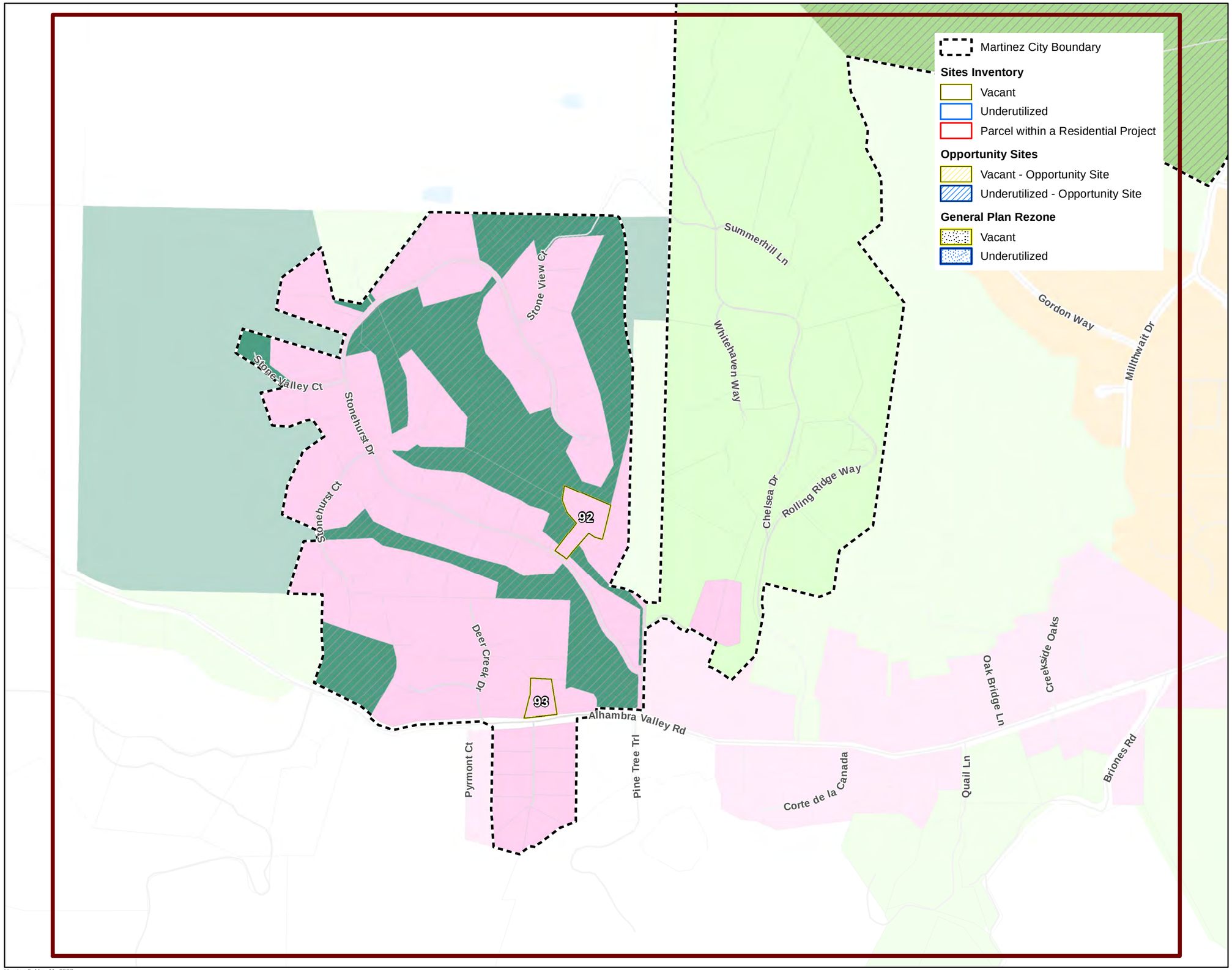

2035 General Plan Land Use Map

- POPO Overlay

Alhambra Valley

- AV-ERVL (Alhambra Valley Estate Residential - Very Low)
- AV-ERL (Alhambra Valley Estate Residential - Low)
- AV-AL (Alhambra Valley Agricultural)
- AV/OS (Alhambra Valley Open Space)

Parks, Recreation, and Open Space Preservation

- CUL (Open Space/Conservation Use Land)

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City of Martinez
6th Cycle Housing Inventory

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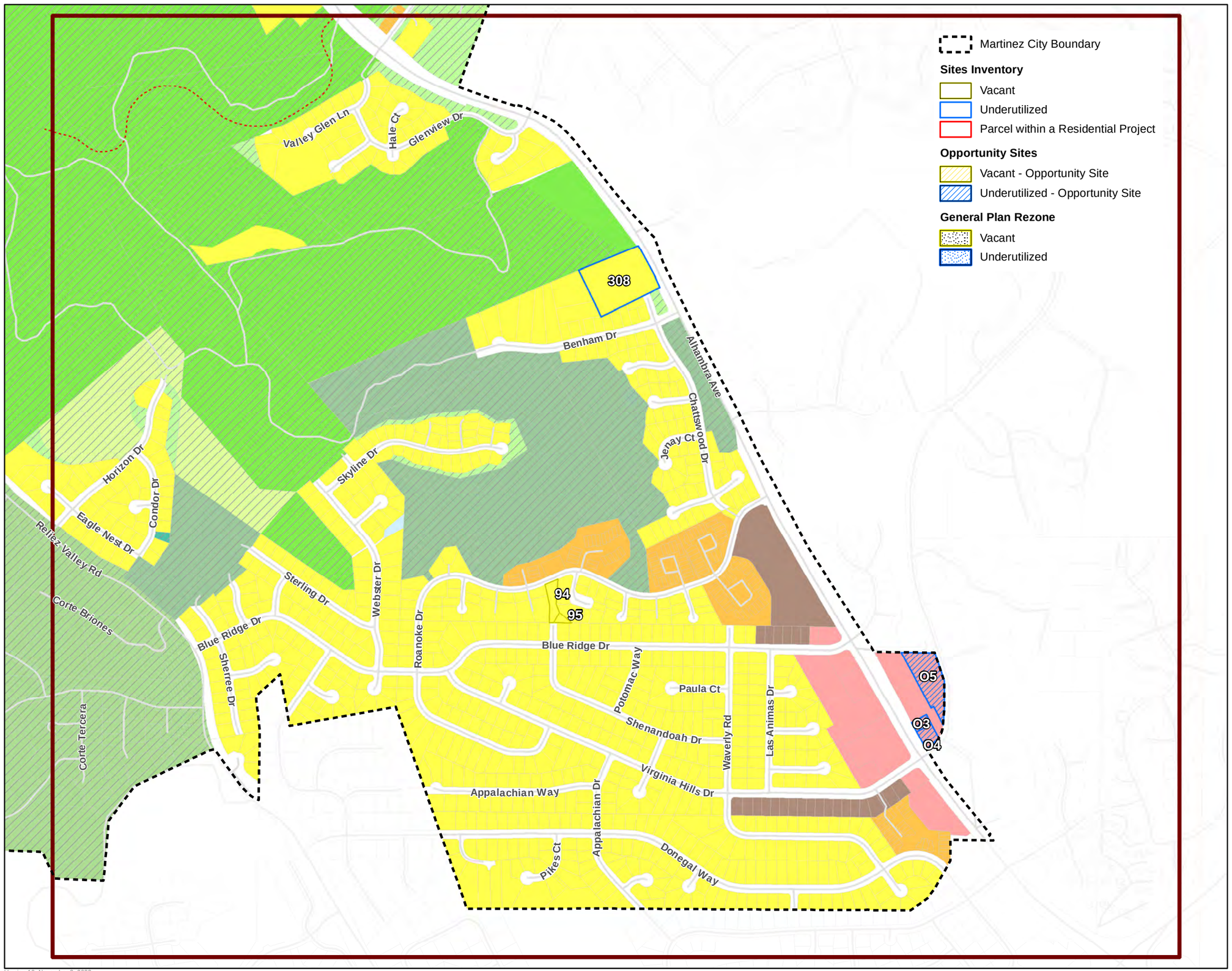

Martinez City Boundary

Sites Inventory
- Vacant
- Underutilized
- Parcel within a Residential Project

Opportunity Sites
- Vacant - Opportunity Site
- Underutilized - Opportunity Site

General Plan Rezone
- Vacant
- Underutilized

2035 General Plan Land Use Map

- Alhambra Hills Acces Path
- POPO Overlay

Residential
- RL (Residential Low)
- RM (Residential Medium)
- RVH (Residential Very High)

Commercial, Mixed Use, and Industrial
- CN (Neighborhood Commercial)

Parks, Recreation, and Open Space Preservation
- OS (Open Space)
- OS&R (Open Space & Recreation, Permanent)
- OS-S (Open Space, Slopes Over 30%)
- CUL (Open Space/Conservation Use Land)
- P&R (Parks & Recreation)
- PPOS (Parks & Recreation, Public Permanent Open Space)

Public and Quasi-Public Institutions
- PI (Public and Quasi Public)

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Feet

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Version 10: November 3, 2023

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5. AFFIRMATIVELY FURTHERING FAIR HOUSING

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics". These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The AFFH analysis must contain the following:

A. Outreach
B. Assessment of Fair Housing
   - Key Data and Background Information
   - Fair Housing Enforcement and Outreach Capacity
   - Integration and Segregation Patterns and Trends
   - Racially or Ethnically Concentrated Areas of Poverty
   - Disparities in Access to Opportunity
   - Disproportionate Housing Needs in the Jurisdiction
   - Displacement Risk
C. Sites Inventory
D. Identification of Contributing Factors
E. Goals and Actions

While this Chapter provides a focused analysis of fair housing issues in Martinez, several other Chapters of the Housing Element address the issue and are included in this Chapter by reference.

A. OUTREACH

The City deeply values the role of public participation in the planning process and has worked diligently to engage all members of the Martinez community, including non-English speakers and those typically underrepresented in the planning process. This summary highlights those steps taken as part of the Housing Element Update; however, it is noted that the City sees this effort as an extension of the comprehensive General Plan Update (adopted in 2022) which also included a robust public engagement program.

1. PROJECT WEB PAGE

A dedicated project web page (https://www.cityofmartinez.org/departments/planning/housing-element) serves as the main conduit of information for individuals who can access material online. The project website launched in 2022 and is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions. The website includes the following information:

- Upcoming meeting information
- Project timeline
- Narrated presentation on the City's Housing Needs, including an animated video explaining Housing Elements (narrated and subtitled in Spanish)
- Contact/sign-up information
- Links to other relevant resources

2. GENERAL MULTI-LINGUAL ADVERTISEMENTS

The City utilized a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element. These efforts are summarized herein to demonstrate the City's meaningful commitment to community collaboration. The City prepared and implemented the following general advertisements:

- Emails to interested individuals
- Virtual workshop flyer (in English and Spanish)
- Social media posts (in English and Spanish)
- Emails to stakeholders requesting involvement and providing flyers and outreach information in English and Spanish

3. PUBLIC MEETINGS

As part of the community outreach, a series of community meetings were conducted to educate the community about housing issues and opportunities facing Martinez, and to gather input on housing-related topics. The Town Halls consisted of four meetings:

- City Council/Planning Commission Kick-off – October 2022
- City Council/Planning Commission Update – January 2023
- Housing Workshop #1 – October 2022~~:~~ This workshop included a presentation providing an overview describing Housing Elements and why they are important, discussion of existing demographic and housing conditions in Martinez, and a description of the City's Housing Element Update process. Participants were invited to comment on housing needs and priorities, identify areas where new housing is needed or desired.
- Housing Workshop #2 – April 2023: This workshop ~~will~~ presented the community with the Draft Housing Element, summarized key programs to be implemented, and ~~will~~ provided an opportunity for comment on the Draft Housing Element.

Additionally, Planning Commission and City Council meetings were held in May 2023 and June 2023, respectively, for public consideration of the Housing Element Update prior to review by the Department of Housing and Community Development. Public comment topics during these meetings included:

- Evaluate and consider costs of implementing Housing Element actions
- Provide additional evaluation of failures of the 5th Cycle Housing Element
- Quantify impacts of land use controls, parking requirements, emergency shelter requirements, fees, and permitting process
- Additional analysis of fair housing concerns needed
- Address methodology for projecting new units, discontinuation of existing uses, provision of utilities, and ADU projections in the inventory of sites
- Address hazards associated with proposed sites
- Provide additional data and evaluation regarding RCAAs
- Revise programs to meaningfully address housing needs and historic growth patterns
- Add program to address missing middle housing through development standard changes to all residential zones

4. HOUSING ELEMENT SURVEY

The City hosted an online Housing Element survey which was available from October 5, 2022 through December 29, 2022. The survey was provided in English and Spanish. The surveys asked for input on the community's housing priorities and strategies to address Martinez's future housing growth needs. A total of 160 individuals responded to the survey, which focused on issues of home maintenance, affordability, home type, living conditions and homelessness. A summary of the key survey

results is provided in the Housing Element Introduction section, with the complete results included in Appendix C. The City received the following feedback:

- Housing Condition:
  - 58.78 percent of respondents would rate their housing as very good to excellent condition and needs minimal repairs;
  - 20.27 percent of respondents would rate their housing as showing signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, missing shingles, etc.);
  - 12.84 percent of respondents would rate their housing as needing one modest rehabilitation improvements (e.g., new roof, new wood siding, replacement of stucco, etc.); and
  - 8.11 percent of respondents would rate their housing as appearing structurally unsound, unfit for human habitation in its current condition, and demolition or major rehabilitation is required.
- Housing Situation:
  - 56.08 percent of respondents indicated they are satisfied with current housing situation;
  - 33.11 percent of respondents indicated they are somewhat satisfied with current housing situation;
  - 6.76 percent of respondents indicated they are somewhat dissatisfied with current housing situation; and
  - 2.03 percent of respondents indicated they are dissatisfied with current housing situation;
- Housing Upgrades:
  - 39.86 percent of respondents indicated they have considered upgrades or expansions of roofing, painting, and general home repairs:
  - 33.11 percent of respondents indicated they have considered upgrades or expansions of landscaping; and
  - 32.43 percent of respondents indicated they have considered upgrades or expansions of HVAC, solar, and electrical.
- Housing Affordability:
  - 19.01 percent of respondents indicated they cannot find a home within their target price range; and
  - 9.09 percent of respondents indicated they do not currently have the financial resources for an appropriate down payment.
- Housing Needs:
  - 66.67 percent of respondents think that the range of housing options currently available in the City meets their needs.
  - 43.24 percent of respondents indicated they have the specific housing needs of senior independent living (senior single-family community or senior apartments);
  - 24.32 percent of respondents indicated they have the specific housing needs of independent living for someone with a disability.

5. STAKEHOLDER INPUT

The City invited 70+ community stakeholders to provide input related to housing issues in Martinez; this invitation list included housing developers (affordable and market-rate), religious organizations, school representatives, fair housing service providers, and other social service providers. Stakeholders were invited to participate in all Housing Element community meetings, including the City Council/Planning Commission joint sessions and in the Housing Workshops. Two focus group meetings were held in February 2023 to receive stakeholder input, which is summarized below.

Meeting 1 - Developers

- The Planning Department has been understaffed for a prolonged period resulting in exceptionally long processing times for development proposals. However, the developers were optimistic about where the Department/City was headed.
- The parking requirements are fairly egregious.
- There is concern about Central Contra Costa Sanitary District's sewer capacity.

- The City needs to incentivize affordable housing development.
-

Meeting 2 - Service Providers

- There is a lack of understanding in Martinez of what affordable housing actually is.
- The City is in need of workforce housing.
- Underutilized commercial buildings/properties should be redeveloped for housing.
- The City should dare to be creative with regard to housing. "Think outside the box."
- There are a number of underutilized sites in the downtown area.
- Higher density projects could provide bus passes in lieu of parking.

The City also had direct discussions with the housing advocacy group the California Housing Defense Fund (CalHDF) during the public review of the Housing Element Update and prior to adoption of the Housing Element. Discussions were held in 2023 on April 5, May 17, June 1, September 22, and October 3 and helped to improve the analysis in the Background Report and the provisions of the housing programs (e.g., reduction in parking requirements for multifamily housing, waiver of certain development impact fees).

B. ASSESSMENT OF FAIR HOUSING ISSUES

This section of Chapter 5 presents an overview of available federal, state, and local data to analyze fair housing issues in Martinez. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Martinez, and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

1. KEY DATA AND BACKGROUND INFORMATION

The City participates in the Contra Costa County Urban County (CDBG and HOME funding) and the Contra Costa County Continuum of Care (services for homeless and at-risk populations) programs, and is served by the Housing Authority of Contra Costa County, which provides wide-ranging programs related to affordable housing and community and economic development. In 2020, the Housing Authority of Contra Costa County, Housing Authority of the City of Pittsburg, and Richmond Housing Authority jointly prepared the Contra Costa County's Analysis of Impediments to Fair Housing (AI) to fulfill its HUD requirement and remove barriers to fair housing choice for all residents within the service area covered by the AI, including the City of Martinez. The AI is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The AI is one source of information regarding fair housing issues in Martinez and the region.

The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations are discussed in previous sections of this Background Report. Barriers to fair housing choice specific to the City of Martinez that were identified in the AI and the commitments of the City to address identified barriers were incorporated into this AFHH analysis. Supplemental data analysis was conducted to further understand potential fair housing issues, within the context of AFFH topics, at the city-level. Martinez is comprised of 13 census tracts. Figure 5 shows the Tract and Block Group boundaries.

2. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

The Housing Authority of Contra Costa County's Analysis of Impediments to Fair Housing (AI) was prepared in June 2019 and is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). Several organizations provide fair housing services in Contra Costa County and are funded through the Urban County's CDBG program. Bay Area Legal Aid and ECHO Housing work to eliminate housing discrimination through education, outreach, and enforcement throughout Contra Costa County.

The California Department of Fair Employment and Housing (DFEH) accepts, investigates, conciliates, mediates, and prosecutes complaints under the Fair Employment and Housing Act (FEHA), the Disabled Persons Act, the Unruh Civil Rights Act, and the Ralph Civil Rights Act. DFEH investigates complaints of employment and housing discrimination based on race, sex, including gender, gender identity, gender expression, religious creed, color, national origin, familiar status, medical condition (cured cancer only), ancestry, physical or mental disability, marital status, or age (over 40 only), and sexual orientation. DFEH established a program in May 2003 for mediating housing discrimination complaints. The 2020 AI identifies that California's program is among the largest fair housing mediation programs in the nation to be developed under HUD's Partnership Initiative with state fair housing enforcement agencies. The program provides California's tenants, landlords, and property owners and managers with a means of resolving housing discrimination cases in a fair, confidential, and cost-effective manner. Key features of the program are: 1) it is free of charge to the parties; and 2) mediation takes place within the first 30 days of the filing of the complaint, often avoiding the financial and emotional costs associated with a full DFEH investigation and potential litigation.

ECHO Housing provides a range of housing counseling to very low-, low- and moderate-income clients in almost all of Contra Costa County. Currently, ECHO provides fair housing services unincorporated Contra Costa County, the Urban County, Antioch, Concord, Richmond, and Walnut Creek as well as in other counties in the Bay Area. ECHO also provides tenant/landlord services in unincorporated Contra Costa County and in Richmond and Walnut Creek. In addition, ECHO operates a rent review and eviction harassment program for the City of Concord. ECHO conducts fair housing investigations and testing. Recent testing has focused on detecting instances of discrimination based on race or disability. Although ECHO serves almost all of Contra Costa County, it suffers from a severe lack of resources and capacity. Indeed, due to the lack of resources, only one fair housing counselor serves Contra Costa County.

Bay Area Legal Aid provides free civil legal advice, counsel, and representation to low-income individuals and is also the region's leading provider of legal services to individuals that face discrimination in housing. Bay Area Legal Aid has a Richmond office to serve Contra Costa County residents. Specifically, the office helps clients make complaints to government agencies, will investigate unfair treatment, will advocate to landlords on behalf of tenants, and will sue landlords if necessary. Bay Area Legal Aid also has "remote advocacy sites" in Antioch, Concord, and Pittsburg. However, a lack of funding constrains Bay Area Legal Aid's fair housing services in the County.

Countywide, 37 Fair Housing and Employment Office (FHEO) cases were reported in 2010, including 15 racial bias, 17 disability bias, and 3 familial status bias cases. In 2020, FHEO cases decreased to six, including one racial bias, four disability bias, and one familial status bias). No data is available on the outcome of the 2010 and 2020 cases. During the 2015-2023 Housing Element, the City did not receive any fair housing complaints or inquiries. However, HCD's AFFH Data Viewer identifies that there were 23 FHEO inquiries from 2013-2021, with four related to disability, none related to race, three to national origin, one to sex, none to familial status, none to religion, none to color, and 15 not related to a protected status tracked by FHEO. Of the 23 inquiries, seven failed to respond to follow-up from FHEO, three were determined to have no valid basis by FHEO, 10 were determined to have no valid issue by FHEO, and three were otherwise disposed of.

The City complies with fair housing laws and regulations as described in Table 64 below:

Table 64. Compliance with Fair Housing Laws

Law	Description	Compliance
FEHA	The FEHA applies to public and private employers, labor organizations, and employment agencies and prohibits discrimination in housing and employment on the basis of protected characteristics.	In its local practices, the City requires all development projects assisted with City funding to comply with the FEHA. The City achieves compliance with employment requirements through strict

Table 64. Compliance with Fair Housing Laws		
Law	**Description**	**Compliance**
	The FEHA prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners on the basis of protected characteristics. It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies, that discriminate against individuals based on those traits.	enforcement in hiring practices and regular training of and by Human Resources staff. Through the Urban County CDBG annual funding, the City obtains fair housing enforcement, education, and outreach services through Fair Housing Advocates of Northern California (FHANC). The City refers all parties with concerns related to housing discrimination to FHANC.
Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.	Compliance is achieved by uniform application of the City's codes, regulations, policies, and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings.
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluating and funding decisions. The 2023-2031 Housing Element Housing Plan describes how each Program addresses fair housing issues and contributing factors.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial	Compliance is achieved through promotion/availability of activities and programs to all

Table 64. Compliance with Fair Housing Laws		
Law	**Description**	**Compliance**
	assistance from the state, regardless of one's membership or perceived membership in a protected class.	persons of all backgrounds to participate equally in community programs and activities.
Density Bonus Law (Gov. Code, § 65915.)	Density bonus law is intended to support the construction of affordable housing by offering developers the ability to construct additional housing units above an agency's otherwise applicable density range, in exchange for offering to build or donate land for affordable or senior units. Density Bonus Law also provides for incentives intended to help make the development of affordable and senior housing economically feasible.	Compliance is achieved by administration of Martinez Municipal Code Chapter 17.570 – Affordable Housing Density Bonuses, which provides for compliance with Government Code Section 65915 et seq.
Housing Accountability Act (Gov. Code, § 65589.5.)	Provides that a local agency shall not disapprove a housing development project, for very low-, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low-, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.	Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, the City is in the process of preparing objective development standards to facilitate an objective and equitable review of applicable projects.
No-Net-Loss Law (Gov. Code, § 65863)	Ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's RHNA allocation, especially for very low-, low-, and moderate-income households.	The City's 2023-2031 Housing Element identifies a surplus of sites with a capacity to accommodate the City's RHNA allocation. The City also identified additional sites for accommodating any shortfall that may occur with respect to anticipated development density capacity, that may be added to the site list if necessary.
Least Cost Zoning Law (Gov. Code, § 65913.1)	Provides that, in exercising its authority to zone for land uses and in revising its housing element, a city, county, or city and county shall designate and zone sufficient vacant land for residential use	Compliance is achieved through adoption of the City's comprehensive General Plan Update and the implementation of Housing Element Housing

Table 64. Compliance with Fair Housing Laws		
Law	**Description**	**Compliance**
	with appropriate standards, in relation to zoning for nonresidential use, and in relation to growth projections of the general plan to meet housing needs for all income categories as identified in the housing element of the general plan.	Plan Programs which commit the City to completing the rezoning of sites identified to accommodate the City's RHNA at densities and intensities consistent with those specified by site in Appendix A.
Excessive Subdivision Standards (Gov. Code, § 65913.2.)	Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall: (a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing. (b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated. (c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.	Compliance is achieved through the implementation of a fair and equitable development review process which is administrated consistent with the Excessive Subdivision Standards Act.
Limits on Growth Controls (Gov. Code, § 65302.8.)	Provides that, if a county or city, including a charter city, adopts or amends a mandatory general plan element which operates to limit the number of housing units which may be constructed on an annual basis, such adoption or amendment shall contain findings which justify reducing the	The City's draft Housing Element and the elements in the City's adopted General Plan do not include any provisions which further limit (relative to the current Housing Element and prior General Plan) the development of housing, except such provisions as may be

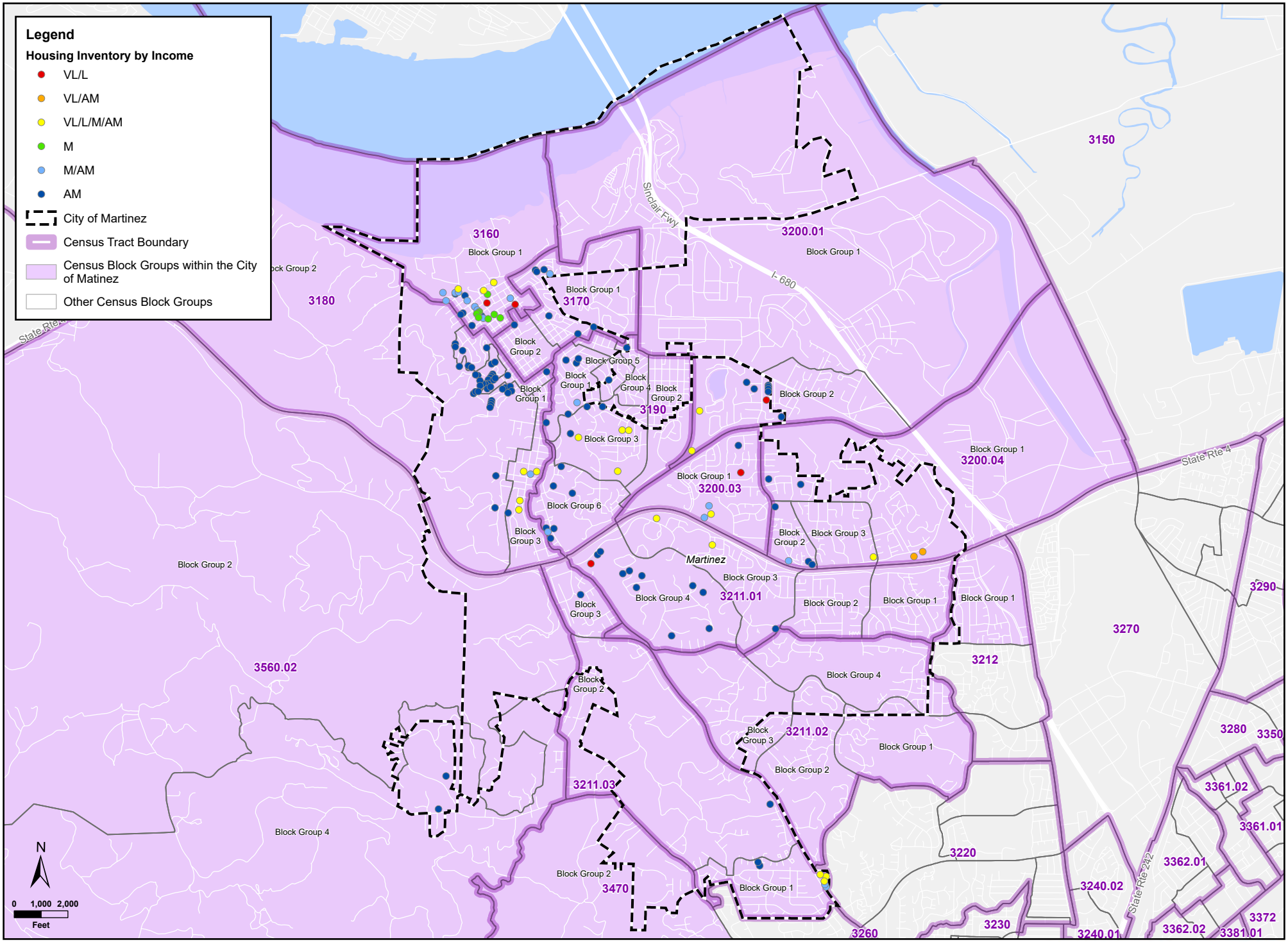
Table 64. Compliance with Fair Housing Laws		
Law	**Description**	**Compliance**
	housing opportunities of the region. The findings shall include all of the following: (a) A description of the city's or county's appropriate share of the regional need for housing. (b) A description of the specific housing programs and activities being undertaken by the local jurisdiction to fulfill the requirements of subdivision (c) of Section 65302. (c) A description of how the public health, safety, and welfare would be promoted by such adoption or amendment. (d) The fiscal and environmental resources available to the local jurisdiction	required by state or federal laws.
Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)	Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. Subdivision (c)(5) provides that, in order to make adequate provision for the housing needs of all economic segments of the community, the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part	Compliance is achieved through preparation and adoption of a Housing Element found to be in substantial compliance with State Housing Element law by the California Department of Housing and Community Development.

Table 64. Compliance with Fair Housing Laws		
Law	**Description**	**Compliance**
	2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.	

Finding

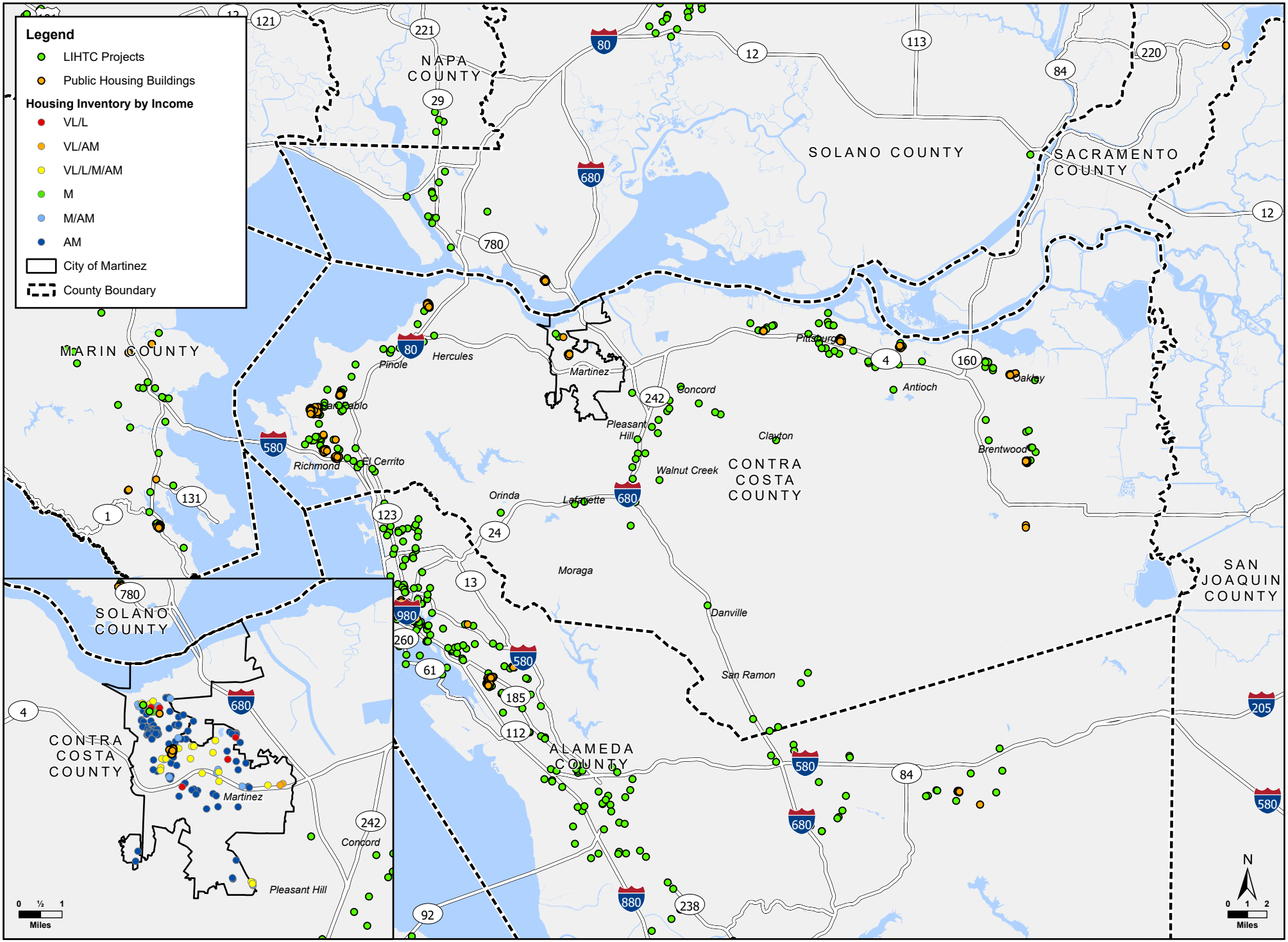
The City has the capacity to provide education, outreach, and enforcement of fair housing laws through the regionally-funded fair housing services provided for the Urban County through CDBG funds. The regional program funds ECHO Housing and Bay Area Legal Aid to provide fair housing education, outreach, and enforcement assistance to the Urban County, including Martinez. City staff is available to refer inquiries to ECHO Housing and Bay Area Legal Complaints. However, the number of complaints received by California FHEO, despite lack of complaints to the City or its service providers, indicates the community needs to be better informed and educated regarding local available resources to assist residents with understanding their rights and to provide assistance for fair housing complaints. It is particularly noted that seven complainants (30 percent) failed to respond to FHEO and were thus not pursued. As identified in the 2020 AI, lack of financial resources affects the ability of the fair housing service providers to provide services at the level necessary to serve Contra Costa County, including Martinez. Greater resources would enable stronger outreach efforts, including populations that may be less aware of their fair housing rights, such as limited-English proficiency residents. Program 26 in the Housing Plan identifies community education and outreach efforts to assist Martinez residents with understanding their fair housing rights and being aware of local resources available for assistance.

FIGURE 5: CENSUS TRACT AND BLOCK GROUP BOUNDARIES



Sources: Marin GeoHub;U.S. Census Bureau. Map date: November 5, 2023.

FIGURE 6: HOUSING CHOICE VOUCHERS AND LIHTC-ASSISTED HOUSING



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "NeighborhoodSegregation_Tract_2019."; California Tax Credit Allocation Committee. Map date: November 5, 2023.

Figure 7: Intentionally Blank

3. ANALYSIS OF AVAILABLE FEDERAL, STATE, AND LOCAL DATA AND LOCAL KNOWLEDGE

This section of Chapter 5 presents an overview of available federal, state, and local data to analyze fair housing issues in Martinez. These data sources are supplemented with local knowledge of existing conditions in the community to present a more realistic picture of fair housing concerns in Martinez and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

Local Knowledge

The City ~~of Martinez~~ is comprised of a wide diversity of residential and non-residential land uses, from the historic mixed-use Downtown, to the older residential neighborhoods adjacent to the Downtown, and the more prevalent twentieth-century suburban-type land use patterns separating the City's commercial centers. The differences in development patterns that these various areas exhibit can be attributed to a combination of topographical and historical forces that are explained in greater detail below.

According to the Martinez Historical Society, growth during the historic period of Martinez coincided with the Gold Rush. Taking advantage of Martinez's fertile land and proximity along the Carquinez Strait, settlers established farms and commercial fishing operations beginning in the mid- to-late 19th century. Soon, Martinez became an important shipping point for agricultural products via the Carquinez Strait, and later by railway when a network of railroads was built along the waterfront. In 1915, the Shell Oil Company built a refinery in the northeastern portion of Martinez to take advantage of easy access to the harbor and the railroad. A second refinery was built soon after. As the County seat of Contra Costa County and the location of a major oil refinery, growth continued during the Great Depression. As more and more people settled in Martinez, farmland was converted to residential areas. By the 1950s, commercial farming had practically ceased. Growth continued throughout the mid-20th century, with newer suburban-type development occurring generally in the eastern and southern portions of the City, and by the mid-1980s, Martinez was virtually built out.

Historic patterns of development have led to several distinct areas within Martinez, which are described below:

The Downtown Area in Martinez, located in the northwest portion of the City generally between the waterfront to the north and Susana Street to the south, contains a mix of residential, commercial, and governmental uses within a pedestrian friendly environment. The Martinez Amtrak station, located directly south of the Martinez Regional Shoreline Park, provides regional public transit access. Housing in this area is generally higher density and contains a greater variety of multifamily housing options in a mixed-use format, typical of early-to-mid 20th century development. Subareas of the downtown include:

Downtown Core: The historic Downtown core, generally bounded by the railroad to the north, Berrellesa Street to the west, Green Street on the south, and Court Street on the east, features a mix of retail, office, residential, governmental, entertainment and visitor-serving uses. The Downtown Core has been designated a Priority Development Area through the regional planning agencies ABAG and MTC, meaning it has been identified to accommodate transit-oriented growth. The development of new homes, jobs, and community amenities is encouraged in this area.

Downtown Neighborhoods: Located to the west and south of the Downtown Core, the Downtown Neighborhoods subarea contains a mix of higher density housing, single-family homes on small lots, and older service commercial/industrial and eclectic uses. This subarea is within walking distance to the Downtown Core and is well-served by a variety of multimodal transportation options.

Downtown Shoreline: Although occupying a relatively small land area in the northwestern portion of the City, west of the Downtown Core, the Downtown Shoreline contains residential uses along Berrellesa Street in the Granger's Wharf neighborhood. The Martinez General Plan calls on this area's historic character to be maintained, as it is the former site of the Italian Fishing Village that existed before commercial fishing was banned in 1957.

The majority of land dedicated to housing in the City exhibits more suburban development patterns, generally characterized by low and medium density single-family residential housing. A number of more rural housing development also exists, located generally within the western and southern edges of the City. Subareas include:

Traditional Central Neighborhoods: Located south/southeast of the Downtown, the Central Neighborhoods contain some of the oldest neighborhoods in Martinez and consists of primarily residential uses with limited neighborhood commercial and office uses. While most of the housing units in the Central Neighborhoods are single-family homes, there are a wide variety of higher density bungalow courts, duplexes, fourplexes, and small apartment complexes throughout the area. Due to the age of the housing stock in this area, many houses may be in need of rehabilitation and/or have substandard housing and maintenance issues. Additionally, because many of the homes were built prior to modern zoning and development standards, a significant number of existing homes may not have adequate on-site parking, sidewalks, and fire and emergency vehicle access.

Alhambra Avenue Corridor: Located south of the Downtown and along Alhambra Avenue, which runs north-to-south in the western developed portion of Martinez, this neighborhood contains a variety of residential, commercial, and institutional uses. The northern portion of this neighborhood was developed in the early 20th century, while the southern half (bounded on the south by Highway 4) is more typical of post-WWII auto-oriented development patterns, with strip malls along Alhambra Avenue and single-family residential neighborhoods surrounding these uses.

Suburban and Hillside Neighborhoods: These neighborhoods are located to the south and east of the older parts of Martinez. These are newer areas characterized by more contemporary suburban developments. These areas include single-family and multi-family developments, offices, medical facilities, schools, commercial centers, isolated open space, and other uses that have a contemporary suburban character and feel. Other, more rural subareas include the Alhambra Valley, a semi-rural community located in the southwestern portion of Martinez; and Hidden Lakes, an area located in southeastern Martinez that consists of undeveloped pasture lands largely surrounded by subdivisions.

In addition to the residential areas described above, there are several areas within Martinez where the development of housing is constrained by existing and historical development, hazards, and open space areas. While existing housing units may exist in these areas, they are generally not suitable for the development of new housing.

Marina and Waterfront Area: The waterfront area in the northern portion of the City consists primarily of recreational and open space uses, and water-dependent or water-related uses. Much of the area consists of the Radke Martinez Regional Shoreline under the control of the East Bay Regional Park District, as well as several natural marsh and wetland areas that support wildlife. Other uses are recreation oriented. Historic uses include commercial fishing and canneries. The majority of the area is owned by the State of California Trust Land Commission. State land use limitations limit the development of housing in this area.

Heavy Industrial Area: Located in the northeast quadrant of the City near Interstate 680, this area contains petroleum industry and equivalent uses. As described in greater detail below, residential uses in the vicinity of this area may be disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure to toxins, or environmental degradation.

Open Space/Hillside Areas: A significant portion of the City is designated for open space and preservation due to the presence of biological and scenic resources, historic resources, agricultural resources, and hazards such as geologic hazards (e.g., slope failure and landslides) and wildfire. Development of housing in these areas is constrained. The Protected Open Space and Parks Overlay designation is applied to approximately 3,073 acres within the City, accounting for nearly 44% percent of total land in the City limits. These open space areas occur primarily along the western and southern/southwestern boundaries of the City, but also occur within other areas such as the eastern portion of the City south of Highway 4 (Hidden Lakes area).

For instance, the western border of the City consists primarily of open space hillsides and is constrained by very high fire hazard severity zones in the Franklin Hills area.

The City works cooperatively with the Contra Costa Housing Authority, which administers the Housing Choice Voucher Program. The program assists very low-income, elderly, and disabled households by paying the difference between 30 percent of an eligible household's income and the actual cost of renting a unit. Figure 6 shows housing choice vouchers and LITHC-assisted housing by census tract. As shown in Figure 6, there are 27 Public Housing Buildings and two LIHTC-assisted housing in the census tracts located in Martinez.

Integration and Segregation Patterns and Trends

To inform priorities, policies, and actions, Martinez has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is a not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Martinez that experience the highest levels of segregation.

Regional Patterns

The Contra Costa County AI identifies that in the County, the region, and the cities of Antioch, Concord, Pittsburg, and Walnut Creek that segregation is primarily an inter-jurisdictional rather than an intra-jurisdictional phenomenon (that is, it is more apparent when comparing various jurisdictions rather than within the jurisdictions), noting that:

- Cities like Antioch, Pittsburg, Walnut Creek, and Richmond either have high concentrations of people of color or high concentrations of non-Hispanic White individuals, and those residents live across those cities' neighborhoods.
- The exception to this trend arises mostly in the region's larger cities such as San Francisco, Oakland, and, in the case of the County, and Concord, with these larger cities have more variety between neighborhoods.

This qualified, yet predominant trend of inter-city, rather than intra-city, segregation explains why the County and the region have relatively high levels of segregation as measured by the Dissimilarity Index (discussed further below), but the County's cities generally do not.

Diversity Index

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Figure 8 identifies neighborhood concentrations by race and ethnicity. As shown in Figure 8, most areas of the City contain a mix of race/ethnicities, with the exception of census tract 3170 (located in the northern portion of the City, south and east of the Downtown core) and tracts 3211.03 and 3470.00 (located in the southern portion of the City) which are comprised of mostly White residents. Census tracts 3190.01, 3190.02 (located in the central and central-eastern portion of the City) and tract 3200.01 (located in the northeast) contain a mix of White and Latinx residents. Census tract 3200.03 (located in the central portion of the City) contains a mix of Asian and White residents. The remaining census tracts contain a mix of three or four races/ethnicities. No census tracts contain a concentration of non-White residents.

Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity.

As shown in Figure 9, there generally appears to be moderate diversity index scores (40-70) throughout the City, with the highest diversity index scores (70-85) located in four census tract block groups, generally distributed within the northern and

eastern/central portion of the City; and lower diversity index scores located in two census tract block groups (one in the central neighborhood portion of the City and one at the very southern edge). From 2010 to 2018, there has been a slight increase to the diversity index in the City, as illustrated in Figures 9 and 10. During this period, Martinez has always been the place that has a moderate diversity index scores in the region and the state. As shown in Figure 9, communities in Contra Costa County with higher diversity scores are somewhat more likely to occur in the northern portions of the County than they are in the southern and central portions of the County.

Table 65 shows the demographic trends over time for the City and Contra Costa County. As shown, Martinez is a less diverse community than the County as a whole, with non-Hispanic Whites comprising a majority (60.5%) of Martinez residents in 2020. The County has been majority non-White since at least 2010. However, Martinez has become increasingly diverse in the last 20 years. Since 2000, the percentage of Hispanic residents has increased in the City from 10.2 percent to 17.9 percent~~,~~ (an increase of 7.7 percent), a slightly smaller increase when compared to the County which has increased from 17.7 percent to 27.0 percent ~~, with a larger~~ (an increase of~~f~~ 9.3 percent). The percentage of Asian residents has similarly increased in the City (from 6.5 percent to 10.0 percent, an increase of 3.5 percent), albeit at less than half of the County's growth ~~compared to the County~~ , which has increased from 10.8 percent to 18.4 percent~~,~~ (an increase of 7.6 percent). The percentage White residents has decreased in the City from 75.5 percent to 60.5 percent, a decrease of 15.0 percent, compared to the County which has decreased from 57.9 percent to 39.1 percent, a decrease of 18.8 percent. In comparison to the County, there has been little change in the population of other racial and ethnic groups in the City from 2000 to current population.

Table 65. Demographic Trends

Racial/Ethnic	2000	2010	2020
Martinez			
White	75.5%	68.7%	60.5%
Black or African American	3.3%	3.5%	3.5%
American Indian and Alaska Native	0.5%	0.5%	0.2%
Asian	6.5%	7.8%	10.0%
Native Hawaiian and Other Pacific Islander	0.2%	0.3%	0.3%
Some other race	0.2%	0.2%	0.5%
Two or more races	3.5%	4.4%	7.0%
Hispanic or Latino	10.2%	14.7%	17.9%
Contra Costa County			
White	57.9%	47.8%	39.1%
Black or African American	9.2%	8.8%	8.4%
American Indian and Alaska Native	0.4%	0.2%	0.2%
Asian	10.8%	14.6%	18.4%
Native Hawaiian and Other Pacific Islander	0.3%	0.5%	0.5%
Some other race	0.3%	0.2%	0.7%
Two or more races	3.4%	3.5%	5.7%
Hispanic or Latino	17.7%	24.4%	27.0%

Source: 1990 US Census; 2000 US Census; 2010 US Census; 2020 US Census

Isolation Index

There are many ways to quantitatively measure segregation. Each measure captures a different aspect of the ways in which groups are divided within a community. One way to measure segregation is by using an isolation index. The isolation index compares each neighborhood's demographics to the entire jurisdiction's demographics. This index ranges from 0 to 1. Higher

values indicate that a particular group is more isolated from other groups. Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation index is 0.65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65 percent Latinx.

Within Martinez, the most isolated racial group is ~~white~~ White residents. Martinez's isolation index of 0.611 for ~~white~~ White residents means that the average ~~white~~ White resident lives in a neighborhood that is 61.1 percent ~~white~~White – a figure that is similar to the composition of the City (which is 60.5% White). Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Martinez for the years 2000, 2010, and 2020 can be found in Table 66 below. Among all racial groups in this jurisdiction, the W~~w~~hite population's isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

Table 66. Racial Isolation Index Values for Segregation within Martinez

	Martinez			Bay Area Average
Race	**2000**	**2010**	**2020**	**2020**
Asian/Pacific Islander	0.083	0.099	0.119	0.245
Black/African American	0.090	0.069	0.064	0.053
Latinx	0.112	0.158	0.186	0.251
White	0.758	0.692	0.611	0.491

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Dissimilarity Index

Another way to measure segregation is by using a dissimilarity index. This index measures how evenly any two groups are distributed across neighborhoods relative to their representation in a city overall. The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move neighborhoods to create perfect integration for these two groups. The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (e.g., they tend to live in different neighborhoods).

Table 67 provides the dissimilarity index values indicating the level of segregation in Martinez between ~~white~~ White residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the dissimilarity index between ~~white~~ White residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020). In Martinez, the highest segregation is between Black and ~~white~~ White residents. Martinez's Black /~~white~~ White dissimilarity index of 0.216 means that 21.6 percent of Black (or ~~white~~White) residents would need to move to a different neighborhood to create perfect integration between Black residents and white residents. However, ~~local jurisdiction staff should~~it should be noted that this dissimilarity index value is not a reliable data point due to the small population ~~size~~of Black residents in Martinez. ~~See callout box above for more information.~~ The "Bay Area Average" column in this table provides the average dissimilarity index values for these racial group pairings across Bay Area jurisdictions in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation between communities of color are from white residents in this jurisdiction. For example, Table 66 indicates that the average Latinx/~~white~~ White dissimilarity index for a Bay Area jurisdiction is 0.207, so on average 20.7 percent of Latinx (or ~~white~~ White residents) in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect integration between Latinx and white residents in that jurisdiction.

Table 67. Racial Dissimilarity Index Values for Segregation within Martinez				
	Martinez			Bay Area Average
Race	2000	2010	2020	2020
Asian/Pacific Islander vs. White	0.183	0.189	0.186	0.185
Black/African American vs. White	0.310*	0.278*	0.216*	0.244
Latinx vs. White	0.101	0.108	0.099	0.207
People of Color vs. White	0.099	0.096	0.092	0.168

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

The data presented in Figures 8 and 9 and Tables 65 through 67 suggest that while Martinez is majority White, with certain neighborhoods containing a higher proportion of Whites than others (particularly the southern portion and part of the central neighborhoods in the City), the City's neighborhoods are relatively well-integrated with regards to race and ethnicity. There are multiple reasons why patterns of racial segregation exist (or don't exist) within a community. Some of these reasons may be institutional (discriminatory lending practices) while others can be cultural (persons of similar backgrounds or lifestyles choosing to live near one another to provide support and familiarity). As such, there is not a "one size fits all" approach to promoting greater racial/ethnic integration within the City. Based on demographic trends, it is likely that Martinez will continue to become more racially and ethnically diverse over time.

Mapped Patterns of Integration and Segregation

Patterns of integration and segregation are also considered for people with disabilities, familial status, and income groups. Relying primarily on data available from the US Census, it is possible to map and consider existing patterns which may indicate historical influences and future trends by census tract and census block groups.

Population with a Disability

As shown in Figure 11, the northern portion of the City (north of SR-4) generally has a higher percentage of population with a disability than the southern portion. This corresponds to the higher-density housing areas in the City with greater access to transit, major activity centers, and public facilities. Persons with disabilities often rely on public transit to visit doctors, go shopping, or attend activities at community facilities. More geographically isolated areas or areas with steep topography, like the City's eastern and southern neighborhoods may be less suitable for persons with disabilities who may have impaired mobility and difficulty accessing goods and services. As discussed in the Needs Assessment section of the Housing Element Background Report, approximately 8.8 percent of Martinez's population in 2019 had at least one disability and 49.2 percent of those individuals were seniors. For population ages 0 to 64, the most common disabilities are Cognitive Difficulty (33.4 percent) and Independent Living Difficulty (20.2 percent). For the population of ages 65 and over, the most common disabilities are Ambulatory Difficulty (28.7 percent), Independent Living Difficulty (21.6 percent), and Hearing Difficulty (16.8 percent).

~~However, looking beyond the City limits, c~~Nine census tracts in the City (primarily located in the southern portion) have a rate of disability that is at less than 10 percent, three census tracts have a rate of disability between 10-20 percent, and one census tract has a rate of disability that is between 30-40 percent in the City. Census T~~t~~racts~~s~~ 3160 in the downtown core and waterfront area (northern portion~~s~~ of the City) exhibits a significantly~~slightly~~ higher concentration~~s~~ of persons with disabilities than the surrounding area; however, this tract has a much smaller proportion of housing units than other tracts in the City and data

may be skewed by the presence of dedicated affordable housing for seniors and/or persons with a disability (Berrellesa Palms and Riverhouse Hotel) ~~neighboring jurisdictions, as shown in Figure 11.~~. As shown in Figure 11, the region exhibits a similar pattern, with higher concentrations of persons with disabilities in urban centers and fewer concentrations in the more rural hillside areas. Rural waterfront areas to the west and east of the City show relatively high rates (20-30 percent) of persons with disabilities, but data may be skewed due to the low numbers of housing units in these areas. ~~As shown in Figure 11, nine census tracts has a rate of disability that is at less than 10 percent, three census tracts has a rate of disability between 10-20 percent, and one census tract has a rate of disability that is between 30-40 percent in the City, indicating the City has a significant disproportionate concentration of persons with disabilities or a smaller percentage of persons with disabilities in the northern portions of the City that would indicate barriers to this population.~~

Based on this analysis, the City finds that there are no significant patterns of segregation impacting persons with disabilities living in Martinez, given that the concentration of residents with disabilities has no correlation with the degree of diversity throughout the City. However, the City recognizes that at a regional level, Martinez is home to higher concentrations of persons with disabilities than other cities in Contra Costa County. In other cities in the region, such as Pleasant Hill, Concord, and Walnut Creek, all census tracts have a rate of disability that is less than 10 percent or between 10-20 percent and there are no areas or concentrations of higher levels of persons with a disability. Therefore, Martinez is the only city in northern Contra Costa County and the region that has a census tract with a rate of disability that is between 30-40 percent. This is likely due to dedicated housing for seniors and/or persons with a disability ~~(Riverhouse Hotel)~~ in the affected census tract.

Percent of Population Over the Age of 18 in Households Living Alone

Figure 12 identifies the percent of population over the age of 18 years and over in households living with spouse in Martinez. As shown in Figure 12, in Martinez, three census tracts, located in central and south-southeastern Martinez, ~~in~~ have 60 to 80 percent of its population in households living with spouse~~;~~, seven census tracts have 40 to 60 percent of its population in households living with spouse~~;~~, two census tracts have 20 to 40 percent of its population in households living with spouse~~;~~, and one census tract (Downtown Core and waterfront areas) has less than 20 percent of its population in households living with spouse. In Martinez, a higher percentage of adult households living alone occurs in and around the Downtown area, corresponding to more dense residential development patterns and fewer rooms per unit. This pattern is consistent throughout the northern portions of the ~~county~~County. Countywide, the areas with higher concentrations of households living with spouse are in less densely developed areas of the County, such as more rural and suburban inland areas. ~~Compared with the eastern coastal areas of the county, the northern coastal areas of the county have more population over the age of 18 years and over in households living with spouse of, as illustrated in Figure 12.~~ Denser areas of communities including Richmond, San Pablo, and coastal Pittsburg and Antioch have a lower percentage of households living with spouse. When compared to maps showing overcrowding in the City, areas with a higher percentage of adult households living with spouse are not more or less likely to experience overcrowding. However, regionally and within Martinez, areas with a higher percentage of adult households living alone correspond with lower median incomes. This may be due in part to these households having only a single (rather than dual) source of income, being either earlier in their career (younger) or retired, and more affordable housing being generally within denser multi-family units. Based on this analysis, it appears that there are no significant patterns of segregation impacting persons over the age of 18 living alone in Martinez.

Percent of Children in Married Households

As shown in Figure 13, percentage of population in married households varies across different census tracts in Martinez. Citywide, the areas with lower concentrations of children in married households correspond to areas with higher concentrations of adult households living alone and are located in the ~~northwestern~~ northern portion of the City, in and around the Downtown area. Areas with a higher percentage of children in married households (i.e., more than 60 percent) occurs throughout most of the City outside of the Downtown area, with the highest concentrations in the southern and central/eastern areas, corresponding to more suburban and lower density housing development patterns. Areas with a higher percent of children in married households correspond to the more affluent areas in the City with higher median incomes, as shown in Figure 16. These areas are not more or less likely than the rest of the City to experience overcrowding or contain a higher or lower percentage of cost-burdened renter or homeowner households, although a significant percentage are cost-burdened with

respect to housing costs (particularly tracts 3211.02, 3200.04, and 3470.00, located in the southern and eastern portions of the City). Areas with a high percentage of children in married households generally have schools, parks/open space, and other amenities for families nearby. Based on this analysis, the ~~County~~ City finds that there are no significant patterns of segregation impacting children in married households in ~~Contra Costa County~~Martinez~~, given that the concentration of married households has no correlation with the degree of diversity throughout the County. As shown in Figure 23 and Figure 24, census tracts that have a higher percentage of households as married households are also some of the census tracts that have lower cost burdens for house owners and renters, indicating married households are not susceptible to these economic impacts.~~ Countywide, the areas with a higher percentage of children in married couple households are in less densely developed areas of the County, as illustrated in Figure 12. Denser communities have a lower percentage of children in married couple households and this pattern is consistent throughout Contra Costa County. Census tracts within other cities and communities in Contra Costa County have similar percentage of children in married couple households as census tracts in Martinez.

Female-Headed Households

Martinez is also home to a number of children in female-headed households (no spouse/partner present) located throughout the community with approximately one third of the City's census tracts (located in northern Martinez, in and around the Downtown area and along Alhambra Avenue) exhibiting higher proportions than the rest of the City. These areas correspond to higher density areas with more multifamily housing options. They also contain the majority of subsidized (including Emerson Arms for families) and public housing (Hacienda), which may be a contributing factor. This pattern is present in the region as well; neighboring jurisdictions like Antioch and Concord also have some census tracts with higher proportions of female-headed households, as shown in Figure 14. In Martinez, census tracts with higher concentrations of children in female-headed households are also some of the City's census tracts with higher cost burdens for house owners and renters and tend to have lower median incomes, indicating that female-headed households may be particularly susceptible to these economic impacts. ~~Countywide, t~~The City recognizes that at a regional level, Martinez ~~is~~ contains a census tract (3160) with some of the highest (60-80%) percentage of children in female-headed households when compared to ~~home to higher concentrations of female-headed households than~~ other cities in northern Contra Costa County. In other cities in the ~~region~~County, such as Pleasant Hill, Concord, and Walnut Creek, ~~all~~the majority of census tracts have a rate of female-headed households that is less than 20 percent or between 20-40 percent (generally in denser areas), similar to Martinez; however, none have a tract containing 60-80 percent of children in female-headed households ~~and there are no areas or concentrations of higher rate of female-headed households~~. Other areas, including near the community of Rodeo and southern Antioch, have relatively high (40-60 percent) concentrations of children in female-headed households, and a census tract in Vallejo (located northwest of Martinez in Solano County) has a concentration between 60-80 percent. Therefore, while Martinez is the only city in northern Contra Costa County ~~and the region~~ that has a census tract with a rate of female-headed households that is between 60-80 percent, this is not an isolated case in the Bay Area region.

Persons 65 Years of Age or Older

The community's older residents, persons 65 years of age or older, are generally well dispersed throughout the community, as shown in Figure 15. All census tracts in the City are comprised of populations where less than 25 percent of residents are 65 years of age or older, indicating there is not a significantly disproportionate concentration of seniors in any one census tract. The higher concentrations of senior residents (census tracts containing between 20 and 25% seniors) are located in the southern and eastern portions of the City. As discussed earlier in this report, the median age of Martinez residents is 42.6 years (2019), compared to the County's median age of 38.5. This points to a larger aging population in the City ~~of Martinez~~ and the need to plan for services, such as health and medical services for this older community. As members of the community age-in-place (remain in their residence as they get older), it's possible that some areas of the City will see higher proportions of their neighborhood occupied by senior residents. In Martinez, neighborhoods containing higher proportions of seniors are areas with lower-density, single-family houses. Safe and convenient access to goods and services is especially important for seniors, who may have mobility limitations or minimum household income. As shown in Figure 15, in Martinez, census tracts with higher concentrations of senior households have no correlation with burdens of house owners and renters, indicating that senior households may not be particularly susceptible to these economic impacts. Compared with other cities and

communities in northern Contra Costa County, such as Pleasant Hill, Pittsburg, Concord, and Walnut Creek, Martinez has similar proportion of its population as senior residents.

It is important to note that the City's two subsidized senior living housing developments (Berrellesa Palms and Riverhouse Hotel) are both located within the Downtown/waterfront area (census tract 3160). Therefore, although this tract has an overall population of only 10-15% seniors, this neighborhood has a concentration of low-income seniors.

Median Household Income

Figure 16 identifies the 2019 median household income for Martinez. Patterns of moderately segregated economic wealth, as indicated by median household income, do exist in Martinez, as illustrated on Figure 16. In general, areas with lower median household incomes are located in the denser northern portions of the City (within and near the Downtown area, which contain a higher proportion of multifamily units), and areas with higher median household incomes are located in the more suburban and rural southern and central-eastern portions of the City. As shown in Figure 16, communities in Contra Costa County with lower median incomes are somewhat more likely to be in the more racially and ethnically diverse portion of the County, which tend to correspond to denser areas of the community that contain multifamily housing units. There are no other strong patterns of household income in the region. Compared with census tracts within other cities and communities in northern Contra Costa County, census tracts in Martinez have a slightly higher percentage of higher income households. In the County, census tracts with higher income households tend to be inland, suburban and rural cities in the hillsides such as Walnut Creek, Danville, and Pleasant Hill. For~~In~~ comparison, the median income in Contra Costa ($125,600) is significantly higher than the Statewide median of $90,100.

Income segregation can be measured using similar indices as racial segregation. The isolation index values for all income groups in Martinez for the years 2010 and 2015 can be found in Table 68 below. Above Moderate-income residents are the most isolated income group in Martinez. Martinez's isolation index of 0.514 for these residents means that the average above moderate-income resident in Martinez lives in a neighborhood that is 51.4 percent above moderate-income. Among all income groups, the above moderate-income population's isolation index has changed the most over time, becoming less segregated from other income groups between 2010 and 2015. As shown in Table 67, Martinez's low-, moderate-, and above moderate-income groups are less isolated than those in the Bay Area as a whole, while the very low-income groups are slightly more isolated than average in the Bay Area.

Table 68. Income Group Isolation Index Values for Segregation within Martinez

	Martinez		Bay Area Average
Income Group	**2010**	**2015**	**2015**
Very Low-Income (<50% AMI)	0.264	0.271	0.269
Low-Income (50%-80% AMI)	0.127	0.130	0.145
Moderate-Income (80%-120% AMI)	0.201	0.212	0.183
Above Moderate-Income (>120% AMI)	0.530	0.514	0.507

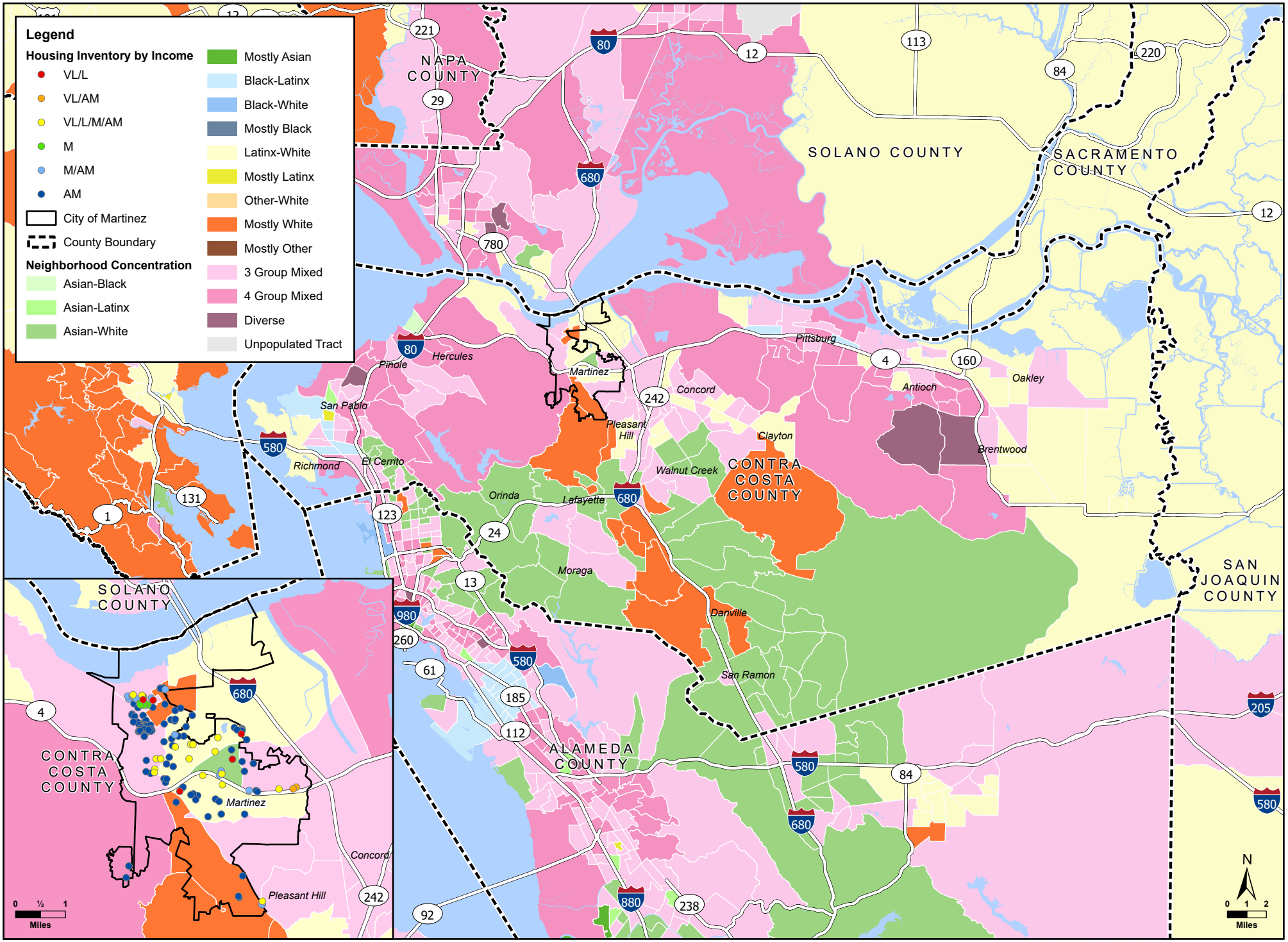
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data

As described throughout this Housing Element, the City is committed to supporting the development of housing affordable to lower-income households in locations throughout the City and has identified sites for future growth and development which are designed to promote a more balanced and integrated pattern of household incomes.

Findings

~~As previously discussed, the higher diversity scores indicate higher levels of segregation among those race and ethnic groups. There generally appears to be moderate diversity index scores throughout Martinez.~~ The City has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, family status, seniors, and median household income. As previously discussed, while the City's racial/ethnic composition is predominantly comprised of non-Hispanic Whites, the City is moderately diverse throughout and does not contain significant patterns of racial/ethnic segregation. Martinez is a less diverse community than the County as a whole, which may indicate that non-White individuals face disproportionate barriers to residing in the City. However, as discussed above, it is not clear if these barriers are primarily due to institutional factors, cultural choices, or other factors. Whatever the reason, Martinez is likely to continue to become more racially and ethnically diverse over time, based on demographic trends, and must continue to make diligent efforts to integrate neighborhoods in a manner that affirmatively furthers fair housing. Comparing Figure 9 (Diversity Index) to Figure 16 (Median Household Income), some areas with the highest diversity index categories (particularly the Downton and waterfront area) correlate with areas that have low median household incomes. However, this pattern is not consistent. In general, areas of the City with higher density, more affordable multifamily housing choices, and older housing stock, including the Downtown area (particularly census tract 3160) and central neighborhoods, at least partially overlap with other populations that may have disproportionate housing needs, such as persons with disabilities, low-income seniors, households with familial status, and households with lower median incomes. Conversely, the southern and central-eastern portions of the City with newer suburban development and rural development patterns are generally less diverse, have higher median incomes, and have a higher proportion of seniors. The City's Housing Plan contains a number of policies and programs to ensure that existing residents' housing needs are met and encourage new residents to move to the City. Many of these programs are aimed at increasing housing supply and affordability, encouraging integration with diverse and affordable options such as ADUs throughout the City, rehabilitating housing, and providing fair housing education and other services. Refer to Table 74 for a list of programs identified in the Housing Plan specifically targeted towards this fair housing issue. ~~In some cases, as in the case with racial and ethnic integration and the distribution of persons with disabilities, there are no distinguishable patterns of segregation, and the community appears to be well-integrated. However, there are patterns of isolation or segregation apparent when considering the other characteristics, including female-headed households, seniors, and households with lower median household incomes.~~ As part of the City's regular participation in the County AI, the City will continue to consider these patterns of integration/segregation to determine any changes from current conditions.

FIGURE 8. NEIGHBORHOOD CONCENTRATIONS BY CENSUS TRACT



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "NeighborhoodSegregation_Tract_2019." Map date: November 5, 2023.

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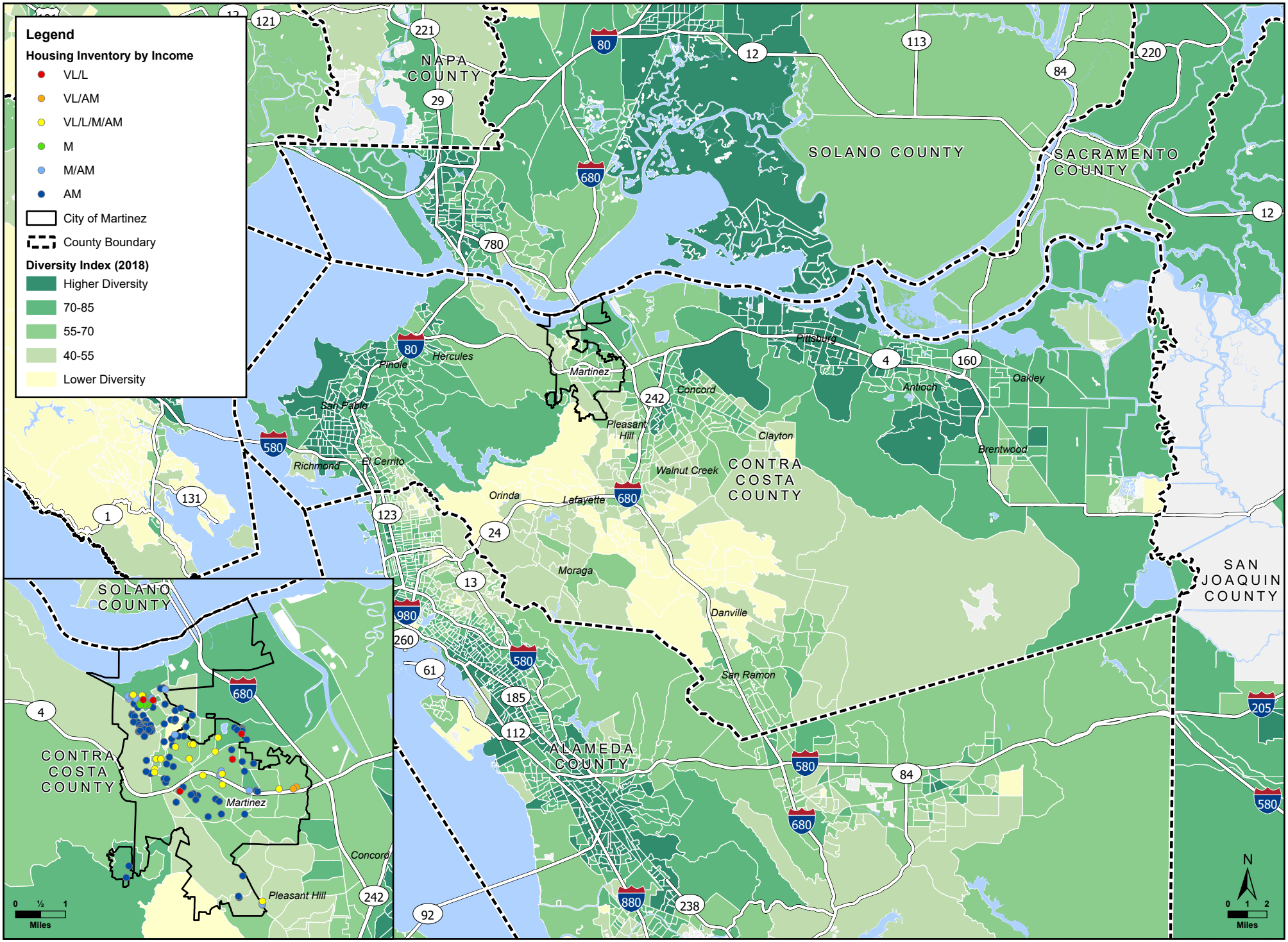
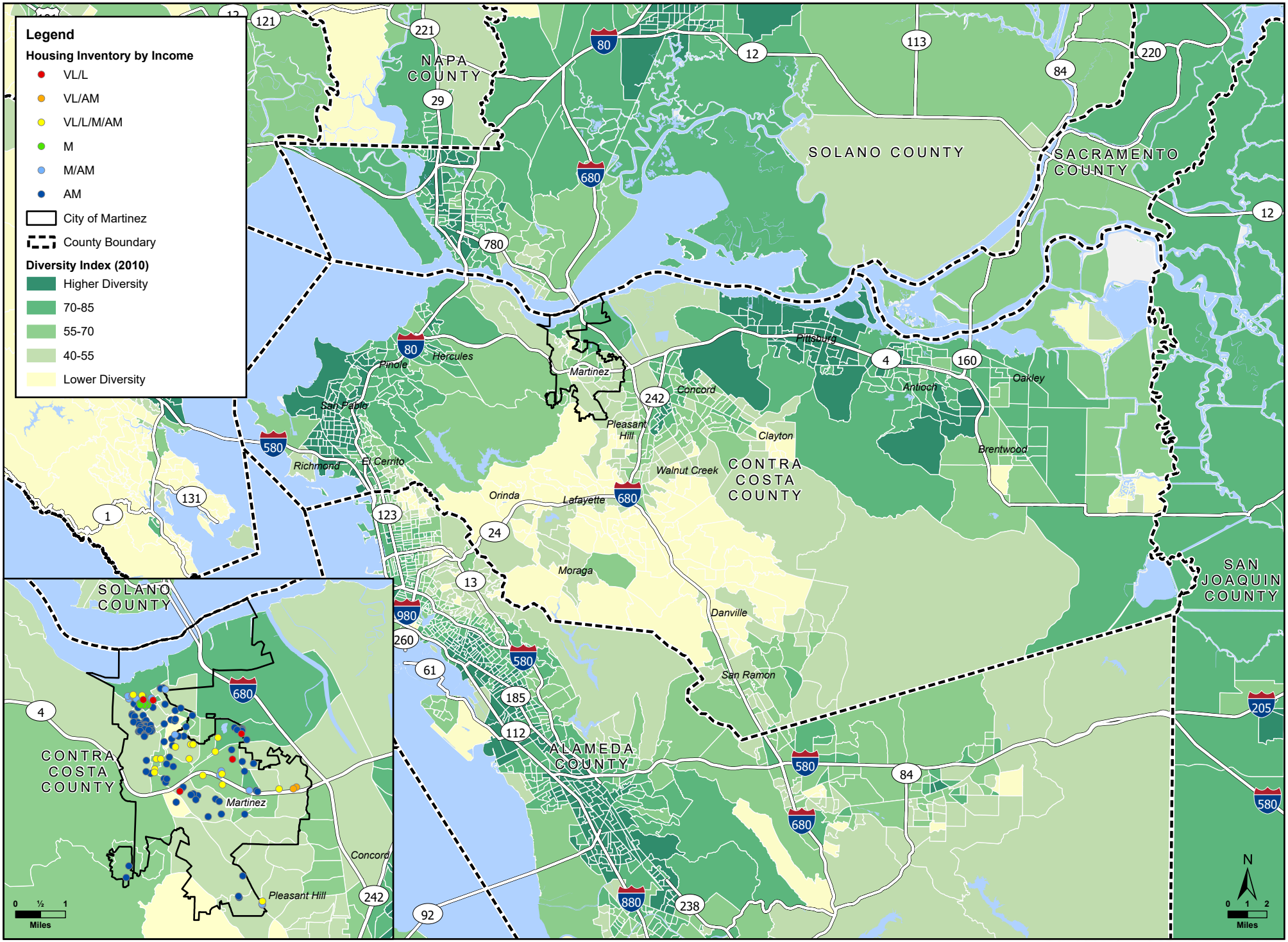
FIGURE 9: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2018



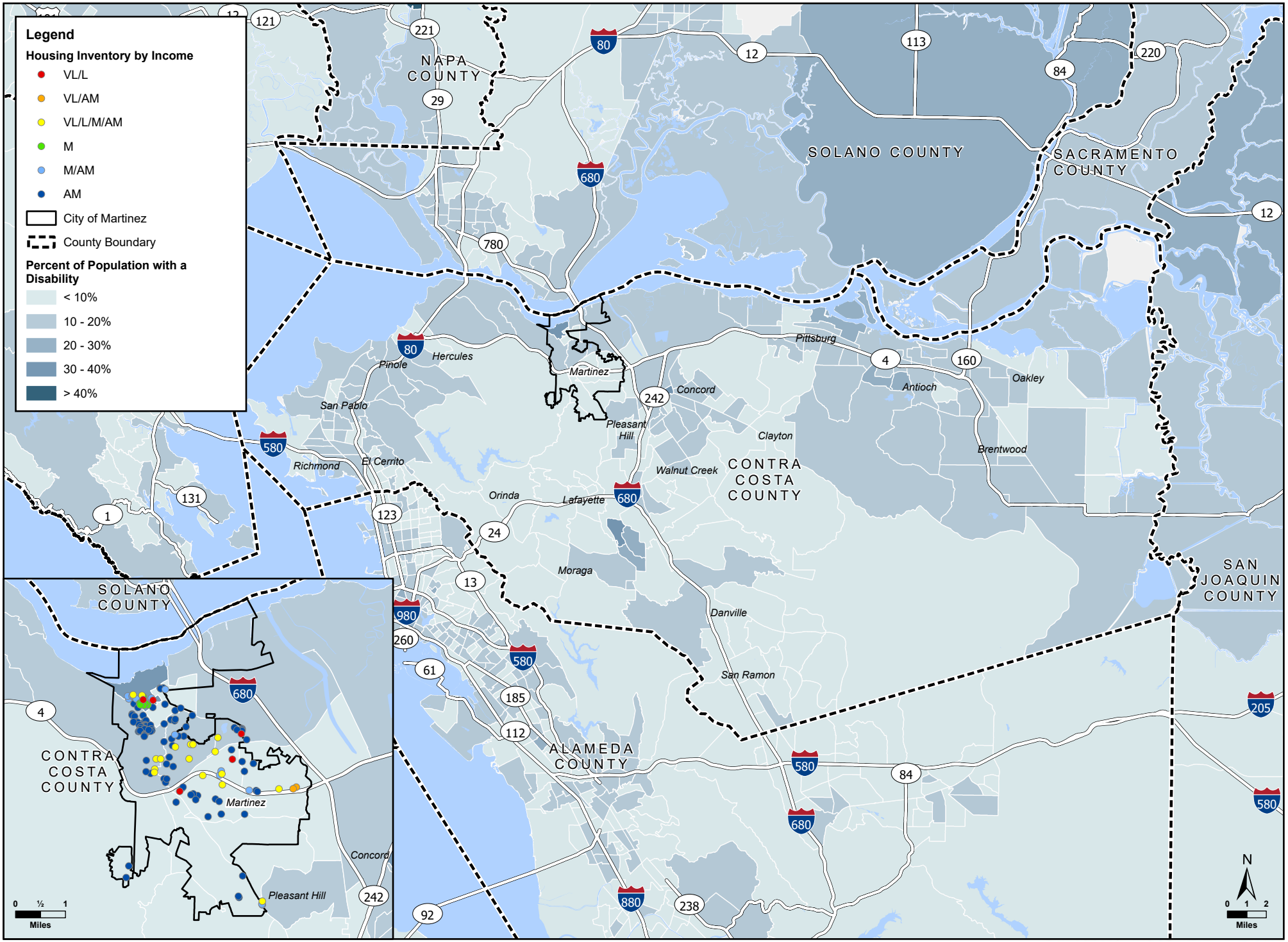
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2018." Map date: November 5, 2023.

FIGURE 10: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2010



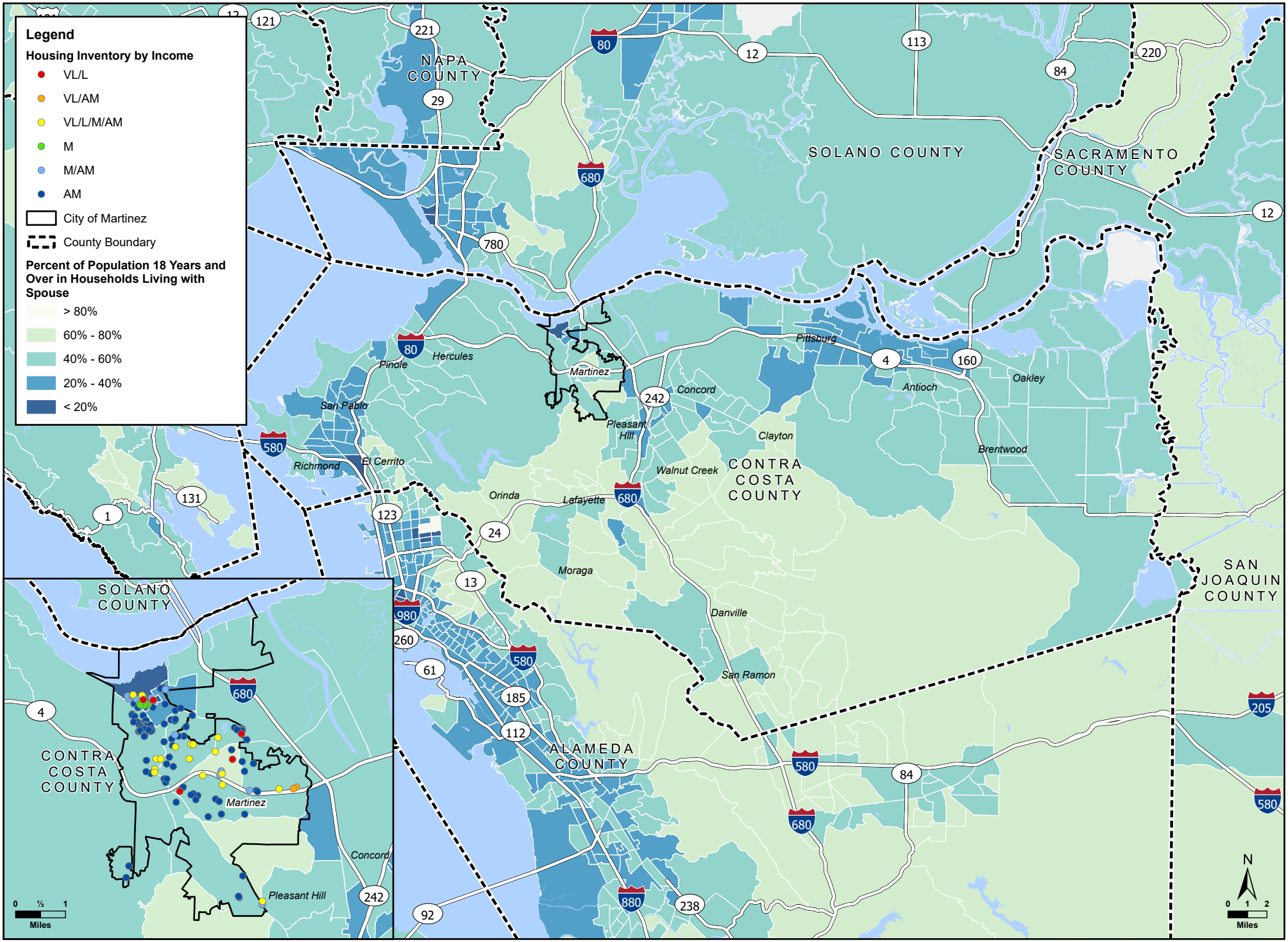
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2010." Map date: November 5, 2023.

FIGURE 11: PROPORTION OF POPULATION WITH DISABILITIES BY CENSUS TRACT



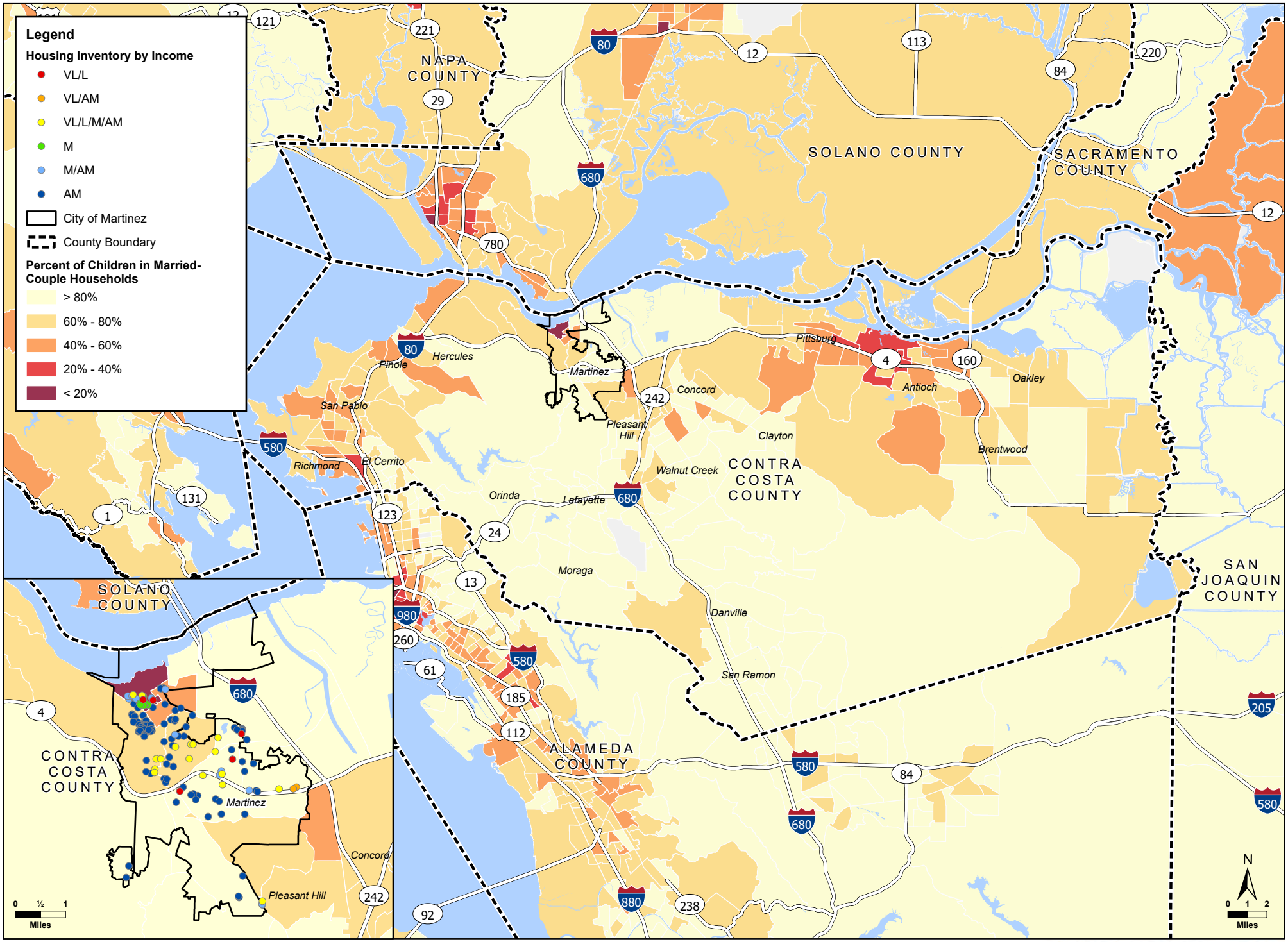
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "DisabilityPopulation_Tract_2015_19." Map date: November 5, 2023.

FIGURE 12: PERCENT OF POPULATION 18 YEARS AND OVER IN HOUSEHOLDS LIVING WITH SPOUSE



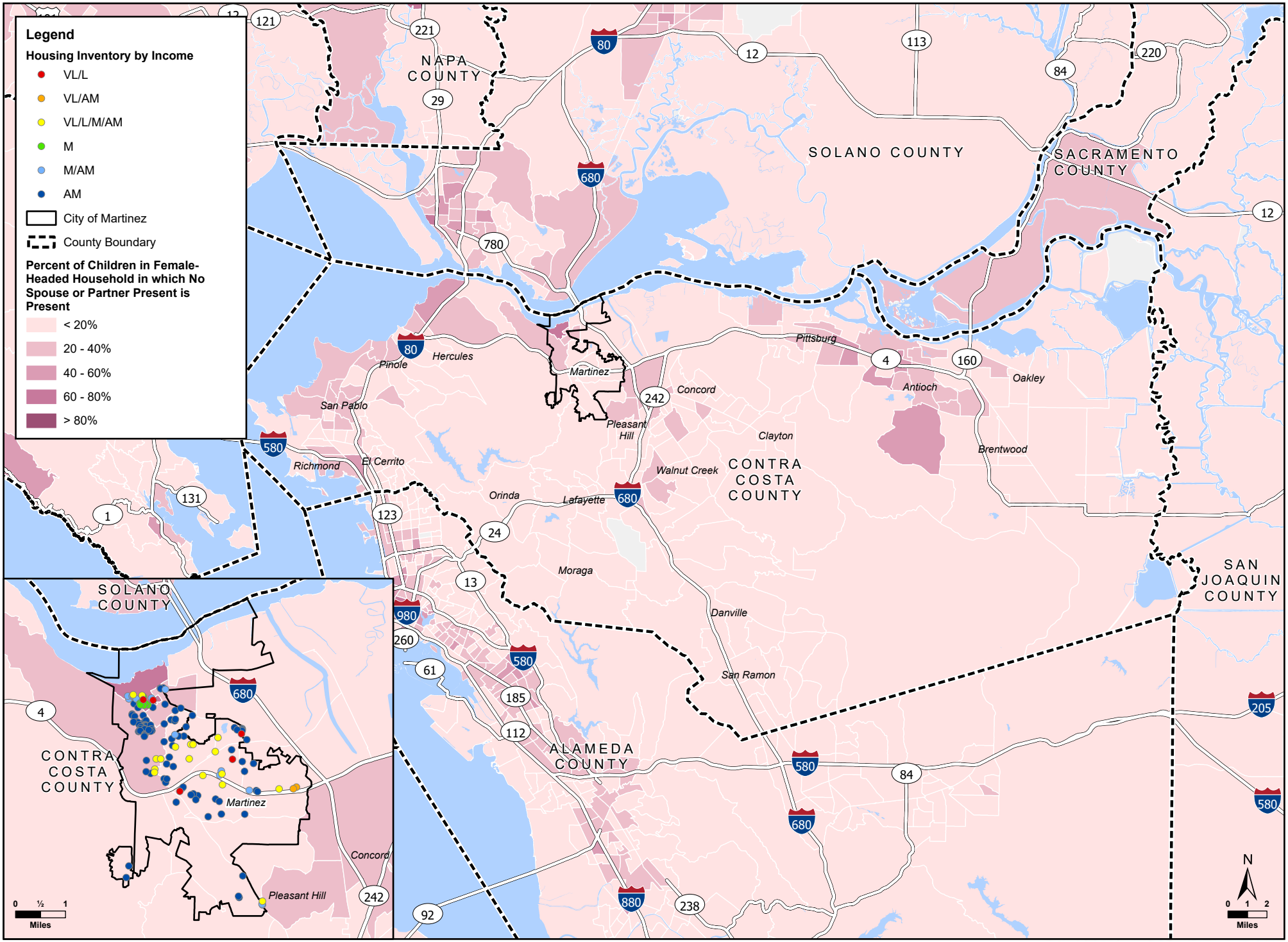
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: November 5, 2023.

FIGURE 13: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: November 5, 2023.

FIGURE 14: FEMALE-HEADED HOUSEHOLDS BY PROPORTION OF CHILDREN PRESENT BY CENSUS TRACT



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: November 5, 2023.

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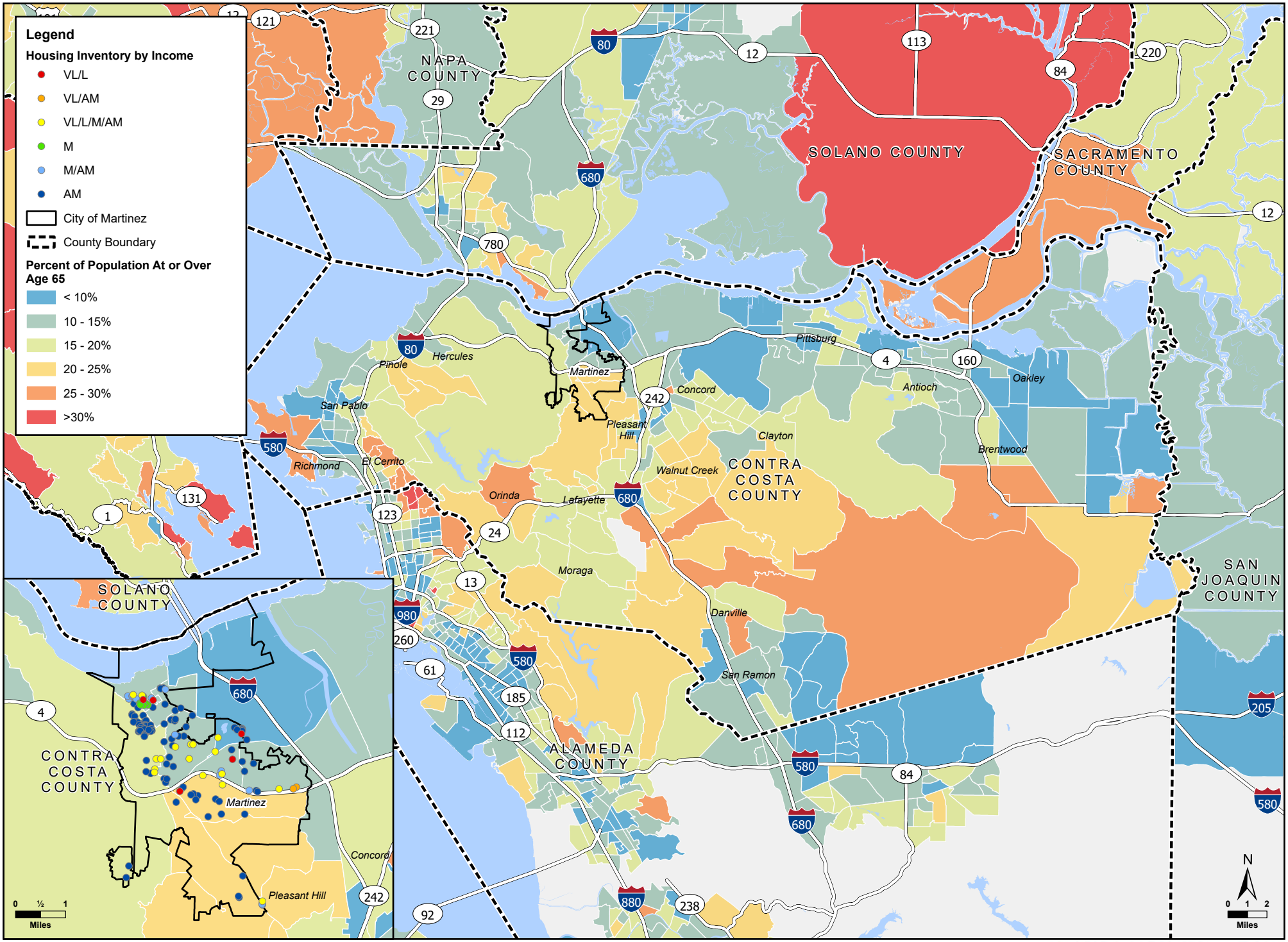
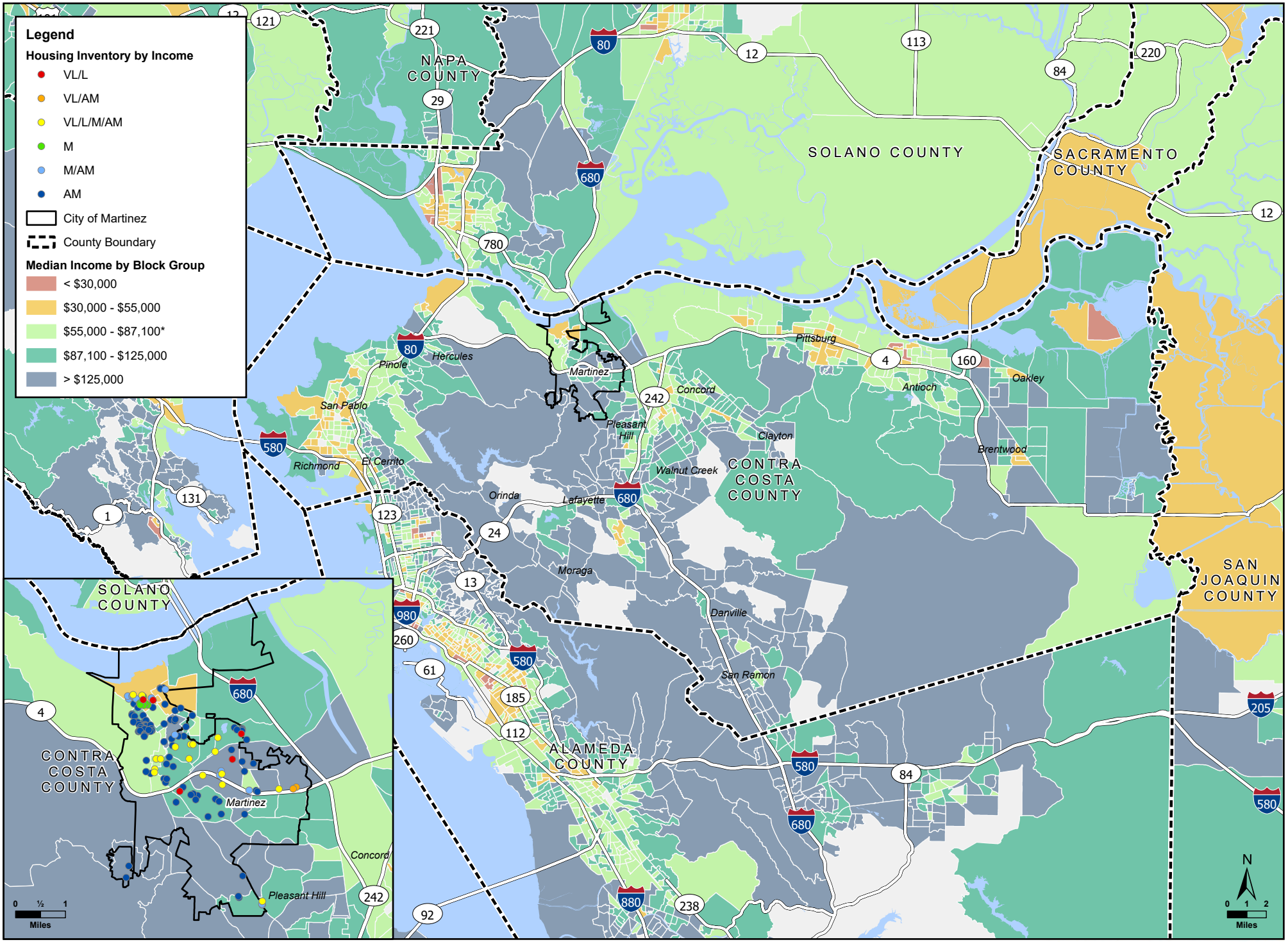
FIGURE 15: PROPORTION OF SENIOR RESIDENTS BY CENSUS TRACT



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: November 5, 2023.

FIGURE 16: MEDIAN HOUSEHOLD INCOME BY BLOCK GROUP



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "MedianIncome_BlockGrp_2015_19." Map date: November 5, 2023.

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAPs if it has a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

According to ~~the AFFH Dataset~~HUD's R/ECAP methodology, there is one R/ECAP in Contra Costa County, located in Concord. The R/ECAP in Concord is located along Interstate 680. No R/ECAPs were identified in or adjacent to Martinez.

HCD has developed a different methodology to measure areas of high segregation and poverty, using a poverty concentration and racial segregation filter that aligns with HUD's R/ECAP methodology, but is intended to more effectively reflect the level of racial and ethnic diversity in many parts of California. This methodology uses a poverty threshold to identify census tracts where at least of 30 percent of the population is living below the poverty line; and calculates a location quotient to quantify concentrations of racial segregation in comparison to the County. According to HCD's methodology, census tract 3160.00 (the Downtown/waterfront area) is identified as an area of High Segregation and Poverty. This may be due to a number of factors, including the high proportion of multifamily units and relative affordability of the area in relation to the rest of Martinez; the presence of all three subsidized housing complexes in Martinez (Berrellesa Palms, Riverhouse Hotel, and Emerson Arms); and the relatively small sample size (the tract contains approximately 548 households, compared to the average household size of approximately 1,800 for all census tracts in Martinez). As previously discussed, this area has been identified as a Priority Development Area and is expected to redevelop with transient-oriented higher density and mixed-use development due to its strategic location near jobs, goods, and services.

Comparing Figure 9 (Diversity Index) to Figure 16 (Median Household Income), it appears that some areas ranking in the highest diversity index categories appear to have the lowest median household incomes ~~in the County~~, similar to cities in the region such as Pittsburg, San Pablo, and Vallejo. However, this pattern is not consistent. Other census tracts with the highest or higher diversity scores in the City have relatively average-to-high median household incomes, such as in the southern and central-eastern portions of the City. As discussed in the Findings section, the Housing Plan includes programs to encourage increased diversity and housing opportunities throughout the City. Additionally, the Sites Inventory distributes new housing identified for all income categories, not just lower-income categories, throughout the City, including in the Downtown area near goods, services, jobs, and transit, thereby promoting further integration and providing new housing choices in an area of improving opportunity.

Racially ~~/~~Concentrated Areas of Affluence (RCAAs)

According to the Department of Housing and Community Development AFFH Guidance Memo, "segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices." ~~.~~ Therefore, both sides of the continuum must be examined. While HCD does not have a formal~~standard~~ definition for RCAAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

In addition to R/ECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAAs) metric to tell the story of segregation in the United States.[1] ~~.~~ RCAAs are

[1] Goetz, E. G., Damiano, A., & Williams, R. A. 2019. Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, Volume 21(1) [pages 99–124]. Available at: https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf

defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016). Table 69 looks at the median household incomes of White, non-Hispanic residents in Martinez, as well as the County as a whole. As shown, the difference in median household incomes between White, non-Hispanic households and all households in Martinez is insignificant, and the percent difference is much less than the County as a whole.

While there are no census tracts within Martinez that meet the strict definition of an RCAA according to the University of Minnesota metric (i.e., no census tracts in the City have higher than 80 percent White, non-Hispanic households), Census tracts 3190.01 (located in the central portion of the City) ~~and~~, 3200.03 (located in the central portion of the City), and 3211.03 (southern Martinez) have a median household income ~~of~~ higher than $125,000 and a population that is predominantly (near 80 percent or more) W~~w~~hite. As such, ~~there are~~racially concentrated areas of affluence may exist within and near these areas of Martinez~~two census tracts in Martinez that fit these criteria and are considered RCAAs~~. These census tracks coincide with the City's highest resource areas, with greater access to economic and environmental opportunities. There also tends to be some separation between these areas and the PBF Refinery. ~~Regionally, a concentration of RCAAs extends eastward from just north of Castro Valley in Alameda County and east of Oakland, Berkeley, and Richmond, with RCAAs located through central Contra Costa County, including Moraga, Orinda, Lafayette, Walnut Creek, Danville, Pleasant Hill, and Clayton. In Martinez, the RCAAs are~~is located generally east of Alhambra Avenue and south of the Burlington Northern Santa Fe railroad and extends to the City's southern and southwe~~a~~stern borders.

Table 69. Median Household Incomes

Median Household Income	Martinez	Contra Costa County
White Alone Households (not Hispanic or Latino)	$ 107,~~833~~033	$ ~~106,807~~111,774
All households	$ 107,328	$ 99,716
% of W~~w~~hite Alone households (not Hispanic or Latino)	~~80.0~~73.6%	~~62.9~~53.6%

Source: US Census, 2015-2019 ACS (S1903)

HCD has also created a version of the RCAA metric which compares census tracts in Martinez to the nine-county Bay Area Council of Governments (i.e., ABAG) region. According to HCD's RCAA metric, nearly the entire southern and eastern (south of Howe Road) portion of the City meets the criteria for an RCAA, including census tracts 3211.01, 3200.04, 3200.03, 3211.02, 3211.03, and 3470.00. It is important to note that the demographic makeup of Martinez is significantly different than the nine-county Bay Area (for instance, the region as a whole is much more racially/ethnically diverse than Martinez); however, HCD's metric highlights areas of the City where racially concentrated areas of affluence may exist. These areas generally correspond to more positive environmental scores (likely due to their distance from petroleum refineries and waterfront uses); are considered moderate (more central areas) or high/highest (more southern areas) resource areas; are less likely to be sensitive communities (vulnerable to displacement) than the northern areas of the City; have more owner-occupied housing units than the northern areas of the City; and have a higher proportion of seniors than the northern areas of the City. Like the City as a whole, while these areas contain census tracts with a high proportion of cost-burdened renter households, likely due to the higher cost of housing in these areas, the differences between this area and the rest of the City do not appear to be significant. These southern/eastern areas of the City consist primarily of newer suburban development patterns with low-density, single-family housing subdivisions and contain large areas of protected open space, posing challenges to large-scale residential development; however, redevelopment opportunities in these areas have been identified in the sites inventory to accommodate a portion of the RHNA at all income levels, in order to promote greater racial and economic integration (refer to Sites Inventory and Table 73 below). Additionally, the City has included Program 4 to promote the development of ADUs throughout the City, including these areas, to develop more affordable housing options and further integrate these areas.

Regionally, a concentration of RCAAs extends eastward from just north of Castro Valley in Alameda County and east of Oakland, Berkeley, and Richmond, with RCAAs located through central Contra Costa County, including Moraga, Orinda, Lafayette, Walnut Creek, Danville, Pleasant Hill, and Clayton.

Disparities in Access to Opportunities

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task Force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

The opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table 70 shows the full list of indicators.

Table 70. Domains and List of Indicators by Factors

Domain	Indicator
Economic	• Poverty • Adult education • Employment • Job proximity • Median home value
Education	• Math proficiency • Reading proficiency • High school graduation rates • Student poverty rates
Environmental	• CalEnviroScreen 3.0 pollution indicators and values

Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020

TCAC/HCD Opportunity Area Maps

The Task Force's methodology allocates the 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into "Low Resources" and "Moderate Resource".

The Task Force analyzed three domains (Economic, Environmental, Education) to establish the resource category for each block group. The Economic Domain (Figure 17) analyzes poverty, level of adult education, employment rates, job proximity, and median home value in each block group, while the Education Domain (Figure 18) analyzes math/reading proficiency, high school graduation rates, and the student poverty rate. The Environmental Domain (Figure 19) looks at the CalEnviroScreen 3.0 Pollution indicators (Exposures and Environmental Effect indicators) and processed values. Each Figure includes the locations of proposed sites to accommodate the 2023-2031 RHNA.

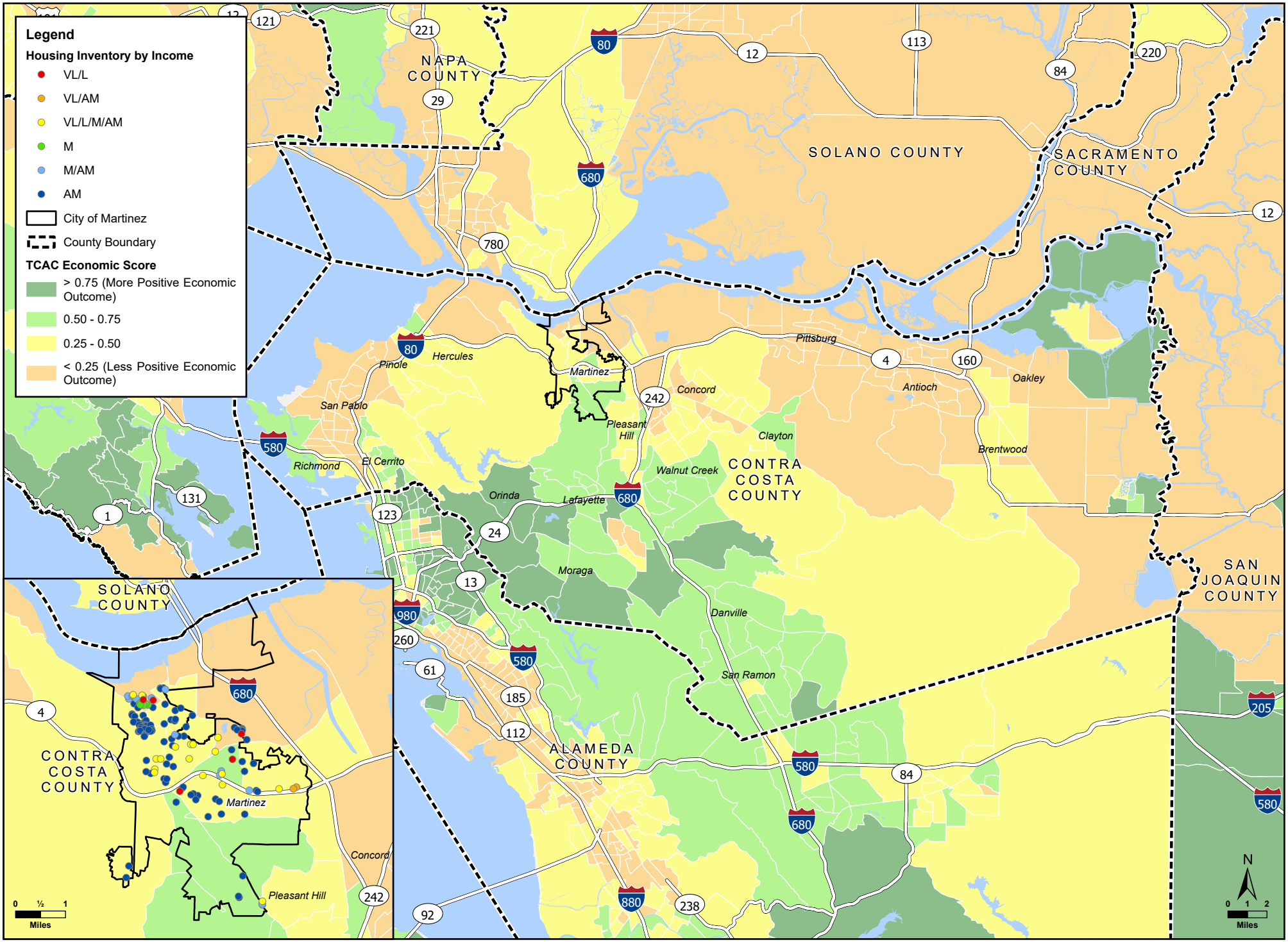
Figure 20 identifies the final resource categories of each census tract, as identified on the TCAC/HCD Opportunity Map, as well as the locations of the proposed sites to accommodate the 2023-2031 RHNA. As shown in Figure 20, ~~all tracts of the City have low levels of opportunity~~tracts in the City exhibit a wide variety of opportunity resource levels, with high/highest resource areas generally corresponding to the southeastern and central portion of the City, and low resource or high segregation and poverty areas located along the Downtown/waterfront and in areas containing heavy industrial uses. The components comprising these differing levels of opportunity are explained further in the subsections below. As described below and shown on Figure 20, ~~and~~ the proposed sites to accommodate the 2023-2031 RHNA are located throughout the City, distributing sites at all income levels equally across all ~~in the same~~ levels of opportunity to the extent feasible, given the City's existing built-out development pattern. Table 71 identifies the resources levels by census tract and the corresponding scores for economic, educational, and environmental indicators.

Table 71. Opportunity Resource Levels by Census Tract

Census Tract	Economic Score	Environmental Score	Education Score	Resource Level
3160	0.00	0.45	0.61	High Segregation & Poverty
3170	0.34	0.04	0.61	Moderate Resource
3180	0.27	0.68	0.73	Moderate Resource
3190	0.33	0.58	0.60	Moderate Resource
3200.01	0.11	0.05	0.60	Low Resource
3200.03	0.54	0.81	0.60	High Resource
3200.04	0.38	0.12	0.63	Moderate Resource
3211.01	0.38	0.77	0.63	Moderate Resource
3211.02	0.58	0.89	0.73	High Resource
3211.03	0.53	0.96	0.72	High Resource
3212	0.27	0.51	0.58	Moderate Resource
3470	0.62	0.96	0.78	Highest Resource
3560.02	0.45	0.91	0.43	Moderate Resource

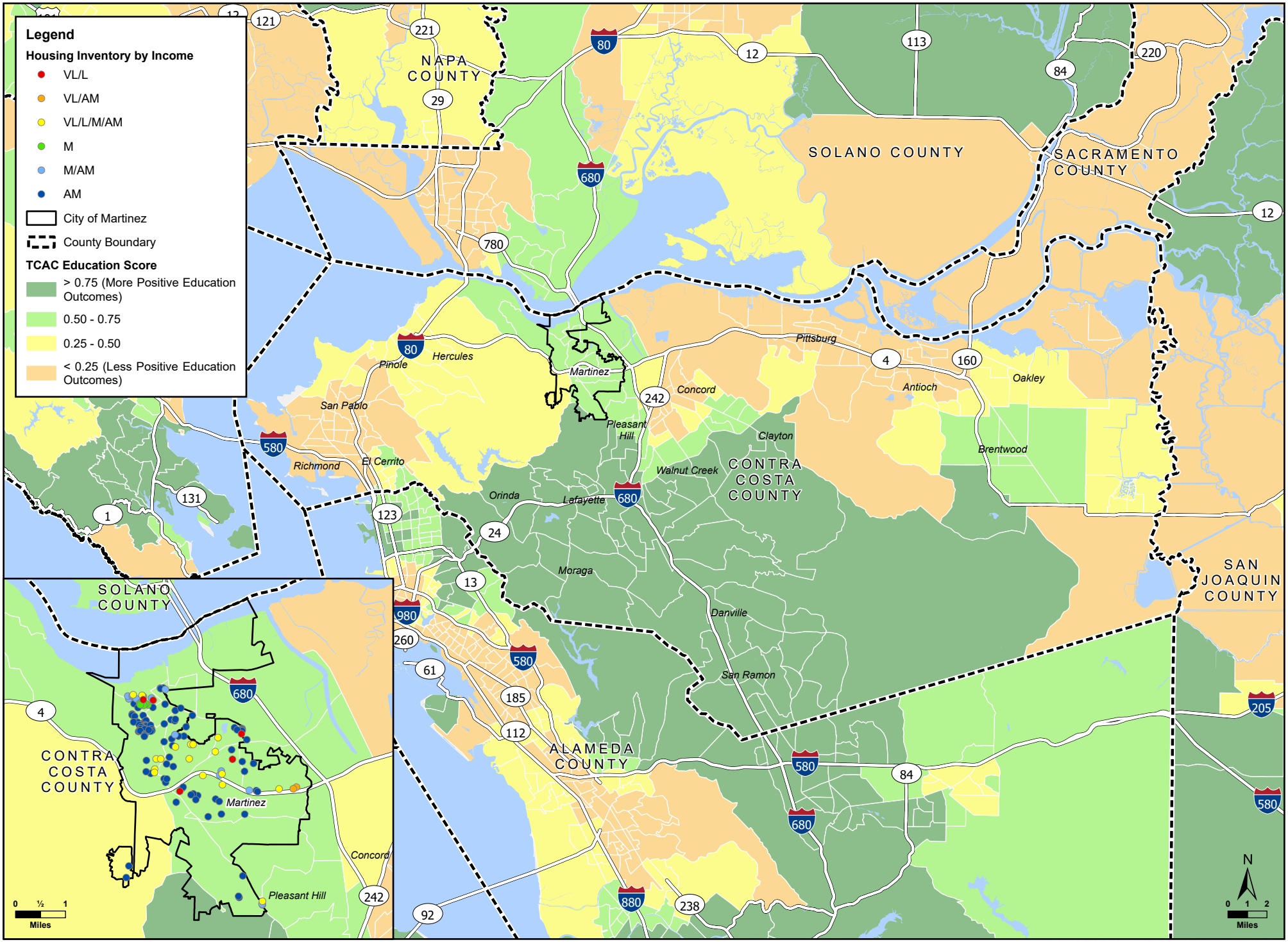
Source: California Department of Housing and Development, Affirmatively Furthering Fair Housing Data and Mapping Resources, accessed September 13, 2022

FIGURE 17: TCAC ECONOMIC SCORE BY CENSUS TRACT



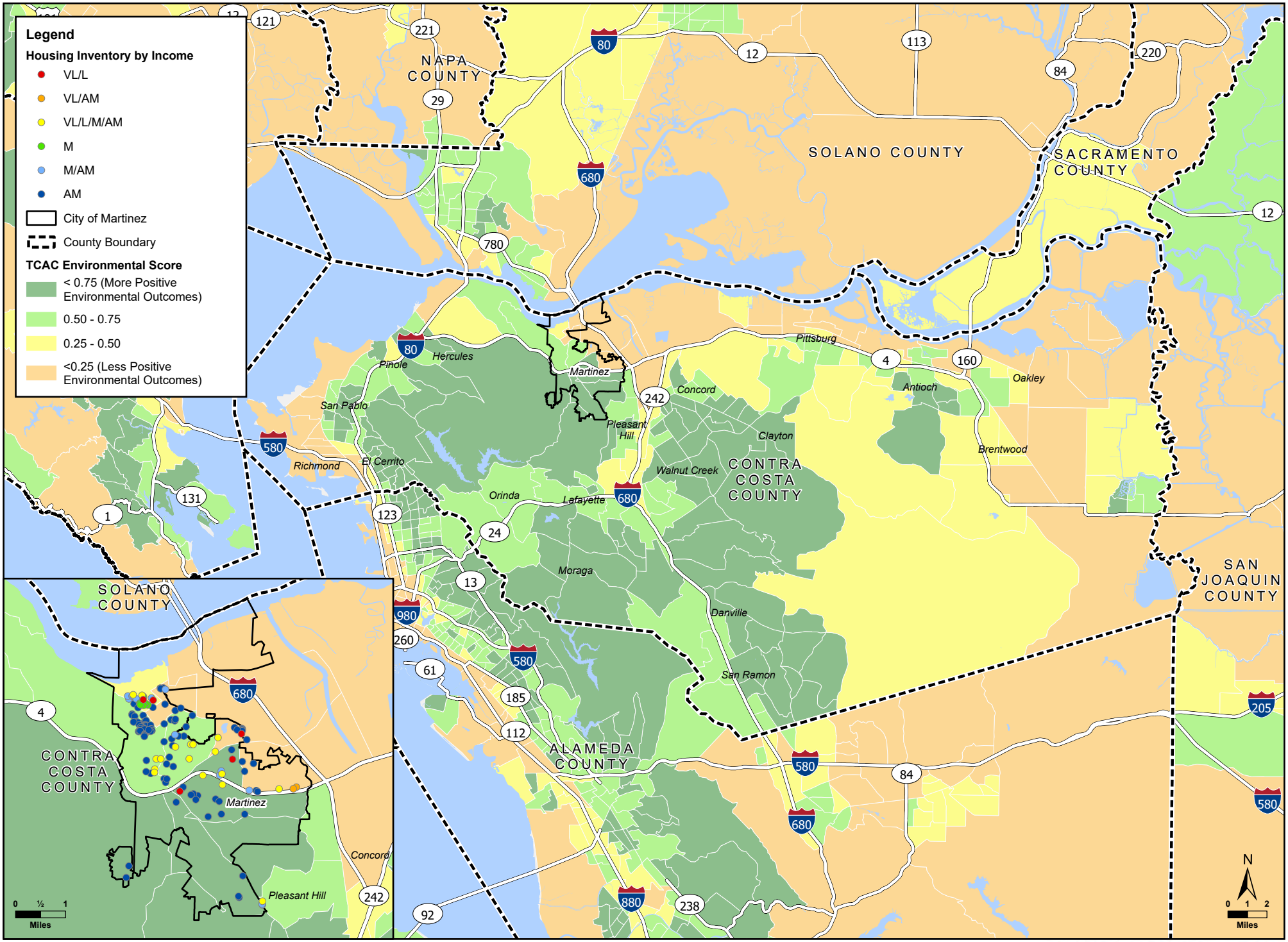
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: November 5, 2023.

FIGURE 18: TCAC EDUCATIONAL SCORE BY CENSUS TRACT



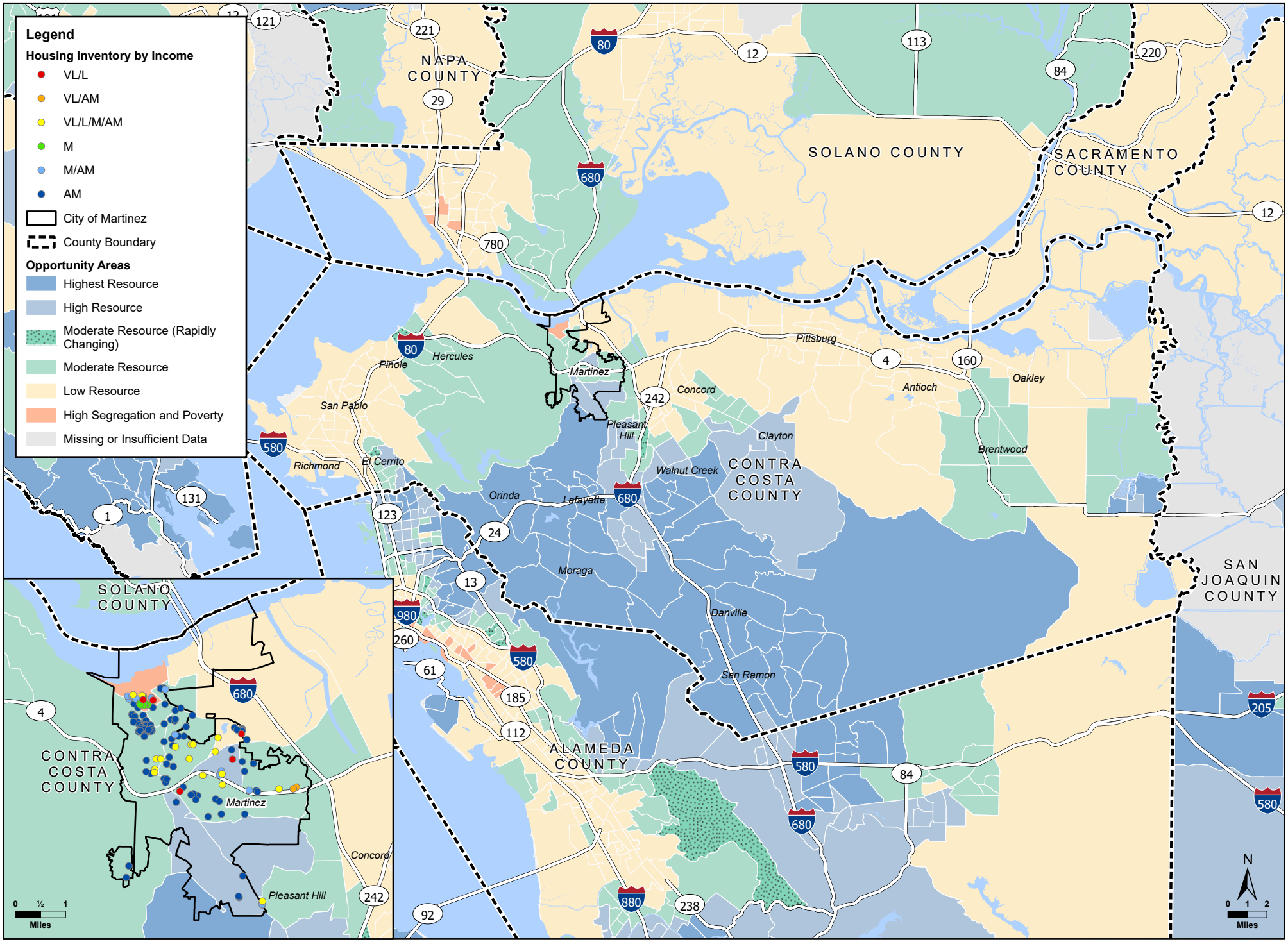
Sources:AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: November 5, 2023.

FIGURE 19: TCAC ENVIRONMENTAL SCORE BY CENSUS TRACT



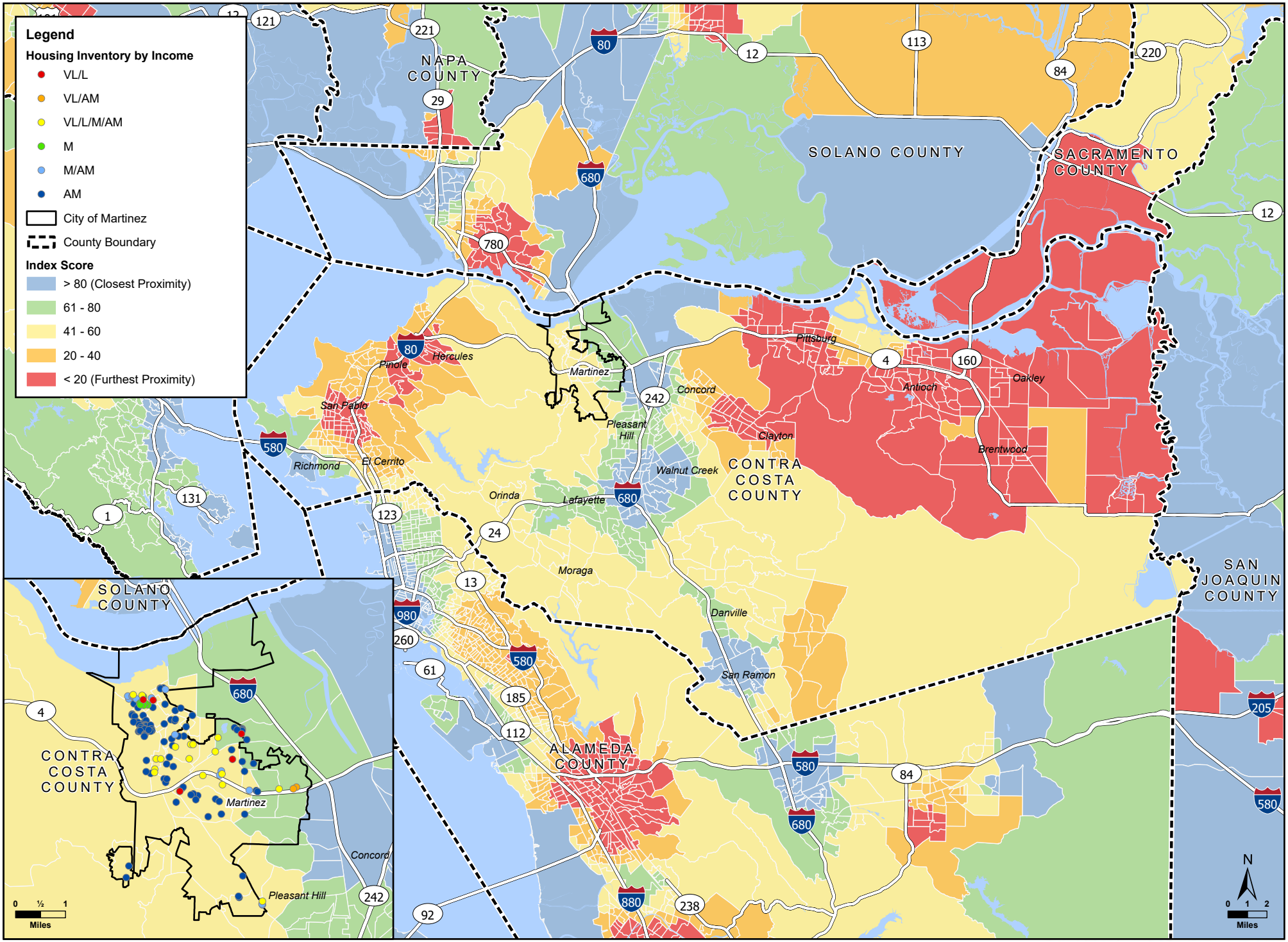
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: November 5, 2023.

FIGURE 20: TCAC OPPORTUNITY AREAS BY CENSUS TRACT



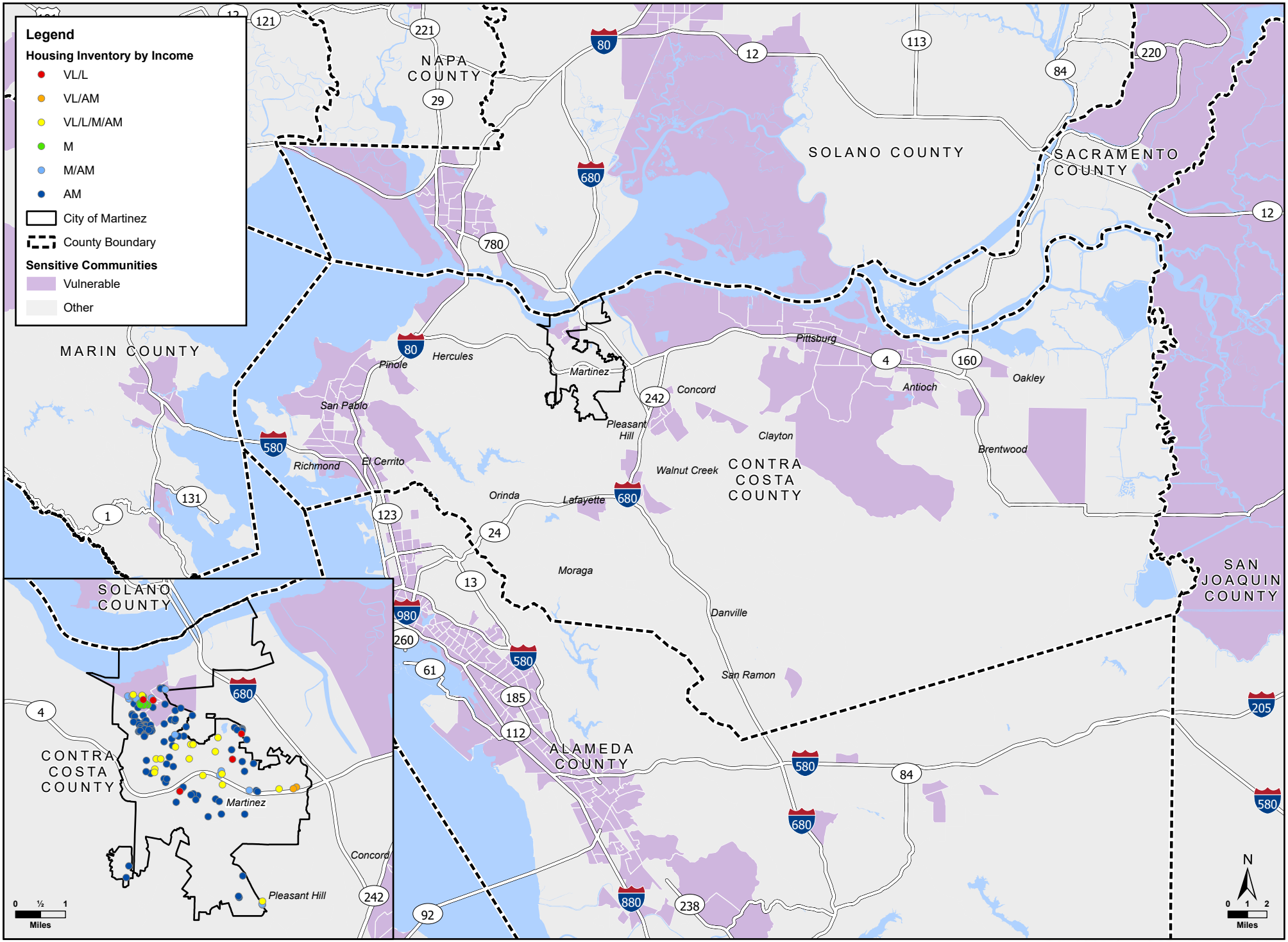
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: November 5, 2023.

FIGURE 21: JOB PROXIMITY INDEX BY BLOCK GROUP



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "JobsProximityIndex_BlockGrp_2014_17." Map date: November 5, 2023.

FIGURE 22: SENSITIVE COMMUNITIES



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "SensitiveCommunities_UrbanDisplacementProject_Tract". Map date: November 5, 2023.

Economic Opportunity

As described above, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. As shown in Table 71 above, the overall economic scores in Martinez range from 0 to 0.62. The economic scores are ~~inconstant~~ inconsistent and vary across ~~the in~~ the City, ~~just like~~similar to many other Contra Costa County jurisdictions. ~~The economic scores vary across the City.~~ The northern ~~waterfront~~ areas of Martinez have more census tracts with lower economic scores, particularly the Downtown/waterfront area and the census tract extending from the refinery to the residential portion near the Martinez reservoir; and the ~~southern~~ southeastern portions of the City have census tracts with higher economic scores. Census tracts with lower economic scores are also some of the census tracts with higher diversity indexes and higher percentage of lower income households. As shown in Figure 23 and Figure 24, both renters and owners in ~~these~~ census tracts with the lowest economic scores tend to have higher cost burden. The concentration of low economic opportunity census tracts correlates with the census tracts with the highest proportions of: persons with a disability, female heads of household with children present, lower median incomes, and areas that are Latinx-White. The TCAC economic scores do not show strong correlations with other protected and sensitive classes. These patterns are similar throughout the north Contra Costa County. However, compared with other surrounding jurisdictions in northern Contra Costa County, ~~the~~ Martinez has more census tracts with higher economic scores.

Table 72. Employment by Characteristics and Regional (County/City) Comparison

Characteristic	Martinez			Contra Costa County			Difference in Employment / Population Ratio	Difference in Unemploy-ment Rate
	Total	Employment/ Population Ratio	Unemploy-ment rate	Total	Employment / Population Ratio	Unemploy-ment rate		
Population 16 years and over	**31,798**	**65.7%**	**3.9%**	**912,021**	**61.3%**	**5.3%**	**4.4%**	**-1.4%**
AGE								
60 to 64 years	3,000	62.3%	0.1%	69,762	57.9%	3.8%	4.4%	-3.7%
65 to 74 years	3,896	32.7%	3.2%	103,232	28.0%	4.3%	4.7%	-1.1%
75 years and over	2,314	6.9%	6.4%	72,650	5.9%	3.0%	1.0%	3.4%
RACE AND HISPANIC OR LATINO ORIGIN								
White alone	24,264	65.8%	4.0%	526,278	60.4%	4.5%	5.4%	-0.5%
Black or African American alone	1,089	58.4%	9.9%	80,264	58.2%	10.3%	0.2%	-0.4%
American Indian and Alaska Native alone	104	46.2%	0.0%	4,499	57.4%	8.5%	-11.2%	-8.5%
Asian alone	2,870	62.5%	2.1%	157,487	62.3%	4.1%	0.2%	-2.0%
Native Hawaiian and Other Pacific Islander alone	0	-	-	4,417	68.7%	2.5%	-	-
Some other race alone	1,621	74.8%	2.3%	91,528	67.5%	6.0%	7.3%	-3.7%
Two or more races	1,850	66.8%	4.1%	47,548	61.0%	8.5%	5.8%	-4.4%

Table 72. Employment by Characteristics and Regional (County/City) Comparison								
Characteristic	Martinez			Contra Costa County			Difference in Employment / Population Ratio	Difference in Unemployment Rate
	Total	Employment/ Population Ratio	Unemployment rate	Total	Employment / Population Ratio	Unemployment rate		
Hispanic or Latino origin (of any race)	4,639	71.4%	1.7%	210,593	65.2%	5.9%	6.2%	-4.2%
White alone, not Hispanic or Latino	21,883	65.2%	4.4%	425,591	59.5%	4.3%	5.7%	0.1%
Population 20 to 64 years	**23,654**	**79.5%**	**2.9%**	**678,645**	**75.2%**	**5.0%**	**4.3%**	**-2.1%**
SEX								
Male	11,373	83.9%	3.2%	334,049	81.5%	4.8%	2.4%	-1.6%
Female	12,281	75.5%	2.6%	344,596	69.1%	5.1%	6.4%	-2.5%
With own children under 18 years	3,911	73.1%	2.8%	129,592	66.6%	5.1%	6.5%	-2.3%
POVERTY STATUS IN THE PAST 12 MONTHS								
Below poverty level	1,423	39.9%	21.9%	55,621	38.0%	23.0%	1.9%	-1.1%
At or above the poverty level	22,125	82.5%	2.2%	620,728	78.7%	4.0%	3.8%	-1.8%
DISABILITY STATUS								
With any disability	1,868	46.6%	1.4%	60,404	42.2%	12.0%	4.4%	-10.6%
Source: U.S. Census Bureau, 2015-2019 American Community Survey, Table S2301								

As shown in Table 72 above, the City's older population (60+) has a higher rate of employment per total population than the Countywide cohort and experiences slightly lower unemployment rates (unemployed persons as total of the workforce) as the Countywide, except persons aged 75 years and over. The only race in the City that experience significantly lower employment to population ratios than the Countywide average is American Indian and Alaska Native. All other races experience employment rates that are similar or higher than the County averages. All race/ethnicities except White have a lower unemployment rate than the Countywide average. The White population in Martinez experiences 0.1 percent lower unemployment than the Countywide average. Females in Martinez, including females with their own children under 18 years of age, experience slightly lower employment than the Countywide average. Regarding income levels, the City's percentage of its total working age population that is below the poverty level is lower than the Countywide average. Persons with a disability in the City have a higher rate of employment to total working age population than Countywide and the unemployment rate for persons with a disability is also lower than the Countywide rate. Overall, persons aged 75 years or over is the only population group that experiences a higher rate of unemployment than the Countywide average. It is noted that while the difference in employment to population ratio is assumed to result from less access for the purpose of the above discussion, there is also the potential in this category for persons who choose to not be in the labor force. This is different from the unemployment rate which measures persons that are in the labor force but are not employed.

As shown in Figure 21, the job proximity index is generally moderate to higher in Martinez. On a scale from zero to 100 where 100 is the closest proximity to jobs, the majority of the City scores are above 40, which is higher than scores in some other Contra Costa County jurisdictions, including Pittsburg, Antioch, Pinole, Hercules, Concord, but lower than some other surrounding jurisdictions, including Pleasant Hill, Walnut Creek, and Lafayette. Within the City, census tract 3200.01 is the only census tract that has a job proximity score that is between 61 and 80, likely due to its proximity near petroleum industries, a major employment center in the area; all other census tracts within the City have a job proximity score that is between 41 and 60. While the concentration of lower job proximity score census tracts does not show clear pattern with any protected and sensitive classes (see Figures 8 through 16 for concentrations of protected classes by area) and does not appear to have a meaningful effect on the ability of protected groups to obtain a job, there are unemployment trends among protected classes as discussed above.

According to the ABAG local profile of Martinez, between 2002 and 2018, the number of jobs in Martinez increased by 2.4 percent. The City's General Plan Update identifies sites to provide a range of jobs, including high-quality jobs in skilled industries, with the intent of increasing local employment and economic opportunities for City residents.

Educational Opportunity

TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. The educational opportunity scores are generally moderate across census tracts in the City. As shown in Table 71 above, the overall education opportunity scores in Martinez range from 0.43 to 0.78. Most census tracts in Martinez have an educational opportunity score between 0.50 - 0.75. As shown in the Figure 18, in northern Contra Costa County, Concord, Pittsburg, Antioch, and Hercules and portions of unincorporated areas near these cities have lower educational scores. In contrast, Pleasant Hill, Walnut Creek, Clayton, and Lafayette and portions of unincorporated areas near these cities have higher educational scores. Across all tracts in the County, Martinez's educational opportunity index scores are generally moderate compared to other densely populated areas.

While educational opportunity scores are even across the City and the adjacent unincorporated area, there is varied opportunity based on the schools of the MUSD. According to the California Department of Education's California School Dashboard, in 2021 MUSD had an enrollment of 3,983 students. The ethnic/racial make-up was: 31.0 percent Hispanic, 3.5 percent Asian, 2.6 percent African American, 0.2 percent American Indian, 0.4percent Pacific Islander, 3% percent Filipino, 46.2 percent White, and 11.0 percent two or more races. A total of 25.6 percent of the District's students come from socioeconomically disadvantaged backgrounds, 7.9 percent are English learners and 14.0 percent are students with disabilities. MUSD has eight schools, all of which are located in the City limits: Alhambra Senior High School located at 150 E Street, Briones School (Alternative) located at 925 Susana Street, John Muir Elementary School located at 205 Vista Way, John Swett Elementary School located at 4955 Alhambra Valley Road, Las Juntas Elementary School located at 4105 Pacheco Boulevard, Martinez Junior High School located at 1600 Court Street, Morello Park Elementary School located at 1200 Morello Park Drive, and Vicente Martinez High School located at 925 Susana Street. District-wide, MUSD has moderate English language arts scores (0.6 points above standard) and low mathematics scores (35.4 points below standard). Of the schools serving Martinez, Alhambra Senior High School's scores were higher than the District-wide average for English language arts scores (6.5 points above standard) but lower than the District-wide average for mathematics scores (101.3 points below standard), Briones School (Alternative) had English language arts scores (60.4 points below standard) and mathematics scores (108.3 points below standard) that were lower than the District-wide average. While John Muir Elementary School also had low English language arts scores (17.6 points below standard), it had mathematics scores (19.2 points below standard) above the District-wide average. John Swett Elementary School had high English language arts scores (17.7 points above standard) and mathematics scores (4.6 points above standard) that higher than the District-wide average. Las Juntas Elementary School had low English language arts scores (27.8 points below standard) and mathematics scores (43 points below standard) that lower than the District-wide average. Martinez Junior High School had low English language arts scores (14.7 points below standard) and mathematics scores (53.1 points below standard) that lower than the District-wide average. Morello Park Elementary School had high English language arts scores (60.8 points above standard) and mathematics scores (42.6 points above standard) that higher than the District-wide average. The lower-scoring schools (Las Juntas Elementary School and Martinez

Junior High School) do not have enrollment boundaries that correspond to high concentrations of protected or sensitive classes and, similarly, access to higher-performing schools (John Swett Elementary and Morello Park Elementary) does not correspond to concentrations of particular race, income, disability, age, or familial characteristics.

Environmental Opportunity

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. As shown in Table 71 above, the overall environmental scores in Martinez range from 0.04 to 0.96. Environmental scores are distributed unevenly within the City, with lower environmental scores (indicating less positive environmental outcomes) within and adjacent to the waterfront and heavy industry areas (north and northeastern portions of the City) and higher scores (indicating more positive environmental outcomes) radiating outward (generally within the western, southern, and southeastern areas). As indicated by the Figure 19, census tracts 3170 (environmental score of 0.04), located in the northern portion of the City, south and east of the Downtown core; 3200.01 (environmental score of 0.05) located in the northeastern portion of the City; and 3200.04 (environmental score of 0.12) located in the eastern portion of the City ~~3170, 3180, and 3200~~ have relatively low environmental opportunity scores. These census tracts all contain large portions of land dedicated to heavy industrial uses associated with petroleum processing and the storage of hazardous materials, which occurs in the northeastern portion of the City and surrounding unincorporated areas. All three census tracts also contain large portions of land outside of the city limits, with approximately 64 percent of tract 3170 within city limits, 34% of tract 3200.01 within city limits, and 39 percent of tract 3200.04 within city limits. Additionally, census tract 3200.01 contains only a small area of residential uses (single family residential uses south of Pacheco Boulevard and generally west of Morello Avenue, near the Martinez Reservoir) within city limits. Most residential land in this tract occurs in unincorporated areas within County jurisdiction.

A review of predominant racial populations, neighborhood diversity, household types, median income, persons with a disability, and seniors does not indicate that these areas correspond with any concentration of these protected classes in areas with lower scores versus higher scores, except that the lowest concentrations of persons with a disability and female-headed households with children present are in the areas with the highest environmental scores. As shown in Figure 19, environmental scores are distributed unevenly throughout the County, generally with lower environmental scores in waterfront areas and higher environmental scores in inner portions of the County. Census tracts in the northern portions of Martinez include areas with high environmental scores, compared with other Bayfront jurisdictions such as Pittsburg. Comparing the City's environmental scores to the distribution of protected classes, census tracts with higher diversity indexes tend to have lower environmental scores. There are no discernible patterns of concentration of protected classes in the City's areas with the less positive environmental outcomes.

A disadvantaged community or environmental justice community (EJ Community) is identified by the California Environmental Protection Agency ("CalEPA") as "areas that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation," and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community's environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25 percent highest score census tracts) are those that have been designated disadvantaged communities under SB 535. Communities that are identified as an EJ Community based on their cumulative pollution exposure score are targeted for investment through the State cap-and-trade program. However, the condition of these communities poses fair housing concerns due to disproportionate exposure to unhealthy living conditions. As shown in CalEPA's Disadvantaged Communities Map, there is one EJ Community (census tract 3200.01) that covers the ~~western~~ eastern portions

of Martinez. Census Tract 3200.01 is also identified as a disadvantaged community within the City's General Plan EJ and Disadvantaged Communities Element. The City's General Plan contains policies and programs related to promoting equitable and environmentally just neighborhoods, most notably the EJ and Disadvantaged Communities Element; the Noise and Air Quality Element, which addresses improved air quality and avoids locating sensitive receptors near air pollution sources; the Public Safety Element, which addresses hazardous materials handling, storage, and transportation. The City's Climate Action Plan also contains policies and programs related to air quality.

Transportation

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. All nine Bay Areas counties are connected via public transportation. County Connection was formed in 1980 as a Joint Powers Agency under the legal name Central Contra Costa Transit Authority. Today County Connection provides fixed-route and paratransit bus service throughout the communities of Concord, Pleasant Hill, Martinez, Walnut Creek, Clayton, Lafayette, Orinda, Moraga, Danville, San Ramon, as well as unincorporated communities in Central Contra Costa County. County Connection operates a fleet of 125 fully accessible transit buses and 63 paratransit vehicles. Service is provided from approximately 6:00 a.m. to 9:00 p.m. on weekdays, and from approximately 9:00 a.m. to 7:00 p.m. on weekends. County Connection LINK is a shared-ride service for people who are unable to use regular buses and trains due to a disability or disabling health condition. Rail service is also available through Amtrak in Martinez and Richmond, and fares are reduced 15 percent for seniors (age 62+).

The City is served by four County Connection bus routes, including routes 16, 18, 19, and 28, and two BART routes, routes 98X and 99X. Generally, the central and southern portions of Martinez are better served by County Connection routes. In contrast, the northern portion of the City, especially census tract 3200.01 and the coastal portion of census tracts 3160, are not covered by any transit stops. Comparing the City's transportation accessibility to the distribution of protected classes, census tracts with less access to transits are also some of the census tracts with higher diversity indexes and higher percentage of female-headed households. The access to transit has no correspondence with the concentration with other protected classes. There is no discernible connection between access to transit and location of areas with any predominant population by race or ethnicity or with concentrations of seniors.

Overall, it appears that residents of Martinez have varied levels of access to opportunities, ranging high segregation and poverty to highest resource. As shown in Table 70, the educational, economic, and environmental opportunity scores also vary across census tracts in the City. New employment-generating areas designated by the General Plan Update are envisioned to provide new employment opportunities, including skilled and high-quality jobs, to improve economic outcomes for City and regional residents. New mixed-use development in the City is envisioned to provide new safe residential housing units, new employment opportunities, and new space for the development of commercial projects offering a variety of goods and services. Moreover, by bringing residential units and jobs closer together, the City strives to reduce vehicle miles traveled, reduce Greenhouse Gas (GHG) emissions, and improve air quality, thereby working to improve access to higher levels of environmental health.

4. DISCUSSION OF DISPROPORTIONATE HOUSING NEEDS

The analysis of disproportionate housing needs within Martinez evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

Future Growth Needs

The City's future growth need is based on the RHNA, which allocates production of 350 very low-, 201 low-, 221 moderate-, and 573 above moderate-income units to the City for the 2023-2031 planning period. Figures 2 and 3 show that proposed affordable units are dispersed throughout the community, to the extent feasible based on the City's existing built-out land uses, and do not present a geographic barrier to obtaining affordable housing. In addition, the City actively promotes the opportunity for residents to develop ADUs and JADUs as a way to accommodate additional development at all income levels throughout the community. Appendix A of this Housing Element shows the City's ability to meet its 2023-2031 RHNA need at

all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Existing Needs

The Contra Costa County AI indicates that a significant percentage of residents throughout Contra Costa County experience housing problems associated with disproportionate housing needs, defined by HUD as cost burden, severe cost burden, overcrowding, and incomplete kitchen or plumbing facilities, with the rate of these needs varying by group and location. Among all households in Contra Costa County, 43.90% experience at least one of the four housing problems (i.e., incomplete kitchen facilities; incomplete plumbing facilities; overcrowding – more than one person per room; and household is cost burdened – monthly housing costs exceeding 30 percent of monthly income). The HCD AFFH Data Viewer and Mapping Resources indicates that a lower proportion of households in Martinez (33.54 and of households) experience at least one of the four housing problems when compared to the County; however, this is still a significant issue, as approximately one-third of households in Martinez experience housing problems. The Contra Costa County AI further identifies that Hispanic and Black residents face particularly severe housing problems, with the greatest burdens in portions of Richmond, North Richmond, San Pablo, Hercules, Concord, Martinez, Pittsburg, Antioch, and Oakley. Significant contributing factors to disproportionate housing needs in Contra Costa County are identified as:

- Availability of family-sized subsidized units (or those affordable to subsidized households) throughout the County,
- Displacement of residents due to economic pressures,
- Displacement due to domestic violence and sexual assault (as well as harassment on the basis of sexual orientation and gender identity),
- Lending discrimination,
- Loss of affordable housing, and
- Lack of regional cooperation (which has contributed to a shortage of affordable units).

As described previously, Martinez has 154 rent-restricted units, representing approximately one percent of the City's housing stock. The City actively works with affordable housing developers to identify and evaluate potential sites and to expand opportunities for lower-income households throughout the City.

Cost Burden

A household is considered cost burdened if the household pays more than 30 percent of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For homeowners, housing costs include mortgage payment, taxes, insurance, and utilities.

Figure 23 and Figure 24 indicates renter households and owner households demonstrate similar patterns of overpayment. For and renter households, census tracts 3160, 3170, 3211.02, and 3200.04 have a percentage of the population overpaying in the 40-60 percent range, 3200.01 has a percentage of less than 20 percent and other census tracts within the City have a percentage of the population overpaying in the 20–40 percent range. For owner households, census tracts 3160 and 3170 have a percentage of the population overpaying in the 40–60 percent range, and other census tracts within the City have a percentage of the population overpaying in the 20–40 percent range. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs.

As discussed previously in the Background Report, 31.6 percent of renters in Martinez overpay for housing. Most renters that overpay are in the lower income groups, with 26.3 percent in the lower income group severely overpaying for housing (over 50 percent of their monthly income). As shown in Figure 23, these renters are concentrated in the census tracts located in northern Martinez.

As shown in Table 10 of the Housing Needs Assessment section of the Housing Element, 25.6 percent of homeowners overpay for housing with 29.3 percent in the extremely low-income group severely overpaying for housing (over 50 percent of their

monthly income). Figure 24 24 shows the concentrations of cost burden on homeowners in Martinez. There is a concentration of homeowners who overpay located in the census tracts in northern Martinez.

As the 2020 AI identified, with the increase in housing costs and the disparity in who can afford the purchase of a house in Contra Costa County, housing inequality has become a major contributor to wealth inequality in the County. In Martinez, Hispanic households have the highest rate of severe cost burden of any ethnic or racial group closely followed by Black households. About 20 percent of Native American households and nearly 19 percent of non-Hispanic White households are severely cost burdened. Asian American households experience the least severe housing cost burden of any racial or ethnic group in Pittsburg at about 15 percent. Large family households are slightly more likely to be severely cost burdened than smaller family households. From 2015 to 2020, the median home value of Martinez increased 26.3 percent from $513,684 in 2015 to $665,706 in 2020. The median sales price for a single-family home in Martinez in 2022 was $800,000. Figures 23 and 24 show the concentrations of cost burden by renter and homeowners Countywide. As seen in the figures, there are concentrations of cost burdened renters and homeowners Countywide.

Overcrowding

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. On a regional basis, the Contra Costa County AI identified that, among assisted households, there is a significant need for family-sized units, with a disproportionately large share of family-sized households located in Pittsburg and Antioch, compared to the rest of the County.

As discussed in the Needs Assessment of the Housing Element, overcrowded households in Martinez don't appear to be significant compared to Contra Costa County and the Bay Area with 2.6 percent of all households and 5.6 percent of renter households living in overcrowded conditions (i.e., more than one person per room). As shown in Table 8 in the Housing Needs Assessment, the average household size in Martinez was 2.56 persons in 2019. The average household size was lower for renters (5.51 persons); owner households had an average size of 2.59 persons. As Figure 25 indicates, all census tracts in Martinez have a percentage of overcrowded households less than the Statewide average.

Sensitive Communities

The Urban Displacement Project (UDP) developed methodology for identifying "sensitive communities" where residents may be particularly vulnerable to displacement. The UDP methodology focuses on two key components: 1) neighborhoods with a high proportion of residents vulnerable to displacement in the case of rising housing costs, and 2) market-based displacement pressures present in and/or near the community. Communities were designated sensitive if they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability includes metrics for the percentage of very low-income residents, renters, people of color, and very low-income households that are severely rent burdened (spending 50 percent of income on rent). Market-based displacement pressures include percent change in rent between 2012-2017 above county median rent increases, and/or a rent gap (meaning rent is substantially lower than rent in surrounding areas). Through this approach, the UDP identified 27 percent of census tracts in California as sensitive.

In the area around Martinez, sensitive communities are located along the Carquinez Strait/Suisun Bay waterfront both in Contra Costa County (along the Highway 80 and 580 corridors as well as north of Highway 4 in the Bay Point/Pittsburg area, and Solano County as well as along Highways 242 and 680 to the southwest of Martinez. As shown in Figure 22, census tracts 3160 and 3170 in the City, located in the Downtown and extending from Downtown to the waterfront, are considered sensitive communities. It is notable that this area of sensitive communities corresponds to the City's highest percentage of populations with female-headed households with children present, lower median incomes, and highest proportion of persons with a disability.

Substandard Housing

While the Contra Costa County AI identified that housing needs throughout Contra Costa County include incomplete kitchen or plumbing facilities, it did not address substandard housing. However, residents of aging housing or housing built without

a permit can be expected to experience more housing quality issues than residents of newer housing and housing built to code.

As discussed in Chapter 2~~the Background Report~~, the 2015-2019 ACS data indicates that 39.2% of the housing in the City is greater than 50 years old (i.e., built before 1970). Another 48.6% of units were built between 1970 and 1990. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements. While it is likely that some homeowners have conducted ongoing maintenance to maintain the value of their homes, it is likely that many of these homes need some degree of repairs. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable or during rehabilitation. The oldest areas of the City occur within the downtown/waterfront and adjacent areas, the Traditional Central Neighborhoods area, and the northern portion of the Alhambra Avenue Corridor (tracts 3180.00, 3160.00, 3170.00, and 3190.02). Substandard housing conditions may be more prevalent in these areas. As indicated in Chapter 2, Code Enforcement officers in the City indicate the City's housing stock is generally in good condition. However, Code Enforcement has identified a concentration of dilapidated units within census tract 3190.02 (the northwest/central portion of the City, generally bounded by Pine Street, Monterey Avenue, Palm Avenue, and Howe Road) as being in need of repair or replacement.

As identified in Table 31, only a very small percentage of housing units in Martinez lack complete plumbing facilities (0.1 percent) or kitchen facilities (0.7 percent). A concentration of households without complete kitchen facilities occurs within census tract 3160.00, which includes the waterfront and downtown areas. These areas include some of the oldest patterns of development of the City, with over 72.55 percent of structures in this tract built prior to 1960. Many of these structures were built prior to modern development standards and/or repurposed, which may account for this concentration.

~~As Contra Costa County AI identified, more than half (51.86%) of Pittsburg households experience at least one of the four housing problems. This is the highest rate compared to the County and the other three CDBG entitlement cities. Native American households make up a very small share of households in Pittsburg and 100% of them experience any of the four housing problems. Hispanic households are the next most likely to experience at least one of the four housing problems (60.8%) followed by Black households (54.74%). About 44% of Asian households experience at least one of the four housing problems while non-Hispanic Whites the least likely (41.6%) to experience a housing problem. Nearly 64% of large family households experience any of the four housing problems compared to about 46% of households with fewer than five people.~~

~~As identified above, many homeowners and renters in Martinez are cost burdened, and may represent a large portion of the 51.86% of households with a housing problem identified in Contra Costa County AI.~~ While substandard housing conditions can occur in both owner-occupied housing and renter-occupied housing, in general, renters are more vulnerable than homeowners because they are more likely to have lower incomes and have less control over repairs to their residence. Because almost a third (32.7 percent) of housing units in Martinez are renter-occupied, a large proportion of residents may be disproportionately affected by substandard housing conditions. Other vulnerable populations include homeowners who are seniors or residents with disabilities, who may be on fixed incomes and/or not able to perform repairs themselves, and low-income homeowners. Neglected rental properties, illegal conditions, and other substandard housing conditions can result in disproportionate safety or health hazards. Program 9 in the Housing Plan addresses housing rehabilitation by ensuring property rehabilitation programs are made available to low-income households. Program 9 also directs the City to review code enforcement records annually to identify trends related to housing quality and safety and provide targeted outreach and resources to areas with less stable housing conditions. The City is also committed to fair housing services and tenants' rights outreach and education (e.g., Programs 19 and 26) to provide affected renters with the resources necessary to remedy substandard housing conditions.

Homelessness

As discussed in Chapter 2, there are approximately unsheltered 127 homeless residents in Martinez, which is approximately 8 percent of the regional unsheltered population. While it is difficult to identify areas with concentrations of unhoused persons due to their transient nature, City staff has noted that a significant portion of the City's influxes of unhoused population come after they are released from the County hospital or County jail, or come off the train station, all of which are in downtown Martinez. ~~She~~ Staff also noted that the unhoused generally live in their cars or outdoors. The Downtown and waterfront (areas where the unhoused are most visible) provides access to goods and services, including supportive services and transportation, that are essential to unhoused persons. Civic and governmental facilities within Martinez are predominantly located within the eastern portion of the Downtown. As the County seat, Martinez's downtown thus provides access to many County service offices. Access to resources including computers and free wi-fi is provided by the Martinez Library, located downtown. The Amtrak station, located in between the waterfront and Downtown, provides regional transportation access and connects to bus routes that provide local access, such as to the Contra Costa Regional Medical Center located along Alhambra Avenue, approximately one mile south of the Amtrak station. Mental health and other healthcare services are available at this location. In addition to these services, the waterfront contains a large swath of parks and other publicly accessible spaces.

When reviewing the homeless population, populations that represent more than 25 percent of total homeless persons include persons with a disability (32 percent), White/Caucasian (54 percent), and Black/African American (29 percent). The vast majority (95 percent) of homeless persons identified in the County are adult-only (i.e., not families). Veterans included six percent of the homeless population. The primary causes of homelessness in Contra Costa County include cost of living/loss of job (25 percent), eviction (17 percent), substance abuse (14 percent), and separation/divorce (11 percent). Due to their unhoused condition, the homeless population is experiencing displacement and is at a higher risk of violence.

The Section 8 Housing Choice Voucher program, as well as the development of affordable rental and ownership projects, addresses homelessness through the provision of long-term affordable housing and in some cases linkages to on-going supportive services. The Contra Costa County Housing Authority's Shelter Plus Care Program provides permanent supportive housing for individuals experiencing homelessness and living with a mental health condition, HIV/AIDS, or substance use problem. Fair housing education is a supplemental resource that is provided to educate renters about their rights and responsibilities. The City's Housing Plan supports programs designed to increase affordable housing opportunities and assist lower-income and unhoused individuals, including Programs 15, 18, 19, 25, and 26.

Displacement Risk

As previously discussed, there are no deed-restricted affordable units currently at-risk of converting to market-rate within the next 30 years. The City also has units which are affordable to lower-income families but are not deed-restricted. As described earlier in this Background Report, the City plans to accommodate the vast majority of its 2023-2031 RHNA allocation on parcels designated for mixed-use development, with a focus on new development along the City's major transportation corridors and near activity centers, which have good access to transportation facilities, amenities, and infrastructure. Moreover, given most new residential development will happen in areas envisioned to support mixed-use development, it is expected that residential uses will be developed alongside complementary commercial and civic uses, which will help facilitate bringing jobs and housing closer together. ~~Underdeveloped residential sites are also identified as helping to meet a portion of the City's moderate- and above-moderate income units; based on the net addition of units at these locations (which currently generally provide units affordable to moderate- and above-moderate income households), there is not a significant displacement risk associated with the City's current affordable housing stock due to new development.~~ As shown in Figure 22, ~~c~~Census ~~t~~Tracts 3160 and 3170 in the City, located in the Downtown and extending from Downtown to the waterfront, are considered sensitive communities where residents may be particularly vulnerable to displacement in the event of increased redevelopment and shifts in housing costs. These areas have high proportions of renter populations and correspond to the City's highest percentage of populations with female-headed households with children present, lower median incomes, and highest proportion of persons with a disability. Underdeveloped residential sites outside of these areas (i.e., within the City's more suburban-type development areas) are also identified as helping to meet a portion of the City's moderate- and above-moderate income units; based on the net addition of units at these locations (which currently generally provide units affordable to

moderate- and above-moderate income households), there is not a significant displacement risk associated with the City's current affordable housing stock due to new development.

The City recognizes that even though it has identified sufficient land to accommodate its RHNA allocation at all income levels, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the City to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing available in the marketplace. To date, the City has no evidence that new development has resulted in economic displacement. However, the City recognizes economic displacement might occur in the future and has developed Programs 9 and 20 to study and address potential issues related to displacement. There are potential housing sites located in census tracts designated "Sensitive Communities" that would potentially displace existing residents due to redevelopment.

The City has also considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and nonwhite residents (as discussed previously throughout this Background Report). To the extent that future development occurs in areas where there is existing housing, housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). Program 22 has been included in the City's Housing Plan to ensure development projects proposing the demolition of residential units are not approved unless the project will create at least as many residential units as will be demolished, and certain affordability criteria are met. SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted "just cause" eviction provisions and statewide rent control to protect tenants from displacement.

Research has shown that low-income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. As discussed in the Constraints section under Environmental Constraints, environmental hazards affecting residential development in the City include geologic and seismic hazards, flooding and inundation hazards, and hazardous materials release. Fire hazard severity zones are located within the hillsides along the City's western border. Residents living within these fire hazard areas are at risk of displacement due to wildfire. In order to reduce the risk, new development must comply with applicable requirements for fuel modification, fire-resistant structural design, and other fire prevention activities. Flood zones within residential areas are located generally along Alhambra Avenue. Flooding is addressed by FEMA floodplain development requirements. Seismic-related issues are addressed by the CBC. Areas of the City that are most susceptible to hazardous materials release include the Downtown area (due to its proximity to the railroad) and areas adjacent to petroleum industries (including residences along Pacheco Boulevard). Various State and federal regulations control the use, storage, and transportation of hazardous materials.

Disaster-Driven Displacement

As identified in HCD's AFFH Guidance (April 2021), research has shown that low-income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. Furthermore, renters also face the added physical challenges because they do not control the housing units they live in, and are more likely to be displaced post-disaster because of the following forces:

- Lack of control of when or if their housing unit will be rebuilt,
- Lack of control of the maintenance or possible addition of resilience investments to the property,
- Fewer financial resources to rebuild rental housing than for homeowners,
- Rental price increases as rental housing supply decreases,
- Evictions, and

- More likely to live in housing typologies such as apartments or duplexes, which can take longer to rebuild post-disaster.

Figure 4 identifies environmental hazards in the Martinez area.

Findings

"Disproportionate housing needs" generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. Based on input from the community and the County AI, Hispanic and Black residents face particularly severe housing problems. These housing burdens are greatest in portions of Richmond, North Richmond, San Pablo, Hercules, Concord, Martinez, Pittsburg, Antioch, and Oakley. Groups with disproportionate housing needs generally occur in census tracts with higher concentrations of these racial/ethnic groups, including 3160.00, 3211.01, 3190.01, and 3200.01 (located in the northern and central-eastern areas of the City). ~~Therefore, disproportionate housing needs in Martinez includes~~The City can focus on rehabilitation of the existing housing stock and increased variety of housing types at affordable prices, including housing for lower income households, to help remedy these needs. Martinez also has a ~~large area~~areas (census tracts 3160 and 3170) that are more vulnerable to displacement, with relatively high proportions of female-headed households with children, persons with a disability, and lower-income households, which are all groups that are disproportionately vulnerable to displacement. The Housing Plan contains ~~a number of~~ programs aimed at protections for underrepresented and disadvantaged communities, including lower-income populations, renters, and special needs groups, which may be disproportionately affected by displacement. Many of these programs are aimed at increasing housing supply and affordability, and are likely to reduce or mitigate the effects of economic displacement. More targeted protections include Program 9 to ensure well-maintained, safe, and decent housing, reducing disproportionate housing needs associated with substandard housing; Program 15 to incentivize and encourage affordable and special needs housing, including housing that improves access to opportunities; Program 18 to increase access to housing by special needs groups; Programs 19 and 26 to provide fair housing services and tenants' rights outreach and education to affected renters; and Program 25 to ensure access to shelter and support services for the unhoused at at-risk persons. Refer to Table 74 for a list of programs identified in the Housing Plan specifically targeted towards groups with disproportionate housing needs.

C. SITES INVENTORY

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA (provided in this section), but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing. However, special attention is paid to those sites identified to accommodate a portion of the City's very low- and low-income RHNA to ensure that the City is thinking carefully about how the development of new affordable housing options can promote patterns of equality and inclusiveness.

Table 73 presents the geographic distribution of RHNA sites by income category and socio-economic characteristics to relate the selected sites to indicators of fair housing issues. It should be noted that Table 73 only shows sites identified in the Sites Inventory to accommodate the RHNA, and does not take into account ADUs, which are permitted throughout the City and would not have a concentrated impact on any one census tract. It is also important to note that three census tracts were not identified to accommodate any RHNA units and are not included in Table 73. These include tracts 3122.00 and 3470.00 (located at the southern and eastern edge of the city), which contain only a small portion of land (approximately three percent of the census tract land area) within City limits and is constrained due to existing housing and open space; and Tract 3211.02 (located within the southeastern portion of the City), of which approximately half of the census tract occurs within City limits and faces similar constraints due to existing housing and open space.

As shown in Table 73, sites at all income levels, including the lower income RHNA sites, are distributed across the City, increasing the potential for mixed income communities and a variety of housing types to meet Martinez's housing needs. The Downtown Core and immediately adjacent areas (i.e., Tract 3160.00) contains the greatest number of total sites when looked at as a percentage of RHNA income category, receiving 19.2 percent of lower-income, 34 percent of moderate-income, and 13.5 percent of above moderate-income sites. As previously discussed, this area has been designated a Priority Development Area through ABAG/MTC. According to Plan Bay Area 2050, Priority Development Areas are generally near existing job centers or frequent transit and have been identified for housing and job growth. The Downtown area is one of the most in-demand locations for new multifamily development in the City, and the high densities allow for the greatest number of realistically developable multifamily units at all income levels. Further, the Downtown area provides opportunities for new housing for all income categories, not just lower-income categories, in an area near goods, services, jobs, and transit, thereby providing new housing choices in an area of improving opportunity. Other areas identified to accommodate a relatively high number of sites include predominantly suburban neighborhoods in central Martinez (i.e., Tracts 3200.03 and 3190.02).

The City plans to focus on new development and redevelopment along the City's major transportation corridors and near activity centers, which have good access to transportation facilities, amenities, and infrastructure. Since Martinez is nearly built-out, a large proportion of sites identified to accommodate the RHNA consist of underutilized (nonvacant) sites. The sites inventory works in tandem with programs in the Housing Plan to expand housing choice and access to opportunity by providing for a variety of housing types throughout Martinez, improving access to opportunity, and promoting agency and equity for those with disproportionate housing needs.

Table 73. Distribution of RHNA Capacity by Census Tract

Census Tract	Existing Households	RHNA Capacity			AFFH Indicators									
					Segregation & Integration					Access To Opportunity	Displacement Risk			
		Lower	Moderate	Above Moderate	Median Household Income	Poverty Rate	Neighborhood Concentration	White Alone Population	Disability Rate	Resource Designation	Overcrowding Rate	Renter-Occupied Households	Renter Overpayment Rate	Homeowner Overpayment Rate
Northern Area of the City														
3160.00	548	194	84	68	$35,729	32.8%	Black-Latinx-White	48.6%	29.8%	High Segregation & Poverty	0.0%	77.7%	44.1%	36.5%
3170.00	973	0	1	29	$71,513	11.2%	Mostly White	70.7%	13.1%	Low Resource	1.6%	62.7%	44.8%	28.7%
3180.00	1,487	87	12	64	$83,413	10.0%	Asian-Latinx-White	68.2%	19.3%	Moderate Resource	2.6%	47.1%	41.4%	45.5%
3200.01	1,027	121	7	31	$99,375	5.1%	Latinx-White	55.5%	13.4%	Low Resource	11.0%	18.1%	38.2%	35.1%
Central Area of the City														
3190.01	1,669	0	0	15	$125,268	8.9%	Latinx-White	53.5%	9.9%	Moderate Resource	7.1%	46.1%	58.6%	20.1%
3190.02	1,501	159	21	65	$91,139	7.1%	Latinx-White	71.1%	22.2%	Moderate Resource	0.0%	33.3%	23.8%	33.2%
3200.03	1,080	242	29	42	$144,830	2.4%	Asian-White	68.2%	9.8%	Moderate Resource	2.0%	13.1%	47.5%	19.9%
3200.04	2,525	30	74	122	$110,497	5.1%	Asian-Latinx-White	55.2%	9.1%	Moderate Resource	4.6%	32.4%	46.4%	40.7%
3211.01	2,437	150	12	37	$136,377	4.5%	Latinx-White	50.0%	5.4%	Moderate Resource	0.0%	20.2%	40.0%	26.0%
Southern Area of the City														
3211.03	1,767	25	7	27	$135,282	4.6%	Mostly White	71.8%	10.2%	High Resource	2.6%	19.7%	41.7%	29.9%
3560.02	2,100	0	0	2	$133,500	7.5%	Asian-Latinx-Other-White	33.5%	5.7%	Moderate Resource	0.3%	11.3%	34.0%	40.4%

Source: US Census, 2017-2021 ACS; California Department of Housing and Community Development, AFFH Data and Mapping Resources, https://affh-data-resources-cahcd.hub.arcgis.com, accessed September 28, 2023.

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1. SEGREGATION / INTEGRATION

The City finds that for certain protected characteristics, there are patterns of moderate segregation in Martinez that must be recognized and considered. With regards to race/ethnicity, areas in the northern part of the City have some of the highest diversity index scores and proportion of non-Whites (particularly the Downton and waterfront area), which tend to correlate with areas that have lower median household incomes. However, this pattern is not consistent. For instance, census tract 3170, located in the northern portion of the City, has the second lowest median income and is identified as "Low Resource," but is over 70 percent White. In general, areas of the City with higher density, more affordable multifamily housing choices, and older housing stock, including the Downtown area (particularly census tract 3160) and central neighborhoods, appear to be moderately correlated with populations that may have disproportionate housing needs, such as persons with disabilities, low-income seniors, households with familial status, and households with lower median incomes. Conversely, the southern and central-eastern portions of the City with newer suburban development and rural development patterns are generally less diverse, have higher median incomes, and have a higher proportion of seniors. As described throughout this Housing Element, the City is committed to supporting the development of housing to promote a balanced and integrated community.

Figure 8 shows the sites identified to meet Martinez's RHNA allocation in relation to racial/ethnic concentration and Figure 9 shows the sites identified to meet Martinez's RHNA allocation in relation to racial/ethnic diversity. All the City's census tracts are comprised of a variety of races/ethnic groups, including Asian-White, Latinx-White, Mostly White, and 3 and 4 Group Mixed. The City has identified proposed sites to accommodate its RHNA at locations throughout the City. As shown in Table 73 and Figure 8, proposed sites, including very low- and low-income RHNA sites (i.e., sites allowing for densities of at least 30 du/ac that are City-owned for from 0.5-10 acres in size), are located throughout the community and are not concentrated in areas of any specific races/ethnic groups or areas of low diversity. The sites would provide opportunities for new housing for all income categories, not just lower-income categories, and would encourage further racial/ethnic integration throughout the City. For example, areas identified to accommodate the highest number of lower-income sites (tracts 3200.03, 3160.00, and 3190.02, located in the central, northern, and north-central portions of the City respectively) have also been identified to accommodate a high proportion of moderate and above moderate income sites, as shown in Table 73. Focusing on the demographics of these three census tracts, ~~t~~Tract 3200.03, which has been identified to accommodate 24.0 percent of the lower-income RHNA sites, has the highest median household income in Martinez ($144,830) and is 68.2 percent White, with an Asian-White neighborhood typology. Tract 3160.00, which has been identified to accommodate 19.2 percent of the lower income RHNA sites, has the lowest median household income in Martinez ($35,729) and has the highest proportion of non-White residents (it is 48.6 percent White), with a Black-Latinx-White neighborhood typology. It should be noted that this tract has been identified by HCD's AFFH Viewer as an area of High Segregation & Poverty. While this tract has been identified to accommodate the second highest number of lower income RHNA units, it is not the City's intent to concentrate lower income units into this area; rather, this area has been identified to accommodate the highest number of RHNA units in total (not just lower income units), including the highest number of moderate income (84 units or 34 percent of moderate income RHNA sites) and second highest number of above moderate income units (68 units or 13.5 percent of above moderate income RHNA sites), as it is located in the Downtown area and has been identified as a Priority Development Area due to its walkable and transit-oriented setting. Tract 3190.02, which has been identified to accommodate 15.8 percent of the lower income RHNA sites, has a median household income of $91,139, is 71.1 percent White, with a Latinx-White neighborhood typology, and contains a census tract block group (block group 1) that is the only area identified as lower diversity in the City. As shown, the RHNA is well-distributed throughout the City's various neighborhoods, and neighborhoods have been identified to accommodate a mix of lower, moderate, and higher income sites; therefore, ~~T~~the locations of sites designated to meet the City's very low- and low-income RHNA allocation are not expected to contribute to patterns of isolation or segregation for neighborhoods concentrated by any specific racial/ethnic groups or with a higher/lower diversity index.

~~Figure 9 shows the sites identified to meet Martinez's RHNA allocation in relation to racial/ethnic diversity. As shown, proposed very low- and low-income RHNA sites are located throughout the community and are not concentrated in areas of low diversity. The locations of sites designated to meet the City's very low- and low-income RHNA allocation are not expected to contribute~~

~~to patterns of isolation or segregation for neighborhoods with a higher diversity index. Less diverse areas generally have a mix of affordability levels; however, the only area identified as lower diversity (census tract 3190, block group 1) includes sites identified for above moderate-income households and does not include any sites identified for very low-, low-, or moderate-income households.~~

Figure 11 shows the sites designated to meet Martinez's RHNA allocation in relation to the concentration of persons with disabilities. Persons with disabilities are distributed throughout the City, with a higher percentage of persons with disabilities concentrated in northern portions of the City. Census tract 3160 has ~~slightly higher levels~~the highest percentage (30 - 40 percent) of persons with disabilities in the City. The three census tracts with the highest rate of persons with disabilities (~~e~~Census ~~t~~Tracts 3160.00, 3190.02, and 3180.00), located in Downtown, central and northwestern Martinez, contain a combined 440 lower income (43.7% of lower income RHNA sites), 117 moderate income (47.4 percent of moderate income RHNA sites), and 197 above moderate income units (39.2 percent of above moderate income RHNA sites). The sites inventory contains sites for all income levels in these areas and lower income sites are not concentrated in areas with already high levels of disability. As shown, proposed very low- and low-income sites are located throughout the community and are not concentrated in areas with high proportions of persons with disabilities, including ~~census~~ Census ~~tract~~ Tract 3160. The locations of sites designated to meet the City's very low- and low-income RHNA allocation are not expected to contribute to patterns of isolation or segregation for persons with disabilities.

Figure 14 shows the sites designated to meet Martinez's RHNA allocation in relation to female-headed households. Female-headed households are unevenly distributed throughout the City, with a higher concentration of female-headed households located in the northwestern portion of the City, especially census tracts 3160.00, 3170.00 and 3180.00. These census tracts were identified to contain a combined 281 lower income-, 97 moderate income-, and 161 above moderate-income units. As shown, proposed very low- and low-income sites are located throughout the community and are not concentrated in areas with high levels of female-headed households. While ~~S~~some sites are identified in census tracts with the ~~higher~~ highest proportions of female-headed households in the City~~; however,~~, the majority of sites are ~~also~~ located outside of these three census tracts, in areas with lower proportions of female-headed households. The locations of sites designated to meet the City's very low- and low-income RHNA allocation are not expected to contribute to patterns of isolation or segregation for female-headed households.

Figure 15 shows the sites designated to meet Martinez's RHNA allocation in relation to concentration of senior residents. As shown, proposed very low- and low-income sites are located throughout the community and are not concentrated in areas with higher proportions of senior residents (generally the southeast portion of Martinez). While some sites are located in the southeast areas where seniors make up 20-30 percent of the population (i.e., Census Tracts 3211.03, 3211.02, and 3211.01, which contain a total of 175 lower income-, 19 moderate income-, and 64 above moderate-income sites) ~~Most~~ the majority of sites are located in areas with lower levels of senior residents (less than 20 percent)~~ and some sites are located in areas where seniors make up 20-30 percent of the population~~. The locations of sites designated to meet the City's very low- and low-income RHNA allocation are not expected to contribute to patterns of isolation or segregation for senior households.

Figure 16 shows the sites designated to meet Martinez's RHNA allocation in relation to median household income. As shown, proposed very low- and low-income RHNA sites are located throughout the community and are not overly concentrated in areas with low median household income. Areas of the City with the highest median household incomes are generally located in the southern and central-eastern portion of the City, corresponding to more suburban and lower density housing development patterns. Areas of the City with the lowest median incomes are located in the northern and northeastern portion of the City. The three census tracts with the lowest median household incomes (Census Tracts 3160.00, 3170.00, and 3180.00), located in Downtown, southwest of Downtown, and northwestern Martinez, contain a combined 281 lower income-(27.9 percent of lower income-RHNA sites), 97 moderate income- (39.3 percent of moderate income-RHNA sites), and 161 above moderate income-units (32.1 percent of above moderate income RHNA sites). ~~The block groups with the lowest median income (census tract 3160 and census tract 3170 block group 1) have housing sites that include opportunities at all income levels.~~ Similarly, the three ~~block groups~~census tracts with the highest income levels (census tracts 3200.03, ~~census tract~~

3211.01 ~~block group 3~~, and ~~census tract 3200.04~~3211.03 ~~block groups 1 and 3~~) also have housing sites that include opportunities at all income levels, containing a combined 417 lower income- (41.4 percent of lower income RHNA sites), 48 moderate income- (19.4 percent of moderate income RHNA sites), and 106 above moderate income--units (21.1 percent of above moderate income RHNA sites). The locations of sites designated to meet the City's very low- and low-income RHNA allocation are not expected to contribute to patterns of isolation or segregation and do not concentrate very low- and low-income sites in areas with the lowest median income nor concentrate above moderate--income sites in block groups with the highest income levels. The location of site to meet the City's very low- and low-income RHNA are not expected to contribute to patterns of isolation or segregation for very low- and low-income households.

2. R/ECAPs AND RCAAs

The City does not have any racially or ethnically concentrated areas of poverty (R/ECAPs) according to HUD's R/ECAP methodology and the identification of sites to accommodate the City's RHNA is not expected to alter this finding. According to HCD's methodology, census tract 3160.00 (the Downtown/waterfront area) is identified as an area of High Segregation and Poverty. In addition, ~~A~~as previously discussed, ~~census~~ Census ~~tracts~~ Tracts 3190.01, ~~and~~ 3200.03, and 3211.03 (located in central and southern Martinez) have a median household income of $125,000 and a population that is predominantly (near 80 percent or more) W~~w~~hite and ~~are~~ should therefore be considered RCAAs. According to HCD's RCAA metric, nearly the entire southern and eastern (south of Howe Road) portion of the City meets the criteria for an RCAA, including ~~c~~Census ~~t~~Tracts 3211.01, 3200.04, 3200.03, 3211.02, 3211.03, and 3470.00. As shown, proposed very low- and low-income RHNA sites ~~(underutilized mixed-use sites allowing for densities of at least 30 du/ac)~~ are located throughout the community, including tracts considered RCAAs, and are not concentrated in any one area. ~~Census tract 3190 includes a site with very low- and low-income opportunities, as well as multiple sites with moderate-income opportunities. Census tract 3200.03 includes multiple sites with very low-, low-, and moderate-income opportunities.~~ Further, there are many opportunities for above moderate-income units outside of these census tracts, and opportunities for above moderate income households are not concentrated in the RCAAs. Census Tract 3160.00 (identified as an area of High Segregation and Poverty) has been identified as a Priority Development Area and contains a mix of proposed RHNA sites, including 194 lower income units (19.2 percent of lower income--RHNA sites), 84 moderate income units (34.0 percent of moderate income--RHNA sites), and 68 above moderate income units (13.5 percent of above moderate income-RHNA sites), in an effort to revitalize and further integrate an area of improving opportunity. RCAA-identified Census Tracts 3190.01, 3200.03, and 3211.03 are proposed to accommodate a total of 267 lower income units, (26.5 percent of lower income--RHNA sites), 36 moderate income units (14.6 percent of moderate income-RHNA sites), and 84 above moderate income units (16.7 percent of above moderate income-units); and Census Tracts 3211.01, 3200.04, 3200.03, 3211.02, 3211.03, and 3470.00 are proposed to accommodate a total of 447 lower income units, (44.3 percent of lower income--RHNA sites), 122 moderate income units (49.4 percent of moderate income--RHNA sites), and 228 above moderate income units (45.4 percent of above moderate income--units). The distribution of RHNA sites throughout the City, including a mix at all income levels, ~~will therefore~~is therefore not expected to exacerbate racially/ethnically concentrated areas of poverty on one side of the spectrum nor racially concentrated areas of affluence on the other side.

3. ACCESS TO OPPORTUNITY

Martinez has ~~four~~ one census tract~~s~~ designated as TCAC "highest" resource areas: census tract 3470.00, located at the southern edge of Martinez and containing only a small portion of land within the City (approximately 3% of the census tract land area). As shown in Table 71 and reflected in Figure 20, census tracts in the City exhibit a wide variety of opportunity resource levels, with high/highest resource areas generally corresponding to suburban development patterns in the southeastern and central portion of the City, and low resource or high segregation and poverty areas located along the Downtown/waterfront and in areas containing heavy industrial uses. Candidate sites to accommodate the City's very low- and low-income RHNA are distributed throughout the City, with sites identified to accommodate all income levels spread equally across all levels of opportunity to the extent feasible, ~~located in areas of a variety of highest resources,~~ including High Resource, Moderate Resource, Low Resource, and High Segregation and Poverty areas. Areas of High Resource (Census Tracts 3200.03 and 3211.03) are proposed to accommodate 267 lower income units (26.5 percent of lower income RHNA sites), 36 moderate income units (14.6 percent of moderate income--RHNA sites), and 69 above moderate income units (13.7 percent of above

moderate income RHNA sites); areas of Moderate Resource (Census Tracts 3180.00, 3190.01, 3190.02, 3200.04, 3211.01, and 3560.02) are proposed to accommodate 426 lower income units (42.3 percent of lower income-RHNA sites), 119 moderate income units (48.2 percent of moderate income RHNA sites), and 305 above moderate income units (60.8 percent of above moderate income RHNA sites); and areas of Low Resource and High Segregation and Poverty (Census Tracts 3160.00, 3170.00, and 3200.01) are proposed to accommodate 315 lower income units (31.3% of lower income RHNA sites), 92 moderate income units (37.2 percent of moderate income RHNA sites), and 128 above moderate income units (25.5 percent of above moderate income RHNA sites). As shown in Table 71 and reflected in Figure 17, Martinez's census tracts range from less positive (<0.25) to moderately positive (0.5 to 0.75 score) economic outcomes ~~(0.5 to 0.75 score)~~. The RHNA sites include a full range of income levels distributed throughout all economic score ranges represented in Martinez, with the highest number of sites at all income levels occurring in Moderate Resource areas. There is no concentration of very low- and low-income sites in the less positive economic census tracts and the highest economic outcome tracts in the City have a range of very low-, low-, moderate-, and above moderate-income sites. Similarly, as shown in Figure 18, Martinez's census tracts are predominantly in the moderately positive education outcome category (0.5 to 0.75) and the sites inventory proposes RHNA sites at all income levels within these areas ~~full range of RHNA incomes are provided in this category~~. There are two above moderate-income sites and no very low- ~~or~~, low-, or moderate-income sites ~~in~~ proposed within the census tract with the lowest ~~scoring education category~~education score (census tract 3560.02). Martinez's census tracts reflect the full range of environmental scores (0.4 to 0.96), from less positive to more positive environmental outcomes. Proposed RHNA sites, including very low- and low-income sites, are ~~mostly~~ distributed throughout the City, with the majority of sites at all income levels proposed in tracts with higher (more positive) environmental scores ~~in the highest two scoring categories~~. While there are very low- and low-income sites in census tracts with less positive outcomes, these areas also a high proportion of ~~have~~ moderate and above moderate-income sites; for instance, tracts with environmental scores less than 0.5 (Census Tracts 3160.00, 3170.00, 3200.01, and 3200.04) are proposed to accommodate 345 lower income units (34.2 percent of lower income RHNA sites), 166 moderate income units (67.2 percent of moderate income RHNA sites), and 250 above moderate income units (49.8 percent of above moderate income RHNA sites). There is ~~with~~ no concentration of very low- and low-income sites in the lower environmental scoring areas.

New residential and mixed-use development in the identified areas will help to create more housing affordable to households at all income levels, introduce new residents to the areas which can contribute to greater neighborhood stability, and expand opportunities for people to both live and work in Martinez. Taken together, new residential and mixed-use development as envisioned by the sites inventory ~~of sites~~ will help to continue to diversify the City's land use pattern and improve the conditions of these census tracts by providing greater housing choice and a broader range of goods and services, bringing new residential development closer to transit and jobs, and otherwise supporting community revitalization.

4. DISPLACEMENT RISK

Figures 23 and 24 show the sites designated to meet the RHNA allocation in relation to percent of renter and owner households burdened by housing costs, by census tract. The RHNA sites are split between sites located in census tracts with moderate and high levels of cost-burdened renter households. Likewise, sites are split between census tracts with low and moderate levels of cost-burdened homeowner households. Areas identified as vulnerable to displacement risk on Figure 22 (particularly ~~c~~Census ~~t~~Tracts 3160 and 3170) ~~will see a~~have been identified to accommodate a range of income levels, with the inventory and opportunity sites accommodating very low-, low-, moderate-, and above moderate-income households. The intent of introducing new residential development in these areas is to add new housing to desirable areas and provide a range of housing choices at different prices ~~to~~ for current and future residents. With a broader range of housing options, housing ~~will~~ would become more affordable across the community, which should lessen the housing cost burden, particularly for renters, and will provide more housing opportunities and options throughout Martinez, including opportunities for those living in a vulnerable area.

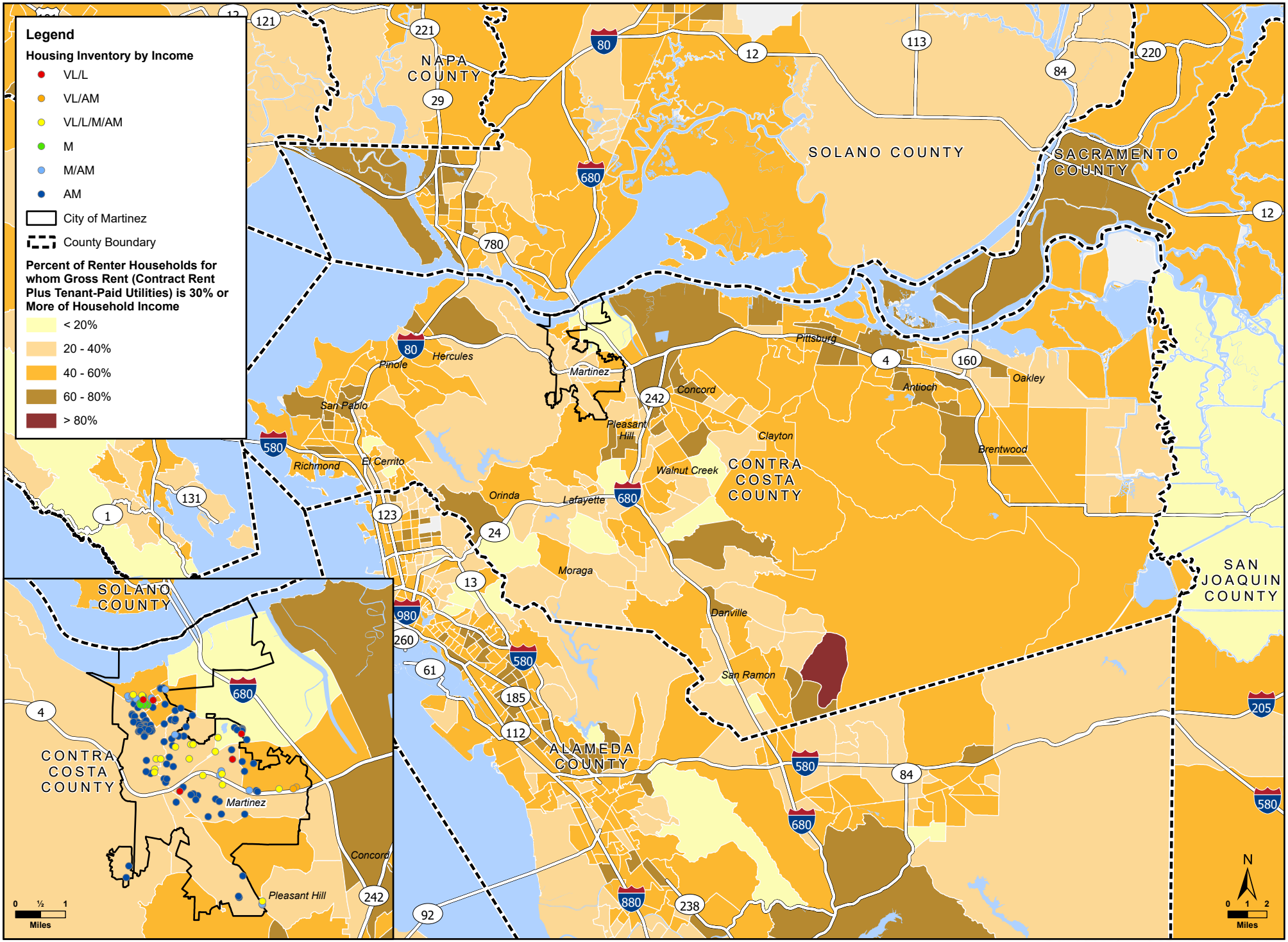
5. SITE ANALYSIS FINDINGS

The existing conditions in Martinez across all fair housing factors are generally mixed, with more positive outcomes for some factors and less positive outcomes for others. Nonetheless, the distribution of RHNA sites across the community without concentration in any particular census tract or block group will help to improve the opportunities and outcomes throughout the City. Furthermore, the RHNA sites will allow for development at densities needed to encourage affordable housing development. To accommodate the City's RHNA allocation, several focus areas of economic investment/opportunity have been identified: underutilized sites along the Alhambra Avenue corridor to create higher density housing opportunities proximate to good and services, community facilities, transit, and Highway 4, sites in the Downtown which are proximate to goods, services, and transit opportunities, and sites operated by religious organizations and community service providers. These sites are designated for higher density and mixed-income uses, with the intent of allowing and incentivizing housing at densities needed to stimulate affordable housing development and investment. The sites identified to meet the City's RHNA at all income levels are generally accommodated throughout Martinez and are not concentrated in areas with high racial or ethnic populations, persons with disabilities, female-headed households, senior households, or LMI households. Lower income ~~-~~RHNA sites are not concentrated in areas of the City that would be associated with significantly worse socio-economic outcomes, based on indicators of fair housing issues such as census tracts with the highest poverty rates, highest rates of renter-occupied housing, or highest rates of overcrowding. Sites identified as suitable for lower-income households generally also identify a significant portion of moderate- and/or above-moderate income sites, providing an opportunity to facilitate mixed-income neighborhoods and integration in these areas. Identified RHNA sites are well-distributed throughout the community in areas that are appropriate for housing (i.e., not constrained), and provide realistic opportunities for development at all income levels. The sites inventory works in tandem with programs in the Housing Plan to expand housing choice and access to opportunity by providing for a variety of housing types throughout Martinez, improving access to opportunity, and promoting agency and equity for those with disproportionate housing needs; for instance~~In addition~~, the City has included Program 4 in the housing Plan to encourage additional development of very low- and low-income units throughout the community, including areas with primarily single-family housing, through promoting ADUs and JADUs.

In addition to the distribution of sites, the City has included ~~a number of~~ programs in the Housing Plan to address potential fair housing issues. These include programs aimed at protections for underrepresented and disadvantaged communities, including those with disproportionate housing needs, that may be disproportionally vulnerable to displacement, including: Program 9 to ensure well-maintained, safe, and decent housing, reducing disproportionate housing needs associated with substandard housing; Program 15 to incentivize and encourage affordable and special needs housing, including housing that improves access to opportunities; Program 18 to increase access to housing by special needs groups; Programs 19 and 26 to provide fair housing services and tenants' rights outreach and education to affected renters; and Program 25 to ensure access to shelter and support services for the unhoused at at-risk persons. Refer to Table 74 for a list of programs identified in the Housing Plan specifically related to fair housing issues. Further, implementation of State building codes and the Local Hazard Mitigation Plan and Safety Element would reduce displacement risk due to environmental hazards and other disasters.

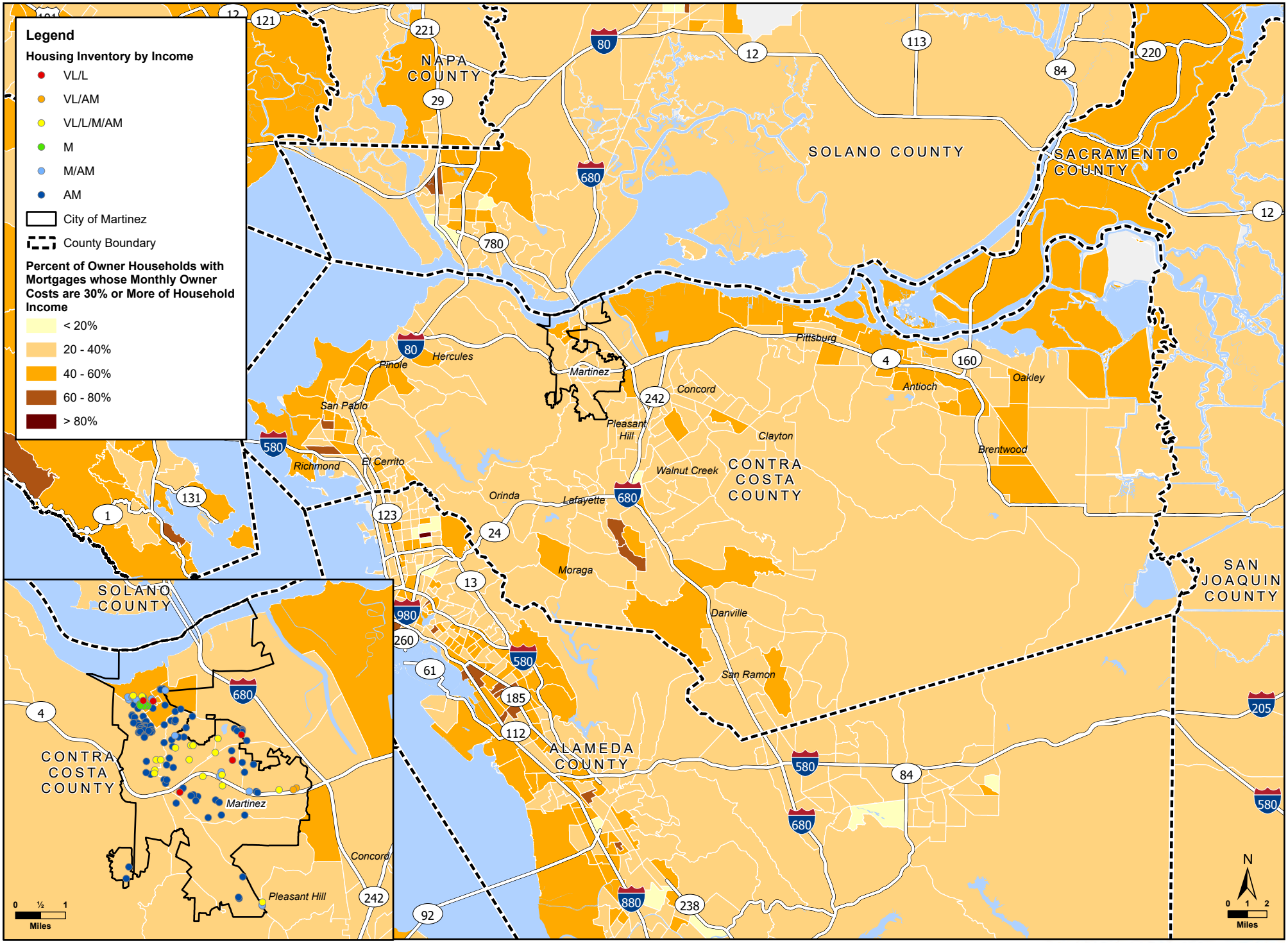
For these reasons, the City finds that the sites proposed to accommodate its RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites affirmatively further fair housing by helping to stimulate investment in areas where additional opportunities are desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this chapter.

FIGURE 23: COST-BURDENED RENTER HOUSEHOLDS BY CENSUS TRACT



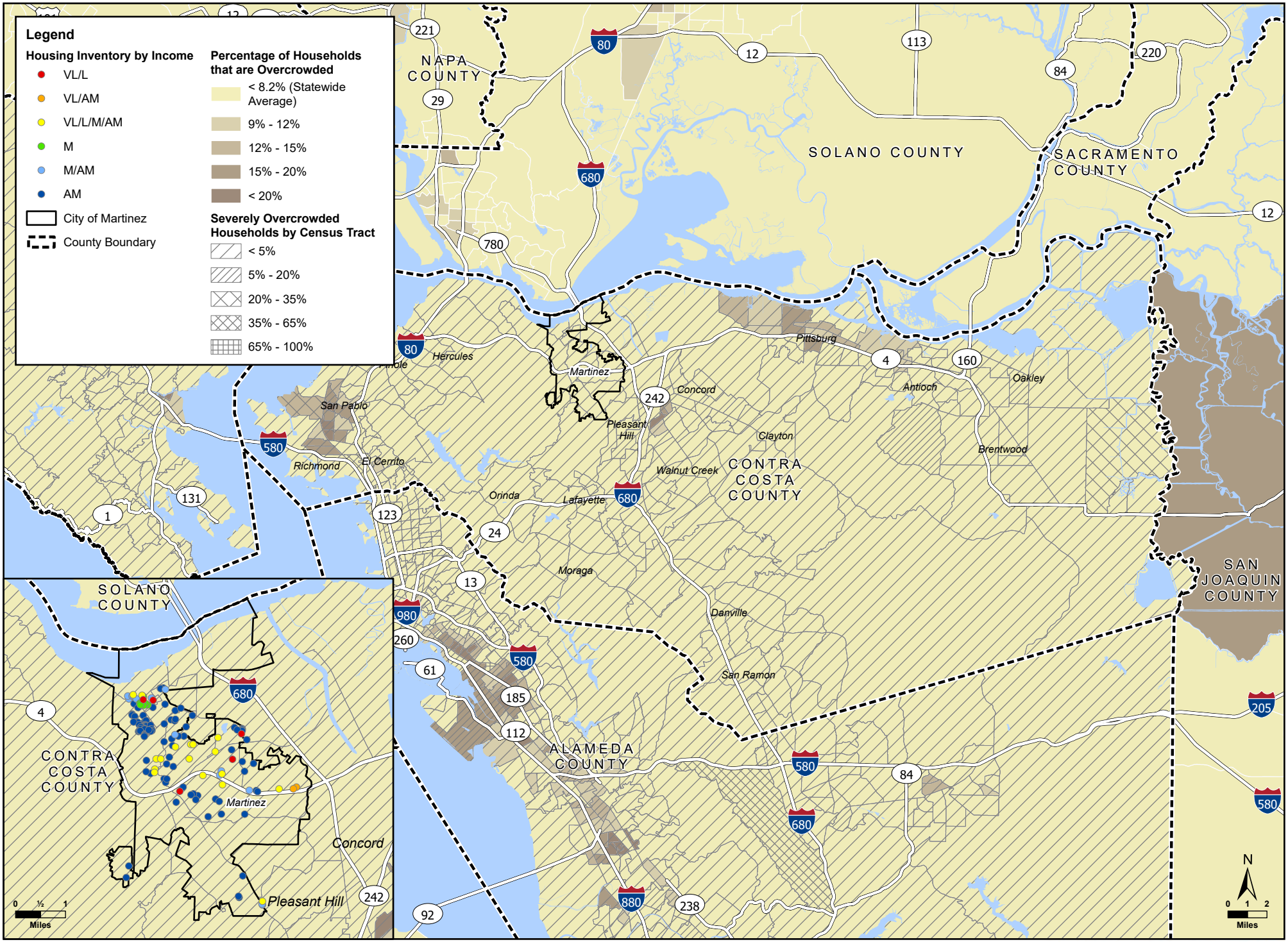
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: November 5, 2023.

FIGURE 24: COST-BURDENED OWNER HOUSEHOLDS BY CENSUS TRACT



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: November 5, 2023.

FIGURE 25: OVERCROWDED HOUSEHOLDS



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "OvercrowdedHouseholds_Tract," and "OvercrowdedHouseholds_Severe_Tract." Map date: November 5, 2023.

D. ANALYSIS OF CONTRIBUTING FACTORS AND FAIR HOUSING PRIORITIES AND GOALS

Based on the analysis included in this Background Report, including the information discussed in Chapter 5 (Affirmatively Furthering Fair Housing), the City has identified in Table 7~~4~~3 potential contributing factors to fair housing issues in Martinez and outlines the meaningful actions to be taken. The meaningful actions listed in Table 7~~4~~3 relate to the actions identified in the Housing Plan.

Table 7~~4~~3. Fair Housing Issues and Contributing Factors

Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
Fair Housing Resources, including Enforcement and Outreach, and Reported Levels of Discrimination	• Lack of understanding of fair housing rights, including understanding where to access readily available information regarding fair housing resources and how to receive assistance in filing a complaint • Lack of education of housing providers and the general public regarding rights and responsibilities under the FHA and FEHA •	High	• Program 5 • Program 16 • Program 18 • Program 19 • Program 26
Integration/Segregation	• Lack of a variety of housing types targeted to a full range of income levels in areas with identified patterns of isolation or segregation of female-headed households, seniors, and households with lower median incomes	Medium/High	• Program 1 • Program 2 • Program 4 • Program 11 • Program 13 • Program 16 • Program 23 • Program 24 • Program 26
R/ECAPs and RCAAs	• Lack of a variety of housing types targeted to a full range of income levels where racially concentrated areas of affluence may exist	Medium/High	• Program 1 • Program 2 • Program 4 • Program 11 • Program 13 • Program 16 • Program 26
Access to Opportunity	• Not identified as a significant issue	Low	• Program 15 • Program 16
Disproportionate Housing Needs, including Overpayment and Substandard Housing	• On-going need for affordable housing options and housing mobility • Severe cost burden experienced by high percentage of Hispanic, Black Native American, and non-Hispanic White households	High	• Program 1 • Program 2 • Program 4 • Program 5 • Program 6 • Program 9 • Program 11

Table 743. Fair Housing Issues and Contributing Factors			
Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
	• Need for assistance with monthly housing costs • Aging housing stock indicates need for targeted housing revitalization strategies and improved access to local information regarding available housing rehabilitation, emergency repair, and weatherization programs		• Program 13 • Program 16 • Program 18 • Program 20 • Program 24 • Program 25 • Program 26
Displacement Risk	• Northern portion of community is identified as vulnerable to displacement risk • Female-headed households, persons with a disability, and very low- and low-income households disproportionately vulnerable to displacement • Displacement of residents due to economic pressures, including housing costs and overpayment	Medium/Low	• Program 5 • Program 6 • Program 8 • Program 9 • Program 20 • Program 22 • Program 25 • Program 26

Based on the issues identified in this Background Report, the following are the top three issues to be addressed through the programs in the Housing Plan:

- Improving **access to fair housing information, education, and enforcement assistance** for residents and persons interested in renting or purchasing housing in Martinez and education for property owners, managers, and other housing providers regarding fair housing laws and their responsibilities to ensure fair access to housing opportunities (High Priority)
- Addressing **disproportionate housing needs** including addressing severe cost burdens and aging housing stock (High Priority)
- **Housing mobility enhancement** to improve access to affordable housing, opportunity areas, and housing resources throughout the community to improve **integration/segregation patterns**, to increase options and reduce **displacement risk** for residents at risk of displacement (Medium/High Priority)

Moving forward, the City remains committed to providing a diversity of housing options for all income levels, encouraging development throughout the community to help overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The vast majority of the City's Housing Programs designed to address fair housing are required to be implemented on an ongoing basis, with annual progress reports and programs evaluations to ensure they are achieving the City's objectives. The following list summarizes those programs identified in this Housing Element which affirmatively further fair housing:

- Programs 1, Partnerships for Affordable Housing, and 2, Affordable Housing Funding Sources, to facilitate affordable housing and special needs housing construction;
- Program 4, to encourage the production of accessory dwelling units improving access to existing neighborhoods and newly developed areas, increasing the range of housing types and affordability levels;
- Program 5, Provide Information on Housing Programs to improve access to information regarding housing programs, including homeownership assistance, housing rehabilitation assistance, and rental assistance;

- Program 6, Housing Choice Voucher Rental Assistance, to improve housing mobility and provide stable housing costs that address disproportionate housing needs;
- Program 8, Preservation of Existing Affordable Housing, to ensure assisted housing remains affordable and to reduce displacement risk;
- Program 9, Housing Rehabilitation and Code Enforcement, to ensure well-maintained, safe, and decent housing, reducing disproportionate housing needs associated with substandard housing;
- Program 11, Zoning Code Amendments, to support a greater variety of housing types, including housing options for the unhoused, persons with a disability, and farmworkers, to facilitate streamlined, ministerial review of eligible affordable housing projects, to increase opportunities for shared housing, and to remove constraints to multifamily and affordable housing;
- Program 13, Adequate Sites for Very Low- and Low-Income Households, to increase housing opportunities for very low- and low-income households throughout the City;
- Program 15, Access to Opportunities, Density Bonuses, and Incentives, to incentivize and encourage affordable and special needs housing, including housing that improves access to opportunities;
- Program 16, Affirmatively Furthering Fair Housing, to improve fair housing outreach and enforcement, to enhance housing mobility, to increase access to opportunities, and to promote community preservation and revitalization;
- Program 18, Coordinate with Housing Support Service Agencies, to increase access to housing by special needs groups;
- Program 19, Fair Housing Services, to improve fair housing support through education and outreach, support with filing a complaint, and assistance with enforcing fair housing laws;
- Program 20, Affordable Housing Resources for Renters and Owners, to connect very low- and low-income residents and employees with access to new housing opportunities;
- Program 22, Replacement Housing, to ensure very low- and low-income units are replaced on nonvacant sites;
- Program 23, Universal Design and Accessibility, to ensure new housing opportunities include accessible units;
- Program 24, Reasonable Accommodation Procedures, to ensure existing and new housing can be modified to meet the unique needs of persons with a disability;
- Program 25, Homeless Continuum of Care, to ensure access to shelter and support services for the unhoused; and
- Program 26, Ongoing Community Education and Outreach, to improve access to programs operated by Contra Costa County that are available to City residents;

To the extent that these programs represent ongoing work efforts, these programs are evaluated for effectiveness in Chapter 6 of this Background Report. The City will continue to partner with local and regional stakeholders to affirmatively further fair housing, provide services to the lower income and special needs groups, and address homelessness.

6. EVALUATION OF 2015-2023 ELEMENT

A. INTRODUCTION

California Government Code 65588(a) requires each jurisdiction to evaluate the effectiveness of the existing Housing Element, the appropriateness of the goals, objectives, and policies, and the progress in implementing the programs over the planning period of the Housing Element. This chapter contains a review of the programs of the previous Housing Element and evaluates the degree to which these programs have been implemented during the previous planning period. This Chapter also includes a detailed review of the City's progress toward facilitating the production of its share of the regional housing need. The findings from this evaluation have been instrumental in determining the 2023–2031 Housing Plan.

B. SUMMARY OF ACHIEVEMENTS

The 2015-2023 Housing Element program strategy focused on coordination with housing support service agencies, addressing fair housing laws, promoting the availability of housing and rental assistance programs, implementing code enforcement, maintaining land inventory, providing outreach on homeless issues, and providing reasonable accommodations. The 2015-2023 Housing Element identified the following statements, which are listed as goals:

Goal 1 Housing Strengthens Our Thriving, Balanced, and Diverse Community

Goal 2 Our Housing and Neighborhoods Have a High Standard of Quality

Goal 3 We Have a Mix of Housing Types and Choices

Since the adoption of the last Housing Element update, and at the outset of the 2015-2023 Housing Element Planning Period, the City has implemented a number of actions to plan for, accommodate, and facilitate the construction and rehabilitation of housing, including affordable housing and housing for populations with special needs. This Chapter reviews the effectiveness of the 2015-2023 Housing Element.

Table 1 identifies the City's 2015-2023 RHNA, all residential units that were constructed or permitted during this period, and the remaining RHNA that was not permitted during the 2015-2023 Housing Element.

As shown in Table 754, 182 housing units were permitted during the planning period. Of these 182 units, 181 units were affordable to above moderate income and one unit was affordable to moderate-income households; none were affordable to very low- or low-income households.

Table 754. Regional Housing Needs Allocation (RHNA) 2015-2023 - Citywide

Allocation	Very Low	Low	Moderate	Above Moderate	TOTAL
Martinez 2015-2023 RHNA	124	72	78	195	469
Total Permitted 2015	0	0	0	18	18
Total Permitted 2016	0	0	1	27	28
Total Permitted 2017	0	0	0	2	2
Total Permitted 2018	0	0	0	6	6
Total Permitted 2019	0	0	0	5	5
Total Permitted 2020	0	0	0	18	18
Total Permitted 2021	0	0	0	63	63
Total Permitted in 2022	0	0	0	42	42

Table 754. Regional Housing Needs Allocation (RHNA) 2015-2023 - Citywide					
Allocation	Very Low	Low	Moderate	Above Moderate	TOTAL
Total Permitted 2015-2022	*0*	*0*	*1*	*181*	*182*
Remaining Need	124	72	77	14	287
Source: City of Martinez, 2016, 2017, 2018, 2019, 2020, 2021, and 2022 General Plan and Housing Element Annual Progress Reports (APRs)					

During the planning period, Martinez worked to further housing opportunities and implement the 2015-2023 Housing Element. The City's housing related accomplishments included:

- A comprehensive update to the General Plan, a 12-year effort that culminated with adoption in October 2022. The General Plan 2035 reflects substantial input from the community and provides a framework for growth and development, including increased residential densities and additional sites for multifamily and mixed-use development.
- In 2022, the City approved the Amare Apartments project, a 183-unit multifamily project that includes nine deed-restricted very low-income units.
- The City adopted an ordinance to implement SB 9 in 2021, ensuring that up to four units are accommodated on eligible lots in the City's single-family zones.
- In 2021, the Portside Lofts mixed-use project was entitled in an existing historic downtown building using the density-bonus program to provide a total of thirteen apartment units, one of which is affordable to very low income persons.
- In 2022, the Brookside Assisted Living Expansion project was entitled to allow a 43-bed facility expansion to an existing 40-bed assisted living facility.
- Throughout the 2015-2023 Housing Element Planning Period, the City continued to participate in the Contra Costa County Urban County and HOME Consortium to provide services, including fair housing assistance, housing assistance to lower income and special needs populations, and supportive services for the homeless and lower income populations, and to increase access to funding for housing production and rehabilitation.

C. APPROPRIATENESS AND EFFECTIVENESS OF THE 2015-2023 HOUSING ELEMENT

Overall, the City's housing programs have been moderately effective in removing potential constraints to affordable housing – where programs have not been effective is more of a function of lack of implementation than a shortfall of the program. Table 762 analyzes the implementation of each 2015-2023 Housing Element housing program and identifies whether the program will be kept, modified, or removed in the 2023-2031 Housing Plan.

Since the adoption of the last Housing Element update, the City has worked to implement its Housing Element, including encouraging affordable housing, as previously discussed.

However, two factors delayed Housing Element implementation:

- During 2015-2023, the City experienced extensive staff turnover in its Community and Economic Development Department, which resulted in a lack of leadership in Housing Element implementation and delayed in implementation of the Housing Element.
- The General Plan Update effort took more resources and time than was anticipated when the 2015-2023 Housing Element was prepared. This was partially due to adoption of Measure I, which occurred following publication of the Draft General Plan Update and Draft EIR in 2015. Measure I mandated the preservation of various open space lands in the City, requiring significant revisions to the Draft General Plan that resulted in publication of a revised Draft General Plan and Recirculated Draft EIR in 2022.

While the City is continuing to plan for a comprehensive Zoning Ordinance Update to implement the recently adopted General Plan, the City recognizes the need to more immediately remove constraints to housing, including housing for special needs groups, and to support a variety of housing types. Therefore, the City has begun preparing revisions to the Zoning Ordinance to be adopted concurrently with this Housing Element to address revisions to the Zoning Ordinance necessary to implement Program 11 to define "family" consistent with fair housing best practices and to accommodate employee housing and farmworker housing, emergency shelters, transitional housing, supportive housing.

While some goals, policies, and programs included in the 2015-2023 Housing Element continue to be appropriate to address the City's housing needs, the Housing Plan will be updated to provide clearer guidance, to remove redundancies, to provide more specific direction to encourage affordable and special needs housing, and to address new requirements of State law. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update. The 2023-2031 Housing Element Housing Plan includes the complete set of the new and/or revised programs for to address the City's housing needs for the 2023–2031 period.

While the City took steps to promote housing, the experience of Martinez and other communities throughout the State demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate-income housing working alone. All cities, including Martinez, have limited financial and staffing resources and require substantial state and/or federal assistance, which is not available at the levels necessary to support the City's housing needs, as well as the technical assistance of area non-profit housing developers and agencies.

Special Needs Populations

The 2015-2023 Housing Element included programs aimed at supporting services and housing for special needs populations. The cumulative effect of the 2015-2023 Housing Element in addressing special needs is summarized below:

The City is in the process of updating its Zoning Ordinance to remove constraints to employee and farmworker housing, which will remove constraints to housing for farmworkers.

The City approved the Brookside Assisted Living expansion, which would provide assisted living/housing for 43 seniors and/or persons with a disability. The City is also in the process of amending the Zoning Ordinance to revise the definition of "family" and to allow group homes serving seven or more uses in a broader range of residential and mixed use districts, to remove constraints and expand housing opportunities for persons with a disability.

The City permitted 15 ADUs, which provide housing opportunities for a variety of household types, including special needs populations.

The City coordinated with the Contra Costa Continuum of Care, regional service providers, and non-profits to assist persons living at Camp Hope when the Homeless Action Coalition decided to discontinue services. The City worked to assess the needs of persons living at the encampment, connect the unhoused population with permanent housing and assisted housing/treatment opportunities, and to provide security and public health assistance to ensure safe and sanitary living conditions at Camp Hope.

While units were not made available specifically to large families or female-headed households, the majority of the new attached and detached single family dwellings in the City have three or more bedrooms and are suitable for large families and households with children present.

Table 7-5. Achievements and Implementation of 2015-2023 Housing Element	
Action	**Accomplishments/Status**
GOAL 1: Housing Strengthens Our Thriving, Balanced, and Diverse Community	
Program 1: Review the Housing Element Annually. As required by State law, the City will review the status of Housing Element programs by April of each year. The review would cover the status of implementing actions, accomplishments, and a review of housing sites identified in the Housing Element. In particular, the annual review will cover development assumptions and actual development activity on sites by assessing projected development potential compared to actual development approval and construction. This will also include residential units anticipated on mixed use zoned sites. The intent of the annual review is to maintain adequate sites during the Housing Element planning period. *Time Frame: Annually*	**Accomplishments**: Implemented and ongoing. ***Status***: ☐ Keep ☑ Modify ☐ Remove The City has submitted Annual Progress Reports in the format required by HCD and will continue to do the same. This program will be separated into two programs: 1) address the Annual Progress Report and develop an implementation plan that identifies programs that are in progress each year and programs planned for implementation in the upcoming year, and 2) address monitoring of development activity and the adequacy of the City's inventory of sites to accommodate the RHNA.
Program 2: Coordinate with Housing Support Service Agencies. Support efforts of Countywide social service agencies in their attempts to provide housing for special need groups. The City will provide information and referrals to County agencies for those seeking health and human service assistance. Information on County programs will be made available at the City's public counter and links to County agencies will be provided on the City's website. This program will be coordinated with Housing Element Program 5. *Time Frame: Annually as part of the Housing Element review*	**Accomplishments**: The City has implemented this program throughout 2015-2023 by participating in the Contra Costa Continuum of Care (ESG funds) and Urban County/HOME Consortium (CDBG and HOME funds), to ensure services are made available to Martinez. The City provides information on County programs at City Hall and includes information regarding programs, including health, human assistance, senior, and homeless programs, on the City's website. However, the information available online is limited and difficult to find. ***Status***: ☐ Keep ☑ Modify ☐ Remove City staff will continue to support efforts of Countywide social service agencies in their efforts to provide housing for special needs groups. This program will be revised to identify specific actions, including regular coordination and contact with County agencies, and specific information to be provided at City Hall and on the website. The revisions will identify specific metrics and implementation timeframe to ensure success.
Program 3: Coordinate with State, Regional and Contra Costa County Agencies on Housing, Transportation and Climate Action Change. Continue to meet with other jurisdictions in Contra Costa County and support ABAG programs to develop a regional program for achieving a balance between housing and jobs. Update the Housing Element consistent with regional and State law requirements in a timely manner. *Time Frame: Ongoing participation in regional planning activities and update the Housing Element by 2015*	**Accomplishments**: The City has and will continue to meet with other jurisdictions in Contra Costa County, including participation in CCTA bi-annual reporting, and has supported ABAG/MTC programs, including Plan Bay Area and the Regional Housing Needs Allocation Plan, to promote both regional and local balances between housing, jobs, and sustainability. ***Status***: ☑ Keep ☐ Modify ☐ Remove The City will continue to meet with other jurisdictions in Contra Costa County, including participation in CCTA bi-annual reporting, and support ABAG/MTC programs to develop regional program for achieving a balance between housing and jobs.

Table 7-5. Achievements and Implementation of 2015-2023 Housing Element	
Action	**Accomplishments/Status**
Program 4: Publicize Fair Housing Laws and Respond to Discrimination Complaints. Promote fair housing opportunities for all people and support efforts of City, County, State and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and Federal anti-discrimination laws. Discrimination complaints will be referred to the Contra Costa County Housing Division, the Contra Costa Housing Authority, or the California Department of Fair Employment and Housing, as appropriate. The City will educate selected staff in the Community and Economic Development, City Attorney, and City Manager departments on responding to complaints received regarding potential claims of housing discrimination. Information regarding the housing discrimination complaint referral process will be posted on the City's website and available consistent with Program 5. *Time Frame: As needed in response to complaints*	**Accomplishments**: Implemented and ongoing. City staff is available to provide information and referrals upon request. However, no requests for fair housing assistance were received during the 2015-2023 Housing Element. While the City provides fair housing and employment brochures at the public counter, the City did not update its website to include information regarding fair housing rights, education, and resources. ***Status***: ☐ Keep ☑ Modify ☐ Remove This program will be modified to establish a specific process for addressing fair housing complaints that includes referrals to the City's fair housing services provider, to identify specific community outreach actions that will occur, and to identify specific materials to be made available at the public counter and on the City's website. The revisions will include specific objectives and a specific timeframe for implementation to ensure success.
Program 5: Provide Information on Housing Programs. The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) Creating a link on the City's website that describes programs available in the City Martinez, contains County application forms, and provides direct links to County agencies that administer these programs; (b) Including contact information on County programs in City newsletters and other general communications that are sent to City residents; (c) Maintaining information on County programs at the City's public counter; (d) Training City staff to provide referrals to County agencies; and, (e) Distributing information on County programs at community centers. *Time Frame: Ongoing*	**Accomplishments**: The City has made information available from time to time, but has not updated the City's website to provide information related to housing programs and assistance and has not consistently made information available. The City is in the process of consolidating and organizing information related to community assistance, including housing programs, community health, and various social services programs and anticipates having the information available via the City's website and at physical locations throughout the City in 2023. ***Status***: ☐ Keep ☑ Modify ☐ Remove These programs have been partially implemented utilizing City and local resources. This program will be combined with Program 2, Ongoing Community Education and Outreach, and will address providing housing and community services resources and educational materials via the City's website, newsletters, and at physical locations throughout the City and coordinating with regional service providers to ensure materials are up to date, including the correct contact information.
Program 6: Conduct Community Outreach When Implementing Housing Element Programs. Notify a broad representation of the community when housing strategy or implementing programs are discussed by the Planning Commission or City Council. Maintain the Housing Element mailing list and send public hearing notices to all interested public and non-profit agencies, affected property owners; post notices in public buildings such as City Hall, libraries, post offices and the senior	**Accomplishments**: The City continues to notify a broad representation of the community when housing strategy or implementing programs are discussed by the Planning Commission or City Council, and maintain the Housing Element mailing list and send public hearing notices to all interested public and non-profit agencies, affected property owners; notices will be posted in public buildings and on the City's webpage. The City has conducted extensive community outreach related to its housing efforts, including outreach for the General Plan Update and for the 2023-2031 Housing Element update.

Table 7-5. Achievements and Implementation of 2015-2023 Housing Element	
Action	**Accomplishments/Status**
center; and publish a notice in the local newspaper. Information will be posted on the City's website and will be made available consistent with Program 5. *Time Frame: Consistent with implementing programs*	As part of the 2023-2031 Housing Element Update, the City reviewed and updated its stakeholders list. In addition to notifying stakeholders of meetings and engagement opportunities, the City noticed meetings at City Hall, public locations in the City, and in the newspaper to ensure opportunities for participation by all segments of the community. The City provided multiple venues for participation, including two community workshops, City Council and Planning Commission meetings, and two surveys. ***Status***: ☐ Keep ☑ Modify ☐ Remove This program will be combined with other programs regarding education and outreach to ensure regular reporting to the community regarding Housing Element implementation and to ensure outreach is conducted that encourages participation by all segments of the community when the City is implementing its Housing Element.
Program 7: Update the City's General Plan. Update the City's General Plan to assure ease of implementation of City policies and consistency with SB375 and other requirements. *Time Frame: Mid 2016*	**Accomplishments**: This program has been implemented and completed. The General Plan 2035 was adopted in 2022 and considered the transition from level of service to vehicle miles travelled when evaluation transportation impacts under CEQA. ***Status***: ☐ Keep ☐ Modify ☑ Remove The program has been completed and is no longer needed.
Program 8: Update the City's Zoning Ordinance. Update the City's Zoning Ordinance to assure ease of implementation and consistency with City policies. The update would include review of use categories, updates required pursuant to State law and the Housing Element, and consistency with the update of the General Plan. *Time Frame: 2016-2017*	**Accomplishments**: The City has begun the process of identifying the necessary revisions to the Zoning Ordinance following adoption of the General Plan 2035. ***Status***: ☐ Keep ☑ Modify ☐ Remove This program is underway and will be kept in the 2023-2031 Housing Element, including identifying specific revisions to the Zoning Ordinance that are necessary to remove constraints to encouraging development and provision of a variety of housing types.
GOAL 2: Our Housing and Neighborhoods Have a High Standard of Quality	
Program 9: Continue to Participate in the Contra Costa County Neighborhood Preservation Program and the County Rental Rehabilitation Program. The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through Program 5. *Time Frame: Ongoing*	**Accomplishments**: Implemented and ongoing. ***Status***: ☐ Keep ☑ Modify ☐ Remove The City has and will continue to promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through Program 5. This effort will be combined with Program 5 and other programs related to providing the community with information regarding available housing assistance programs.
Program 10: Implement Code Enforcement. As budget and staffing permits, continue to vigorously pursue code enforcement efforts in residential areas	**Accomplishments**: The City continues to enforce its codes, when necessary to address complaints and any identified health and safety issues related to the City's housing stock.

Table 7-5. Achievements and Implementation of 2015-2023 Housing Element	
Action	**Accomplishments/Status**
through the City's Public Works Department (Building Division). *Time Frame: Ongoing*	***Status***: ☐ Keep ☑ Modify ☐ Remove This program will be revised to ensure that code enforcement is accompanied by information regarding resources available to homeowners and property owners regarding housing rehabilitation and emergency repair programs to promote a safe and healthy living environment for the City's residents.
Program 11: Implement Neighborhood Improvements. Identify possible neighborhoods in need of upgrading and develop and implement a program to upgrade curb, gutter, and sidewalks pursuant to the newly adopted sidewalk repair ordinance (March 2015). The next focus area should be residential areas surrounding Downtown Specific Plan area and potential change areas. *Time Frame: Identify potential streets/neighborhoods by 2011; implement improvements as funding and staffing are available*	**Accomplishments**: The City implemented the Annual Sidewalk Repair Project and Sidewalk Gap Closure Project during the 2015-2023 Housing Element. The Annual Sidewalk Repair Project is funded through Gas Tax Funds each year to repair sidewalks that pose trip and fall hazards. The Sidewalk Gap Closure Project constructs new sidewalks in areas where there are gaps in current sidewalks. Assisted areas include Downtown (removal of tripping hazards), gap closures on Arnold Drive west of Milano Way and west of Fig Tree, Morello Hills Drive east of Morello Avenue and near the northeast corner of Morello Avenue and Arnold Drive, and Marina Vista. In 2016, Martinez voters adopted Measure D which funds pavement preservation. Through Measure D funding, the City has improved its streets, raising the street system pavement condition index from 58 to 66. The City completed the Downtown Arterial Pavement Project in June 2021. ***Status***: ☐ Keep ☑ Modify ☐ Remove The process to implement these measures has not commenced due to staffing and resource limitations. This program will be removed and replaced with a program that addresses place-based investment to further fair housing.
Program 12: Implement Measures for Relocation of Tenants from At-Risk Housing and Consider Adoption of Ordinance for At-Risk Housing. Assist Tenants of Existing Rent Restricted Units to Obtain Priority Status on Section 8 Waiting List - HUD has set aside special Section 8 vouchers for existing tenants in Section 8 projects that are opting out of low- income use. If such vouchers are acquired by the tenants, the units will stay affordable to the existing tenants, upon termination of the original below market rate program, as long as they stay. Once a unit is vacated and new tenants move in, the unit will convert to market-rate housing In addition, consider adoption of an ordinance requiring a one year notice to residents, the City, Contra Costa County Housing Authority, and Contra Costa County Redevelopment Agency of all conversions of Below Market Rate housing units to market rates. Monitor the status of the units at risk. Establish regular contact with the owners of these units. If the units appear to be in danger of converting, establish contact with public and nonprofit agencies who may be interested in	**Accomplishments**: The City has not received any notices of conversion of assisted housing to market-rate, so no assistance has been necessary during 2015-2023. It is noted that the City does not operate the Section 8 program and does not establish the priority of the Section 8 waiting list. State law was revised to provide more stringent noticing requirements for assisted housing that is planned to convert to market rate. ***Status***: ☐ Keep ☑ Modify ☐ Remove This program will be revised to ensure that the City addresses conversion of at-risk units, including noticing requirements consistent with the requirements of State law and outreach to tenants to reduce the risk of displacement of lower income residents.

Table 765. Achievements and Implementation of 2015-2023 Housing Element	
Action	**Accomplishments/Status**
managing or purchasing the units to inform them of the projects status and inform tenants of any assistance available. *Time Frame: 2015 with other Zoning Ordinance updates*	
GOAL 3: We Have a Mix of Housing Types and Choices	
Program 13: Consider Adoption of an Inclusionary Housing Ordinance or Housing Impact Fee. Consider adopting an Inclusionary Housing Ordinance or a housing impact fee as a means of providing some below market rate housing in market rate developments and to disperse affordable housing throughout the community. *Time Frame: 2016 (with Zoning Ordinance revision – Program 8)*	**Accomplishments**: Staff has investigated alternatives and found that since the dissolution of redevelopment agencies the use of inclusionary housing is not as effective a method to provide affordable housing opportunities because the funding no longer exists. Therefore, the City did not adopt an inclusionary housing requirement or impact fee during the 20152023 Housing Element. However, the City worked with the developer of the Amare Apartments to designate nine of the 183 units for very low income households and with the developer of Portside Lofts to designate one of the 13 units for very low-income households. As part of the Zoning Ordinance Update, the City will consider opportunities for an inclusionary requirement. ***Status***: ☐ Keep ☑ Modify ☐ Remove While staff has determined that inclusionary housing may not be the most effective method of producing affordable housing, an affordable housing fee, zoning for affordable housing, and/or establishment of an Infrastructure Financing District and Housing Trust Funds, are potential methods to assist with the development of affordable housing. These options will be considered in parallel with the Zoning Ordinance update. This program will be modified in the 2023-2031 Housing Element to address potential alternatives to inclusionary housing.
Program 14: Continue to Implement the Downtown Specific Plan. Continue to implement the programs, policies and development standards to facilitate and encourage residential development in the downtown area. This would include the implementing actions contained in the Downtown Specific Plan, such as actions to promote walk-ability, development incentives, financing and funding mechanisms, and other policies and actions contained in the Downtown Specific Plan to encourage infill, higher density, and mixed-use development. The Downtown Specific Plan identifies "priority catalyst projects" to help achieve the goals and policies of the Specific Plan. Specific incentives contained in the Downtown Specific Plan and identified as catalyst projects include: 1. Zoning changes as a result of the Downtown Specific Plan adoption encourage development of	**Accomplishments**: The City has continued to implement the programs, policies, and development standards to facilitate and encourage residential development in the downtown area. The City also completed the Downtown Martinez Community-Based Transportation Plan in 2020 to identify opportunities for investment in the Downtown to improve access to transportation opportunities, including identifying needs for transportation for seniors and the need for more frequent transit service to the Housing Authority. The City completed the Downtown Parking Study to evaluate whether parking is balanced in the Downtown and to identify opportunities to expand bicycle and micro-mobility infrastructure amenities in the Downtown to reduce reliance on passenger vehicles and associated parking. In 2023, the City is beginning the effort to update the Zoning Ordinance to implement the General Plan 2035 and Downtown Specific Plan. ***Status***: ☐ Keep ☑ Modify ☐ Remove The General Plan 2035 has modified the vision for various areas of the Downtown. This program will be revised to update the Downtown

Table 765. Achievements and Implementation of 2015-2023 Housing Element

Action	Accomplishments/Status
townhomes and condominiums, which were not allowed under previous Zoning regulations; 2. Improvements to infrastructure, including the utility grid; and, 3. Evaluation of financing and funding mechanisms to implement the Downtown Specific Plan. Further, to promote residential development affordable to lower income households in the Downtown Specific Plan, the City will target a variety of support, including expediting and prioritizing review, coordinating applications with the project review committee, consider waivers or reductions of fees, or grant concessions and incentives and specifically meet with developers including non-profit to identify and implement target sites and strategies at least twice in the planning period. As part of this effort, the City will apply or support applications for funding at least twice in the planning period, annually monitor the effectiveness of the strategy and add or revise programs as necessary to promote affordability in the Downtown Specific Plan. *Time Frame: Ongoing*	Specific Plan to be consistent with the General Plan and to identify actions to be taken during the 2023-2031 Housing Element to promote specific housing opportunities in the Downtown.
Program 15: Maintain an Up-to-Date Land Inventory. Periodically update the land inventory and provide information to interested developers and affordable housing providers with specific information on opportunity sites that have the greatest feasibility for housing production. *Time Frame: Ongoing*	**Accomplishments**: During the 2015-2023 Housing Element, the City reviewed and updated the land inventory to address vacant and underutilized sites. The refined inventory was used for the General Plan 2035 and sites with the most likelihood of developing have been included in this 2023-2031 Housing Element. The City maintains its inventory of sites and provides the information to the development community upon request. ***Status***: ☐ Keep ☑ Modify ☐ Remove This program will be modified to include specific objectives, including but not limited to the development of an online Geographic Information System (GIS) web page that contains up-to-date property information for the public and affordable housing developers to review at their convenience. This program will be addressed in two separate programs in the Housing Plan: 1) addressing an up-to-date inventory of sites to accommodate the RHNA throughout the 2023-2031 Housing Element, and 2) a program ensuring proactive outreach and assistance to the development community.
Program 16: Encourage Use of Rental Assistance Programs. Continue to publicize and participate in rental assistance programs such as Section 8 and other available rental programs.	**Accomplishments**: The City has and will continue to publicize and participate in rental assistance programs such as Section 8 and other available rental programs. ***Status***: ☐ Keep ☑ Modify ☐ Remove

Table 7-5. Achievements and Implementation of 2015-2023 Housing Element	
Action	**Accomplishments/Status**
Time Frame: Ongoing; link with Program 5	This program will be combined with other programs that address providing the community with information and outreach related to available housing assistance programs, including rental assistance, housing rehabilitation, emergency repair, and homebuyer assistance.
Program 17: Provide Expedited Review, Fee Reductions, and Other Support for Affordable Housing. Continue to provide expedited review of affordable housing developments through the coordinating activities of the Project Review Committee, and give priority to such projects in scheduling meetings of the Design Review Committee, Zoning Administrator, and Planning Commission to maintain a shortened review period and evaluate recommendations to avoid constraints on production of affordable housing. The City will also consider waivers or reductions of development fees where feasible as a means of promoting the development of housing affordable to extremely low, very low, and low income households. In addition, the City will review funding options as part of the annual Housing Element review as described in Program 1, and will apply for funding or support funding applications as opportunities are available, and will undertake other actions (such as modifications to parking requirements and granting concessions and incentives) to assist in the development of housing for extremely low income households. *Time Frame: Annual Review as part of Housing Element Program 1 and apply for funding at least twice in the planning period*	**Accomplishments**: This program has been reviewed and will be implemented as part of the Zoning Ordinance Update. The City did not receive any affordable housing project applications during the 2015-2023 Housing Element, but did work with two market-rate developers (Amare Apartments and Portside Lofts) to ensure the projects provided some affordable units. To offset the cost of providing the affordable units, the City granted a density bonus to each project and also provided additional concessions to the Amare Apartments. ***Status***: ☐ Keep ☑ Modify ☐ Remove This program will be modified to identify specify approaches and incentives to encourage affordable housing and to provide specific actions and a timetable for implementation.
Program 18: Provide Outreach on Homeless Issues. Meet with representatives of community organizations, including local churches and others interested in providing services to the homeless, to investigate the potential for establishing a shelter network for the homeless as part of the County's broader effort to address homelessness through the Contra Costa County Interagency Council on Homelessness. *Time Frame: Ongoing*	**Accomplishments**: The City has developed a partnership with the Contra Costa County Department of Health, Housing, and Homeless Services and actively participates in the Continuum of Care, which administers the funding and planning for regional homeless services and shelter serving the County, including Martinez. This effort assists the City with leveraging regional assets into opportunities for the local unhoused population. Martinez has a dedicated police officer to coordinate with the homeless community. The City assists in funding a homeless CORE (coordinated outreach referral and engagement) team that connects the unhoused population with services and shelter. In 2022, the City provided assistance in transitioning residents of Camp Hope (an encampment of unhoused persons located at the outdoor amphitheater at the City's waterfront) when Homeless Action Coalition decided to discontinue services. The City coordinated with the County and non-profits to persons staying at Camp Hope to determine their needs, to ensure daily services were provided by drug

Table 7-5. Achievements and Implementation of 2015-2023 Housing Element	
Action	Accomplishments/Status
	and alcohol addiction and mental health service providers, and to provide private security to supervise the camp in evening hours. The City is working to facilitate the transition of persons at the camp into longer-term housing solutions or into treatment. This program has been successful in serving the needs of the homeless population. *Status*: ☐ Keep ☑ Modify ☐ Remove This program will be continued and updated to reflect the City's current approach to proactively addressing homelessness and working with regional service providers and non-profits.
Program 19: Encourage Shared Housing. Encourage reduction of housing expenses through shared-living arrangements. Contact the Contra Costa County Housing Division to identify organizations that specialize in operating shared housing referral and placement programs primarily for low-income residents. Outreach could be conducted through the senior center, libraries, City Hall, and the media. Determine the feasibility of establishing a program in Martinez based on program costs to the City. *Time Frame: Ongoing*	**Accomplishments**: Home Match Contra Costa provides home matching services Countywide, serving to connect persons interested in renting a room or portion of the home with persons in need of housing. The City provides information regarding shared housing /living services upon request. *Status*: ☐ Keep ☑ Modify ☐ Remove This program will be modified to ensure information is made available on the City's website and shared with senior and other households who may be interested in home sharing/matching opportunities.
Program 20: Investigate Possible Multi-Jurisdictional Emergency Homeless Shelter. Pursuant to State law requirements, and as the opportunity arises, the City will consider participation in a multi-jurisdictional emergency shelter, should one be proposed in the future. *Time Frame: If an opportunity arises*	**Accomplishments**: The City has participated in the Contra Costa Continuum of Care, which has transformed regional homeless services by providing a system to manage grant funding, regional provision of emergency shelters, overnight vouchers, supportive housing, and transitional housing and coordinated services with the goal of helping the homeless and at-risk population throughout the County attain permanent housing. Through its activities with the CoC, the City participates in regional shelter efforts. *Status*: ☐ Keep ☐ Modify ☑ Remove This program will be modified to identify specific objectives to address homelessness during the 2023-2031 Housing Element.
Program 21: Encourage Second Units. The City will continue to allow secondary dwelling units ("granny flats) in all residential zones, subject to specific development standards and requirements. *Time Frame: Ongoing*	**Accomplishments**: This has been implemented throughout the 2015-2023 Housing Element and has resulted in 29 accessory dwelling units (1 – 2016, 2 – 2017, 3 – 2018, 1 – 2019, 4 – 2020, 4 – 2021, and 14 - 2022). *Status*: ☐ Keep ☑ Modify ☐ Remove The City is utilizing State law for processing of accessory dwelling units. This program will be continued, with modifications to further promote ADU production.
Program 22: Revise Multifamily Parking Requirements. Simplify and consolidate the City's requirements for Off-Street Parking for multifamily housing for both City-wide and the Downtown Overlay District to be more in sync with	**Accomplishments**: This program has not yet been implemented. As part of the Zoning Ordinance Update, the City plans to update its parking requirements to ensure parking requirements balance the

Table 7-5. Achievements and Implementation of 2015-2023 Housing Element	
Action	**Accomplishments/Status**
actual demand and current best practices. This would include reductions in requirements for the number of covered and non-covered spaces for one-bedroom units in multifamily housing projects. *Time Frame: 2016 (with Zoning Ordinance revision – Program 8)*	need to accommodate demand while ensuring parking is not a constraint to housing production. ***Status***: ☐ Keep ☑ Modify ☐ Remove This program will be combined with Program 11, Zoning Ordinance Amendments, and will identify specific modifications needed to parking requirements consistent with the analysis in Chapter 3, Constraints.
Program 23: Modify Requirements for Group Homes for Seven or More Persons. Consider amending the Zoning Ordinance to allow group homes for seven or more persons with a Conditional Use Permit in additional residential zones. *Time Frame: 2016 (with Zoning Ordinance revision – Program 8)*	**Accomplishments**: This program has not yet been implemented. As part of the Zoning Ordinance Update, the City will update requirements for group homes serving seven or more people to allow larger group homes in multiple residential or mixed use zoning districts and to ensure that persons with a disability are accommodated fairly. ***Status***: ☐ Keep ☑ Modify ☐ Remove This program will be combined with Program 11, Zoning Ordinance Amendments, and will identify specific modifications needed to parking requirements consistent with the analysis in Chapter 3, Constraints.
Program 24: Continue to make available, information and permits, so that new and modified housing is made suitable for residents with disabilities. Promote program on reasonable accommodations and continue to implement universal design building code requirements. *Time Frame: Ongoing*	**Accomplishments**: The City's reasonable accommodations process allows persons with a disability to request accommodation from the City's zoning and land use requirements. During the 2015-2023 Housing Element, no reasonable accommodation requests were received. The City implements the accessibility requirements of the California Building Code and requires development projects to comply with Government Code Section 17959.6, regarding universal design features and accessibility. ***Status***: ☑ Keep ☐ Modify ☐ Remove This program will be kept, and include specific objectives to ensure continued and expanded success.
Program 25: Modify Allowances for Farm Work and Employee Housings. Enact Zoning code amendment to explicitly define, and provide zoning provisions for, farm worker and employee housing in accordance with California Health and Safety Code Sections 17021.5 and 17021.6. Specifically, the Zoning Code shall be amended to include the following: • Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure. Employee housing shall not be included within the definition the definition of a boarding house, rooming house, hotel, dormitory, or other similar term.	**Accomplishments**: This program is underway. In advance of the City's Zoning Ordinance Update, the City is performing targeted amendments to the Zoning Ordinance to remove constraints to a variety of housing types, including employee and agricultural employee housing. These amendments are being prepared concurrently with the 2023-2031 Housing Element are anticipated both be adopted by July 2023. ***Status***: ☐ Keep ☑ Modify ☐ Remove This program will be addressed by Program 11 in the Housing Plan, which addresses revisions to be made to the Zoning Ordinance concurrently with or immediately following adoption of this 2023-2031 Housing Element.

Table 7-5. Achievements and Implementation of 2015-2023 Housing Element	
Action	**Accomplishments/Status**
• No conditional use permit, zoning variance or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. • Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be permitted by-right in any zone(s) permitting agricultural use by-right. In any zone(s) where agricultural use is permitted subject to a conditional use permit, such employee housing shall be subject to a conditional use permit. • Permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who may or may not work on the property where the employee housing is located. • Require that existing or future agricultural farms o places of employment work with housing providers to meet the needs of farm workers and their families. *Time Frame: 2016 (with Zoning Ordinance revision – Program 8)*	
Program 26: Update Zoning Code's definition of "Family" to be consistent with current HCD guidelines and recent court cases. Amended definition shall consider these major points to consider when writing a definition of family must: • Jurisdictions may not distinguish between related and unrelated individuals. • The definition may not impose a numerical limit on the number of persons in a family. • Land use restrictions for licensed group homes for six or fewer individuals must be the same as those for single families. *Time Frame: Ongoing*	**Accomplishments**: This program is underway. As previously identified, the City is performing targeted amendments to the Zoning Ordinance to remove housing constraints. These amendments including defining "family" consistent with fair housing best practices. The amendments are being prepared concurrently with the 2023-2031 Housing Element are anticipated to be adopted by July 2023. ***Status***: ☐ Keep ☑ Modify ☐ Remove This program will be addressed by Program 11 in the Housing Plan, which addresses revisions to be made to the Zoning Ordinance concurrently with or immediately following adoption of this 2023-2031 Housing Element.

7. OTHER REQUIREMENTS

A. ENERGY CONSERVATION

Housing elements are required to identify opportunities for energy conservation. Energy conservation provides the dual benefits of promoting environmental sustainability and reducing households' monthly energy costs, which is a component of long-term housing affordability.

Opportunities for residential energy conservation exist at all scales, from individual home appliances to city design. Building design, construction techniques, street layouts, location of housing in proximity to transit and services, and zoning all affect energy consumption and can therefore be used to support its reduction.

Constructing new homes with energy-conserving features, in addition to retrofitting existing energy-inefficient structures in existing homes, can result in energy conservation. Examples of energy conservation opportunities include:

- Sealing a home's building envelope (doors, windows, walls, foundation, roof, and installation) to prevent energy leaks that increase heating and cooling costs.
- Installing energy-efficient appliances, lighting, and mechanical systems (heating, ventilation, and air conditioning).
- Installing a "cool roof" that reflects solar radiation to lower cooling costs and reduce the urban heat island effect.
- Designing and orienting buildings to take advantage of natural systems such as sun, shade, and wind, which can provide heating, cooling, and energy-generation opportunities.
- Supporting attached housing design, which reduces the number of exterior walls per unit and results in lower per unit heating and cooling costs.
- Promoting infill development, especially along transportation corridors, to use existing infrastructure and services.

Martinez's General Plan 2035 embodies the City's commitment to sustainability via the following policies:

- Reduce energy, water, and resource consumption wherever possible as they pertain to buildings and construction.
- Promote and encourage compliance with sustainable building standards.
- Strongly encourage landscaping that promotes more efficient use of water and energy including an evaluation of xeriscaping (no/low water use landscaping plants), native plants in landscaping, drip irrigation, and irrigation controls.
- Encourage existing buildings and new construction to incorporate renewable energy and energy- and water-efficient technologies.
- Cooperate with PG&E, Contra Costa County, State of California and all relevant public and private organizations efforts to retrofit existing homes with energy saving devices.
- Support the use of solar power by streamlining the permitting process.
- Encourage use of recycled-content construction materials.
- Encourage rehabilitation and reuse of buildings whenever appropriate and feasible as an alternative to new construction.
- Continue supporting recycling and composting programs.
- Continue to support the use of electric and other alternative fuel-sourced vehicles.
- Promote land use patterns which minimize energy consumption.
- Local governments are uniquely positioned to have a major impact on the environmental sustainability of a community due to their broad authority on local issues. The City of Martinez has been proactive in promoting energy and resource conservation in new housing and in the retrofit of existing housing, as described in the following section. These City-sponsored initiatives are supplemented by a variety of programs offered by other agencies and organizations.

Local Energy Conservation Programs

Martinez promotes energy conservation by promoting sustainability and green building, participating in community choice electricity provider, and providing information related to energy conservation and efficiency. The City advertises utility rebate programs and energy audits, particularly connected to housing rehabilitation programs. The City provides information regarding energy conservation resources on its website. Resources include information on various cost-saving programs, PG&E energy savings tips, including clean energy programs, energy efficient lighting upgrades, home energy audits, heat pump water heater installation, energy-efficient appliance upgrades, solar energy assessment, smart thermostats, and calculators to determine carbon footprints and cost savings with conversion to LED lighting The City also provides links to programs that provide energy conservation assistance, including free home energy audits, free solar consultations, and rebates for smart thermostats and other energy-efficient appliances.

As a participant in the Urban County, Martinez residents are eligible for the Neighborhood Preservation and Weatherization programs administered by Contra Costa County:

Neighborhood Preservation Program. NPP offers low-interest deferred or amortizing loans for low-income households. Eligible repairs include improvements that can improve energy efficiency, including plumbing, HVAC, and electrical repairs, window and door replacement, and re-roofing.

Weatherization Program. The Weatherization Program includes an evaluation of the home, recommendations for energy-saving measures, and installation of energy-efficient improvements, including heating system, water heater, and appliance repair or replacement, ceiling fans, smoke and carbon monoxide alarms, insulation, weather stripping, thermostats, energy efficient light bulbs, for lower income owner and renter households.

Green Building Program

Green Building is a sustainability-driven approach to construction that reduces environmental impacts, improves efficiency, and creates a healthier environment for building occupants. Green building techniques and materials can be used for both new building construction and remodels.

California Green Building Standards Code - referred to as CALGreen - is the first statewide mandatory green building code in the country. CALGreen mandates that all building construction and demolition projects, and certain additions and alteration projects to recycle and/or salvage a minimum 50 percent of the nonhazardous construction and demolition (C&D) debris generated during the project.

The City of Martinez encourages all owners and builders to consider a Green Building approach to future building projects.

MCE Clean Energy

The City of Martinez has joined Contra Costa County and 13 other cities or towns in Contra Costa by voting to join MCE and support California's renewable energy movement. MCE is a not-for-profit public electricity provider that offers 50 percent and 100 percent renewable electricity service options to its customers within the wider Bay Area.

In keeping with the statewide Global Warming Solutions Act of 2006 (AB 32), the City adopted a Climate Action Plan (2009) setting goals for reducing harmful greenhouse gases, conserving energy and natural resources, and preparing the community for the expected effects of global warming. One way the City is meeting its goals is by providing customers with the option of reducing the emissions from their electricity service.

Beginning in April 2018, MCE became the default electricity provider in Martinez. PG&E continues to transmit and distribute the electricity, maintain power lines, and handle all billing.

Bay Area Regional Energy Network (BayREN)

BayREN provides energy efficiency assistance through its Single-Family Rebate Program and multifamily building enhancements program.

BayREN Home+ offers cash rebates for home energy efficiency improvements for duct sealing/replacement, insulation, high efficiency furnaces/air conditioners, high efficiency heat pump systems, water heating systems, electrification appliance rebates and more. Note, to qualify for any rebates, you must use a BayREN Home+ participating contractor. BayREN Home+ also offers free technical assistance with an Energy Advisor for residents interested in participating in the rebate program. Homeowners can sign up for an Online Home Energy Evaluation through the Energy Advisor.

The Bay Area Multifamily Building Enhancements program offers cash rebates and no-cost energy consulting for multifamily properties that undertake energy and water upgrades. The program assists in planning energy saving improvements designed to save 15 percent or more of a building's energy and water usage and provides $750 per unit in rebates to help pay for the upgrade.

Pacific Gas and Electric

Pacific Gas and Electric Company (PG&E) offers several programs to promote energy conservation including incentives for energy conservation, rebate programs for old appliances, and free energy audits. It also provides public education and outreach programs to publicize energy-saving tips. PG&E customer assistance programs for lower-income households are listed below:

- California Alternate Rates for Energy (CARE) is PG&E's discount program for low-income households and housing facilities. CARE provides a 20 percent discount on monthly gas and energy bills. Participants qualify through income guidelines or if enrolled in certain public assistance programs.
- Family Electric Rate Assistance (FERA) is an electric-only discount program for families of three or more with low- to moderate-income. The program offers a monthly discount of 18 percent and is available to both single-family and multi- family residential customers.
- Relief for Energy Assistance for Community Help (REACH) is a one-time energy assistance program for low-income homeowners who cannot pay their utility bill because of a sudden financial hardship. The program is targeted to the elderly, disabled, sick, working poor, and unemployed. Eligibility is determined by the Salvation Army and requires a household income that does not exceed 200 percent of the federal poverty level.
- Medical Baseline Program provides allowances to customers who personally are, or who live with, someone who is dependent on life-support equipment or have other serious medical conditions which create an added need for electricity. This program allows customers to receive discounted rates for electricity by increasing their allocation of "baseline usage," which is available at lower rates. Income is not a factor in qualifying for this program.
- The Energy Savings Assistance Program provides qualified customers with energy-saving improvements such as lighting, weatherization, and water-saving measures at no charge. Participants must live in a house, mobile home or apartment that is at least 5 years old. Income restrictions apply.
- The Green Saver Program enables income-qualified residential customers in select communities to save 20 percent on their electricity bill on top of any applicable CARE or FERA discounts by subscribing to 100 percent solar energy.

Low Income Home Energy Assistance Program

The California Department of Community Services and Development has a Low-Income Home Energy Assistance Program (LIHEAP) to assist low-income homeowners with weatherization and energy bills (http://www.csd.ca.gov/Services/HelpPayingUtilityBills.aspx and http://ca-contracostacounty2.civicplus.com/4336/Weatherization). The LIHEAP Weatherization Program is implemented by Contra Costa County and provides free weatherization services such as attic insulation, caulking, water heater blanket, heating/cooling system repair, and other conservation measures. LIHEAP also provides payments for weather-related or energy-related emergencies and financial assistance to eligible households.

B. WATER AND SEWER PRIORITY

The City distributed the 2015-2023 Housing Element to water and sewer providers, emphasizing requirements to prioritize allocations to lower income housing. Upon adoption of the 2023-2031 Housing Element, the City will distribute it to the City's water and sewer providers consistent with the requirements of State law.

C. GENERAL PLAN CONSISTENCY

The City adopted the General Plan 2035 in November 2022, with preparation of the General Plan Update overlapping with the preparation of the 2023-2031 Housing Element. As the Housing Element is the only element in the General Plan with statutorily prescribed timelines for completion, to ensure internal consistency among all General Plan elements, work on both the General Plan Update and the Housing Element Update was closely coordinated. The 2023-2031 Housing Element has been prepared to be consistent with the General Plan and has been reviewed to ensure that the goals, policies, and programs in the Housing Element would not result in internal inconsistencies ~~with~~ between the General Plan 2035 and 2023-2031 Housing Element.

To ensure ongoing consistency among all elements of the General Plan, the City tracks all General Plan Amendments as they occur, and prepares revisions as needed. Furthermore, the City regularly checks for internal consistency during the preparation of the General Plan Annual Progress Report submitted to HCD and the Governor's Office of Planning and Research ("OPR") annually by April 1st. These measures will ensure ongoing consistency throughout the planning period.

APPENDIX A

Inventory of Residential Sites

Appendix A
Inventory of Residential Sites

MAP ID	Comments	Site Type	APN	Address	Ownership	Acres	Assr SqFt	Assr UC	Assr UC Desc	General Plan	Gen Plan Ovly	Zoning	Existing Single Family Units	Existing Multifamily Units	Maximum Density	Maximum Allowed Units	Realistic Capacity Density	Total Realistic Units	Very Low Units	Low Units	Moderate Units	Above Moderate Units	Total	AB 725-AM:4 units	AB 725-Mod:4 units/≤100 units/ac	Rezone	Prior Cycle
1		GP Rezone-Vacant	372-400-005	243 CARQUINEZ SCENIC DR	Private	0.241	10498	18	VACANT	DS		DS	0		35.00	8.00	28.00	6			3	3	6			DS	4th/5th
2		GP Rezone-Vacant	373-241-014	212 BUNKER ST	Private	0.390	16988	50	VACANT	DS		DS	0		35.00	13.00	28.00	10			5	5	10	Y	Y	DS	4th/5th
3		GP Rezone-Vacant	373-241-019	218 BUNKER ST	Private	0.130	5663	50	VACANT	DS		DS	0		35.00	4.00	28.00	3			1	2	3			DS	4th/5th
4		Vacant	373-061-031	0 LAFAYETTE ST	Private	0.055	2396	20	VACANT	CRL-A		R-6.0	0		7.26	0.00	5.81	1				1	1				
5		Vacant	373-061-033	0 LAFAYETTE ST	City	0.189	8250	79	GOVERNMENT	CRL-A		R-6.0	0	0	7.26	1.00	5.81	1				1	1				
6		Vacant	378-021-018	0 MARINA VISTA	Private	3.373	146928	18	VACANT	CRL-A		R-6.0	0		7.26	24.00	5.81	19				19	19	Y			
7		Vacant	378-033-015	0 DINEEN ST	Private	0.161	7013	17	VACANT	CRL-C		R-2.5	0		17.40	2.00	13.92	2			1	1	2				
8		Vacant	372-062-004	518 RICHARDSON ST	Private	0.082	3572	20	VACANT	CRH		R-2.5	0		17.40	1.00	13.92	1			0	1	1				
9		Vacant	373-183-003	500 ESTUDILLO ST	Private	0.229	9975	30	VACANT	DC		CC	0		43.00	9.00	34.40	7			7		7		Y		4th/5th
10		Vacant	373-222-006	417 MAIN ST	Service/Labor Organization	0.229	9975	30	VACANT	DC	DROA	CC	0		43.00	9.00	34.40	7			7		7		Y		
11		Vacant	373-222-005	0 MAIN ST	Service/Labor Organization	0.114	4966	30	VACANT	DC	DROA	CC	0		43.00	4.00	34.40	3			3		3				4th/5th
12		Vacant	373-222-004	0 MAIN ST	Service/Labor Organization	0.114	4966	30	VACANT	DC	DROA	CC	0		43.00	4.00	34.40	3			3		3				4th/5th
13		Vacant	373-225-001	721 BERRELLESA ST	Private	0.114	4966	30	VACANT	DC		CC	0		43.00	4.00	34.40	3			3		3				4th/5th
14		Underutilized	373-213-001	0 WARD ST	Private	0.114	4966	30	VACANT	DC		CC	0		43.00	4.00	34.40	3			3		3				4th/5th
15		GP Rezone-Vacant	373-201-001	606 WARD ST	Private	0.229	9975	30	VACANT	DT		CC	0	0	30.00	6.00	24.00	5			5		5		Y	DT	
16	Approved project.	Vacant	372-391-003	0 GREEN ST	Private	0.132	5750	17	VACANT	DT		PA	0		30.00	3.00	24.00	4			0	4	4		Y		
17		Vacant	372-366-002	1124 FERRY ST	Private	0.114	4966	17	VACANT	CRM		R-2.5	0		17.40	1.00	13.92	1			0	1	1				
18		Vacant	374-052-011	0 WILLOW ST	Private	0.220	9583	17	VACANT	CRL-C		R-3.5	0		12.40	2.00	9.92	2				2	2				
20		Vacant	372-273-010	725 ALLEN ST	Private	0.160	7000	17	VACANT	CRL-C		R-3.5	0	0	12.40	1.00	9.92	1				1	1				
21		Vacant	374-153-003	1930 PINE ST	Private	0.216	9409	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
22		Vacant	374-032-010	0 BROWN ST	Private	0.202	8799	50	VACANT	CRL-C		R-3.5	0		12.40	2.00	9.92	2				2	2				
23		Vacant	375-054-016	0 MONTEREY AVE	Private	0.132	5750	17	VACANT	CRL-B		R-6.0	0		7.26	0.00	5.81	1				1	1				
24		Vacant	374-013-001	0 PACHECO BLVD	Private	0.179	7797	17	VACANT	CRL-C		R-3.5	0		12.40	2.00	9.92	1				1	1				
25		Vacant	372-102-020	0 GREEN ST	Private	0.212	9235	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
26		Vacant	372-102-032	0 GREEN ST	Private	0.179	7797	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
27		Vacant	372-121-049	0 GREEN ST	Private	0.413	17990	17	VACANT	CRL-A		R-6.0	0		7.26	2.00	5.81	2				2	2				
28		Vacant	372-111-013	0 THOMAS DR	Private	0.192	8364	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
29		Vacant	372-122-001	0 GREEN ST	Private	0.400	17424	18	VACANT	CRL-A		R-6.0	0		7.26	2.00	5.81	2				2	2				
30		Vacant	372-121-051	0 HILLSIDE DR	Private	0.367	15987	17	VACANT	CRL-A		R-6.0	0		7.26	2.00	5.81	2				2	2				
31		Vacant	372-121-054	0 HILLSIDE DR	Private	0.309	13460	17	VACANT	CRL-A		R-6.0	0		7.26	2.00	5.81	1				1	1				
32		Vacant	372-152-027	0 PARK ST	Private	0.278	12110	18	VACANT	CRL-A		ECD-R-6.0	0		7.26	2.00	5.81	1				1	1				
33		Vacant	372-153-042	0 PROSPECT AVE	Private	0.292	12720	17	VACANT	CRL-A		ECD-R-6.0	0		7.26	2.00	5.81	1				1	1				
34		Vacant	372-151-004	0 ALVARADO TER	Private	0.229	9975	17	VACANT	CRL-A		ECD-R-6.0	0		7.26	1.00	5.81	1				1	1				
35		Vacant	372-151-003	0 ALVARADO TER	Private	0.229	9975	17	VACANT	CRL-A		ECD-R-6.0	0		7.26	1.00	5.81	1				1	1				
36		Vacant	372-164-007	10 ARREBA ST	Private	0.489	21301	17	VACANT	CRL-A		R-6.0	0		7.26	3.00	5.81	2				2	2				
37		Vacant	372-164-008	0 ARREBA ST	Private	0.500	21780	17	VACANT	CRL-A		R-6.0	0		7.26	3.00	5.81	2				2	2				
38		Vacant	372-164-009	0 ARREBA ST	Private	0.279	12153	17	VACANT	CRL-A		R-6.0	0		7.26	2.00	5.81	1				1	1				
39		Vacant	372-156-005	0 WARREN ST	Private	0.000	12430	17	VACANT	CRL-A		R-6.0	0		7.26	0.00	5.81	1				1	1				
40		Vacant	372-155-016	0 WARREN ST	Private	0.000	10123	17	VACANT	CRL-A		ECD-R-6.0	0		7.26	0.00	5.81	1				1	1				
41		Vacant	372-155-015	0 WARREN ST	Private	0.193	8407	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
42		Vacant	372-155-014	0 WARREN ST	Private	0.180	7841	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
43		Vacant	372-155-013	0 WARREN ST	Private	0.173	7536	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
44		Vacant	372-154-012	0 W PARK ST	Private	0.149	6490	17	VACANT	CRL-A		ECD-R-6.0	0		7.26	1.00	5.81	1				1	1				
45		Vacant	372-154-011	0 W PARK ST	Private	0.233	10149	17	VACANT	CRL-A		ECD-R-6.0	0		7.26	1.00	5.81	1				1	1				
46		Vacant	372-154-010	0 W PARK ST	Private	0.232	10106	17	VACANT	CRL-A		ECD-R-6.0	0		7.26	1.00	5.81	1				1	1				
47		Vacant	372-154-009	0 W PARK ST	Private	0.239	10425	17	VACANT	CRL-A		ECD-R-6.0	0		7.26	1.00	5.81	1				1	1				
48		Vacant	372-155-008	0 WARREN ST	Private	0.218	9496	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
49		Vacant	372-155-009	0 WARREN ST	Private	0.234	10193	17	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
50		Vacant	372-161-014	0 WARREN ST	Private	0.114	4966	17	VACANT	CRL-B		R-3.5	0		12.40	1.00	9.92	1				1	1				
51		Vacant	372-174-016	0 ROBINSON ST	Private	0.160	6970	17	VACANT	CRL-B		R-3.5	0		12.40	1.00	9.92	1				1	1				
52		Vacant	372-174-013	0 ILENE ST	Private	0.135	5881	10	VACANT	CRL-B		R-3.5	0		12.40	1.00	9.92	1				1	1				
53		Vacant	372-175-001	0 ILENE ST	Private	0.150	6534	17	VACANT	CRL-B		R-3.5	0		12.40	1.00	9.92	1				1	1				
54		Vacant	372-182-027	0 ILENE ST	Private	1.010	43996	18	VACANT	CRL-A		R-10	0		4.36	4.00	3.49	3				3	3				
55		Vacant	372-182-026	0 ILENE ST	Private	0.570	24829	18	VACANT	CRL-A		R-10	0		4.36	2.00	3.49	1				1	1				
56		Vacant	372-182-019	0 DUNCAN DR	Private	0.230	10019	17	VACANT	CRL-A		R-10	0		4.36	1.00	3.49	1				1	1				
57		Vacant	372-182-020	0 DUNCAN DR	Private	0.230	10019	17	VACANT	CRL-A		R-10	0		4.36	1.00	3.49	1				1	1				
58		Vacant	372-182-021	0 DUNCAN DR	Private	0.230	10019	17	VACANT	CRL-A		R-10	0		4.36	1.00	3.49	1				1	1				
59		Vacant	372-182-022	0 DUNCAN DR	Private	0.230	10019	17	VACANT	CRL-A		R-10	0		4.36	1.00	3.49	1				1	1				
60	Creek frontage. Capacity reduced by 10% for creek setback.	Vacant	375-090-005	0 C ST	Private	1.180	51401	18	VACANT	CRL-A		R-40	0		1.09	1.00	0.87	1				1	1				
61		Vacant	375-081-016	0 HARBOR VIEW DR	Private	0.275	11979	18	VACANT	CRL-A		R-6.0	0		7.26	1.00	5.81	1				1	1				
62		Vacant	375-111-014	0 SHELL ST	City	0.160	6970	79	GOVERNMENT	RL		R-6.0	0	0	7.26	1.00	5.81	1				1	1				
63		Vacant	375-111-021	0 BUNDROS CT	Private	0.244	10629	17	VACANT	RL		R-6.0	0		7.26	1.00	5.81	1				1	1				
64		Vacant	370-094-003	3600 SUNRISE CT	Private	0.143	6229	17	VACANT	CRL-B		R-6.0	0		7.26	1.00	5.81	1				1	1				
65		Vacant	376-232-001	0 VISTA WAY	Private	0.662	28837	17	VACANT	RL		R-6.0	0		7.26	4.00	5.81	3				3	3				
66		Vacant	376-172-032	0 ESTUDILLO ST	Private	0.294	12807	17	VACANT	RL		R-6.0	0		7.26	2.00	5.81	1				1	1				
67		Vacant	376-241-026	419 MOUNT VIEW DR	Private	0.200	8712	10	VACANT	RL		R-6.0	0		7.26	1.00	5.81	1				1	1				
68		Vacant	376-200-016	0 ALHAMBRA WAY	Private	0.982	42776	18	VACANT	RL	0.11 ac OS with POPO overlay	R-6.0 (.07 ac	0		7.26	7.00	5.81	5				5	5	Y			
69		Vacant	370-095-014	0 WALLEN RD	Private	0.300	13068	17	VACANT	RL		R-6.0	0		7.26	2.00	5.81	1				1	1				
70		Vacant	370-063-018	0 CANYON WAY	Private	0.229	9975	17	VACANT	RL		R-6.0	0		7.26	1.00	5.81	1				1	1				
71		Vacant	377-030-024	17 ROBINSDALE RD	Private	0.440	19166	18	VACANT	RL		R-10	0		4.36	1.00	3.49	1				1	1				
72		Vacant	377-050-010	0 MORELLO AVE	Private	0.265	11543	17	VACANT	RL		R-10	0		4.36	1.00	3.49	1				1	1				
73		Vacant	161-212-044	0 MORELLO AVE	Private	0.400	17424	17	VACANT	RL		R-10	0		4.36	1.00	3.49	1				1	1				
74		Vacant	161-223-007	Silva Ct/Mcmurtry Dr	Private	2.820	122839	18	VACANT	RL		R-6.0	0		7.26	20.00	5.81	16				16	16	Y			
75		Vacant	161-301-038	0 MORELLO AVE	Private	0.579	25221	17	VACANT	RL		R-6.0	0		7.26	4.00	5.81	3				3	3				
76		Vacant	161-373-016	315 GLENWOOD CT	Private	0.678	29534	17	VACANT	RL		R-10	0		4.36	2.00	3.49	2				2	2				
77		Vacant	161-120-019	420 MORELLO AVE	Private	0.278	12110	17	VACANT	RL		R-10	0		4.36	1.00	3.49	1				1	1				
79	Unit reduction due to slope	GP Rezone-Vacant	161-100-018	0 FIG TREE LN	Private	0.500	21780	18	VACANT	RL		R-2.5	0		7.26	3.00	5.81	2				2	2				GPA RM
80	Unit reduction due to slope	GP Rezone-Vacant	161-100-025	0 FIG TREE LN	Private	0.510	22216	10	VACANT	RL		R-2.5	0		7.26	3.00	5.81	2				2	2				GPA RM
81		Underutilized	162-310-002	0 CENTER AVE	Private	3.738	162827	30	VACANT	BPO/RVH		M-R-1.5/PA	0		30	112.00	24	89	38	29	9	13	89	Y	Y		

Appendix A
Inventory of Residential Sites

MAP ID	Comments	Site Type	APN	Address	Ownership	Acres	Assr SqFt	Assr UC	Assr UC Desc	General Plan	Gen Plan Ovly	Zoning	Existing Single Family Units	Existing Multifamily Units	Maximum Density	Maximum Allowed Units	Realistic Capacity Density	Total Realistic Units	Very Low Units	Low Units	Moderate Units	Above Moderate Units	Total	AB 725-AM:4 units	AB 725-Mod:4 units/≤100 units/ac	Rezone	Prior Cycle
82		Vacant	162-201-010	0 TAHOE DR	Private	0.290	12632	17	VACANT	RL		R-7.5	0		5.80	1.00	4.64	1				1	1				
83		Vacant	162-141-009	0 HILLTOP DR	Private	1.290	56192	10	VACANT	RVL		RR-40	0		1.09	1.00	0.87	1				1	1				
84		Vacant	162-141-007	0 HILLTOP DR	Private	1.020	44431	10	VACANT	RVL		RR-40	0		1.09	1.00	0.87	1				1	1				
85		Vacant	162-141-003	0 UPTON RD	Private	1.620	70567	17	VACANT	RVL		RR-40	0		1.09	1.00	0.87	1				1	1				
86		Vacant	162-142-003	0 VENNER RD	Private	1.930	84071	17	VACANT	RVL		RR-40	0		1.09	2.00	0.87	1				1	1				
87		Vacant	162-060-004	4891 KENDALL CT	Private	1.377	59982	10	VACANT	RVL		RR-40	0		1.09	1.00	0.87	1				1	1				
88		Vacant	162-060-016	0 KENDALL CT	Private	1.040	45302	17	VACANT	RVL		RR-40	0		1.09	1.00	0.87	1				1	1				
89		Vacant	162-100-008	3026 HAMPTON RD	Private	1.150	50094	17	VACANT	RVL		RR-40	0		1.09	1.00	0.87	1				1	1				
90		Vacant	162-040-004	0 MILDEN RD	Private	1.285	55975	10	VACANT	RVL		RR-40	0		1.09	1.00	0.87	1				1	1				
91		Vacant	162-400-019	0 VINE HILL WAY	Private	0.300	13068	17	VACANT	RL		R-10	0		4.36	1.00	3.49	1				1	1				
92		Vacant	367-220-002	5312 STONEHURST DR	Private	2.079	90561	17	VACANT	AV-ERVL		AV/PD	0		1.09	2.00	0.87	1				1	1				
93		Vacant	367-180-004	0 ALHAMBRA VALLEY RD	Private	1.100	47916	17	VACANT	AV-ERVL		AV/R-40	0		1.09	1.00	0.87	1				1	1				
94		Vacant	164-400-033	ROANOAKE DR AND SHENANDOA	City	0.082	3600	79	GOVERNMENT	RL		R-7.5	0	0	5.80	0.00	4.64	1				1	1				
95		Vacant	164-400-032	ROANOAKE DR AND SHENANDOA	City	0.482	21000	79	GOVERNMENT	RL		R-7.5	0	0	5.80	2.00	4.64	2				2	2				
201		GP Rezone-Underutilized	372-400-006	211 FOSTER ST	Private	6.100	265716	53	INDUSTRIAL	DS		DS	0		35.00	213.00	28.00	170	73	56	17	24	170	Y	Y	DS	4th/5th
203		Underutilized	373-181-001	665 MARINA VISTA AVE	Private	0.849	36982	48	COMMERCIAL	DC	DROA	CC	0		43.00	36.00	34.40	29	12	10	3	4	29	Y			
205		GP Rezone-Underutilized	373-234-006	427 ESCOBAR ST	Private	0.229	9975	20	VACANT	DC		R-1.5	0		43.00	9.00	34.40	7			3	4	7	Y		CC	4th/5th
207	City-owned site.	Underutilized	373-191-001	ESCOBAR ST/CASTRO ST PARKING	City	0.373	16233	79	GOVERNMENT	DC		CC	0	0	43.00	16.00	34.40	12	7	5			12				
209		Underutilized	373-266-004	902 MAIN ST	Private	0.337	14698	43	BANK	DC		CC	0		43.00	14.00	34.40	11			5	6	11	Y	Y		
211	City-owned site.	Underutilized	373-163-001	WARD ST/LAS JUNTAS ST PARKIN	City	0.284	12354	79	GOVERNMENT	DT		CC	0	0	43.00	12.00	34.40	9	5	4			9				
213		Underutilized	374-031-011	0 PACHECO BLVD	Private	0.302	13155	50	VACANT	CRL-C		R-3.5	0		12.40	3.00	9.92	2				2	2				
214		Vacant	374-171-015	0 VALENTE CIR	Private	0.489	21301	17	VACANT	CRL-A		R-6.0	0		7.26	3.00	5.81	2				2	2				
215		Underutilized	372-172-003	215 ARREBA ST	Private	0.785	34195	12	RESID. SINGLE FAMILY	CRL-B		R-3.5	1		12.40	8.00	9.92	6				6	6	Y			
216		Vacant	372-161-012	0 WARREN ST	Private	0.289	12589	17	VACANT	CRL-B		R-3.5	0		12.40	3.00	9.92	2				2	2				
217		Underutilized	372-174-017	112 ARREBA ST	Private	0.764	33280	12	RESID. SINGLE FAMILY	CRL-B		R-3.5	1		12.40	8.00	9.92	6				6	6	Y			
218		Underutilized	375-072-016	6212 SHELL AVE	Private	4.300	187308	15	RESIDENTIAL	CRL-A		R-6.0	0		7.26	31.00	5.81	24				24	24	Y			
220	Capacity reduced by 10% to accommodate creek setback. Existing single family home.	Underutilized	370-280-011	4030 ALHAMBRA WAY	Private	1.170	50965	11	RESID. SINGLE FAMILY	RL		R-6.0	1		7.26	7.00	5.81	5				5	5	Y			
221		Underutilized	161-212-020	0 MORELLO AVE	Private	0.240	10454	30	VACANT	RL		R-6.0	0		4.36	1.00	3.49	1				1	1				
222		Underutilized	161-212-021	0 MORELLO AVE	Private	0.240	10454	30	VACANT	RL		R-6.0	0		4.36	1.00	3.49	1				1	1				
223		Underutilized	161-212-024	0 MORELLO AVE	Private	0.390	16988	30	VACANT	RL		R-10	0		4.36	1.00	3.49	1				1	1				
224		Underutilized	377-070-078	802 MARIE AVE	Private	1.541	67126	12	RESID. SINGLE FAMILY	RL		R-20 (0.09 ac	1		2.18	2.00	1.74	1				1	1				
225		Underutilized	161-140-014	0 MILANO WAY	Private	1.170	50965	18	VACANT	BPO/RVH		PA	0		30	35.00	24	28	12	9	3	4	28	Y			
226		Underutilized	162-280-019	1301 ROMAN WAY	Private	1.320	57499	33	OFFICE	BPO/RVH		M-R-1.5/PA	0		30	39.00	24	31	13	10	3	5	31	Y			
227		Vacant	373-232-001	403 BERRELLESA ST	Private	0.229	10000	17	VACANT - RESIDENTIAL	CRH		R-1.5			43.00	9.00	34.40	7			3	4	7	Y			
228		Vacant	372-062-001	513 TALBART ST	Private	0.126	5500	20	VACANT	CRH		R-2.5			17.40	2.00	13.92	1			0	1	1				
229		Vacant	372-092-001	225 WARD ST	Private	0.229	10000	17	VACANT-RESIDENTIAL	CRM		R-3.5			12	2.00	10	2			0	2	2				
230		Underutilized	373-225-004	WARD ST AND ALHAMBRA AVE	Non-Res Bldg Operator	0.114	5000	85	PARKING LOT	DC		CC			43.00	4.00	34.40	3			1	2	3				
301	Project. Existing Riverhouse Hotel. Eden Housing proposing 9 additional units.	Pending Project	373-225-003	700 ALHAMBRA AVE	Affordable Housing Provider	0.344	14985	76	RESID. RETIREMENT HOME	DC		CC	0		43.00	14.00	34.40	11	9				9				
303	Approved - 1 single family unit.	Approved Project	374-171-013	2108 VALENTE CIR	Private	0.232	10148	11	RESID. SINGLE FAMILY	CRL-A		R-6.0	1		7.26	0.00	5.81	1				1	1				
304	Approved - 1 single family unit. POPO.	Approved Project	376-010-015	HARBOR VIEW DR AND SHELL AVE	Private	3.819	166356	17	VACANT - RESIDENTIAL	OS/P&R	POPO	OS	1			0.00		1				1	1				
305	Brookside Assisted Living - 41 additional beds.	Approved Project	370-291-013	4110 ALHAMBRA WAY	Private	1.129	49179	70	RESID. RETIREMENT HOME	RL		R-6.0	0		7.26	8.00	5.81	6				0	0				
306	Amare Apartments - 174 market-rate, 9 very low income.	Approved Project	161-400-010	0 ARNOLD DR	Private	4.220	183823	20	VACANT	BPO/RVH		M-R-1.5/PA	0			0.00		0	8	0	59	89	156	Y	Y		
307	Amare Apartments - 174 market-rate, 9 very low income.	Approved Project	161-400-009	0 ARNOLD DR	Private	0.870	37897	20	VACANT	BPO/RVH		M-R-1.5/PA	0			0.00		0	1	0	10	16	27	Y	Y		
308		Underutilized	164-010-027	6200 ALHAMBRA AVE	Private	3.195	139174	12	RESID. SINGLE FAMILY	RL		R-7.5	1		5.80	17.00	4.64	13				13	13	Y			
A		Opportunity-Underutilized	370-190-005	3434 ALHAMBRA AVE	Private	1.559	67910	41	GROCERY STORE	CG		M-NC/TC	0		43	67.00	21.5	33	14	11	3	5	33	Y		AAO	
B2	Adult Education Center. Assumes pproximately 2 acres of underutilized site reused for housing.	Opportunity-Underutilized	370-261-003	600 F ST MARTINEZ	School District	4.932	214821	72	SCHOOLS	PI		GF (1.07 ac N	0		43	212.00	21.5	26	11	8	3	4	26	Y		AAO	
C		Opportunity-Underutilized	370-071-005	3780 ALHAMBRA AVE	Service/Labor Organization	0.870	37897	75	MISCELLANEOUS	CG		M-NC/TC	0		43	37.00	21.5	18	8	5	2	3	18			AAO	
D		Opportunity-Underutilized	370-071-010	3800 ALHAMBRA AVE	Private	1.829	79671	36	AUTOMOTIVE USES	CG		M-NC/TC	0		43	78.00	21.5	39	17	13	4	5	39	Y	Y	AAO	
F	John Muir Elementary School. Assumes 25% of site (less than the approximately 4 acres of the site that is not programmed for use in the Master Plan) developed with	Opportunity-Underutilized	376-110-001	205 VISTA WAY	School District	15.020	654271	72	SCHOOLS	PI		GF	0		32	480.00	21.5	80	35	26	8	11	80	Y	Y	AHO	
G		Opportunity-Vacant	377-020-051	0 HOWE RD	Private	2.740	119354	30	VACANT	CLI		L-I	0	0	43	117.00	21.5	58	25	19	6	8	58	Y	Y	MUO	

Appendix A
Inventory of Residential Sites

MAP ID	Comments	Site Type	APN	Address	Ownership	Acres	Assr SqFt	Assr UC	Assr UC Desc	General Plan	Gen Plan Ovly	Zoning	Existing Single Family Units	Existing Multifamily Units	Maximum Density	Maximum Allowed Units	Realistic Capacity Density	Total Realistic Units	Very Low Units	Low Units	Moderate Units	Above Moderate Units	Total	AB 725-AM:4 units	AB 725-Mod:4 units/≤100 units/ac	Rezone	Prior Cycle
H	Capacity assumes only 1.5 acres of undeveloped area of site is developed with housing.	Opportunity-Underutilized	161-212-038	68 MORELLO AVE	Religious Organization	3.640	158558	71	CHURCH	RL		R-10	1		50.00	181.00	40.00	59	35	24	0	0	59			CSO	
I		Opportunity-Vacant	377-020-057	0 HOWE RD	Private	0.939	40903	30	VACANT	CLI		SC	0	0	43	40.00	22	20	11	7	1	1	20			MUO	
J	Capacity assumes only 1.5 acres of undeveloped area of site is developed with housing.	Opportunity-Underutilized	377-090-076	MORELLO HILLS DR	Religious Organization	7.460	324958	71	CHURCH	RL		R-6.0	0		50.00	373.00	40.00	60	36	24	0	0	60			CSO	
K1		Opportunity-Underutilized	377-120-030	0 ARNOLD DR	Private	0.447	19471	50	VACANT	CR		M-R&D/CC	0	0	43	19.00	21.5	9			4	5	9	Y	Y	MUO	
K2	Sites K2 and K3 have same owner.	Opportunity-Underutilized	377-120-035	1027 ARNOLD DR	Private	0.168	7318	30	VACANT	CR		M-R&D/CC	0	0	43	7.00	21.5	3			1	2	3			MUO	
K3	Sites K2 and K3 have same owner.	Opportunity-Underutilized	377-120-039	ARNOLD DR PARKING LOT	Private	11.167	486435	87	COMMON AREA PARCELS - MISC	CR		M-R&D/CC	0		43	480.00	21.5	240	103	79	24	34	240	Y	Y	MUO	
L		Opportunity-Underutilized	161-130-020	0 ARNOLD INDUSTRIAL HWY	Private	0.276	12023	10	VACANT	BPO		PA	0	0	43	11.00	21.5	5			2	3	5	Y		MUO	
M1		Underutilized	162-263-007	270 MUIR STATION RD	Private	0.963	41948	11	RESID SINGLE FAM	RM		R-3.5	1	0	12.40	10.00	9.92	8				8	8	Y			
M2		Underutilized	162-263-002	210 MUIR STATION RD	Private	0.400	17424	11	RESID SINGLE FAM	RM		R-3.5	1	0	12.40	3.00	9.92	2				2	2				
M3	Grace Episcopal Church. Capacity assumes only 1.5 acres of undeveloped area of site is developed with housing. 0.28 acre is OS/POPO and not identified or assumed for overlay designation.	Opportunity-Underutilized	162-263-010	130 Muir Station Road	Religious Organization	6.164	268504	71	CHURCH	RM	0.28 ac of parcel is OS with PO	R-3.5	0	0	50.00	308.00	40.00	60	36	24	0	0	60			CSO	
O3		Opportunity-Underutilized	152-022-006	6645 ALHAMBRA AVE	Private	0.180	7841	33	OFFICE	CN		NC	0		43	7.00	21.5	3			1	2	3			AAO	
O4		Opportunity-Underutilized	152-022-004	6655 ALHAMBRA AVE	Private	0.300	13068	35	AUTOMOTIVE USES	CN		NC	0	0	43	12.00	21.5	6			3	3	6			AAO	
O5		Opportunity-Underutilized	152-022-009	6635 ALHAMBRA AVE #300	Private	1.570	68389	31	RETAIL SALES	CN		NC	0		43	67.00	21.5	33	14	11	3	5	33	Y		AAO	
P1	DROA.	GP Rezone-Underutilized	373-241-001	BERRELLESA ST		0.620	27007	56	INDUSTRIAL	DS	DROA	DS			35.00	21.00	28.00	17	7	6	2	2	17			DS	
P2	DROA.	GP Rezone-Underutilized	373-241-016	211 BERRELLESA ST		0.300	13068	56	INDUSTRIAL	DS	DROA	DS			35.00	10.00	28.00	8			4	4	8	Y	Y	DS	
R		GP Rezone-Underutilized	373-222-007	604 ALHAMBRA AVE		0.229	9978	85	PARKING LOT	DC	DROA	CC			43.00	9.00	34.40	7			3	4	7	Y			
S		Opportunity-Underutilized	376-010-012	2370 HARBOR VIEW DR	Religious Organization	4.510	196456	71	CHURCH	RL		R-3.5			50.00	225.00	40.00	90	39	30	9	13	91	Y	Y	CSO	
T1		Opportunity-Underutilized	376-041-004	MISSOURI ST AND WYOMING ST	Religious Organization	1.310	57064	71	CHURCH	RL		R-6.0			50.00	65.00	40.00	26	11	9	3	4	27	Y		CSO	
T2		Opportunity-Vacant	376-042-010	WYOMING ST	Religious Organization	0.550	23958	71	CHURCH	RL		R-6.0			50.00	27.00	40.00	11	5	4	1	2	12			CSO	

ve from Inventory

~~B1~~	~~Adult Education Center. Entire site is underutilized (unoccupied former Wendy's building in disrepair, site is fully fenced to limit access).~~	~~Opportunity-Underutilized~~	~~370-261-002~~	~~ALHAMBRA AVE~~	~~School District~~	~~0.714~~	~~31081~~	~~79~~	~~GOVERNMENT~~	~~CG~~		~~M-NC/TC~~	~~0~~		~~43~~	~~30.00~~	~~21.5~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~			~~AAO~~	
~~202~~	~~Corporation Yard. DROA.~~	~~GP Rezone-Underutilized~~	~~373-242-001~~	~~300 ALHAMBRA AVE~~	~~Private~~	~~0.170~~	~~7405~~	~~36~~	~~AUTOMOTIVE USES~~	~~DS~~	~~DROA~~	~~DS~~	~~0~~		~~35.00~~	~~5.00~~	~~28.00~~	~~4~~				~~4~~	~~4~~	~~Y~~		~~DS~~	~~4th/5th~~
~~O1~~		~~Opportunity-Underutilized~~	~~152-022-011~~	~~6635 ALHAMBRA AVE~~	~~Private~~	~~0.900~~	~~39204~~	~~31~~	~~RETAIL SALES~~	~~CN~~		~~NC~~	~~0~~		~~43~~	~~38.00~~	~~21.5~~	~~19~~	~~8~~	~~6~~	~~2~~	~~3~~	~~19~~			~~AAO~~	
~~O2~~		~~Opportunity-Underutilized~~	~~152-022-012~~	~~ALHAMBRA AVE~~	~~Private~~	~~1.159~~	~~50486~~	~~31~~	~~RETAIL SALES~~	~~CN~~		~~NC~~	~~0~~		~~43~~	~~49.00~~	~~21.5~~	~~24~~	~~11~~	~~8~~	~~2~~	~~3~~	~~24~~			~~AAO~~	
~~E~~		~~Opportunity-Underutilized~~	~~370-280-010~~	~~4032 ALHAMBRA WAY~~	~~Private~~	~~1.120~~	~~48787~~	~~26~~	~~RESID. APARTMENTS~~	~~RL~~		~~R-6.0~~	~~0~~	~~14~~	~~43~~	~~34.00~~	~~21.5~~	~~10~~			~~5~~	~~5~~	~~10~~	~~Y~~	~~Y~~	~~AAO~~	
~~204~~	~~Train Depot and parking. Approx. 50% of site is railroad right-of-way (ROW). Site capacity reduced by 50% to account for ROW.~~	~~GP Rezone-Underutilized~~	~~373-270-003~~	~~401 MARINA VISTA AVE~~	~~City~~	~~0.950~~	~~41382~~	~~79~~	~~GOVERNMENT~~	~~DG~~	~~top half is RR/ROW, right half i~~	~~CC~~	~~0~~		~~43.00~~	~~40.00~~	~~21.50~~	~~20~~	~~8~~	~~7~~	~~2~~	~~3~~	~~20~~	~~Y~~	~~Y~~	~~DG~~	

APPENDIX B

Underutilized Sites

Appendix B
Underutilized Sites

MAP ID	Is Nonvacant Site Appropriate for Inventory under Nonvacant Criteria 1 or 2?	Assr UC Desc	APN	Address	Land Value	Improve-ment Value	Total Value	Existing Building SqFt	Existing Residential Units	Year Built	Develo-pment Ratio	Improve-ment to Land Value Ratio	Miles-Transit	Miles-Services	<0.5 Mile to Transit or Services	Incentives for Residential Development	Criteria 1: Ownership/ Development Interest	Existing Use Criteria - No Structure	Criteria 2 - Existing Use Intensity <1.83 Development Ratio)	Criteria 2: Existing - Building Age (No Age,] or Year Built from 1907-1989)	Criteria 2: Existing Improvement to Land Value Ratio (0-2.7)	Criteria 2: Existing Use (Parking, Retail, Commercial, Indusrial, Office, Residential)
14	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	373-213-001	0 WARD ST	22617	0	22617	0	0	0	0.00	0.00	0.061	0.071	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
81	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	162-310-002	0 CENTER AVE	375347	0	375347	0	0	0	0.00	0.00	0.311	0.609	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
201	Underutilized - industrial use with low development ratio. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	INDUSTRIAL	372-400-006	211 FOSTER ST	162172	280733	442905	13815	0	0	0.05	1.73	0.321	0.166	Yes	Yes	No	No	Yes	Yes	Yes	Yes
203	Underutilized - commercial use. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	COMMERCIAL	373-181-001	665 MARINA VISTA AVE	809296	995216	1804512	11724	0	1928	0.32	1.23	0.129	0.117	Yes	Yes	No	No	Yes	Yes	Yes	
205	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	373-234-006	427 ESCOBAR ST	218727	0	218727	0	0	0	0.00	0.00	0.038	0.070	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
207	City-owned site. Site is consistent with Nonvacant Criteria 1.	GOVERNMENT	373-191-001	ESCOBAR ST/CASTRO ST PARKING LO	44551	6197	50748	0	0	0	0.00	0.14	0.061	0.029	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
209	Former Wells Fargo Bank. Property for sale (Loopnet). Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	BANK	373-266-004	902 MAIN ST	295451	656524	951975	5889	0	1968	0.40	2.22	0.057	0.030	Yes	Yes	No	No	Yes	Yes	Yes	Yes
211	City-owned site (parking lot). Site is consistent with Nonvacant Criteria 1.	GOVERNMENT	373-163-001	WARD ST/LAS JUNTAS ST PARKING LO	72045	4110	76155	0	0	0	0.00	0.06	0.070	0.039	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
213	Underutilized - site has small structure of minimal value ($0 value per County assessor). Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	374-031-011	0 PACHECO BLVD	114393	0	114393	0	0	0	0.00	0.00	0.047	0.078	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
215	Underutilized -single family unit. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RESID. SINGLE FAMILY	372-172-003	215 ARREBA ST	49799	12424	62223	2832	1	1880	0.08	0.25	0.160	0.250	Yes	Yes	No	No	Yes	No	Yes	Yes
217	Underutilized -single family unit. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RESID. SINGLE FAMILY	372-174-017	112 ARREBA ST	420000	170000	590000	1041	1	1912	0.03	0.40	0.188	0.257	Yes	Yes	No	No	Yes	Yes	Yes	No
218	Underutilized - small structure estimated to be less than 300 s.f. with minimal value ($2,229); no assessed square footage or building date. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RESIDENTIAL	375-072-016	6212 SHELL AVE	76983	2229	79212	0	0	0	0.00	0.03	0.550	0.561	Yes	Yes	No	No	Yes	Yes	Yes	Yes
220	Underutilized - Single family residential unit. Capacity reduced by 10% to accommodate creek setback. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RESID. SINGLE FAMILY	370-280-011	4030 ALHAMBRA WAY	250279	102266	352545	1391	1	1922	0.03	0.41	0.536	0.488	Yes	Yes	No	No	Yes	Yes	Yes	No
221	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	161-212-020	0 MORELLO AVE	30680	0	30680	0	0	0	0.00	0.00	0.132	0.417	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
222	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	161-212-021	0 MORELLO AVE	30680	0	30680	0	0	0	0.00	0.00	0.132	0.417	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
223	Underutilized - surface parking/storage. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	161-212-024	0 MORELLO AVE	30680	0	30680	0	0	0	0.00	0.00	0.132	0.417	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
224	Underutilized - single family residence. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RESID. SINGLE FAMILY	377-070-078	802 MARIE AVE	557758	267722	825480	1625	1	1977	0.02	0.48	0.191	0.514	Yes	Yes	No	No	Yes	Yes	Yes	No
225	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	161-140-014	0 MILANO WAY	37343	0	37343	0	0	0	0.00	0.00	0.059	0.702	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes

Appendix B
Underutilized Sites

MAP ID	Is Nonvacant Site Appropriate for Inventory under Nonvacant Criteria 1 or 2?	Assr UC Desc	APN	Address	Land Value	Improve-ment Value	Total Value	Existing Building SqFt	Existing Residenti al Units	Year Built	Develo-pment Ratio	Improve-ment to Land Value Ratio	Miles-Transit	Miles-Services	<0.5 Mile to Transit or Services	Incentives for Residential Developmen t	Criteria 1: Ownership/ Developmen t Interest	Existing Use Criteria - No Structure	Criteria 2 - Existing Use Intensity <1.83 Developme nt Ratio)	Criteria 2: Existing - Building Age (No Age,] or Year Built from 1907-1989)	Criteria 2: Existing Improveme nt to Land Value Ratio (0-2.7)	Criteria 2: Existing Use (Parking, Retail, Commercial, Indusrial, Office, Residential)
226	Underutilized - Kaiser office and parking area. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	OFFICE	162-280-019	1301 ROMAN WAY	283124	876211	1174612	7200	0	0	0.13	3.09	0.236	0.339	Yes	Yes	No	No	Yes	Yes	No	Yes
230	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	PARKING LOT	373-225-004	WARD ST AND ALHAMBRA AVE	115274	0	115274	0	0	0	0.00	0.00	0.058	0.068	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
308	Underutilized -single family unit. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RESID. SINGLE FAMILY	164-010-027	6200 ALHAMBRA AVE	1353117	42887	1396004	1165	1	1890	0.01	0.03	0.074	0.088	Yes	Yes	No	No	Yes	No	Yes	Yes
A	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	GROCERY STORE	370-190-005	3434 ALHAMBRA AVE	1508928	75415	1584343	0	0	0	0.00	0.05	0.100	0.097	Yes	Yes		No	Yes	Yes	Yes	Yes
B2	Adult Education Center. Approximately 2 acres of site underutilized (parking, storage). MUSD Master Plan indicates that the current dilapidated campus is cost-prohibitive to modernize and identifies potential solutions including leasing the majority of the site to a developer and rebuilding all or some of the existing uses on a portion of the site. Site meets Nonvacant Criteria 1.	SCHOOLS	370-261-003	600 F ST MARTINEZ	142497	1095132	1237629	0	0	Pre-1980	0.00	7.69	0.112	0.015	Yes	Yes	Yes	No	Yes	Yes	No	Yes
C	Underutilized - union office, more than 50% of site is parking. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	MISCELLANEOUS	370-071-005	3780 ALHAMBRA AVE	249489	752001	1084344	8449	0	1948	0.22	3.01	0.019	0.140	Yes	Yes	No	No	Yes	Yes	No	Yes
D	Underutilized - tire shop. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	AUTOMOTIVE USES	370-071-010	3800 ALHAMBRA AVE	1217700	3142300	4360000	20000	0	1955	0.25	2.58	0.071	0.197	Yes	Yes	No	No	Yes	Yes	Yes	Yes
F	Underutilized - John Muir Elementary School. Approximately 25% of site that is not developed is considered available in the inventory; this amount is less than the approximately 4 acres of the site that is not programmed for use in the MUSD Master Plan. Site meets Nonvacant Criteria 1.	SCHOOLS	376-110-001	205 VISTA WAY	173247	1806757	1980004	0	0	0	0.00	10.43	0.251	0.147	Yes	Yes	Yes	No	Yes	Yes	No	Yes
H	Underutilized - New Vista Christian School; partially vacant. Site is limited to vacant portion of parcel. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CHURCH	161-212-038	68 MORELLO AVE	1156296	1130016	2304604	28112	1	1970	0.18	0.98	0.045	0.484	Yes	Yes	No	No	Yes	Yes	Yes	No
J	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CHURCH	377-090-076	MORELLO HILLS DR	997562	1139510	2137072	9211	0	1961	0.03	1.14	0.396	0.218	Yes	Yes	No	No	Yes	Yes	Yes	Yet
K1	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	377-120-030	0 ARNOLD DR	696041	0	696041	0	0	0	0.00	0.00	0.148	0.089	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
K2	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	377-120-035	1027 ARNOLD DR	285000	0	285000	0	0	0	0.00	0.00	0.227	0.105	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
K3	Underutilized - common area. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	COMMON AREA PARCELS - MISC	377-120-039	ARNOLD DR PARKING LOT	0	0	0	0	0	0	0.00	0.00	0.227	0.035	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
L	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	VACANT	161-130-020	0 ARNOLD INDUSTRIAL HWY	262794	0	262794	0	0	0	0.00	0.00	0.026	0.315	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
M1	Underutilized -single family unit. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RESID SINGLE FAM	162-263-007	270 MUIR STATION RD	93694	121025	214719	791	1	1939	0.02	1.29	0.252	0.234	Yes	Yes	No	No	Yes	Yes	Yes	No
M2	Underutilized -single family unit. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RESID SINGLE FAM	162-263-002	210 MUIR STATION RD	78257	31293	109550	912	1	1942	0.05	0.40	0.330	0.312	Yes	Yes	No	No	Yes	Yes	Yes	No

Appendix B
Underutilized Sites

MAP ID	Is Nonvacant Site Appropriate for Inventory under Nonvacant Criteria 1 or 2?	Assr UC Desc	APN	Address	Land Value	Improve-ment Value	Total Value	Existing Building SqFt	Existing Residenti al Units	Year Built	Develo-pment Ratio	Improve-ment to Land Value Ratio	Miles-Transit	Miles-Services	<0.5 Mile to Transit or Services	Incentives for Residential Developmen t	Criteria 1: Ownership/ Developmen t Interest	Existing Use Criteria - No Structure	Criteria 2 - Existing Use Intensity <1.83 Developme nt Ratio)	Criteria 2: Existing - Building Age (No Age,] or Year Built from 1907-1989)	Criteria 2: Existing Improveme nt to Land Value Ratio (0-2.7)	Criteria 2: Existing Use (Parking, Retail, Commercial, Indusrial, Office, Residential)
M3	Underutilized - industrial use with low value, minor improvements and no permanent structure. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CHURCH	162-263-010	130 Muir Station Road	49640	592928	642568	8602	0	1962	0.03	11.94	0.384	0.366	Yes	Yes	Yes	No	Yes	Yes	No	No
O3	Underutilized - older strip mall. Multiple underutilized parking/landscaping areas that could accommodate intensificaton or redevelopment. Site has potential for consolidation with Sites O1 through O5 (O1 and O2 are not included in inventory but are being rezoned to encourage redevelopment of the entire area). Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	OFFICE	152-022-006	6645 ALHAMBRA AVE	36922	131980	168902	1420	0	1978	0.18	3.57	0.169	0.011	Yes	Yes	No	No	Yes	Yes	No	Yes
O4	Underutilized - older strip mall. Multiple underutilized parking/landscaping areas that could accommodate intensificaton or redevelopment. Site has potential for consolidation with Sites O1 through O5 (O1 and O2 are not included in inventory but are being rezoned to encourage redevelopment of the entire area). Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	AUTOMOTIVE USES	152-022-004	6655 ALHAMBRA AVE	612278	220668	832946	1120	0	1964	0.09	0.36	0.168	0.051	Yes	Yes	No	No	Yes	Yes	Yes	Yes
O5	Underutilized - older strip mall. Multiple underutilized parking/landscaping areas that could accommodate intensificaton or redevelopment. Site has potential for consolidation with Sites O1 through O5 (O1 and O2 are not included in inventory but are being rezoned to encourage redevelopment of the entire area). Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	RETAIL SALES	152-022-009	6635 ALHAMBRA AVE #300	820039	1361727	2181766	9784	0	1989	0.14	1.66	0.154	0.347	Yes	Yes	No	No	Yes	Yes	Yes	Yes
P1	Underutilized - industrial use with low value, minor improvements and no permanent structure. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	INDUSTRIAL	373-241-001	BERRELLESA ST	42472	439	42911	0	0	0	0.00	0.01	0.185	0.225	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
P2	Underutilized - industrial use with low value, minor improvements and no permanent structure. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	INDUSTRIAL	373-241-016	211 BERRELLESA ST	44372	2358	46730	0	0	0	0.00	0.05	0.147	0.187	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
R	Underutilized - parking lot. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	PARKING LOT	373-222-007	604 ALHAMBRA AVE	293704	25120	318824	0	0	0		0.09	0.066	0.100	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
S	Underutilized - vacant portion of church site has potential to accommodate residential development. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CHURCH	376-010-012	2370 HARBOR VIEW DR	706350	76500	782850	4632	0	1963	0.02	0.11	0.667	0.793	No	Yes	No	No	Yes	Yes	Yes	No
T1	Underutilized - vacant portion of church site has potential to accommodate residential development. Site is consistent with Nonvacant Criteria 2: Site meets at least 3 of the 5 existing conditions criteria.	CHURCH	376-041-004	MISSOURI ST AND WYOMING ST	187642	268921	456563	4255	0	1956	0.07	1.43	0.667	0.708	No	Yes	No	No	Yes	Yes	Yes	No

emoved Sites

Appendix B
Underutilized Sites

MAP ID	Is Nonvacant Site Appropriate for Inventory under Nonvacant Criteria 1 or 2?	Assr UC Desc	APN	Address	Land Value	Improve-ment Value	Total Value	Existing Building SqFt	Existing Residential Units	Year Built	Develo-pment Ratio	Improve-ment to Land Value Ratio	Miles-Transit	Miles-Services	<0.5 Mile to Transit or Services	Incentives for Residential Development	Criteria 1: Ownership/ Development Interest	Existing Use Criteria - No Structure	Criteria 2 - Existing Use Intensity <1.83 Development Ratio)	Criteria 2: Existing - Building Age (No Age,] or Year Built from 1907-1989)	Criteria 2: Existing Improvement to Land Value Ratio (0-2.7)	Criteria 2: Existing Use (Parking, Retail, Commercial, Indusrial, Office, Residential)
B1	Adult Education Center. Entire site is underutilized (unoccupied former Wendy's building in disrepair, site is fully fenced to limit access).	GOVERNMENT	370-261-002	ALHAMBRA AVE	46895	0	46895	0	0	0	0.00	0.00	0.021	0.146	Yes	Yes					Yes	No
202	Corporation Yard. DROA.	AUTOMOTIVE USES	373-242-001	300 ALHAMBRA AVE	43914	91921	135835	15050	0	0	2.03	2.09	0.132	0.172	Yes	Yes			No	Yes	No	Yes
O1	O1-O5: Older strip mall. Multiple underutilized parking/landscaping areas that could accommodate intensificaton or redevelopment.	RETAIL SALES	152-022-011	6635 ALHAMBRA AVE	616060	1140345	1756405	9784	0	1988	0.25	1.85	0.135	0.328	Yes	Yes			No	Yes	Yes	Yes
O2	O1-O5: Older strip mall. Multiple underutilized parking/landscaping areas that could accommodate intensificaton or redevelopment.	RETAIL SALES	152-022-012	ALHAMBRA AVE	794024	1187522	1981546	9784	0	1988	0.19	1.50	0.135	0.328	Yes	Yes			No	Yes	Yes	Yes
E		RESID. APARTMENTS	370-280-010	4032 ALHAMBRA WAY	464159	2627146	3102786	11632	14	1962	0.24	5.66	0.536	0.488	Yes	Yes			No	Yes	Yes	Yes
204	Train Depot. Partly RR-ROW; partly DROA	GOVERNMENT	373-270-003	401 MARINA VISTA AVE	294669	0	294669	0	0	0	0.00	0.00	0.079	0.102	Yes	Yes			Yes	Yes	Yes	No

APPENDIX C

Housing Needs and Priorities Survey

Q1 Do you live in Martinez?

Answered: 160 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	95.00%	152
No	5.00%	8
TOTAL		160

Q2 How long have you lived in the City?

Answered: 154 Skipped: 6

ANSWER CHOICES	RESPONSES	
0-2 years	11.04%	17
2-5 years	11.69%	18
5-10 years	12.99%	20
10+ years	46.10%	71
Other (please specify)	18.18%	28
TOTAL		154

#	OTHER (PLEASE SPECIFY)	DATE
1	Three generations	12/2/2022 5:09 PM
2	55	11/30/2022 9:18 PM
3	50+ years	11/30/2022 9:12 PM
4	40+	11/30/2022 10:24 AM
5	43 years	11/29/2022 7:47 PM
6	65 years	11/29/2022 2:13 PM
7	64 years	11/29/2022 1:57 PM
8	32 yrs	11/29/2022 8:02 AM
9	On and off for the past 30 years	11/29/2022 4:30 AM
10	70 years	11/27/2022 4:34 PM
11	On and off for aout 45 years	11/26/2022 8:44 PM
12	43 yrs	11/26/2022 4:18 PM
13	36 years, my whole life 6th generations since before Martinez was incorporated.	11/26/2022 12:48 AM
14	62	11/25/2022 8:20 PM
15	40 years. Moved here age 23	11/25/2022 2:04 PM
16	lived in Martinez about 2 years, some time ago.	11/25/2022 12:42 PM
17	40 years. Moved as 23year old from Richmond after discovering Mtz 4th of July event at wayerfront	11/25/2022 9:09 AM
18	N/a	11/17/2022 3:01 PM
19	26 years	11/16/2022 11:52 AM
20	46 years	11/16/2022 6:12 AM
21	34 years	11/15/2022 6:42 PM
22	34 years	11/15/2022 6:17 PM
23	I live in unincorporated Martinez now after living 47 years in Martinez.	11/2/2022 9:02 AM
24	36 years +	10/17/2022 7:09 PM

25	65	10/13/2022 3:55 PM
26	All 59 years	10/12/2022 4:06 PM
27	44 years	10/12/2022 9:03 AM
28	Lived in Alamo for 27 years	10/5/2022 2:01 PM

Q3 What made you decide to live here? (Select all that apply)

Answered: 154 Skipped: 6

ANSWER CHOICES	RESPONSES	
Proximity to job/work	36.36%	56
Quality of housing stock	19.48%	30
Proximity to family and/or friends	35.71%	55
Affordability	52.60%	81
Quality of local school system	24.68%	38
Safety of neighborhood	38.96%	60
City services and programs	6.49%	10
Proximity to shopping and services	22.73%	35
Other (please specify)	32.47%	50
Total Respondents: 154		

#	OTHER (PLEASE SPECIFY)	DATE
1	Access to parks, open space and water. How is that not on the list? Best City in the County	1/9/2023 3:49 PM
2	Cute old downtown charm	1/7/2023 9:18 AM
3	Quaint, inviting, walkable, and vibrant downtown.	12/29/2022 11:31 AM
4	born and raised here	12/13/2022 10:27 AM
5	Fell in love with the house I bought in 1987	12/12/2022 6:28 PM
6	Waterfront, historic downtown with live music events, old homes with character	12/9/2022 9:52 PM
7	Outdoor / green space hiking trail accessibility trails	12/9/2022 5:53 PM
8	Third generation	12/2/2022 5:09 PM
9	School district	12/2/2022 3:23 AM
10	Small town feel with historic downtown	12/1/2022 5:35 PM
11	House belongs to parents and allow us to live there paying an affordable rent	12/1/2022 5:19 PM
12	Moved here with my parents	11/30/2022 9:12 PM
13	VA loan availability	11/30/2022 2:51 PM
14	got a good deal on house	11/30/2022 9:31 AM
15	Charm and diversity	11/30/2022 12:42 AM
16	Open space	11/29/2022 9:03 PM
17	At the time being able to purchase a home close to family and work	11/29/2022 7:47 PM
18	Parents moved here in 1956...	11/29/2022 2:13 PM
19	renting condo	11/29/2022 9:19 AM
20	Courthouse proximity for work	11/29/2022 4:30 AM

21	Born here	11/28/2022 11:42 PM
22	Charm of town, walkability	11/28/2022 7:41 PM
23	Within a semi-acceptable distance/commute into the city	11/28/2022 5:32 AM
24	Open spaces (Briones, marina, hills and parks	11/27/2022 10:09 PM
25	No traffic 1974	11/27/2022 4:34 PM
26	It is a community of people I enjoy. It's a great small town culture	11/26/2022 8:44 PM
27	Market praise opportunities.	11/26/2022 6:13 PM
28	job was here	11/26/2022 4:18 PM
29	open space	11/25/2022 9:42 PM
30	culture, music, and community parks / marina	11/25/2022 4:36 PM
31	Fell in love with Mtz after coming here for a 4th of July celebration at the waterfront	11/25/2022 2:04 PM
32	old age. need to be near family.	11/25/2022 12:00 PM
33	Charm. Small town feel so different from where I grew up	11/25/2022 9:09 AM
34	Access to open space	11/20/2022 8:46 PM
35	N/a	11/17/2022 3:01 PM
36	House has water views	11/16/2022 12:46 PM
37	Proximity to water	11/15/2022 6:14 PM
38	City history	11/15/2022 10:05 AM
39	Parks and public spaces	11/9/2022 4:03 PM
40	Fled over-developed downtown Walnut Creek and moved back to suburbia (Virginia Hills)	10/20/2022 1:08 PM
41	Small town feel and beauty had not been ruined yet	10/17/2022 7:09 PM
42	Born to parents that lived in Martinez, CA	10/16/2022 6:27 PM
43	34+ years ago we had services/shopping (grocery, pharmacy etc) pool, waterfront within walking distance. Small town feel within metropolitan area.	10/15/2022 12:13 PM
44	Born and raised here	10/13/2022 3:55 PM
45	It feels like we live in a small town. We know our neighbors and we feel part of a community in a way we haven't in any other Bay Area city.	10/12/2022 9:03 AM
46	Vibrant downtown. Community focus.	10/12/2022 8:51 AM
47	Near family	10/12/2022 7:41 AM
48	Waterfront/greenery	10/12/2022 7:26 AM
49	I am a deeveloper investing in Martinez	10/5/2022 2:01 PM
50	Waterfront and farmer's market	10/5/2022 6:40 AM

Q4 Do you currently own or rent your home?

Answered: 148 Skipped: 12

ANSWER CHOICES	RESPONSES	
I own my home	80.41%	119
I rent my home	16.89%	25
I live with extended family or with another household	1.35%	2
I rent a room in a home	1.35%	2
I am currently without permanent shelter	0.00%	0
TOTAL		148

Q5 Select the type of housing that best describes your current home.

Answered: 148 Skipped: 12

ANSWER CHOICES	RESPONSES	
Single-family home (detached)	83.11%	123
Duplex/attached home	8.11%	12
Multi-family home (apartment/condominium)	7.43%	11
Accessory Dwelling Unit, granny flat, guest house	0.00%	0
Mobile home	0.68%	1
Currently without permanent shelter	0.00%	0
Other (please specify)	0.68%	1
TOTAL		148

#	OTHER (PLEASE SPECIFY)	DATE
1	1 bedroom cottage	12/13/2022 10:29 AM

Q6 How would you rate the physical condition of the residence you live in?

Answered: 148 Skipped: 12

ANSWER CHOICES	RESPONSES	
Sound: Very good to excellent condition and needs minimal repairs	58.78%	87
Minor : Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, missing shingles, etc.)	20.27%	30
Moderate: Needs one modest rehabilitation improvements (e.g., new roof, new wood siding, replacement of stucco, etc.)	12.84%	19
Substantial: Needs two or more major upgrades (e.g., new foundation, roof replacement, new plumbing, new electrical, etc.)	8.11%	12
Dilapidated: Building appears structurally unsound, unfit for human habitation in its current condition, and demolition or major rehabilitation is required	0.00%	0
TOTAL		148

Q7 How satisfied are you with your current housing situation?

Answered: 148 Skipped: 12

ANSWER CHOICES	RESPONSES	
I am very satisfied	56.08%	83
I am somewhat satisfied	33.11%	49
I am somewhat dissatisfied	6.76%	10
I am dissatisfied	2.03%	3
If you answered dissatisfied or somewhat dissatisfied please provide a reason below.	2.03%	3
TOTAL		148

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
1	We love our house, however there is a 24 unit county drug section 8 housing on our corner which has constant violent outbursts in the middle of the night, which diminishes our quality of life.	12/2/2022 5:14 PM
2	crime. porch thieves.	11/25/2022 12:01 PM
3	I have a high HOA. I also have stairs which are tough on my old knees. I don’t have a yard and the HOA is not doing anything to stop what ever is causing the wetness in my basement.	11/15/2022 12:47 PM

Q8 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 148 Skipped: 12

ANSWER CHOICES	RESPONSES	
Room addition	17.57%	26
Roofing, painting, and general home repairs	39.86%	59
Accessory dwelling unit	16.22%	24
HVAC, solar, and electrical	32.43%	48
Landscaping	33.11%	49
Does not apply	27.70%	41
Other (please specify)	12.84%	19
Total Respondents: 148		

#	OTHER (PLEASE SPECIFY)	DATE
1	Outdoor kitchen	12/29/2022 11:32 AM
2	Have been in the process of updating home si ce 2020 and before.	12/12/2022 6:32 PM
3	Outbuilding, barn, fencing	12/1/2022 11:47 PM
4	New foundation	12/1/2022 5:22 PM
5	Would love to be able to add a second story……Or basement	11/30/2022 2:54 PM
6	Solar	11/30/2022 12:43 AM
7	Recently painted interior and exterior. New kitchen flooring and appliances, new roof and remodeled bathroom in the past 1-4 years	11/29/2022 7:51 PM
8	We have all ready done all these upgrades all ready.	11/29/2022 10:30 AM
9	i already did a room addition, a kitchen remodel and landscaping	11/26/2022 4:20 PM
10	Upgrade windows and sliding doors for better efficiency	11/26/2022 1:31 PM
11	These answers are for repairs not yet completed? Or what?	11/25/2022 8:06 AM
12	Add a garage	11/24/2022 3:37 PM
13	Adu	11/16/2022 12:47 PM
14	We just completed exterior painting and general home repairs.	11/15/2022 6:20 PM
15	I have renovated the kitchen and bathrooms and put in new vinyl floors upstairs. I also put in a new HVAC SYSTEM.	11/15/2022 12:47 PM
16	additional bathroom	10/17/2022 7:11 PM
17	Currently completing ADU & landscaping	10/15/2022 12:15 PM
18	New decks	10/12/2022 9:07 AM
19	Completed upgrades, kitchen remodel and master suite addition	10/12/2022 7:15 AM

Q9 Which of the following best describes your household type?

Answered: 148 Skipped: 12

ANSWER CHOICES	RESPONSES	
Single person household	16.22%	24
Single parent with children under 18	2.70%	4
Single person living with family	2.70%	4
Single person living with roomates	0.68%	1
Couple	41.89%	62
Couple with children under 18	21.62%	32
Couple living with roommates	0.68%	1
Adult head of household (non-parent) with children under 18	0.68%	1
Multi-generational or extended family household (parents, grandparents, aunts/uncles, children, grandchildren, etc. all under the same roof)	7.43%	11
Other (please specify)	5.41%	8
TOTAL		148

#	OTHER (PLEASE SPECIFY)	DATE
1	Older son and others live with me	12/12/2022 6:32 PM
2	Family and housemate	12/9/2022 9:55 PM
3	Wife and hubby. No children	11/30/2022 9:14 PM
4	20 year old nephew and I. Assumed legal guardianship 12 years ago	11/29/2022 7:51 PM
5	Family house.	11/26/2022 6:16 PM
6	Married with children over 18 who can't afford to move out	11/26/2022 10:21 AM
7	single person with three cats	11/25/2022 12:44 PM
8	couple with adult children	11/13/2022 10:56 AM

Q10 If you wish to own a home in Martinez but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

Answered: 121 Skipped: 39

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range	19.01%	23
I do not currently have the financial resources for an appropriate down payment	9.09%	11
I do not currently have the financial resources for an adequate monthly mortgage payment	5.79%	7
I cannot find a home that suits my living needs (housing size, disability accommodations)	0.83%	1
I cannot currently find a home that suits my quality standards	3.31%	4
I do not currently wish to own a home in Martinez	0.83%	1
I already own a home in Martinez	76.86%	93
Total Respondents: 121		

Q11 If you wish to rent a home in Martinez but do not currently rent one, what issues are preventing you from renting a home at this time? (Select all that apply)

Answered: 109 Skipped: 51

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target rental cost	10.09%	11
I cannot find a home that suits my living needs (housing size, disability accommodations)	3.67%	4
I cannot currently find a home that suits my quality standards	1.83%	2
I do not currently wish to rent a home in Martinez	70.64%	77
I already rent a home in Martinez	18.35%	20
Total Respondents: 109		

Q12 Do you think that the range of housing options currently available in the City of Martinez meets your needs?

Answered: 129 Skipped: 31

ANSWER CHOICES	RESPONSES	
Yes	66.67%	86
No	33.33%	43
TOTAL		129

Q13 Do you think that the range of housing options currently available in the City meet the needs of the community?

Answered: 128 Skipped: 32

ANSWER CHOICES	RESPONSES	
Yes	35.16%	45
No	64.84%	83
TOTAL		128

Q14 What types of housing are most needed in the City of Martinez? (Select all that apply)

Answered: 128 Skipped: 32

ANSWER CHOICES	RESPONSES	
Single family, small (less than 1,600 square foot home)	50.00%	64
Single family, medium to large (1,600 square foot home or larger)	31.25%	40
Duplex, Triplex, and Fourplex	37.50%	48
Townhomes or Condominiums (multi-family ownership homes)	42.19%	54
Apartments (multi-family rental homes)	32.03%	41
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	25.00%	32
Accessory Dwelling Unit	39.06%	50
Other (please specify)	19.53%	25
Total Respondents: 128		

#	OTHER (PLEASE SPECIFY)	DATE
1	Alhambra highlands should be developed with multiple options for people to find what fits their budget	12/1/2022 5:46 PM
2	Low-income housing for seniors and people with disabilities	12/1/2022 5:29 PM
3	Low rent senior housing	12/1/2022 8:02 AM
4	ADA homes designed with the newest ADA-supported homes.	11/30/2022 10:04 PM
5	Single story homes	11/30/2022 12:23 PM
6	None	11/29/2022 9:09 PM
7	Simply more affordable (I h guess can’t change California prices but who wants to live in a tiny house? Not me.	11/28/2022 5:41 AM
8	Mini homes for the homeless, and mental health care	11/27/2022 7:11 PM
9	I think we have the right balance now	11/26/2022 8:52 PM
10	We need a variety of options for housing, low income, shared spaces, and especially transitional housing for	11/26/2022 1:40 PM
11	Low income high density units in place of the the housing authority homes.	11/25/2022 8:41 PM
12	More owners	11/25/2022 7:40 PM
13	ADU/du-tri-four and small in downtown; same+med to large, apartments and condos elsewhere	11/25/2022 2:25 PM
14	none	11/25/2022 12:05 PM
15	Options for unhoused	11/25/2022 8:20 AM
16	Mixed use housing/commercial space	11/18/2022 9:26 AM
17	No more multi dwellings!!	11/16/2022 11:57 AM
18	affordable senior housing	11/15/2022 11:34 PM

19	supportive housing community for disable adults.	11/13/2022 11:02 AM
20	trailer courts space rentals and/or permanent sites for pre-fab owned homes in trailer courts example (as in Concord near Buchannan Field) for very very low income families; areas to park live-aboarf RV's and campers that will be under City rules; camp grounds for travellers and recent without shelter folks. Several more projects like Camp Hope that works well and puts Martinez on the global map to assist unhoused folks; Need more VA subsidized apartments for veterans who come for clinic treatments. And the many refinery workers deserve subsidezed apartments as thet, too, move to work in different refinery communities nationwide. Finally, partnerships with City, School District, churches, Kaiser Medical Center, the VA, the County,the refineries and industrial plants, to provide land to build workforce homes, apartments and condos near work sites that are walkable, accessible by wheelchair or bicycles, baby strollers to lessen automobile use.	10/20/2022 12:46 PM
21	Open hotels to the homeless and other vacant housing to families free of charge	10/15/2022 2:36 PM
22	55 & older communities	10/12/2022 4:17 PM
23	Small lot single family under 1000	10/12/2022 9:27 AM
24	Tiny home development, completely sustainable.	10/12/2022 7:23 AM
25	affordable housing for working, single income individuals (young adults and seniors)	10/5/2022 6:46 AM

Q15 How important are the following housing priorities to you and your family?

Answered: 128 Skipped: 32

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Provide housing to meet Martinez's social and economic needs, including both existing and future residents, as well as employers	59.84% 76	29.13% 37	6.30% 8	4.72% 6	127
Housing affordable to working families	68.75% 88	25.78% 33	3.91% 5	1.56% 2	128
Rehabilitate existing housing	54.69% 70	32.81% 42	10.94% 14	1.56% 2	128
Provide ADA-accessible housing	35.43% 45	48.82% 62	9.45% 12	6.30% 8	127
Promote sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts	62.50% 80	20.31% 26	15.63% 20	1.56% 2	128
Ensure that children who grow up in Martinez can afford to live here	62.50% 80	25.78% 33	10.16% 13	1.56% 2	128
Create more mixed-use (commercial/office and residential) projects to bring different land uses closer together	37.30% 47	34.92% 44	23.81% 30	3.97% 5	126
Integrate affordable housing throughout the community to create mixed-income neighborhoods	37.50% 48	36.72% 47	21.88% 28	3.91% 5	128
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	41.41% 53	35.16% 45	16.41% 21	7.03% 9	128
Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	38.58% 49	34.65% 44	17.32% 22	9.45% 12	127
Ensure all persons and households have fair and equitable access to housing and housing opportunities	55.12% 70	27.56% 35	12.60% 16	4.72% 6	127
Lease-to-own housing (condominiums, apartments)	33.59% 43	34.38% 44	22.66% 29	9.38% 12	128
Sustainable, walkable development (housing within walking distance to services, schools, and/or the downtown)	58.59% 75	27.34% 35	10.94% 14	3.13% 4	128

Q16 Are there any populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Martinez?

Answered: 128 Skipped: 32

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Seniors	54.40% 68	30.40% 38	5.60% 7	9.60% 12	125	1.70
Persons with a disability, including developmental	42.52% 54	40.16% 51	6.30% 8	11.02% 14	127	1.86
Homeless persons or at risk of homelessness	43.20% 54	32.80% 41	12.80% 16	11.20% 14	125	1.92
Large families (5 or more persons)	24.60% 31	37.30% 47	23.81% 30	14.29% 18	126	2.28
Single Parent Head of Households	46.09% 59	33.59% 43	8.59% 11	11.72% 15	128	1.86
Farmworkers	23.20% 29	31.20% 39	24.00% 30	21.60% 27	125	2.44

#	OTHER (PLEASE SPECIFY)	DATE
1	Entry-level public sector workers	12/29/2022 11:39 AM
2	Retirement communities	11/28/2022 6:57 PM
3	College students	11/28/2022 7:01 AM
4	Black, Indigenous and People of Color / Low-Income Households	11/18/2022 9:26 AM
5	Stop Building!!!!!	11/16/2022 11:57 AM
6	Missing is the large category of commuters who, according to State laws descriptions must be considered in planning housing. if you ask:Veterans who come to VA clinic care. Union members who come for trainings at Union Halls. Retail workers who commute, KP employees who commute here over an hour's drive, County emplyees commuting--most all say they would prefer to live in Martinez.	10/20/2022 12:46 PM
7	The younger population (people in their 20s and 30s)	10/18/2022 8:21 PM
8	Housing should be free to all. Nature provides	10/15/2022 2:36 PM
9	Safe LGBTQ Senior Housing	10/14/2022 5:10 PM
10	Young adults single income	10/5/2022 6:46 AM

Q17 What is your race/ethnicity?

Answered: 127 Skipped: 33

ANSWER CHOICES	RESPONSES	
African American	0.00%	0
Asian	3.15%	4
Hispanic	10.24%	13
Native American	0.00%	0
White/Non-Hispanic	75.59%	96
Other (please specify)	11.02%	14
TOTAL		127

#	OTHER (PLEASE SPECIFY)	DATE
1	Pacific Islander Asian Latin mix	12/9/2022 6:01 PM
2	Biracial	12/1/2022 5:38 PM
3	Mediterranean	12/1/2022 4:01 AM
4	Pink	11/30/2022 12:48 AM
5	No	11/29/2022 2:34 PM
6	Mixed	11/28/2022 5:41 AM
7	Unknown	11/27/2022 7:11 PM
8	Anonymous	11/27/2022 4:44 PM
9	Decline	11/25/2022 8:04 PM
10	Non of your business	11/16/2022 11:57 AM
11	Nunya	11/15/2022 10:06 AM
12	Native American/white	10/13/2022 7:01 AM
13	multi racial	10/12/2022 11:51 AM
14	Indian	10/12/2022 7:52 AM

Q18 Do any of the following apply to you or someone in your household (check all that apply):

Answered: 103 Skipped: 57

ANSWER CHOICES	RESPONSES	
Ages 55 to 64	41.75%	43
Ages 65 or over	39.81%	41
Large family (5 or more people)	5.83%	6
Farmworker	0.00%	0
A single female head of household with children	8.74%	9
A single male head of household with children	0.97%	1
Children under 18	29.13%	30
Have a developmental disability	1.94%	2
Have a disability (non-developmental)	18.45%	19
Total Respondents: 103		

Q19 What housing challenges have you experienced?

Answered: 124 Skipped: 36

	YES	NO	TOTAL
I am concerned about my rent going up to an amount I can't afford.	22.69% 27	77.31% 92	119
I struggle to pay my rent or mortgage payment.	17.07% 21	82.93% 102	123
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	5.00% 6	95.00% 114	120
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	13.45% 16	86.55% 103	119
I am concerned that I may be evicted.	5.00% 6	95.00% 114	120
I need assistance finding rental housing.	5.83% 7	94.17% 113	120
My home is not big enough for my family or household.	22.50% 27	77.50% 93	120
My home is in poor condition and needs repair.	16.81% 20	83.19% 99	119
There is a lot of crime in my neighborhood.	18.03% 22	81.97% 100	122
I have been discriminated against when trying to rent housing.	0.83% 1	99.17% 119	120
I have been discriminated against when trying to purchase housing.	0.83% 1	99.17% 119	120
I need assistance with understanding my rights related to fair housing.	7.50% 9	92.50% 111	120

Q20 Do you or someone in your family have any of the following specific housing needs? Please check all that apply.

Answered: 37 Skipped: 123

ANSWER CHOICES	RESPONSES	
Senior independent living (senior single family community or senior apartments)	43.24%	16
Independent living for someone with a disability	24.32%	9
Assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	27.03%	10
Assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	13.51%	5
Emergency shelter	2.70%	1
Supportive or transitional housing that provides services and support to avoid homelessness	13.51%	5
Supportive services to find and obtain housing.	21.62%	8
Daily living assistance and services to be able to live independently.	16.22%	6
Total Respondents: 37		

Q21 Have encountered discrimination or other issues that have affected your ability to live in safe, decent housing of your choice? If so, please explain any discrimination or fair housing issues you have encountered.

Answered: 124 Skipped: 36

ANSWER CHOICES	RESPONSES	
No	96.77%	120
Yes (please specify)	3.23%	4
TOTAL		124

#	YES (PLEASE SPECIFY)	DATE
1	Not enough far housing for all the population that needs it, specially homeless and seniors.	12/1/2022 5:29 PM
2	Landlord wont fix items that are required without raising rent substantially above the fair market value of the property	11/29/2022 4:37 AM
3	Prices and asking for income 2/3 times rent	11/15/2022 11:34 PM
4	Not me, but I have seen previous landlords discriminate against people with kids, particularly POC moms	10/12/2022 9:27 AM

Q22 Multifamily. Looking at the map above, please identify your preference for new multifamily housing development in each area.

Answered: 100 Skipped: 60

	STRONGLY PREFER	PREFER	NEUTRAL	DO NOT PREFER	STRONGLY DO NOT PREFER	TOTAL	WEIGHTED AVERAGE
1	23.47% 23	17.35% 17	25.51% 25	10.20% 10	23.47% 23	98	0.14
2	35.42% 34	11.46% 11	17.71% 17	8.33% 8	27.08% 26	96	0.40
3	31.96% 31	17.53% 17	26.80% 26	11.34% 11	12.37% 12	97	0.91
4	28.87% 28	15.46% 15	19.59% 19	16.49% 16	19.59% 19	97	0.35
5	23.71% 23	15.46% 15	22.68% 22	20.62% 20	17.53% 17	97	0.14
6	22.68% 22	20.62% 20	30.93% 30	12.37% 12	13.40% 13	97	0.54
7	24.74% 24	21.65% 21	32.99% 32	12.37% 12	8.25% 8	97	0.85
8	22.68% 22	24.74% 24	28.87% 28	13.40% 13	10.31% 10	97	0.72
9	25.00% 24	16.67% 16	23.96% 23	14.58% 14	19.79% 19	96	0.25
10	29.59% 29	17.35% 17	23.47% 23	15.31% 15	14.29% 14	98	0.65
11	32.32% 32	22.22% 22	27.27% 27	10.10% 10	8.08% 8	99	1.21
12	28.57% 28	27.55% 27	24.49% 24	8.16% 8	11.22% 11	98	1.08
13	26.04% 25	30.21% 29	27.08% 26	7.29% 7	9.38% 9	96	1.13
14	23.71% 23	17.53% 17	24.74% 24	16.49% 16	17.53% 17	97	0.27

Q23 Mixed Use. Looking at the map above, please identify your preference for new mixed use development in each area.

Answered: 98 Skipped: 62

	STRONGLY PREFER	PREFER	NEUTRAL	DO NOT PREFER	STRONGLY DO NOT PREFER	TOTAL	WEIGHTED AVERAGE
1	28.42% 27	18.95% 18	20.00% 19	9.47% 9	23.16% 22	95	0.40
2	34.38% 33	20.83% 20	17.71% 17	7.29% 7	19.79% 19	96	0.85
3	24.73% 23	23.66% 22	24.73% 23	9.68% 9	17.20% 16	93	0.58
4	27.08% 26	20.83% 20	19.79% 19	12.50% 12	19.79% 19	96	0.46
5	13.54% 13	21.88% 21	30.21% 29	14.58% 14	19.79% 19	96	-0.10
6	11.70% 11	26.60% 25	32.98% 31	11.70% 11	17.02% 16	94	0.09
7	13.98% 13	24.73% 23	33.33% 31	13.98% 13	13.98% 13	93	0.22
8	18.28% 17	22.58% 21	32.26% 30	12.90% 12	13.98% 13	93	0.37
9	12.09% 11	17.58% 16	29.67% 27	21.98% 20	18.68% 17	91	-0.35
10	20.21% 19	18.09% 17	27.66% 26	18.09% 17	15.96% 15	94	0.17
11	18.48% 17	27.17% 25	28.26% 26	16.30% 15	9.78% 9	92	0.57
12	17.02% 16	25.53% 24	26.60% 25	15.96% 15	14.89% 14	94	0.28
13	19.57% 18	27.17% 25	25.00% 23	17.39% 16	10.87% 10	92	0.54
14	13.19% 12	23.08% 21	25.27% 23	19.78% 18	18.68% 17	91	-0.15

Q24 Single Family. Looking at the map above, please identify your preference for new single family housing in each area.

Answered: 97 Skipped: 63

	STRONGLY PREFER	PREFER	NEUTRAL	DO NOT PREFER	STRONGLY DO NOT PREFER	TOTAL	WEIGHTED AVERAGE
1	18.48% 17	16.30% 15	32.61% 30	15.22% 14	17.39% 16	92	0.07
2	13.98% 13	15.05% 14	29.03% 27	21.51% 20	20.43% 19	93	-0.39
3	16.48% 15	27.47% 25	27.47% 25	12.09% 11	16.48% 15	91	0.31
4	16.30% 15	17.39% 16	29.35% 27	18.48% 17	18.48% 17	92	-0.11
5	18.09% 17	15.96% 15	31.91% 30	15.96% 15	18.09% 17	94	0.00
6	15.05% 14	20.43% 19	36.56% 34	12.90% 12	15.05% 14	93	0.15
7	12.09% 11	24.18% 22	35.16% 32	13.19% 12	15.38% 14	91	0.09
8	13.04% 12	22.83% 21	36.96% 34	10.87% 10	16.30% 15	92	0.11
9	20.83% 20	20.83% 20	33.33% 32	11.46% 11	13.54% 13	96	0.48
10	22.11% 21	24.21% 23	28.42% 27	10.53% 10	14.74% 14	95	0.57
11	18.48% 17	23.91% 22	32.61% 30	13.04% 12	11.96% 11	92	0.48
12	18.56% 18	29.90% 29	26.80% 26	11.34% 11	13.40% 13	97	0.58
13	15.96% 15	26.60% 25	32.98% 31	11.70% 11	12.77% 12	94	0.43
14	22.11% 21	21.05% 20	31.58% 30	12.63% 12	12.63% 12	95	0.55

Q25 Are there other housing types needed in specific areas of the City? Please describe.

Answered: 54 Skipped: 106

#	RESPONSES	DATE
1	I do not think low income and homeless mixed housing should be mixed throughout established single family housing neighborhoods.	1/7/2023 9:32 AM
2	TOD is needed near the Amtrak station. The housing provided by the Marina needs to be taken into account.	12/29/2022 11:49 AM
3	Since there is not alot of easy public transportation, parking is an important issue	12/12/2022 6:45 PM
4	No ridge line building. Period.	12/2/2022 5:26 PM
5	Shelters or transitional housing	12/2/2022 12:01 AM
6	Low-income housing where people pay according to their income (30%)	12/1/2022 5:35 PM
7	That the homes have central AC & HEAT	12/1/2022 2:35 PM
8	Homeless housing located in other area of Martinez instead of downtown	12/1/2022 8:10 AM
9	Keep wildlife areas wild.	11/30/2022 10:16 PM
10	Affordable housing for lower middle income people	11/30/2022 4:36 PM
11	No	11/30/2022 11:06 AM
12	High density housing near community benefits like parks, public transit, shopping and commercial is the responsible development we need.	11/29/2022 11:24 PM
13	ADUs all over! House the people.	11/29/2022 9:44 AM
14	income based senior apartments	11/29/2022 9:31 AM
15	Shelter for people that is a substance free environment for the unhoused	11/28/2022 11:52 PM
16	Senior and disabled near train/intermodle.	11/28/2022 7:22 PM
17	College rentals for DVC or other colleges nearby	11/28/2022 7:05 AM
18	Housing prices are ridiculous and no one should have to live in a stupidly tiny house because of it. That is all.	11/28/2022 5:48 AM
19	Adu	11/27/2022 6:00 PM
20	Out of state come to Martinez and think they’re entitled to over populate the town. Leave the town be.	11/27/2022 4:55 PM
21	We need to focus on rehabilitation of existing housing and making vacant housing free to all and declare a rent and mortgage eviction moratorium for all.	11/26/2022 7:52 PM
22	n/a	11/26/2022 4:31 PM
23	ADU’s should be encouraged and commercial and residential properties and vacant builds should pay tax or penalties.	11/26/2022 2:39 PM
24	Housing close to transporation	11/26/2022 10:31 AM
25	N/A	11/26/2022 1:19 AM
26	lots large enough for ADU	11/25/2022 9:51 PM
27	None	11/25/2022 8:13 PM

28	Affordable housing	11/25/2022 7:03 PM
29	Not apartments, it would be good to see some housing restored / refurbished.	11/25/2022 5:33 PM
30	Single story houses	11/25/2022 1:17 PM
31	Tansitional/tiny-home housing for unhoused individuals, to include job-training areas & mental health therapy.	11/25/2022 12:56 PM
32	No	11/25/2022 12:07 PM
33	We need to move more quickly and comply with new state mandates. If we continue to delay, we will lose the ability to have any say. Please stop dithering and get to work. Let’s move forward with responsible in fill development but protect our ridgelines and open space	11/25/2022 10:27 AM
34	Options for the unhoused	11/25/2022 8:23 AM
35	Not that I know of.	11/22/2022 11:38 PM
36	Stop Building!!!!! You are destroying why people moved here in the first place!!	11/16/2022 12:01 PM
37	?	11/16/2022 6:18 AM
38	Affordable Senior, ADA approved/compliant	11/15/2022 11:46 PM
39	Fix up our existing neighborhoods before putting resources into new	11/15/2022 10:09 AM
40	none	11/13/2022 11:08 AM
41	Downtown mixed use, commercial ground floors w/residential second and third story.	10/16/2022 2:48 PM
42	We need to open up all vacant housing, including vacation housing, for free. We should not build on undeveloped lands.	10/15/2022 2:40 PM
43	Co housing and or social housing.	10/14/2022 5:13 PM
44	More apartment buildings/mixed use near transit (BART, bus, and Amtrak stations)	10/12/2022 11:55 AM
45	Mixed middle, duplex, fourplex, etc, integrated into single family areas.	10/12/2022 9:31 AM
46	We have enough housing already in my opinion.	10/12/2022 9:20 AM
47	Finish the incomplete and rotting existing apartments on Ferry ST and Estudillo St. Change permit requirements to make these people FINISH them.	10/12/2022 9:14 AM
48	More work needs to be done revitalizing the downtown core, mixed use would be GREAT downtown!	10/12/2022 9:14 AM
49	Spread out low income and transitional housing. Add senior housing and communal living for seniors. We'll gladly sell our old homes to younger folks if we can stay in town!	10/12/2022 9:10 AM
50	Mid priced Apartments downtown. Not entry level but not luxury. For working class professionals. No taller than two stories. Apartments by the marina. Not obstructing water views. Perhaps a nice community of condos with an HOA. Restaurants down by the water and money invested in the infrastructure of the roads, parking lots, hiking paths of the marina.	10/12/2022 8:03 AM
51	No	10/12/2022 7:58 AM
52	Multi-detached homes (bungalow sized)	10/12/2022 7:36 AM
53	Tiny home community	10/12/2022 7:27 AM
54	Martinez is a good fit for duplexes and other small-scale multi family housing. We have lots of infill opportunities.	10/5/2022 6:50 AM

Q26 Housing Rehabilitation. Looking at the map above, please identify areas in need of housing rehabilitation.

Answered: 76 Skipped: 84

	SIGNIFICANT REHABILITATION: SOME OR ALL HOUSING IN THIS AREA IS IN DISREPAIR OR UNSAFE.	MODERATE REHABILITATION: SOME HOUSING IN THIS AREA IS IN DISREPAIR.	MINOR REHABILITATION: MINOR REPAIRS, BUT HOUSING IS GENERALLY IN GOOD CONDITION.	NO REHABILITATION: HOUSING IS IN GOOD CONDITION.	(NO LABEL)	TOTAL	WEIGHTED AVERAGE
1	14.67% 11	44.00% 33	16.00% 12	9.33% 7	16.00% 12	75	1.63
2	18.67% 14	38.67% 29	21.33% 16	6.67% 5	14.67% 11	75	1.73
3	28.95% 22	35.53% 27	10.53% 8	6.58% 5	18.42% 14	76	1.97
4	17.33% 13	42.67% 32	17.33% 13	5.33% 4	17.33% 13	75	1.72
5	8.00% 6	41.33% 31	25.33% 19	6.67% 5	18.67% 14	75	1.40
6	9.46% 7	28.38% 21	25.68% 19	16.22% 12	20.27% 15	74	1.20
7	4.05% 3	17.57% 13	32.43% 24	25.68% 19	20.27% 15	74	0.84
8	2.70% 2	17.57% 13	28.38% 21	31.08% 23	20.27% 15	74	0.74
9	4.17% 3	8.33% 6	25.00% 18	38.89% 28	23.61% 17	72	0.58
10	2.74% 2	10.96% 8	26.03% 19	36.99% 27	23.29% 17	73	0.59
11	2.74% 2	9.59% 7	28.77% 21	35.62% 26	23.29% 17	73	0.59
12	2.74% 2	10.96% 8	24.66% 18	38.36% 28	23.29% 17	73	0.58
13	2.74% 2	13.70% 10	26.03% 19	34.25% 25	23.29% 17	73	0.64
14	2.74% 2	10.96% 8	24.66% 18	38.36% 28	23.29% 17	73	0.58

Q27 Community Investment. Looking at the map above, please identify areas in need of improved access to jobs, services, education, or recreation.

Answered: 53 Skipped: 107

	JOBS: IMPROVE TRANSIT	JOBS: ADDITIONAL EMPLOYEE-GENERATING DEVELOPMENT (COMMERCIAL, OFFICES, RESEARCH/TECHNOLOGY, ETC.)	SERVICES: INCREASE ACCESS TO HEALTHCARE	SERVICES: INCREASE ACCESS TO DAILY LIVING SERVICES (GROCERY, BANKING, ETC.)	EDUCATION: INCREASE ACCESS TO SCHOOLS	RECREATION: INCREASE ACCESS TO PARKS, RECREATION FACILITIES, AND OPEN SPACE	TOTAL
1	30.23% 13	23.26% 10	2.33% 1	27.91% 12	4.65% 2	11.63% 5	43
2	23.26% 10	23.26% 10	4.65% 2	30.23% 13	6.98% 3	11.63% 5	43
3	30.43% 14	26.09% 12	4.35% 2	17.39% 8	4.35% 2	17.39% 8	46
4	23.81% 10	33.33% 14	2.38% 1	26.19% 11	0.00% 0	14.29% 6	42
5	28.95% 11	18.42% 7	5.26% 2	21.05% 8	5.26% 2	21.05% 8	38
6	33.33% 13	28.21% 11	5.13% 2	12.82% 5	5.13% 2	15.38% 6	39
7	41.03% 16	15.38% 6	0.00% 0	17.95% 7	2.56% 1	23.08% 9	39
8	50.00% 19	15.79% 6	0.00% 0	10.53% 4	2.63% 1	21.05% 8	38
9	39.47% 15	15.79% 6	2.63% 1	15.79% 6	2.63% 1	23.68% 9	38
10	45.95% 17	18.92% 7	0.00% 0	13.51% 5	2.70% 1	18.92% 7	37
11	44.74% 17	15.79% 6	0.00% 0	13.16% 5	5.26% 2	21.05% 8	38
12	45.95% 17	16.22% 6	0.00% 0	10.81% 4	5.41% 2	21.62% 8	37
13	30.56% 11	19.44% 7	5.56% 2	11.11% 4	8.33% 3	25.00% 9	36
14	51.35% 19	10.81% 4	0.00% 0	13.51% 5	5.41% 2	18.92% 7	37

Q28 What age range most accurately describes you?

Answered: 90 Skipped: 70

ANSWER CHOICES	RESPONSES	
0-17 years old	0.00%	0
18-23 years old	0.00%	0
24-39 years old	20.00%	18
40-55 years old	35.56%	32
56-74 years old	35.56%	32
75+ years old	8.89%	8
TOTAL		90

Q29 Please describe any additional housing comments or concerns you would like to share with the City.

Answered: 50 Skipped: 110

#	RESPONSES	DATE
1	Additional emphasis should be placed on providing incentives (e.g. funding, technical expertise/support) for rehabilitating historic housing stock and developing compatible/complimentary ADUs or Jr. ADUs in historic neighborhoods.	12/29/2022 12:02 PM
2	We need to expedite mother in law units.	12/2/2022 5:30 PM
3	The pumping station for City Water seems to be in need of major repairs. I have no clue what all is involved, I just know it breaks down 3-4 times per year leaving us without water for up to 24 hours at a time. Also, PG&E lines need major upgrade. I own a home on Marie Ave (off Morello) which has underground electrical, and PG&E are consistently placing bandaids instead of repairing. Power goes down at least 3X each year, causing loss of power for up to 72 hours, and causing PG&E to come out and jackhammer up sections of our street over and over and over again.	12/2/2022 12:08 AM
4	Alhambra highlands was a bad move. No access, needs too much improvement, only leasing land, when it should be used for more housing. Central location easy freeway commute access. Straps home owners with more taxes	12/1/2022 5:55 PM
5	Need to provide more transit housing close to Amtrak and increase commerce downtown. All the major banks have left.	12/1/2022 8:17 AM
6	We don't need more housing especially multi-family, high density . We need business especially upgraded grocery options on the downtown side. Encourage business to our city not housing.	12/1/2022 4:10 AM
7	I have lived in the city my whole life and I want to keep living here, but it is becoming increasingly harder financially as we get priced out by folks leaving San Francisco and Silicon Valley. What will the city do to ensure long time residents can afford to stay in Martinez?	11/30/2022 4:41 PM
8	We would like to add on to our house. Example…I have a zero lot line garage that I would like to upgrade and enlarge.	11/30/2022 3:20 PM
9	less government	11/30/2022 9:55 AM
10	High density housing. Less reliance on cars. Safe walking routes. Safe biking routes. Mixed use communities	11/29/2022 11:29 PM
11	The city needs to balance the need for parks and open space with housing and does not need to shoulder the housing needs of the larger Bay Area. Also… I stopped answering all the questions on this survey which is very poorly designed and too long	11/29/2022 9:17 PM
12	Traffic is a big concern from Alhambra high to marina and back. To many accidents in what already is residential. Speed limit should be 25 mph and unforced.	11/29/2022 2:32 PM
13	House the people! Allow low-income housing to be built! Incentivize it!!!	11/29/2022 9:50 AM
14	We need more affordable housing	11/29/2022 9:31 AM
15	Graduate of AHS and still living with family while attending local College for BA degree. I can't afford rent if family wasn't here to give me space to live I would have had to leave Martinez, couldn't afford rent.	11/28/2022 7:10 AM
16	Better transit and school bussing or before and aftercare at the high school so people with long commutes into the city and an 8-6 job can work. It’s ridiculous that I have to pick my kid up at 3:30 in the afternoon from high school. This severely limits my ability to work, and limits the amount of money I can make to pay for housing. This situation is discriminatory against single work8ng parents.	11/28/2022 5:54 AM

17	Need more roads with safe and usable bike lanes, with access to business areas of the city and transportation (road or trail) to nearby cities and mass transit (Bart).	11/27/2022 5:11 PM
18	Leave Martinez be.	11/27/2022 4:57 PM
19	We need to unlock available housing and make all housing free. No one should be homeless.	11/26/2022 7:57 PM
20	The city should not bear the responsibility to house majority of CCC's unhoused population	11/26/2022 4:33 PM
21	Building multi use buildings near downtown, train station and marina would be a great addition. Build multi units around Pacheco, Muir, and Arnold areas. Encourage ADU's and penalize vacant houses, buildings, and commercial space.	11/26/2022 2:47 PM
22	MY biggest concern is for the ability for young adults in our community to move out on their own. But many young adults do not have the credit rating or rental history required by landlords... which is a catch 22 situation. How can you establish credit and rental history without being able to rent?!?	11/26/2022 10:35 AM
23	N/A	11/26/2022 1:35 AM
24	We don't need $1M single family homes and $800k townhomes. We need housing that middle and lower income people can realistically afford.	11/25/2022 9:11 PM
25	We do not need homeless housing or shelters In Martinez. We are a small city with limited resources. Send homeless out of city to area shelters, etc. no tax money should set up homeless shelters In Martinez, or donated money. Not wanted here in this small town.....	11/25/2022 7:49 PM
26	Need to maintain existing infrastructure including marina, pier, and park facilities such as public bathrooms.	11/25/2022 4:57 PM
27	none at this time	11/25/2022 12:58 PM
28	none	11/25/2022 12:10 PM
29	Protect the ridgelines, build more housing downtown and find space for tiny housing for our homeless.	11/25/2022 10:32 AM
30	Please consider viable options for the unhoused	11/25/2022 8:25 AM
31	-Housing First for unhoused people -Proactive Rental Inspections for healthy homes -Preserve, protect, and expand access to *affordable* housing -Enforce smoke-free housing -Connect housing and land use decisions to active transportation planning. - Note: The last question matrix only allowed the selection of one response. I declined to answer because some zones need two or more improvements.	11/18/2022 9:41 AM
32	Stop building on every empty strip of land!!!!	11/16/2022 12:03 PM
33	I grew up here and cannot afford to buy a home here. And not because of income. People are coming from out of the area and buying homes at high rates	11/16/2022 6:22 AM
34	Lack of ADA compliant rental units.	11/15/2022 11:49 PM
35	We do not need to infill every open space in town. And new homes should not be restricted to all electric, that's a total joke when the state can't even create enough electricity now.	11/15/2022 6:37 PM
36	Put new housing near public transportation. Add some more bus lines in remote neighborhoods.	11/15/2022 11:51 AM
37	If you want survey participants to comment on specific geographic regions you should use a map that is labeled as to location/ boundaries. Street names ? Neighborhood? District ? Any identifiers ?	11/15/2022 10:13 AM
38	As a home builder/contractor the biggest concern I have is the ability for the City of Martinez to process applications for housing in a timely and accurate manner. In my opinion, if the City of Martinez is going to meet the housing goals there will need to be increased staffing (especially in planning and engineering) to handle the increased demand for permits when building is booming. If staff can't keep up during good times opportunities to build will be missed. I would also suggest looking at how the City of Danville handles ADU permits. They have pre approved plans available for homeowners to choose from and easily get permits for. The city could survey properties that are suited for ADU's and determine a size range of ADU's that would best fit the communities needs and have them prepared. Someone at the joint	11/2/2022 9:29 AM

	planning/city council meeting mentioned an expedited ADU process, I'm not sure what that means, but to me a homeowner should be able to have an ADU permit in less than a month. If this process is made easy for homeowners and they are properly informed (maybe provide flyers with the plan options to owners of potential ADU properties letting them know how easy the process is) I believe you will see a sharp increase in ADU construction. I strongly disagree with the idea of a vacancy tax or other schemes to try and force landowners to develop. I also strongly disagree with the idea of seeking out illegal ADU owners and allowing them to get some kind of retroactive permits. It does nothing to actually put more people in housing because the units are already occupied and it is using tax may money to reward people who didn't follow the rules. Scott O'Hara	
39	If each Council member committs to partnering with land-owned by the refineries, the VA, KP medical, churches, shopping mall owners, the City, MUSD, the Count,BNSF, etcy to build mixed use middle and very low income criteria housing, Martinez could apply for a selection of grants that other small cities are negotiating. it does not require consultants to expedite proposals in Sacramento nor control grant application writing. Local citizens--(experienced in past campaigns for local office) would gladly help gathering political support or simply teaching willing City workers in using outreach techniques described on the State OPR web pages on 'tool boxes''. Current long-term City employees have the skills that along with the OPR guidelines CAN write proposal--asking for experienced community volunteers to assist when needed--at no cost	10/20/2022 1:52 PM
40	The city has a severe shortage of housing and young people cannot afford to live here anymore. More and more of the homes in my neighborhood are being bought by rich investors and rented out. The city has become unaffordable to those of us who grew up here and love this city. We need more mixed-used development and housing that is not "luxury" and over a million dollars. The average rent should be below $2000 a month, yet most of the availabilities are well above that. Downtown is very desirable now, but it's almost impossible to find a place to rent downtown without having a connection to somebody.	10/18/2022 8:35 PM
41	We need to open up vacant housing to all free of charge and execute an eviction moratorium. Deal with our situation on the ground and house as many people as possible.	10/15/2022 2:45 PM
42	Use the HCD targets as minimums and not maximums as it has been in the past leading to our current housing crisis. Missing Middle Housing Types & the Form Base Code overlay needs implemented.	10/14/2022 5:18 PM
43	I'm strongly in favor of building more housing, at all income levels, in Martinez. Especially housing that increases density in areas where housing already exists. We can densify, adding housing without encroaching on surrounding park and wild land.	10/12/2022 11:59 AM
44	Build more duplex, 4-plex, properties. Allow smaller homes, like many of the historic small lots that are great starter homes and were allowed in the early 20th Century.	10/12/2022 9:35 AM
45	I love living in Martinez and want to call it home but am worried we will be priced out of Martinez as we have been priced out of the Peninsula and Walnut Creek. On one hand, it would be wonderful to bring businesses and mixed use to the Martinez downtown core, on the other hand, that runs the risk of existing middle class renters being priced out of yet another Bay Area city. We want to stay in Martinez, but we feel like we are on borrowed time given rent prices.	10/12/2022 9:21 AM
46	Finish the apts on Ferry and Estudillo Sts. Change the permitting process to make the contractors finish these eyesores and badly needed housing. This makes NO SENSE!	10/12/2022 9:19 AM
47	Allow for more dwellings on a single family home property. Allow building up to lot line. Do NOT increase height limits.	10/12/2022 9:16 AM
48	Homeless population increase. I'd like to see better boundaries and rules in place to ensure safety. The police does a good job at the farmers markets patrolling the situation. But there are too many dangerous homeless near the parks downtown Martinez and with kids it is unsafe. I've seen needles in the ground. Poop on the ground. Been verbally abused by them for no reason. It's getting to be more than just a normal situation. It's getting worse. I wish them the best but we need to do better to ensure safety as a top priority.	10/12/2022 8:09 AM
49	We need a tiny home community.	10/12/2022 7:29 AM
50	NA	10/5/2022 6:54 AM

Q30 If you would like to be added to the City's contact list for the Housing Element Update, please enter your contact information below. Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously.

Answered: 39 Skipped: 121

Responses to this question have been deleted to maintain privacy of survey respondents.

Q30 If you would like to be added to the City's contact list for the Housing Element Update, please enter your contact information below. Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously.

Answered: 39 Skipped: 121

Responses to this question have been deleted to maintain privacy of survey respondents.

Q30 If you would like to be added to the City's contact list for the Housing Element Update, please enter your contact information below. Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously.

Answered: 39 Skipped: 121

Responses to this question have been deleted to maintain privacy of survey respondents.

Q1 Contact Information. Please provide your name, organization you are affiliated with, and contact information.

Answered: 6 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	100.00%	6
Organization	100.00%	6
Address	100.00%	6
Address 2	0.00%	0
City	100.00%	6
State	100.00%	6
ZIP Code	100.00%	6
Country	0.00%	0
Email Address	100.00%	6
Phone Number	100.00%	6

#	NAME	DATE
1	Dr. Lisa Gonzales	10/25/2022 8:16 AM
2	Deborah White	10/20/2022 9:40 AM
3	Helen Rossi	10/19/2022 3:09 PM
4	Nina Crossland	10/19/2022 2:30 PM
5	Marjorie Rocha	10/12/2022 4:12 PM
6	William Schrader Jr	10/5/2022 2:24 PM
#	ORGANIZATION	DATE
1	MDUSD - Business Services	10/25/2022 8:16 AM
2	Grace Episcopal Church	10/20/2022 9:40 AM
3	Martinez Unified School District	10/19/2022 3:09 PM
4	Hidden Valley Elementary	10/19/2022 2:30 PM
5	ECHO Housing	10/12/2022 4:12 PM
6	The Austin Group LLC	10/5/2022 2:24 PM
#	ADDRESS	DATE
1	1936 Carlotta Drive	10/25/2022 8:16 AM
2	130 Muir Station Rd.	10/20/2022 9:40 AM
3	921 Susana Street	10/19/2022 3:09 PM
4	500 Glacier Dr.	10/19/2022 2:30 PM
5	22551 2ND ST 200	10/12/2022 4:12 PM

6	164 Oak Road	10/5/2022 2:24 PM
#	**ADDRESS 2**	**DATE**
	There are no responses.	
#	**CITY**	**DATE**
1	Concord	10/25/2022 8:16 AM
2	Martinez	10/20/2022 9:40 AM
3	Martinez	10/19/2022 3:09 PM
4	Martinez	10/19/2022 2:30 PM
5	HAYWARD	10/12/2022 4:12 PM
6	Alamo	10/5/2022 2:24 PM
#	**STATE**	**DATE**
1	CA	10/25/2022 8:16 AM
2	CA	10/20/2022 9:40 AM
3	CA	10/19/2022 3:09 PM
4	CA	10/19/2022 2:30 PM
5	CA	10/12/2022 4:12 PM
6	CA	10/5/2022 2:24 PM
#	**ZIP CODE**	**DATE**
1	94519	10/25/2022 8:16 AM
2	94553	10/20/2022 9:40 AM
3	94553	10/19/2022 3:09 PM
4	94553	10/19/2022 2:30 PM
5	94541	10/12/2022 4:12 PM
6	94507	10/5/2022 2:24 PM
#	**COUNTRY**	**DATE**
	There are no responses.	
#	**EMAIL ADDRESS**	**DATE**
1	gonzaleslm@mdusd.org	10/25/2022 8:16 AM
2	revdeb@gracechurchmtz.org	10/20/2022 9:40 AM
3	hrossi@martinez.k12.ca.us	10/19/2022 3:09 PM
4	crosslandn@mdusd.org	10/19/2022 2:30 PM
5	margie@echofairhousing.org	10/12/2022 4:12 PM
6	bill@austin-group.com	10/5/2022 2:24 PM
#	**PHONE NUMBER**	**DATE**
1	9256828000	10/25/2022 8:16 AM
2	925-228-6574	10/20/2022 9:40 AM
3	hrossi@martinez.k12.ca.us	10/19/2022 3:09 PM
4	925-228-9530	10/19/2022 2:30 PM
5	510-581-9380	10/12/2022 4:12 PM

6	9256838782	10/5/2022 2:24 PM

Q2 Service Population. Which community population(s) does your organization serve? Please note that the populations identified below are based on populations identified as having special housing needs in State Housing Element Law.

Answered: 6 Skipped: 0

ANSWER CHOICES	RESPONSES	
Seniors	33.33%	2
Disabled	33.33%	2
Developmentally disabled	33.33%	2
Large families (5 or more persons)	33.33%	2
Families with female head of household	33.33%	2
Farmworkers	16.67%	1
Persons in need of emergency shelter	0.00%	0
Homeless	16.67%	1
Persons requesting assistance with fair housing/discrimination issues	16.67%	1
General population	66.67%	4
Other (please specify)	66.67%	4
Total Respondents: 6		

#	OTHER (PLEASE SPECIFY)	DATE
1	students - public education	10/25/2022 8:16 AM
2	All God's people (so, everyone)	10/20/2022 9:40 AM
3	Students and Families	10/19/2022 3:09 PM
4	tenants, landlords, first-time homebuyers	10/12/2022 4:12 PM

Q3 Housing Types. What are the primary housing types needed by the population your organization services? Please check all that apply.

Answered: 6 Skipped: 0

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKER
Emergency shelter	20.00% 1	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00%
Transitional or supportive housing	40.00% 2	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00%
Single family detached housing	66.67% 4	16.67% 1	0.00% 0	0.00% 0	0.00% 0	0.00%
Single family attached housing (individually-owned townhomes or condominiums)	66.67% 4	16.67% 1	0.00% 0	0.00% 0	0.00% 0	0.00%
Single family housing affordable to low, very low, or extremely low income households	60.00% 3	40.00% 2	40.00% 2	20.00% 1	20.00% 1	20.00%
Duplex, triplex, or fourplex	50.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Multifamily housing - affordable to extremely low, very low, and low income households	50.00% 2	50.00% 2	25.00% 1	25.00% 1	25.00% 1	25.00%
Housing close to services (grocery stores, financial, personal, and social services, etc.)	40.00% 2	60.00% 3	60.00% 3	40.00% 2	20.00% 1	0.00%
Housing with on-site child daycare	40.00% 2	0.00% 0	0.00% 0	0.00% 0	60.00% 3	0.00%
Multifamily - market rate	80.00% 4	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Lease-to-own housing (condominiums, townhomes, or single family)	66.67% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Senior housing that includes services providing	50.00% 2	50.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00%

assistance with daily living						
Accessory dwelling unit	66.67% 2	66.67% 2	33.33% 1	33.33% 1	33.33% 1	0.00%
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	100.00% 2	50.00% 1	50.00% 1	50.00% 1	0.00% 0	0.00%
Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)	20.00% 1	20.00% 1	60.00% 3	40.00% 2	0.00% 0	0.00%
Permanent farmworker housing	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67%
Seasonal or temporary farmworker housing	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67%

#	OTHER (PLEASE SPECIFY)	DATE
1	Veterans	10/20/2022 9:51 AM

Q4 Housing Needs and Services. What are the primary housing needs of the population(s) that your organization serves? Please check all that apply.

Answered: 6 Skipped: 0

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS
Assistance with being housed in an emergency shelter	20.00% 1	20.00% 1	20.00% 1	20.00% 1	40.00% 2	0.00% 0
Assistance with being housed in transitional or supportive housing	20.00% 1	0.00% 0	40.00% 2	40.00% 2	20.00% 1	0.00% 0
Housing close to services (grocery stores, financial, personal, and social services, etc.)	50.00% 3	33.33% 2	33.33% 2	33.33% 2	16.67% 1	16.67% 1
Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues	66.67% 2	66.67% 2	66.67% 2	66.67% 2	33.33% 1	33.33% 1
Assistance finding housing affordable to extremely low income (<30% of median income) households	20.00% 1	40.00% 2	40.00% 2	20.00% 1	60.00% 3	0.00% 0
Housing close to public transportation	50.00% 3	33.33% 2	50.00% 3	16.67% 1	16.67% 1	0.00% 0
Housing close to daycare	50.00% 2	25.00% 1	25.00% 1	25.00% 1	75.00% 3	25.00% 1
Translation assistance for non-english speaking persons	60.00% 3	20.00% 1	20.00% 1	0.00% 0	0.00% 0	20.00% 1
General assistance	75.00% 3	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0

with renting a home						
General assistance with purchasing a home	100.00% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Assistance finding housing affordable to lower income (<80% of median income) households	40.00% 2	40.00% 2	40.00% 2	40.00% 2	60.00% 3	0.00% 0
Grants or loans to make modifications to make a home accessible to a disabled resident	20.00% 1	40.00% 2	60.00% 3	20.00% 1	0.00% 0	0.00% 0
Occasional financial assistance to pay rent, mortgage, and/or utilities	50.00% 2	25.00% 1	25.00% 1	50.00% 2	25.00% 1	0.00% 0

#	OTHER (PLEASE SPECIFY)	DATE
1	Veterans, Substance abusers	10/20/2022 9:51 AM

Q5 What are the primary barriers your organization and/or service population encounter related to finding or staying in housing?

Answered: 6 Skipped: 0

#	RESPONSES	DATE
1	students in our system need stability and families need low income housing	10/25/2022 8:19 AM
2	They can't afford to buy or rent in Martinez. There are too few temporary and transitional housing sites.	10/20/2022 9:51 AM
3	Financial Barriers	10/19/2022 3:12 PM
4	We receive students/families from the STAND DV shelter. We have other students/families that are homeless/doubled up/couch surfing or living in motels.	10/19/2022 2:37 PM
5	High rents, low wages/income, high security deposits, accessibility issues, illegal discrimination.	10/12/2022 4:53 PM
6	NIMBYs Legacy city staff	10/5/2022 2:26 PM

Q6 What services or actions are needed to provide or improve housing or human services in Martinez?

Answered: 6 Skipped: 0

#	RESPONSES	DATE
1	not sure	10/25/2022 8:19 AM
2	Martinez needs to build more low-income permanent housing; more (and more adequate) short-term housing, a quite a bit more transitional housing.	10/20/2022 9:51 AM
3	Community outreach housing liaison	10/19/2022 3:12 PM
4	Child therapy/mental health support for trauma in children, homeless outreach/financial support for families in our school.	10/19/2022 2:37 PM
5	Affordable housing development	10/12/2022 4:53 PM
6	A stable staff	10/5/2022 2:26 PM

Q7 What services or actions are needed to improve access to regional services?

Answered: 4 Skipped: 2

#	RESPONSES	DATE
1	stronger communication - MDUSD would be happy to disseminate resources about regional services	10/25/2022 8:19 AM
2	Many unhoused folks don't have telephones so they can't use the 2-1-1 system. CORE is excellent, as is Officer Rodney, but they are understaffed. We need more paid advocates and easier routes for people to access housing.	10/20/2022 9:51 AM
3	Provide info to what services are available. I do not know.	10/19/2022 2:37 PM
4	Greater accessibility to services via public transportation or para-transit.	10/12/2022 4:53 PM

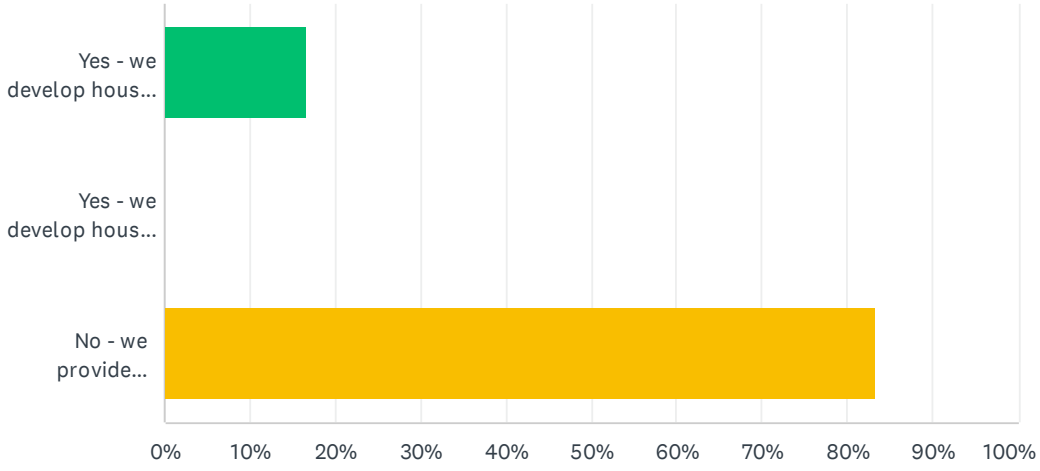
Q8 Are there any other housing priorities, issues, or concerns that you would like to identify to assist the City of Martinez in identifying housing needs and developing appropriate programs to address housing needs?

Answered: 3 Skipped: 3

#	RESPONSES	DATE
1	please see MDUSD as a partner in the support of families and connecting them with services	10/25/2022 8:19 AM
2	Faith-based organizations have unused property that many are willing to put to use for affordable housing, but these faith communities do not have the resources to build and manage these projects.	10/20/2022 9:51 AM
3	Our school is overcrowded. We need builders to commit to building additional schools if more houses/apartments are coming.	10/19/2022 2:37 PM

Q9 Does your organization develop housing?

Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes - we develop housing and have built in Martinez or are working on/toward a project in Martinez	16.67%	1
Yes - we develop housing in the region, but do not have direct experience with Martinez	0.00%	0
No - we provide supportive services, advocacy, or other human services but do not develop housing	83.33%	5
TOTAL		6

Q10 In your experience, what are typical costs, including land acquisition, site improvements, building construction, and other costs, of single family development in Martinez or the greater Contra Costa County region?

Answered: 1 Skipped: 5

#	RESPONSES	DATE
1	$1,000,000+	10/5/2022 2:31 PM

Q11 In your experience, what are typical costs, including land acquisition, site improvements, building construction, and other costs, of multifamily development in Martinez or the greater Contra Costa County region?

Answered: 1 Skipped: 5

#	RESPONSES	DATE
1	$450,000+/unit	10/5/2022 2:31 PM

Q12 In your experience, what are typical costs of mixed use development, including land acquisition, site improvements, building construction, and other costs, in Martinez or the greater Contra Costa County region?

Answered: 1 Skipped: 5

#	RESPONSES	DATE
1	$450,000+	10/5/2022 2:31 PM

Q13 What is the preferred parcel size (minimum and maximum) for an affordable (lower income) multifamily development project?

Answered: 0 Skipped: 6

#	RESPONSES	DATE
	There are no responses.	

Q14 What is the minimum desirable density (units per acre) for an affordable (lower income) housing development project?

Answered: 1 Skipped: 5

#	RESPONSES	DATE
1	29 u/Acre minimum	10/5/2022 2:31 PM

Q15 Have you encountered any specific impediments to developing housing in Martinez? If yes, please describe.

Answered: 1 Skipped: 5

#	RESPONSES	DATE
1	Yes.	10/5/2022 2:31 PM

Q16 Are there specific changes to the City's planning and development process that have a significant effect on the ability to accommodate or develop housing? If yes, please describe.

Answered: 1 Skipped: 5

#	RESPONSES	DATE
1	Update the 40 year old housing element Live up to RHNA commitments	10/5/2022 2:31 PM

Q17 What does it take to produce lower and moderate income housing in Martinez or the Contra Costa County region? Are there additional factors that the City should consider to accommodate and encourage lower and moderate income housing in Martinez?

Answered: 1 Skipped: 5

#	RESPONSES	DATE
1	- Reduce or eliminate all exactions/fees - Process applications according to state law	10/5/2022 2:31 PM

APPENDIX D

Acronyms and Glossary

Appendix D – Acronyms and Glossary

Acronyms

AB: Assembly Bill

ABAG: Association of Bay Area Governments

ACLC: Alameda Community Learning Center

ACOA: Contra Costa County Advisory Council on Aging

ACS: American Community Survey

ADA: American with Disabilities Act

ADU: Accessory Dwelling Unit

AFFH: Affirmatively Furthering Fair Housing

AFY: Acre-feet per Year

AHPP: Affordable Housing Partnership Program

AAO: Alameda Avenue Overlay

AHO: Affordable Housing Overlay

AI: Analysis of Impediments to Fair Housing

AMI: Area Median Income

APN: Accessor's Parcel Number

APR: Annual Progress Report

AV-AL: Alhambra Valley Agricultural Lands

AV – ERL: Alhambra Valley Estate Residential - Low

AV-ERVL: Alhambra Valley Estate Residential – Very Low

BACN: Bay Area Crisis Nursery

BACS: Bay Area Community Services

BayREN: Bay Area Regional Energy Network

BMR: Below Market Rate

CACC: Children's Advocacy Centers of California

CalHFA: California Housing Finance Agency

CAL FIRE: California Department of Forestry and Fire Protection

CalWORKs: California Work Opportunity and Responsibility to Kids

CAP: Climate Action Plan

CAR: California Association of Realtors

CARE: California Alternate Rates for Energy

CBC: California Building Code

CCCSD: Central Contra Costa Sanitary District

CCHA: Contra Costa Housing Authority

CCWD: Contra Costa Water District

CCTA: Contra Costa Transportation Authority

CDBG: Community Development Block Grant

CDFEH: California Department of Fair Housing and Employment

CEC: California Energy Commission

CEDD: California Employment Development Department

CEQA: California Environmental Quality Act

CHAS: Comprehensive Housing Affordability Strategy

CLPADS: California Department of Education California Longitudinal Pupil Achievement Data System

CN: Neighborhood Commercial Zone

COAs: Conditions of Approval

C0C: Continuum of Care

COEHHA: California Office for Environmental Health Hazard Assessment

COH: Council on Homelessness

COVID-19: Coronavirus Disease 2019

CPUC: California Public Utilities Commission

CRA: Cost Recovery Agreement

CRLA: California Rural Legal Assistance

CRH: Central Residential High

CRL-A: Central Residential Low-A Zone

CRL-B: Central Residential Low-B Zone

CRL-C: Central Residential Low-C Zone

CRM: Central Residential Medium Zone

CSO: Community Services Overlay

CSHHP: California Self-Help Housing Program

CUAV: Community United Against Violence

CUP: Conditional Use Permit

DC: Downtown Core Zone

DDS: California Department of Developmental Services

DFEH: California Department of Fair Employment and Housing

DFW: Department of Fish and Wildlife

DG: Downtown Government Zone

DO: Downtown Overlay District

DOF: California Department of Finance

DS: Downtown Shoreline Zone

DSP: Downtown Specific Plan

DT: Downtown Transition Zone

DU/AC: Dwelling Units Per Acre

ECHO/ECHO Housing: Eden Council for Hope and Opportunity

EDD: California Employment Development Department

EHAP: Emergency Housing and Assistance Program

EJ Community: Environmental Justice Community

EIR: Environmental Impact Report

ELI: Extremely Low-Income Household

FAR: Floor Area Ratio

FEHA: Fair Employment and Housing Act

FEMA: Federal Emergency Management Agency

FERA: Family Electric Rate Assistance

FHANC: Fair Housing Advocates of Northern California

FHEO: Fair Housing and Employment Office

FHSZ: Fire Hazard Severity Zone

FMR: Fair Market Rate

GC: General Commercial Zone

GHG: Greenhouse Gas

GIS: Geographic Information Systems

GRIP: Greater Richmond Interfaith Program

HACCC: Housing Authority of Contra Costa County

HCD: California Department of Housing and Community Development

HCV: Section 8 Housing Choice Voucher Program

HOME: HOME Investment Partnership Program

HSC: California Health and Safety Code

HUD: U.S. Department of Housing and Urban Development

ILRSCC: Independent Living Resources of Solano and Contra Costa Counties

IS/MND: Initial Study/Mitigated Negative Declaration

JADU: Junior Accessory Dwelling Unit

LAFCO: Local Agency Formation Commission

LI: Limited Industrial Zone

LIHEAP: Low-Income Home Energy Assistance Program

LIHTC: Low Income Housing Tax Credit

LAUS: Local Area Unemployment Statistics

LRA: Local Responsibility Area

MCC: Mortgage Credit Certificate

MD: Metropolitan Division of the San Francisco-Oakland-Berkeley Metropolitan Statistical Area

mgd: million gallons per day

MHP: Multifamily Housing Program

MMC: Martinez Municipal Code

MTC: Metropolitan Transportation Commission

MUO: Mixed Use/Housing Overlay

MUSD: Martinez Unified School District

MVSD: Mountain View Sanitary District

NAMI: National Alliance on Mental Illness

NPDES: National Pollutant Discharge Elimination System

OEHHA: California Office of Environmental Health Hazard Assessment

OPR: Office of Planning and Research

PBV: Project-Based Voucher

PD: Planned Development

PG&E: Pacific Gas and Electric

PIT: Point-in-Time Count

PUD: Planned Unit Development

R/ECAP: Racially or Ethnically Concentrated Areas of Poverty

RCAA: Racially / Ethnically Concentrated Areas of Affluence

RCEB: Regional Center of the East Bay

RCP: Representative Concentration Pathways

REACH: Relief for Energy Assistance for Community Help

RFP: Request for Proposal

RH: Residential High Zone

RHNA: Regional Housing Needs Allocation

RL: Residential Low Zone

RM: Residential Medium Zone

RVH: Residential Very High Zone

RVL: Residential Very Low Zone

R-1.5: Downtown Neighborhood Zone, Downtown Shoreline Zone

R-2.5: Downtown Neighborhood Zone, Grandview Zone, Downtown Shoreline Zone

R-3.5: Downtown Neighborhood Zone, Grandview Zone

R-6.0: Grandview Zone

SB: Senate Bill

SC: Service Commercial Zone

SD-6: County Special District 6

SF: Single Family Unit

SLA: Surplus Lands Act

SRA: State Responsibility Area

SRO: Single-Room Occupancy Unit

TCAC: California Tax Credit Allocation Committee

TAY: Transition-Age Youth

TCAC: California Tax Credit Allocation Committee

UC: University of California

UDP: Urban Displacement Project

USDA: United States Department of Agriculture

USGS: United States Geological Survey

UWMP: Urban Water Management Program

VHFHSZ: Very High Fire Hazard Severity Zone

Glossary

Above Moderate-Income Household. A household with an annual income greater than 120 percent of the area median income adjusted by household size, as determined by the income limits established by the California Department of Housing and Community Development.

Accessory Dwelling Unit (ADU). Also known as granny flats, in-law units, backyard cottages, and secondary units. It is an attached or detached residential unit that provides complete independent living facilities, including a bedroom, kitchen, and bathroom. A Junior Accessory Dwelling Unit (JADU) is no larger than 500 square feet and is contained entirely within an existing or proposed-single family home or accessory structure. It may include its own bathroom or share with the existing home. Promoting development of ADUs can be one solution to increasing the supply of affordable housing. However, the City cannot rely entirely on ADUs to meet its Regional Housing Needs Allocation. An ADU also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

Affirmatively Furthering Fair Housing (AFFH). Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that Federal agencies and Federal grantees further the purposes of the Fair Housing Act. AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

Affordable Housing: Covers many different income levels and price ranges, but what makes housing affordable is the ratio of housing costs to household income. The California Department of Housing and Community Development has determined that a project site can be assumed to accommodate affordable housing for very low- and low- income households if it allows a minimum of 30 units per acre.

Apartment. An apartment is a multifamily building of three or more individual residential units that is under single ownership. An apartment may have one or more rooms in an apartment house or dwelling occupied, intended, or designated for occupancy by one family for sleeping or living purposes and containing one kitchen.

Area Median Income (AMI). The midpoint of a geographic area's income distribution, to account for regional differences in cost of living. The AMI for Martinez is the median income of Contra Costa County.

Assisted Housings. Generally "assisted multi-family housing (rental or ownership)," but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by Federal, state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), CDBG, LIHTC, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Association of Bay Area Governments (ABAG): The regional Council of Governments for the San Francisco Bay Area. This includes the counties of Santa Clara, Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Solano, and Sonoma. The Association of Bay Area Governments is responsible for crafting a methodology to divvy up the housing needs among all of the jurisdictions within this region and assigning each City and County with its RHNA.

Below-Market-Rate (BMR). Any housing unit specifically priced to be sold or rented to low- or moderate income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and

Urban Development set standards for determining which households qualify as “low income” or “moderate income.” The financing of housing at less than prevailing interest rates.

Boarding House. A housing unit used for residential purposes, other than a hotel, where lodging and meals are provided for compensation for five or more non-transient persons, who are not living as a single housekeeping unit. All residents are be counted when determining the number of persons lodging in a boarding house, including managers, landlords, or building superintendents. A Boarding House is considered to be a Multifamily Dwelling.

California Department of Housing and Community Development (HCD): Reviews every local government’s Housing Element to determine whether it complies with state law, then submits feedback. HCD’s approval is required before a local government can adopt its Housing Element as part of its overall General Plan. Jurisdictions that fail to revise and submit their Housing Element to HCD may be left with very little say over all future development, from building permits to subdivisions and use permits. They may also be subject to financial penalties and loss of grant funds, such as those used for maintaining local roads.

Community Care Facility. A 24-hour residential facility providing care for persons, including: the elderly, persons in an alcoholism or drug abuse recovery or treatment facility, persons in a facility for mentally disordered, handicapped persons or dependent and neglected children, persons in an intermediate care facility/developmentally disabled-habilitative, intermediate care facility/developmentally disabled-nursing, and congregate living health facilities. A Community Care Facility may be located in any type of residence.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium. A multi-family building where the units are individually owned, and the common space is owned collectively by condominium unit owners. A condominium structure may have two or more units.

Consultant: Hired by Cities and Counties to help them prepare their Housing Element updates. Consultants typically prepare site inventories and suitability analysis, evaluate the effectiveness of past programs, draft the new Housing Element, and prepare environmental documents.

Deed-Restricted. A legal document with limiting provisions that affects the transfer of ownership of real estate from the seller to the buyer by placing limitations on the sale and/or use of the property.

Density Bonus. The development right under State law that requires local governments to allow additional residential units, additional building square footage, and other exceptions to development standards in exchange for the construction of affordable units under certain circumstances.

Density. The number of permanent residential dwelling units per acre of land. Examples of different densities include 1 unit per acre, 4 units per acre, or 20 units per acre. The higher number of units per acre, the higher the density. Higher levels of density can often be achieved on smaller lots by building up and allowing more stories to be built. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Developers and Property Owners: Their work has typically been what increases housing supplies. Developers purchase land, develop the building program and design, obtain the necessary public approval and financing, build the structures, and either sell or rent out and manage the housing. In recent years, there has been a shift in the way the State views Cities’ obligations

related to their Housing Elements. Rather than viewing planning for housing as the responsibility of local governments and housing development as the responsibility of housing developers and property owners, the State has adopted new laws requiring Cities and Counties to take increased responsibility to ensure that the State-determined housing needs are built, in addition to planning for them in the Housing Element.

Discretionary Action. An action or approval which requires the exercise of judgment or deliberation when the City decides to approve or disapprove a project.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A building on a single lot containing two dwelling units each of which is totally separated from the other by a shared wall that extends from the foundation to the roof.

Dwelling Unit (DU). One or more habitable rooms that are designed and/or used as independent living quarters for one family, with facilities for living, eating and sleeping, and at least one bathroom, and where all such habitable areas have access to each other from within the building.

Emergency Shelter. A facility that provides temporary, short-term housing, with minimal supportive services, for individuals or families experiencing homelessness, provided that no facility is used as temporary, short-term housing by any individual or family for more than 30 consecutive days. Supplemental services may include food, counseling, and access to other social programs. No individual or household may be denied emergency shelter because of an inability to pay.

Environmental Impact Report (EIR): A report to inform the community and a jurisdiction's decision makers of significant environmental impacts of proposed projects, identify possible ways to minimize those effects, and describe reasonable alternatives to those projects.

Extremely Low-Income Household. A household with an annual income that is less than 30 percent of the area median family income adjusted by household size, as determined by the income limits established by the California Department of Housing and Community Development.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Program.

Family. An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house, or institution of any kind.

General Plan. A City's comprehensive, long-term State-mandated policy document that provides guidance to manage its physical, social, and economic resources. The General Plan identifies the community's shared vision for the future, and it addresses that City's unique character and needs. All of this information is used as the foundation for decisions that affect future growth and development. General Plans must address State-mandated topics elements, which are like different chapters that focus on specific topics: land use, circulation, environmental justice, open space, conservation, housing, safety, and noise.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (U.S. Environmental Protection Agency)

Height Limits: Define the maximum height new homes can be built, which can be defined in number of stories or in feet.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the Federal government that administers housing and community development programs to meet the needs of low- and moderate-income households.

Housing Element: One of the seven (7) State-mandated elements of a local General Plan and is the blueprint for future housing development. It assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every eight years. Projected housing needs across California are determined by the State.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Implementing Policies/Actions. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Inclusionary Housing: Policies that require or provide incentives to reserve a percentage of units in new market-rate developments for low- and moderate-income families.

Income Levels: Based on the Area Median Income, which the State Department of Housing and Community Development determines annually for each county. Housing Elements are required to plan for housing for all income levels.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Junior Accessory Dwelling Unit (JADU). A unit that is no more than 500 square feet in size that is contained entirely within the walls of a single-family residence, including attached garages, and that has a separate entrance. At a minimum, a Junior Accessory Dwelling Unit shall include an efficiency kitchen with a food preparation counter, cooking facility with appliances and storage cabinets, and may include separate sanitation facilities or may share sanitation facilities within the existing single-family residence.

Land Use Classification/Designation. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Lot Coverage. The maximum lot area which may be covered with buildings and structures. Buildings and structures include all land covered by Principal Buildings, garages and carports, Accessory Structures, covered decks and gazebos, and other enclosed and covered areas; but not standard roof overhangs, cornices, eaves, uncovered decks, swimming pools, paved areas such as walkways, driveways, patios, uncovered parking areas or roads. All areas of coverage are computed in terms of net lot area at ground level.

Low-Income Household. A household with an annual income between 51 and 80 percent of the area median income adjusted by household size, as determined by the income limits established by the California Department of Housing and Community Development.

Low Income Housing Tax Credits. Tax reductions provided by the Federal and State governments for investors in housing for low-income households.

Manufactured Housing/Mobile Homes. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the Federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See also: *Mobile home*.)

Ministerial. A non-discretionary process, review, action or approval where the City merely has to determine whether a project conforms with applicable statutes, ordinances, or regulations.

Mixed-Use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home. A vehicle designed and equipped for human habitation, and for being drawn behind a vehicle. Such mobile home must either be constructed after September 15, 1971, and issued an insignia of approval by the California Department of Housing and Community Development and permanently located on a permanent foundation system, or be constructed after July 15, 1976, and issued an insignia of approval by the U.S. Department of Housing and Urban Development and permanently located on a permanent foundation system, or other type of housing determined to be substantially similar to the above.

Mobile Home/Manufactured Home Park. A development or subdivision of an existing parcel, or contiguous parcels, of land for the purpose of separate sale, lease, or financing to allow the installation of mobile homes or manufactured homes. Moderate-Income Household. A household with an annual income usually between 81 and 120 percent of the area median income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Moderate-Income Household. A household with an annual income between 81 and 120 percent of the area median income adjusted by household size, as determined by the income limits established by the California Department of Housing and Community Development.

Monthly Housing Cost. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multi-Family Residence/Multi-Family Uses. A building or a portion of a building used and/or designed as residences for two or more families living independently of each other. This Includes: half-plex structures (a half-plex is a single residential unit that is half of a two-unit building where a property line separates the two units); duplexes, triplexes, and fourplexes (detached buildings under one ownership with two, three, or four residential units (respectively) in the same building); and apartments (five or more units under one ownership in a single building); attached unit projects such as condominiums and townhouses; and Boarding House. This use type may include other residential types determined to be substantially similar to the above by the City of Dublin Director of Community Development, or designee.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding. A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A lot or piece of property that is identified by a unique assessor's parcel number (APN) assigned by the County.

Person with Disabilities. Any individual (1) with a physical or mental impairment that substantially limits one or more major life activities; (2) with a record of such impairment; or (3) who is regarded as having such an impairment. A physical or mental impairment includes, but is not limited to, conditions such as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, Human Immunodeficiency Virus (HIV), developmental disabilities, mental illness, drug addiction, and alcoholism.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding action that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Regional Housing Needs Allocation (RHNA): A requirement of State housing law and is a process that determines projected housing needs for all Cities and Counties in California. The process to determine a RHNA allocation is conducted every eight years. Every jurisdiction must plan for its RHNA allocation in its Housing Element to ensure zoning regulations and potential housing sites can accommodate their allocation.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

Rehabilitation/Housing Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.") Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example. Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Section 8 Rental Assistance Program. A Federal (HUD) rent-subsidy program, which is one of the main sources of Federal housing assistance for low-income households, operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Senate Bill 35 (SB 35): If developers and property owners fail to construct new housing in alignment with Regional Housing Needs Allocation targets, the City could be subject to the lower affordability thresholds of Senate Bill 35, often referred to as SB 35. This State law provides that in Cities and Counties where development is not on track to meet projected housing needs, qualifying multi-family residential projects are subject to by-right approvals. This means there is no discretionary review or public input process for these projects. This is all required to happen on an accelerated time frame.

Senior Housing. A multi-family building of three or more residential units that is under single ownership where all units are restricted to occupants aged 62 and older.

Shared Living Facility/Shared Living Opportunities. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Single Housekeeping Unit. A residence with two or more members, whose members are a non-transient interactive group of persons jointly occupying a single dwelling unit, including but not limited to the joint use of common areas and sharing household activities and responsibilities such as meals, chores, and expenses.

Single Room Occupancy (SRO). A building or buildings for residential living consisting of one-room dwelling units, where each unit is occupied by a single individual or two persons living together, and where the living and sleeping space are combined. A one-room dwelling unit is not required to contain a bathroom or a kitchen except that if a bathroom or kitchen is not provided within the unit such common facilities shall be provided on-site for residents. A unit that contains both a bathroom and kitchen shall be considered a studio unit and not a Single Room Occupancy Unit. Common facilities for laundry may or may not be provided on-site.

Single-Family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See also: "Townhouse.")

Single-Family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See also: "Family.")

Site Inventory/Site Feasibility: These are also identified in the Housing Element update process. The Housing Element must identify specific sites that are appropriate and available for residential development during the planning period. If the sites require rezoning, they can still be included in the inventory, as long as the Housing Element includes a program to accomplish the rezoning concurrently with the Housing Element or prior to the start of the planning period. Preparing a site-feasibility analysis is the second step in addressing the adequate sites requirement. In addition to providing a list of sites, Cities must prepare an analysis that demonstrates which sites can accommodate housing needs at different income levels.

Special Needs Housing. Special needs housing is provided for persons associated with specific demographic or occupational groups. State law specifically requires Housing Element analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms or mortgage interest deductions or tax credits from Federal and/or state income taxes, sale, or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Target Areas/Target Sites. Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very low- and low-income households.

Target Population. Target population refers to people with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly

people, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and people experiencing homelessness.

Tax Credits. Tax reductions provided by the Federal and State governments for investors in housing for low-income households.

Tenure. Tenure refers to the legal status under which an individual or household has the right to occupy a housing unit – homeowners or renters.

Townhouse. A single-family unit constructed in a group of three or more attached units in which each unit extends from the foundation to the roof and with its own front and rear access to the outside. A townhouse unit can be individually owned.

Transitional Housing. A dwelling unit occupied by seven or more homeless persons or families (large) or six or fewer homeless persons or families (small), which is operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time which shall be no less than six months.

Very Low-Income Household. A household with an annual income less than 50 percent of the area median income adjusted by household size, as determined by the income limits established by the California Department of Housing and Community Development.

Zoning: A tool that most Cities use to govern which uses are allowed in specific areas, like residential, commercial, or industrial. It also identifies the size of buildings, such as height and density, and how buildings relate to their surroundings, including other buildings, open spaces, and the street.

Zoning Code: The Zoning Code or Development Code contains specific development standards for each zoning district, which vary slightly depending on a specific Planning Area where the development is proposed. In addition, the Development Code provides different development standards for residential infill/addition projects and residential subdivision projects. (See also: “Development Code.”)

APPENDIX E

Native American and Historical Context

Appendix E

Information on the City's Prehistoric and Historic periods and Background was included in Section 4.5 (Cultural and Tribal Cultural Resources) of the Draft Environmental Impact Report (EIR) prepared for *General Plan 2035*. The information below was largely excerpted from that EIR and edited for context as part of this Housing Element Appendix E.

Appendix E is included in the 2023-2031 Housing Element to document the original Native American population and their settlement in what is present-day Martinez.

Prehistoric Period

In general, the Bay Area was lightly occupied prior to about 2000 B.C. by hunter/gatherer populations that did not concentrate on estuarine or marine food resources. Shellfish were eaten, but they are not predominant in the diet and sites are located inland as commonly as near the ocean or bay. About 2000 B.C. a different way of life became predominate that emphasized the resources available near shorelines. This is commonly thought to represent the movement of Penutian speakers, such as the Ramaytush Ohlone (Costanoan), into the area, displacing Hokan speakers.

The next major shift in cultural pattern appears to develop in the area over time due to population expansion and technological development. Around A.D. 500 to Euro-American contact, the archeological evidence shows an increased reliance on vegetable foods (necessary to support a denser population), more settlements, wide-ranging trading patterns with both neighboring and distant groups and several other traits reflecting a mature cultural development.

Ohlone

The old name for the native population of the peninsula, Costanoan, derives from the Spanish term for coastal people and was not used by the Indian people. Modern descendants generally prefer the term Ohlone to refer to this linguistic grouping. Ohlone territory extended from the Carquinez Strait in the northeast to just south of Chalome Creek in the southeast and from San Francisco to the Sur along the Coast. This vast territory was broken into eight different language-based zones. These eight branches of the Ohlone family were separate languages, not dialects (Levy 1978). The language of the Ohlone in the project vicinity was Ramaytush. The Ramaytush occupied the land from San Francisco south through San Mateo County. It is estimated that the 1770 population of the Ramaytush was approximately 1,400.

Ancestors of the Ohlone moved into the San Francisco and Monterey Bay areas from the Delta of the San Joaquin and Sacramento rivers. They divided up into what has been called "tribelets,' small groups who spoke a common language, lived in a contiguous area, and identified themselves primarily as occupants of a central village. They situated their permanent villages on high ground above seasonal marshes inundated by high water for a few months of the year. Access to fresh drinking water was a criterion for selecting a village location. The tribelet was the basic unit of Ohlone political organization. Territorial boundaries of tribelets were defined by physiographic features. The Karkines were most heavily associated with the Martinez area. The Karkines were part of the Costanoan group a subset of the Ohlone family.

The Ohlone followed a seasonal round of subsistence activities, gathering plant and animal foods and materials for baskets and other manufactures. They insured a sustained yield of plant and animal foods by careful management of the land.

Between 1770 and 1797, the Franciscans established seven missions in Ohlone territory and effectively changed the Indian way of life. Unwilling recruits to the missions resisted control by Franciscans. In 1793, a runaway neophyte named Charquin began a three-year struggle during which tribes in the northeast Bay Area engaged in sporadic warfare with the Spanish. There was also resistance against Mission San Jose in 1800. Levy reports that mission baptismal records demonstrate that the last Ohlone tribelets living an aboriginal existence had disappeared by 1810. By 1832, the Ohlone population had decreased to one-fifth or less than its pre-contact size. After the Mexican government secularized the missions (between 1834 and 1836), some Ohlone returned to traditional religious and living practices while others worked on Mexican ranchos. Former mission residents formed multi-tribal Indian communities in Pleasanton and other locations within the aboriginal territory.

Bay Miwok

Linguistic data suggests that the Bay Miwok have resided in the delta of the Sacramento and San Joaquin rivers for approximately 2,500 years. The Bay Miwok occupied an area south of the Sacramento River, including portions of Contra Costa County east of present-day Walnut Creek. The Julpun lived along the south bank of the San Joaquin River and on Sherman Island. Schenck (1926:136-137) suggested that the Julpun extended their territory northward at the time of contact in response to pressures in their own territory. The Chupcan lived west of the Julpun near present-day Antioch and probably bordered the Bolbon near Mount Diablo. The Bolbon or Wolwon lived along upper Marsh Creek near Mount Diablo. The pre-contact population of these Bay Miwok groups was undoubtedly greater than the 319 persons counted in mission baptismal records. In 1776, for instance, Anza's expedition visited a village near Antioch, presumably Chupcan, with a population estimated at 400 persons. This report implies that only 25 percent of the villagers were baptized. If the same proportion held true for other Bay Miwok villages, these three groups probably numbered about 1,275 persons before contact.

Bay Miwok, like the Costanoans, situated their villages on elevations above the seasonal marshes. Father Viader described the summer flooding of the rivers and said that "at that time the wild Indians live on a few small elevations". Cook categorized these elevations as two types:

> (1) small, scattered mounds formed of residual calcareous sand (the so-called “sand mounds”) on the summits of which the Indians established their villages; and
>
> (2) true habitation mounds, perhaps originally situated on a slight elevation, but built up by midden deposit to a height of several feet [Cook 1960:285].

Large, multi-lineage villages situated along waterways were occupied throughout the year except during the autumn acorn harvest. Single extended families occupied domed houses that were covered with tule mats and grass thatch. Wealthy families sometimes built semi-subterranean lodges. The Bay Miwok also constructed assembly houses in the major villages and round, earth-covered semi-subterranean sweathouses.

The Delta environment provided abundant food sources for the Bay Miwok, including grasses, berries, and other plants, fish, and waterfowl, and herds of elk and deer. The Bay Miwok used many of the same species as did the Costanoans/Ohlone. Their economy was based primarily on gathering plant foods. Fishing and hunting waterfowl and mammals were subsidiary subsistence activities. The Bay Miwok relied on the acorn as a staple in their diet. Valley oak (*Quercus lobata*) yielded large crops, and the Bay Miwok presumably gathered other acorn varieties as well. The acorns were ground into a meal the Bay Miwok cooked as a gruel. The Bay Miwok supplemented this food by collecting seeds, nuts, roots, berries, and greens. The Bay Miwok organized communal activities, such as hunting drives and fishing with nets and weirs (Bennyhoff 1977:10-11). Salmon were seasonally plentiful, and Viader observed Indians with large catches of fish (Cook 1960:258). Individual hunting skill may have been weakly developed. Although the Bay Miwok used sinew-back bows and a variety of arrows, they often chose to run down their game. Birds, rodents, and other small mammals apparently took a place in the Bay Miwok diet more consistently than did deer, elk, or antelope.

The Bay Miwok manufactured many specialized tools and utilitarian implements for subsistence activities, and they also excelled in crafting artistically-decorated baskets, ornaments, clothing, and ceremonial items. Baked clay was fashioned into net weights that were used for bird hunting and fishing, tule duck decoys, and ceremonial baked clay effigies. They created shell ornaments and bone ear decorations and feather-belts for the women. Men made string and cords for nets and wove feather-cloaks and rabbit-skin blankets. Women twined and coiled baskets that they decorated with quail plumes and beads, and they also fashioned plainer basket utensils, tule mats, cradles, waist aprons, and clay cooking stones.

Religious ceremonies and rituals marked birth, puberty, and marriage. Ceremonies for the dead were the most elaborate observances. The Bay Miwok ornamented the corpse and wrapped it in a tule mat. Common people buried their dead simply, while wealthy families set the corpse on fire and then burned baskets and other mortuary gifts before the grave was filled. Guests feasted and engaged in ritual gift exchange and public displays of grief. The Bay Miwok burned a house when its owner died, and burned or abandoned a village when its leader died.

In 1774, the first Bay Miwok converts were recorded at Mission San Francisco, although most of the Bay Miwok neophytes were taken to Mission San Jose. Some of those who escaped the rigid life at the missions hid in the tule marshes and sought protection from extant villages; but Spanish expeditions used military force to recapture runaways and discourage the villagers from harboring fugitives (Cook 1960:258-259). The last Bay Miwok baptisms were recorded in 1827. Subsequently, the original tribal groups lost their identity, it has been suggested, by joining more distant tribelets or because they were decimated by disease.

The Bay Miwok village site of *Bolbon* was located on the southeast flanks of Mount Diablo, about eight miles southeast of the Study Area. From 1803 to 1813, 67 Bay Miwok were recorded to have been baptized by the padres at the village. The village name, *Bolbones* was assigned to the local Bay Miwok tribe and triblets in the general Study Area.

Historic Period

The “discovery” of the Carquinez Straits and exploration of Contra Costa County was accomplished by Pedro Fages, who toured the county with twelve soldiers, an Indian guide, and Father Juan Crespí in the spring of 1772. This expedition was followed in 1776 by a party led by Captain Juan Bautista de Anza that generally

followed along the same route from San Francisco Bay to the Carquinez Straits, continued toward the interior and passed somewhere east of Mt. Diablo.

In 1824, the Alhambra Valley was included in a 17,000-acre land grant awarded to Don Ygnacio Martinez by the Mexican government for services rendered to the Royal Spanish and Mexican armies. In 1849, Don Ygnacio's son, Don Vicente, built the adobe house now located at the rear of the John Muir Home Historic Site. Martinez is named for Don Ygnacio Martinez.

Further description of the history of the City of Martinez during and after the Settlement Period may be found in the Historic, Cultural & Arts Element of the *City of Martinez General Plan 2035.*

Tribal Consultation

A Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC). NAHC's response dated 02.07.23, stated the SLF search had been completed and provided a list of 12 Native American individuals or tribal organizations that may have knowledge of cultural resources within or near the Project site.

The City of Martinez conducted Native American consultations under Senate Bill (SB) 18 (Chapter 905, Statutes of 2004), which requires local governments to consult with Tribes prior to making certain planning decisions and requires consultation and notice for a general and specific plan adoption or amendments (in this case the adoption of a 2023-2031 Housing Element Update to the General Plan) in order to preserve, or mitigate impacts to, cultural places that may be affected.

On January 31, 2023, the City sent letters via email and certified mail to the 12 Native American individuals and/or Tribal Organizations that had been identified by the Native American Heritage Commission.

References

Contra Costa County, *Historic Resources Inventory*. July 2019.

California State Parks, Office of Historic Preservation, *California Historical Resources*, https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=7, accessed May 20, 2022.

United State Department of the Interior, National Park Service, National Register of Historic Places, *Historic Resources of Martinez, California*, http://martinez.granicus.com/MetaViewer.php?view_id=7&clip_id=1129&meta_id=85037 accessed May 27, 2022.

APPENDIX F

Response to Comments on the
Public Review Draft 2023-2031 Housing Element

Commenter	#	Summary of Comments	Response to Comments
Tim Platt and Harlan Strickland for Thousand Friends of Martinez Housing Element Study Group	1.01	The costs over which the Council has control in implementing the Housing Element are huge—in the millions of dollars. The multitude of new programs, fee waivers and deferrals, added free services and other costs being recommended in the Report will be very expensive. Waiver of developer impact fees alone could potentially cost over $5,000,000 (501 housing units x $10,048/unit). Many of these costs are at the discretion of the Council to implement or not. Before the Council can decide to approve them these added costs need to be delineated and costed out by the Staff and then reviewed carefully by the Council. Many of these costs are hidden in the Report details but there are a lot of them. For instance, almost every one of the 28 Housing Programs (pg. HP-6 through 36) lists "General Fund" as the first "Funding Source". **We urge the Council to add a requirement in the Housing Element that staff must provide an estimate of cost in dollars and staff time for each of these discretionary actions and that the Council will pay strict attention to these costs before giving their approval.** With our many other goals that require significant funding, like staff hiring and moving the marina forward, we need to know what costs we would incur under the Housing Element before the Council votes to fund them. See comment below on "Pg. HP-6 Program 1: Partnership for Affordable Housing" for more details.	This comment is noted. The City Council must always consider the fiscal impacts of its decisions. Furthermore, the housing programs such as Program 1: Partnerships for Affordable Housing are designed to provide City decision-makers with the flexibility to make program decisions based on what annual budgets will allow and what is fiscally sustainable, among other considerations. For example, Program 1 describes the financial and regulatory incentives that may be included, and provides a menu of options for the City Council to consider after an analysis of the options is conducted, including the feasibility/fiscal impacts of the options.
	1.02	The City will have the flexibility to determine some of the "bonuses" and incentives that developers can get by agreeing to including affordable housing. Some of the "bonuses" and incentives are mandated by the State, most importantly higher density. But the Council can decide to offer additional ones. **We urge the Council to not extend additional "bonuses" or incentives or replace discretionary approvals or extend ministerial (by-right) approvals without very careful thought and justification.** Many concessions have already been made in the General Plan, and additional bonuses like added height or reduced parking or	This comment is noted. The comment references Program 11: Zoning Ordinance Amendments, which is a program primarily intended to update various sections of the Zoning Ordinance to comply with State law (e.g., defining and permitting low barrier navigation centers consistent with the requirements of Government Code § 65660-65668). Program 11 also includes additional amendments intended to advance affordable housing opportunities, but does not specifically address development bonuses and incentives. However, the comment may be alluding to Program 15: Access to Opportunities, Density Bonuses, and Incentives. Under State Density Bonus Law, the City is required to provide a minimum number of

Commenter	#	Summary of Comments	Response to Comments
		increased lot coverage will only increase the impact the new housing will have on what is special and cherished by us in our town, including particularly in our Downtown and waterfront areas. See comment below on "Pg. HP-16 Program 11: Zoning…" for more details.	concessions and incentives, such as added height, reduced setbacks, and reduced parking, in exchange for a project providing affordable units at certain thresholds. Program 15 requires the City to update the Zoning Ordinance to comply with State Density Bonus Law and goes a step further to allow one additional incentive for special needs housing (e.g., for seniors, disabled persons) that is affordable to lower- and moderate-income households in perpetuity. Therefore, Program 15 will bring the Zoning Ordinance into compliance with State law and only provide additional incentives to those residents with special needs.
	1.03	The number of lots that have been designated in the report to be rezoned for more housing end up giving us more potential units than the State demands, 1877 housing units versus the State RHNA demand for 1345 units. We assume we need a little buffer, but a decent number of the 532 excess units should not be rezoned if that is not needed. That will reduce the impact on our neighborhoods and Downtown, and those units can be rezoned as necessary for the next 8-year cycle. Importantly, this may mean some lots Downtown would not need to be rezoned now. Also, although it is not clear, Map ID F appears to show John Muir School Park being rezoned for housing, and that could be reversed. (We oppose rezoning open space/parks for housing unless that is the only option. That is why we worked so hard to turn Measure I, the Martinez Open Space and Park Initiative, into law.)	A buffer in total capacity is created in the sites inventory for two main reasons. First, until the Housing Element is certified by the HCD the sites inventory may change and some sites might be removed from the inventory for various reasons (e.g., a property owner may choose not to develop a site during the planning period (2023-2031)). Second, if during the planning period a site that was identified to accommodate a portion of the City's lower-income need instead develops entirely at market rate, then the capacity of that site to produce housing affordable to lower-income households will be lost. Under that scenario, a buffer of housing would ensure that the City could still meet its lower-income RHNA and not experience a net loss of lower-income sites, which would automatically trigger a requirement for the City to find additional sites or possibly even rezone to make up for the net loss of sites.
	1.04	We strongly recommend that you do a cost analysis on the entirety of the proposed new housing in the Housing Element as was done for the Annexation Study that gave a pretty complete idea of whether the City income from the annexed areas would cover the added costs the City would incur to support the areas. That would be valuable information to have on the housing mandated in the Housing Element for when the Council discusses all the optional added costs they could approve under the Housing Element (see Comment 1). This information may also be useful if we are able to take some sites off the rezoning list as discussed in Comment 3 above. For	This comment is noted. In order to accommodate Martinez's RHNA, the City must identify specific sites and ensure that zoning regulations are in place to allow development to occur at densities that can produce housing at the numbers and affordability levels required by the RHNA allocation. Although programs in the Housing Element are intended to encourage and incentivize the production of housing, actual construction will ultimately be a function of the market with costs borne by developers. Furthermore, the large majority of sites in the sites inventory are considered infill and would not require an extension of services as infrastructure and utilities are readily available to serve the sites.

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		instance, it may be able to help us choose sites that would have the best overall economic benefit to the City coffers from not being used for housing. For example, it might show us the added tax benefit of repurposing the Telfer property, Map ID 201, from housing to light industrial or commercial use which would probably be beneficial on a net cost basis for the City and would be a safer use for the property and provide local jobs.	
	1.05	Under the possible funding sources for some programs the report notes the possible use of Infrastructure Finance District (IFD) which we do not support. IFDs are basically tax diversion devices that take property tax the new development should be paying to the General Fund to cover the day-to-day costs to the City of the new housing and population and diverting it to pay for infrastructure costs that are normally paid for by the developer or other sources. Then the City has to divert funds from the General Fund to pay for those day-to-day costs to provide police/street repair/administration/etc. IFDs do not provide new money, they just divert our tax dollars from the General Fund to a specific purpose.	This comment is noted. An Infrastructure Financing District is identified as one potential method to assist with the development of affordable housing and not as the only solution.
CalHDF	2.01	**The City Must Conduct a More Thorough Autopsy of the Prior Housing Element and Incorporate the Lessons into This Cycle's Housing Element** Each cycle's Housing Element must include a review of the successes and failures of the previous cycles. (Gov. Code § 65588.) The lessons from these successes and failures, furthermore, must be incorporated into the Housing Element's programs and policies. Although the current draft analyzes the prior Housing Element (pp. 172-84 of the Housing Element Background Report ("HBR")), it does not do so in sufficient detail, and the programs proposed for the current cycle do not adequately address the failures identified in the analysis. This is particularly worrying given that Martinez did not meet its Regional Housing Needs Determination ("RHND") targets at any income level last cycle and produced zero units affordable at the low- and very low-income levels (against a RHND of 196) and	This comment is noted. Responses to the specific points are as follows: • Through the General Plan, Housing Element, Zoning Ordinance, etc., the City sets the stage for housing construction to occur in Martinez. The housing programs of the Housing Element further attempt to incentivize and encourage housing production at all income levels. Ultimately, new home construction is largely a function of the market and during the previous planning period 182 new units were permitted in the City. Nonetheless, the City acknowledges that housing production fell short of its RHNA target and to address this outcome going into the 2023-2031 planning period the City has initiated the following: o Adopted the 2035 General Plan in November 2022, which establishes the framework for the goals, policies, and implementation measures that will

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		one unit affordable at the moderate income level (against a RHND of 77). Specifically, the draft should be revised on the following points: • Analyze the factors that led the City to fall so far short of its RHND last cycle and develop programs to fully address them. In particular, the draft should assess the extent to which the City's failure to follow through on many of the programs outlined in the previous Housing Element contributed to the egregious RHND misses. The City should provide concrete assurances that this will not happen in the current cycle. • The draft identifies staff turnover as a barrier to the City's failures in the previous cycle (HBR pg. 173). It does not explain, however, what drove this high turnover, nor does it include any proposals to ensure staff retention rates increase to the level necessary to implement the programs in the draft. CalHDF further notes that long-term unfilled vacancies at the City's planning department contributed significantly to this draft's tardiness. • The draft should provide greater detail on why Program 17 in the prior Housing Element (expedited review, fee reductions, and other support for affordable housing) did not succeed in producing any affordable housing project applications during the prior cycle. The City must do more in the current cycle to stimulate affordable housing development, and the vague language around "modifying" this program is inadequate; concrete solutions are called for. • Despite Program 21 in the prior Housing Element (encouraging second units), only 29 accessory dwelling units ("ADUs") were built in the prior cycle. For a city of Martinez's size, with many single-family homes on large lots, this is a paltry output. The draft should assess where, specifically, Program 21 and the rest of the prior Housing Element fell short and include programs that will fix those shortcomings. This carries particular	shape land development in Martinez until 2035, including the intensity and distribution of housing; o Added one additional planning staff position in the Planning Division to alleviate any backlog in development application processing; and o Developed a more robust Housing Plan and implementation programs to promote the production of new housing affordable to all. The recently approved (late 2022) Amáre Apartments project, which is a 183-unit multifamily project that includes nine deed restricted very low-income units is an example of how these recent efforts are positively impacting housing development in Martinez. • The City has not conducted exit interviews in order to ascertain why planning staff have left City employment in the part. The pandemic, opportunities for remote working conditions and competitive salaries and benefits for positions in jurisdictions with competing recruitments all contributed to staffing turnover. The City has recently revised its employee salaries, which has enhanced effective recruitment and increased hiring. Moreover, the City continues to reallocate resources to assist with employee retention. Combined, these efforts are anticipated to improve application processing times during the 2023 - 2031 planning period. • Program 17 from the previous Housing Element is now effectively Program 1: Partnerships for Affordable Housing, which is a much more detailed program with specific commitments and an identified timeline. The program will provide opportunities for regular outreach with developers, regulatory incentives, and financial assistance all in a concerted effort to stimulate affordable housing development. • Like other cities in California, Martinez has seen applications for ADUs accelerate over the past three to four years. One reason is the numerous changes in State law regarding ADUs and JADUs, which have streamlined and incentivized their production. The other reason is public awareness, which has

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		urgency given the draft's projection that ADU production will *double* in the current cycle (HBR pg. 107). For example, Martinez's ADU ordinance appears to be several years out of date with state law requirements. The City should explain whether it failed to implement state ADU standards under the prior Housing Element, and whether outdated local codes were an impediment to second unit permitting. • The prior Housing Element included Program 24 to ensure residents with disabilities who needed reasonable accommodations to modify their home, but the draft indicates the City received no requests for reasonable accommodations. The draft should examine why this was and, to the extent it reflects deficiencies in the prior Housing Element, propose programs to correct the problem. • The draft should explain why Program 22 (revisions to parking requirements for multifamily housing) was not implemented and analyze the extent to which this failure impeded multifamily housing production. The City should be especially concerned here given the draft's comment that developers have flagged current parking requirements as "egregious" (HBR pg. 120). Overall, the City did poorly in implementing the previous cycle's Housing Element, and the programs it did implement failed to produce more than a single unit of housing affordable to low- and moderate-income families. To achieve compliance, the current cycle's Housing Element should conduct a more detailed postmortem and, crucially, offer solutions to guarantee these problems do not recur.	resulted in ADU interest gaining more traction. Preliminary figures suggest that the City is on target to approve 36 ADUS in 2023, as 12 permits for ADUs were issued from January 1, 2023 to April 30, 2023, and that number is expected to rise going forward. Nonetheless, the Housing Element is proposing a robust ADU program (Program 4) that includes immediate updates to comply with State law (by summer 2023); the pursuit of funding to assist low- and moderate-income homeowners to build ADUs and JADUs; outreach a mid-cycle review of the program and the provision of sample ADU plans on the City website. • The City's reasonable accommodation provisions were available throughout the 2015 - 2023 planning period and Planning Division and Building Division staff were available to guide applicants through the process. Under the revised Program 24, the City will actively promote the reasonable accommodation procedures by conducting outreach with service providers and disabled individuals, distributing information brochures, and publicizing the program on the City website. • The City's approach to revising its parking regulations included the preparation of the Martinez Downtown Parking Study (completed June 2022), which provided an in-depth assessment of downtown parking. The study determined that there is a parking management issue in the downtown and not a shortage of parking in the downtown. The Downtown Parking Study is the first phase of the City's wholistic look at parking issues and regulations in Martinez. The next phase will include parking pricing, availability, and management, followed by the analysis of multifamily parking requirements, as outlined in Program 11: Zoning Ordinance Amendments. The City is committed to finding solutions for parking in Martinez, including but not limited to reducing the amount of required parking for senior housing, affordable housing, smaller units, and housing close to transit. Furthermore, the analysis and efforts addressing parking issues in the

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			downtown will serve as a model for future efforts in other regions of Martinez.
	2.02	**Further Analysis of the Constraints on Housing Production, and Programs to Address These Constraints, Are Necessary** The Housing Element must identify governmental and non-governmental constraints on housing production (the "constraints analysis") and include programs to address them. (Gov. Code § 65583, subds. (a)(5)-(6).) The current draft's constraints analysis falls short. Although it lists a number of constraints on housing production, it makes little effort to quantify their impacts, either in relative or absolute terms. A. Land Use Controls Regarding setback requirements, the draft states merely that "the City's setback requirements are comparable to other communities throughout the region and do not constrain the permitted uses and densities." (HBR pg. 47.) Assertions like this require evidence. The City should also examine whether relaxed setback requirements would ease constraints on residential development before making such conclusory statements. The treatment of the City's current height limits, site coverage maximums, floor area ratio ("FAR") limits, and landscaping and open space requirements is similarly lacking. Height limits are presented as "a potential constraint to multifamily projects," (HBR pg. 47) but the draft, although required to address this, makes no proposals to ameliorate this constraint. The draft goes into detail on current FAR limits and site coverage maximums but then makes no effort to evaluate the magnitude of their impact on housing production nor any effort to reduce that impact. Open space requirements, the draft tells us, "may preclude developments [...] at maximum densities." (HBR pg. 48.) Again, more is required! The draft should assess the impact in more concrete terms and take steps to address it. Finally, the current draft includes a promise to study waiving landscaping requirements for certain projects (pg. 18 in the Housing Plan	This comment is noted. Responses to the specific points are as follows: A. Building setbacks have multiple purposes, including providing access to a site and around a structure, allowing light and ventilation into a site, providing separation between structures for fire safety, allowing for landscaping and open space, and creating a transition between the private realm of the home and the public realm of the street. The City's setback requirements are in line with industry standards and do not impact a site from achieving maximum permitted density. Nonetheless, affordable housing projects are eligible for a density bonus that can include flexibility with minimum setbacks. For comparison, Table 45A has been added and shows the development standards for a typical medium density residential zoning district in the surrounding cities relative to Martinez's R-2.5 zone. Regarding building height, the Draft 2023 – 2031 Housing Element does identify the height limits as a potential constraint to achieving maximum density for multifamily housing. In response to this, under Program 11, the City will ensure that the height limits and other standards such as floor area ratio, unit size, and parking requirements, accommodate the maximum densities permitted (see H. Design Standards under Program 11). Furthermore, affordable housing projects are eligible for a density bonus that can include flexibility with the height limit. B. The City's approach to revising its parking regulations included the preparation of the Martinez Downtown Parking Study (completed June 2022), which provided an in-depth assessment of downtown parking. The study determined that there is a parking management issue in the downtown and not a shortage of parking in the downtown. The Downtown Parking Study is the first phase of the City's wholistic look at parking issues and regulations in Martinez. The next phase will include parking pricing, availability, and management,

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		("HP")) but does not – though it should – analyze these as a constraint. More broadly, the draft goes through current zoning and land use restrictions in great detail but skips analyzing their effect on housing production in any detail. Some efforts are promised to address these restrictions' ill effects, but the current draft gives the reader no confidence that these fixes are well-tailored to the problem. This bears special emphasis in light of the draft's acknowledgement that "developments in Martinez have typically occurred at or slightly below the maximum permitted densities," (HBR pg. 86) suggesting that current density limits are a major barrier to more housing construction in the City. B. <u>Parking Requirements</u> The constraints analysis lays out Martinez's current off-street parking requirements for housing developments. But it does not explore how these requirements impact housing production and affordability. It states merely, "excessive parking standards can pose a significant constraint to the development of housing." Such cursory language does not satisfy the Housing Element Law. The City must take a closer look at precisely how much of an effect current parking requirements have, particularly in light of how high they are. The required 2.25 spaces per unit of multifamily housing merits particular attention, especially given that developers flagged them as a major concern and service providers suggested allowing developers to provide bus passes to tenants in lieu of parking spaces. (HBR pg. 120.) Also of note is the City's admission that the current supply of parking is more than adequate, at least in the downtown area. (HBR pg. 55.) Once the draft includes this further analysis, the City must address it. The Housing Element should do more than "study" reducing parking requirements (Program 11), promise that	followed by the analysis of multifamily parking requirements, as outlined in Program 11: Zoning Ordinance Amendments. The City is committed to finding solutions for parking in Martinez, including but not limited to reducing the amount of required parking for senior housing, affordable housing, smaller units, and housing close to transit. Furthermore, the analysis and efforts addressing parking issues in the downtown will serve as a model for future efforts in other regions of Martinez. C. The City's regulations for emergency shelters apply to operational standards, which are in line with the requirements of State law and do not constrain the development of emergency shelters. Furthermore, the Zoning Ordinance will be updated to only require sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with AB 139 (2019). D. This comment is noted. The City has conducted an analysis of its planning, building, engineering, and development impact fees in comparison to other jurisdictions in the area and has determined that the fees are comparable to the region. As well, during the stakeholder meetings held as part of the public outreach for the project, the City spoke directly with the development community and development fees were not raised as a constraint to the construction of housing. Moreover, programs in the Housing Plan provide opportunities for reduced development fees, fee deferrals, and other assistance to reduce costs. The City is in the process of initiating a development impact fee study and has selected a consulting firm to conduct this work. E. In order to further streamline the permitting process, the City will adopt new objective design and development standards that will provide greater certainty to developers and improve processing times during the design review phase of residential and mixed-use development applications (see Program 11).

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		rezoning efforts will establish new parking requirements (Program 13), and note that projects under the state's Density Bonus Law may provide less parking (Program 15). Parking requirements are a major cost driver for housing, and they deserve serious attention and serious policy commitments. C. Emergency Shelters The constraints analysis should identify and analyze constraints on construction of emergency shelters, specifically, as required by the Housing Element Law. The current draft addresses emergency shelters in many places, but the constraints analysis does not explicitly analyze the barriers to their construction or operation. This must be fixed before the draft can be deemed compliant. D. Fees Fees are a major impediment to housing production, and the constraints analysis should do more here as well. Although the draft provides an in-depth look at fees imposed on housing developments, it only minimally speaks to the impact of these fees on housing production, and it proposes no major programs to address that impact. The draft alleges, "the City's fees do not constrain housing supply or affordability," but the only support for this lies in the City's comparisons to neighboring jurisdictions and "ongoing development and input from the development community." (HBR pg. 81.) CalHDF does not mean to be a broken record here, but – again – the statute demands more. The City cannot simply explain its fee burden in detail and then forgo serious analysis of that burden (ideally analysis that tries to quantify the problem). It must conduct such an analysis and then, crucially, tailor the Housing Element's programs in response. E. Permitting	During the previous planning period it was found that there was a lag between the approval of entitlements for multifamily residential development projects and the submission of applications for building permits. At this point in the process there is no governmental barrier preventing or delaying an applicant from submitting building permit applications; therefore, the conclusion was that something external was causing the delay, which may have been market conditions, cost of materials, lack of financing for the project, or potential challenges resulting from the pandemic. As this seemed an anomaly, City staff are optimistic that going forward projects will be submitted to the Building Division for plan check shortly after entitlements are approved, which is generally more the common practice. F. Although the City does not have control over non-governmental constraints such market conditions, cost of building materials, or the availability of financing, the Housing Plan in its entirety is designed to mitigate against these constraints by counterbalancing them with programs to encourage housing production and improve housing affordability.

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		With respect to permitting rules and procedures, a similar critique is in order. While the reader comes away with a clear picture of the City's current practice, they gain little understanding of how permitting rules and procedures affect housing construction and costs. Among other things: • The draft claims design guidelines "have not been identified as a constraint" but does not elaborate on why. (HBR pg. 76.) This is concerning because, on the same page of the draft, the City states multifamily projects must "file a design review application that typically takes between two to eight months to process." That is a substantial delay, and claiming it has no impact on housing construction costs beggars belief. The City should engage more seriously with the effect design review has on housing production and costs, and it should consider policies to minimize that effect. • In the analysis of non-governmental constraints, the draft mentions developers took nearly six years, on average, to request building permits for multifamily projects. (HBR pg. 86.) The draft conjectures this period will shorten in the future, but it offers scant evidence. In making revisions, the City should examine whether and how the current permitting rules and procedures – or any other aspect of City policy – delay requests for building permits. If problems are found, programs should be drafted to fix them. F. <u>Non-Governmental Constraints</u> The portion of the constraints analysis dedicated to non-governmental constraints on housing production misses the mark by a wide margin. The City seems to have taken the attitude that its ability to address these factors is "negligible," and that its Housing Element therefore need not include programs to address them. (HBR pg. 84.) The draft describes non-governmental constraints but does little to blunt their impact. That will not suffice. The Housing Element Law states:	

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		"The analysis shall also demonstrate local efforts to remove non-governmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing." (Gov. Code § 65583, subd. (a)(6).) CalHDF urges the City to respond to this mandate rather than ignore it.	
	2.03	**The Proposed Overlay Zones Will Not Satisfy the Law** The current draft describes a rezoning program to satisfy Government Code section 65583.2, subdivision (h). (HBR pg. 108.) This program relies on overlay zones in many places. A recent Court of Appeal decision, however, held that overlay zones do not satisfy section 65583.2, subdivision (h). (*See Martinez v. City of Clovis* (5th Dist. April 7, 2023) No. FO82914, --- Cal.App.5th ---, 2023 WL 2820092 (finding the City's housing element non-compliant despite HCD certification because minimum densities beneath the overlay zone fell short of the standards in Gov. Code § 65583.2, subd. (h)).) The next draft of the Housing Element must eliminate the base zoning beneath the proposed overlay zones to the extent it falls below the Housing Element Law's minimum density requirements.	This comment is noted. The rezone program and the associated overlays will fully comply with State law and case law. Additional language was added to page HP-20 of the Draft 2023 – 2031 Housing Element stating: "overlay districts will require development at minimum densities, be consistent with the Government Code, and conform with case law, such as Martinez v. City of Clovis to the extent applicable, related to use of overlay districts in housing elements."
	2.04	**The Current Draft Does Not Adequately Address Fair Housing Concerns** Housing Elements now need to include an assessment of fair housing problems in the jurisdiction, along with the jurisdiction's fair housing goals, metrics for progress on those goals, and strategies for achieving them. (Gov. Code § 65583(c)(10)(A).) Martinez's draft includes this assessment, but it leaves out crucial components and neglects analyzing important fair housing issues. Most notably, the draft does not lay out metrics for assessing progress towards the City's fair housing goals, nor does it analyze how likely its strategies are to succeed on those metrics. On top of that, the City should add the following to its fair housing assessment: • An account of the historical contributors to patterns of segregation and poverty (and programs to rectify them as well as metrics to evaluate the programs' success).	This comment is noted. The fair housing analysis has been updated throughout Chapter 5, Affirmatively Furthering Fair Housing; nonetheless, in response to the specific points: • In Table 73, the Draft Housing Element identifies fair housing issues in Martinez along with their contributing factors. The table also identifies the meaningful actions, by way of the housing programs, that will be taken to address the issues. Program 16 includes a table of Fair Housing Program Action Items that summarizes the meaningful actions and provides metrics for the actions. Note that this table has also been updated. • Through Program 6: Housing Choice Voucher Rental Assistance the City will continue to work with the Contra Costa County Housing Authority to improve access to vouchers within Martinez and advocate for additional vouchers. The Housing Choice Voucher program will continue

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		• A discussion of the extent to which disproportionate increases in cost burdens for renters, as opposed to homeowners, presents a fair housing issue. The draft states, "From 2010 to 2019, renters saw a large rent increase of 43.9 percent while homeowners experienced a 3.9 percent increase in housing costs." (HBR pg. 33.) This is a fair housing concern, and it merits serious analysis (and corrective policy programs and metrics for those programs' success). • An analysis of whether the City's relative dearth of multifamily housing, and the current geographic distribution of multifamily housing, contributes to fair housing problems. CalHDF notes "the southern portions of the City [which are predominantly single-family residential zones, many of which require large lot sizes] have census tracts with higher economic scores" than other areas of the City. (HBR pg. 154.) • A look at whether the tendency among East Bay homeowners (identified on pg. 107 of the HBR) to make their ADUs available to friends and family rather than renters on the open market contributes to patterns of segregation and poverty. This trend may reduce the impact ADUs in single-family neighborhoods have on racial and economic integration, and the City should analyze that potential effect, as well as devise ways to address it.	to soften the impacts of rent increases on very low-income households. Further, California Rent Control Law (AB 1482, 2019) limits maximum annual rent increases and cost of living adjustments and provides eviction protections. • Historically, multifamily housing in Martinez has been constructed closer to services. As shown in the sites inventory and as reflected in Figure 20, candidate sites to accommodate the City's RHNA, including the lower-income RHNA, are distributed across Martinez and are located in a range of resource areas from High Resource, Moderate Resource, Low Resource, to High Segregation and Poverty. The distribution of RHNA sites across the community without concentration in any particular census tract or block group will help to improve opportunities and outcomes throughout the City. • Over the past few years ADU construction has grown exponentially. The combination of less restrictive zoning regulations, directly resulting from new State laws, and the growing interest of homeowners towards ADUs has led to the rise is their popularity. Historically, "granny flats" often housed relatives or someone known to the homeowner, but that dynamic is changing as property owners increasingly see ADUs as a business opportunity for rental income. Moreover, through Program 4 of the Housing Plan the City will be proactively encouraging ADU construction, which should further diversify the range of ADU occupants.
	2.05	**The Site Inventory Needs Additional Work** A key component of the Housing Element is its site inventory, which must meet numerous statutory requirements. The current draft's site inventory measures up to many of these requirements, but it falls short on others and must be amended. A. <u>Projected Number of Units for Sites in the Inventory</u> For each site in the inventory, the Housing Element must provide the number of units the site can be expected to produce, based on calculations following a specific methodology. (Gov. Code §	This comment is noted. Responses to the specific points are as follows: A. The methodology used to establish the number of units projected for each site is based on the realistic capacity assumptions described in Chapter 4, Section B of the Background Report. An individual analysis of each site considering site conditions and realistic capacity is provided in Appendix A. Where there are environmental conditions or other constraints that reduce the development potential of a site, the constraint is noted in the Comments section of Appendix A and the associated adjustment is described.

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		65583.2, subd. (c).) If a site is zoned with a minimum density, the City may use that as the basis for the projected number of units on the site. Otherwise, a more detailed analysis is necessary. (*Id.* at subd. (c)(1).) The projected number of units must also be adjusted up or down based on relevant information in the constraints analysis, typical densities of residential developments at similar affordability levels in the City, and the site's access to utilities. (*Id.* at subd. (c)(2).) The draft fails to provide this statutorily required assessment of each site's capacity. It contains a high-level explanation of why the City expects vacant and underused sites to develop at 80 percent of the zoned capacity, but the sites are not assessed individually. The language and context of the statute makes clear such individual assessments are necessary to the extent that different sites face unique circumstances. HCD has issued guidance supporting this reading of the statute. (*See* Department of Housing and Community Development, Memorandum Concerning Housing Element Site Inventory, Jun. 10, 2020, available here (providing a sample capacity calculation tailored to an individual site, rather than endorsing a generalized analysis).) In the next draft, the City must ensure site-specific analysis is provided where appropriate. B. <u>Discontinuation of Existing Uses</u> Because the draft relies on non-vacant sites to accommodate more than half of its low-income RHND, the City must provide substantial evidence the existing uses of those sites is likely to be discontinued during the planning period. (Gov. Code § 65583.2, subd. (g).) The current draft does not adequately do this. Although it explains that non-vacant sites in the inventory were chosen according to criteria designed to ensure the existing uses would be discontinued, the City cannot rely on such a general level of analysis to satisfy the statute. As the non-vacant sites in the inventory differ from each other substantially, the must analyze the unique features of each site, including existing	B. The City has developed a methodology to identify the likelihood that existing uses will be discontinued on an underutilized site. The methodology considers ownership of the site, property owner interest in development, existing uses, existing value of improvements and land, and access to infrastructure, goods, services, community amenities, and transit facilities. The methodology is described in Chapter 5, Section B of the Background Report and the evaluation of each site based on the methodology is provided in Appendix B. C. Sites included in the Housing Element have existing service or planned water, wastewater, and dry utilities service. Chapter 3, Section C of the Background Report is updated to address this and to specifically address availability of dry utilities. D. As noted previously, Martinez has seen applications for ADUs accelerate over the past three to four years. One reason are the numerous changes in State law regarding ADUs and JADUs, which has streamlined and incentivized their production. The other reason is public awareness, which has resulted in ADU interest gaining more traction. Preliminary figures suggest that the City is on target to approve 36 ADUS in 2023, as 12 permits for ADUs were issued from January 1, 2023 to April 30, 2023, and that number is expected to rise going forward. Nonetheless, the Housing Element is proposing a robust ADU program (Program 4) that includes immediate updates to comply with State law (by summer 2023), the pursuit of funding to assist low/mod homeowners to build ADUs, outreach, a mid-cycle review of the program, and the provision of sample ADU plans on the City website.

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		leases, before it concludes the site is suitable for housing development during the planning period. (*See* Department of Housing and Community Development, Memorandum Concerning Housing Element Site Inventory, Jun. 10, 2020, available here ("nonvacant sites with differing existing uses and lacking in common ownership, whether contiguous or located in the same general area, may not rely on a generalized analysis").) C. Utilities Provision to Inventory Sites The inventory must include a "description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities" for each site. (Gov. Code § 65583.2, subd. (b)(5)(A).) This information is absent from the current draft and must be added before the City can achieve compliance. D. The City's ADU Projections Are Too Optimistic The current draft anticipates 74 ADUs citywide during the planning period. (HBR pg. 107.) This rate exceeds historical ADU production levels by a factor of two, but the draft cites only "the City's efforts to increase ADU production and the results of" a survey by the Association of Bay Area Governments as evidence for this optimism. Unless the City can provide a better rationale, it should revise its ADU projections downward to be in line with historical trends. Furthermore, the Housing Element should analyze whether the ADUs that are produced will be available to renters on the open market, given that many East Bay ADUs are occupied by friends or family of the owner (*id.*), and adjust ADU projections as necessary to account for this.	
Ryan Aston	3.01	I am writing to provide public comment on the Public Review Draft 2022-23 Housing Element. I am a lifelong Martinez resident and recent first-time homeowner here in town. My partner and I own a home on Lafayette Street, which backs up to parcel 378-021-018-7 (at the end of Dineen Street, numbered 4,5,6, and 7 on Figure 2). I understand that this parcel, and others adjacent	This comment is noted. The four sites in question are all zoned residential (either R-2.5 or R-6.0) and are all in the same existing residential neighborhood. The Housing Element has identified these four sites as Opportunity Sites to accommodate the RHNA; however, even without their designation as Opportunity Sites each property could be developed by the owner subject to zoning regulations and the

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		to it, are being considered for development under the Martinez Housing Element Plan. Our property has had vehicle access through an easement on this neighboring parcel for many decades, and provides us with the ability to access the driveway at the rear of our home from Marina Vista via Miller and Dineen. Lafayette Street is quite narrow with limited parking. We have no garage in the front and no other means of parking in the driveway which is located at the rear of our property. Additionally, we are considering renting out the bottom story of our home, which would require additional space for renter's cars. If any development is undertaken at the top of Dineen Street, it is extremely important to us that we would retain the ability to access our property in this way. Another concern we have relates to emergency vehicle access. The top of Miller Avenue has a very sharp turn onto Dineen Street, and any additional homes built on the hill would increase the risk of fire or other hazards. Allowing fire or ambulance services the space they need to access this area, as well as to access the rear of the properties on Lafayette Street, would be an extremely important aspect of the planning of any development. We also have concerns related to environmental hazards. The property proposed for development backs up to the refinery, which brings with it additional risks. Having some degree of buffer between the refinery and nearby homes would likely be beneficial. Another consideration is the wildlife- we often see deer, fox, coyotes, and Great Blue Heron on the hill. Having the open space to cater to the needs of wildlife is a part of what makes Martinez a special place. I realize that the housing mandate is not optional, and that Martinez must comply with its requirements. I also understand the dire need we have in California for additional housing. I am writing in hopes that any development on this hillside is undertaken with great care, and hopefully with consideration of the concerns I am writing to you about. I appreciate the	Building Code. In other words, there is nothing currently preventing the sites from being developed for residential use in the same manner that other properties in the neighborhood have already been developed. Specifically, Parcel 378-021-018 is zoned R-6.0 which permits single-family dwellings and/or multifamily dwellings by right, meaning that no discretionary approval by the Planning Commission is required and no public noticing of a proposed project is needed. Therefore, the City strongly recommends that any easement across this property to provide access to the commentor's property is recorded and on title. Regarding emergency vehicle access, the City's Zoning Code has development standards that regulate hillside development and projects are reviewed by the Building Division and Engineering Department to ensure adequate access is provided.

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		opportunity to provide comment, and I am grateful for your time.	
East Bay for Everyone	4.01	**Important Policy Commitments:** Martinez's housing element contains several substantial commitments that will help the City accommodate new homes and comply with state law. Program 1 makes a concrete commitment to defer fees for affordable housing in the planned Fee Deferral Program. Program 3A lays out a coherent timeline for dedicating publicly owned land to affordable housing.	This comment is noted.
	4.02	**RCAAs and AFFH:** The draft says that "While HCD does not have a standard definition for RCAAs", but that isn't the case. HCD does provide a tool(linked here) which shows RCAAs in the state. This shows that more than half the area of Martinez is a Racially Concentrated Area of Affluence. The draft has very little discussion of RCAAs, AFFH, and environmental justice issues present in Martinez today. The Housing Element should provide more details on how these issues have shaped Martinez's land use patterns over time, and what constraints exist in the land use and development standards that are preventing the city from reducing segregation and environmental justice issues. The City found that "Lack of a variety of housing types targeted to a full range of income levels in areas with identified patterns of isolation or segregation" are leading to Integration/ Segregation issues in the City, but the programs do not do enough to address these stated issues (see next section).	This comment is noted, and indeed HCD's AFFH Data Viewer does provide a mapping layer showing RCAAs, which for Martinez correspond with the description provided in the narrative. Still, HCD borrows the definition for an RCAA from scholars at the University of Minnesota Humphrey School of Public Affairs, who define RCAAs as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016). The RCAAs in Martinez coincide with the highest resource areas, with greater access to economic and environmental opportunities. There also tends to be some separation between these areas and the PBF Refinery.
	4.03	**Programs are Insufficient:** The "Policies and Programs" section of the draft can be the most impactful section of the Housing Element. However, the Programs in this draft do not seem like they will result in significant changes to City policy or housing development in Martinez. Many programs have language such as "The City will promote" "The City will continue to advocate", "The City will continue to monitor", etc. without clear objectives or quantifiable outcomes. These programs should need significant changes in order to meaningfully address the housing shortage in Martinez and ensure that the pattern of low-growth in the	This comment is noted. Table 1 under Program 16 summarizes the goals and actions that will specifically respond to the AFFH analysis and meaningfully address housing mobility, new housing choices, place-based strategies for community preservation and revitalization, and displacement protection. The table also identifies the metrics that will be used for each program to measure progress in achieving the goals. Taken in its entirety, the Housing Plan and its programs are anticipated to play a major role in the production of new housing during the planning period.

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		City will change. We strongly recommend the adoption of a broader Missing Middle Program with specific zoning changes.	
	4.04	**Missing Middle Program:** With the above points in mind, the City must do more to reduce the constraints on housing in the City by relaxing development standards. A recommended program would be similar to San Ramon's planned Missing Middle program. Specifically, we recommend the following development standard changes in all residential zones in the City to: • All residential zones should permit at least 15 du/acre, except those at high risk of wildfire or flood inundation. • Reduce parking minimums to no more than 0.5 spaces per unit, uncovered, with no guest parking • Reduce setback requirements to, at most, 10 feet front yard, 5 feet side yard • Increase minimum site coverage requirements to, at least, 60% • Increase maximum building height to, at least, 30 feet • Reduce minimum lot sizes to, at most, 3,000 square feet • Allow up to 6 units per site	This comment is noted. Goal H-1 of the Housing Element is to *"Foster development of a variety of housing types, densities, and prices to balance the City's housing stock and meet Martinez's regional fair share housing needs for people of all income levels."* Furthermore, Policy H-1.4: Housing Diversity means to *"Encourage diversity in the type, density, size, affordability, and tenure of residential development in Martinez, while maintaining quality of life goals for the community. Ensure there is an adequate supply of mixed-use and residentially zoned land of appropriate densities to accommodate existing and anticipated housing needs through 2031."* The City is intent on providing diversity in its housing stock to meet to the needs of different household incomes, lifestyles, and where residents are in their lifecycle (e.g., young families vs. seniors). To this end, the Housing Element and the Zoning Code will continue to allow for a variety of housing types, densities, sizes, and prices through different land use designations and zoning regulations. Nonetheless, through the implementation of SB 9 and ADU law, amongst other legislation, the City will see densification of housing throughout Martinez, which will provide additional housing opportunities for residents.
Carol Wiley	5.01	This letter addresses several of the proposed Opportunity sites (#4-7) listed as suitable for development in the Appendix of the Housing Element of the 2nd Revised Draft General Plan 2035. They are: • Appendix A, Map ID 4, APN 373-061-031, between the City's Lafayette Street right-of-way extension and Escobar - 1 unit • Appendix A, Map ID 5, APN 373-061-033, the City's Lafayette Street right-of-way extension - 1 unit • Appendix A, Map ID 6, APN 378-021-018, the Arana property - 19 units • Appendix A, Map ID 7, APN 378-033-015, Dineen St - 2 units	This comment is noted. The four sites in question are all zoned residential (either R-2.5 or R-6.0) and are all in the same existing residential neighborhood. This neighborhood like many others in Martinez is adjacent to or close to the Martinez Refinery. In fact, much of Martinez north of the John Muir Pkwy (CA-4) is within proximity to the refinery. The Housing Element has identified these four sites as Opportunity Sites to accommodate the Regional Housing Needs Allocation (RHNA); however, even without their designation as Opportunity Sites each property could be developed by the owner subject to zoning regulations and the Building Code. In other words, there is nothing currently preventing the sites from being developed for residential use in the same manner that other properties in the neighborhood have already been developed. Furthermore, prohibiting these sites from being developed strictly due to their location in

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		Opportunity site #6 (formerly #31) was also the subject of my former letter of 2015 (attached). Noise, air pollution, vibration, and safety were issues I addressed then regarding building housing. Those concerns remain very much alive. In the 2.1 Introduction of the Land Use Element section goals and frameworks that will shape the next 20 years are set out. Overall, it states that the "collective emphasis of the various elements is to encourage land uses that limit future growth, preserve existing areas, retain the low-density character of the community, and retain the high quality of life derived from ample open space and recreation areas." AND "potential areas for growth are constrained by environmental characteristics that inhibit development." Listed among the Land Use Elements are Noise and Air Quality Elements – policies that affect siting of various land uses in proximity to noise generators or stationary pollution sources, and encourages land uses that limit air pollution "either on-site or through travel." The four sites in question are all in proximity to pollution sources on site and through travel. That reality has (unfortunately) been proven by the recent accident November 24, 2022 at the Refinery (PBF Energy/MRC/Shell) when 24 tons of metal laden ash were released over our neighborhoods and drifted 12 miles to the west and northwest of the refinery. Public Safety is another Element regarding areas inappropriate for development. Although accidents involving hazardous materials are not listed in that section, they are absolutely a public safety concern. Fire, earthquake, and landslides are mentioned – all potential disasters. Refinery accidents are too. The hazardous fallout that drifted 12 miles from the Martinez Refinery on November 24, 2022 dumped spent catalyst and likely contaminated soil miles away – even across the Carquinez Strait and to Richmond. People living near the Refinery were	relation to the refinery would represent a regulatory taking by the City (with the exception of the one City-owned parcel). Hazardous materials are addressed in Chapter 3, Section D of the Background Report. Further, the General Plan EIR, certified in November 2022, evaluated the potential for significant impacts in association with hazardous materials and determined that the impact is less than significant. With regard to any slopes that may exist on the sites, the City's Zoning Code has development standards that regulate hillside development and the Building Code has provisions for the construction of structures on slopes.

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		advised by Contra Costa Health Services not to eat food grown in their gardens until the soil was tested or replaced. If this risk is as high as the evidence indicates – why would any site precisely next to the Refinery be considered suitable for housing? Although Safety Audits were conducted in the winter of 2021 by the Contra Costa Health Service Hazardous Materials Program, their result showed 28 corrective actions were needed for MRC to implement and help accident prevention. Under the category of "Inherent Safety" findings were that MRC needs "significant improvement in this area to document how to make existing and new processes safer to satisfy local and state requirements." Those words do not inspire confidence in Refinery safety. In the MRC link to the City of Martinez website a "Root Cause Analysis Report" is included regarding the November 24, 2022 spent catalyst incident. The analysis revealed that there were two instances in which MRC personnel did not comply with Refinery policy and procedures during the incident. There was a "lack of awareness" by MRC personnel that a "high differential pressure in the FSS" (Fourth Stage Separator) could result in a catalyst carryover that could be released to the community. The Refinery didn't begin investigating or notifying regulatory agencies and the community until there were community complaints of the ash! The Report goes on to list Corrective Actions needed based on the learnings from the incident. Oversight, alarm and response guidance, and community monitoring procedures are among the specific technical strategies needed. Clearly, we don't want housing units close to accidents waiting to happen. Flammable gases, Hydrogen Sulfide, Aqueous Ammonia, and Anhydrous Ammonia are all hazardous substances stored or produced on site at MRC. My comments do not even need to detail other reasons why developing Opportunity Sites #4-7 is a terrible idea. That said,	

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		access for fire fighters is impossible to the steep sites as well. One fire fighter said they would need to use hoses that would pump water up from Escobar St. in case of a fire. Narrow streets, current housing, and hairpin turns also make access impossible for fire trucks. Safety, air pollution, noise, access, vibration issues, and the need for a natural buffer zone for humans and wildlife next to the Refinery property should disqualify these sites from potential housing. Any one of these reasons is of concern. Together they make added housing an alarming proposal. The Revised Draft General Plan 2035 should not include Opportunity sites #4-7 now or for future consideration.	
Harlan Strickland	6.01	**THE TELFER PROPERTY, APPENDIX A – INVENTORY OF RESIDENTIAL AND OPPORTUNITY SITES, MAP ID #201, APN #372-400-006: CONSISTENCY WITH SURROUNDINGS; SUSTAINABILITY** **POINT ONE: re Housing Plan focus #3: Proposed development is inconsistent with its surrounding neighborhood context** The Telfer property is bounded on the north by the railroad tracks, on the west by the Alhambra Cemetery, on the east by light industrial, the City Corp Yard and the creek, and on the south by the road up to the cemetery and a handful of residences. Residential development on the Telfer property is, on the face of it, inconsistent with its "surrounding neighborhood context." **POINT TWO: re Housing Plan focus #6: Proposed development is not "sustainable"** Sustainability in the Housing Element is being narrowly defined as green building and having water available. What's being left out is the safety of residents, and the financial viability of the City. Without these, is a development plan truly "sustainable"? **Sustainability - Safety**	This comment is noted. The site is currently zoned Downtown Shoreline (DS). Per the Zoning Code, *"The intent of the Downtown Shoreline District is to provide for a variety of residential uses in an environment that is transitioning from industrial to residential uses. This district serves as a transition area between the urbanized portion of the downtown and the open space of the Martinez Regional Shoreline to the north. The standards and guidelines for this district are intended to protect and enhance the environmentally sensitive areas of the Shoreline, to respect and complement the existing primarily single-family neighborhood immediately to the south, and to contribute to the economic revitalization of downtown, by permitting a sufficient intensity of development to provide an economic incentive for industrial uses to relocate."* Thus, even without its designation in the Housing Element as an Opportunity Site, the Telfer property can at any point submit an application for redevelopment to a residential use. In fact, light industrial uses are not permitted in the DS zoning district and the existing industrial use would be considered legal, nonconforming.

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		The Telfer property is not only a noisy, polluted environment for housing, but has the possibility of train disasters as occurred recently in East Palestine, Ohio. The property is immediately next to one of the highest-traffic railroad corridors in the nation. Luckily, north-of-the-tracks development has been taken off the table, but residences right next to the tracks on the south side would still be at risk. **Sustainability - City's financial viability** Housing, especially low-income housing, doesn't pay for itself. Attached is City of Martinez – GPU Comments - Element 2.0 - Land Use - City Revenue From Housing - 9-22-2022.docx, which lays that out, but it also shows that market-rate housing doesn't generate a lot of income, either. There's a good case for Martinez's general fund needing $6,000,000 or more annual revenue in the future, to deal with Measure X sunsetting, Marina debt, Marina upgrades and maintenance, as well as rising police and other personnel costs. The Telfer property is one of the last places in the City where an industrial park, containing Biotech, Biomedical, CleanTech, Advanced Materials & Manufacturing or other technology businesses referred to in the Northern Waterfront Economic Development Initiative Strategic Plan, could be located. For this kind of limited real estate – large, flat, next to worker and product transportation, and unsuited for residential – it's a zero-sum game in Martinez: to be a housing YIMBY there is to be a jobs and City revenue NIMBY. Martinez needs safe housing. Martinez needs more revenue. The Telfer property is ideal for, and should be, light industrial.	
	6.02	**Comments on the "2nd Revised Draft General Plan 2035": calculations of net City revenue for three typical housing examples** **THE PROBLEM – LOW CITY INCOME:** Martinez needs more income. The most obvious example is the Marina: the fishing pier, the state of the berths, the seawall that	This comment is noted; however, the comment is directed towards the more comprehensive General Plan, including matters related to overall land use and City revenues, and not specifically towards the Housing Element Update.

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		needs repair and reorienting. The upcoming harbor dredging is once again only partial, and once again the City is making interest-only payments on Marina debt to the state. The City is depending on grant money for the fishing pier, as well as for long-overdue repairs to our water system. If Measure X hadn't passed, the City would be going into reserves for operating expenses. Staffing, including for police, continues to a problem in Martinez, and there is no plan to deal with Measure X sunset. Why is a city within the wealthy, world-class innovation sphere of the Bay Area, struggling? How can this problem be addressed? **THE SOLUTION – LONG-TERM PLANNING:** Economic Development to improve City revenue is a long-term proposition. The General Plan Update represents a unique opportunity to think beyond the two-year budget cycle. While the City has been working on extending its budget forecast horizon, budgeting is primarily about allocating existing revenue sources, not figuring out how to introduce substantial new sources of revenue into Martinez's economy. How we use land will determine the financial viability and vitality of Martinez in the future. While there is constant pressure to increase housing, housing's occupants represent significant General Fund costs in the form of services and maintenance, not just revenue from taxes and fees. For the same amount of land, businesses can bring in much more revenue to the General Fund with far fewer expenses than housing. Martinez is largely built out, and the opportunities for improving General Fund income with high-revenue land use are shrinking. The Greenwood land use recommendations tacked on the end of the Land Use Element sound good, but they are simply ideas, mostly policies, with few if any implementation specifics. This is in stark contrast with the very detailed housing density specifications. **BE CAUTIOUS WITH HOUSING:**	

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		Below are three representative examples of typical housing units on the market, and what their net contribution is to the General Fund: positive, negative or zero. To deal with the sunset of Measure X, as well as deal with looming future expenses as touched on briefly above, Martinez could easily use another $6,000,000 in annual revenue. The net General Fund revenue from housing is surprisingly low, as shown in the following examples, so caution should be used in assigning housing to currently unused land. The General Plan can always be amended to allow more intensive land uses in the future, but going in the other direction, so-called "down-zoning," can be quite difficult for a city to do. How many houses would it take to generate $6,000,000? From the 2022-2023 Biennial Budget ("Budget"), about 80% of the General Fund ("GF") operating budget comes from four sources: property tax, VLF property tax swap, sales and use tax, and franchise fees. Assuming residents avoid parking tickets, the remaining sources of GF revenue represent negligible input from typical residents, so the following calculations, based on the four main GF revenue sources, are a good approximation of the financial impact of the three housing unit examples below. A list of the assumptions used follows the calculations. **THE CALCULATIONS:** In the following, GF Revenue = Property value x (1% tax + VLF tax swap) + residents x ((sales tax + Measure X) + franchise fees, all per) Note: For more detail, see Assumptions at the end **Example 1:** $750,000 median price single family home, 3 bd, 2 ba 2.6 residents GF Revenue: $750,000 x (.00159227 + .00055442) + 2.6 x ($251 + $48) = $1610 + $777 = $2387 GF Revenue per capita = $2387 / 2.6 = $918	

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		Net GF revenue per capita = GF revenue per capita - GF expenditure per capita = $918 - $805 = $113 Net dwelling annual GF revenue = 2.6 x $113 = $294 NET ANNUAL GF REVENUE **Example 2:** $613,000 low-income housing or condo, 2 bed, 2 bath 2.6 residents GF Revenue: $613,000 x (.00159227 + .00055442) + 2.6 x ($251 + $48) = $1316 + $777 = $2093 GF Revenue per capita = $2093 / 2.6 = $805 Net GF revenue per capita = GF revenue per capita - GF expenditure per capita = $805 - $805 = $0 Net dwelling annual GF revenue = 2.6 x $0 = $0 ZERO NET ANNUAL GF REVENUE **Example 3:** $750,000 townhouse, 4 bed, 3 bath 3.6 residents GF Revenue: $750,000 x (.00159227 + .00055442) + 3.6 x ($251 + $48) = $1610 + $1076 = $2686 GF Revenue per capita = $2686 / 3.6 = $746 Net GF revenue per capita = GF revenue per capita - GF expenditure per capita = $746 - $805 = ($59) Net dwelling annual GF revenue = 3.6 x ($59) = ($212) NET ANNUAL GF LOSS **ASSUMPTIONS:** • Property Tax: For Martinez's largest TRA (Tax Rate Area) 5000, which includes the downtown, and which has one of the highest return-to-GF rates for the City: Fraction of TRA 5000 1% ad valorem property tax going to the GF = .159227, so fraction of assessed value going to the GF = .01 x .159227 = .00159227 • VLF revenue as fraction of assessed property value going to the GF (the same everywhere within Martinez, regardless of TRA; total Martinez assessed valuation	

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		from the Assessor's report for 2022-23): City VLF revenue / City total assessed value = $4,030,700 / $7,270,111,655, = .00055442 • Sales & use tax revenue per capita = (Sales and use tax + Measure X (could not find figure in budget, but assume essentially the same as Measure D)) / population = ($4,972,400 + $4,636,000) / 38290 = $251 • Franchise fees per capita = $1,833,400 / 38290 = $48 • GF expenditure per capita = $30,833,844 / 38,290 = $805 • Property values are net assessed values, after owner-occupied discount, if applicable • Numbers are consistent with the 2022-23 budget	
Jennifer Pearson	7.01	The choice of town planners to exceed the State required Housing Element of 1,345 new housing units in the next 8 years to 1877 is unjustified and plainly irresponsible. How were these quantities created?	A buffer in total capacity is created in the sites inventory for two main reasons. First, until the Housing Element is certified by the Department of Housing and Community Development (HCD) the sites inventory may change and some sites might be removed from the inventory for various reasons (e.g., a property owner may choose not to develop a site during the planning period (2023-2031)). Second, if during the planning period a site that was identified to accommodate a portion of the City's lower-income need instead develops entirely at market rate, then the capacity of that site to produce housing affordable to lower-income households will be lost. Under that scenario, a buffer of housing would ensure that the City could still meet its lower income RHNA and not experience a net loss of lower-income sites, which would automatically trigger a requirement for the City to find additional sites or possibly even rezone to make up for the net loss of sites.
	7.02	How were the 'opportunity sites designated'? Not only will housing growth strain the City's infrastructure which is noted to have serious deferred maintenance issues, the Downtown Strategic Plan must address mitigation of Climate change vulnerabilities of future massive flooding. Intense rainfall, storm surges, add to sea level rise. Opportunity sites adjacent to creeks and in the designated flood plain are	The Housing Element must include an inventory of specific sites that are suitable for residential development and available for use in the planning period to accommodate the RHNA. The Opportunity Sites are recommended by staff, based upon feedback and direction from the Planning Commission and City Council. Characteristics considered when evaluating the appropriateness of sites include physical features (e.g., susceptibility to flooding, slope instability or erosion, and environmental considerations) and location (e.g., proximity to transit, job centers, and public or community services). Land suitable for

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		vulnerable beneath land. Patrick Barnard, research director of the USGS Climate Impacts and Coastal Processes Team states: It's this slow creep upward that gets into garages, and foundations and roadbeds. Rising sea water coupled with rising groundwater can remobilize capped soil contaminants, bring pollutants into coastal and creek watersheds, damage streets, sewers.	residential development includes vacant sites that are zoned for residential development, underutilized sites that are zoned for residential development and capable of being redeveloped at a higher density or with greater intensity, and vacant and underutilized sites that are not zoned for residential development, but can be redeveloped, and/or rezoned, for residential use.

RESOLUTION NO. ___-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARTINEZ APPROVING AN MINOR AMENDMENTS TO THE GENERAL PLAN 2035, INCLUDING AMENDING THE GENERAL PLAN LAND USE DESIGNATION FOR 0 FIG TREE LANE (APN 161-100-018), 120 FIG TREE LANE (APN 161-100-016), 114 FIG TREE LANE (APN 161-100-017) AND 0 FIG TREE LANE (APN 161-100-025) FROM RESIDENTIAL LOW TO RESIDENTIAL MEDIUM; AND FINDING THE IMPACTS OF THIS ACTION WERE PREVIOUSLY ANALYZED IN A PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE GENERAL PLAN 2035 PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the State of California requires that cities adopt a General Plan to guide their long-term physical growth and development and General Plans contain the goals and policies upon which city councils and planning commissions base their land use decisions; and

WHEREAS, the City of Martinez's General Plan was adopted in 1973, and several amendments have been incorporated since then, including the City's adoption of the General Plan Transportation Element in 1992, Housing Element Update in 2011, and Growth Management Element in 2013; and

WHEREAS, the City commenced the update of the General Plan in 2010 with a public input visioning process that resulted in a draft General Plan Update 2035, which was subject to public review and hearings by the Planning Commission and City Council in 2015 and 2016, but was not adopted; and

WHEREAS, the update of the General Plan was restarted in 2021 with the preparation of a new Draft General Plan Update document that was made available for public review and comment on November 5, 2021; and

WHEREAS, substantial new public and policy maker review was conducted on the Initial Revised, First, and Second Revised General Plan Update documents including ten meetings of the Parks, Recreation, Marina, Cultural Commission (“PRMCC”); Anti Racism and Discrimination, Pro-Inclusion and Equity Task Force (“ARDPIE”); Planning Commission and City Council, which were open to the public and during which public comment was received and considered, including over 160 comments submitted to the City's website; and

WHEREAS, per Section 65354 of the Government Code, the Planning Commission made a written recommendation for the adoption of the General Plan Update by unanimously adopting Planning Commission Resolution 22-11 and has submitted its recommendation to the City Council; and

WHEREAS, the General Plan Update is subject to the California Environmental Quality Act ("CEQA") (Public Resources Code 21000-21189) and the State CEQA guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, sections 15000-15387). On January 28, 2022, the City issued a Notice of Preparation for the Martinez General Plan Update EIR for a new EIR. The Revised Draft EIR will replace in full the Draft EIR issued in September of 2015. Pursuant to CEQA Guidelines Section 15088.5(f)(1), the Revised Draft Program EIR was recirculated in its entirety and reviewers were asked to submit new comments; and the Planning Commission unanimously adopted Planning Commission Resolution No. 22-12

recommending certification of the EIR to the City Council; and

WHEREAS, the Record of Proceedings ("Record") upon which the City Council bases its consideration of the General Plan Update includes, but is not limited to: (1) all staff reports, City files and records and other documents prepared for and/or submitted to the City Council, and the City relating to the General Plan Update; (2) the evidence, facts, findings and other determinations set forth in this resolution; (3) all documentary and oral evidence received at public hearings or submitted to the City relating to the General Plan Update; and (4) all other matters of common knowledge to the City Council including, but not limited to, City, state and federal laws, policies, rules regulations, reports, records and projections related to the preparation and adoption of the General Plan Update; and, 5) the recommendation of the Planning Commission set forth in Planning Commission Resolutions 22-11 and 22-12.

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, the City prepared a Programmatic Environmental Impact Report ("EIR") that analyzed all potential adverse environmental impacts that could potentially result from the adoption and implementation of General Plan 2035; and

WHEREAS, the General Plan 2035 EIR concluded that the proposed Project would result in significant and unavoidable impacts relating to Agricultural Resources, Cumulative Agricultural Resources, Cumulative Air Quality, Greenhouse Gases, Climate Change and Energy, and Cumulative Greenhouse Gases, Climate Change and Energy, Transportation and Circulation, Cumulative Transportation and Circulation, and Irreversible Effects; and

WHEREAS, the City prepared a Final EIR, dated October 2022, incorporating the Draft EIR, containing a response to comments section providing written responses to all comments received during the public review period for the Draft EIR, and minor revisions in the form of an Errata; such responses and edits provide the City's good faith, reasoned analysis of the environmental issues raised by the comments; and

WHEREAS, the "General Plan 2035 EIR" consists of the Revised Final EIR, the Draft EIR and its appendices, (as modified by the Revised Final EIR); and

WHEREAS, on November 2, 2022 the City Council held a duly-noticed public hearing and found it had been presented with the General Plan 2035 EIR, which it reviewed and considered, and further found that the EIR is an accurate and objective statement of the General Plan 2035 Project and that was completed in full compliance with CEQA and the State CEQA Guidelines. The City Council found that the EIR reflected the independent judgment and analysis of the City. The City Council declared that no evidence of new significant impacts or any new information of "substantial importance" as defined by State CEQA Guidelines Section 15088.5, had been received by the City after circulation of the Draft EIR that would require recirculation of the EIR; and

WHEREAS, on November 2, 2022, the City Council adopted the CEQA Findings of Fact and Statement of Overriding Considerations, which were prepared in accordance with State CEQA Guidelines section 15091 and which where incorporated by reference; and

WHEREAS, on November 2, 2022, the City Council certified the EIR based on the entirety

of the record of proceedings though adoption of City Council Resolution No. 169-22; and

WHEREAS, on November 2, 2022, the City Council adopted Resolution No. 170-22, approving the General Plan 2035; and

WHEREAS, the City prepared a strike-through version which includes some minor revisions to the elements, which are intended to provide the reader with additional clarification and therefore serve to assist the reader with understanding of the General Plan; and

WHEREAS, when the General Plan 2035 was adopted in late 2022, the land use designations of several properties were revised on the General Plan 2035 land use map. On June 7, 2023, the City Council considered a Zoning Map Amendment for eight parcels into a conforming zoning district to encourage and simplify future housing development on these sites, which is a Housing Element goal and would partially implement Program 13 – Adequate Sites for Lower-Income Households. After consideration, the City Council removed the parcels on Fig Tree Lane, due to concerns expressed by neighbors. Based on those concerns and to address the inconsistencies, the City amended the General Plan land use designation for four parcels on Fig Tree Lane from Residential Low to Residential Medium; and

WHEREAS, under provisions of CEQA the potential impacts from future redevelopment of the parcels to be rezoned were previously analyzed in the programmatic EIR prepared for the General Plan 2035 and certified by the City Council on November 2, 2022; and

WHEREAS, on November 14, 2023 the Planning Commission of the City of Martinez held a duly noticed public hearing and considered all oral and written comments received at or prior to the public hearings and adopted Resolution No. 23-17 recommending City Council: 1) adopt the Revised 2023 – 2031 Housing Element and direct staff to submit it to the California Department of Housing and Community Development (“HCD”) for certification; 2) adopt a Resolution approving minor amendments to the General Plan 2035, including amending the General Plan land use designation for four parcels on Fig Tree Lane from Residential Low to Residential Medium; 3) adopt Ordinances approving a Zoning Text and Zoning Map Amendment establishing the Community Services Overlay and the Alhambra Avenue Overlay District; 4) adopt an Ordinance approving a Zoning Map Amendment amending the zoning district for 32 parcels in the downtown for consistency with the General Plan 2035; and 5) approve an Addendum to the General Plan 2035 EIR; and

WHEREAS, on December 6, 2023 the City Council held a duly noticed public hearing to consider the adoption of the 2023 – 2031 Housing Element, minor amedments to the General Plan, Zoning Text Amendments and Zoning Map Amendments, and the Addendum to the General Plan 2035 EIR, at which time all interested parties had the opportunity to be heard; and

WHEREAS, proper notice of said hearing was given in all respects as required by law; and

WHEREAS, the City Council did hear and consider all said reports, recommendations and testimony herein above set forth and used its independent judgement to evaluate the proposed actions.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARTINEZ:

SECTION 1. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. The City Council finds that it has been presented with the General Plan 2035 EIR and the Addenum to the General Plan 2035 EIR for the project, which it has reviewed and considered, which concluded that the project would not result in any new significant impacts or substantially increase the severity of any significant impacts indentified in the General Plan 2035 EIR, and no other CEQA standards for supplementary review are met.

SECTION 3. The City Council hereby approves minor revisions to the General Plan 2035, which are intended to provide the reader with additional clarification and therefore serve to assist the reader with understanding of the General Plan, as outlined in Exhibit A.

SECTION 4. The City Council hereby approves amending the General Plan land use designation for 0 Fig Tree Lane (APN 161-100-018), 120 Fig Tree Lane (APN 161-100-016), 114 Fig Tree Lane (APN 161-100-017) and 0 Fig Tree Lane (APN 161-100-025) from Residential Low to Residential Medium, as outlined below in Table 1 and corresponding amendments to Figure 2-4 Land Use Map.

Table 1 – Properties Proposed for General Plan Amendment

Assessor Parcel Number	Address	Current General Plan Land Use Designation	Proposed General Plan Land Use Designation
161-100-018-1	0 Fig Tree Lane	Residential Low (RL)	Residential Medium (RM)
161-100-016-5	120 Fig Tree Lane	Residential Low (RL)	Residential Medium (RM)
161-100-017-3	114 Fig Tree Lane	Residential Low (RL)	Residential Medium (RM)
161-100-025-6	0 Fig Tree Lane	Residential Low (RL)	Residential Medium (RM)

SECTION 5. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at City Hall, 525 Henrietta Street, Martinez, California, 94553. The custodian for these records is the City Clerk. This information is provided pursuant to Public Resources Code Section 21081.6.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a Regular Meeting of said Council held on the 6th day of December, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
RICHARD G. HERNANDEZ, CITY CLERK
CITY OF MARTINEZ

General Plan 2035

~~Revised Draft – August 2022~~ Final - Adopted ~~November 2, 2022~~December 2023

Martinez Marina *(Source: Kevin Murray)*

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Martinez Waterfront *(Source: Kevin Murray)*

1.1 | INTRODUCTION

Purpose of the General Plan

California law requires every city and county in the state to prepare and adopt a comprehensive long-range general plan for the physical development of the jurisdiction. The California Government Code defines specific purposes and content requirements for all general plans. While the law establishes certain requirements, within that framework each community has the latitude to design its own future.

Upon adoption by the City Council, the goals, policies, implementation measures, and figures contained within this General Plan document will supersede and update those now contained in the different elements and specific area plans adopted since the early 1970s. The Downtown Specific Plan and the Alhambra Hills Specific Plan will remain in effect as specific plans pursuant to Government Code §65450 et seq.

The Martinez General Plan contains a set of public goals and policies to guide the future development and maintenance of the physical environment in Martinez. ~~(see Figure 1-1)~~. In a broad sense, the General Plan addresses issues related to sustaining Martinez's quality of life. These issues include:

1 MARTINEZ GENERAL PLAN 2035

- Enhancing the Downtown as the central focus of the community;
- Protecting residential neighborhoods and environmental resources;
- Balancing future development with the provision of adequate services, facilities, and infrastructure;
- Collaborating on regional planning efforts; meeting housing needs; and
- Providing for economic development to maintain a high level of City services.

While the Government Code defines specific purposes and content requirements for general plans, the City of Martinez General Plan is intended to do more than merely meet legal requirements. It is intended to be a statement about how the citizens of Martinez view their community now, and a vision of what they hope it will become. Most importantly, it provides a policy structure for addressing planning and development issues into the year 2035.

1 MARTINEZ GENERAL PLAN 2035

(Source: Kevin Murray)

Joe DiMaggio Fields *(Source: City of Martinez)*

State Law Requirements

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A general plan is a comprehensive, long-term plan for the physical development of a city and of any land outside its boundaries (but within the sphere of influence) which, in the planning agency's judgment, bears relation to its planning. The California Supreme Court has called the general plan the "constitution for future development." State law requires that a general plan contain goals, policies, and implementation measures that are fully integrated and internally consistent with one another. General plans must include seven mandatory elements covering the following topic areas:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Noise
- Safety

In addition to the topic areas listed above, local agencies may cover additional topics of local concern. These topics can be included in specific elements (termed "optional elements" in State law) or they may be addressed in other ways within the seven required elements of a general plan.

A general plan must meet standards of consistency both within individual elements and across all elements or policies contained in the entire general plan. In addition, once adopted, a general plan provides the basis for future decision-making. For instance, all subdivisions, zoning, capital improvements, and other land use actions must be found consistent with the adopted general plan.

The State's general plan requirements are intended to link regional transportation and housing plans to greenhouse gas (GHG) reduction goals. The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) have linked the Regional Housing Needs Allocations (RHNA) process with the Regional Transportation Plan (RTP) process in developing a Sustainable Communities Strategy (SCS) as a way of reaching GHG reduction targets. Under the Bay Area's SCS (Plan Bay Area 2050), Downtown Martinez is identified as a regional Priority Development Area (PDA), meaning it is a locally-identified, infill development opportunity area where there is local commitment to developing more housing along with amenities and services to meet the day-to-day needs of residents in a pedestrian-friendly environment served by transit.

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Martinez City Hall

1 MARTINEZ GENERAL PLAN 2035

How to Use this General Plan

The Martinez General Plan is intended to be useful to all its readers and still contain all necessary information and policies per State requirements. To accomplish this objective, the General Plan is structured around eleven chapters and ten highly interrelated elements, as follows:

- Land Use Element
- Open Space & Conservation Element
- Historic, Cultural & Arts Element
- Parks & Community Facilities Element
- Circulation Element
- Housing Element
- Public Safety Element
- Noise & Air Quality Element
- Environmental Justice (EJ) & Disadvantaged Communities Element
- Growth Management Element

Martinez has elected to include a separate optional element on the topic of environmental justice and disadvantaged communities. In addition, optional elements were added for the topics of parks and community facilities, and historic, cultural and arts. The required elements for open space and conservation have been combined into one element.

Each of the elements listed above contain the following:

- **Goals:** These are broad statements that reflect community values and ideals.

- **Policies:** These are clear and specific statements that assist and guide decision making to realize each goal.

- **Implementation Measures:** These are actions that support or carry out a General Plan policy. It is typical that each policy has at least one corresponding implementation program.

Additionally, the primary instrument for implementing the General Plan is the City's Zoning Ordinance. The Zoning Ordinance includes various zoning districts that must be consistent with the General Plan and the land use designations contained therein. Each parcel of land in the community is designated with a land use designation and is assigned to a compatible zoning district in the zoning ordinance. Written regulations in the zoning ordinance establish permitted uses, standards for conditional use permits, design review, minimum lot size, building height

and setback limits, lot coverage, parking, and other development parameters within each zoning district. Following the adoption of this General Plan, the City of Martinez will begin a comprehensive update of its zoning ordinance to make existing zoning regulations consistent with the General Plan.

Downtown Martinez Makers Market *(Source: Kevin Murray)*

Monitoring, Evaluating, and Amending the General Plan

The Martinez General Plan is a living document that will be reviewed and refined as conditions change, as implementation measures are accomplished, and measures are considered. The City of Martinez will measure successes and challenges in General Plan implementation. Means of measuring progress will range from state-required or recommended procedures such as conducting annual reviews, updates, and amendments to conducting ongoing evaluations. State-required procedures for General Plan updates, review and amendments are described below.

General Plan Updates, Review, and Amendments: Periodically, California cities must update their general plans to conform to changes in state law and other legal requirements, and to reflect changes in land development patterns since the last general plan was adopted. Although the state does not mandate a specific timetable for general plan updates, many jurisdictions decide to initiate the update process approximately every 15 years or once the social, economic or development contexts have changed to such a degree that a comprehensive general plan

update is warranted. To ensure that general plan documents remain relevant in the near-term, general plans should be regularly reviewed and amended as appropriate.

Annual Review Report: The Martinez General Plan is intended to be a dynamic document that is regularly reviewed and evaluated in response to changing conditions and community needs. State government code encourages cities to review their general plans annually. Annual reports can be prepared for review by the City Council and Planning Commission, and submittal to the State Office of Planning and Research and the State Housing and Community Development Office. This implementation progress report is a vital part of keeping the planning process open, transparent, and responsive. It can also be a vehicle for review and refinement of implementation priorities, deletion of completed actions and the addition of new actions or policies. Specifically, the annual review report serves to:

- Provide the City Council with an implementation progress update;
- Examine the degree to which land use and other planning decisions align with general plan goals, policies and implementing actions;
- Establish a basis for determining whether specific development proposals and public projects align with the community's preferred future;
- Assess progress made in meeting the City's share of regional housing needs; and
- Recommend any modifications necessary to improve implementation.

Amendments: A general plan is intended to be the vision for a city's development and changes are allowed only when there is a clear public purpose. Where amendments to a general plan are deemed necessary, State law allows jurisdictions to amend an adopted general plan up to four times per year. Proposed amendments must be reviewed to ensure consistency with other plan elements and the plan's companion environmental impact report.

How the General Plan was Prepared

The General Plan was created through the contributions of decision makers, the General Plan Update Task Force, individual residents, and representatives of many organizations in the community. The update process began with the preparation of the General Plan Work Program in 2010 and ended with City Council adoption in Novemberlate 2022. Please note the final preparation of the General Plan following the City Council's adoption on November 2, 2022, includes some minor revisions to the elements, which are intended to provide the reader with additional clarification and therefore serve to assist the reader with understanding of the General Plan, and were subsequently adopted by the City Council on December 6, 2023.

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General Plan Update Task Force: The General Plan Update Task Force was involved in the update effort, helping to formulate and participate in outreach to the community, identifying issues of concern, assisting with formulating a vision for the General Plan, hearing from experts on various topics, providing an opportunity for key property owners to provide their ideas, and reviewing background materials and policy choices.

General Plan Outreach: As part of the update process an extensive outreach process was conducted with various interest groups in the City and the community as a whole. Activities conducted between September~~,~~ 2010 and January, 2011 included: community workshops held in four different parts of the City; a survey of 230 eighth-graders at Martinez junior high school; use of the City's website/User Voice Survey to pose questions and obtain responses similar to the workshops; and outreach to various stakeholder groups and neighbourhood coffees conducted by General Plan Update Task Force members.

Documentation of Community Outreach Comments: In total, approximately 500 people participated and provided comments that are summarized in a Community Conversations Report. About 75 people attended four community workshops, and approximately 130 people participated in the UserVoice survey available through the City's website. An additional 300 people, including youths, participated through other outreach activities, such as stakeholder groups, and neighbourhood coffees. The Community Conversations Report also summarizes the results of a tour of the City conducted by the General Plan Update Task Force, and interviews with various departments within the City. The tour and interviews were intended to identify key issues of concern.

Noticing: Noticing for the General Plan effort, including the workshops and the online UserVoice survey, was done using banners, ads and articles in the Martinez News-Gazette and Contra Costa Times, Martinez Patch.com, Twitter, Facebook, General Plan business cards, announcements at Planning Commission and City Council meetings, announcements and use of the City's website, outreach through various community groups (Kiwanis, Friends of Alhambra Creek, Main Street Martinez, Alhambra Watershed Council, etc.) and others.

Downtown Matters: In 2011, the City also embarked upon an ambitious effort to involve people in identifying needed improvements and activities in the Downtown. The effort was called "Downtown Matters! Make it Real and Making it Happen!" Downtown Matters was comprised of a series of six community outreach events, including four workshops and tours of revitalized downtowns located in Redwood City, Lodi, and Livermore. This series was part of the General Plan update process and helped to identify the choices, trade-offs, priorities, and strategic actions required for Downtown to prosper in the 21st century.

1 MARTINEZ GENERAL PLAN 2035

White Papers: Following release of the Draft General Plan 2035 for public review in September 2015, the City staff produced four "white papers," or policy papers addressing specific issues raised in comments received by the City on the draft plan. White paper topics included: 1) trail segments; 2) a project alternative identified in the General Plan Draft Environmental Impact Report to preserve unique farmland located at 180 Morello Avenue; 3) the proposed land use designation for 635 Vine Hill Way; and 4) proposed land use designations for the Downtown. The Planning Commission and the City Council reviewed the white papers at noticed public meetings, and the Council's policy direction was incorporated in a revised draft that was released to the public in 2017.

Measure I: In June of 2018, the voters of the City of Martinez approved Measure I - an Initiative Measure Amending the Martinez General Plan to Create a Protected Open Space and Parks Overlay Designation, Apply the Overlay to Certain Properties as Set Forth in the 1973 General Plan and Adopt Land Use Regulations Thereto.

Litigation relating to Measure I was thereafter commenced and ultimately settled through the adoption of a Settlement Agreement and implementing actions which were incorporated into the previous General Plan by the adoption of Resolution 115-19 by the City Council on August 18, 2019. City Council Resolution 115-19 clarified certain provisions of Measure I consistent with the terms of the Settlement Agreement. These provisions have been incorporated into this General Plan and specifically identified herein.

1 MARTINEZ GENERAL PLAN 2035

1.2 | MARTINEZ VISION 2035

The Vision Statement below is a brief description of what Martinez wants to become through the implementation of its General Plan. The Vision Statement provides a sense of the purpose and mission for the General Plan and sets the tone for the goals, objectives, policies, and actions of the rest of the General Plan.

The City of Martinez, including the communities within its sphere of influence, will retain a unique, small-town historic character within its larger suburban context of Central Contra Costa County. Martinez's identity will be largely based on its vibrant, eclectic downtown, set within pedestrian-oriented neighbourhoods, that are easy to bike and walk in, and are made up of varied and traditionally designed homes. The temperate climate, the Carquinez Strait, Alhambra Creek and its tributaries, the Marina and waterfront, and especially the open hillsides surrounding the existing urban areas, frame our physical identity.

Visitors will continue to be attracted to Martinez because of its historic character, shops, restaurants, waterfront recreation, surrounding natural beauty and role as the County seat. Martinez residents know that the City also provides a strong and inclusive sense of belonging for its residents. It contains a broad array of 19th and early 20th century buildings that form multi-faceted streetscapes and neighborhoods and support an economically diverse community. Neighborhoods will retain their liveable mix of quality and varied housing opportunities, including affordable workforce housing, convenient and appropriately -scaled commercial areas, plentiful parks and open spaces, and strong pedestrian and bicycle connections between them.

Martinez will retain its qualities for future generations by providing quality education facilities, a vibrant economy that emphasizes economic development, job creation, and a balance of jobs and housing; that is linked to a viable community social structure which promotes social equity, racial and environmental justice; that conserves energy and natural resources and reduces greenhouse gas production; and through conservation preserves the ecosystem, including open spaces, creeks, and habitat, and the built environment that supports it. Martinez is and will remain, a safe community, that promotes a diversity of people and businesses, in which its residents can take pride.

2 LAND USE ELEMENT

Downtown Martinez *(Source: Kevin Murray)*

2.1 | INTRODUCTION

The purpose of the Land Use Element of the General Plan is to establish the framework for the goals, policies, and implementation measures that will shape the physical form of Martinez over the next 20 years. In addition to addressing the intensity and distribution of land uses, the Land Use Element identifies those areas of the Martinez where change will be encouraged and those areas where the existing land use patterns will be maintained and enhanced.

The Land Use Element contains the following sections:

2.2 **Regulatory Framework:** This section describes the Land Use Element's relationship to other elements, the Zoning Ordinance, and other plans; the City's planning boundaries and sphere of influence; and key agencies with land use relevant authority.

2.3 **Land Use Setting:** This section describes Martinez's population, demographics, and housing; existing land use patterns and topographic features in the city; flood prone areas; noise generators; land use subareas; and governmental facilities.

2 LAND USE ELEMENT

2.4 **Land Use Density and Intensity**: This section describes the method for calculating density and intensity for residential, commercial, and mixed-use developments.

2.5 **Land Use Designations:** This section describes the land use designations used throughout the City's Land Use Map.

2.6 **Land Use Map:** This section lists the major revisions that have been incorporated into the City's new land use map.

2.7 **Land Use Element Goals, Policies, and Measures:** This section lists the goals, policies, and implementation measures for the Land Use Element.

View of Refineries from Martinez Marshlands *(Source: Kevin Murray)*

2.2 | REGULATORY FRAMEWORK

California Government Code §65302(a) requires that the Land Use Element designate the proposed general distribution, general location, and extent of uses of land within the City. Further, it must set standards of population density and building intensity for each of the land use designations. The Land Use Element further shall identify those areas of the General Plan

that are subject to flooding as set forth in maps prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources. This information is described through text and figures, which establish the blueprint for future land uses and demonstrate how these uses are integrated with other General Plan elements and policies.

Martinez Marina *(Source: Kevin Murray)*

Relationship to Other General Plan Elements and Plans

California Law requires the Land Use Element be consistent with all other elements in the General Plan. Land use planning dictates the proximity and relationship between different land uses, having a direct effect on the make-up and distribution of the City's housing stock, traffic and circulation, where we recreate, and availability of public amenities and how they are distributed throughout the City. Additionally, the Land Use Element influences economic vitality and helps to protect development from natural disaster-induced damage and preserve Martinez's natural beauty. Other General Plan elements and related separate plans that have an impact on the Land Use Element include:

- **Circulation Element –** This element and the related Growth Management Element address circulation capacity and alternative modes of transportation which affect land use densities and capacity.

2 LAND USE ELEMENT

- **Environmental Justice & Disadvantaged Communities Element –** This element addresses disadvantaged communities and affects proximity of land uses, and commercial and educational access opportunities through land use designations.

- **Historic, Cultural & Arts Element –** This element supports retention of existing historic sites and buildings which affect land use designations and impose development restrictions.

- **Housing Element –** This element addresses State and regional housing production requirements, which affects land use designations, density, and preservation policies.

- **Noise & Air Quality Element –** This element includes policies that affect siting of various land uses in proximity to noise generators or stationary pollution sources, and encourages land uses that limit air pollution either on-site or through travel.

- **Open Space & Conservation Element –** This element and the related Climate Action Plan encourage retention of existing open space areas and conservation of natural resources which in turn support land use policies that limit residential growth.

- **Parks & Facilities Element** – This element encourages retention of existing park areas and creation of additional park areas which limits land use for new development.

- **Public Safety Element –** This element sets forth polices regarding areas inappropriate for development due to susceptibility to fire, earthquakes, and landslides, which support land use designations for open space, and discourages the designation of certain areas for further development.

Together these elements, plans, and their policies define the parameters of the Land Use Element. Martinez is largely built out, and potential areas for growth are constrained by environmental characteristics that inhibit development. The collective emphasis of the various elements is to encourage land uses that limit future growth, preserve existing areas, retain the low-density character of the community, and retain the high quality of life derived from ample open space and recreation areas.

2 LAND USE ELEMENT

Victorian Home in Central Martinez

Relationship to the Zoning Ordinance and Specific Plans

The General Plan relies on specific plans and the Zoning Ordinance for implementation. While the Land Use Element establishes a broad policy direction, the Zoning Ordinance and Specific Plans describe property-specific guidelines to aid in meeting the General Plan goals. For example, the General Plan establishes residential areas throughout the City and describes the general character designated lands are desired to have. The Zoning Ordinance further describes the physical standards (specific height limits, uses, massing, setbacks, etc.) permitted in each area aimed at developing or maintaining that area-specific character. The specific plans in Martinez adopted in accordance with Government Code Section 65453 include the following:

Downtown Martinez Specific Plan: This specific plan was adopted by the City Council in 2006. It primarily addresses land use development policies and development standards which will guide private and public investment in the downtown business area. The Downtown Martinez Specific Plan (DSP) study area covers about 220 acres and is bounded on the north by the Radke Martinez Regional Shoreline and Martinez Waterfront Park; on the east by the PBF Refinery and a hillside residential area accessed by Miller Avenue; on the south by Susana Street; and on the west by cemeteries, Rankin Park, Talbart and Richardson Avenue, and by Thomas Hill, the bluff to the west of Berrellesa Street. The DSP identifies areas for smart and sustainable growth through increased densities that support the Downtown businesses, provide housing

opportunities for housing production goals, and are supported by existing transportation and utility infrastructure. Land use designations in the Land Use Element are discussed for their consistency with the land use designations in the DSP.

Alhambra Valley Specific Plan: Alhambra Valley is an established semi-rural community of approximately 1,000 acres located in the south-westerly portion of Martinez, within the City's sphere of influence (SOI), portions of which were annexed into the City in late 2012. As part of the annexation approval process, land use goals unique to the Alhambra Valley (which are contained in the Alhambra Valley Specific Plan, adopted by Contra Costa County in 1992) were adopted by the City and integrated into the ~~1973~~ General Plan.

Alhambra Hills Specific Area Plan: The Alhambra Hills area is in the southern portion of the City to the west of Alhambra Avenue, consisting primarily of open space hills. The specific area plan area is surrounded by local collector streets including Alhambra Avenue on the east, Reliez Valley Road on the west, Alhambra Valley Road to the north, and Horizon Drive, Webster Drive and Benham Drive to the south, encompassing approximately 594 acres. The purpose of the Alhambra Hills Specific Area Plan is to specify policies for conservation and development which will permit limited development to occur without diminishing the natural form or scenic attributes of the hills. The Alhambra Hills Specific Area Plan was adopted by the City Council in 1987 and amended in 1989.

Central Martinez Specific Area Plan: This specific area plan incorporates a large area of the historic Downtown and surrounding older residential areas, the waterfront, and the open space areas west of the Downtown. The specific area plan for Central Martinez formulates goals and policies expressly designed to guard the character of the City's older sections while guiding the evolution of the functions at the City core. Policies for major portions of the specific area plan area have subsequently been updated and supplanted with the adoption of the Downtown Specific Plan, Franklin Hills Specific Plan, Protected Open Space and Parks Overlay (POPO) designation, Housing Element, and the updated Circulation Element, and Open Space & Conservation Element.

Hidden Lakes Specific Area Plan: This specific area plan covers the area in the ~~south eastern~~southeastern portion of the City bounded by Center Avenue, Contra Costa Canal, Chilpancingo Parkway, and Morello Avenue, and includes Hidden Lakes Park. The Hidden Lakes area consists of 565 acres of undeveloped pasture lands largely surrounded by subdivisions. With its natural knolls and ridges on the south and southwest and its unique "hidden valley" running through the eastern portion, the area includes open space that is preserved through a land use designation of Open Space and Recreation (OS&R).

2 LAND USE ELEMENT

John Muir Parkway Specific Area Plan: This specific area plan includes the area north of State Route 4 from the eastern edge of the City at Interstate 680 to approximately Howe Road on west. The area is developed with a mixture of low, medium and high density residential, commercial and open space uses. Land uses are reflected in the new categories of low, medium and high residential, and commercial and regional commercial. Open space areas are designated Open Space (OS).

Single-Family Home on Brown Street *(Source: Kevin Murray)*

Planning Boundaries and the Sphere of Influence

Martinez is a relatively small city in central Contra Costa County that has a total area of 13.1 square miles, of which 12.1 square miles is land and 1.0 square mile is water. In addition to the City proper, state law requires that a municipality adopt a General Plan that addresses "any land outside its boundaries which in the planning agency's judgment bears relation to its planning (California Government Code §65300)." This includes Martinez's Sphere of Influence (SOI), which encompasses unincorporated areas that are related to the City's current and desired land use planning and growth. Shown on Figure 2-1a, the SOI of Martinez includes all lands within the City's jurisdiction as well as small areas within Alhambra Valley and a much larger area east of the City and north of State Route 4 that predominantly includes industrial, open space, and some residential uses (see also Figure 2-1b for a map of the Urban Limit Line).

2 LAND USE ELEMENT

The effective Planning Area boundary for the General Plan is coterminous with the City's Sphere of Influence. Policy documents from the surrounding cities and the County of Contra Costa which address areas beyond the Sphere of Influence were also considered in preparing this General Plan. Of note is the boundary for Sanitary District No. 6 (SD-6), which provides services to the City. The boundary for SD-6 includes 47 residential dwelling units (Stonehurst Subdivision) within the City limits, as well as land outside of the district. On March 31, 2015, the Contra Costa County Board of Supervisors adopted Resolution No. 2015/108 designating the Martinez City Council as the Board of Directors of Contra Costa County SD-6.

Development outside the City limits has the potential to affect Martinez neighborhoods and business districts. This is especially true in the area referred to as unincorporated Martinez, generally located to the southwest, northeast and east of the City. Many residents and businesses in these areas, including portions of the Alhambra Valley (in the southwest) and the Mt. View, Vine Hill and Blum Road areas (to the northeast and east) have Martinez addresses and use Martinez services and community facilities, yet they are not within the City limits. In addition, much of the land operated by PBF Refinery east of Downtown is within the County's jurisdiction.

The Contra Costa County Local Agency Formation Commission (LAFCO) which is charged with reviewing proposals for annexation within Contra Costa County. A city's SOI is defined by the California Government Code as the probable ultimate physical boundaries and service area of a city. Cities are empowered by the State to consider these areas and other unincorporated areas that bear relation to the city's future in their general plans. In theory, this provides cities with a mechanism to shape the future of areas that they may consider as future annexation areas.

While the largely industrial and residential areas east of the Interstate 680 Freeway are somewhat disassociated with Martinez city proper, the Alhambra Valley and Mt. View neighborhoods are far more linked to Martinez. These areas receive City water service and school population is serviced by the Martinez Unified School District. The Mt. View Sanitary District provides wastewater service to the Mt. View neighborhood, and the Central Contra Costa Sanitary District provides wastewater service to the Alhambra Valley neighborhood. The Contra Costa County Fire Protection District provides fire protection service to both neighborhoods. Pursuant to current LAFCO policies for the eventual annexation of out-of-area service areas, the City annexed a portion of Alhambra Valley developed in the 1990s. Future annexations will be considered at appropriate times. One area with the potential for additional development (consistent with both the City's and County's land use plans for the area), is the North Pacheco corridor of Pacheco Boulevard, just west of State Route 4.

2 LAND USE ELEMENT

Townhomes on Parkway Drive

Local Documents and Organizations

Contra Costa County General Plan: The City of Martinez is one of 19 incorporated cities within Contra Costa County. Contra Costa County's unincorporated lands adjoin Martinez on its eastern and western boundaries, and Pleasant Hill and Concord border Martinez on its south-eastern border. The Contra Costa General Plan focuses on existing land uses, objectives and goals for the unincorporated areas within the County.

Neighboring Cities' General Plans: The Cities of Pleasant Hill, Concord and Lafayette are adjacent to the Martinez planning area. Due to their locations, each of these jurisdictions' General Plans is relevant to the Martinez General Plan. In particular, shared land use-related issues between Pleasant Hill and Martinez include shared public school acreage, fire services, water services, and open space.

Homeowners Associations: The City has many homeowners associations, some of which consist of small, loose affiliations of homeowners in a particular neighborhood, while others are larger and more formal in their structure. Many of the active associations focus on maintenance of properties within their association boundaries, considering issues such as general neighborhood character, building additions, landscaping, storage of boats and vehicles, and

similar issues. Other associations respond to issues as they arise within their particular neighborhood.

Key Land Use Regulatory Agencies

Association of Bay Area Governments: The Association of Bay Area Governments (ABAG) was established in 1961 to help protect local control, plan for the future, and promote cooperation on area wide issues. ABAG is the regional representative of the Bay Area, and its members consist of all cities and counties in the Bay Area. As such, state and federal governments have designated ABAG as the official Council of Governments (COG) for the Bay Area. ABAG has responsibility to issue periodic regional housing needs allocations (RHNAs) for cities which set forth housing production goals for market rate and affordable housing.

Metropolitan Transportation Commission: The Metropolitan Transportation Commission (MTC) was established as a Metropolitan Planning Organization, and supports the region's network of streets, roads, highways, public transit systems, airports and other transportation resources, including the movement of goods through ports and freight rail lines. MTC works with cities and counties to establish short- and long-term goals and provides resources to help them reach these goals. MTC planning focuses on reducing greenhouse gas emissions, making safer streets that work for multiple forms of transportation, and ensuring equal access to transportation resources. MTC provides funding to local governments to support transportation planning and infrastructure improvements. The regional plan that guides MTC and ABAG planning efforts is the Plan Bay Area 2050.

One of the local planning area designations that assist with regional growth and transportation is the Priority Development Area program. By bringing transit, jobs and housing together in downtowns, along main streets and around rail stations, Priority Development Areas (PDAs) help the Bay Area reduce greenhouse gas emissions and address the region's housing crisis. Martinez applied for and received PDA status for the Downtown area as it is within one half mile of a rail station with bus service. The PDA designation makes the area eligible for state and federal funding distributed through MTC. The objectives of the PDA program are consistent with the transportation, mixed-use, infill development policies of the City's Downtown Specific Plan, and the transportation improvement policies of the Downtown Community-Based Transportation Plan, which in turn inform the policies of the General Plan Land Use Element.

Bay Area Air Quality Management District: The Bay Area Air Quality Management District (BAAQMD) regulates air quality within the nine San Francisco Bay Area counties. Among its responsibilities are preparation and implementation of air quality regulations and plans intended to reduce air pollutants. BAAQMD regulations are reflected in the policies of the General Plan Noise & Air Quality Element.

2 LAND USE ELEMENT

California Department of Transportation: The California Department of Transportation (Caltrans) is responsible for interregional transportation services, including highways, railways and associated structures. In the Martinez planning area, Caltrans maintains Interstate 680 and State Route 4, also known as the John Muir Parkway. Direct interface occurs with Caltrans for the operation of intersections of local roads and freeway interchanges.

California Public Utilities Commission: The California Public Utilities Commission (CPUC) regulates privately-owned electric, telecommunications, natural gas, water and transportation companies.

Martinez Marina *(Source: Kevin Murray)*

California State Lands Commission: The State Lands Commission (SLC) manages all lands owned and entrusted to the State of California. These include the beds of many rivers, sloughs, and lakes, as well as coastline and granted lands. The SLC issues permits and leases for use of State lands. In September 2014, the City was granted all right, title and interest in the Martinez Marina and the associated landside parcels. The SLC requires that the City of Martinez submit by January 1, 2020 a trust land use plan (referred to as the Marina and Waterfront Land Use Plan in this General Plan document). The plan was drafted and is under review by the SLC. The draft Marina and Waterfront Trust Land Use Plan will describe any proposed development, preservation, recreation, or other use of the property, and requires the State Lands Commission Board approval.

Regional Water Quality Control Board: The Regional Water Quality Control Board (RWQCB) regulates surface water pollution (wastewater discharge and stormwater runoff), dredging, and filling. RWQCB issues permits and requires monitoring for all activities that could impair the beneficial use of receiving waters. RWQCB regulations are reflected in the Open Space & Conservation Element.

Federal Emergency Management Agency: Federal Emergency Management Agency (FEMA), through the Federal Insurance Administration, administers the National Flood Insurance Program (NFIP). FEMA produces Flood Insurance Rate Maps (FIRMs) for the communities participating in the NFIP, which identify flood hazard areas and restrict development in these areas. FEMA mapping is included in this element and flood prevention measures are included in the Public Safety Element.

California Department of Fish and Wildlife: The California Department of Fish and Wildlife (CDFW) is responsible for the conservation, protection and management of wildlife, native plants, and habitat of the State that are necessary to maintain biologically sustainable populations. It acts as advisor to other permitting agencies and enforces its own regulations. Permits issued to development projects by the California Department of Fish and Wildlife include Incidental Take Permits, for the taking of threatened and endangered species, and Streambed Alteration Agreements. The Department also has regulatory authority over discharges into water bodies that impact aquatic life. CDWF regulations are reflected in the policies of the Open Space & Conservation Element and will also be reflected in the Marina and Waterfront Trust Land Use Plan.

U.S. Army Corps of Engineers: The U.S. Army Corps of Engineers (USACE) enforces the Clean Water Act and the Rivers and Harbors Acts. The Corps regulates the dredging and filling of the nation's navigable waters and wetlands. The Corps is the primary federal agency responsible for making wetland determinations and issuing permits for wetlands or water fill. On-going dredging of the Marina to maintain its usability requires Corps permits.

U.S. Fish and Wildlife Service: The U.S. Fish and Wildlife Service (USFWS) regulates impacts to federally-listed endangered species and their habitats. Like the California Department of Fish and Wildlife, the USFWS primarily acts as advisor to other permitting agencies, but also enforces its own regulations, including an ability to issue incidental take permits. USFWS regulations will inform the policies of the Marina and Waterfront Trust Land Use Plan.

2 LAND USE ELEMENT

Martinez Residents *(Source: Kevin Murray)*

2.3 | LAND USE SETTING

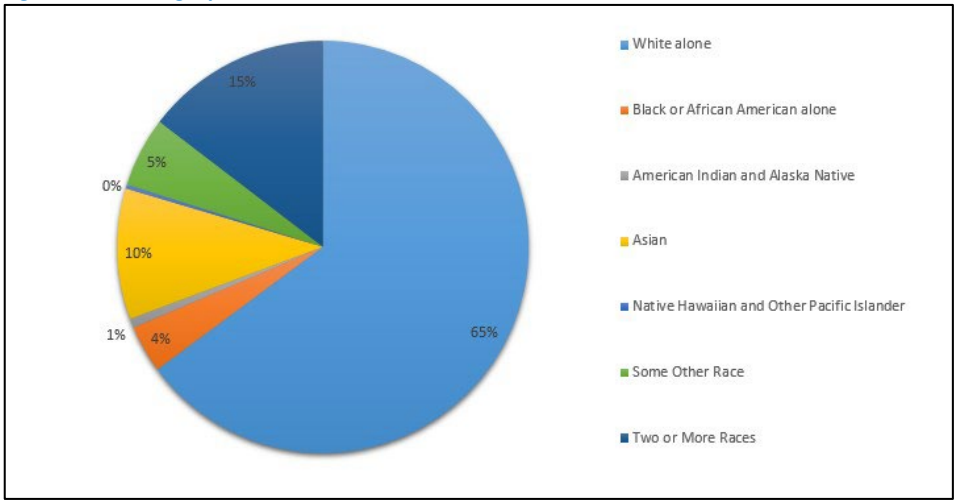
Population, Demographics, and Housing

According to the U.S. Census Bureau, Martinez had a population of 37,287 as of 2020 (data from US Census Bureau). In January of 2020, the California Department of Finance reported that there were 15,256 housing units within the City, of which 9,572 (63%) were single-family detached homes. Major economic sectors within the city include government, retail, education, medicine, and petroleum.

Over the next 20 years (2020-2040), Plan Bay Area 2040 forecasted Martinez's population will add 3,375 people between 2020 and 2040, a 9% increase. The population is expected to age considerably, echoing regional and national trends. Therefore, it is important to balance the needs of the young families the City hopes to attract, as well as seniors who have, in many cases, long considered Martinez home. Additional information on housing and demographics can be found in the 2015-2023 General Plan Housing Element.

2 LAND USE ELEMENT

Figure 2-2: Demographics



Land Use Pattern

The City's residential and commercial areas represent a wide variety of land uses, from the intermingling of residential and commercial uses Downtown, to the rich design quality and character of older neighborhoods adjacent to the Downtown, and the more prevalent twentieth-century suburban-type land use patterns separating the City's commercial centers. The City provides many advantages of urban living, while at the same time maintaining a connected feeling in its residential neighborhoods along with a distinctive downtown. Careful planning and community involvement regarding development in the City and the surrounding area has preserved important physical features, such as ridgelines, hillsides, and natural areas, while providing for necessary services, employment, and a diversity of housing opportunities.

Although Martinez was virtually built out by the mid-1980s, the City continues to change and evolve. New businesses replace old businesses, and homes are expanded and remodeled every day. Martinez is dynamic; its look and feel is constantly being reshaped. The potential for change may increase in the future as the Bay Area rethinks its historic growth patterns. Today, concerns about congestion and urban sprawl are creating more pressure on older cities and suburbs to make more efficient use of land. There is a growing push to reinvest in the region's established communities. This trend will potentially have an impact on Martinez during the next few decades.

2 LAND USE ELEMENT

Martinez Youth Volunteers *(Source: Kevin Murray)*

As a mature community, it is critical that Martinez think strategically about how and where reinvestment should occur and where it is appropriate for limited new development to take place. The overarching goal is to conserve those parts of the City that have value the way they are and to direct redevelopment to areas where land may currently be underutilized.

Martinez is a city of neighborhoods, corridors, and centers that are framed by surrounding open areas, hillsides, and water. Martinez was developed over a relatively long time span; as a result of this long evolution, development in Martinez embodies a unique character. The rich heritage of the community, historic growth patterns related to commerce, housing demand and governance, combined with different architectural styles representative of varying eras define the community's character. Principal among these is the richness and potential of its traditional Downtown with retail, restaurant, office, residential, and civic uses.

Natural Topographic Features

The City is adjacent to ~~surrounded on all four sides by~~ water and four regional parks. In various areas of the City, although most prominently to the west, there are defining hillsides, major open space areas and visually significant lands. The unique topography of natural and

naturalistic hillsides defines the community and provides the visual frame for the more urbanized areas of the community.

Natural topography is often preferred as open space and can be property owned by the City or other public agencies (i.e., East Bay Regional Park District, National Park Service, etc.) for the purpose of public recreation and/or preservation of scenic and natural resources, or it may be private lands with land use regulations or easements restricting use to open space. Examples of unique natural areas include the waterfront; City/East Bay Regional Park District lands at Franklin Hills and Shoreline; wetland areas; Mt. Wanda; Schaefer Memorial Open Space; and Hidden Lakes and Roanoke (Virginia Hills) open space areas. These defining natural topographic features may include private lands that have either extreme constraints to development, such as steep slopes or scenic resources to preserve.

View east of former Granger's Wharf

Flood Prone Areas

The natural topography of the city consisting of valleys surrounded by natural hillside areas creates water drainage patterns that flow to the Carquinez Strait. The most significant waterway in Martinez is Alhambra Creek which flows through the length of the City. Heavy winter rains may cause flooding along the creek and the City's waterfront area as shown in Figure 2-3. The waterfront area is also subject to potential flooding from sea level rise. Most of

the flood prone areas along the creek are already developed, so measures to avoid damage from flooding are primarily safety oriented rather than land use oriented. Additional information and policies for the avoidance and minimization of flooding impacts are found in the Public Safety Element. Policies to avoid impacts of flooding from sea level rise as well as precipitation will also be incorporated into the Marina and Waterfront Trust Land Use Plan.

Noise Generators

The major noise generators within or near the City are the two freeways (State Route 4 and Interstate 680); the train tracks and operations within the Downtown area and near State Route 4; and vehicle traffic from major arterials such as Alhambra Avenue. Minor noise is experienced from the nearby Buchanan Field Airport. Detailed information about the level and reach of noise generated from these sources (noise contours),~~-~~and polices to address noise impacts are discussed in the Noise & Air Quality Element. For the older portions of the City in or near the Downtown that were developed before the City's first General Plan was adopted in 1973, proximity of noise sensitive uses to noise generators was not focused on to the degree it is for current planning efforts. Reducing the impacts of existing noise generators on existing uses in close proximity is addressed by policies in the Noise & Air Quality Element for retrofitting existing structures to comply with current building codes for noise abatement. Since the major opportunity for additional growth is within the Downtown area (which is in proximity to the Union Pacific train operations) policies for reducing interior noise levels for new development through appropriate building materials and construction methods are appropriate, and are addressed in the Noise & Air Quality Element.

Land Use Sub Areas

Martinez is comprised of several distinct areas each with their own unique character. In general, these areas can be described as follows:

Marina and Waterfront Area: The waterfront area consists multiple uses and facilities. Much of the area consists of the Radke Martinez Regional Shoreline under the control of the East Bay Regional Park District (EBRPD), as well as several natural marsh and wetland areas that support wildlife. Other uses are recreation oriented and include the Martinez Marina, Ferry Point picnic area and fishing pier, Joe DiMaggio Ballfields, a bocce ball complex, and a soccer field. Historic uses included commercial fishing and canneries.

2 LAND USE ELEMENT

Ken Bothée Bocce Courts at the Martinez Bocce Courts Complex *(Source: Kevin Murray)*

The majority of the area is owned by the State of California Trust Land Commission (SLC). The SLC has granted control over various parts of the waterfront to EBRPD and the City. Per State law, use of public trust lands is generally limited to water-dependent or water-related uses, including commerce, fisheries, and navigation, environmental preservation, and recreation. Recognized Public Trust uses include, among others, public access, ports, marinas, docks and wharves, buoys, hunting, fishing, bathing, swimming, and boating. Ancillary or incidental uses—uses that are not independently Public Trust-consistent but that are supportive and necessary for trust use, or that accommodate the enjoyment of Public Trust lands—are also permitted; examples include facilities to serve visitors, such as hotels and restaurants, shops, parking, and restrooms. Other examples of acceptable ancillary uses are commercial or industrial facilities that provide support to water-dependent uses that must be located on or directly adjacent to the water, such as warehouses, container cargo storage, and facilities for the transfer of oil and gas products through marine oil terminals. Public Trust lands may also be kept in their natural state for habitat, wildlife refuges, scientific study, or use as open space. These State use limitations inform the land use policies of the Martinez General Plan for the waterfront area.

The trust use grant of four waterfront parcels to the City included a requirement for the City to prepare a Trust Land Use Plan. This plan, which will be entitled the "Marina and Waterfront Trust Land Use Plan," will incorporate the allowed uses described above as well as a long-term plan for financial stability of the Marina operations. Land use policies in the Marina and Waterfront Trust Land Use Plan will need to be consistent with State land use limitations and

the Land Use Element. It will also include polices to avoid and mitigate impacts from sea level rise as discussed in the Public Safety Element.

Martinez Marina

Downtown Core: The Downtown Core is the cultural and historic heart of Martinez. The quality of Downtown's heritage creates an historic urban fabric unparalleled in Contra Costa County. The positive image of Downtown is strongly influenced by this character. The Downtown Core is an essential part of ensuring Martinez's future economic health and growth. The Downtown Core encourages a concentration of uses that generate activity during weekdays, evenings, and weekends. The retail uses in this area are intended to serve the needs of Downtown residents and employees, as well as the specialty shopping needs of city-wide residents, regional shoppers, and tourists.

Today, the Downtown includes a mix of retail, office, residential, governmental, entertainment and visitor-serving uses. The Downtown Core area includes mixed use activities that include commercial, office and second-story residential along Main and Ferry streets, and north of Ward Street. The area also includes the County Civic Center at Escobar and Court Streets, other existing government institutions and supporting uses, and the Intermodal Transit Station. The area between the Station and the retail core is an excellent development opportunity for retail, entertainment, office and residential uses.

2 LAND USE ELEMENT

Downtown Martinez

Transit access and Downtown's pedestrian accessibility creates a place where people can live and work without relying heavily on automobile transportation. Outdoor gathering spaces can serve to make Downtown community oriented. As change occurs and Downtown revitalizes, maintaining Downtown's pedestrian orientation, preserving the heritage of the community and historic character, and maximizing the benefits of transit accessibility is essential for continuing and enhancing the Downtown Core. The Downtown Core area has been designated a Priority Development Area (PDA) through the regional planning agencies ABAG and MTC. PDAs are recognized in Plan Bay Area 2040 as areas that will encourage transit-oriented growth, and may be eligible for federal funding for transit-oriented planning and infrastructure improvements.

New housing is desired to add vitality to the Downtown. Increasing the residential population in the Downtown will benefit businesses by increasing the number of people living, working and recreating in the Downtown. In turn, the increased market demand may encourage business owners to extend their hours of operation and expand upon commercial activities currently available. Encouraging new Downtown housing will also assist the City in meeting its ABAG regional housing production goals as set forth in the 2015-2023 Housing Element.

2 LAND USE ELEMENT

Contra Costa County Administration Building in Downtown

Downtown Shoreline: The portion of the Downtown Shoreline north of the railroad contains two distinct sub-areas: 1) the existing residential Granger's Wharf neighborhood along Berrellesa Street and 2) the industrial uses along Embarcadero Street. The Granger's Wharf area retains its historic character from the Italian Fishing Village that existed before commercial fishing was banned along the Carquinez Strait in 1957. The established residential uses and character of Granger's Wharf should be maintained, although expansion of East Bay Regional Park District's facilities, as the access into the wetlands portion to the Radke Martinez Regional Shoreline, may be considered. Limited recreation oriented commercial uses may also be possible in the Granger's Wharf area.

In contrast with Granger's Wharf, the Embarcadero Street properties have little character and have been used as service yards for various industrial purposes and may be well suited for alternate uses that better relate to the shoreline setting, such as waterfront-oriented commercial uses.

In 2016, the City constructed a second point of vehicular access to the Downtown Shoreline area north of the railroad by erecting a bridge that provides access to additional intermodal overflow parking areas to the east. This new vehicular access helped to remove a barrier to development intensification of this area.

2 LAND USE ELEMENT

View of Franklin Hills *(Source: Kevin Murray)*

Downtown Neighborhoods: This area surrounding the Downtown Core is defined by the presence of existing older service commercial/industrial and eclectic uses. It is an area in transition and, as such requires balancing retention of current uses, while encouraging the ultimate replacement of such uses with a variety of more intense uses which can better define a traditional mixed-use urban environment and encourage the introduction of more residential uses as outlined in the 2006 Downtown Specific Plan.

Traditional Central Neighborhoods: The south-of-Downtown area is one of Martinez's oldest neighborhoods; the portion nearest to Alhambra Avenue is part of Martinez's Original Survey from the mid-1800s and the area between Pacheco Boulevard and the PBF Refinery dates to the early 1900s. The Central Neighborhoods are primarily residential with very limited neighborhood commercial, and office uses located along Alhambra Avenue and Pacheco Boulevard, along with several churches and schools.

While most of the housing units in the Central Neighborhoods are single-family homes, there are a wide variety of bungalow courts, duplexes, fourplexes, and small apartment complexes throughout the area. Most housing in the Central Neighborhoods is over 50 years old, and some may predate the City's zoning regulations.

2 LAND USE ELEMENT

Most of the units built in the area south of Downtown since the 1950s are multi-family, as the City's first and subsequent land use regulations designated this area for intensification of residential density, given its proximity to Downtown. The style of these in-fill units from the 1950s-1970s are typically in strong contrast to their older pre-war neighbors, with open carports and minimal detailing common to such mid-century modern construction. With the area stabilizing recently, most construction activity has been slow but there have been steady improvements to the existing housing units, especially to the older single-family homes.

This Central Neighborhoods have distinct characteristics – they have quaint visual appeal, are within walking distance to Downtown, and have the defining pattern of 20,000-square-foot blocks historically platted with 5,000-square-foot lots with a historically established pattern of higher density buildings on corner lots.

Suburban and Hillside Neighborhoods: These neighborhoods are located to the south and east of the older parts of Martinez. These are newer areas with more of a suburban feel, similar in many ways to contemporary suburban developments. These areas include single-family and multi-family developments, offices, medical facilities, schools, commercial centers, isolated open space, and other uses that have a contemporary suburban character and feel.

Alhambra Avenue Corridor: The Alhambra Avenue corridor is a geographically distinct sub-area of the larger Alhambra Valley, defined by the Franklin Hills to the west, Pine Street area ridgeline to the east, the train trestle/Highway 4 to the south, and the Downtown area to the north. Alhambra Avenue is the focal point of this area and contains a variety of residential, commercial, and institutional uses. The corridor is visually distinct from the older Downtown area north of the Berrellesa Street one-way street split near the Contra Costa County Regional Medical Center. The geography of the corridor, its larger scale institutional uses, and the width of Alhambra Avenue itself all define an area with an identity distinct from the Downtown to the north. The use of alphabet street names, A through K is also a unifying element of the corridor.

Within this corridor there are distinct northern and southern halves. The northern half is located between the Contra Costa County Regional Medical Center and Alhambra Way, and the southern half is located below Alhambra Way, south to State Route 4. The northern half evolved between the 1900s and 1940s as a residential extension of the older City. The southern half did not exist until the 1950s. Prior to the 1950s, Alhambra Avenue was part of Canyon Avenue and served as an extension of Franklin Canyon Road. In the mid-1950s, Alhambra Avenue was extended south through the middle of the area, between Alhambra and Franklin Creeks, and commercial development soon filled the spaces between the new road and the creeks.

Many uses along this portion of Alhambra Avenue include auto service/sales or retail, fast food restaurants, gas stations, and motels. Starting in the mid-1960s and possibly coinciding with the Federal government acquisition of the John Muir Historical Site, the City began to implement guidelines to improve the corridor's appearance. Design guidelines were initially adopted in 1966 and strengthened in the mid-1990s, requiring new construction to consist of higher quality architecture and landscaping. Over the years, public works improvements have included the undergrounding of utilities, adding a landscaped median and landscaping at the freeway off-ramp. But since the 1950s, the land uses themselves have remained primarily unchanged, with some general retail sites having been recently replaced with additional auto-oriented businesses.

Pacheco Boulevard Corridor: This area is the southern frontage along Pacheco Boulevard and includes the Martinez Reservoir. There is an eclectic land use pattern along the corridor and it is also one of several entrances to the City. This section of Pacheco Boulevard contains a variety of uses including light industrial, commercial, and residential uses. Further, the area was annexed into the City from Contra Costa County in 1992. As part of the annexation, the City kept the County's existing zoning designations for consistency and orderly jurisdictional transition.

Regional Commercial: The State Route 4 corridor serves the region with larger commercial enterprises and national chains. The regional shopping center located along the corridor was originally approved in 1985 and has had various anchor tenants. The center's visibility from the highway results in its ability to capture the regional commercial market.

Neighborhood Commercial Centers: There are three existing neighborhood shopping centers in Martinez. Each includes a grocery store as an anchor tenant. First, the Village Oaks Shopping Center (at Arnold Drive/Morello Avenue) was constructed in the early 1980s and consists of approximately 126,500 sq. ft. of space. The Village Oaks Shopping Center is unique from the other shopping centers in Martinez because it was developed with a pedestrian walkway directly connecting the shopping center to the Village Oaks neighborhood located behind the Center. Second, the Muir Station Shopping Center (at Center Avenue/Muir Station Road) was built in 1988 and includes approximately 118,000 sq. ft. of commercial space. It is located close to State Route 4 and the intersection of Center Avenue and Muir Station Road. The Muir Station Shopping Center is in a mixed-use area that contains multi-family housing, commercial activities, offices and medical facilities. The shopping center is linked to the government offices by a pedestrian crosswalk on Center Avenue and is serviced by the County Connection buses. Lastly, the construction of the main part of the Virginia Hills Shopping Center (at Alhambra Avenue/Virginia Hills Drive) dates to the mid-1960s and late 1970s. The Center contains approximately 66,000 sq. ft. of space and provides essential services to the neighborhoods south of State Route 4.

Heavy Industrial Area: The heavy industry descriptor is typified by the petroleum industry. This includes the northeast quarter of the City near Interstate 680 which contains petroleum industry and equivalent uses. Other uses in this area include light industrial uses, landscape contractor yards, and manufacturing companies.

Muir Station Shopping Center

Government Facilities

Educational Facilities: The City is served by two school districts: the Martinez Unified School District for a majority of the City, and the Mount Diablo Unified School District for a portion of the City. Educational facilities were added over time as the city grew, and the city is now served by five elementary schools, one junior high school and one high school. These public schools are supplemented by one private school. Due to the limited additional forecasted population growth, new educational facilities are not anticipated. Property with educational facilities are designated in the General Plan Land Use Map as "Public and Quasi Public Institutions". Information and policies concerning joint use of educational facilities for recreation is discussed in the Parks and Community Facilities ~~Recreation~~ Element 5.0.

Solid and Liquid Waste Disposal Facilities: Allied Waste, now doing business as Republic Services of Contra Costa County, is responsible for the collection and disposal of solid waste and

recyclable items. It operates both the Contra Costa Transfer Station and the Keller Canyon Landfill, which is projected to be capped in 2030. The company offers weekly curb side commercial and residential pick-up services as well as a drop-off service for a limited variety of household hazardous waste materials.

As a joint effort, Central Contra Costa Sanitary District and Mt. View Sanitary District operate the Household Hazardous Waste Collection Facility. All hazardous waste materials can be dropped off for free by residents or for a small fee by businesses.

Wastewater services are provided by Central Contra Costa Sanitary District (CCCSD) and Mt. View Sanitary District (MVSD). CCCSD treats about two-thirds of the wastewater generated within Martinez. MVSD treats the central eastern portion of the City.

In 1992, Contra Costa Sanitation District No. 6 (SD-6) was formed to provide sanitary sewer to the Stonehurst subdivision in the Alhambra Valley area. On March 31, 2015, the Contra Costa County Board of Supervisors adopted Resolution No 2015/108 designating the Martinez City Council as the Board of Directors of Contra Costa County Sanitation District No.6.

Systemwide, aging infrastructure is of far greater concern than increased demands due to population growth. Pipes are routinely damaged by vegetation root intrusion, grease build-up, and structural deterioration. In coming years, the single most significant project will be CCCSD's replacement of nearly 2,000 feet of pipeline along Alhambra Avenue that is, at peak usage time, reaching 130% capacity. Additionally, MVSD plans to replace several hundred miles of pipeline and retrofit infrastructure to better withstand seismic activity.

Policies regarding matching future growth with the capacity of solid and liquid waste facilities are set forth in the utilities section of the Circulation Element. Policies regarding water conservation and recycled water are discussed in the 2020 Urban Water Management Plan.

2.4 | LAND USE DENSITY AND INTENSITY

State law requires that land use designations be accompanied by standards that establish the density or intensity of development permitted within each general plan land use designation. For the purposes of this General Plan, development density and intensity shall be regulated and measured differently based on the type of development. The methods that shall be used for calculating density and intensity for residential, commercial, and mixed-use developments are described below.

2 LAND USE ELEMENT

Medium Density Housing west of Downtown Martinez

Residential Development

Residential developments shall be regulated by an allowed density range measured in "dwelling units per acre." The maximum possible residential density pursuant to this General Plan is to be calculated on the acreage of the parcel(s) at the time of development application submittal, not including existing adjacent public streets or drainage channels. Areas for newly proposed streets and/or private drives (within the parcel of the subject application) shall be counted toward the maximum permitted allowable density. The maximum allowable number of dwelling units shall be calculated by multiplying the project area size (as defined above) by the maximum allowable density for the applicable land use designation and rounding to the nearest whole number.

Population Density: In addition to residential density, State law requires the General Plan to include a statement of population density for the various land use categories. Population density is determined by multiplying the average household size, as determined by the latest decennial U.S. Census, by the number of dwelling units in a land use category. For example, the average household size in Martinez was 2.60 persons in 2019 (U.S. Census Estimate). The population density in the Residential Low (RL) land use designation (1.1 – 6.0 units per acre) is therefore 2.9 to 15.6 persons per acre.

Commercial and Industrial Development

Commercial and industrial uses shall be regulated by a maximum floor area ratio (FAR) standard. FAR refers to the ratio of building floor space compared to the square footage of the site. FAR shall be calculated by dividing the floor area of all buildings on the site by the total square footage of the site. For example, a 12,500 square foot building on a 25,000 square foot site has a FAR of 0.5. The maximum FAR standard limits the overall size of development on a property. As an example, a maximum FAR of 0.75 would allow 75,000 square feet of building floor area on a 100,000 square foot lot. The 75,000 square feet could be provided in one building or divided between multiple buildings. When calculating FAR, the building square footage shall include finished interior spaces and exclude parking garages, structured parking levels, and exterior open space, such as courtyards, roof gardens, and balconies.

Mixed-Use Development

The density and intensity of mixed-use developments that include both commercial and residential uses are regulated by both the maximum residential density (dwelling units per acre) and the maximum FAR standard for the land use designation. As an example, a one-acre site containing 43,560 square feet with a maximum FAR of 1.0 and an allowed density range of 19 to 30 units per acre could be developed with 43,560 square feet of total building space. The 43,560 square feet could be divided into a combination of commercial space and residential space. Up to 30 units would be allowed within the 43,560 square feet.

2.5 | LAND USE DESIGNATIONS

The City of Martinez has identified numerous land use designations to describe typical land uses accommodated within the City. The designations in this section of the Land Use Element are used to define the type, intensity, general distribution and general location of land uses envisioned in this General Plan. While each designation identifies the intended range of land uses, the Zoning Ordinance identifies allowable, conditionally allowable, and prohibited uses, and establishes development standards. Table 2-1 below compares the listed density and intensity standards for each designation described in this section.

Table 2-1: Summary of General Plan Land Use Designations

Downtown	Density	FAR
Downtown Core (DC)	29.0 to 43.0	2.0 to 4.0
Downtown Government (DG)	29.0 to 43.0	3.0 to 4.0
Downtown Shoreline (DS)	17.0 to 35.0	2.0 to 4.0

Downtown Transition (DT)	19.0 to 30.0	Up to 1.5
General Residential	**Density**	**FAR**
Residential Very Low (RVL)	Up to 1.0	Up to 0.25
Residential Low	1.1 to 6.0	Up to 0.2
Residential Medium (RM)	6.1 to 12.0	Up to 0.25
Residential High (RH)	12.1 to 20.0	Up to 0.25
Residential Very High (RVH)	20.1 to 30.0	Up to 0.25
Central Residential Single-Family Designations	**Density**	**FAR**
Central Residential Low-A (CRL-A)	Up to 6.0	Up to 0.4
Central Residential Low-B (CRL-B)	Up to 9.0	Up to 0.4
Central Residential Mixed Single-Family and Multifamily	**Density**	**FAR**
Central Residential Low-C (CRL-C)	Up to 17.0	Up to 0.4
Central Residential Medium (CRM)	Up to 30.0	Up to 0.4
Central Residential High (CRH)	Up to 35.0	Up to 0.4
Alhambra Valley	**Density**	**FAR**
Alhambra Valley Estate Residential – Very Low (AV-ERVL)	Up to 1.0	Up to 0.2
Alhambra Valley Estate Residential – Low (AV-ERL)	1.1 to 2.0	Up to 0.2
Alhambra Valley Agricultural Lands (AV-AL)	5 acres/du	Up to 0.1
Alhambra Valley Open Space (AV-OS)	N/A	N/A
Commercial and Mixed-Use	**Density**	**FAR**
General Commercial (GC)	Up to 30.0	Up to 1.0
Neighborhood Commercial (CN)	Up to 9.0	Up to 0.5
Commercial Light Industrial (CLI)	N/A	Up to 0.8
Regional Commercial (CR)	N/A	Up to 1.0
Business Park and Office Professional (BPO)	N/A	Up to 1.0
Industrial and Manufacturing (IM)	N/A	Up to 0.4
Parks, Recreation, and Open Space Preservation	**Density**	**FAR**
Environmentally Sensitive Land (ESL)	See note	N/A
Neighborhood Park (NP)	See note	N/A
Open Space (OS)	See note	N/A
Open Space and Recreation, Permanent (OS&R)	See note	N/A
Open Space 30% Slopes (OS-S)	See note	N/A
Open Space Private (OS-P)	See note	N/A
Open Space Conservation Use Land (CUL)	See note	N/A
Parks and Recreation (P&R)	See note	N/A
Parks and Recreation, Public Permanent Open Space (PPOS)	See note	N/A
Other Designations	**Density**	**FAR**

Marina and Waterfront (MW)	N/A	Up to 1.0
Public and Quasi-Public Instructions Designation	N/A	Up to 1.0
Note: The Protected Open Space and Parks Overlay (POPO) applies to the Parks, Recreation, and Open Space Preservation designations. Development on POPO properties are subject to Policy LU-1.2 and Implementation Measures LU-I-1.2a through LU-I-1.2l. Density ranges noted for other designations are in dwelling units per acre (du/ac).		

Protected Open Space and Parks Overlay (POPO) Designation

The Martinez Open Space and Park Protection Initiative (Measure I) was passed by voters on June 5, 2018. According to the language in Measure I, the purpose of the initiative was to increase protections for open space, park and outdoor recreation land in the City by requiring approval by Martinez voters for any General Plan amendment to change allowable uses or land use designations for such land. The Initiative was also intended to help ensure that those lands and their valued uses are not changed to uses associated with more intensive development without approval by Martinez voters. The full text of Measure I is included as Land Use Element Appendix LU-A Full Text of Measure I: Martinez Open Space and Park Protection Initiative. On September 18, 2019, the City Council adopted Resolution 115-19 approving a General Plan amendment to clarify Measure I. A copy of Resolution 115-19 is included as Land Use Element Appendix LU-B Resolution 115-19 Approving a General Plan Amendment to Clarify Measure I.

Figure 2-4 shows the properties where the POPO designation applies. Land Use Element Policy LU-1.2 and Implementation Measures LU-I-1.2a through LU-I-1.2l apply to each property in the city with the POPO designation. The POPO designation applies to all open space, park, and outdoor recreation land in Martinez including ~~properties in city limits with~~ the following General Plan land use designations:

- Alhambra Valley Open Space (AV-OS)
- Environmentally Sensitive Land (ESL)
- Neighborhood Park (NP)
- Open Space (OS)
- Open Space and Recreation, Permanent (OS&R)
- Open Space 30% Slopes (OS-S)
- Open Space, Parks and Recreation (OS/P&R)
- Open Space Private (OS-P)
- Open Space Conservation Use Land (CUL)
- Parks and Recreation (P&R)
- Parks and Recreation, Public Permanent Open Space (PPOS)

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Downtown Land Use Designations

The traditionally defined Downtown area is generally a mixed-use area of commercial, government, and residential uses. This area has the greatest potential for added density and intensity, especially near the Intermodal Transit Station. The following Downtown designations are designed to encourage and recognize the desired enhancement of the existing retail core; current and continuing presence of County and City government facilities; and presence of existing older service commercial/industrial uses (generally north of the retail core). The applicable Downtown General Plan land use designations generally allow existing uses to remain and function either as an allowable use or as a legal non-conforming use, but encourage the ultimate replacement of such uses with a variety of more intense uses which can better define a traditional mixed-use urban environment as outlined in the 2006 Downtown Specific Plan. Certain blocks in the Downtown that are vacant or underutilized are designated Downtown Residential Opportunity Areas with higher densities allowed on a discretionary basis. Higher densities on these blocks will support Downtown ~~businesses, and~~businesses and implement policies in the Housing and Environmental Justice and Disadvantaged Communities Elements. These blocks are near the multi-model train and bus transportation center and will create transit oriented development that ~~will implement~~will implement the Circulation Element polices for reduction in vehicle miles travelled, thereby reducing green-house gasses consistent with the City's Climate Action Plan.

Downtown Core (DC)

This designation is intended for the mixed-use areas at the center of Downtown, with an emphasis on a pedestrian-scale mixture of residential, specialty commercial, tourist, restaurants, cultural, and civic uses. It promotes a mix of residential and commercial uses where ground floor commercial uses are enhanced with residential uses above creating a vibrant commercial core. In addition to rehabilitation and adaptive reuse of historic buildings, development in this area should emphasize new and infill construction that is compatible with the historic structures that give Downtown its unique identity. This area is part of the Downtown Specific Plan area.

Development Density:
From 29.0 to 43.0 dwelling units per acre

Floor Area Ratio:
Up to 2.0; Up to 4.0 on the sites denoted as "Downtown Residential Opportunity Area" on the Land Use Map in Figure 2.4~~4.2~~ of the Land Use Element.

Height:

2 LAND USE ELEMENT

Up to 40 feet, or 3 stories. Taller buildings may be approved by the Planning Commission with a use permit.

Downtown Government (DG)

This designation is intended for the two Downtown areas with government facilities. The eastern area consists of existing federal, state, and county facilities centered at Court and Pine Streets at Main Street, and is designated as "Civic" in the Downtown Specific Plan. The core of this designation is the county and state court campus, and the intent of this designation is to provide a center for the existing functions and future expansion of the Contra Costa County government, including administrative, judicial and correctional facilities and for federal, state and local civic facilities. The northern area consists of the Intermodal Transit Station (Amtrak station) at Marina Vista on the south side of the railroad tracks~~,~~ ~~and the intermodal parking lot on the north side of the tracks connected by a pedestrian bridge.~~ This area is designated as "Downtown Core" and "North Downtown Shoreline" in the Downtown Specific Plan.

Density:
29 to 43 dwelling units per acre

Floor Area Ratio:
Up to 3.0; Up to 4.0 on the sites denoted as "Downtown Residential Opportunity Area" on the Land Use Map in Figure 2.4 ~~4.2~~ of the Land Use Element.

Height:
Up to 40 feet, or 3 stories. ~~on properties south of the UP Railroad. Up to 30 feet, or two stories on properties north of the UP Railroad.~~ Taller buildings may be approved by the Planning Commission with a use permit. ~~for properties south of the Union Pacific railroad.~~

Downtown Shoreline (DS)

This designation is intended to guide the transformation of a primarily industrial and service commercial area in the ~~north~~ westerly portion of Downtown (bounded by ~~into~~Berrellesa, Foster Street and Carquinez Scenic Drive) to a predominantly medium density residential neighborhood, with ~~the potential for waterfront oriented commercial uses (such as restaurants and hotels) and~~ limited neighborhood serving commercial uses. The prior General Plan land use designation was Residential Group 2 in the Central Martinez Specific Area Plan which was supplanted by the Downtown Martinez Specific Plan. ~~Study Area~~. The Downtown Shoreline designation ~~removes the Study Area designation and~~ establishes a new land use designation for the General Plan that is consistent with the Downtown Martinez Specific Plan land use designation for the area of Downtown Neighborhood. ~~Although currently zoned Industrial, industrial uses are no longer consistent with this designation, and they may remain as set forth in the City's non-conforming use ordinance.~~ This new medium density residential designation will provide support for businesses in the Downtown Core area and a transitional use to the open space use west of Downtown.

Density:

From 17.0 to 35.0 dwelling units per acre

Floor Area Ratio:

Up to 2.0; Up to 4.0 on the sites denoted as "Downtown Residential Opportunity Area" on the Land Use Map in Figure- 2.4 ~~4.2~~ of the Land Use Element.

Height:

Up to 40 feet, or 3 stories. ~~on properties south of the UP Railroad. Up to 30 feet, or two stories on properties north of the UP Railroad.~~ Taller buildings may be approved by the Planning Commission with a use permit. ~~for properties south of the UP Railroad.~~

Downtown Transitional (DT)

This designation is intended to maintain the character of this traditionally mixed-use area immediately south of the areas designated "Downtown Core" and "Downtown Government", and north of the residential neighborhoods beyond. This area will continue to contain small scale and locally serving service commercial uses, as well as office and residential uses. New development is envisioned to be primarily multi-family residential. This area spans two land use categories in the Downtown Martinez Specific Plan: "Downtown Core" and "Downtown Neighborhood".

Development Density:

From 19.0 to 30.0 dwelling units per acre

Floor Area Ratio:
Up to 1.5

General Residential Designations

Residential Very Low (RVL)

This designation is typified by the rural residential neighborhoods that were developed under the County's jurisdiction, such as Muir Oaks and Franklin Canyon. Development within these areas is limited to single-family homes and related accessory uses that have low intensity characteristics.

Development Density:
Up to 1.0 dwelling unit per acre

Floor Area Ratio:
Up to 0.25

Residential Low (RL)

This designation is the single most predominant land use within the City's jurisdiction. This designation allows single family homes, semi-rural neighborhoods developed under the County's jurisdiction, and neighborhoods of custom and semi-custom homes, on subdivision lots typically ranging from 5,000 square feet to 20,000 square feet. Paired and attached single family housing units may be possible as part of a planned unit development with common open space areas. Very limited non-residential uses are supported within this designation, subject to the applicable zoning regulations.

Density:
From 1.1 to 6.0 dwelling units per acre

Floor Area Ratio:
Up to 0.2

Residential Medium (RM)

This designation allows for "small lot/cluster" single-family residential within planned unit developments and town homes and other multi-family housing. Very limited non-residential uses are supported within this designation, subject to the applicable zoning regulations.

Density:
From 6.1 to 12.0 dwelling units per acre

Floor Area Ratio:
Up to 0.50

Residential High (RH)

This designation allows for town homes and other multi-family housing, such as apartments and condominiums units. Very limited non-residential uses are supported within this designation, subject to the applicable zoning regulations.

Density:
From 12.1 to 20.0 dwelling units per acre

Floor Area Ratio:
Up to 0.75

Residential Very High (RVH)

This designation allows for multi-family housing, such as apartments and condominiums units, at a higher density. Very limited non-residential uses are supported within this designation, subject to the applicable zoning regulations.

Density:
From 20.1 to 30.0 dwelling units per acre

Floor Area Ratio:
Up to 1.0

Central Residential Single-Family Designations

The predominantly residential areas adjoining Downtown have an established pattern of variable densities and configurations (e.g., single-family, duplex, and fourplex buildings), with mostly older structures built prior to the imposition of zoning regulations. Locally serving commercial and office uses are located on the major streets (Alhambra Avenue and Pacheco Boulevard), as well as various religious and educational facilities which add to the traditional character of the area. The Central Residential land use designations are intended to guide the maintenance of this eclectic area's character, provide flexibility to upgrade nonconforming structures and encourage new single and multi-family construction, where such construction will be in keeping with the area's established character.

Martinez values the qualitative visual experience of the Central Residential area's diversity. Much of the valued historic character of the Central Residential area is due to the wide variety of residential densities and styles that are interspersed and integrated throughout the area. This visual diversity is relatively unique within the larger central Contra Costa County context, where housing types and densities are typically segregated by the uniform application of density limitations and structures are located with consistent minimum yards. While topography and the era of development has led to some distinct patterns of density separation in the Central Residential area, there are neighborhoods that are almost made up of exclusively single-family homes and are envisioned to remain predominately single-family residential. There are other areas within the Central Residential area intended for infill and multifamily housing opportunities.

Central Residential Low-A (CRL-A)

This designation is intended to continue the established character of this portion of the Central Residential area's pre-WWII hillside residential areas, where streets are generally steep and winding, and home placement was largely dictated by the steep topography. New development is limited to new single- family dwellings on the few remaining vacant lots.

Density:
Up to 6.0 dwelling units per acre

Floor Area Ratio:
Up to 0.4

Central Residential Low-B (CRL-B)

This designation is intended to maintain the established single-family character of this portion of the Central Residential area's outlying neighborhoods, where most all homes were built prior to World War II (WWII) on 5,000-square-foot lots from the original 1800s survey for "The Town of Martinez," or as part of subsequent pre-WWII subdivisions.

Density:
Up to 9.0 dwelling units per acre

Floor Area Ratio:
Up to 0.4

Central Residential Mixed Single-Family and Multifamily Designations

The mixed density neighborhoods of the three "Central Residential Mixed Single-Family and Multifamily" designations are mostly within the original 1800s survey of "The Town of Martinez" which created 20,000-square-foot blocks, each containing eight 5,000-square-foot lots. Traditionally, residential construction developed prior to the evolution of density regulation does not contain sites and buildings with a uniform number of units per acre. Instead, the number of units built on a parcel had more to do with the location of the parcel than just its size, i.e., 5,000-square-foot corner lots (with typically three times the street frontage) comfortably accommodated a greater number of units than an interior lot of the same size. Likewise, a double lot of 10,000 sq. ft. could accommodate more units than two 5,000 sq. ft. lots developed independently. Additionally, in traditional single-family areas, two, as opposed to one, homes were built on 5,000-square-foot corner lots. Multifamily bungalow courts containing several units were built on double 10,000-square-foot lots, while the surrounding 5,000-square-foot interior lots were used for single-family homes or duplexes.

The three "Central Residential Mixed Single Family and Multifamily" designations are intended to acknowledge that the assignment of maximum permitted density in the Central Residential area needs to be as much a factor of the project site's location and configuration as the project site's size. Thus, in the Central Residential areas closest to Downtown, the maximum possible density is larger for project sites where the additional street frontage or efficiency of lot merger can better accommodate such density and still maintain the neighborhood's contextual character.

Central Residential Low-C (CRL-C)

This designation is the largest in area of the three "Central Residential Mixed Single-Family and Multifamily" designations. The designation most typifies the traditional pattern of development in the area, with single family homes on the 5,000-square-foot interior lots and either duplexes or individual "split lots" (2,500 sq. ft. each) at the 5,000-square-foot corner lots. This designation encourages the continuation of adding new contextually appropriate single-family and duplex in-fill housing.

Density:
Up to 17.0 dwelling units per acre

Floor Area Ratio:
Up to 0.4

Central Residential Medium (CRM)

This designation applies to the residential areas closer to Martinez City Hall and the Downtown. The areas with this designation are the most eclectic of the "Central Residential Mixed Single-Family and Multifamily" designations. Single-family homes, duplexes, and apartments buildings are interspersed throughout these areas. As with all three "Central Residential Mixed Single-Family and Multifamily" designations, it is at the corner and relatively larger lots where a higher density building can most effectively be integrated into what was historically a single-family context. Many of the existing houses and apartment buildings in the areas with this designation are in a poor state of repair; therefore, rehabilitation and/or new construction is very desirable. While the retention and addition of new single-family homes is permitted, this designation encourages the construction of new duplexes and multi-family buildings on suitable sites.

Density:
Up to 30.0 dwelling units per acre

Floor Area Ratio:
Up to 0.4

Central Residential High (CRH)

This designation includes the residential areas closest to the Downtown and is envisioned to have the highest housing density of the three "Central Residential Mixed Single-Family and Multi-family" land use designations.

Density:
Up to 35.0 dwelling units per acre

Floor Area Ratio:
Up to 0.4

Alhambra Valley Land Use Designations

The Alhambra Valley is an established semi-rural community of approximately 1,000 acres located in the south-westerly portion of Martinez, which is entirely located within the City of Martinez SOI, portions of which were annexed in 2012. As part of the annexation approval process, land use categories unique to the Alhambra Valley were adopted by the City.

The Alhambra Valley is characterized by its natural creeks and hillsides and the perception of the many scenic vistas and areas of significant topographic variation of the landscape seen throughout the Alhambra Valley. Views of ridgelines and hills form the backdrop for most of the Alhambra Valley. These views help reinforce the rural residential feeling of the Alhambra Valley and provide an important balance between the rural atmosphere and low-density residential areas within and just outside the valley.

The City acknowledges the rural residential character of the Alhambra Valley and actively supports the continuation of agricultural activities within the portion of the Alhambra Valley within the City's jurisdiction. The City fully encourages the retention and maintenance of existing agricultural uses if they prove to be viable economic pursuits, while acknowledging potential land use conflicts with nearby or adjacent urban uses. Four land use designations unique to the Alhambra Valley were originally added to the 1973 General Plan in 2010 as part of the City's process to complete an annexation within the Alhambra Valley area.

Alhambra Valley Estate Residential – Very Low Density (AV-ERVL)

The primary land use envisioned for this designation is detached single-family homes on lots typically one acre or larger, with the keeping of a limited number of livestock, consistent with a rural or semi-rural lifestyle.

Density:
Up to 1.0 dwelling unit per acre

Floor Area Ratio:
Up to 0.2

Alhambra Valley Estate Residential – Low Density (AV-ERL)

The primary land use envisioned in this designation is detached single-family homes on lots typically one-half acre or larger.

Density:
From 1.1 to 2.0 dwelling units per acre

Floor Area Ratio:
Up to 0.2

Alhambra Valley Agricultural Lands (AV-AL)

The only area within the city limits with an agricultural land use designation is the western hills area designated "Alhambra Valley Agricultural Lands (AV-AL)". This land use designation includes privately owned rural lands, generally in hilly areas that are used for grazing livestock or dry grain farming. The primary purposes of the "Alhambra Valley Agricultural Lands" designation is to: a) preserve and protect lands capable of and generally used for the production of food, fiber and plant materials; and b) provide opportunities for rural residential single family homes.

Density:
Maximum density equivalent to a minimum 5 acres per dwelling unit

Floor Area Ratio:
Up to 0.1

Alhambra Valley Open Space (AV-OS)

This designation includes publicly-owned open space lands and includes, without limitation, areas of significant ecological resources or geologic hazards that are unique to the Alhambra Valley community. The "Alhambra Valley Open Space" designation also includes privately-owned properties for which future development rights have been deeded to a public or private agency or which have been designated as open space. For example, significant open space areas within planned developments identified as being owned and maintained by a homeowners association fall under this designation. Also included within this designation are the steep, unbuildable portions of approved subdivisions which may be deeded to agencies such as the East Bay Regional Park District, but which have not been developed as park facilities.

Note:
The Protected Open Space and Parks Overlay (POPO) applies to the AV-OS land use designation; therefore, Land Use Element Policy LU-1.2 and Implementation Measures LU-I-1.2a through LU-I-1.2l shall apply to lands within city limits designated AV-OS.

Commercial and Mixed-Use Land Use Designations

Six commercial land use designations are established in this General Plan to recognize the predominantly non-residential areas outside of Downtown that contain the various scale and scope of commercial resources needed for retail, office, and industrial uses.

General Commercial (GC)

This land use designation is applied to areas appropriate for a broad range of retail, service, amusement, wholesale and office uses. Areas with this designation include the City's two aging commercial strips: Alhambra Avenue (between F Street and State Route 4); and Pacheco Boulevard (between Palm Avenue and Interstate 680). Residential use is allowed on upper floors subject to the applicable zoning regulations.

Density:
Up to 30.0 dwelling units per acre

Floor Area Ratio:
Up to 1.0

Neighborhood Commercial (CN)

This designation is intended for retail and other services which meet the day-to-day needs of residents. Allowed uses include businesses typically found in convenience and neighborhood shopping centers. Residential uses are allowed on upper floors subject to the applicable zoning regulations.

Density:
Up to 9.0 dwelling units per acre

Floor Area Ratio:
Up to 0.5

Commercial Light Industrial (CLI)

This designation is intended to provide sites for commercial businesses that are not appropriate in other areas because of high volumes of vehicle traffic and potential impacts on other uses. This designation allows small-scale commercial and industrial uses that provide goods and services to employees, residents, and visitors. It includes automotive sales and services; building materials; warehouses; distribution and personal storage located on major arterial streets; and retail uses, services, and small offices.

Floor Area Ratio:
Up to 0.8

Regional Commercial (CR)

This designation, distinct from the "Neighborhood Commercial" designation, denotes areas with buildings and parking lots of larger scale, intended to serve businesses with a regional focus. The General Plan Land Use Map in Figure 2-4 identifies the two clusters of regionally serving retail along the John Muir Parkway.

Floor Area Ratio:
Up to 1.0

Business Park and Office Professional (BPO)

This designation denotes areas of generally non-retail commercial activity, primarily containing office, research and development, and light manufacturing in a well-landscaped, "business park" setting without outdoor storage. Incidental retail serving a primary use may be permitted, subject to the applicable zoning regulations.

Floor Area Ratio:
Up to 1.0

Industrial and Manufacturing (IM)

This designation allows primary manufacturing, refining, and similar heavy industrial uses. This designation also supports activities involving refining, storing and transporting petroleum products. Ancillary office uses as well as other manufacturing and warehousing may be permitted, subject to the applicable zoning regulations. No retail uses are allowed.

Floor Area Ratio:
Up to 0.4

Parks, Recreation, and Open Space Preservation Land Use Designations

There are eleven different designations of areas designated for parks, recreation, and open space. The different designations provide for a variety of open space areas that either prohibit development or allow for very low-density development.

A unique category has been created to correspond to approximately 500 acres of hillside land within the Alhambra Hills Specific Plan, which are generally to be preserved as open space, but does allow for a very limited number of "remote homesites" pursuant to that Specific Plan. The general location of these remote homesites is shown on the Land Use Map in Figure 2-4. This is the Alhambra Valley Open Space (AV/OS) designation discussed in the residential land use section above.

Environmentally Sensitive Land (ESL)

This designation applies to areas that are environmentally sensitive due to a variety of factors including steep terrain, soils instability, earthquake susceptibility, wildlife habitat and wildfire risk. These areas are suitable for open space, agriculture, parks and recreation, trails, and very low density residential.

Note:
The Protected Open Space and Parks Overlay (POPO) applies to the ESL land use designation; therefore, Land Use Element Policy LU-1.2 and Implementation Measures LU-I-1.2a through LU-I-1.2l shall apply to lands within city limits designated ESL.

Neighborhood Park (NP)

Neighborhood parks are areas in public or private ownership that are for open space and recreation purposes, including picnic areas, sports fields, and playgrounds. They may include ancillary uses supporting active recreation including parking lots, concession stands, small storage structures, and restrooms. They are not intended for residential or commercial development.

Note:
The Protected Open Space and Parks Overlay (POPO) applies to the NP land use designation; therefore, Land Use Element Policy LU-1.2 and Implementation Measures LU-I-1.2a through LU-I-1.2l shall apply to lands within city limits designated NP."

Open Space (OS)

This designation is for public and private lands preserved as scenic or environmental resources, either by public or common interest ownership, or through dedication of scenic open space or other easements or through conditions of development approval or previous designation and zoning action. While alteration of such properties for active recreation is typically not envisioned, naturalistic and agricultural plantings, and trails, may be possible if consistent with the intent of preserving the intended scenic resource and as may be permitted by any easements.

Note:
The Protected Open Space and Parks Overlay (POPO) applies to the OS land use designation; therefore, Land Use Element Policy LU-1.2 and Implementation Measures LU-I-1.2a through LU-I-1.2l shall apply to lands within city limits designated OS.

Open Space and Recreation, Permanent (OS&R)

This designation is for areas permanently dedicated to open space, trails, and active recreation uses such as sports fields. Hidden Lakes Park is an example of this combination of uses.

Note:
The Protected Open Space and Parks Overlay (POPO) applies to the OS&R land use designation; therefore, Land Use Element Policy LU-1.2 and Implementation Measures LU-I-1.2a through LU-I-1.2l shall apply to lands within city limits designated OS&R.

Open Space 30% Slopes (OS-S)

Hilly areas that have slopes exceeding 30% are designated open space as they are inappropriate for development at their steepest points due to lack of access, soils instability, earthquake susceptibility, wildlife habitat, and wildfire risk. Areas with his designation are within the Alhambra Hills Specific Plan and may be partially developable in conformance with the specific plan. The balance is dedicated for open space.

Note:
The Protected Open Space and Parks Overlay (POPO) applies to the OS-S land use designation; therefore, Land Use Element Policy LU-1.2 and Implementation Measures LU-I-1.2a through LU-I-1.2l shall apply to lands within city limits designated OS-S.

Open Space, Parks and Recreation (OS/P&R)

This designation is for areas that serve as open space, or recreation facilities, or areas adjacent to Alhambra Creek, within residential and commercial areas near or in the Downtown.

Note:
The Protected Open Space and Parks Overlay (POPO) applies to the OS/P&R land use designation; therefore, Land Use Element Policy LU-1.2 and Implementation Measures LU-I-1.2a through LU-I-1.2l shall apply to lands within city limits designated OS/P&R."

Open Space Private (OS-P)

This category of open space applies primarily to the open space created pursuant to the Hidden Lakes Specific Plan. These are smaller open space areas created as part of residential subdivision and are in private ownership. This is passive open space for visual benefits.

Note:
The Protected Open Space and Parks Overlay (POPO) applies to the OS-P land use designation; therefore, Land Use Element Policy LU-1.2 and Implementation Measures LU-I-1.2a through LU-I-1.2l shall apply to lands within city limits designated OS-P.

Open Space Conservation Use Land (CUL)

Open space areas with this designation are located in the southwestern portion of the city and are appropriate for agricultural uses, parks/recreation, and very low density residential. Large parcels with limited residential development are intended to conserve natural resources and respect environmental constraints including terrain, soils and habitat.

Note:
The Protected Open Space and Parks Overlay (POPO) applies to the CUL land use designation; therefore, Land Use Element Policy LU-1.2 and Implementation Measures LU-I-1.2a through LU-I-1.2l shall apply to lands within city limits designated CUL."

Parks and Recreation (P&R)

This designation is applied to areas suitable for parks, playgrounds and other recreational uses and may include homeowners association community facilities and private recreation areas.

Notes:
The Protected Open Space and Parks Overlay (POPO) applies to the P&R land use designation; therefore, Land Use Element Policy LU-1.2 and Implementation Measures LU-I-1.2a through LU-I-1.2l shall apply to lands within city limits designated P&R.

Parks and Recreation, Public Permanent Open Space (PPOS)

This designation includes areas within the Alhambra Hills Specific Plan area as well as open space areas in the north-western portion of the city near Downtown. Most of the area near Downtown is composed of slopes that exceed a 30% grade and are either too steep for development or would require extensive study and careful design to ensure safe development. Ridge areas of less than 30% slope are either isolated from reasonable street access or are of major visual importance to the Downtown. Limited low density residential may be appropriate where access can be established that meets the policies in the Public Safety Element, and in areas that have geologic stability, in the Downtown adjacent areas, or are consistent with the Alhambra Hills Specific Plan for the Alhambra areas.

Note:
The Protected Open Space and Parks Overlay (POPO) applies to the PPOS land use designation; therefore, Land Use Element Policy LU-1.2 and Implementation Measures LU-I-1.2a through LU-I-1.2l shall apply to lands within city limits designated PPOS.

Waterfront Recreation and Marina Land Use Designation

Martinez's waterfront is a natural asset which can play a significant role as a major recreation and conservation area for residents and the region. By continuing the restoration and revitalization efforts that begin in the 1960s with the development of the Marina and in the 1970s with the development of EBRPD's Radke Martinez Regional Shoreline, the waterfront can realize its full potential and the City can re-establish a focal point of historical importance to the community and provide an impetus for a range of civic improvement projects. In September 2014 the Governor approved Senate Bill No. 1424 granting the City of Martinez all right, title and interest in the Marina and the associated landside parcels. The bill requires that the City of Martinez adopt a trust lands use plan which must also be approved by the State Lands Commission. The Marina and Waterfront Trust Land Use Plan shall describe any proposed development, preservation or other use of the property, and requires the State Lands Commission approval for any amendments. This is a separate plan from the General Plan and will provide more detailed objectives and implementation measures that are consistent with the General Plan.

2 LAND USE ELEMENT

Marina and Waterfront (MW)

The marina and waterfront area are comprised of the Marina and launch ramp, dry storage areas south of the Marina, and other uses historically established for supporting commercial and social organization facilities. The areas in this designation may also contain marina support services such as restaurants, and commercial boating and fishing activities.

Floor Area Ratio:
Up to 1.0

(Source: Kevin Murray)

2 LAND USE ELEMENT

Public and Quasi-Public Institutions Designation

Public and Quasi-Public Institutions (PI)

This designation refers to areas currently used for public benefit, including local and county government facilities, public and private schools, hospitals, and medical facilities.

Floor Area Ratio:
Up to 1.0

Contra Costa County District Attorney's Office

2 LAND USE ELEMENT

2.6 | LAND USE MAP

The City of Martinez General Plan Land Use Map is shown on Figure 2-4. The Land Use Map identifies the location, distribution, and extent of all land uses within the Planning Area and corresponds to the land use designations described in the previous section.

The General Plan Land Use Map revises the last adopted map updated in September 2013, and revisions adopted by the City Council on April 18, 2018, per Resolution 011-17. Major revisions incorporated into the new map include the following:

- A new Downtown Core (DC) use is established which replaces the Commercial, Professional, Administrative and Retail designation for most of the Downtown blocks.
- The prior Government (G) designation is replaced by two new categories of Downtown Government (DG) for government facilities in the Downtown, and Public and Quasi Public Institutions (PI) for government and non-recreational public facilities outside of the Downtown.
- A new Downtown Shoreline (DS) designation replaces a portion of the medium residential area on the south side of the UPRR rail tracks at the western edge of the Downtown.
- A new Downtown Transition (DT) category is established which replaces Medium Density Residential (RM) for a portion of the Downtown, and Commercial, Professional, Administrative and Retail for a portion.
- A new designation of Residential Very Low (RVL) allowing no more the one unit per acre replaces the prior category of R 0-0.5.
- A new designation of Residential Low (RL) replaces R 0-6.
- A new designation of Residential Medium (RM) replaces R 6-12 and R 7-12.
- A new designation of Residential High (RH) replaces R 12 and Over, and R 13-18
- A new designation of Residential Very High (RVH) replaces R up to 29.
- The residential designations of groups one through four which modified underlying low to medium residential in the Downtown area and surrounding older residential areas,

have been replaced by a set of central residential categories from low to high densities: CR-A, CR-B, CR-C, CRM and CRH.

- A new General Commercial (CG) designation replaces Commercial, Professional & Administrative, Retail and Services.
- A new Neighborhood Commercial (CN) replaces Commercial, Professional & Administrative, Retail and Services for smaller sites on arterials in residential neighborhoods with lower density limitations than GC.
- A new Regional Commercial (CR) replaces Commercial, Professional & Administrative, Retail and Services for sites that are larger, and parkway or freeway oriented.
- A new designation of Business Park and Office Professional (BPO) replaces Office, Office Commercial, and Mixed Research and Development Commercial, and Research and Development.
- The new designation of Industrial Manufacturing (IM) replaces the categories of Light Industrial and Industrial.
- The Protected Open Space and Parks Overlay (POPO) designation is added to the open space categories.
- The former Pine Meadows Golf Course has two designations for different portions of the site: Open Space and Recreation (OS&R), and Residential Low (RL).
- A new designation of Marina and Waterfront (MW) is created for two areas in the waterfront: ~~area and applied to an~~ the Marina area previously designated open space; and the commercial/industrial area near the railroad tracks and south of Berrellesa Street previously designated Special Study Area. ~~.~~ The~~is~~ Marina area consists of City Trust Land Use Parcels exempt from the restrictions of the Measure I POPO overlay district, and as a result the open space designation is not appropriate~~.~~ The ~~Marina and industrial waterfront~~ area~~s~~ is ~~are~~ changed from Special Study Area (SSA) to Marina Waterfront to create a long term land use designation consistent with surrounding waterfront uses.~~three different land uses: Marina and Waterfront (MW), Parks and Recreation (P&R) and Downtown Government (DG).~~
- The City owned parcels containing Amtrak parking and Norcal indoor sports courts located near to and north of the railroad tracks and east of Berrellesa Street are

changed from Special Study Area to Public Institutions (PI) to provide a ~~long term~~long-term land use designation consistent with land use objectives for the parcels.

- The remaining portion of the Special Study Area designation in the waterfront, including Radke Regional Park, the baseball fields and the bocce courts, is changed to Open Space (OS), except for the historic Granger Wharf residential parcels on Berrellesa Street which are designated Residential Low (RL). These changes provide long term designations consistent with land use objectives for these areas.

- A new designation of Public and Quasi-Public Institutions (PI) is established to replace Governmental (outside of Downtown), High School, Hospital, Junior High School, Public Institution, and Public Institutions and Schools.

- A new residential higher density designation is created for six blocks in the Downtown area called Downtown Residential Opportunity Area that allows an FAR up to 4.0. The blocks are shown in Figure 2-4 Land Use map and include blocks in the Downtown Core, Downtown Government, and Downtown Shoreline land use categories.

2 LAND USE ELEMENT

2.7 | LAND USE ELEMENT GOALS, POLICIES, AND MEASURES

GOAL LU-G-1: Promote a balanced land use pattern, a mix of which enhances community character and serves the needs of existing and future residents. Encourage land use development to occur in an orderly fashion and in pace with the expansion of public facilities. Provide appropriate transitions between single family neighborhoods and higher intensity uses. Preserve open space and historic structures.

Policy LU-P-1.1: Maintain and implement the General Plan Land Use Map (Figure 2-4) that provides a description and location of land uses. Only permit development that is consistent with the General Plan. Require all projects to meet density, floor area ratio, and all other standards applicable to individual land use designations.

Measure LU-I-1.1a: Amend the Zoning Ordinance to apply zoning districts consistent with new or amended General Plan land use designations to ensure consistency with the General Plan. As part of the Housing Element Update, consider allowing multi-family residential uses within the Public and Quasi-Public Institutions (PI) land use designation (with the exception of areas north of the Railroad tracks) to create opportunities for teacher and affordable workforce housing.

Policy LU-P-1.2: Implement the provisions established by the Martinez Open Space and Park Protection Initiative (Measure I) for the properties in the Protected Open Space and Parks Overlay (POPO) designation. The following measures incorporate the text of Measure I as clarified by City Council Resolution 115-19. The two appendices to Measure I (Appendix LU-A and Appendix LU-B), and the POPO overlay designation shown in Figure 2-4 are an integral part of the General Plan. This Initiative may be amended or repealed only by Martinez voters.

LU-I-1.2a: For all property in the POPO designation, approval by Martinez voters shall be required to change the General Plan land use designations or allowable uses in effect on January 1, 2017, or to permit uses not consistent with the General Plan designation in effect on that date, except as otherwise provided for in Measure I. This implementation measure addresses the provisions in Subsection 5(a) (Approval by Martinez Voters) of Measure I.

Measure LU-I-1.2b: ~~The Martinez General Plan applies the POPO designation to all lands within the Martinez City Limits designated for open space, park, and outdoor recreation use as of January 1, 2017, with the exception of the areas of the Martinez marina and harbor waterfront governed by Senate Bill 1424 (Statutes 2014, Chapter.628) and further described in Land Use Implementation Measure LU-1.2i. The POPO designation shall be automatically applied to any land later designated in the General Plan for open space, park, and outdoor recreation use. This implementation measure addresses the provisions in Subsection 5(b) (Protected Open Space and Parks Overlay Established) of Measure I.~~

A new land use overlay designation of "Protected Open Space and Parks" (POPO) is established within the General Plan's Land Use Element. All lands within the Martinez City Limits designated for open space, park, and outdoor recreation use as of January 1, 2017, are hereby also designated as "Protected Open Space and Parks," with the exception of the areas of the Martinez marina and harbor waterfront governed by Senate Bill 1424 (Statutes 2014, Chapter. 628) and further described in Measure LU-1-1.2i. In addition, any land later designated in the General Plan for open space, park, and outdoor recreation use shall also automatically be included in the Protected Open Space and Parks overlay designation.

"Protected Open Space and Parks" specifically includes, but is not limited to, those lands designated in the 1973 General Plan as Public Permanent Open Space, Parks and Recreation, Open Space/Conservation Use Land, Environmentally Sensitive Land and Open Space.

The lands covered on January 1, 2017, by this overlay designation are shown in the map marked as "Exhibit A" in Appendix LU-A Full Text of Measure I: Martinez Open Space and Park Protection Initiative.

The map was provided by the City and titled "EXISTING GENERAL PLAN LAND USE MAP Updated with September 2013 Map Amendments and December 2012 City Boundary Change". It has been modified, for ease of identification, by enlarging written land use designations shown on the map for those areas included within the overlay designation. However, in all cases the land use designations, as shown by map coloration, shall govern inclusion in the overlay designation, except for the areas of the Martinez marina and harbor waterfront, which are explicitly excluded under Measure LU-1-1.2i.

This implementation measure addresses the provisions in Subsection 5 (b) (Protected Open Space and Parks Overlay Established) and Exhibit A (Areas included in the Protected Open Space and Parks Overlay Designation) of Measure I.

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Measure LU-I-1.2c: Allowable uses on open space lands designated POPO shall be as follows: 1) nature conservation or study; 2) ecosystem, habitat, and watershed preservation; 3) hiking trails and outdoor open space recreation; 4) agricultural use; 5) forestry use; 6) grazing lands; and 7) other similar uses consistent with the purpose and intent of Measure I.

Allowable uses on park and recreation lands designed POPO shall be as follows: 1) park use; 2) outdoor recreation and sports uses – including but not limited to playing fields, outdoor swimming facilities, golf course, outdoor courts for sport use (e.g., tennis, basketball, bocce ball, pickleball, volleyball, etc.); 3) historic site preservation; 4) stables and riding facilities; 5) picnic areas; 6) playgrounds; 7) dog parks; 8) recreation trails; and 9) other similar uses consistent with the intent of Measure I.

Except as provided for in Measure I, residential or commercial uses shall not be allowed on lands designated POPO. This implementation measure addresses the provisions in Subsection 5(c) (Open Space, Park and Outdoor Recreation Uses) of Measure I.

Measure LU-I-1.2d: In addition to the uses allowable under LU-I-1.2c, other ancillary uses may be allowed on lands designated POPO, so long as the ancillary use is subsidiary and is customarily associated with a use allowed on the POPO designated land.

Examples of ancillary uses that may be allowed on POPO designated land include: 1) rest rooms for open space, park, or outdoor recreation uses; 2) changing rooms, showers, vending machines and/or a snack bar or a small concessionaire structure in association with permitted park and outdoor recreation uses; 3) smaller indoor recreational facilities associated with a primarily outdoor recreation facility; 4) facilities for the processing, storage, or retail sale of agricultural products where necessary for agricultural use of contiguous open space land; 5) buildings or parking areas for storage of equipment or vehicles where the vehicles or equipment are intended for use in and/or in association with open space, park, and outdoor recreation use; and 6) administrative facilities if necessary for the associated open space, park, and outdoor recreation uses. This implementation measure addresses the provisions in Subsection 5(d) (Ancillary Uses) of Measure I.

Measure LU-I-1.3e: Uses on any one or more categories of open space, park and recreation land may be changed to allow more development-oriented uses and land use designations than those in LU-I-1.2d and LU-I-1.2e, including commercial and residential uses, but any such change of uses shall be approved by Martinez voters. This implementation measure addresses the provisions in Subsection 5(e) (Development-Intensive Uses Allowed if Approved by Martinez Voters) of Measure I."

Measure LU-I-1.2f: If uses are currently legal and already existing or are vested on POPO designated land, but are not permitted under Measure I on POPO land when Measure I took effect, they may continue unaffected by the Measure I restrictions; but such uses may not be expanded except as allowed under Measure I. This implementation measure addresses the provisions in Subsection 5(f) (Existing Legal Uses are Permitted) of Measure I.

Measure LU-I-1.2g: The City Council may further restrict, through zoning or other legal means, permitted uses on any category of POPO designated land. This implementation measure addresses the provisions in Subsection 5(g) (City Council Can Increase Restrictions) of Measure I.

Measure LU-I-1.2h: Measure I did not change the amount of housing that is allowed on POPO designated land. The 1973 General Plan explicitly allowed a certain amount of residential development on privately owned open space. To maintain continuity and provide fairness to those private property owners, those allowances were re-adopted by Measure I. The requirements in the 1973 General Plan (as part of the Central Martinez Specific Area Plan, as incorporated into the General Plan) limiting environmental impacts of any such residential use in the Franklin Hills sub-area were also readopted by Measure I. Accordingly, the following provisions that were contained in the 1973 General Plan shall apply to lands designated POPO:

1) Appropriate private open space uses include agricultural, grazing, open space recreational uses such as camp facilities, or residential uses where such uses and related facilities such as roads and parking areas constitute less than two percent of the entire land area where the balance of the land is retained in a natural state or agricultural state.

2) On Open Space/Conservation Use or Environmentally Sensitive Lands within the Alhambra Creek Watershed, a density of 0 to 1 dwelling units/gross acre shall be allowed. The required site area per dwelling unit shall be 40,000 square feet per unit or greater with larger site are requirements typical of the zone, unless otherwise specified in a Specific Plan.

3) On Open Space/Conservation Use or Environmentally Sensitive Lands outside the Alhambra Creek Watershed, a density of 0 to 2 dwelling units/gross acre shall be allowed. The required site area per dwelling unit shall be 20,000 square feet per unit or greater.

4) The Franklin Hills sub-area, extending from the Carquinez Straits to California State Highway Route 4 between urban Martinez and the western edge of the area, are

designated Environmentally Sensitive Lands or Public Permanent Open Space. In this area limited residential development on an individual site basis may be appropriate if certain environmental impacts can be mitigated. Each application for residential development shall be accompanied by the following items:

- Applications for rezoning and development plan approval shall be processed concurrently. Each application shall contain documentation by the appropriate professionals hired by the applicant that each and every significant environmental impact (including cumulative impacts) identified in the Franklin Hills Environmental Impact Report (EIR) has been thoroughly investigated for the site in question and can be mitigated to an insignificant level. Site-specific and cumulative mitigation measures shall be designed in sufficient detail to allow preliminary cost estimates to be also included in the application.

- Prior to the acceptance of the application as complete, all portions of this application shall be reviewed for completeness and accuracy by City staff and appropriate City consultants. The cost of this review shall be paid by the applicant.

- No application shall be accepted for a proposal which exceeds a density of one unit per half-acre of land under 30% slope and under 350 ft. elevation, and one unit per ten acres over 350 feet elevation. A slope density map meeting Zoning Ordinance requirements shall be submitted with each application.

- No application shall be accepted for a site which does not have, or provide as part of the development proposal, access to a fully improved public street meeting all City requirements including those relating to length and number of lots served by a cul-de-sac.

This implementation measure addresses the provisions in Subsection 5(h) (Readoption of Historic 1973 General Plan Provisions) of Measure I and Exhibit C.

Measure LU-I-1.2i: Notwithstanding any provision of Measure I, because a high level of protection is already mandated by State law, and because the City must have flexibility to prepare and submit a trust land use plan to the State Lands Commission no later than January 1, 2020 (a draft copy of which was sent by the City in November 2019 to the State Lands Commission), Measure I does not apply to the areas of the Martinez marina and harbor waterfront governed by the Public Trust. These areas of the Martinez marina and harbor waterfront are governed by Senate Bill 1424 (Statutes 2014, Chapter. 628) and are shown as the shaded areas marked as, "2A, 2B, 2C, and 2D" in Measure I. The excluded areas of the Martinez Marina and the harbor waterfront are shown in the Map

incorporated in Section 5.1 and Exhibit B in the copy of the initiative, Appendix LU-A Full Text of Measure I: Martinez Open Space and Park Protection Initiative. This implementation measure addresses the provisions in Subsection 5(i) (Marina and Harbor Area Public Trust Lands Excluded) of Measure I and Exhibit B.

Measure LU-I-1.2j: Development on POPO designated land for residential use shall be allowed to the extent it is specifically necessary to satisfy a residential development requirement under State law and on the condition that the requirements cannot otherwise be satisfied; provided, however, that such development shall only be allowed to the extent specifically required, and that the area involved in such development shall be the minimum so required. This implementation measure addresses the provisions in Subsection 5(j) (Residential Use Required by State Housing Law) of Measure I.

Measure LU-I-1.2k: If a court of competent jurisdiction rules that the application of Measure I to a specific proposed use or project would deprive a person of Constitutional rights or privileges, or if the City Council makes the initial determination that application of Measure I to a specific proposed use or project would be contrary to Federal or State law, Measure I shall not apply to the extent required to allow that use or project. This explicit limitation on applicability is to make certain that the provisions do not infringe any person's legal rights or privileges, violate the law in any respect, or subject the City to legal liability. This implementation measure addresses the provisions in Subsection 5(k) (Protection of Constitutional Rights) of Measure I.

Measure LU-I-1.2l: Nothing in Measure I, including but not limited to Subsections 5(a), or subsections 5(b), 5(c), 5(d) and 5(f), imposes any new limitation, restriction or voter approval requirement on the type or intensity of uses that were, as of January 1, 2017, permissible on lands now designated as POPO. Nor does Measure I remove any limitations or restrictions on the type or intensity of uses that were applicable to such lands as of that date. Subsections 5(c) and 5(d) describe uses that the City Council may, without requiring a vote of the people, permit to occur on POPO designated lands (including through amendment of the General Plan). Subsection 5(f) allows the continuance of legal, but non-conforming, existing or vested uses as of the date of adoption of the Initiative (June 6, 2018). If a type or intensity of use was, as of the date of adoption of Measure I, permissible on land now designated as POPO, such type and intensity of use remains permissible irrespective of whether such use is existing or vested. This implementation measure addresses the provision in Subsection 5(l) (Effect on Allowable Uses) of the Measure I.

Measure LU-I-1.2m: Appendix LU-A Full Text of Measure I: Martinez Open Space and Park Protection Initiative is a copy of the Measure I Initiative that was passed by the voters. This Appendix is an integral part of the General Plan.

Measure LU-1.2n: Appendix LU-B City Council Resolution 115-19 Approving a General Plan Amendment to Clarify Measure I is a copy of the resolution clarifying the language of Measure I. This Appendix is an integral part of the General Plan.
Measure LU-1.2o: Land Use Map Figure 2-4 shows all the lands protected by Measure I.

Policy LU-P-1.3: Encourage the use of energy-efficient features in new development.

Measure LU-I-1.3a: Require compliance with the California Green Building Standards Code – Part 11, Title 24, California Code of Regulations (known as CALGreen). In 2007, the California Building Standards Commission developed green building standards to meet the goals of California's landmark initiative AB 32, which established a comprehensive program of cost-effective reductions of greenhouse gases (GHG) to 1990 levels by 2020.

Policy LU-P-1.4: Consider development of design guidelines that include standards to protect and enhance historic structures, wherever feasible.

Measure LU-I-1.4a: Consider revision of the Zoning Ordinance to discourage demolition of older homes by encouraging conversion to multi-family occupancy or alternative uses such as bed and breakfasts, offices, and commercial uses where appropriate. Consider the application of this measure on a site-by-site basis to ensure that housing production goals in the Housing Element are not impeded.

Policy LU-P-1.5: Continue current design review process for all new development, renovation, and remodelling to preserve the existing character of individual neighborhoods.

Measure LU-I-1.5a: Consider the adoption of design guidelines and residential objective design standards as part of the Zoning Ordinance to assist with review of new development and encourage neighborhood compatibility.

GOAL LU-G-2: Preserve and strengthen the City's overall image and create development that enhances the existing character and preserves the natural resources, residential neighborhoods, commercial areas, and small-town historic character of Downtown Martinez to the maximum extent feasible.

Policy LU-P-2.1: Support land use patterns and mixed-use infill development in the City's Downtown Priority Development Area (PDA) that will attract and serve riders of public transit.

Measure LU-I-2.1a: Continue implementation of the Downtown Martinez Specific Plan to guide new mixed-use infill development.

Policy LU-P-2.2: Support the transformation of Downtown Martinez into a pedestrian-oriented commercial and mixed-use district with a mix of office, retail, government, high and mid-density residential, cultural, and entertainment land uses, designed to create an active lively streetscape and a sense of place.

Measure LU-I-2.2a: Pursue implementation of the transportation improvement policies in the Downtown Community Based Transportation Plan.

Measure LU-I-2.2b: Support development of housing opportunity sites set forth in the Housing Element in and near Downtown to meet housing goals, utilize existing transportation facilities, and strengthen Downtown commercial businesses.

Measure LU-I-2.2c: Ensure that new development in Downtown Martinez will continue to recognize the Downtown as an important historic resource.

Policy LU-P-2.3: Consider new infill and development projects within the Downtown that are consistent with the City's Land Use Map and compatible with surrounding uses.

Policy LU-P-2.4: Acknowledge the unique historic character of the Central Residential areas and facilitate maintenance and upgrading of existing structures that are currently seen as nonconforming by conventional zoning standards. Traditional design elements, such as covered front porches, should be encouraged.

Measure LU-I-2.4a: Consider modifying the zoning ordinance regulations to encourage investment in existing structures in the Central Residential areas, including possible modification of the standard minimum front yard requirements to encourage compatibility with historic character and permit more traditional design elements.

Policy LU-P-2.5: New multi-family residential development should be visually and functionally integrated and consistent in scale, mass, and character when located within an existing residential neighborhood.

Measure LU-I-2.5a: Provide high quality design review and inspection services throughout the Downtown Specific Plan area for all development activities.

GOAL LU-G-3: Protect environmentally and visually sensitive sites, hillsides, and natural resources wherever feasible.

Policy LU-P-3.1: Protect perennial and intermittent streams, creeks, and watercourses from pollution which can be caused by such activity as dumping sewage, landscape runoff, pesticides, seepage, siltation, or other discharges.

Measure LU-I-3.1a: Consider zoning ordinance amendments to require all new development along a creek or adjacent to a natural watercourse to prepare a creek/watercourse preservation and protection plan.

Measure LU-I-3.1b: Consider the formulation of regulations to include required setbacks from the streams, creeks, and watercourses to protect the resource, habitat, and any recreation value associated therewith.

Measure LU-I-3.1c: Require development plans to include urban water runoff plans that protect adjacent waterways.

Measure LU-I-3.1d: No construction, development, structure, street, alley, or landscaping shall be permitted within 100 feet of any marshlands or creeks within the Radke Martinez Regional Shoreline. This marshland setback area shall be undisturbed and used as a vegetative buffer to the marshland. The setbacks shall be to the nearest marsh area and if the nearest marsh area is more than 100 feet from the property line then no set back shall be necessary.

Policy LU-P-3.2: Consider flood safety when approving any new development in areas prone to flooding.

Measure LU-I-3.2a: Consider the adoption and maintenance of flood safety regulations to protect floodplain environments and restrict development in flood areas.
Policies

Policy LU-P-3.3: To the extent possible, retain channels, floodplains, and riparian corridors (including suitable setbacks from top of bank), such as Alhambra Creek and its

tributaries, as significant open space areas. These areas should be maintained in their natural state to function as appropriate open space areas and to support a riparian habitat where feasible. Require, where possible, development within the Creek watersheds to preserve watershed integrity, including natural vegetation, soil and slope stability, water quality, scenic values, and potential archaeological resources.

Policy LU-P-3.4: Continue to uphold and maintain hillside development regulations that reduce the environmental risks associated with the grading of steep slopes by reducing the maximum permitted density of sloping sites, and generally prohibiting new development on very steep sites, such as those over 30%.

Measure LU-I-3.4a: Ensure that new development complies with the Hillside Development Regulations Ordinance of the Zoning Code for hillside properties with any areas of 10% or above slope, and generally prohibiting development on areas with slopes exceeding 30%.

Measure LU-I-3.4b: Consider amendments to the Zoning Ordinance establishing suitable setbacks and potential open space areas for channels, floodplains, and riparian corridors. Ordinance amendments should consider regulations to protect riparian habitat, preserve watershed integrity, natural vegetation, soil and slope stability, water quality, scenic values, and potential archaeological resources.

Policy LU-P-3.5: Slope stability shall be a primary consideration in the ability of land to be developed. Allow no development in landslide areas unless the area is stabilized through high-quality engineering design and construction as approved by the City.

Measure LU-I-3.5a: Require design review of plans to ensure that each proposed development has been designed in a sensitive manner to the existing natural terrain.

Measure LU-I-3.5b: Consider an ordinance that restricts development in environmentally sensitive areas such as constrained sites, hillsides, and natural resources, thereby protecting the scenic beauty and natural terrain. To the extent development is allowed, consider an ordinance amendment that establishes requirements and standards to ensure that new development complements the existing environment in terms of form, scale, and physical appearance. Such requirements and standards shall be aimed at ensuring that structures shall complement the existing topography to the greatest extent possible and reducing visual impacts of such development using landscaping, screening, and siting techniques.

Policy LU-P-3.6: Review all development proposals, planning projects, and infrastructure projects to ensure that open space and scenic resource impacts are reduced by maximizing design features that preserve a sense of open space and by minimizing off-site and night sky impacts of outdoor lighting. The review should include the construction and operation of the project.

Measure LU-I-3.6a: Amend the Zoning Ordinance to require that light or glare from interior or exterior lighting, industrial, mechanical, or chemical processes, or from reflective materials used or stored on a site, be shielded or modified to prevent emission of light or glare beyond the property line as feasible. The amendment shall address placement of exterior light sources to eliminate spill over illumination or glare in the night sky and onto adjoining properties to the maximum extent feasible, and not interfere with the normal operation or enjoyment of adjoining properties.

Measure LU-I-3.6b: Consider amendments to the Zoning Ordinance to address minimum open space requirements in new development.

GOAL LU-G-4: Preserve historic character throughout the City of Martinez by preserving the distinctive character of residential and commercial districts.

Policy LU-P-4.1: Continue to encourage and support the design review process for residential and commercial projects to ensure compatibility with the existing historic character.

Measure LU-I-4.1a: Consider Zoning Ordinance and/or Specific Plan amendments to strengthen design guidelines within the Downtown Martinez Specific Plan area to preserve, enhance, and complement the existing character in Downtown Martinez and other historical commercial and residential areas.

Measure LU-I-4.1b: The Planning Commission should continue to review and provide design recommendations for development proposals in the Downtown.

Policy LU-P-4.2: Protect the character of single-family residential neighborhoods through the preservation and improvement of their character-defining features. Such features include but are not limited to tree-lined streets, building orientation, sidewalks, and architectural scale and quality.

Policy LU-P-4.3: Allow the conversion of older single-family homes for commercial uses within commercially zoned areas of the Downtown and along commercially zoned corridors where residential use is no longer desirable. This will encourage adaptive reuse as opposed to demolition, helping achieve some preservation of historic character.

GOAL LU-G-5: Maintain and encourage existing waterfront recreation opportunities and water-oriented visitor commercial and social activities that are compatible with the Marina's primary recreational focus, and support Marina operations, such as grocery and bait shops, water-related activities, membership clubs, restaurants, and lodging.

Policy LU-P-5.1: Consider enhancements to the fishing pier, including but not limited to the addition of bathrooms and shade structures.

Policy LU-P-5.2: Should future resources limit the City's ability to maintain the Marina in its current configuration, a reduction in number of berths and/or enlarging the launch ramp may be considered as alternatives to retaining the current water-orientated recreational focus, which may include the creation of naturalized and/or restored wetlands.

Policy LU-P-5.3: For the safety and convenience of users of waterfront lands and the continuity of a regional trails system, elevated crossing of the railroad for pedestrians, equestrians, bicyclists, and emergency vehicles should be considered.

Policy LU-P-5.4: Create policies and land use regulations in the Marina and Waterfront Trust Land Use Plan that support expansion of recreational opportunities and financial stability for Marina operations.

Measure LU-I-5.4a: Develop the Marina and Waterfront Trust Land Use Plan for the waterfront area as required by Senate Bill No. 1424, which granted the City of Martinez all right, title, and interest in the Marina and the associated landside parcels. Include in the Marina and Waterfront Trust Land Use Plan proposed development, preservation, or other use of the property. Consideration should be given to including in the plan uses proposed and appropriate for the marina and landside areas, including possible water-oriented recreation opportunities, and should analyze revenue sources to maintain fiscal stability of the marina. The plan will include information and policies regarding the effects of sea level rise on existing and proposed uses. The plan requires the State Lands Commission approval for the initial plan and any amendments.

Measure LU-I-5.4b: Establish a new land use category for the Marina and waterfront area on the Land Use Map called "Marina and Waterfront" with allowed uses consistent with State trust law described in Section 2.3 of this Land Use Element.

Measure LU-I-5.4c: Upon completion of the Marina and Waterfront Trust Land Use Plan, adopt appropriate zoning for implementation of the Marina and Waterfront General Plan Land Use designation.

GOAL LU-G-6: Create an environmentally just city with an equitable distribution of public facilities and services and a safe and healthy environment for all community members.

Policy LU-P-6.1: Consider environmental justice issues related to potential adverse health impacts associated with land use decisions, including exposure to hazardous materials, industrial activity, vehicle exhaust, and other sources of pollution, on residents regardless of age, culture, gender, race, socioeconomic status, or geographic location.

Measure LU-I-6.1a: Review all development proposals, planning projects, and infrastructure projects to ensure that potential adverse impacts to disadvantaged communities, such as exposure to pollutants, including toxic air contaminants, and unacceptable levels of noise and vibration are reduced to the extent feasible and that measures to improve quality of life, such as connections to bicycle and pedestrian paths, community services, schools, and recreation facilities, access to healthy foods, and improvement of air quality are included in the project. The review shall address both the construction and operation phases of the project.

Measure LU-I-6.1b: Conduct outreach to disadvantaged and low-income communities to encourage participation in the formulation and review of policies, new development, and City operations and activities, especially in neighborhood level planning.

Measure LU-I-6.1c: Ensure private development project approvals, and public facility location and design decisions, implement the policies of the Environmental Justice Element, including equitable access to food, transportation, education, affordable housing, and avoidance of proximity to waste and noise generators.

Policy LU-P-6.2: Consider environmental justice issues related to the equitable provision of desirable public amenities such as parks, recreational facilities, community gardens, and other uses that improve the quality of life.

Policy LU-P-6.3: Ensure that affected residents can participate in decisions that impact their health.

GOAL LU-G-7: Preserve and enhance both the natural and man-made environment in Alhambra Valley.

Policy LU-P-7.1: Structures shall be designed to blend into, rather than dominate, the natural setting, especially on ridgelines. The massing of new dwellings should be compatible with the natural setting.

Measure LU-I-7.1a: Strengthen design guidelines to require development proposals to include an environmentally superior design alternative as part of the environmental review process.

Policy LU-P-7.2: Only allow development which is sensitive to available natural resources and features. New development shall generally conform to natural contours and avoid excessive grading.

Policy LU-P-7.3: Hilltop ridges, rock outcroppings, mature stands of trees, and other natural features shall be preserved to the greatest extent possible in the design of new projects.

GOAL LU-G-8: Encourage the preservation of existing agricultural businesses and minimize and resolve conflicts between agricultural and urban uses within and adjacent to the Alhambra Valley semi-rural residential community.

Policy LU-P-8.1: Agriculture shall be protected to maintain the semi-rural atmosphere and to retain a balance of land uses in Alhambra Valley.
Implementation Measures

Measure LU-I-8.1a: Consider the adoption and maintenance of regulations for new development in and adjacent to agricultural areas that ensure its compatibility with agricultural uses. Consideration should be given to appropriate setbacks for structures located within or adjacent to cultivated agricultural lands.

Measure LU-I-8.1b: Consider information brochures or handouts that inform and educate prospective home buyers in or near agricultural areas regarding the incompatibility and hazards associated with nearby agricultural practices.

GOAL LU-G-9: Preserve areas of high scenic value and the rural-residential atmosphere in the area within Alhambra Valley.

Policy LU-P-9.1: To the extent feasible, scenic features should be protected or maintained, either through land dedication to a public agency or through the granting of scenic or conservation easements.

Measure LU-I-9.1a: Consider the adoption and maintenance of regulations that restrict the use of solid fencing and encourage the use of low, open rail type fencing.

Measure LU-I-9.1b: Consider the adoption and maintenance of regulations and design standards for new residential development to preserve the rural residential atmosphere in Alhambra Valley.

Measure LU-I-9.1c: Maintain standards through the review and approval process for development of hillsides to protect slopes and minimize visual impacts.

Policy LU-P-9.2: High quality engineering of slopes shall be required to avoid soil erosion, downstream flooding, slope failure, loss of vegetative cover, high maintenance costs, property damage, and damage to visual quality.

Policy LU-P-9.3: To conserve the scenic beauty of Alhambra Valley, developers shall generally be required to restore the natural contours and vegetation of the land after grading and other land disturbances. Public and private projects shall be designed to minimize damage to significant trees and other visual landmarks.

Policy LU-P-9.4: Extreme topographic modification, such as filling in canyons or removing hilltops shall be avoided. Clustering and planned development approaches to development shall be encouraged. All future development plans, whether large-scale or small-scale, shall be based on identifying safe and suitable sites for buildings, roads, and driveways.

Policy LU-P-9.5: The construction of new structures on the top of scenic ridges or within 50 feet of the ridgeline shall be discouraged.

Policy LU-P-9.6: Enhance and protect access to established scenic routes through the development of trails and other facilities.
Policy LU-P-9.7: New projects shall be designed to blend in with the rural setting of Alhambra Valley as much as possible. The use of fire-resistant materials shall be encouraged.

Policy LU-P-9.8: The use of scenic easements shall be encouraged to protect agricultural and park lands which abut land with urban land use designations such as residential and commercial uses.

Policy LU-P-9.9: Preserve the visually open character of Alhambra Valley and Reliez Valley Roads.

GOAL LU-G-10: Ensure that new public service facilities, which are needed to provide adequate levels of service within Alhambra Valley, are sensitive to the natural setting.

Policy LU-P-10.1: Dedication of public roads in unstable hillside areas shall generally not be accepted by the City. Consideration may be given to acceptance where stability can be assured and where such roads are fully developed and provide through access to other existing development.

Measure LU-I-10.1a: Improvement plans shall require new development to provide on-site storm water and drainage facilities which accommodate full build out and consider a range of design alternatives.

Policy LU-P-10.2: Control erosion in natural watercourses where creek capacity and bank stability necessitate, as per applicable creek preservation and improvement plan.

2 LAND USE ELEMENT

Downtown Martinez Nightlife *(Source: Kevin Murray)*

GOAL LU-G-11: Promote retention of existing businesses and attract new businesses.

Policy LU-P-11.1: Promote business assistance services, including seminars, linking local businesses to financial and technical resources, supporting local business promotion, and networking.

Measure LU-I-11.1a: Continue to work with the Chamber of Commerce and the Downtown property owners on Downtown events, marketing materials for promotion of the City and its attractions, and dissemination of information to businesses about access to State and Federal technical assistance and funding sources for business loans and workforce development.

Measure LU-I-11.1b: Support local businesses with permit assistance and access to high functioning infrastructure including fiber-optic cable.

2 LAND USE ELEMENT

Small Business at Martinez Farmer's Market *(Source: Kevin Murray)*

Policy LU-P-11.2: Promote City marketing and branding efforts and support similar coordinated private business efforts.

Policy LU-P-11.3: Target marketing to key industries and trade associations. Include the following industries and business types for targeted marketing:

a) Advanced M~~m~~aterials & M~~m~~anufacturing Biomedical
b) Child Day Care
c) Clean Tech
d) Construction
e) Support Electrical/Plumbing/Mechanical Energy/Chemical Food/Beverage
f) Manufacturing Government/Public Health/Legal Health Care
g) Hospitality
h) Personal Care & Fitness Restaurants; and Visual & Performing Arts

Measure LU-I-11.3a: Add to a future Zoning Code update, ministerial approval of targeted industries in the appropriate zoning districts and review the development requirements

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for the target industries to ensure there are no conflicts with the revised Zoning Ordinance.

Policy LU-P-11.4: Continue collaborating with regional partners to implement the Northern Waterfront Economic Development Initiative Strategic Plan. The Strategic Plan envisions building an environmentally sustainable regional economy and communities with equitable access to quality job opportunities and economic participation for all residents. The Strategic Plan identifies five goals addressing: 1) Business Environment & Competitiveness, 2) Talent Development, 3) Business Vitality/Cluster Development, 4) Entrepreneurship & Innovation, and 5) Target Industry Attraction.

(Source: Kevin Murray)

GOAL LU-G-12: Promote activities and development for a vibrant Downtown area.

Policy LU-P-12.1: Build Downtown's image and identity as a center for dining, craft beverages, arts, crafts, and culture in a historic, authentic architectural district.

Policy LU-P-12.2: Focus infill development on the east and west edges of the Downtown including the Downtown Core, Downtown Government and Downtown Shoreline areas, utilizing the County offices and the Amtrak Station as anchors that support fine- grained rehabilitation and small retail and restaurant business attraction, on the central shopping streets in between.

Policy LU-P-12.3: Attract an upscale hotel to the Downtown or waterfront area.

Policy LU-P-12.4: Establish the Downtown area as a premier location for remote work.

Policy LU-P-12.5: Identify appropriate parcels and support mixed use residential development with ground floor retail where feasible, to build customers for the small retail and restaurants on the central shopping streets.

Policy LU-P-12.6: Develop a plan for pedestrian connections in the Downtown such as plazas and paseos.

Martinez Nightlife *(Source: Kevin Murray)*

GOAL LU-G-13: Support transformation and revitalization of key commercial corridors and industrial areas.

Policy LU-P-13.1: Consider preparing a specific plan for the Alhambra Avenue corridor (State Route 4 to F Street), including commercial and residential land use and economic analysis, business attraction, and streetscape improvements to evolve the area into a vibrant mixed-use district.

Policy LU-P-13.2: Support modernization and repositioning of the Shell/Mococo lands as a regional center for renewable energy and technology.

Policy LU-P-13.3: Support retail attraction and repositioning of key shopping centers, including physical improvements and new tenants.

Policy LU-P-13.4: Promote Biomedical, CleanTech, Advanced Materials and other emerging industries along the Pacheco Commercial/Industrial Corridor.

3 OPEN SPACE & CONSERVATION ELEMENT

View from Radke Martinez Regional Shoreline

3.1 | INTRODUCTION

This element combines two State required general plan elements: Open Space (Government Code Section 65302 (e), and Conservation (Government Code Section 65302 (d)).

Martinez is enhanced by its abundance of open space: the seasonally green and gold hills along the western border, the picturesque wetlands adjacent to the Carquinez Strait, and Alhambra Creek and its tributaries meandering through the valley. These and many other natural features and resources have historically played an important role in shaping the form and growth of Martinez and have come to provide many of the attractive characteristics of the area. The preservation of open space throughout the City is important not only because of its aesthetic and ecological value, but also for the role it plays in public safety and recreation.

This Open Space & Conservation Element is legally required by the State due to the ever increasing value and rarity of open space and other natural resources, especially in highly developed regions like the Bay Area. The intent of this Element is to guide future planning and development in a manner that preserves the community's open space and natural resources, and encourages resource- and energy-conscious development.

3 OPEN SPACE & CONSERVATION ELEMENT

Kite at Radke Martinez Shoreline (Source: Kevin Murray)

Conservation does not preclude growth; rather, it calls for more efficient use of resources and an understanding of the interrelatedness of natural and manmade systems. Typically, conservation is thought of as preserving natural lands, but it also includes other important concerns such as water, energy, and resource use. While there are numerous ways to address these issues, one of the easiest ways to begin is by addressing tangible local conservation concerns. In the case of Martinez, this means preserving open space, our primary natural resource, given its significant role in bolstering the City's identity and vitality. In addition to open space, this Element also addresses the following topics as they relate to local circumstances: agriculture and mineral resources; biological resources; watersheds; water quality; air quality; and energy and resource use.

The Open Space & Conservation Element includes the following sections:

3.2 **Regulatory Framework:** This section describes the types of open space in Martinez; the open space inventory in Appendix OSC-A and Figure 3-1; and the Native American Tribal Consultation process for this General Plan.

3.3 **Open Space Setting:** This section describes Martinez's existing open space and recent reductions that have occurred.

3 OPEN SPACE & CONSERVATION ELEMENT

3.4 Agriculture, Soils, and Mineral Resource Conservation: This section describes Martinez's agricultural lands and soils and mineral resources.

3.5 Biological Resource Conservation: This section discusses the habitat types that support wildlife in Martinez.

3.6 Energy Conservation: This section describes opportunities for energy conservation and resource use in buildings and transportation.

3.7 Water and Watershed Resource Conservation: This section describes Martinez's groundwater resources and watersheds.

3.8 Flood Hazard Management: This section discusses the flooding and the Alhambra Creek Watershed Management Plan.

3.9 Watershed Quality Conservation: This section discusses point- and non-point source pollution and their effects on water quality.

3.10 Alhambra Creek Enhancement Program: This section discusses the Alhambra Creek Enhancement Program adopted by City Council in 1992.

3.11 Effects of Development on Public Land Resources: This section briefly discusses how the development described in the Land Use Element can affect natural resources and public lands.

3.12 Fisheries: This section describes the history of fishing in Martinez. It also describes how the General Plan's policies will improve water quality for the Carquinez Strait and improve the area's recreational fishing.

3.13 Open Space & Conservation Element Goals, Policies, and Measures: This section lists the goals, policies, and implementation measures for the Land Use Element.

3.2 | REGULATORY FRAMEWORK

Government Code Section 65302(d) requires a general plan to include a conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. The conservation element must also consider the effect of development within the jurisdiction, as described in the land use element, on natural resources

located on public lands. The conservation element is also required to identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management. Pursuant to Government Code Sections 65302(e) and 65560, a general plan is also required to include an open space element.

3 OPEN SPACE & CONSERVATION ELEMENT

(Source: Kevin Murray)

Types of Open Space

Open space is defined as any parcel or area of land or body of water that is essentially unimproved and undeveloped including parks, ridges, and slopes, creeks, unique natural areas, wildlife habitats, and areas suitable for nature study. State planning law (Government Code

Section 65560) provides the requirements for the preservation of open space, including the following:

- **Open Space for the Preservation of Natural Resources.** This includes, but is not limited to: areas required for the preservation of plant and animal life and habitat; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

- **Open Space for the Use of Managed Production of Resources.** This includes, but is not limited to: forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

- **Open Space for Outdoor Recreation.** This includes, but is not limited to areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

- **Open Space for Public Health and Safety.** This includes, but not limited to: areas that require special management or regulation because of hazardous or special conditions. This type of open space might include earthquake fault zones, unstable soil areas, floodplains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality.

- **Open Space for Tribal Resources.** This includes the protection of places, features, and objects of Native American historical, cultural and sacred importance.

Open Space Inventory

The open space inventory is a map of any parcel or area of land or water within the City of Martinez's city limits and sphere of influence that is essentially unimproved and devoted to open space use for natural resources, the managed production of resources, outdoor recreation, public health and safety, and tribal resources, as required by California Government

3 OPEN SPACE & CONSERVATION ELEMENT

Code §65560(b). Open space parcels in the inventory are mapped in Figure 3-1. The map in Figure 3-1 includes parcels which are subject to the Protected Open Space and Parks Overlay (POPO) designation that was created by the Martinez Open Space and Park Protection Initiative (Measure I). Measure I was passed by voters on June 5, 2018. According to the language in Measure I, the purpose of the initiative was to increase protections for open space, park and outdoor recreation land in the City by requiring approval by Martinez voters for any General Plan amendment to change allowable uses or land use designations for such land. The Initiative was also intended to help ensure that those lands and their valued uses are not changed to uses associated with more intensive development without approval by Martinez voters. The full text of Measure I is included as Land Use Element Appendix LU-A Full Text of Measure I: Martinez Open Space and Park Protection Initiative. On September 18, 2019, the City Council adopted Resolution 115-19 approving a General Plan amendment to clarify Measure I. A copy of Resolution 115-19 is included as Land Use Element Appendix LU-B Resolution 115-19 Approving a General Plan Amendment to Clarify Measure I. See Land Use Element 2.0, Section 2.5 – Land Use Designations; Section 2.6 – Land Use Map; and Policy LU-P-1.2 for additional information and policies regarding Measure I and the Protected Open Space and Parks Overlay (POPO) land use designation.

3 OPEN SPACE & CONSERVATION ELEMENT

(Source: Kevin Murray)

Native American Tribal Consultation

Consultation with the appropriate tribes is essential to both accurately identify those areas needing protection, and to protect the confidentiality and dignity of sensitive resources. Jurisdictions must consult with Native American tribes during an amendment or update to a general plan (Gov. Code § 65352) regarding public land containing any Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine; and Native American historic, cultural, or sacred sites. Prior to this General Plan's adoption, letters of consultation were sent to: the Native American Heritage Commission; Ann Marie Sayers, Chairperson, Indian Canyon Mutsun Band of Costanoan; Rosemary Cambra, Chairperson, Muwekma Ohlone Indian Tribe of SF Bay Area; Irene Zwierlein, Chairperson, Amah Matsun Tribal Band of Mission San Juan Bautista; Michelle Zimmer, Amah Matsun Tribal Band of Mission San Juan Bautista; Ramona Garibay, Representative, Trina Marine Ruano Family; Andrew Galvin, The Ohlone Indian Tribe; Linda G. Yamane; Katherine Erolinda Perez; Jakki Kehl, Martinez Historical Society; and the Contra Costa County Historical Society. The consultation letters requested information on sites and tribal concerns. Although responses were received from the Native American Heritage Commission and the Martinez Historical Society, no sacred or cemetery sites were identified. The Native American Heritage Commission recommended

consultation with two tribes: Wilton Rancheria (which declined consultation), and the Lisjan Confederated Villages Tribal Council. Consultation with the Lisjan Tribal Council resulted in confirmation of the General Plan polices regarding disturbance of human remains and the addition of two polices to this element and one policy to the Historical, Cultural, and Arts Element.

3.3 | OPEN SPACE SETTING

Existing Open Space

Martinez is fortunate to have substantial open space resources available to its residents, including over 175 ~~281~~ acres of City-owned, leased, or granted parks; approximately 2,200 acres of privately-owned open space within the City limits or sphere of influence, protected by the General Plan's Parks and Open Space Protection Overlay (POPO) designation; and thousands of additional acres of adjacent regional open space or parks owned and operated by East Bay Regional Parks and U.S. National Park Service (Briones Regional Park, Carquinez Strait Regional Shoreline, Radke Martinez Regional Shoreline, Waterbird Regional Preserve, and John Muir National Historic Site).

The value of any given open space is multiplied because its characteristics likely serve many purposes. For example, the Franklin Hills provide habitat for wildlife, absorb and filter runoff, provide recreational opportunities, stabilize sloped ~~top soils~~topsoil, and are an aesthetic amenity for residents across the City. Redundancy of any given purpose or service is also valuable. This may simply mean different parts of the City have access to a given amenity, or that function is utilized in different ways. For example, while two distinct open space patches may appear to be the same, for certain wildlife, one may only be suitable for gathering food, while the other only for rearing young. Nuanced systems like these are important to keep in mind when planning.

In addition to habitat and scenic value, open space in Martinez serves agricultural purposes, and provides for public health and safety by supplementing City flood control efforts, reducing the urban heat island effect, removing toxins from our air and water, and more. For these and other reasons it is important for the policies in this Element to guide development in a manner that protects lives and property while preserving the benefits open space provides.

3 OPEN SPACE & CONSERVATION ELEMENT

View from Radke Martinez Regional Shoreline

Open Space Reductions

Waterfront: Open space in Martinez includes low elevation waterfront areas as well as hill areas. The waterfront open space areas are potentially affected by sea level rise which is mapped and discussed in greater detail in the Public Safety Element. Impacts on use of open space along the waterfront due to sea level rise will be further documented and discussed in a Marina and Waterfront Trust Land Use Plan.

Pine Meadows Golf Course Parcel: Areas in Martinez designated as open space include an approximately 25-acre parcel at the corner of Vine Hill Way and Center Avenue that was formerly the Pine Meadows Golf Course. The golf course ceased operations and the parcel was sold for residential development. This required a rezoning of the property from open space and recreation to low density residential use. Litigation ensued after City Council approval of the rezoning. The settlement agreement designates approximately 9.5 acres as open space and recreation use, and the remaining approximately 15.5 acres as low density residential. The largest portion of the open space of 8.22 acres will become a neighborhood park and has been added to the list of parks in the Parks & Community Facilities Element. The park's addition will create greater public access and use for a portion of the area that was previously restricted to golfers. The reduction in open space for the remaining area rezoned to residential is offset by

the potential creation of approximately 60 homes that will be added to the housing supply to meet a portion of the City's state mandated housing production goals. The land use map (Figure 2-4) in the Land Use Element reflects the reduction of open space for this parcel.

Viano Winery & Vineyards on Morello Avenue

3.4 | AGRICULTURE, SOILS, AND MINERAL RESOURCE CONSERVATION

Agricultural Lands

Statewide, soils are monitored for their agricultural value. Martinez has a very small amount of Prime Farmland and a small amount of Unique Farmland within the Planning Area, which is used for viniculture. In addition, the western hills provide a significant amount of space for cattle grazing.

The only area within the City limits with an agricultural land use designation is the western hills area designated as "Alhambra Valley Agricultural Lands (AV-AL)". This land use designation includes private lands, generally in hilly areas that are used for grazing livestock or dry grain farming. The primary purposes of the AV-AL designation is to preserve and protect lands

capable of and generally used for the production of food, fiber and plant materials; and provide opportunities for rural residential single-family homes.

In addition to the Alhambra area there is a vineyard at the eastern portion of the City at Morello Avenue and the Burlington Northern railroad tracks. The Viano Vineyard is primarily designated on the land use map as open space which allows agricultural uses. This portion of the vineyard is outside the City limits but within the City's sphere of influence. The remaining 4.3-acre portion of the vineyard is within City limits and is designated for low density residential.

The California Department of Conservation, as part of its Farmland Mapping and Monitoring Program (FMMP), prepares Farmland Maps used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status, and the best quality land is called "Prime Farmland". The other agricultural classifications are "Farmland of Statewide Importance", "Unique Farmland", and "Farmland of Local Importance". Figure 3-2 shows the agricultural lands in the Martinez Planning Area. Per the diagram on the next page, areas of the Viano Vineyard are designated "Unique Farmland" and "Prime Farmland".

As shown in the diagram, the Viano Vineyard consists of four parcels:

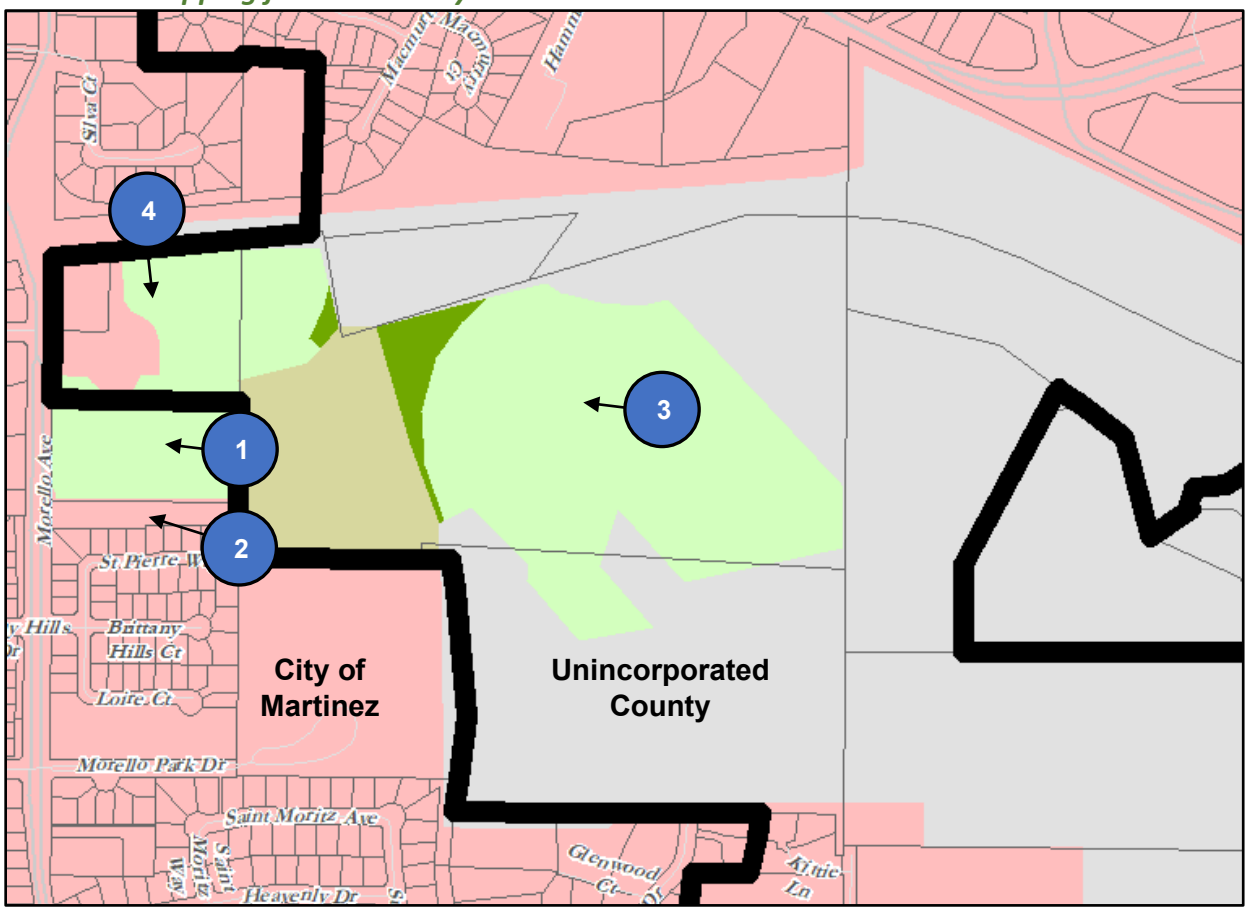
- **Parcel 1 –** This parcel is within the City limits. It has a General Plan land use designation of "Residential Low (RL)". Almost all this parcel is also designated by the State as "Unique Farmland".

- **Parcel 2 –** This parcel is also within the City limits and has a General Plan land use designation of "Residential Low (RL)". There are no mapped agricultural lands on this parcel.

- **Parcel 3 –** This parcel is outside the City limits, but within the City's SOI. It has a General Plan land use designation of "Open Space (OS)". Portions of this parcel are mapped as "Unique Farmland" and "Prime Farmland".

- **Parcel 4 –** This parcel is also outside the City limits, but within the City's SOI. It also has a General Plan land use designation of "Open Space (OS)" with a portion of the parcel mapped as "Unique Farmland".

Farmland Mapping for Viano Vineyards Area



Urban and Built Up Land

Grazing Land

Prime Farmland

Farmland of Statewide

Unique Farmland

Water

Other Land

Soils and Mineral Resources

The Martinez Planning Area contains no identified mineral resources of regional or Sstatewide significance ("MRZ-2 Zones"), as classified by the State Division of Mines and Geology. The Planning Area does contain MRZ-1 Zones (areas where adequate information indicates that no significant mineral resources are present, or of little likelihood), an MRZ-3 Zone (an area containing mineral deposits, the significance of which cannot be evaluated from the available data), and MRZ-4 Zones (areas where available information is inadequate for assignment to any other MRZ Zone).

3.5 | BIOLOGICAL RESOURCE CONSERVATION

As part of the San Joaquin Delta, Martinez is home to several distinct habitat types that support a diverse assortment of wildlife. Before Western settlement, Martinez was predominantly covered by oak savannah and grassland habitats, both which can still be experienced in the western hills and smaller pockets throughout the City. Oak savannahs typically exist on northern and eastern slopes and can be identified by the presence of grasses and scattered oak trees. Grasslands, consisting of seasonal grasses, shrubs, and flowers, occupy southern and western slopes. Over 100 bird species, from hawks to turkeys, have been identified in these areas, as well as coyotes, snakes, deer, a mountain lion, and many others.

Salt marsh and riparian habitats are two other primary environments found within Martinez Riparian habitats are associated with hydrophilic (water-loving) vegetation and intermittent or continually running water; they can be found along the Alhambra Creek corridor and its tributaries. Beavers, minks, fish and herons depend on this habitat. Salt marshes, such as those along the Carquinez Strait, are defined by tidal action and salty or brackish water, and are dominated by halophytic (salt-tolerant) herbaceous plants. Shorebirds, water birds, and small mammals are commonly found in this area.

Special status species are those plants and animals included on any federal, state, or other authority list indicating that the species is threatened or endangered, or is a candidate to be classified as such. Species are placed on these lists due to their acknowledged rarity or vulnerability as a result of various causes of habitat loss or population decline. There are 11 listed plant species and 14 listed animal species that are known or are believed to reside within one mile of the Martinez Planning Area, or use it as part of their territory. Figure 3-3 sets forth the various woodland, grassland, riparian and wetland areas that make up these various habitats.

3 OPEN SPACE & CONSERVATION ELEMENT

3 OPEN SPACE & CONSERVATION ELEMENT

3.6 | ENERGY CONSERVATION AND RESOURCE USE

We rely on energy and all sorts of natural resources in our daily lives. From the global population boom to climate change, there is a need to make efficient use of the resources on which we depend. Since the Industrial Revolution, most of our energy has come from non-renewable sources and as we live in an ever more "plugged-in" world. It is important that we ensure the continuous availability of affordable and reliable energy. While Martinez's role may not directly contribute to innovative, sustainable technologies, it can promote the use of such technologies as they become available. In Martinez it is particularly relevant to address the issues of energy, water, and raw materials use as they relate to buildings and transportation.

Buildings

In the United States, buildings account for approximately 72% of electricity consumption, 39% of total energy use, 83% of CO_2 emissions, 40% of raw materials use, and 30% of waste (by weight). By building more sustainably, the degree of these impacts is drastically reduced. Better insulation reduces the need for heating and cooling. Mixed-use infill development in the downtown preserves open space while also bringing more people downtown. Harnessing solar energy through the use of solar panels is a practical way to generate clean energy on site.

Yards and other forms of landscaping require an incredible amount of water. Employing xeriscaping strategies (landscaping and gardening in ways that reduce or eliminate the need for supplemental water irrigation) is a great alternative to typical planting schemes. Planting native plants is the most straightforward way of doing this, as they are acclimated to the climate and provide the additional benefits of providing natural habitat and a unique and authentic sense of place. Building rating systems and programs such as LEED (Leadership in Energy and Environmental Design), developed by the U.S. Green Building Council, address these and other aspects of development by providing both guidelines and standards.

Transportation

The transportation sector is also extremely taxing on energy in natural resources. In addition to requiring a lot of space, cars contribute to nearly 50% of greenhouse gas emissions (GHGs) in Martinez, and vehicular infrastructure is expensive to construct and maintain. Development patterns are a huge factor in determining how we move around, and certain patterns encourage less driving. For example, infill construction in mixed use areas can make walking a viable means of transportation for certain activities. Also, electricity saved through energy-

efficient buildings allows more of it to be available for the use of electric vehicles. For more information on energy use in Martinez, see the City of Martinez Climate Action Plan.

3.7 | WATER AND WATERSHED RESOURCE CONSERVATION

Groundwater

The City currently has no active groundwater well sources. All of the City's raw water supply is from surface water provided by the Contra Costa Water District's Contra Costa Canal. The City has no major groundwater production facilities for water supply, and there are no major groundwater basins underlying the City. The nearest significant groundwater basin is the Ygnacio Valley groundwater basin (Basin 2-6) on the east side of Interstate 680 and Taylor Road.

Subsequent development projects under the General Plan, such as residential, commercial, industrial, and roadway projects would result in new impervious surfaces and could reduce rainwater infiltration and groundwater recharge. The City must evaluate individual projects as they are proposed to ensure that they would not result in a significant interference with recharge. Policies in this element and the Land Use Element contribute to the proper use and recharge of groundwater resources.

Watersheds

Watershed management is a necessary component of open space preservation. Defined by ridges and other high points, a watershed is a landform that contains all the land and water features that drain water to a specific geographic feature in the landscape, whether as runoff or through the soil. While the topography and related flora and fauna of a watershed can add to a city's vibrancy, hazards like flooding and landslides can be issues of great concern if development is not compatible with the watershed's natural systems.

The City limits of Martinez include portions of six watersheds. Most of Martinez (including downtown) belongs to the lower third of the Alhambra Creek watershed, which originates in Briones Regional Park. The headwaters and upper watersheds of the Hidden Lakes, Virginia Creek, Vine Hill Creek, and Peyton Creek watersheds originate within Martinez. The Shell-West watershed lies both within the City limits and on PBF property in the County and is the only watershed whose effluent receives treatment. Additional discussion of watersheds and policies are set forth in the Public Safety Element.

3 OPEN SPACE & CONSERVATION ELEMENT

Discussion of water development, supplies, demand, and coordination with County and other regional water agencies is a requirement of Government Code Section 65352.5. This discussion and related policies are set forth in the utilities section of the Circulation Element. Additional discussion and policies regarding waterways, riparian habitat, floodwater management, and related policies, are found in the Public Safety Element.

3.8 | FLOOD HAZARD MANAGEMENT

Flooding is an ongoing challenge in Martinez. The relatively high flood risk in Downtown and elsewhere negatively affects property values and economic vitality. In response to flooding in 1997, a group of dedicated and concerned citizens, representing a wide variety of stakeholders, developed the Alhambra Creek Watershed Management Plan. The intent was to improve the creek channel to provide 100-year flood protection from Marina Vista to the Railroad Bridge as part of the Intermodal Transit Station improvement. In 1998, the City Council identified four projects to alleviate flooding. They include the following:

- Restoration of the Marsh area;
- Upgrade of the Union Pacific Railroad Bridge to 100-year flood level of protection;
- Enhancement of the Alhambra Creek channel from Marina Vista to Green Street; and
- Maintenance and cleaning of the creek upstream of Green Street.

Aspects of the Alhambra Creek Watershed Management Plan were largely implemented between 1997 and 2001 as part of flood control and landscape improvement projects and resulted in the daylighting of Alhambra Creek at the plaza south of Main Street. Improvements to Alhambra Creek have reduced the frequency of flood related events from four to one event every 10 years. Additional discussion and policies regarding flooding and hydraulic force are found in the Public Safety Element.

Lower Alhambra Creek Watershed Management Plan: In March 2022, the City Council adopted the Lower Alhambra Creek Watershed Management Plan (LACWMP) with Appendices A-D. The plan was developed by the City, with assistance from the Alhambra Watershed Council, to guide future maintenance, management, and enhancement of Alhambra Creek. The planning effort involved representatives of the Alhambra Watershed Council, Friends of Alhambra Creek, the California Native Plant Society, other community members and organizations, representatives of the City engineering and planning departments, California Department of Fish and Wildlife, and the San Francisco Bay Regional Water Quality Control Board (RWQCB). The plan was prepared in order to meet a regulatory requirement of the RWQCB to produce a community-based plan which would:

- Guide future flood management measures;

- Streamline future maintenance activities and permitting;
- Provide a transparent plan for both maintaining and enhancing the creek to prevent unintended conflicts amongst community groups planting the creek and City maintenance activities; and
- provide community-based oversight for wildlife management, including beaver management.

The plan formalizes on-the-ground technical protocols to guide creek maintenance, management, and enhancement. The plan also provides a process for coordination among the Alhambra Watershed Council, City representatives, and representatives of state agencies with oversight over creek resources and water quality on all future lower watershed management and habitat protection activities. The plan assigns the Alhambra Watershed Council, whose membership is open to all interested community members, to collaboratively coordinate and direct maintenance and enhancement projects, including management of beaver and other wildlife and their associated habitats. Although the plan focuses on the watershed below Green Street, it is the appropriate approach for also addressing upstream flooding, sediment production, and other watershed management issues. The RWQCB has directed the City to collaborate periodically with the Alhambra Watershed Council to review the success of the plan and plan outcomes. The Alhambra Watershed Council is to review the plan at least once every three years to assess watershed conditions, maintenance, management, and enhancement activities and needs, and then recommend plan revisions to the City based on these assessments. The RWQCB also encouraged the City to initiate watershed and habitat educational activities.

3.9 | WATER QUALITY CONSERVATION

The San Francisco Bay Conservation and Development Commission (BCDC), established to both protect and direct development of the Bay and its shoreline, recognizes that the Bay is a single body of water, in which activities or conditions affecting one part may also affect other parts. Pollutants affect both surface and ground water and compromise the quality of our drinking water, health, and the environment.

Monitoring and regulating point source pollution, such as effluent from a refinery or municipal sewage discharges, is relatively straightforward. The Clean Water Act, adopted in 1972, has been critical and very effective in reducing the impacts of point source pollution. Now, non-point source pollutants pose the greatest threat to our water supply. Non-point sources include

polluted urban runoff from streets and parking lots, erosion from construction sites, pollutants in freshwater inflow, leaching of pollutants from toxic waste sites and dumps of all kinds into the water supply, fertilizers and other agricultural runoff, direct spills of pollutants into the San Francisco Bay waters, dredging, and vessel waste discharges.

Non-source pollutants are pervasive and abundant. They are particularly dangerous because people are generally unaware of the damage they can cause or think that their own use of these pollutants is inconsequential. Small amounts of pollutants distributed throughout a watershed can be extremely harmful once they are all flushed to the same area, like Alhambra Creek. Further, not everyone is aware of what non-source pollutants are or how they relate to water quality.

The nutrients from one pound of leaf clippings are enough to support the growth of 300 pounds of algae. Algae blocks sunlight, killing aqueous plants. Once enough plants die, not enough oxygen is produced to support animal life in the water body. Another frequently overlooked condition is the effect of relatively warm urban runoff (especially from asphalt), flowing into creeks and other bodies of water. Fish are particularly sensitive to water temperature and runoff from a storm may raise the water temperature enough (even as little as 3 degrees) to devastate an entire population.

Making small changes throughout the watershed is the most effective way to address this type of pollution. These changes include reducing the prevalence of pollutants, decreasing the amount of impermeable surfaces, employing best management practices for watershed management, and incorporating toxic-remedial plants throughout the watershed, but especially along impermeable surfaces and the creeks, Carquinez Strait, and other bodies of water.

3.10 | ALHAMBRA CREEK ENHANCEMENT

The Alhambra Creek Enhancement Program was adopted by the City Council in 1992. The Program is a vision for Alhambra Creek in which trail, habitat enhancement, and bank stabilization proposals have been designed to complement each other. A long-term goal of the program is to provide a continuous trail system that connects the neighborhoods with Downtown, schools, parks and with the regional recreational trail network. The program was designed to encourage people to walk or bicycle in safety to Downtown, with opportunities to stop and enjoy the restored natural setting. Educational exhibits would be available to describe the natural processes of the creek, its historic importance, and the process of habitat restoration and bank stabilization. The improved habitat would bring a rich biological diversity into the center of Martinez. Stabilization treatments for the channel, its banks, and the

adjacent properties would work in concert with habitat restoration and would accommodate trail construction. The Alhambra Creek Enhancement Program has the following objectives:

- Create a greenway corridor along Alhambra Creek which balances the community desires for public access, natural area restoration, wildlife habitat value enhancement, flood protection, and bank stabilization;
- Create an access and enhancement plan which maintains the privacy and security of creekside properties and residents and the safety of those using the creek;
- Improve the habitat values for wildlife in the riparian corridor and for fish in the creek;
- Create an access and enhancement plan that maintains or improves, where possible, the existing level of flood protection along the creek;
- To the extent consistent with wildlife habitat, flood protection, and public safety, create a safe route for pedestrians and bicyclists along the greenway corridor linking the neighborhoods, existing trails, public open spaces, and the downtown commercial core of the City of Martinez;
- Create public, creek-related educational options throughout the greenway corridor; and
- Enhance the economic health of the downtown area through the creek enhancement process.

3.11 | EFFECTS OF DEVELOPMENT ON PUBLIC LAND RESOURCES

Pursuant to Government Code Section 65302(d) the conservation of natural resources must take into account the effect of development described in the Land Use Element on natural resources and public lands. Public lands include publicly owed open space, parks, facilities, and infrastructure. Many of the resources and conservation policies described in the Section 3.13 of this Element have an effect on public lands. The Land Use Element and 2015-2023 Housing Element encourage development in the Downtown area adjacent to the public waterfront open space and recreation area. The effect of this land use policy will be a greater use of natural resources in the waterfront area as the Downtown population increases. Future planning for the waterfront area, including the preparation of the Marina and Waterfront Trust Land Use Plan for the Marina area will consider natural resource conservation and utilization. When the Housing Element is updated, it will also examine the effect on natural resource use and

conservation if increased residential densities in the Downtown are proposed to meet State housing production goals.

3.12 | FISHERIES

Fisheries are an important component of California's economy, and their careful management ensures their viability into the future. This section provides information about the Martinez fishery and the location of policies to protect the fishery that are found in other general plan elements and related plans.

The Martinez Shoreline was once a fishing village starting in the in the 1870's. A portion of the Italian population who migrated to Martinez were fishermen who caught salmon from the Martinez Shoreline and the Carquinez Strait. During 1882, Martinez was the site of two of the twelve fishing canneries in the bay area and about 2,500 fishermen were working the Carquinez Straits. In 1950 state regulation ended commercial fisheries in the immediate area.

Fishing continues in Martinez for recreational fishing only. The main fish that are caught in the area are striped bass and white sturgeon and both are generally caught in the Strait from both recreational boats and the Martinez fishing pier. The presence of Bullheads (staghorn sculpin) increases in mid-summer, while in late summer to fall the lower flows of the rivers feeding the Strait increases salt water which in turn increases the presence of saltwater perch.

General Plan policies that help improve water quality for the Carquinez Strait will support the area's recreational fishery. Although the mix of fresh and saltwater constantly changes with variations in the volume of fresh river water feeding the Strait, good water quality that supports the recreational fishery is to a major degree a function of the upstream agricultural and nearby industrial operations that may contribute pollution and degradation of water quality. The operation of these facilities is outside the City's direct regulatory control. There are, however, local city land uses and waterways that connect to the Strait that should be managed to maintain or improve the health of the waters and fishery. Section 3.13 of this Open Space & Conservation Element contains policies regarding water resources flood management and water quality. The utilities section of the Circulation Element contains information and polices regarding sanitary wastewater treatment, recycling, litter, and solid waste disposal which can affect water quality through control of pollution sources. The Land Use Element contains policies regarding protection of waterways when approving new development including adding requirements to the Zoning Ordinance and project conditions of approval for waterway protection plans. The Land Use Element also includes polices regarding the support of riparian habitat and the enhancement of the Marina and fishing pier.

3 OPEN SPACE & CONSERVATION ELEMENT

In addition to General Plan polices there is also information and implementation measures in the City's Climate Action Plan regarding sea level rise and GHG reduction which may have a positive effect on the waters of Carquinez Strait. Similarly, the City's Water Management Plan addresses water quality measures. The new Marina and Waterfront Trust Land Use Plan will be developed as a requirement of the City receiving control over several waterfront area parcels in trust from the State Lands Commission. The plan will include policies and implementation measures to address waterfront land uses and measures to ensure preservation of riparian, tidal and wetland habitat in the area.

Kites at Radke Martinez Regional Shoreline *(Source: Kevin Murray)*

3.13 | OPEN SPACE & CONSERVATION ELEMENT GOALS, POLICIES, AND MEASURES

GOAL OSC-G-1: Maintain and enhance the integrity of Martinez's visual and natural environment and preservation of habitat.

Policy OSC-P-1.1: Where feasible and appropriate, preserve visually significant skyline vegetation, particularly major woodlands and ridgelines.

Measure OSC-I-1.1a: Consider the establishment of standards in the Zoning Ordinance and adopted design guidelines to minimize visual impact to ridgelines from potential development.

Measure OSC-I-1.1b: Through the subdivision and design review entitlement processes, discourage construction and the creation of lots on or near ridgelines. Where no alternative construction site is feasible, ensure that building forms and tree canopies reduce the visual impact of new construction from lower vantage points.

Policy OSC-P-1.2: Explore opportunities for maintaining and enhancing major scenic routes, including the official designation of scenic routes.

Policy OSC-P-1.3: Encourage and support development of large-scale landscaping areas between adjacent parcels to create an overall sense of continuity and buffer when possible.

Policy OSC-P-1.4: Protect and enhance vegetation along the drainage channels of riparian zones. A riparian zone refers to the land area that encompasses the river channel and its current or potential floodplain.

Measure OSC-I-1.4a: As a condition of approval for appropriately located development, require restoration and enhancement of adjacent riparian corridors.

Measure OSC-I-1.4b: Collaborate with responsible agencies to plan and implement an integrated management plan for the long-term conservation and restoration of riparian and wetland habitats.

Policy OSC-P-1.5: Support open space acquisition efforts by the East Bay Regional Parks District, the John Muir Land Trust, and other organizations.

Measure OSC-P-1.5a: Consult with culturally affiliated Native American Tribes prior to amending the General Plan and adopting or amending specific plans, and when a tribal cultural site is to be placed in permanent open space, consistent with State law.

Measure OSC-P-1.5b: Consult with culturally affiliated tribes prior to designating open space in order to protect the identity of any cultural places that exist on the proposed open space, and develop a management plan for any such cultural places.

Policy OSC-P-1.6: Preserve the visual quality of ridgelines by limiting or prohibiting development on or near ridgelines.

Policy OSC-P-1.7: Continue to coordinate with residents, developers, East Bay Regional Park District, and other groups to provide visual continuity between natural vegetation and developed areas using landscaping, planting street trees, and other "natural" buffers along natural areas.

Policy OSC-P-1.8: Ensure that development proposals include riparian corridor preservation, protection, and restoration.

Policy OSC-P-1.9: Encourage shade structures, trees, high-albedo "cool" roofs, vegetated "green" roofs, and specialized paving materials in the downtown and other highly paved and highly built up areas to reduce the heat island effect.

Policy OSC-P-1.10: Encourage future designation of park and open space sites well in advance of an area's development, even if the sites do not presently lie within the incorporated City boundaries and acquire them as funds become available.

Measure OSC-I-1.10a: Support programs to preserve open space lands. Consider a variety of methods to pursue public ownership and/or public use of open space lands, including fee simple purchase, secured options for the future purchase of land, installment contracts, purchase and lease-back, purchase (or acquire) less-than-fee interests, easements, transfer of development rights, rights of entry, land trades, or assistance by a land trust.

Measure OSC–I-10b: Apply for federal grants to aid in open space acquisition.

Measure OSC–I-1.10c: Support efforts by the East Bay Regional Park District, John Muir Land Trust, and others to acquire lands to protect hillsides and ridgelines as visual resources.

Policy OSC-P-1.11: Maintain existing open space areas through implementation of the Protected Open Space and Parks Overlay (POPO) designation as set forth in Section 2.5 of the General Plan Land Use Element.

3 OPEN SPACE & CONSERVATION ELEMENT

(Source: Kevin Murray)

GOAL OSC-G-2: Maintain safe hillside communities.

Policy OSC-P-2.1: Encourage the preservation of open space as an attractive means of reducing the risk of natural hazards, including fire hazards as set forth in the Public Safety Element.

Measure OSC-I-2.1a: In areas with identified geologic conditions, including but not limited to, unstable soils, landslides, or soil creep, development shall conform to geotechnical report mitigation measures and/or the proposed project or site modified to respond to site-specific hazards and conditions, typically requiring the placement of hazard areas within parcels to be designated as open space.

Measure OSC-I-2.1b: Follow fire mitigation policies in or adjacent to fire hazard open space areas set forth in the Public Safety Element.

Policy OSC-P-2.2: Discourage the large-scale alteration of the topography to accommodate incompatible development patterns, and require planning and engineering review of soils and hydrology reports to prevent severe erosion and hydrologic hazards.

Policy OSC-P-2.3: Encourage grading alterations which do not induce or accelerate natural channel degradation, sheet erosion, gullying, and other forms of erosion, through adoption of conditions of approval as part of the development process.

GOAL OSC-G-3: Preserve productive agricultural lands.

Policy OSC-P-3.1: Encourage the preservation of productive agricultural lands by establishing programs which secure permanent agricultural use on lands so designated in the City and/or Contra Costa County General Plan.

Measure OSC-I-3.1a: Through the subdivision entitlement process, encourage consolidated development, with appropriate land use buffers of parks, open space, and trails, for proposed major subdivisions adjacent to agricultural lands.

Policy OSC-P-3.2: Foster the fiscal viability of existing viniculture operations by continuing to accommodate small-scale commercial winery and wine growing operations.

Policy OSC-P-3.3: Minimize impacts of development on agricultural uses by requiring new development to provide appropriate buffers of open areas and/or landscaping between the new urban uses and the existing agricultural uses.

Policy OSC-P-3.4: Reduce the potential for conflicts between existing agricultural uses and new urban development by requiring homebuyer notification of agricultural operations on nearby sites.

Policy OSC-P-3.5: Encourage grazing for watershed and fire protection, as well as a tool for land management, weed control, and native grass restoration.

Measure OSC-I-3.5a: Amend the zoning ordinance to establish a setback standard for non-agricultural structures adjacent to cultivated agriculture.

Measure OSC-I-3.5b: Consider adoption of a Right to Farm Ordinance, which protects ranchers and farmers within a historically agricultural district from nuisance complaints and unreasonable restrictions and regulations on farm structures or farming practices.

Policy OSC-P-3.6: Require adequate setbacks for any non-agricultural structures adjacent to cultivated agriculture through the subdivision and site development entitlement process.

GOAL OSC-G-4: Protect and maintain the quality of biological resources.

Policy OSC-P-4.1: Preserve and protect special status plant and animal species in a manner consistent with the state and federal endangered species acts, including protection of their habitat.

Measure OSC-I-4.1a: Prior to development within identified sensitive habitat areas, the area shall be surveyed for special status plant and/or animal species. If any special status plant or animal species are found in areas proposed for development, the appropriate resource agencies shall be contacted, and species-specific management strategies established to ensure the protection of the particular species.

Measure OSC-I-4.1.b: Participate with regional, state, and federal agencies and organizations to establish and preserve open space that provides habitat for locally present wildlife.

Measure OSC-P-4.1c: Revise the design review guidelines and landscape ordinance to encourage the use of native plants in urban landscaping as a way to provide additional natural habitat for native wildlife.

Policy OSC-P-4.2: Preserve woodlands, marshes, and sensitive tree species such as oaks and black walnuts, and remove invasive exotics whenever possible or feasible.

Policy OSC-P-4.3: Development in sensitive habitat areas should be avoided or mitigated to the maximum extent possible.

Radke Martinez Shoreline *(Source: Kevin Murray)*

GOAL OSC-G-6: Reduce energy, water, and resource consumption.

Policy OSC-P-6.1: Reduce energy, water, and resource consumption wherever possible as they pertain to buildings and construction.

Measure OSC-I-6.1a: Identify opportunities for creating energy conservation and efficiency programs for application in all City facilities, schools, and local businesses.

Measure OSC-I-6.1b: Institute a water conservation program for all City facilities to include such features as installation of waterless urinals and low flow toilets.

Measure OSC-I-6.1c: Continue to implement zoning guidelines for landscaping to absorb pollutants.

Measure OSC-I-6.1d: Continue to incorporate measures to reduce runoff and control stormwater.

Measure OSC-I-6.1e: Continue to support the building material recycling program through education of the public, contractors, and developers.

Measure OSC-I-6.1f: Continue to support programs that reduce waste, improve recycling rates, divert organic waste from the landfill, and recover edible food as set forth in the Climate Action Plan

Policy OSC-P-6.2: Promote and encourage compliance with sustainable building standards.

Policy OSC-P-6.3: Strongly encourage landscaping that promotes more efficient use of water and energy including an evaluation of xeriscaping (no/low water use landscaping plants), native plants in landscaping, drip irrigation, and irrigation controls.

Policy OSC-P-6.4: Encourage existing buildings and new construction to incorporate renewable energy and energy- and water-efficient technologies.

Policy OSC-P-6.5: Cooperate with PG&E, Contra Costa County, State of California and all relevant public and private organizations efforts to retrofit existing homes with energy saving devices.

Policy OSC-P-6.6: Support the use of solar power by streamlining the permitting process.

Policy OSC-P-6.7: Encourage use of recycled-content construction materials.

Policy OSC-P-6.8: Encourage rehabilitation and reuse of buildings whenever appropriate and feasible as an alternative to new construction.

Policy OSC-P-6.9: Continue supporting recycling and composting programs.

Policy OSC-P-6.10: Continue to support the use of electric and other alternative fuel-sourced vehicles.

Policy OSC-P-6.11: Promote land use patterns which minimize energy consumption.

GOAL OSC-G-7: Reduce energy use to limit air pollution and likelihood of power outages.

Policy OSC-P-7.1: Continue to support the efforts of MCE Clean Energy and Pacific Gas and Electric in identifying projected energy demands for residential, commercial, industrial, and other land uses and promote alternative energy such as the use of solar.

Measure OSC-I-7.1a: Consider adoption of an ordinance implementing "green" building practices that include the use of solar power.

Measure OSC-I-7.1b: Adopt an ordinance that limits or prohibits the introduction of new wood burning stoves in new or remodeled residential buildings.

Policy OSC-P-7.2: Support incentive programs that promote reduction of energy use.

GOAL OS-G-8: Protect water resource systems to maintain the natural habitat within the watershed and enhance the biological value of the City.

Policy OSC-P-8.1: Water resources such as the Alhambra Creek Watershed, wetlands, flood plains, recharge zones, riparian areas, open space and native or natural habitat should be preserved.

Measure OSC-I-8.1a: Require proposed projects located near watersheds or riparian areas to protect the natural resource consistent with flood management and recharge objectives.

Measure OSC-I-8.1b: Consider completion and adoption of an Alhambra Creek Watershed Management Plan.

GOAL OSC-G-9: Protect high quality water from pollutants and protect the resource.

Policy OSC-P-9.1: Protect and improve the quality of water in all of Martinez's watersheds, creeks, and water bodies.

Measure OSC-I-9.1a: Review all projects in watersheds to limit runoff and preserve water quality by requiring appropriate mitigation measures as part of development.

Measure OSC-I-9.1b: Manage storage of hazardous materials, especially underground tanks that may leak into existing waterways, to prevent pollution.

Measure OSC-I-9.1c: Consider the establishment of buffers between development and water resources to prevent contamination of the water from urban pollutants.

Policy OSC-P-9.2: Enforce federal, state and local mandates regarding water quality such as the National Pollutant Discharge Elimination System (NPDES).

Measure OSC-I-9.2a: Support the Contra Costa Clean Water Program and continue to implement a stormwater clean water program to reduce pollutants according to NPDES mandates.

Measure OSC-I-9.2b: Require new development to incorporate treatment measures, site design techniques, and source controls to address stormwater runoff pollutant discharges and prevent increase in runoff rates in development projects.

Measure OSC-I-9.2c: Reduce impervious surface areas associated with projects and encourage design that reduces stormwater flow and volume.

Measure OSC-I-9.2d: Enforce development guidelines that protect areas susceptible to erosion or other factors that would pose significant impacts to local waterways.

Measure OSC-I-9.2e: Encourage the use of pest-resistant, native species and drought-tolerant landscape design and features, and promote the use of design that incorporates stormwater detention and retention in development projects.

Measure OSC-I-9.2f: Support the use of vegetated "green" roofs to reduce runoff flow rates and volume, absorb and filter pollutants, supply green habitat and nesting areas, and help lower urban heat island effect.

Measure OSC-I-9.2.g: Continue to strengthen the City's Water Conservation in Landscape Ordinance, and update the ordinance when necessary.

Measure OSC-I-9.2h: When appropriate, utilize the Bay-Friendly Landscape Guidelines and native species in order to reduce water consumption.

Measure OSC-I-9.2i: Support the efforts of Contra Costa County Sanitation District with respect to their reclaimed water management project.

Measure OSC-I-9.2j: Promote reclamation and reuse of wastewater for irrigation and to recharge aquifers.

GOAL OSC-G-10: Reduce flood hazards while enhancing the creekside environment.

Policy OSC-P-10.1: Support measures that would decrease the likelihood of flooding and/or reduce the amount of damage caused by flooding.

Measure OSC-10.1a: Continue to enforce flood management control standards when development is proposed within flood basins or watercourses.

Policy OSC-P-10.2: Regulate overgrazing, clearing, burning, and other activities which could reduce vegetation cover within the Alhambra Creek Drainage Basin. Unless absolutely necessary, prohibit the construction of impermeable surfaces over permeable soil and geologic areas and the removal of permeable soils by extensive grading and scraping practices.

Policy OSC-P-10.3: All other waterways and their banks should be protected from encroachment and degradation and restored or enhanced visually through appropriate

landscaping where deemed necessary. Integration of these into park or trail systems and other common open spaces should be required as a condition for development of adjoining lands.

Policy OSC-P-10.4: In all hilly areas, grading practices for drainage purposes should restore natural patterns of surface water run-off with respect to volume of flow.

Policy OSC-P-10.5: As funds allow and/or as a condition of approval, sites in the first and second order tributary sub-basins of the Alhambra Creek Drainage Basin should be developed for flood retention purposes and for additional recreation or livestock watering uses where appropriate. Retention dam sites should be chosen with due consideration to soil and geologic conditions related to slide hazard.

Policy OSC-P-10.6: Support the revegetation of watercourses and enforce the use of native vegetation, providing the type of vegetation is compatible with the watercourse's maintenance program and does not adversely alter channel capacity.

Policy OSC-P-10.7: Where feasible, enhance watersheds and aquifer recharge areas, as funds become available.

GOAL OSC-G-11: Preserve and enhance the quality of surface and groundwater resources.

Policy OSC-P-11.1: Grading, filling and construction activity near watercourses shall be conducted in such a manner as to minimize impacts from increased runoff, erosion, sedimentation, biochemical degradation, or thermal pollution.

Measure OSC-I-11.1a: Continue to coordinate with Contra Costa County Clean Water Program on implementation of current National Pollutant Discharge Elimination System (NPDES) regulations and the California Regional Water Quality Control Board for the San Francisco Bay Region Municipal Regional Stormwater Permit requirements, including, but not limited to, the C.3 requirements for new development and redevelopment and the use of permeable surfaces.

Measure OSC-I-11.1b: Continue to work in collaboration with the Contra Costa County Flood Control and Water Conservation District to develop and enact best management practices for stormwater management.

Measure OSC-I-11.1c: Develop and adopt a Green Infrastructure Plan as required by the San Francisco Bay Region Municipal Regional Stormwater NPDES Permit and submit the framework and plan to the California Regional Water Quality Control Board for the San Francisco Bay Region by the required deadlines.

Policies OSC-P-11.2: Support efforts to phase out the use of long-lived synthetic compounds, such as pesticides and vehicle anti-freeze, and certain naturally occurring substances which do not biodegrade. Encourage efforts to change manufacturing processes to use biodegradable materials, recycle manufactured products, reuse by-products, and use "green" products.

Policies OSC-P-11.3: Encourage retailers to stock nontoxic alternatives to hazardous products.

Policies OSC-P-11.4: Continue to promote keeping our waterways clean and pollution free by eliminating non-stormwater discharges to storm drains, creeks, and the bay.

Policies OSC-P-11.5: Support alternatives to impervious surfaces in new development, re-use and/or public improvement projects to reduce urban runoff into drain systems, creeks and other drainages.

Measure OSC-I-11.5a: Development project approvals should include the use of vegetated areas to absorb and filter fertilizers, pesticides, and other runoff pollutants.

GOAL OSC-G-12: Improve cooperative planning between all agencies within each watershed-wide area.

Policy OSC-P-12.1: Support the formation of an inter-jurisdictional group to consider issues that affect watersheds across jurisdictions.

Measure OCS-I-12.1a: Continue to work with other jurisdictions, including through the creation of an inter-jurisdictional group, to coordinate strategies addressing preservation and enhancement of watershed-wide water quality.

GOAL OSC-G-13: Increase Alhambra Creek's value as a community asset.

Policy OSC-P-13.1: Promote Alhambra Creek as an integrated greenway.

Measure OSC-I-13.1a: Consider the adoption of a tree planting program for streets and other open spaces along the creek in which riparian-related plants are used to enhance and expand the corridor, visually enhance the space, support wildlife and fish habitat restoration, and provide additional shade.

Measure OCS-I-13.1b: Continue to implement the Alhambra Creek Enhancement Program as both public CIP projects and through conditions of approval placed on development adjacent to Alhambra Creek.

Policy OSC-P-13.2: Limit and control public access in sensitive wildlife areas.

Policy OSC-P-13.3: Provide natural and artificial barriers to habitat in high public use areas.

Policy OSC-P-13.4: Maintain the privacy and security of creekside properties and residents while also permitting safe public access along portions of the creek. Develop a public access system which is easily monitored for the safety of the users.

GOAL OSC-G-14: Ensure the preservation of natural resources by determining appropriate land use and compatibility with natural resources, the built environment, and open space.

Policy OSC-P-14.1: The City will, where feasible, protect and preserve open space and remaining natural areas, including, oak/woodland, riparian vegetation, creeks, saltwater and freshwater marsh, native grasslands, wildlife corridors, and sensitive nesting and habitat areas.

Policy OSC-P-14.2: Where feasible, all projects shall avoid impacts on wetlands. if not feasible, appropriate mitigation measures shall be implemented consistent with federal, state and local, laws, rules, regulations and policies.

Policy OSC-P-14.3: Recognize the US Army Corps of Engineers as the designated permitting agency that regulates wetlands.

Policy OSC-P-14.4: Provide the public appropriate access to wetlands.

Measure OCS-I-14.4a: Continue to work with federal, state and local agencies to promote long term sustainability of natural resources.

Measure OCS-I-14.4b: Design public access to avoid or minimize disturbance to wetlands, consistent with the appropriate mitigation standards, with necessary buffer areas and associated wildlife habitat, while facilitating public access and enjoyment of wetlands as an open space resource. Consider ordinance amendments to require setbacks and/or other appropriate protection measures for wetlands.

Measure OSC-I-14.4c: Lands adjacent to riparian areas shall be protected as public or private open space through dedication or easements. Consider ordinance amendments to require setbacks and/or other appropriate protection measures for riparian habitat.

Measure OCS-I-14.4d: Condition projects or modify proposals to preserve natural transitions along the edges of habitat areas, requiring that adequate buffers are maintained between development and sensitive habitats, such as riparian corridors, marshlands, and oak woodlands.

Policy OSC-P-14.5: When feasible, require full restoration or replanting of vegetation as part of development adjacent to riparian habitat.

Policy OSC-P-14.6: Promote the preservation of wildlife corridors and habitat by including buffers and prohibition of development.

Policy OSC-P-14.7: Limit development in areas which support special status species.

GOAL OSC-G-15: Provide a network of trails linking people to open space and recreation opportunities.

Policy OSC-P-15.1: Plan for connectivity between open space though use of trails, open space corridors, and development, through the preparation of a City-wide trails map per the policies of the Parks and Public Facilities Element

Measure OSC-I-15.1a: Encourage and coordinate efforts with the EBRPD, CCWD and the Contra Costa County Flood and Water Conservation District for the implementation of trails as shown on the adopted Parks Master Plan. Where applicable, require, as a condition of project approval, installation of trail segments within project boundaries and/or links to adjacent regional trails.

4 HISTORIC, CULTURAL & ARTS ELEMENT

Contra Costa County Finance Building

4.1 | INTRODUCTION

The Historic, Cultural and Arts Element is designed to establish goals, policies, and implementation measures that will help protect and enhance the City's significant historic and cultural resources and encourage art and cultural enhancements within the City to add to the rich fabric of life enjoyed by Martinez citizens. Martinez values its historic and cultural heritage and seeks to balance preservation of those interests, while encouraging economic development, fiscal sustainability, and reinvestment in the community.

The Historic, Cultural and Arts Element includes the following sections:

4.2 **Regulatory Framework:** This section describes the state laws that apply to historic resources in Martinez.

4.3 **Historic Resources:** This section describes Martinez's rich history. It also includes a summary of properties with state and national historic designations.

4.4 **Culture and Art:** This section discusses the importance of culture and art to the community.

4 HISTORIC, CULTURAL & ARTS ELEMENT

4.5 Historic Cultural & Arts Element Goals, Policies, and Measures: This section lists the goals, policies, and implementation measures for the Historic, Cultural & Arts Element.

Tucker House *(Source: Kevin Murray)*

4.2 | REGULATORY FRAMEWORK

There are several State laws (most notably the California Environmental Quality Act and the Public Resources Code) that protect historic and archaeological resources in California. Senate Bill 18, signed into law in 2004, requires all local governments to consult with Native American tribes about land use decisions that could affect cultural places, including archaeological sites. A consultation process has been established by the State of California for general plans and general plan amendments. To aid in the protection of historic resources, the State has formed the State Historical Resources Commission. The Commission conducts the State Historic Resource Inventory, maintains the California Register of Historical Resources, and identifies historic landmarks and points of interest. The Commission also provides recommendations for the National Register of Historic Places.

4 HISTORIC, CULTURAL & ARTS ELEMENT

Borland House

4.3 | HISTORIC RESOURCES

California's historic resources represent the contributions and collective human experiences of a diversified population spanning 10,000-12,000 years of occupancy in California. This rich heritage is embodied in the cultural and historic landscapes of California as evidenced by archaeological remains, historic buildings, traditional customs, tangible artifacts, historic documents, and public records extant in California. All this evidence of the past contributes to the sum total of California's history. Such historic resources provide a connection with our past and enhance our present quality of life.

Martinez's Rich History

For the early Native Americans, the Martinez area was near the boundary between two cultural groups. The Bay Miwok lived to the east of Martinez, while the Karkin people (also called Carquin~~s~~), members of the Costanoan linguistic group, resided on both sides of Carquinez Strait in the area that is now Martinez, Port Costa, and Benicia. The Martinez area was within the territory of the "estrecho de los Karquines" in 1811 when Father Abella of Mission San Francisco explored the area.

4 HISTORIC, CULTURAL & ARTS ELEMENT

Although the Spanish "discovered" and began to occupy the San Francisco Bay Area in the late 1700s, little is known about the culture of the ~~Carquins~~Karkins. However, it is known that the Costanoan economy was based on fishing, gathering, and hunting, with the land and waters providing a diversity of resources including acorns, various seeds, salmon, deer, rabbits, insects, and quail. The Costanoan, like many other Native American groups in the Bay Area, likely lived in conical tulle thatch houses. The early ~~Carquin~~ Karkin populations were reduced by disease and relocation to Spanish missions, where many died or were consolidated with other Native American groups.

Don Ignacio Martinez family

Don Ygnacio Martinez, the early 19th century commandant of the Presidio of San Francisco, received a 17,000-acre grant from the Mexican government in the 1800s that first brought him to what is now known as the Alhambra Valley. This "Rancho El Pinole" land grant included the southern bank of the Carquinez Strait, and it is from this land grant that the City of Martinez was created. The City was named after Don Ygnacio Martinez in 1849.

The City of Martinez is one of the oldest cities in what is now California. From its beginning as a trading post in 1849 to incorporation in 1876, Martinez was a gold rush and shipping boomtown. Early settlers of the area bought, sold, and shipped their goods to Martinez. The City catered to gold searchers who arrived on the Carquinez Strait's south shore to take Dr. Robert Semple's horse-powered ferry boat to Benicia on their trek to the gold country.

4 HISTORIC, CULTURAL & ARTS ELEMENT

In 1850, Martinez was declared the County Seat, bringing lawyers, judges and other permanent residents. The first post office in Martinez opened in 1851 and the local newspaper began operation in 1858. In 1860, Martinez played a role in the Pony Express, where riders would take the ferry from Benicia, particularly if they missed the steamer in Sacramento. By 1860, Martinez was the shipping port for grain growers from Diablo Valley to the Livermore Valley. Grain wharves lined the shoreline from Martinez to Crockett. Martinez was the commercial heart for an area stretching from Crockett to Antioch and including what is now Pleasant Hill and out to Hercules. Martinez tried to incorporate in 1850 but did not have 200 registered voters, a state mandate for incorporation. Thus, Martinez was first incorporated in 1876.

Mural in Martinez Downtown Plaza *(Source: Kevin Murray)*

Many of those who came in search of gold had disappointing luck and purchased farmland in the area. Merchants came to cater to the county business as well as the new farming arrivals. Many of these new arrivals were Irish and Portuguese, who tenant-farmed to save up and buy land of their own. Other arrivals to the area were the Italians, who began arriving to work the mines on Mt. Diablo. In the 1880s, Italian fishermen had begun their immigration, settling near Martinez's shoreline to fish and work in canneries. There was soon an Italian neighborhood with bakeries, groceries, and pasta factories in the city.

Martinez had a number of wineries in the 1880s period, and vineyards occupied some of the land in the area. The City was the site of the De La Salle Novitiate, the birthplace of the famous Christian Brothers Winery. The winery shipped wine from Martinez from the mid-1880s until

1932. It all began with 12 acres of grapes that the Brothers did not want to go to waste when the land was purchased to build the school.

Also, related to beverages, local legend asserts that a Martinez resident created the popular drink known as the "Martini." The Martini Monument, located at the corner of Alhambra Avenue and Masonic Street, has a plaque that reads: "In 1874, Julio Richelieo, Bartender, served up the first Martini when a miner came into his saloon with a fistful of nuggets and asked for something special. He was served a "Martinez Special." After three or four drinks however the "Z" would get very much in the way. The drink consisted of 2/3 gin, 1/3 vermouth, a dash of orange bitters, poured over crushed ice and served with an olive."

John Muir National Historic Site

In terms of notable figures, Martinez is the home of the John Muir National Historic Site which features the home of naturalist John Muir. Though he felt most at home in the wilderness, John Muir chose to live in the more urban environment of Martinez because his wife Louisa and her family were from Martinez. Muir's in-laws, the Strentzel's, finished their mansion after two years of construction in 1882. John Muir moved into the home with his wife and two girls in 1890. He lived, worked, and wrote in the home for the last 24 years of his life.

Also located on the John Muir National Historic Site property is the Don Vicente Martinez Adobe, built in 1849 by the son of rancho owner, Don Ygnacio Martinez, of the Rancho El

Pinole. Don Vicente Martinez lived in his adobe for only about four years. The adobe has a foundation made of rough stone and walls of adobe brick ranging in thickness from twenty-four to thirty inches. Originally, the roof was covered with shingles of either cedar or redwood.

Don Vicente Martinez Adobe

Martinez is also the birthplace of Joe DiMaggio, nicknamed "Joltin' Joe" and "The Yankee Clipper," who played his entire 13-year major league baseball career for the New York Yankees. He was inducted into the Baseball Hall of Fame in 1955. Joe DiMaggio's Chris Craft boat is owned by the City and was restored by a team of craftsman in 2015. The boat is currently in dry storage in the City while the City seeks a permanent home for its public display. The Martinez Museum has a small display of DiMaggio items, including his 1915 birth certificate.

Also in 1915, the arrival of the Shell Oil Company touched off a residential building boom in the City that eventually spread to the other younger cities of the Diablo Valley. Overall, Martinez has many old homes and business buildings located near the Downtown area. However, Downtown was affected by three fires in the 1890-1904 time periods, so most structures in the Downtown post-date that period. A number of homes located elsewhere in the City still pre-date 1880.

Today, Martinez is a City with a strong sense of history and a keen appreciation for the families that are its future. More than a dozen parks and plenty of open space are located within the city limits. The waterfront now features a fine marina and related activities, such as fishing, hiking trails, bocce ball courts, and tournament style baseball and softball fields. Youth

programs and historical museums thrive here, along with the businesses that make this City a hub of activity. These newer improvements co-exist with and enhance the historic fabric of the City.

The "Joltin' Joe"

Historic Designations

In terms of historic resources, there are a number of sites and buildings officially designated on either the National Register of Historic Places or the California Register of Historical Resources (California Register) in Martinez. In addition, the City adopted a Downtown Historic Overlay District to promote the preservation and rehabilitation of historic buildings in the Downtown and to provide for new infill construction consistent with the historic character of the District. Design guidelines and requirements are contained in the Downtown Specific Plan and the Zoning Ordinance.

National Register of Historic Places: Authorized under the National Historic Preservation Act of 1966, the National Register of Historic Places (National Register) is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archaeological resources. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior. The National Register is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archaeology, engineering, and culture. The National Register recognizes resources of local, state, and national significance which have been

documented and evaluated according to uniform standards and criteria. The City has a number of sites listed on the National Register, such as the John Muir National Historic Site and some of the older civic buildings along Court Street in Downtown. Table 4-1 shows all properties in the City listed in the National Register as of 2022.

Contra Costa County Courthouse

Table 4-1: Martinez Buildings and Sites Listed in the National Register of Historic Places

Property Name	Date	Address
Borland House	1949	1005 Escobar Street
Contra Costa County Courthouse Block	1901	625 Court Street
Contra Costa County Hall of Records	1932	725 Court Street
John Muir National Historic Site	1892	4202 Alhambra Avenue
Martinez City Library	1941	740 Court Street
Martinez Downtown Post Office	1937	815 Court Street
Martinez City Hall/Grammar School Annex	1917	525 Henrietta Street
Port Chicago Naval Magazine National Memorial	Not Listed	4202 Alhambra Avenue
Tucker House	1877	110 Escobar Street
Note: The property names listed above include hyperlinks to relevant documents (if available) from the National Archives Catalog.		

California Historical Resources: The California Historical Resources Information System (CHRIS) is operated as a repository of contributed information regarding historic resources in California and is administered by the California Office of Historic Preservation. Historic resources are comprised of buildings, structures, objects, sites, landscapes, districts, and all manner of properties associated with past human activities. Table 4-2 shows buildings and sites listed in the California Register of Historical Resources (California Register). In addition to these resources, all resources listed in Table 4-1 are also listed in the California Register.

Table 4-2: Martinez Buildings and Sites Listed in the California Register of Historical Resources

Property Name	Date	Address
The Sharkey Building	1926	630 Court Street
Rankin Olive Grove	1887	100 Buckley Street

City Ordinances: Downtown Historic Overlay District, Chapter 22.47 of the Zoning Ordinance, was adopted in 1983 to establish a framework for treatment of structures that significantly contribute to the cultural and architectural heritage of the City. This chapter applies to all areas within Martinez city limits and addresses historic preservation and cultural resources. The Downtown Historic Overlay District's purpose is to establish provisions for the preservation of buildings individually listed on the National and/or California Register, or buildings that become so listed in the future. In addition, it establishes advisory design review guidelines for the rehabilitation of structures and new infill construction in the historic district. It also provides owners of qualified properties, the optional, more flexible provisions of the State Historical Building Code (SHBC). The presence of a local historic district also creates the possibility for the City to establish a Mills Act program, which could provide property tax relief for owners who restore and maintain historic properties.

The Downtown Specific Plan: The 2006 Downtown Specific Plan contains policies for historic preservation through the concurrently adopted Downtown Historic Overlay District (Chapter 22.27 of the Zoning Ordinance).

1982 Historical Resource Inventory: The City of Martinez and Martinez Historical Society prepared a historical resource inventory in 1982. The 1982 Historical Resource Inventory cites structures throughout the City which are considered historically significant on a local level in terms of architecture or as sites of historical events. The Inventory is used as a means of implementing the State Historic Building Code within the City. The State Historic Building Code respects the structural and design limitations of older buildings which limit their applicability to modern building codes. The use of the State Historic Building Code allows many owners of historic structures to renovate structures that were previously restricted by modern Codes.

4 HISTORIC, CULTURAL & ARTS ELEMENT

Car Show *(Source: Kevin Murray)*

4.4 | CULTURE AND ART

Importance of Culture and Art

Artistic and creative expression is pursued through a variety of outlets including theatrical performances, sculptures, murals, paintings, art shows, parades, and historical displays and buildings, as well as through the less formal arts such as music events and food festivals, celebrations and informal cultural gatherings, pickup bands, and crafts groups. Together, these formal and informal, tangible and intangible, professional and amateur artistic and cultural activities constitute a community's cultural assets. These activities, which encompass a diverse set of locations, spaces, levels of professionalism and participation, products, events, consumers, creators, and critics are essential to Martinez's well-being, economic and cultural vitality, and sense of identity and heritage. Arts and culture, as a point of destination, can improve Martinez's competitive edge with other nearby cities, weaving together commerce, housing, education, and civic life, and helping to make the Downtown a vibrant place to live in and visit.

4 HISTORIC, CULTURAL & ARTS ELEMENT

Martinez 4th of July Parade *(Source: Kevin Murray)*

Cities that are innovative have long recognized arts and cultural experiences as important components of beautification and economic success. The City of Martinez is committed to addressing the interests and needs of the community as expressed through the cultural activities, arts, and community celebrations to provide opportunities to draw the community together and welcome visitors to share in Martinez's unique celebrations. This section describes the City's cultural and arts assets, provides the goals for integrating arts and culture into the City's future, and identifies policies to address challenges and articulate opportunities to nurture arts and culture as an essential component of community life. This section also represents an important step in continuing to recognize the arts and cultural resources investment and consideration in the City's decision-making processes.

Culture and Arts in Martinez: There is a wide variety of venues and activities available for Martinez residents and visitors to enjoy cultural and arts activities and events in Martinez. Some of these are described below.

4 HISTORIC, CULTURAL & ARTS ELEMENT

Downtown Car Show *(Source: Kevin Murray)*

Community Events and Activities: There are a number of community events and activities scheduled in Martinez throughout the year. The City's special events calendar, Main Street Martinez special events, Martinez Chamber of Commerce events calendar, Martinez Historical Society events, and Martinez Arts Association calendar web pages contain information about upcoming events.

Use of Parks: Groups, organizations, companies, or families may make a park reservation through the City's Park & Recreation Community Services Division. Fees for deposits and rentals vary, depending on the facility desired.

Sports Facilities: Reservations for City parks and athletic facilities for practice and organized league play are made through the City's Park & Recreation Community Services Division. Use priority is given to recognized youth sport organizations and sanctioned recreation division programs. The Rankin Aquatic Center contains a public swimming and diving complex.

Children's Art and Cultural Activities: Many activities are provided for children in Martinez, including City recreation activity classes, camps and programs, special events such as the annual Lion's Club Easter Egg Hunt, and classes and activities at the Martinez Library.

Public Art, Music, and Theatre: Various forms of public art, including murals and some sculptures, can be found throughout Martinez. Additionally, private music venues and

performance theaters are located in Downtown such as the Martinez Campbell Theater. Martinez's approach to integrating the arts, music and cultural resources into the community has helped to contribute to liveability and has fostered a civic environment where the arts are appreciated.

Martinez Residents at the Downtown Makers Market *(Source: Kevin Murray)*

Senior Community Center: The objective of the Martinez Senior Community Center is to promote educational, recreational, and social activities as well as provide services that meet the needs of the senior citizens of Martinez and surrounding cities. A membership at the Martinez Senior Center entitles seniors 50 years of age or over to receive a monthly newsletter of all Center activities, tours and special events.

Martinez Library: The Martinez library, completed in 1941, is located in Downtown near the County Civic buildings. Hanging in the library are portraits of Dr. and Mrs. John Strentzel, painted by John Muir's friend and noted California artist William Keith. The library houses a small historical collection that includes works by many famous local and State figures, including Martinez resident John Muir.

4 HISTORIC, CULTURAL & ARTS ELEMENT

Contra Costa County Historical Society: The Contra Costa County Historical Society is in Downtown Martinez. Its stated mission is "to preserve, protect, and provide public access to the records and heritage of Contra Costa County. The Society's collection consists of records and artifacts concerning the history of Contra Costa County. A large part of the collection includes early county court and probate records, naturalization records, supervisor records, tax assessor records, maps, photographs, newspapers and newspaper clippings, and special collections of some prominent local government officials and historians.

Mural at Troy Greek Cuisine *(Source: Kevin Murray)*

Martinez Historical Society: The Martinez Historical Society was created in 1973 to save the Borland House at 1005 Escobar Street, which was built in 1890, as a repository where papers, documents, photographs and artifacts could be housed. Over the years, the Martinez Historical Society has developed a comprehensive County history library and newspaper clipping file for researchers. Some of the items have included maps, the Martinez property assessment books from 1884 to the late 1940s, a large collection of historic photographs, artifacts from the City and County, and the County census from 1860 - 1920.

Martinez Arts Association: The Martinez Arts Association was founded in 1968 by a small group of local artists. The Association sponsors and participates in local art and music festivals. In 1969, they held the first Art in the Park event, which has been an annual event for over 40 years. In May 2007, several local artists from the Association formed a cooperative to open an

art gallery in Downtown Martinez. The gallery houses a variety of artwork, from painting, photography, and ceramics to woodworking, jewelry, and fabric art. The gallery not only showcases the work of experienced artists, but benefits developing artists as well. The Association also sponsors frequent exhibits to showcase the talents of children and teenagers, troubled youth, and special-education adults.

4.5 | HISTORIC, CULTURAL & ARTS ELEMENT GOALS, POLICIES AND MEASURES

Martinez Historical Society promoting 2013 Home Tour *(Source: Kevin Murray)*

GOAL HCA-G-1: Foster protection, preservation, and rehabilitation of Martinez's historic and cultural heritage.

Policy HCA-P-1.1: Promote and provide outreach for community and visitor appreciation for the history of Martinez.

Measure HCA-I-1.1a: Using the design review process, encourage reuse and rehabilitation of historic buildings in accordance with the Secretary of the Interior's Standards for the Preservation of Historic Structures.

Measure HCA-I-1.1b: Require compliance with the State Historical Building Code where applicable.

John Muir Mural *(Source: Kevin Murray)*

Measure HCA-I-1.1c: Put in place permanent conservation easements or other interests in real property with culturally appropriate management criteria for the purpose of preserving and protecting the resource or place.

Measure HCA-I-1.1d: Prepare a historic context for Downtown Martinez and other historic areas of the City like the former Italian Fishing Village along ~~Berrellessa~~Berrellesa Street north of the railroad tracks. Utilize the contexts to update the 1982 Historic Resource Inventory and develop surveys for areas outside of the Downtown. Use the surveys to identify structures that may be eligible for local, state and national historic resource designation.

Measure HCA-I-1.1e: Continue to work with and support the Martinez Historical Society in their efforts to help preserve Martinez's history.

Measure HCA -I-1.1f: Avoid or mitigate to the maximum feasible extent impacts of development on Native American archaeological and cultural resources.

Measure HCA-I-1.1g~~f~~: Require a historical, cultural and archaeological survey prior to approval of any project where a known historic, archaeological, or other cultural resource is located, where there is a structure more than 50 years old, which would require excavation in an area that is known to be sensitive for cultural or archaeological resources, or is on land that has not been significantly disturbed previously. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures identified by a qualified professional shall be implemented, such as avoidance, capping of the resource site, or documentation and conservation, to reduce adverse impacts to the resource.

Measure HCA-I-1.1h~~g~~: Require all new development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources, archaeological resources, or human remains:

a) If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the City shall be notified, and the resources shall be examined by a qualified archaeologist, palaeontologist, or historian for appropriate protections and preservation measures. Work many only resume when appropriate protections recommended by the qualified professional are in place and have been approved by the City.

b) If human remains are discovered during any ground disturbing activity, work shall stop until the City and the Contra Costa County Coroner have been contacted and, if the remains are determined to be of Native American origin, consult with the Native American Heritage Commission for applicable State laws and codes, including identifying the most likely descendants for consultation on appropriate measures and special circumstances. Work may only resume when appropriate measures have been taken and approved by the City.

Measure HCA-I-1.1i~~h~~: Update the Historic, Cultural & Arts Element to discuss Martinez's periods of significance based on information in the Multiple Property Submission (MPS) Covers on the National Park Service's National Register Database and Research website.

Measure HCA-I-1.1j~~i~~: Update the Historic, Cultural & Arts Element to discuss the history and experience of all racial and ethnic groups in Martinez.

Measure HCA-I-1.1k~~j~~: Establish a Mills Act Program to provide economic incentives for the restoration and preservation of qualified historic buildings by private property owners. Explore other economic incentives and programs that may be available such as New Market Tax Credits.

Measure HCA-I-1.1l~~k~~: Develop and maintain a webpage listing Martinez's historic resources and documents associated with each resource.

Measure HCA-I-1.1m~~l~~: Conduct periodic workshops to educate officials and Community Development Department staff about historic resources and policies. Utilize these forums to clarify which existing codes relate to historic resources and whether they are being adequately enforced.

Measure HCA-I-1.1n~~m~~: Develop an outreach program to communicate information on programs, services, requirements and incentives related to the protection and preservation of historic resources. Provide information for homeowners, contractors and City staff regarding the California Historic Building Code, Mills Act Program, historic preservation tax credits, available grants and other preservation incentives."

Policy HCA-P-1.2: Strengthen and enhance the historic, natural, and cultural character of Martinez to help support economic development in the Downtown and other areas with historic value.

Policy HCA-P-1.3: Encourage relocation of older buildings for preservation and restoration, rather than demolition, pursuant to the California Historical Building Code (Section 18950 of the Health and Safety Code).

Policy HCA-P-1.4: Recognize the importance of protecting significant historic and archaeological resources by identifying, when possible, historic and archaeological resources and potential impacts on such resources by consulting the Martinez Historical

Society and their Historic Resource Inventory, and the State Office of Historic Preservation's California Historic Resources Information System (CHRIS).

Policy HCA-P-1.5: Avoid damaging effects to any tribal cultural resource when feasible.

Policy HCA-P-1.6: Treat any Native American and human remains with cultural dignity when discovered during development or otherwise.

Policy HCA-P-1.7: Encourage new development to be compatible with adjacent historic structures in scale, massing, building materials, and general architectural treatment.

Policy HCA-P-1.8: Through the design review process, encourage the adaptation and compatible reuse of historic buildings to preserve the historic resources that are a part of Martinez's heritage.

Policy HCA-P-1.9: Encourage upkeep, restoration, rehabilitation, and reconstruction of private historic structures to conserve the integrity of the buildings with respect to the character of the buildings and their settings, in the best possible condition when possible and feasible.

Policy HCA-P-1.10: Comply with State and federal laws to preserve and protect archaeological resources by complying with assessment and recovery of the resources.

Policy HCA-P-1.11: Coordinate and encourage historic preservation activities and historic preservation groups, community groups, non-profits, and grassroots efforts to educate the community and visitors through tours, special events, and commemorative art.

4 HISTORIC, CULTURAL & ARTS ELEMENT

Polish Festival *(Source: Kevin Murray)*

GOAL HCA-G-2: Strengthen community appreciation and cohesiveness by enhancing cultural and art resources.

Policy HCA-P-2.1: Continue to support and increase the promotion of the arts and cultural activities throughout the City and regionally for the benefit of residents, visitors and tourists.

Measure HCA-I-2.1a: Consult with the Parks, Recreation, Marina and Cultural Commission (PRMCC) on any programs or projects that relate to the Commission's purview.

Measure HCA-I-2.1b: Develop a program to promote cultural and historic resources in Martinez, especially in Downtown Martinez. Collaborate with PRMCC, downtown businesses, Main Street Martinez, and the Chamber of Commerce, where appropriate, to develop and implement the program.

Measure HCA-I-2.1c: Explore the potential for defining focal areas or districts in Downtown as cultural, historic or arts-related, with the PRMCC acting in an advisory role.

Measure HCA-I-2.1d: Consider adopting an Art in Public Places Policy/Ordinance. Any such policy/ordinance would have the input of the PRMCC.

Measure HCA-I-2.1e: Consider working with the State Office of Historic Preservation to conduct periodic workshops to educate the community and City staff about historic resources and policies whenever possible.

Policy HCA-P-2.2: Encourage the formation of relationships between the public, artists, schools, and private entities to create and preserve art for the benefit of the community.

Policy HCA-P-2.3: Encourage community art projects that create a greater understanding and appreciation of art and artists throughout the community. Encourage activities, entertainment, and events that reflect Martinez's diverse ethnic and cultural heritage, inter-cultural understanding, and a greater sense of community.

Policy HCA-P-2.4: Strategically invest in community arts and cultural facilities to enhance community quality of life and achieve economic prosperity.

(Source: Kevin Murray)

Policy HCA-P-2.5: Continue to host, promote, enhance and coordinate community cultural and arts components and public events like Earth Day, Children's Light Parade, and the 4th of July Parade & Celebration throughout the year, as appropriate and as

funding permits. Include celebrations and events for underserved and underrepresented ethnic groups, including disadvantaged communities identified in the Environmental Justice Element.

Policy HCA-P-2.6: When feasible, support and coordinate the development and maintenance of public and private cultural facilities to meet the growing and changing needs of the community as part of an overall framework for arts and cultural resources planning.

Policy HCA-P-2.7: Require public and private participation in the support of arts and cultural events by promoting the inclusion of arts spaces and facilities in private development. Continue to expand and develop existing partnerships and forge new innovative public-private partnerships to foster and promote opportunities for maximizing funding, maintaining long-term viability of programs, and creating new opportunities for enhancing arts education and cultural programming in the community.

5 PARKS & COMMUNITY FACILITIES ELEMENT

Radke Martinez Regional Shoreline *(Source: Kevin Murray)*

5.1 | INTRODUCTION

The City of Martinez has consolidated and added the topics of parks and community facilities in this optional general plan element. Parks, schools, and recreation facilities and services are an essential and vital part of the community. The purpose of this element is to document existing facilities and services, identify areas of improvement, and ensure demand is met as the community grows.

Having access to quality public facilities makes living in Martinez desirable. Services such as parks, schools, and recreation are a source of civic pride and improve quality of life. Martinez is committed to providing a high level of service to all residents, and it is the purpose of this element to establish guidelines that enable the City to continue to offer quality services well into the future, even as the community's needs change.

Some of these services are not run by the City, but instead are overseen by other government bodies. In these cases, while the City retains land use planning authority, the City does not have direct control over the operation of the facilities or the transmission of services to the community. Therefore, the goals and policies addressing these services aim to strengthen the partnership between the City and the respective controlling bodies to serve the Martinez community collaboratively and effectively.

5 PARKS & COMMUNITY FACILITIES ELEMENT

5 PARKS & COMMUNITY FACILITIES ELEMENT

The Parks and Community Facilities Element includes the following sections:

5.2 Parks, Recreational, Community, and Education Facilities: This section describes the parks, public, and educational facilities throughout Martinez.

5.3 Parks & Community Facilities Element Goals, Policies, and Measures: This section lists the goals, policies, and implementation measures for the Parks & Community Facilities Element.

For each service, current conditions and concerns are summarized and issues that are projected to arise during the life of the General Plan, if any, are identified. The General Plan intentionally provides only a brief description of these services to frame the goals and policies. Several are addressed in greater depth in their own stand-alone document. These documents are noted in the appropriate sections below.

Radke Martinez Regional Shoreline *(Source: Kevin Murray)*

5 PARKS & COMMUNITY FACILITIES ELEMENT

Cappy Ricks Park

5.2 | PARKS, RECREATIONAL, COMMUNITY, AND EDUCATION FACILITIES

Martinez offers a wide variety of recreational opportunities and community services for all ages. These facilities are important for both the physical and mental health of individuals and help foster community. Martinez values its public amenities. In recent years, Martinez has greatly benefitted from several park infrastructure upgrades which were made possible by the community's support of Measure H in 2008. With those funds, the City was able to provide several parks with new restrooms and rubber playground surfacing and playground equipment, build a new pool facility, construct a new turf soccer field, renovate numerous ballfields, basketball courts and tennis courts, make general landscape improvements, and enhance Americans with Disabilities Act (ADA) access. Improvements such as these ensure that residents have access to attractive, safe, and accessible spaces for gathering, relaxation, exercise, and play. Open space, another important community amenity, is discussed in the Open Space & Conservation Element.

5 PARKS & COMMUNITY FACILITIES ELEMENT

Rankin Park

Parks

The City's Public Works Department oversees approximately 175 ~~281~~ acres of developed park space (further referred to simply as "park space"). This space is distributed between many parks that vary greatly in terms of size and amenities offered. In some instances, the City has partnered with another institution, such as Martinez Unified School District and Mt. Diablo Unified School District, to provide additional park space and contribute to the diversity of recreational opportunities. Table 5.1 below provides the name, type, and acreage information for all the parks maintained by the City.

Table 5-1: List of Parks Maintained by the City

Name	Type	Acreage
Cappy Ricks Park	Neighborhood	1.9
Ferry Point Picnic Area	Memorial	3.8
Foothills Park	Linear	2.3
Golden Hills	Neighborhood	9.6
Highland Avenue Park	Neighborhood	0.25
Hidden Lakes Park	Community	24

Hidden Valley Park	Community and School*	17
Hidden Valley Linear Park	Linear	2.3
Holiday Highlands Park	Neighborhood	2.0
John Muir	School*	7.4
John Muir Memorial Park	Plaza	0.42
John Sparacino Park (Alhambra)	Plaza	0.55
Main Street Plaza	Plaza	0.45
~~Martinez Marina~~	~~Community*~~	~~60.0~~
Morello Park	Community and School*	7.1
Mountain View Park	Neighborhood*	4.5
Nancy Boyd Park	Community and Memorial	7.3
Plaza Ignacio Martinez	Plaza	1
Pine Meadow Park	Neighborhood	9
Rankin Park	Community	42.-
Susana Street Park	Neighborhood	1.2
Steam Train Display	Community	0.25
Waterfront Park	Community*	~~76.5~~ 31
Veterans Memorial Park	Memorial	0.2
	Total:	~~**281.02**~~ **175.52**
*Denotes lease in effect for a portion or all of space.		

The designated space types for Table 5-1 above are defined as follows:

- **Community Park:** Intended to meet the demands of a large portion of the City, it is larger and offers more, and often more specialized, amenities than a neighborhood park.

- **Linear Park:** A park located along a roadway, waterway, bikeway, or other similar public corridor.

- **Memorial Park:** A park with the primary purpose of recognizing and commemorating particular historical events, persons, or places.

- **Neighborhood Park:** A park developed to serve the recreational needs of a small portion of the City, typically within a half-mile of the park. It is usually family- and children-oriented and may have play equipment, sports courts, and fields.

- **Plaza:** A formal, generally flat open area characterized by pedestrian walkways and passive features such as benches, fountains, and formal garden planting beds.

- **School Park:** A park developed, improved and maintained on school grounds either by the City or through a joint use agreement, that is used by the community or neighborhood at large. This type of park recognizes the lack of existing neighborhood facilities to serve its immediate area and lack of available land in developed areas for new parks.

Since the 1980s the City's established General Plan parkland to resident ratio has been five (5) acres of park space for every 1,000 residents (184.54 ~~191.49~~ acres for 36,908 ~~38,297~~ residents as of the 2022~~19~~ State Department of Finance~~U.S. Census~~ estimate). Martinez residents currently enjoy 4.76 ~~7.33~~ acres of park space per every 1,000 residents. Martinez's parks and open space resources also include approximately 2,200 acres of privately-owned open space within the City limits or sphere of influence, protected by the General Plan's Parks and Open Space Protection Overlay (POPO) designation; and thousands of additional acres of adjacent regional open space or parks owned and operated by East Bay Regional Parks and U.S. National Park Service (Briones Regional Park, Carquinez Strait Regional Shoreline, Radke Martinez Regional Shoreline, Waterbird Regional Preserve, and John Muir National Historic Site). For more information on open space see the Open Space and & Conservation Element. Figure 5-1 ~~Figure 5-2~~ shows the location of the various local and regional parks in the Martinez Planning Area. For additional information on open space protections see Land Use Element 2.0, Section 2.5 – Land Use Designations; Section 2.6 – Land Use Map; and Policy LU-P 1.2 for additional information and policies regarding Measure I and the Protected Open Space and Parks Overlay (POPO) land use designation.

Future Park Demand

According to Plan Bay Area 2040, the population of Martinez is projected to grow to 39,055 by 2035. A corresponding growth of parks acreage of 20 additional acres to a new total of 195 acres would be needed ~~Should that growth happen, the City would have sufficient park space to continue~~ to meet the five (5) acres per 1,000 residents standard. The definition of City park lands in the waterfront area, to be determined by the Marina and Waterfront Trust Land Use Plan, may close this gap.

When developing new parkland, it is important that efforts are made to ensure that this valuable resource is distributed throughout the City so that everyone has access to recreational opportunities. Currently, three general areas have been identified as underserved or are projected to be underserved:

- **Alhambra Hills:** This area is located south of Nancy Boyd Park and north of Foothill Park. The area is expected to see some new development in the future. A neighborhood park

would be appropriate to serve the needs of this community. The Land Use Element addresses policies to create additional park space in this area.

- **Pacheco Corridor:** This area is located at the eastern edge of the City and north of Highway 4. The area is increasingly put under more and more pressure from development along Interstate 680. There is the unique opportunity in this area to continue the Contra Costa Canal Trail, which currently terminates at Muir Road, south of State Route 4. The Circulation Element has policies supporting the implementation of the County's trail expansion plans to extend this trail into Martinez. Another option, suggested by the 2007-2012 Parks System Master Plan, is to study the potential of developing the Martinez Reservoir site into a park. This site, about a mile northwest of the Canal Trail terminus, could further connect to the Trail.

- **Downtown:** This area is projected to see the most growth, which is expected to primarily take the form of infill development. A portion of the area has been identified in the Environmental Justice Element as a disadvantaged community. This area is adequately served by the 31-acre Waterfront Park (it is within a 2-mile radius), and access to the park has been enhanced with the construction of the pedestrian bridge over the Union Pacific ~~Rail Road~~Railroad. The City will undertake a plan for the improvement of the Marina and waterfront area which will include additional recreation and park improvements. Such improvements would have the additional benefit of providing attractive public space for visitors and encouraging them to return. In addition to the waterfront area improvements, two projects have been identified to enhance park facilities in the Downtown: 1) creating a linear park along portions of Alhambra Creek, which would also improve natural flood control; and 2) enhancing Main Street Plaza so that it is better integrated into the design and activities of Downtown.

~~The City has sufficient park facilities to meet its five acres per thousand standard for a population increase to 47,000, well beyond the 2035 projection of 39,000 in the Plan Bay Area 2040. Nonetheless~~ T~~t~~he City may continue to look for opportunities to expand its park facilities. The City requires parkland dedication or payment of park in-lieu fees for new development, but these funds may not be sufficient to purchase additional land. Land dedication may be required of new developments to create new park sites. Because Martinez is largely "built out," feasible potential parkland beyond what is identified above is scarce. This is especially true for community parks which tend to have sports fields and thus require a large amount of flat, open space. Further, should the City acquire more parkland, the parks maintenance budget would need to be increased so as not to compromise service to other City parks. More information on parks can be found in the City's 2007-2012 Parks System Master Plan.

Public Facilities

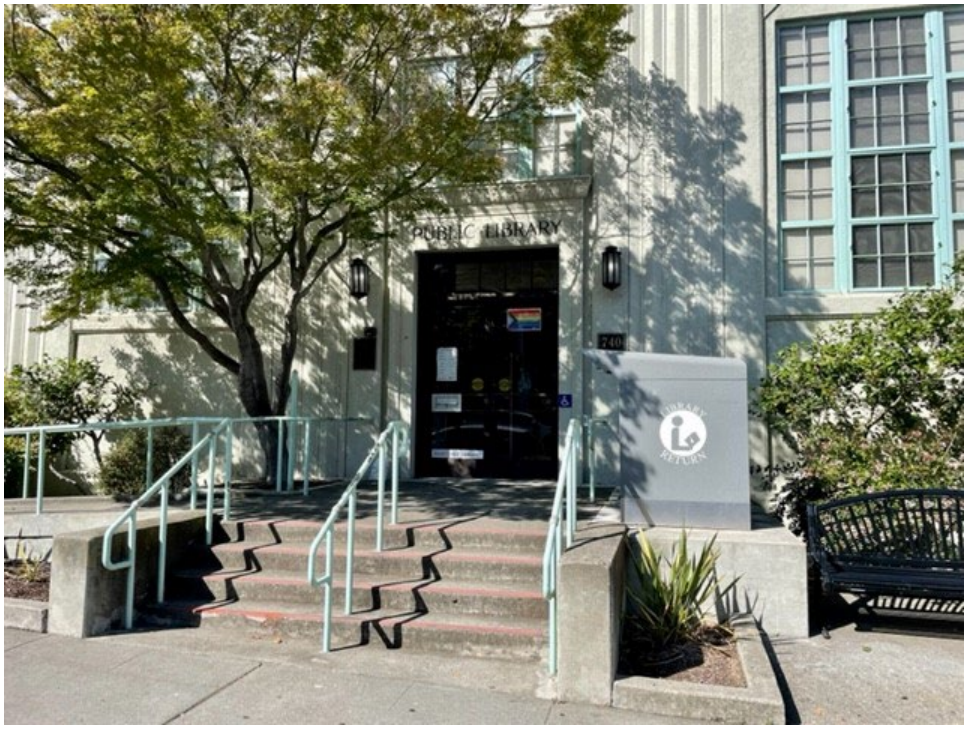
Rankin Aquatic Center: The Rankin Aquatic Center is located at 100 Buckley Street. This aquatic center includes a play pool with a beach entry, spray play equipment, and 1-3 foot depth teaching area. The Center also includes a lap pool with eight lanes for swim meets and lap swimming with the ability for staff to create three 30-meter lanes for long course swimming. Additionally, the lap pool includes a diving well, self-operating handicap lift, and easy access stairs. Bordering the pools are five covered picnic areas for shade. The administration building houses aquatic personnel and has room for lifeguard classes and in-service trainings. The large open bathrooms provide natural light, showers, and toilets that are ADA-accessible.

Martinez Marina: For more than 55 years the Martinez Marina has been supporting boating and fishing enthusiasts from the Martinez area and beyond. The Marina includes a boat launch ramp, fishing pier, boat slips, and harbor master building. The landward side of the Marina includes lands leased from the City to private recreational uses, including the Sea Scouts facility, the Bait Shop, a retail marine shop, and the Yacht Club – a social fraternal organization related to boating endeavors. Future work may include more dredging, breakwater seawall repair, and entrance reconfiguration contingent upon the availability of public and private funding. The City continues to maintain the Marina by upgrading facilities and continued dredging of the water channel. A separate Marina and Waterfront Trust Land Use Plan will be developed to increase recreation opportunities for the area and financial stability for the on-going maintenance needs of the Marina.

5 PARKS & COMMUNITY FACILITIES ELEMENT

Rankin Aquatic Center

5 PARKS & COMMUNITY FACILITIES ELEMENT



Martinez Public Library

Library: The Martinez Public Library is a branch of the Contra Costa County Library system and is located on the corner of Court and Ward Streets. The Library maintains nearly 33,000 items including books, magazines, periodicals, compact discs (CDs), digital video discs (DVDs), video and audio cassettes and other electronic resources such as e-books, which are available on the Library's website. In addition, the Library provides a variety of services such as self-service check out, story time, book clubs, craft, music, and activity workshops, college prep help, a reading garden, and computers with internet access. In 2011, the Library was renovated with Measure H funds and is therefore not expected to require major infrastructural improvements in the near future.

Senior Center: Located Downtown at 818 Green Street, the Martinez Senior Center promotes educational, recreational, and social activities as well as provides services that meet the needs of the senior citizens of Martinez and surrounding cities. Members must be 50 years of age or older to join the Senior Center. The Martinez Senior Center provides a monthly newsletter to their members, which lists on-going activities, tours and special events.

5 PARKS & COMMUNITY FACILITIES ELEMENT

Martinez Intermodal Train Station

Intermodal Train Station: The Intermodal Station is located at 601 Marina Vista and provides a state-of-the-art train station currently operated by Amtrak.

Boys and Girls Club: The Boys and Girls Clubs of Contra Costa County - Diablo Clubhouse is located at 1301 Alhambra Avenue in a facility leased from the City. The Club provides a place for safe, positive and healthy development of youth in the City. Youth programming in Martinez teaches life skills and social development.

Indoor Sports Facilities: Two sports facilities located at 360 Ferry Street operate in two rehabilitated warehouses owned by the City and leased to two private operators. The facilities currently provide a venue for basketball and baseball facilities for the community.

Ken Bothée Bocce Courts at the Martinez Bocce Courts Complex: Martinez is home to the Martinez Bocce Federation. The Federation is the largest bocce league in America with almost 2,000 members and 15 courts at the Martinez Bocce Courts Complex . Martinez is considered the bocce ball capital of the United States with its roots in the predominately Sicilian population that occupied the shoreline area in the days of commercial fishing, and brought the sport of bocce to the United States.

5 PARKS & COMMUNITY FACILITIES ELEMENT

Ken Bothée Bocce Courts at the Martinez Bocce Courts Complex *(Source: Kevin Murray)*

Historic Train Depot: The depot is located at the north end of Ferry Street and is the site of the original Central Pacific depot of 1877. It became a Southern Pacific depot in the 1880s, and later served as the Amtrak depot until a new Amtrak station opened in 2001. Plans for future use of the depot include a potential museum or commercial use.

Martinez Waterfront Amphitheater: This outdoor venue located at 115 Tarantino Drive used for musicals, plays and City events. Future plans for the amphitheater will be the subject of the Marina and Waterfront Trust Land Use Plan.

Martinez Historic Museum: The Martinez Historical Society was created in 1973 to save and preserve an 1890 cottage and its site in downtown Martinez. Convinced that the City's history deserved a repository where papers, documents, photographs and artifacts could be housed, the Historical Society prevailed upon the City of Martinez to join with them in acquiring use of the "Borland House" for this purpose. A lease was obtained from the Contra Costa College District, and the Historical Society took possession in February 1974.

Alhambra Pioneer Cemetery: High on a hill, with scenic views of the Carquinez Straits and the City of Martinez, is the Alhambra Pioneer Cemetery and final resting place of Contra Costa

County's founders. Originally, the cemetery was part of the Don Juan Martinez Estudillo estate. John Livingston and Beverly Holiday bought the land in 1849 and subsequently created the cemetery in 1851. At the same time, the Alhambra Cemetery Association was formed to manage the property and burials. Contra Costa County established Potter's Field in 1873, adjacent to the Alhambra Cemetery. The next one hundred years was a very challenging and difficult period for the cemetery. In the mid-1870s, a wildfire swept through the cemetery, destroying wooden markers and the location of some decedents. In the 1940s an unscrupulous caretaker was incarcerated at San Quentin for double-selling cemetery plots. At the same time, the "Alhambra Cemetery Commission" ceased to exist as a legal body and no owner was placed on file until the property was deeded to the State of California in 1971. The City now owns the cemetery and is responsible for its care and maintenance.

Trails: Trails are important to Martinez and provide significant opportunities for recreation throughout the City and surrounding areas. Hikers, bikers, and equestrian riders all share a need for trails, although their specific requirements for types of trails may vary. Trails provide recreational value associated with physical fitness and the enjoyment of the natural and scenic environment. Also, some trails provide safe, off-street links between neighborhoods, parks, schools, and other public facilities. The trails system provides access to public places and to scenic vistas that represent a significant natural amenity to the community. The City's trails are shown in ~~Figure 5-1.~~ Figure 5-2

Recreational Facilities and Programs: The City of Martinez offers a range of recreational facilities including a water facility, sports fields, and tennis and bocce courts. In addition, other agencies such as Martinez Unified School District and the East Bay Regional Parks District operate facilities that can be used by the public. Demand for recreational facilities will continue, and the City is faced with many challenges to provide sports facilities and a community center, particularly on weekends and evenings. The City also provides a variety of recreational programs including preschool activities for young children, sports and swimming programs, summer and school break vacation camps, and adult sports programs. In addition, the Senior Center provides enrichment programs and activities for seniors.

Education Facilities

In Martinez, there are opportunities for people of all ages to improve their education, whether their goals are oriented toward career development, self-improvement, or pleasure. In addition to their educational functions, educational facilities include play areas, public meeting spaces, and community facilities that augment the City's parks and recreation facilities.

Schools: The Martinez Unified School District (MUSD) serves over 4,000 students grades K-12 and operates four elementary schools (grades K-5), one middle school (grades 6-8), one high

school (grades 9-12), two alternative/independent study schools, and one adult education school. Mount Diablo Unified School District (MDUSD) operates one elementary school within the City limits, and serves Martinez school children in other facilities outside of the City. Based on student enrollment analyses conducted by MDUSD and MUSD, all facilities were determined to have been able to adequately serve the Martinez community through the 2021/2022 school year.

Alhambra High School

Martinez Adult Education: As part of the Martinez Unified School District, Martinez Adult Education (MAE) has served the Martinez community since 1919. MAE offers courses in over 25 career and technical certificate programs. The campus is located at 600 F Street.

5.3 | PARKS & COMMUNITY FACILITIES ELEMENT GOALS, POLICIES, AND MEASURES

GOAL PC-G-1: Continue to provide high-quality parks that allow the entire community to access high-quality recreational opportunities.

Policy PCU-P-1.1: Continue to enhance and maintain existing facilities.

Policy PCU-P-1.2: Develop new park facilities and/or upgrade existing facilities that provide accessibility, durability, and low maintenance.

Measure PCU-I-1.2a: Establish priorities and recommend funding for specific park and recreational facilities through the Capital Improvement Program (CIP) process. Funding information for these improvements shall include estimates for ongoing maintenance costs.

Policy PCU-P-1.3: Require developers to contribute to the parks and open space system based on their proportional share of needs generated by new residents in accordance with the Quimby Act.

Policy PCU-P-1.4: Periodically update Park Impact fees to continue to ensure the City's ability to maintain park and recreation facilities.

Policy PCU-P-1.5: Partner with local and regional, state, and federal agencies to create new park facilities.

Policy PCU-P-1.6: Promote the use of recycled water and drought resistant, native, and climate resilient plants for City parks and civic spaces.

Measure PCU-I-1.6a: Reduce water consumption where possible through the use of artificial turf, native plants, drought-tolerant landscaping, water conservation technology (such as efficient timers, and water heads), and possible use of recycled water in parks and recreation facilities.

Measure PCU-I-1.6b: Proactively work with the Contra Costa Water District for the installation of recycled water distribution infrastructure.

Policy PCU-P-1.7: Promote installation of electric vehicle charging stations within park and recreation facilities.

Measure PCU-I-1.7a: Seek grant funding for electric vehicle charging stations within existing park and recreation facilities.

GOAL PCU-G-2: Acquire and develop park land using a standard of five acres per one thousand residents.

Policy PCU-P-2.1: Develop civic parks, plazas and squares that provide urban park spaces and community gathering places as funding permits.

Measure PCU-I-2.1a: Pursue opportunities for acquisition of underutilized or abandoned properties for development into linear parks, civic squares, and additional park land.

Policy PCU-P-2.2: As development occurs citywide, develop linear parks and green spaces that create alternative routes for walking. Where possible reuse abandoned or underutilized transportation corridors for pedestrian walking and hiking.

Policy PCU-P-2.3: Annually review priorities, standards and guidelines for park facilities and revise as necessary to reflect any changes in standards, guidelines, community trends and or needs.

Policy PCU-I-2.3a: Conduct reviews and updates of the Parks and Community Facilities Element of the General Plan as needed.

Goal PCU-G-3: An interconnected trail system providing access to recreational opportunities should continue to be developed and enhanced as funding permits.

Policy PCU-P-3.1: Partner with local and regional agencies to improve trail connections within and beyond the City limits and coordinate funding for trail acquisition, construction and maintenance, whenever feasible.

Measure PCU-I-3.1a: Establish priorities for funding for specific park or trailhead land through the Capital Improvement Program process.

Measure PCU-I-3.1b: Consider purchasing land or accepting land dedication suitable for future trail development and recreational uses as land becomes available.

Policy PCU-P-3.2: Improve trail utilization and experience through installation of wayfinding signage to locate trails, and educational signage along trails regarding biological resources.

Policy PCU-P-3.3: Locate and construct new trails where access is easy to maximize their potential use and enjoyment by residents and visitors. Consider locating new trails within unused street rights-of-way (such as the Panoramic Drive "paper street" between Green Street and Thomas Drive).

Policy PCU-P-3.4: Incorporate trail development in the City's Capital Improvement Program.

Policy PCU-P-3.5: When considering development on parcels that provide missing links in the planned trail system, trails and connections should be incorporated into the development plan with a possible easement or dedication of public right-of-way when possible.

Policy PCU-P-3.6: Work with the East Bay Regional Parks District (EBRPD), Contra Costa Water District, Contra Costa County, adjacent cities, regional trail groups, and other public agencies on trail planning issues, including trail development and linkages, and promotion of connections to the San Francisco Bay Water Trail.

Policy PCU-P-3.7: Construct trails according to the standards established by the California Trails Manual and EBRPD standards.

Policy PCU-P-3.8: Locate new trails, and promote existing trails, with an emphasis on scenic qualities, accessibility for persons with disabilities, and making connections with local and regional open space areas, parks, points of interest and community facilities.

Policy PCU-P-3.9: When appropriate, encourage the public purchase of private lands for the preservation of open space ridge lines.

Policy PCU-P-3.10: Require future development within or upon ridgelines to provide access to and from or through the development via public trails through appropriate conditions of approval.

Policy PCU-P.3.11: Prepare and adopt a Trails Master Plan that inventories and maps existing, planned and proposed trails and connections, identifies potential funding sources, and prioritizes trail segments for future development.

Policy PCU-P-3.12: Provide hiking trail maps at City facilities and on the City's website and publicize online interactive maps and mobile applications when available.

GOAL PCU-G-4: Provide high quality recreational programming and facilities.

Policy PCU-P-4.1: Continue to provide, reimagine, innovate, and expand an array of recreational programs to the public.

Measure PCU-I-4.1a: Offer high quality recreational programs that cover costs through user fees.

GOAL PCU-G-5: Provide safe and accessible joint public facilities.

Policy PCU-P-5.1: Continue to maintain and upgrade when feasible existing educational facilities so there are a wide range of facilities and activities for the community within school properties.

Measure PCU-I-5.1a: Encourage the Martinez Unified School District and the Mount Diablo Unified School District to open facilities (including playgrounds and courts) to the public, particularly during the summer months.

Measure PCU-I-5.1b: Consider new methods to fund joint public facilities and improve as needed.

GOAL PCU-G-6: Ensure adequate and high-quality educational facilities to serve the community.

Policy PCU-P-6.1: Continue to work with the Martinez Unified School District and the Mount Diablo School District to assist in obtaining funds from state and federal sources to improve school facilities and performance.

Policy PCU-P-6.2: Continue to support library facilities within the City of Martinez by ensuring access to library services and working with the Contra Costa Library District.

6 CIRCULATION ELEMENT

Train at Amtrak Station Downtown

6.1 | INTRODUCTION

The Circulation Element addresses the movement of people and goods in and around the City of Martinez. It also goes beyond the transportation infrastructure and looks at transportation issues and how Martinez is connected to the region. Martinez is a community that embraces and promotes accessibility and environmentally and economically viable transportation options. The community promotes bicycling, walking, and other transit options to connect neighborhoods, commercial centers, and transit hubs, such as the Amtrak Station and potential ferry service, within the City and with communities throughout the Bay Area. Martinez will continue to be a transit hub and will attract and maintain a reliable public transit system.

The City's community mobility value is based on creating "a sense of place" with a walkable Downtown, distinct traditional and suburban neighborhoods and mixed-use corridors, and accessible commercial and employment centers. Increasing vehicular and non-vehicular mobility as well as public transportation, while preserving the local environment, remaining mindful of the City's fiscal responsibilities, and utilizing the City's strategic location within Contra Costa County and the Bay Area region, are key values reflected in this Circulation Element.

6 CIRCULATION ELEMENT

The Circulation Element presents a set of policies correlated with the Land Use Element of the General Plan to guide the City's transportation related infrastructure and program growth into the year 2035. A safe and efficient transportation system is an important contributor to a community's quality of life and economic vitality. The circulation system provides access to homes, employment and educational opportunities, public services, commercial and recreational centers, and regional destinations. Martinez's circulation system accommodates travel by automobile, transit, walking, and cycling, and it integrates the needs of railway and truck transport, as well as future discussion and introduction of a ferry service. The multifaceted impacts and relationship of the circulation system with other aspects of a community requires not only a correlation between the Circulation Element and the Land Use Element, but also a coordination and consistency between other required and optional general plan elements and plans including safety, housing, air quality, noise, environmental justice, climate action and growth management.

Bicyclists in Downtown *(Source: Kevin Murray)*

6 CIRCULATION ELEMENT

The Circulation Element includes the following sections:

6.2 Regulatory Framework: This section describes the regulatory requirements for the Circulation Element.

6.3 Local Setting: This section describes Martinez's location and local travel trends.

6.4 Existing Streets and Highways: This section discusses the hierarchy of streets in Martinez's Circulation Plan.

6.5 Planned Street and Highway Improvements: This section lists the planned major circulation improvements and standard cross sections for each street type.

6.6 Complete Streets/Pedestrian and Bicycle Routes: This section discusses regional bicycle and pedestrian routes in Martinez; describes the types of bicycle and pedestrian facilities; and lists the projects in the Countywide Bicycle and Pedestrian Plan (CBPP).

6.7 Public Transportation: This section briefly describes the public transportation accessible to Martinez residents.

6.8 Railroads, Airports, and Truck Routes: This section describes freight traffic, passenger/commuter traffic, and truck routes in Martinez. It also discusses airports located near Martinez.

6.9 Utilities: This section describes water, wastewater, sewer, solid waste, and energy utilities in Martinez.

6.10 Circulation Element Goals, Policies, and Measures: This section lists the goals, policies, and implementation measures for the Circulation Element.

6.2 | REGULATORY FRAMEWORK

California Government Code Section 65302 mandates that a general plan include:
"A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan (§65302(b))."

In addition, Section Government Code Section 65302(b) requires that the circulation element plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan, including bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors.

Senate Bill 743 (Steinberg, 2013), which was codified in Public Resources Code section 21099, required changes to the guidelines implementing the California Environmental Quality Act (CEQA) regarding the analysis of transportation impacts. Pursuant to Section 21099, the criteria for determining the significance of transportation impacts must "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." To that end, in developing the criteria, the Governor's Office of Planning and Research proposed, and the California Natural Resources Agency certified and adopted, changes to the CEQA Guidelines that identify vehicle miles traveled (VMT) as the most appropriate metric to evaluate a project's transportation impacts. Automobile delay, as measured by "level of service" and other similar metrics, generally no longer constitutes a significant environmental effect under CEQA. The Martinez goals for VMT reduction and mitigation targets have been established through a planning process involving the Contra Costa Transportation Authority and are discussed below in the Related Transportation Agencies section of this element.

Transportation Impact Fees

The City currently charges impact fees as a condition of approval to defray the cost of public services, facilities, improvements, and amenities that are created because of new development. Each development pays only for construction of those public transportation facilities where there is a reasonable relationship between the facilities funded and the need for the new transportation facilities created by the development. The amount of transportation impact fees is based on the percentage of the cost of the public facilities improvements attributable to the new development.

Related Transportation Agencies

California Department of Transportation (Caltrans): Caltrans is responsible for planning, designing, building, operating and maintaining California's state highway system. Interstate 680, bordering Martinez on a north to south orientation, and State Route 4, traversing the City on an east to west orientation, are managed by Caltrans as part of the California state transportation system.

6 CIRCULATION ELEMENT

Metropolitan Transportation Commission: The Metropolitan Transportation Commission (MTC) is the transportation planning, coordinating and financing agency for the nine-county San Francisco Bay Area, including Contra Costa County. On October 21, 2021, the Metropolitan Transportation Commission (MTC) adopted the Plan Bay Area 2050. Plan Bay Area 2050 is a state-mandated, integrated long-range transportation and land use plan. As required by Senate Bill 375, all metropolitan regions in California must complete a Sustainable Communities Strategy (SCS) as part of a Regional Transportation Plan. In the Bay Area, the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) are jointly responsible for developing and adopting a SCS that integrates transportation, land use and housing to meet greenhouse gas reduction targets set by the California Air Resources Board (CARB). MTC allocates funds for local and regional transportation improvements from a variety of sources including federal and state grants, and on-going regional sources such as bridge tolls. Plan Bay Area 2050 is a land use and transportation roadmap for future regional growth. It prioritizes funding to focus growth and maintain infrastructure. The Plan has the following transportation goals and performance targets that are related to Martinez circulation and other means of mobility:

- Reduce per capita carbon dioxide emissions and Vehicle Miles Traveled (VMT) to reduce climate change;
- Increase non-auto mode share;
- Reduce vehicle operating and maintenance costs due to poor pavement conditions;
- Reduce per rider transit delay due to aged infrastructure;
- Provide funding for upgrading and maintaining local road; and
- Provide funding and resources for local planning of transit, bicycle and pedestrian facilities, and Transportation Demand Measures (TDM) such as carpooling, and transit fare subsidies.

Contra Costa Transportation Authority: The Contra Costa Transportation Authority (CCTA) is a public agency formed by Contra Costa voters in 1988 to manage the county's transportation sales tax program and to do county-wide transportation planning. CCTA is responsible for maintaining and improving the County's transportation system by planning, funding, and delivering critical transportation infrastructure projects and programs that connect our communities, foster a strong economy, increase sustainability, and safely and efficiently get people where they need to go. The Authority is also the County's designated Congestion

Management Agency, responsible for putting programs in place to keep traffic levels manageable. As members of the CCTA, the jurisdictions in Contra Costa County cooperatively determined routes of regional significance and set level of service (LOS) standards for intersections and roadway segments on these routes. With the passage of Senate Bill 743, the County jurisdictions, coordinated by the CCTA, created the VMT Implementation Guide and set VMT mitigation targets. Member jurisdictions need to follow the Implementation Guide and VMT mitigation target when preparing California Environmental Quality Act (CEQA) documents to comply with the GMP. The standards for the VMT reduction goals for new developments in Martinez were adopted as follows:

Martinez 2020 Average VMT per Capita

- VMT per Resident (Residential): 15.9
- Screening Threshold (15% below county average): 14.7
- Mitigation Target (15% below county average): 14.7

- VMT per Worker (Commercial): 17.3
- Screening Threshold (15% below regional average): 13.2
- Mitigation Target (15% below city average): 14.7

The Implementation Guide with Mitigation Targets above will be updated periodically by the CCTA through a cooperative effort of the member jurisdictions.

State General Plan Requirements

State law recognizes the close relationship between transportation and land use and requires that policies be established to create a mutually beneficial relationship. As noted above, California Government Code Section 65302(b)(1) requires the circulation element to be correlated to the general plan land use element. Integrating transportation policies with land use, the Martinez General Plan ensures adequate roadway capacity to accommodate travel demands generated by future planned development. This integration helps to promote walking, cycling and transit use for shorter trips, thereby reducing the air quality impacts and greenhouse gas emissions associated with automobile use.

The Circulation Element also complies with Government Code Section 65302(b)(2) in planning for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways, which includes bicyclists, pedestrians, children, motorists, persons with disabilities, the elderly, users of public transportation, and commercial goods movers. This requirement is sometimes referred to in this Element as “Complete Streets.”

6 CIRCULATION ELEMENT

Local transportation planning is a coordinated effort involving multiple agencies. The goals and policies set forth in this Element are intended to not only promote local planning, but also to foster cooperation between jurisdictional partners such as the County of Contra Costa (County), Contra Costa Transportation Authority (CCTA), Association of Bay Area Governments (ABAG), Metropolitan Transportation Commission (MTC), the California Department of Transportation (Caltrans), Water Emergency Transit Authority (WETA), National Railroad Passenger Corporation (Amtrak), and adjacent local jurisdictions.

Downtown Community-Based Transportation Plan

In December 2019 the City released the Downtown Community-Based Transportation Plan. (DCBTP). This plan was funded by the Metropolitan Transportation Commission (MTC), which has allocated funds to develop Community-Based Transportation Plans (CBTPs) for the Bay Area's Communities of Concern, including Downtown Martinez. MTC's Plan Bay Area 2050 defines Communities of Concern (COC) as census tracts that have a concentration of both minority and low-income households at specified thresholds of significance. Downtown Martinez is qualified as a COC and is also defined as a disadvantaged community in the Environmental Justice and Disadvantaged Communities Element.

The Regional Transportation Plan (RTP) developed by MTC, called Plan Bay Area, estimates that 78% of new housing and 62% of new jobs by 2040 will be built within Priority Development Areas (PDAs). PDAs typically have existing transit services and are near established job centers, retail districts, and other service. Local governments create land-use plans and policies for their PDAs. Downtown Martinez is a designated PDA. The DCBTP identifies barriers to mobility based on a comprehensive review of existing conditions and an in-depth stakeholder outreach effort. It was found that while most Martinez residents travel by car, Downtown area residents own proportionally fewer cars than residents residing in Martinez or the County. As such, Downtown Area residents are more likely to ride transit, bike, and walk to work. The DCBTP addresses gaps in Martinez's transportation system by offering recommendations for future capital and programmatic investments. Beyond recommendations to expand pedestrian and bicycle infrastructure and the County Connection bus service area, the plan offers programmatic recommendations to improve access for Martinez's disadvantaged sub-populations. Programs include implementation of the Martinez Community Shuttle, transit fare provisions, and transit vouchers.

6.3 | LOCAL SETTING

Martinez is an incorporated city located in northwest Contra Costa County, about 25 miles northeast of San Francisco. The City is about 12.62 square miles in land area and is at an

elevation range of 10 to nearly 700 feet. Based on the data provided by Census 2020 and the State Department of Finance, population in the City has remained relatively stable in recent years, increasing ~~by 2,866~~ from 35,424 in 2010 to 36,908~~38,290~~ in 202~~0~~. The Census number used for the redistricting process completed in 2022 was 37,349. The City is the County seat, located on the south side of the Carquinez Strait, facing the City of Benicia in neighboring Solano County.

Martinez is located west of the Interstate 680 and is bisected by State Route 4. Traffic to and from the I-680 corridor is served by State Route 4, Pacheco Boulevard, Arthur Road and Marina Vista Avenue. Traffic to and from the State Route 4 corridor is served by Pacheco Boulevard, Morello Avenue, Center Avenue-Pine Street, and Alhambra Avenue. Access to and from the North Bay, including the Counties of Solano and Sonoma, is provided via I-680 (via the Martinez-Benicia Bridge) or State Route 4 via I-80. Access to and from Contra Costa County both east and west is provided by State Route 4. Additionally, access to and from the south is provided by I-680 which serves both Contra Costa County and Alameda County.

Local and regional public transportation is provided by Central Contra Costa Transit Authority (CCCTA, County Connection) and Western Contra Costa Transit Authority (WCCTA, WestCAT). County Connection has six weekday routes and one weekend route serving the City. WCCTA service consists of one route serving the Martinez Amtrak Station and locations in west Contra Costa County. Rail transportation in the immediate vicinity is currently operating multiple daily trips through Martinez via the Amtrak station located Downtown on Main Street.

Local Travel Trends

The U.S. Census Bureau provides data on the "Means of Transportation to Work" in its decennial census and American Community Survey databases. Using the most current available travel-related statistics available from the U.S. Census Bureau, Table 6-1 on the following page presents the various means of transportation reported in the City in 1990, 2000 2010, and 2018.

Table 6-1: Means of Transportation

Means of Transportation	1990		2000		2010		2018	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Workers, 16 and over	17,226	100.0%	18,820	100.0%	17,840	100.0%	19,786	100.%
Car, Truck, Or Van								
Drove Alone	13,215	76.7%	14,575	77.4%	13,291	74.5%	14,788	74.7%
Carpooled	2,005	11.6%	1,960	10.4%	1,820	10.2%	1,730	8.7%

Public Transportation	1,020	5.9%	1,082	5.7%	1,070	6.0%	1,221	6.2%
Motorcycle or Other Means	165	1.0%	141	0.7%	178	1.0%	356	1.8%
Bicycle	80	0.5%	57	0.3%	89	0.5%	99	0.5%
Walked	375	2.2%	267	1.4%	268	1.5%	376	1.9%
Worked at Home	366	2.1%	738	3.9%	1,142	6.4%	1,227	6.2%
Source: U.S. Census Bureau, 1990 Summary Tape File 3, Census 2000 Summary Tape File 3, 2010 American Community Survey 5-Year Estimates, 2018 American Community Survey 5-Year Estimates								

The number of employed residents in the City increased 15% between 1990 and 2018. The biggest change in this time frame is the increase in residents that work from home, which has more than tripled. Between 2010 and 2018, the percent of commuters that drove alone, took public transportation, and biked to work was virtually unchanged, while the percent of people who carpooled declined slightly and the percent of people who walked to work increased slightly.

Table 6-2 on the following page presents the reported travel times for commuters in 1990, 2000, 2010, and 2018. Average travel time to work increased from 31 minutes in 1990 to 32 minutes in 2018. The great change is in the number and percent of people traveling 60 minutes or more to work. This increased from an historical average of about 12% of employed residents to 19% in 2018.This trend may be due to the relative affordability of Martinez housing in relation to the other cities closer to the Oakland, San Jose and San Francisco employment centers. The trend may contribute to the generation of greenhouse gasses since single occupant vehicles account for 75% of the mode of transit to work per Table 6-1. Increasing access to regional transit and increasing carpooling and van pooling may be an appropriate response, in addition to supporting regional polices to create additional affordable housing closer to employment centers. About half of commuters spent less than 25 minutes traveling to work in 2018.

Table 6-2: Travel Time to Work

Travel Time to Work	1990		2000		2010		2018	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Total:	16,391	100.0%	18,082	100.0%	16,706	100.0%	18,561	100.0%
Less than 10 mins.	1,959	12.0%	2,250	12.4%	2,491	14.9%	1,973	10.6%
10-14 mins.	2,461	15.0%	2,697	14.9%	2,556	15.3%	2,614	14.1%
15-19 mins.	2,364	14.4%	2,807	15.5%	2,423	14.5%	2,652	14.3%
20-24 mins.	1,881	11.5%	2,377	13.1%	1,777	10.6%	1,892	10.2%
25-29 mins.	871	5.3%	906	5.0%	1,063	6.4%	1,044	5.6%

30-34 mins.	1,926	11.8%	2,121	11.7%	1,782	10.7%	1,871	10.1%
35-44 mins.	1,377	8.4%	1,280	7.1%	1,448	8.7%	1,209	6.5%
45-59 mins.	1,584	9.7%	1,385	7.7%	1,199	7.2%	1,751	9.4%
60 or more mins.	1,968	12.0%	2,259	12.5%	1,967	11.8%	3,555	19.2%
Mean Travel Time (mins.)	31.0		31.5		26.4		32.0	
Source: U.S. Census Bureau, 1990 Summary Tape File 3, Census 2000 Summary Tape File 3, 2010 American Community Survey 5-Year Estimates, 2018 American Community Survey 5-Year Estimates								

6.4 | EXISTING STREETS AND HIGHWAYS

A hierarchy of streets provides access to and from residential, commercial, and industrial uses throughout the City and beyond (see- Figure 6-1 ~~Figure 6-2~~). A route's design, including number of lanes needed, is determined by its functional classification and its projected traffic levels to achieve safe and convenient movement at the development intensity anticipated in the General Plan as part of buildout of the City.

State Freeways

Controlled access roadways whose junctions are free of at-grade crossing with other roads, railways or pedestrian pathways, and instead are served by interchanges are classified as freeways. Freeways can either be toll or non-toll roads, with speed limits usually ranging from 60 to 70 mph. Interstate 680 is the main freeway that directly serves the City of Martinez.

Interchange 680: Interstate 680 is a north-south eight-lane facility and is a major link in the state highway system providing regional access to the cities that are employment centers including San Jose and Walnut Creek. Interchanges serving Martinez are located at I-680's junctions of SR 4, Pacheco Boulevard, and Marina Vista Avenue.

State Highways

A controlled access roadway whose junctions with cross streets are characterized by at grade intersections or a combination of at grade intersections and interchanges rather than exclusively interchanges are classified as highways. Highways can either be divided or undivided roadways, with speed limits usually ranging from 40 to 65 mph.

State Route 4: State Route 4 is an east-west 4-lane facility providing regional access between Hercules, and the Central Valley and foothills. Within Martinez, State Route 4 has three interchanges that are located at Morello Avenue, Center Avenue-Howe Road, and Alhambra

Avenue. Just east of the City, Pacheco Boulevard also forms a full access interchange with State Route 4.

6 CIRCULATION ELEMENT

Principal Arterial Streets

Principal arterial facilities serve to connect areas of major activity within the urban area and function primarily to distribute cross-town traffic between freeways / highways, to collector streets, and to and from adjacent jurisdictions. Within the City, principal arterial streets are mostly four lane facilities with maximum operating speeds ranging from 30 to 45 mph. In addition, principal arterial facilities generally have limited access to adjacent land uses. The following principal arterials exist in the Martinez's circulation system:

- Alhambra Avenue (north of ~~State Route 4~~Alhambra Way)
- Berrellesa Street (south of Marina Vista Avenue)
- Escobar Street (east of Berrellesa Street)
- Marina Vista Avenue (east of Berrellesa Street)

Minor Arterial Streets

Minor arterial roadways serve a similar purpose to principal arterial facilities, except carrying less traffic volume, and are usually two-lane facilities. As with principal arterials, minor arterial facilities generally have limited access to adjacent land uses. However, minor arterials may provide on-street parking if sufficient roadway width is available. The following minor arterials exist in the Martinez's circulation system:

- Alhambra Avenue (south of ~~SR 4~~Alhambra Way)
- Alhambra Valley Road (north of Reliez Valley Road)
- Alhambra Way (~~north of SR 4~~all)
- Center Avenue
- Chilpancingo Parkway
- Court Street (~~north of Green Street~~between Escobar Street and Thompson Street)
- Escobar Street (Talbart Street to Berrellesa Street)
- Franklin Canyon Road (east of City Limits)
- Muir Road
- Pacheco Boulevard
- Pine Street
- Pleasant Hill Road East
- Shell Avenue
- Talbart Street (north of Escobar Street)
- Carquinez Scenic Drive (east of City Limits)

6 CIRCULATION ELEMENT

Alhambra Avenue

Collectors

Collectors function as connector routes between local and arterial streets and provide access to residential, commercial, and industrial property. Collector streets within the City are designated as two-lane facilities. The following Collector roadways are located in the City.

- Arnold Drive
- Howe Road
- Morello Avenue
- Reliez Valley Road
- Vine Hill Way
- Green Street~~,~~ (between Berrellesa and Court)
- Susana Street (between Berrellesa and Pine)
- ~~, and~~ Brown Street (between Berrellesa and Pacheco)
- Arthur Road (south of Service Road)
- Alhambra Valley Road (west of Reliez Valley Road)
- Franklin Canyon Road (west of City Limits)
- Paso Nogal Road
- Imhoff Drive

Local Streets

Local streets provide direct access to abutting properties and allow for localized movement of traffic. Local streets are characterized by low daily traffic volumes and low operating speeds of 25 to 30 mph. All roadways not identified in Figure 6-1 ~~Figure 6-2~~ as freeways, highways, arterials, or collectors are designated local streets.

Bicyclist at Carquinez Strait Regional Shoreline Trail

Scenic Roadways

The following roadways are designated as scenic roadways in the City:

- Carquinez Scenic Drive snakes along the Carquinez Straits bluffs. This roadway closed in 1983, but is now reopened as a multi-use trail and connects Martinez to Port Costa and Crockett. The multi-use trail is for pedestrians, cyclists and equestrians. The City supports continued eastward extension of this route along the Carquinez Straits by the County and State.

- California State Route 4, from its eastern junction with I-680 to its western terminus with I-80.

- Alhambra Avenue from its junction with Taylor Boulevard to its intersection with SR 4.

- Alhambra Valley Road from its junction with Alhambra Avenue westward toward I-80.

Reliez Valley Road from its junction with Alhambra Valley Road, southeast to its junction with Grayson Road, through to the junction with Taylor Boulevard.

6 CIRCULATION ELEMENT

6.5 | PLANNED STREET AND HIGHWAY IMPROVEMENTS

In order to correlate existing and planned land uses within the City, traffic-carrying capacity improvements to the roadway network will be needed. Arterials and new collector roads will provide access to the residential, commercial, and industrial areas, connecting those areas with the existing local and regional transportation system. Minor collector streets will include residential frontage, whereas major collector streets generally will not. New local roads in neighborhoods will serve those residents. The new roadways will continue to expand the existing network of roadways that characterize the City's circulation network.

Major street improvements planned for the City are listed in Table 6-3 below. Additionally, intersection improvements will be required at major intersections along new roadways and improved roadways, including but not limited to turn channelization, signalization, and/or construction of traffic circles/roundabouts. The implementation of the street improvements in Table 6-3 will support the land uses and growth set forth in the Land Use Element, while maintaining the City policy of intersection performance of LOS "D" or better (most intersections are projected to operate at LOS "C").

The on-going maintenance of the existing street system and planned improvements in Table 6-3 is funded by a variety of local and county-wide revenues including Gas Tax, City Measure D one-half cent sales tax supported street repair program, and County Measure J one-half cent sales tax supported Transportation and Growth Management Program. The County program requires City participation in county-wide growth management (urban limit lines) and transportation improvement planning for regional circulation routes and transit.

Table 6-3: Planned Major Circulation Improvements

Roadway	From	To	Roadway Improvement Description
Pacheco Boulevard	City Limits	Sunrise Drive	Widen Pacheco Boulevard from a two lane 25 foot wide road to a two to four lane road with medians, bike lanes, sidewalks and bus turnouts.
Alhambra Avenue	Walnut Avenue	Franklin Canyon Rd	Add southbound through lane, with bike lane and sidewalk.
Alhambra Avenue	Franklin Canyon Road	Alhambra Hills Drive	Widen, where needed, Alhambra Avenue from a two lane road to a four lane road with bike lanes, bus turn-outs, traffic signals, sidewalk and possibly sound walls.
Morello Avenue	Marie Avenue	Pacheco Boulevard	Widen Morello Avenue from a two lane road to a two lane road with medians, bike lanes, and sidewalks including the widening of the BNSF railroad trestle.

Traffic Signal Improvements	
Alhambra Avenue @ "C" Street	Alhambra Avenue @ Franklin Canyon Road
Alhambra Avenue @ Green Street	Alhambra Avenue @ Wildcroft Drive
Arnold Drive @ Fig Tree Lane	Arnold Drive @ Milano Way
Arnold Drive @ Pacheco Boulevard	Arnold Drive @ Starflower Drive
Arnold Drive @ Village Oaks Shopping Center	Berrellesa Street @ Green Street
Morello Avenue @ Center Avenue	Morello Avenue @ Chilpancingo Parkway
Morello Avenue @ Elderwood Drive	Morello Avenue @ Midhill Drive
Muir Road @ Glacier Drive	Pacheco Boulevard @ Arreba Street
Pacheco Boulevard @ Bush Street	Reliez Valley Road @ Blue Ridge Drive
Reliez Valley Road @ Horizon Drive	

Multimodal Improvements	Improvement Description
Ferry Terminal	Construct Ferry Terminal to accommodate ferry service to and from San Francisco. Linked service may include stops at Antioch and Richmond.
Bike Improvements	Install both Class II and Class III bike lanes and path improvements identified in the Countywide Bicycle Plan.
***improvements are currently planned but not guaranteed to occur and are dependent on funding and other considerations.	

Table 6-4: Standard Street Cross Section

Classification	Lanes	Median	Bike Lanes	Parking	Sidewalk	Speed (mph)	Roadway Width[3,4]	Right of Way[3,4]
Principal Arterial	4	≤ 16'	Yes	No	7'	40 – 55	80'	100'
Principal Arterial (One Way)	2	No	One Side	One Side	7'	40 – 55	38'	48'
Minor Arterial	2	≤ 16'	Yes	Allowed[2]	7'	40 – 55	44' – 64'	64' – 84'
Minor Arterial (One Way)	1	No	One Side	Yes	7'	40 – 55	34'	44'
Collector	2	No	Yes	Allowed[2]	5.5'	30 – 40	36' – 50'	46' – 70'
Local	2	No	No	Allowed[2]	5.5'	25 – 30	24' – 36'	44' – 56'
Rural/Hillside Local	2	No	Allowed[1]	Allowed[2] (One Side)	5.5' (One Side)	25 – 30	32' – 38'	52' – 58'
Notes:								

1. Bike lanes can be provided or excluded.
2. Parking can be provided on both sides of street, one side only, or excluded.
3. Additional right of way for bus stops, turn lanes, etc. shall be considered on case by case basis.
4. Standard widths – see City of Martinez Standard Details for minimum widths and design specifications.

Bicycle at Downtown Martinez Plaza *(Source: Kevin Murray)*

6.6 | COMPLETE STREETS/PEDESTRIAN AND BICYCLE ROUTES

Regional Bicycle and Pedestrian Routes

In 2018 the CCTA adopted the updated Countywide Bicycle and Pedestrian Plan (CBPP). The plan is based on the following goals:

- Encourage more people to walk and bicycle
- Increase safety and security for pedestrians and bicyclists
- Create a safe, connected, and comfortable network of bikeways and walkways for all ages and abilities

- Increase the liveability and attractiveness of Contra Costa's communities and districts

- Equitably serve all of Contra Costa's communities while ensuring that public investments are focused on projects with the greatest benefits

The CBPP includes proposed bicycle and pedestrian trails, as well as on-street bicycle facilities to complete the partial network already in place in the City and County. Figure 6-2 ~~Figure 6-3~~ shows existing regional bicycle/pedestrian trails, and proposed trails. There is only one existing regional trail that approaches Martinez, and it ends at Highway 4 at the edge of the city. There are four proposed trails that traverse the City and converge at the Amtrak train station in the Downtown. The CBPP designates the Downtown area as a Pedestrian Priority Area where the need for pedestrian facilities is greatest where residential, employment, or retail densities are higher. The CCTA prioritizes funding to these areas. Adding bike lanes, pedestrian walkways, and landscaping can enhance the image of the City as well as make the street a place for positive social interaction.

Complete Streets Bicycle and Pedestrian Facilities

One of the important facets of complete streets is a comprehensive bicycle and pathway system to encourage the use of alternative transportation modes. Complete streets can improve safety, create a stronger sense of place, and make streets more accessible for persons with disabilities. Complete streets help emphasize the importance of streets as a public place and part of the City's character. The complete streets system includes the following types of facilities:

Class I Multi Use Path: Typically known as bike paths, Class I facilities are multi-use facilities that provide a completely separated right of way for the exclusive use of bicycles and pedestrians with cross flows of motorized traffic minimized. The following roadways currently provide Class I bikeways in Martinez:

- Benicia-Martinez Bike path (Marina Vista Avenue to Park Road)
- Contra Costa Canal Trail (Muir Road to Chilpancingo Parkway [Martinez only])
- Ferry Street (north of Marina Vista Avenue)
- North Court Street

Class II Bike Lane: Known as bike lanes, Class II facilities provide a striped and signed lane for one-way bicycle travel on each side of a street or highway, or on one side of a street in the case of a one-way street The minimum width for bike lanes ranges between four and five feet

depending upon the edge of roadway conditions (curbs). The following roadways currently provide Class II bikeways in Martinez:

- Alhambra Avenue (Marina Vista Avenue to Haven Street)
- Alhambra Avenue (Berrellesa Street to Paso Nogal Road)
- Arnold Drive (Howe Road to Glacier Drive)
- Berrellesa Street (Marina Vista Avenue to Alhambra Avenue)
- Center Avenue (Howe Road to Hidden Lakes Drive)
- Chilpancingo Parkway (Morello Boulevard to Glen Circle)
- Elderwood Drive (Alhambra Avenue to Skyview Drive)
- Escobar (Court Street to Marina Vista Avenue)
- Glacier Drive (Muir Road to Eagle Lake Court)
- Marina Vista Avenue (I-680 to Escobar)
- Morello Avenue (Pacheco Boulevard to Chilpancingo Parkway)
- Muir Road (Center Avenue to Pacheco Boulevard)
- Pacheco Boulevard (Jones Street to Morello Boulevard)

Class III Bike Route: Known as bike routes, Class III facilities provide signs for shared use with motor vehicles within the same travel lane on a street or highway. Bike routes may be enhanced with warning or guide signs and shared lane marking pavement stencils. While Class III routes do not provide measures of separation, they have an important function in providing continuity to the bikeway network. The following roadways currently provide Class III bikeways in Martinez:

- Alhambra Avenue (Haven to Berrellesa Street)
- Elderwood Drive (Morello Avenue to Bramblewood Lane)
- Muir Station Road (Alhambra Way to Center Avenue)
- Pacheco Boulevard (Morello Avenue to State Route 4)

Class IV Bike Lane: Known as a separated bikeway is a bike lane on a street or highway that includes a separation between the bike lane and the through vehicular traffic. There are currently no roadways in Martinez providing separated bikeways.

Projects Listed in the CBPP

In addition to existing facilities, other local projects are listed in the CBPP that would enhance bicycle and pedestrian circulation throughout the City of Martinez. Improving countywide and local bicycle pathways improves safety of bicyclists, reduces bicycle and parking conflicts, provides an alternative to single occupancy vehicle trips, and promotes safe routes to schools

and commercial destinations. These projects were listed briefly under remaining CTP project for the City and are outlined in the CBPP as follows:

- **Bay Trail in Martinez (Close gaps):** Phase 1: Construct trail from existing staging area east along south edge of the Radke Martinez Regional Shoreline to existing Shoreline Trail near Ferry Street. Relocate and repave parking lot. Phase 2: Construct trail from Nejedley staging area on the Carquinez Scenic Drive to Berrellesa Street along the south side of UPRR ROW and improve existing trail along Berrellesa Street to Granger's Wharf parking lot and existing section of Bay Trail.

- **Contra Costa Canal Trail (Extend, Muir Road to Martinez Reservoir):** Extend the existing trail from its current terminus at SR4/I-680 into Martinez to Evora Road.

- **Marina Vista Avenue/Waterfront Rd Bike Lanes:** Extend bicycle lanes eastward from current terminus at SB I-680 off and on-ramps under I-680 along Waterfront Road to Point Edith Wildlife Area. This section of Waterfront Road is primarily in the County, except for a ½-mile segment about ¾ of a mile east of I-680 that is within City limits.

- **North Court Street Bicycle Lanes:** Connect the Martinez Intermodal Facility to the Martinez Shoreline Park and future ferry terminal.

- **Pacheco Boulevard Bike Lanes:** Pacheco Boulevard bike lanes between Arnold Drive and Muir Road. This section of Pacheco Boulevard is primarily in the County, except for a 280-foot segment immediately south of Arnold Drive that is within City limits.

6.7 | PUBLIC TRANSPORTATION

City of Martinez public transportation is provided by Central Costa County Transit Authority (CCCTA) County Connection transit service. CCCTA weekday routes 16, 18, 19, 28, 98X, and 99X serve Downtown and major arterial roadways in the City as shown on the County Connection's website. On weekends, CCCTA route 316 services the area in a more limited capacity. The Downtown Amtrak station is served by all Downtown stops. The nearby Bay Area Rapid Transit (BART) stations at North Concord/Martinez, Concord, Pleasant Hill, and Walnut Creek are all accessible via the provided CCCTA routes from Downtown Martinez and the Amtrak station. BART serves the Bay Area's major employment and entertainment centers including Walnut Creek, Oakland, San Francisco, and San Jose.

6.8 | RAILROADS, AIRPORTS, AND TRUCK ROUTES

6 CIRCULATION ELEMENT

Rail transportation in the City currently encompasses passenger and freight services. The Union Pacific Railroad (UP) operates the existing railroad tracks that parallel the waterfront area west of Marina Vista Avenue. These tracks make up the service corridor for all passenger movement and most of the freight traffic traveling to Sacramento, the Central Valley, and areas along the West Coast. Burlington Northern Santa Fe (BNSF) also operates freight trains along the corridor on a reduced basis. Additionally, BNSF operates the existing railroad tracks that bisect the City about 1.5 to 2 miles south of the UP tracks. The following subsections describe freight and commuter rail operations, based on an analysis conducted for the Martinez Railroad Quiet Zone Study[1].

Freight Traffic

Union Pacific operates most of the freight traffic through the Martinez rail corridor. Currently, at-grade crossings of the UP tracks are located at Berrellesa Street and Ferry Street near the downtown waterfront area and Fairmont Road/Rococo Road to the northeast that serves industrial areas. The BNSF track, south of the UP track, has less activity and no public at-grade railroad crossings. The BNSF track is elevated through the City limits. There is a need to widen the trestles over Morello Avenue and Pacheco Boulevard to make way for multimodal and/or roadway improvements on those streets.

On a daily basis, there is an average of eight freight trains that travel through the Martinez corridor either on a regional or local basis. In addition, there are twelve switching trains per day as a result of operations at the UP switching yard west of Berrellesa Street. The freight trains vary in length and speed, but typically average approximately 5,000 feet in length and travel at speeds 20-30 mph through the corridor of. Trains are active throughout the day (or night) with no clear peaking hour. The UP railroad tracks that parallel the waterfront are also used by Amtrak passenger rail, served by the Martinez Intermodal Station (located north of Marina Vista Avenue and west of Ferry Street).

Passenger/Commuter Traffic

Passenger and commuter rail transportation is currently provided by Amtrak in the City of Martinez. The Martinez Amtrak Station is a major regional, interregional, and interstate rail hub located in Downtown Martinez. Regional transit connections to the station are provided through multiple CCCTA County Connection routes. The following regional Amtrak routes have stops in Downtown Martinez:

[1] Wilber Smith Associates, Martinez Railroad Quiet Zone Study, City of Martinez, February 10, 2010.

- **California Zephyr** runs daily between Chicago and San Francisco, with multiple stops in the states of Illinois, Iowa, Nebraska, Colorado, Utah, Nevada and California. Service to the San Francisco and Oakland stations is provided via thruway bus service at the Emeryville station.

- **Coast Starlight** runs daily between Los Angeles and Seattle, with multiple stops along the coast of California, through Oregon and Washington.

- **San Joaquin** runs multiple times a day through the California Central Valley between the Bay Area, Sacramento, and Bakersfield.

- **Capital Corridor** runs multiple times a day between the Sacramento Valley and Bay Area. The Capital Corridor is a frequent commuter train with thruway bus service to San Francisco from Emeryville.

The trans-continental trains such as the Coast Starlight and California Zephyr make up four trains per day through the Martinez corridor. Commuter trains are contributing 32 trains per day for the Capital Corridor and 8 trains per day for the San Joaquin. During each of the AM and PM peak hours, this equates to approximately 4-5 trains passing through or stopping in the corridor.[2] On a daily basis, the commuter trains operate between 5:00 a.m. and 11:00 p.m. with most trains (30) operating during the daylight hours. In addition to weekday train operations, the Capital Corridor service also operates on weekends (including holidays) with 22 trains. Compared to freight trains, commuter trains are shorter in length at approximately 700 feet and have higher travel speeds ranging up to 40 mph.

[2] Wilber Smith Associates, Martinez Railroad Quiet Zone Study, City of Martinez, February 10, 2010.

6 CIRCULATION ELEMENT

Buchanan Field Airport Runway *(Source: Inspection Services Inc.)*

Airports

There are no commercial airports in Martinez. The nearest major airports are Oakland International Airport (37 miles), San Francisco International Airport (46 miles), Norman Y. Mineta San Jose International Airport (56 miles), Sacramento Metropolitan Airport (68 miles) and Stockton Metropolitan Airport (60 miles). The airports in Oakland, San Francisco Sacramento, and San Jose provide international and domestic flights while only domestic service is provided in Stockton. Rail access to the Oakland International Airport is provided via the Amtrak Capital Corridor route.

The Buchanan Field Airport is in the unincorporated Contra Costa County community of Pacheco, situated southeast of Martinez, adjacent to the City of Concord boundary. It is a county-owned public-use airport used mainly for recreational purposes. The airport has a control tower and a high volume of general aviation traffic, with over 500 aircraft based on the field. Jet Blue Airways schedules commercial flights from Buchannan to Burbank, California.

Truck Routes

Truck routes are intended to carry heavy weight commercial, industrial and agricultural vehicles through and around the community with minimum disruption to local auto traffic and annoyance to residential areas. Due to the higher level of existing industrial activity in the northern portion of the City (Pacheco Boulevard, Shell Avenue), truck routes should be clearly designated so that intrusion of heavy vehicle traffic into residential areas can be avoided. Today, State Route 4 (SR 4) and Interstate 680 (I-680) carry significant truck traffic and are

designated as Surface Transportation Assistance Act (STAA) terminal access routes. The 1982 Surface Transportation Assistance Act set standards for large trucks, known as STAA trucks, and set minimum truck sizes that states must allow on the national network including the interstate system and other defined routes. In addition to SR4 and I-680, the following streets with minimal residential frontage are designated as primary truck routes providing the least disruption to both commercial and residential activities:

- Alhambra Avenue – Marina Vista Avenue to State Route 4
- Berrellesa Street – Marina Vista Avenue to Alhambra Avenue (at Bertola Street)
- Center/Pine Street – Howe Road to State Route 4
- Escobar Street – Berrellesa Street to Marina Vista Avenue (at Miller Avenue)
- Howe Road – Pacheco Boulevard to Center/Pine Street
- Marina Vista Avenue – Berrellesa Street to eastern City limits
- Pacheco Boulevard – Shell Avenue to eastern City limits
- Shell Avenue – Marina Vista Avenue to Pacheco Boulevard

6.11 | UTILITIES

Water

The City of Martinez operates its own water treatment plant through the Martinez Water Department (MWD). The Department's service area is about 10,000 acres which covers most of the City as well as areas outside the City limits including the PBF Refinery, Mountain View neighborhood, and portions of Alhambra Valley. Residents not served by MWD get their water from Contra Costa Water District (CCWD), which provides water to approximately 500,000 people in Contra Costa County. The City buys raw water from CCWD and withdraws it from the Martinez Reservoir, which holds a "few days'" water supply. The water is filtered at a plant at the corner of Pacheco Avenue and Howe Road. The water is then distributed to customers through over 100 miles of pipeline with the assistance of six pump stations located throughout the City.

Water Demand and Conservation

Water demand has declined significantly in recent years in response to drought conditions and in concert with ongoing water conservation and efficiency regulations, programs, and incentives. In 2005, water use for MWD customers was 5,229 acre-feet. In 2015, this number declined to 3,524 acre-feet, a reduction of 32.6%. Projected water use is 4,093 acre-feet for 2030 and 3,936-acre feet for 2040. According to the City of Martinez 2020 Urban Water

Management Plan, there are sufficient water supplies expected to be reasonably available in 2030 and 2040 to meet projected demand.

Similarly, total per-capita water use has dropped from 161.8 gallons per capita per day (gpcd) to 110.5 in 2015, a reduction of 31.7%. Continued water conservation retrofits for existing development is expected to further reduce per-capita water use for existing households to 108.0 gpcd in 2040. New construction subject to ongoing green building and water efficient landscape regulations is expected to consume less water at 102.6 gpcd.

Water conservation has significantly reduced water use levels throughout the CCWD's service area and will reduce the need for future supplies. CCWD served less water in 2015 than in the early 1990s, despite a 40% increase in population. Water use declined from 183 gpcd in 2005 to 114 gpcd, a reduction of 37.7%.

The Contra Costa Water District Urban Water Management Plan 2020 states that CCWD does not anticipate any supply deficits in normal years or single-dry years through 2040. In future years, multiple-dry year conditions may result in supply shortfalls of up to approximately 30,000 acre-feet, or 15% of demand. Any potential supply shortfalls experience during dry year conditions will be met through a combination of a short-term conservation program or short-term water purchases. The Districts' capital improvement projects are not expected to address any issues other than routine maintenance.

Water Service Area

Martinez's water service area is depicted in- Figure 6-3~~Figure 6-4~~. The map shows the City water service area boundaries, the City limits, and major pumping and storage facilities within the City. The water service boundaries for the City's water system are not contiguous with the City limits. The water service area extends outside City limits along the northeast, southeast, and southwest borders of the City. These areas include County areas and part of the City of Pleasant Hill. Along the eastern side of the City, CCWD provides retail water service to a number of customers within the Martinez City limits.

Wastewater and Sewer

Wastewater services are provided by Central Contra Costa Sanitary District (CCCSD) and Mt. View Sanitary District (MVSD). CCCSD treats about two-thirds of the wastewater generated within Martinez. MVSD treats the central eastern portion of the City.

6 CIRCULATION ELEMENT

In 1992, Contra Costa Sanitation District No. 6 (SD-6) was formed to provide sanitary sewer to the Stonehurst subdivision in the Alhambra Valley area. The Contra Costa County Board of Supervisors Resolution 92/57, which formed the district, named the County Board of Supervisors as the governing board of SD-6. At the time the district did not include any territory within the City of Martinez. The City recently annexed a portion of SD-6, including the entire inhabited area within the Stonehurst Subdivision. On March 31, 2015, the Contra Costa County Board of Supervisors adopted Resolution No 2015/108 designating the Martinez City Council as the Board of Directors of Contra Costa County Sanitation District No.6.

Solid Waste

Allied Waste is responsible for the collection and disposal of solid waste and recyclable items. It operates both the Contra Costa Transfer Station and the Keller Canyon Landfill, which is projected to be capped in 2030. The company offers weekly curbside commercial and residential pick-up services as well as a drop-off service for a limited variety of household hazardous waste materials.

As a joint effort, Central Contra Costa Sanitary District and Mt. View Sanitary District operate the Household Hazardous Waste Collection Facility. All hazardous waste materials can be dropped off for free by residents or for a small fee by businesses.

Future Demand and Infrastructural Upgrades

Systemwide, aging infrastructure is of far greater concern than increased demands due to population growth. Pipes are routinely damaged by vegetation root intrusion, grease build up, and structural deterioration. In coming years, the single most significant project will be CCCSD's replacement of nearly 2,000 feet of pipeline along Alhambra Avenue that is, at peak usage time, reaching 130% capacity. Additionally, MVSD plans to replace several hundred miles of pipeline and retrofit infrastructure to better withstand seismic activity.

Recycled water is not currently used in Martinez. CCCSD's sanitation plant effluent meets Title 22 of the California Code of Regulations standards which means it can be used for irrigation purposes. While the District plans to eventually supply the City with recycled water, the required infrastructure is not planned to be built during the lifetime of the General Plan. Still, it is important to orient current goals to make that future intervention easier. MVSD's effluent does not meet Title 22 standards and is instead used to maintain the adjacent marshland habitat. The facility produces about twice as much water as is needed to sustain the marsh. While there has been discussion about if the facility should be updated to meet the Title 22

standards, little, if any, action is expected to take place in the next few decades to move that project forward. See the City's 2020 Urban Water Management Plan for more information.

Energy

PG&E provides residents of Martinez with natural gas and electricity. Their electricity is generated from power plants that utilize both renewable and non-renewable energy sources, while natural gas is sourced from natural gas fields in Northern California. The City's projected growth is not expected to affect PG&E's ability to provide reliable energy to residents. Martinez is also served by the Marin Clean Energy (MCE). MCE is a not-for-profit public agency that has been providing clean energy options since 2010. MCE offers more renewable power at stable rates, significantly reducing energy-related greenhouse emissions and reinvesting millions of dollars in local energy programs. MCE provides electricity service and energy programs to more than one million residents and businesses in 37 member communities across four Bay Area counties: Contra Costa, Marin, Napa, and Solano.

6.10 | CIRCULATION ELEMENT GOALS, POLICIES, AND MEASURES

GOAL C-G-1: Encourage safe and convenient access to activities in the community and provide a well-designed local roadway system as well as pedestrian pathways and bicycle lanes.

Policy C-P-1.1: Provide safe and well-connected neighborhood streets that balance automotive circulation with neighborhood design and bicycle and pedestrian user safety.

Measure C-I-1.1a: When and where determined necessary, use the Planned Circulation Improvements Table 6-3 to identify, schedule, and implement roadway and complementary intersection improvements to meet the projected transportation demands under buildout of the General Plan Land Use Element.

Measure C-I-1.1b: Update the Circulation System Map (Figure 6-1)~~Figure 6-2~~) when making improvements to the overall circulation system in order to support multimodal travel of all users and transportation of goods within and through the City.

Policy C-P-1.2: Foster a strong sense of community with a "small-town" character by supporting thoughtful circulation planning.

Policy C-P-1.3: Provide efficient citywide automobile circulation by maintaining and, where necessary, improving local and regional roadway facilities.

Policy C-P-1.4: Provide a comprehensive citywide system of bicycle lanes and recreational trails that improve accessibility without the use of an automobile.

Policy C-P-1.5: Implement short and long-term recommendations set forth in the June 2022 Downtown Martinez Parking Study. Among other things, the study recommends adjusting parking rates and limits along the most popular streets in Downtown; improve parking wayfinding to guide drivers to "right-fit" parking options; explore expanding the supply of parking spaces via private-sector investments; deploy innovative meter technologies; expand bike and micro-mobility infrastructure and amenities; improve the pedestrian experience; consider the implementation of a local circulator and improvements to existing transit routes; and continue to expand city policies that support the use of parklets.

GOAL C-G-2: Maintain and/or improve mobility in the City by considering alternative circulation system improvements beyond those identified within Table 6-3 Planned Major Improvements that increase system capacity and are found acceptable to the City, its residents, and where applicable, Caltrans or other agency.

Policy C-P-2.1: Achieve and maintain an intersection level-of-service (LOS) D or better during peak hours where possible. Recognizing that LOS D may not be feasibly achieved or maintained upon full buildout of the Land Use Element due to neighborhood context, multi-modal access considerations, impacts to existing uses, and/or regional factors outside the control of the City, the City Council shall maintain discretion to require mitigation measures that will reduce impacts but may not achieve target LOS when considering new development projects.

Measure C-I-2.1a: Provide and maintain a citywide circulation system that is correlated with planned land uses in the City and surrounding areas in the region consistent with Government Code §65302(b).

Measure C-I-2.1b: Develop a transportation financing program that will fully fund the planned expansion of the existing transportation network consistent with the General Plan. The financing program will include an update to the existing transportation impact fee (TIF) program consistent with AB 1600.

Measure C-I-2.1c: As both City and regional travel increase transportation demand, work cooperatively with regional partner agencies including Caltrans, Contra Costa Transportation Authority, Association of Bay Area Governments, Metropolitan Transportation Commission, and others to plan and fund improvement projects that increase roadway capacity while maintaining or improving access to multi-modal facilities following the City's community and circulation priorities.

Measure C-I-2.1d: Coordinate local actions with state, regional, county, and neighboring agencies to encourage consistency between local and regional actions.

Measure C-I-2.1e: Request regional contributions to major street improvement projects that improve not only citywide circulation but also interregional travel and goods movement.

Measure C-I-2.1f: Continue to work with Caltrans, CCTA, ABAG, MTC, County Connection, and the County to plan, design, fund, and construct programmed improvements to state highways and major regional roadways in a timely, context-sensitive manner.

Measure C-I-2.1g: Encourage Caltrans, CCTA, ABAG, MTC, and the County to refine and maintain a regional transportation demand model to assist in regional and local circulation and transportation planning, CIP funding, and new development project environmental analysis.

Measure C-I-2.1h: Correlate City CIP projects with most current estimates of available outside funding from federal, state, and regional sources. Continue to participate in the effort to develop and coordinate a regional financing mechanism for major regional transportation improvements.

Measure C-I-2.1i: Require proposed developments meeting trip generation thresholds to study the LOS impacts of the development and provide appropriate improvements to lessen their impacts. Engineering Department to approve study methodology. Require proposed developments meeting CEQA thresholds to provide appropriate mitigation measures to lessen their VMT. VMT study methodology should follow the CCTA Implementation Guide and VMT limits.

Policy C-P-2.2: Strive to reduce total vehicle miles traveled (VMT) by City residents by planning an efficient circulation system that complements existing and planned land uses, improves access to alternative transportation modes for bicycle, pedestrian, and transit users, and provides more direct routes to City and regional destinations.

Policy C-P-2.3: Ensure compatibility and complementary relationships between the circulation system and existing and planned land uses, promoting environmental objectives such as safe and uncongested neighborhoods, energy conservation, reduction of air and noise pollution, and access to bicycle, pedestrian, and transit facilities.

GOAL C-G-3: Maintain circulation system and map that can be used to define, update and revise the existing City and regional roadway network.

Policy C-P-3.1: Make efficient use of existing transportation facilities, and improve these facilities and build new facilities as necessary in accordance with the Circulation System Map (Figure 6-1~~Figure 6-2~~) and Planned Circulation Improvements Table 6-3.

Measure C-I-3.1a: Build arterials, collector and local streets in accordance with adopted City standards. Improve existing facilities to conform to classification standards where possible. Exceptions to the standards may be allowed by the City Engineer where mitigation is infeasible or would impact general safety, right of way needs, visual aesthetics, air quality and noise impacts, or overall quality of life.

Policy C-P-3.2: The street facility classifications indicated on the Circulation System Map (Figure 6-1~~Figure 6-2~~) shall be the standard to which new roads are built and existing roads are improved. The City Council shall, however, maintain discretion in modifying roadway standards as otherwise indicated in the Circulation Element or as determined appropriate.

Policy C-P-3.3: Variation from the depicted alignments for these facilities based on detailed engineering studies will not require a General Plan amendment.

Policy C-P-3.4: Planned improvements may be phased as development occurs and need for increased capacity is identified.

Policy C-P-3.5: Alternative improvements to those identified on the Planned Circulation Improvements Table 6-3, such as traffic circles/roundabouts or other innovative street designs, that provide equivalent or increased mobility for automobiles and/or other roadway users may be considered in lieu of traffic signals and/or roadway or intersection widening projects.

GOAL C-G-4: The City will strive to create and improve City streets and scenic roadways in a manner that serves multiple modes of transportation while enhancing the City's appearance and character through street standards and design that enhance and optimize the streetscape.

Policy C-P-4.1: All street standards shall be reviewed and revised as determined appropriate, including optional features such as landscaped medians, traffic calming features, and parkways or street trees, and other similar design amenities when approved by the City. When reviewing new development consider alternative local street designs that meet the needs of vehicles, pedestrians, and bicyclists.

Measure C-I-4.1a: Periodically review existing infrastructure to ensure all lights and landscaping enhance and improve roadways.

Measure C-I-4.1b: Apply the specific design and landscaping standards appropriate to a designated connected system of "Scenic Roadways" for resident and visitor enjoyment.

Policy C-P-4.2: Maintain and develop scenic roadways (as identified in the Streets and Highways section of the Circulation Element) and regulate the enhancement and protection of their scenic appearance. Actions to implement the scenic roadway system include regulation of land use, landscaping and architectural design, detailed land site planning, control of outdoor advertising, and coordination of roadway, drainage, lighting, traffic signals, and road sign improvements.

Policy C-P-4.3: Sides of scenic roadways should be fully landscaped in accordance with the established character of the areas. In non-urbanized areas, plant materials and placement of these materials should be consistent and integrated with the native vegetation. Landscaping in non-urbanized areas with limited road width should designed to increase emergency vehicle access pursuant to the Safety Element. Within urbanized areas more formal landscaping and use of exotic or introduced plant species is appropriate.

Policy C-P-4.4: Where luminaries are provided, they should be consistent in scale with neighborhood buildings or landscape features. The basic intent shall be to subordinate these vertical elements to surrounding conditions.

Policy C-P-4.5: Buildings sited along the scenic roadways shall be placed at a sufficient distance from the roadway to ensure retention of the major scenic attributes associated with the respective roadway section. The selection of building materials, colors, and signing shall also be consistent with this aim. During review of projects, applicants will be required to provide improvements to roadways and underground utilities when appropriate.

GOAL C-G-5: Consider alternative improvements to traditional streets that may vary from City standards to balance the desire to make neighborhoods walkable and enhance a sense of place within Downtown Martinez.

Policy C-P-5.1: Plan and prioritize Downtown area improvements that reduce congestion and promote non-motorized travel between nearby complementary uses.

Measure C-I-5.1a: Require new development to construct projects that maximize opportunities for alternative transportation modes such as bicycle and pedestrian paths as well as public transit opportunities to create easy access to and from Downtown.

Measure C-I-5.1b: Adopt a formalized procedure for evaluating and analyzing roadways for speed and safety in order to consider the needs of all modes of transportation and adjacent land uses.

Measure C-I-5.1.c: Consider traffic circles/roundabouts or other innovative designs, if and where appropriate, as alternatives to stop signs and traffic signals when studying corridor and intersection configuration options.

Measure C-I-5.1d: Where feasible, separate sidewalks from streets on arterials and collectors with landscaping. Consider tree canopies where feasible to create shade.

Measure C-I-5.1e: Improve the existing street network to minimize travel times and improve mobility for transit, bicycle, and walking trips between new projects and surrounding land uses in an effort to reduce vehicle trips.

Measure C-I-5.1f: Update the Regional Transportation Plan (RTP) to include the City of Martinez Circulation Element Update.

Policy C-P-5.2: As funding permits, develop adequate public or shared off-street parking lots conveniently located behind and beside buildings in the Downtown area, consistent with area design standards and /or guidelines.

Policy C-P-5.3: Utilize the circulation system as a positive element of community design, including street trees and landscaped parkways and medians, special and unique streetscape features, and undergrounding of utilities, particularly along major streets within the Downtown area.

Policy C-P-5.4: Consider reduced street widths, increases in width of bicycle lanes and sidewalks, as well as reduction in vehicular speed to create a greater sense of community and place.

GOAL C-G-6: Establish and implement programs to help maintain satisfactory roadway performance and safety at intersections and along roadway segments.

Policy C-P-6.1: Minimize, where possible, the number of access points along arterial roadways, including by consolidating or relocating driveways to provide for more efficient traffic movement.

Measure C-I-6.1a: Provide and maintain coordinated traffic control systems that move traffic within and through the City in an efficient and orderly manner. Upgrade systems where feasible as technology evolves.

Measure C-I-6.1b: Perform periodic evaluations of the City's (and Caltrans) traffic control system, with emphasis on traffic signal timing, phasing, and coordination to optimize flow along arterial corridors.

Measure C-I-6.1c: Continue to coordinate the City's design standards for regional roadways with the standards of adjacent and overlapping agencies to provide smooth transitions for roadway users between jurisdictional boundaries.

Measure C-I-6.1d: Utilize the CCTA Congestion Management Program (CMP) to determine the timing and degree of regional roadway facility improvements in accordance with regional plans.

Measure C-I-6.1e: Bi-annually develop a prioritized five-year Capital Improvement Program (CIP) that identifies improvements by facility type, project extent, right of way requirements, required physical improvements, and preliminary cost estimates.

Measure C-I-6.1f: Review and update the City Transportation Impact Fee (TIF) associated with new development in Martinez to fund and construct prioritized improvement projects in the CIP, having established a nexus between new development and future infrastructure needs.

Measure C-I-6.1g: Utilize assessment and improvement districts and other supplemental private funding to correct local area deficiencies such as inadequate parking, transit, and streetscape enhancement or completion of local street or trail segments that benefit the area.

Policy C-P-6.2: Design standards should limit cul-de-sac lengths, provide a logical grid or connected system of local streets providing at least two directions of neighborhood access, and minimize through traffic on local streets, particularly traversing single-family residential neighborhoods.

GOAL C-G-7: Maintain and update street standards for design, construction and maintenance of "Complete Streets." When constructing or modifying transportation facilities, strive to provide for a balanced system for the movement of vehicles, commercial trucks, alternative and low emissions vehicles, transit and its users, bicyclists, pedestrians, children, persons with disabilities, and seniors appropriate for the road classification and adjacent land use.

Policy C-P-7.1: Plan for safe, complete, and well-connected neighborhood streets. Modify the existing street network where possible to enable direct physical connections within and between residential areas, shopping destinations, employment centers, and neighborhood parks/open spaces including, where appropriate, connections accessible only by pedestrians and bicycles to and/or from existing cul-de-sacs. Evaluate projects to ensure that the safety, comfort, and convenience of pedestrians, bicyclists, and transit users are given equal level of consideration to motor vehicle operators.

Measure C-I-7.1a: Implement land use policies designed to create a development pattern that facilitates shopping, working, socializing, and recreation within walkable distances.

Measure C-I-7.1b: Encourage the development of a network of continuous walkways within new commercial, public, and industrial uses to improve employees' ability to walk safely around, to, and from their workplaces.

Measure C-I-7.1c: Require new community care facilities and senior housing projects with over 25 beds to provide accessible transportation services for the convenience of residents.

Measure C-I-7.1d: Require new development projects to contribute to or construct transit facilities where they would induce or increase demand on nearby arterial and collector streets, as determined through a Transportation Impact Analysis funded and completed by the project applicant.

Measure C-I-7.1e: Develop Bike and Pedestrian Master Plan for the City of Martinez that documents the existing conditions for bicycling and walking and outlines steps needed to improve safety, act on community needs, and improve mobility options for Martinez residents, workers, and visitors.

Policy C-P-7.2: Design and implement "Complete Streets" that enable safe, comfortable and attractive access for all users – pedestrians, motorists, bicyclists, and transit riders of all ages and abilities – in a manner that is compatible with and complementary to adjacent development and promotes connectivity between complementary land uses. New development projects must contribute to or construct transit facilities where the project would induce or increase demand on nearby arterial and collector streets, as determined through a Transportation Impact Analysis funded and completed by the project applicant.

Goal C-G-8: Promote safe and convenient pedestrian and bicycle circulation.

Policy C-P-8.1: Promote walking and bicycling for transportation, recreation, and improvement of public and environmental health.

Measure C-I-8.1a: Provide pedestrian facilities that are accessible to persons with disabilities and ensure that roadway improvement projects address accessibility by employing universal design concepts consistent with ADA requirements.

Measure C-I-8.1b: Ensure that landscaping plans consider street trees to provide shade and comfort for pedestrians and bicyclists.

Measure C-I-8.1c: Install clearly marked crosswalks at intersections near all commercial uses, as well as clearly marked pedestrian paths within parking areas. Mid-block crossings are discouraged. However, if conditions warrant and are approved by the City Engineer, crosswalks and signage indicating pedestrian activity may be installed at mid-block entrances where existing commercial uses are adjacent to other high-intensity uses, such as parks and schools.

Measure C-I-8.1d: Encourage further expansion of the existing network of continuous walkways, and encourage the development of new continuous walkways, between schools and residential areas.

Measure C-I-8.1e: Facilities for bicycle travel (Class I bike/multiuse paths, Class II bike lanes, Class III bike routes, and Class IV bikeways) shall be provided to complete a continuous system, consistent with the Countywide Bicycle & Pedestrian Plan presented in- Figure 6-2~~Figure 6-3~~. Deviations from the routing shown on the Bicycle & Pedestrian Master Plan may be permitted with approval of the City Engineer.

Measure C-I-8.1f: Bike lane widths shall follow state standards. In cases where existing right of way constraints limit development of Class II or Class IV facilities, Class III signage and demarcation may be permitted at the discretion of the City Engineer. Deviations from these standards may be permitted with approval of the City Engineer.

Measure C-I-8.1g: Use visual cues, such as green colored paint on bike lanes, bike boxes, or painted buffer strip, along bicycle ways to provide a visual signal to drivers to watch out for bicyclists.

Measure C-I-8.1h: In order to increase awareness of bicyclists sharing the roadway with motorized vehicles, demarcate Class III bicycle facilities, where appropriate, by painting "sharrows" on the pavement. Because of maintenance costs associated with "sharrows," their use should be prioritized in areas of higher bicycle use frequency or increased bicycle-vehicle conflict zones, or where the bikeway may be obscured by traffic, or the natural or built environment.

Measure C-I-8.1i: Establish a program to encourage bicycle use among City employees. Consider incentives that encourage private employers to facilitate and promote bicycle use by employees.

Measure C-I-8.1j: Provide safe bicycle access to and from parking facilities at all community parks.

Measure C-I-8.1k: Continue to designate a portion of the City's street construction and improvement fund for financing bikeway design and construction.

Measure C-I-8.1l: Ensure that City facilities within the Countywide Bicycle and Pedestrian Plan maintain consistency with the requirements of the Streets and Highway Code in order to be eligible for further funding for improvements from the State or Federal sources, such as the Bicycle Transportation Account funds.

Measure C-I-8.1m: Include funding for City facilities within the Countywide Bicycle & Pedestrian Plan updates and bikeway improvements to assist with funding Martinez projects listed in the plan and the City's Transportation Impact Fee program, recognizing the multi-modal travel needs of the City.

(Source: Kevin Murray)

Measure C-I-8.1n: Ensure the support of bicycle use through the installation of bike racks as part of capital improvement projects, and as a zoning requirement for private development approvals.

Policy C-P-8.2: Recognize and meet the mobility needs of pedestrians and bicyclists of all skill levels and ages, persons using wheelchairs, and those with other mobility limitations.

Policy C-P-8.3: Develop off-street pedestrian linkages, including connections that allow pedestrians to travel through the ends of cul-de-sacs, pedestrian paths, bridges over creeks and roadways, and pedestrian circulation improvements throughout the City.

Policy C-P-8.4: Provide safe and direct pedestrian routes and bicycle facilities between destinations to enhance the non-motorized circulation network and interface with regional systems.

Goal C-G-9: Provide complete streets integrating a comprehensive transportation network with infrastructure and design that allows safe and convenient travel along and across streets for all users, including pedestrians, bicyclists, persons with disabilities, motorists, movers of commercial goods, users and operators of public transportation, seniors, children, youth and families.

Policy C-P-9.1: Review street construction, development projects and utility projects to identify opportunities to implement complete streets.

Measure C-I-9.1a: Ensure development projects construct adjacent or nearby portions of trails, bicycle and or pedestrian paths set forth in the improvements table and map, to complete the network of transportation routes.

MeasureC-I-9.1b: Ensure staff review of development applications integrate multimodal infrastructure in street design, as conditions of approval.

Measure C-I-9.1c: Prioritize the allocation of limited funds among potential complete street improvement projects considering safety, sidewalk and bicycle access, and access to trails.

Measure C-I-9.1d: Recognize the multi-modal travel needs of the City by allocating revenue from the City's Transportation Impact Fee for bikeway and pedestrian facilities. These facilities should be consistent with the Countywide Bicycle & Pedestrian Plan until the City adopts its own master plan. Explore whether the impact fees can be automatically increased with the annual cost of living adjustment.

Measure C-I-9.1e: Establish zoning standards for safe bike storage/parking in private development and public facilities.

Policy C-P-9.2: Create a complete street network that provides facilities for users to travel throughout Martinez.

Policy C-P-9.3: As part of the Capital Improvement Program (CIP), identify and close sidewalk gaps throughout the city.

GOAL C-G-10: Promote a well-integrated and coordinated transit network.

Policy C-P-10.1: Promote the use of public transportation for daily trips, including to schools and workplaces, as well as other purposes.

Measure C-I-10.1a: Work with CCCTA to continue to support and expand transit routes that serve regional destinations within the City like the Downtown area, medical centers, and the Amtrak station.

Measure C-I-10.1b: Work with CCCTA to continue to support and expand transit loops to serve local and regional medical centers, schools, and shopping, employment and recreation destinations.

Measure C-I-10.1c: Work with CCTA and MTC to continue to pursue federal and state funds to subsidize capital and operating costs associated with local transit operations.

Measure C-I-10.1d: Encourage ridership on public transit systems through marketing and promotional efforts. Provide information to residents and employees on transit services available for local and regional trips.

Measure C-I-10.1e: Coordinate with partner agencies to implement regional transit solutions as part of the MTC SB 375 Sustainable Communities Strategy, and the City's Climate Action Plan.

Measure C-I-10.1f: Support existing regional transit services, and promote Martinez commuter use of transit to lower greenhouse gas production from long distance single occupant vehicle commuting. Continue to support the County Connection bus service provided by CCCTA.

Measure C-I-10.1g: Support efforts to improve the coordination and efficiency of bus service on a regional level and, if appropriate, the regionalization of transit service delivery.

Policy C-P-10.2: Continue to cooperate with other partner agencies and jurisdictions to promote local and Martinez connections to regional public transit, including CCCTA and MTC.

Policy C-P-10.3: Collaborate with Martinez Unified School District to plan improved school bus transportation system, including parking and loading areas, maintenance and storage facilities, and bicycle and sidewalk facilities.

Policy C-P-10.4: Coordinate with public transit agencies to facilitate safe, efficient and convenient pedestrian and bicycle access to transit stops, and work with agencies to relocate stops if necessary.

Policy C-P-10.5: Encourage transit use by working with regional transportation providers to install bus stops, shelters, benches, turnouts, park and ride lots, transfers, and other necessary facilities on arterial and collector streets.

Policy C-P-10.6: Implement the intermodal transportation strategies set forth in the Downtown Martinez Community-Based Transportation Plan.

GOAL C-G-11: Promote the safe and efficient movement of goods with minimum disruptions to residential areas.

Policy C-P-11.1: Promote off-peak truck deliveries Downtown to improve mobility for other roadway users.

Measure C-I-11.1a: Locate truck parking in areas with demonstrated need and where police patrol can be provided. High visibility, including good lighting, should be prioritized.

Measure C-I-11.1b: In the Downtown area, and within other designated areas identified by City ordinance, where on-site truck circulation is limited, restrict truck delivery times to off-peak hours when there is less conflict with adjacent street traffic.

Measure C-I-11.1c: Incorporate provisions for trucks in the design of industrial collector streets and other designated truck routes.

Measure C-I-11.1d: Transit stops should be spaced no further than 1,000 feet apart, if spaced for continuous service on City streets. Spacing may deviate from the general standard in industrial areas where individual businesses occupy large parcels (greater than 20 acres) and where stops should serve employee entrances directly, as approved by the City Engineer.

Measure C-I-11.1e: Continue to sign truck routes. Ensure that clear signage is provided from regional gateways to truck routes in the City.

Policy C-P-11.2: All highways, arterials, and industrial streets shall be designated truck routes.

Policy C-P-11.3: Continue industrial expansion in the north industrial area to minimize the neighborhood impacts of truck movements.

Policy C-P-11.4: Encourage secure off-street parking for tractor-trailer rigs in industrial designated areas where possible.

Policy C-P-11.5: Require new development and roadway projects to provide and maintain railroad crossings that include safety measures, such as grade separations for major thoroughfares, improving existing at-grade crossings, and/or providing adequate lighting, signage, and fencing.

Policy C-P-11.6: Study the feasibility of establishing Railroad Quiet Zones to improve neighborhood quality of life for residents who live in the vicinity of railroad at-grade crossings.

Policy C-P-11.7: Amend the Zoning Ordinance to require that new or significantly modified developments include efficient locations for garbage pickup and a centralized location for personal pickups and deliveries (such as Doordash, Uber, Lyft, Amazon, etc.)

GOAL C-G-12: Continue to provide water service to residents by maintaining City water infrastructure and work with Contra Costa Water District (CCWD), Central Contra Costa Sanitary District (CCCSD), Contra

Costa Sanitation District No. 6 (SD-6), and Mt. View Sanitary District (MVSD) so that demand for existing and future residents can be met.

Policy C-P-12.1: Continue working with CCWD, CCCSD, SD-6, and MVSD to ensure the demand can be met for existing and future residents.

Policy C-P-12.2: Support the efficient use of water, encourage conservation of water by updating the water conservation ordinances in Martinez, and reduce water use in public facilities by developing policies and schedules for retrofitting existing facilities with water-saving irrigation systems and upgrading plumbing as facilities are remodeled.

Policy C-P-12.3: Work with property owners to increase awareness and reduce water use through public education.

Measure C-I-12.3a: Reduce water consumption where possible through the use of artificial turf, native plants, drought-tolerant landscaping, water conservation technology (such as efficient timers, and water heads), and possible use of recycled water in parks and recreation facilities.

Measure C-I-12.3b: Proactively work with the Contra Costa Water District for the installation of recycled water distribution infrastructure.

Goal C-G-13: Provide safe, sanitary and environmentally responsible solid waste management and recycling, and increase opportunities for recycling through education.

Policy C-P-13.1: Continue to promote recycling programs throughout Martinez.

Policy C-P-13.2: Require new construction sites, as required by state law, to provide for salvage, reuse, or recycling of construction and demolition materials.

Policy C-P-13.3: Require public buildings to incorporate on-site storage facilities for recyclable materials.

Policy C-P-13.4: Encourage and increase opportunities for safe disposal of electronic waste and hazardous materials by residents and businesses in Martinez.

Policy C-P-13.5: Continue efforts to reduce litter throughout the City.

Measure C-I-13.5a: Continue to participate in green building practices and promote recycling and reuse through outreach and educational programming whenever possible.

Measure C-I-13.5b: Consider an outreach program to educate residents and businesses about the use of more durable, local and low-impact goods.

Measure C-I-13.5c: Consider the inclusion of a municipal purchasing policy to reduce the purchase of disposable items, such as bottled water, whenever practical.

Measure C-I-13.5d: Continue providing community workshops on backyard composting and home management of organics programs as funding permits.

GOAL C-G-14: Continue to seek economical and dependable ways to serve the community and improve energy efficiency and reduce energy demand wherever possible.

Policies

Policy C-P-14.1: Continue to educate the community on energy conservation and promote alternative solutions wherever possible.

Policy C-P-14.2: Support the installation of solar panels on new development and investigate and encourage solar energy on public buildings and new developments.

Measure C-I-14.2a: Maintain the current fee structure that gives a reduction in fees for solar and grey water systems and evaluate the fee structure when possible, to adjust those fees or amend to add incentives.

Policy C-P-14.3: Continue to support electric vehicle charging stations throughout the City to promote the use of energy-efficient vehicles.

Measure C-I-14.3a: Where practical, utilize bicycles or low-emission vehicles for park maintenance and operations.

Policy C-P-14.4: Support energy efficiency in City operations where practical and feasible.

Measure C-I-14.4a: When possible, replace existing equipment with more efficient heating, cooling, computer and lighting systems within City facilities.

GOAL PCU-G-15: Provide adequate public infrastructure and services to meet the needs of existing and future development.

Policy C-P-15.1: Ensure there is adequate water supply and associated infrastructure to meet the needs of existing and future development.

Measure C-I-15.1a: Periodically review and update the various City master plans for the provision and/or extension of public services to serve existing and future development. These plans include, but are not limited to, the Urban Water Management Plan and the Capital Improvement Program.

Measure C-I-15.1b: Coordinate with the Contra Costa Water District (CCWD) to ensure that the CCWD Urban Water Management Plan addresses City growth and demand for treated and untreated water supply.

Measure C-I-15.1c: As part of the development review process, determine the potential impacts of development and infrastructure projects on public infrastructure, and ensure that new development contributes its fair share toward necessary on and off-site infrastructure.

Measure C-I-15.1d: Routinely assess the City's ability to meet demand for potable water by periodically updating the City of Martinez Urban Water Management Plan.

Measure C-I-15.1e: As part of the development review process, require development projects to demonstrate that adequate water supply is available to serve the project.

Measure C-I-15.1f: Coordinate with internet service providers to provide high-speed internet throughout the entire City to support working from home and thereby reducing automobile trips and the need for additional auto-related capital improvements.

Policy C-P-15.2: Require all development projects to mitigate their infrastructure service impacts or demonstrate that the infrastructure, public services, and utilities serving the City can accommodate the increased demand for services, and that service levels for existing users will not be degraded or impaired.

6 CIRCULATION ELEMENT

8 PUBLIC SAFETY ELEMENT

8.1 | INTRODUCTION

The Public Safety Element is designed to establish goals, policies and implementation programs that will protect the City from risks associated with seismic, geologic, flood, fire, and environmental hazards. By identifying these hazards and the appropriate related policies, the Public Safety Element is intended to effectively reduce the potential for life threatening, property damaging, and economically and socially detrimental events. In addition, this element is used as a guide for establishing land use patterns that minimize the exposure of City residents to excessive natural and man-made hazards. The goals of the Public Safety Element overlap with goals in other elements, particularly the Open Space & Conservation Element.

The Public Safety Element includes the following sections:

8.2 **Regulatory Framework:** This section describes the regulatory requirements for public safety elements.

8.3 **Seismic Hazards:** This section describes the fault zones in Martinez, hazards from seismic activities, potential for slope failure and ground shaking.

8.4 **Other Geological Hazards and Constraints:** This section describes other seismic hazards no discussed in Section 8.3.

8.5 **Fire Hazards:** This section describes fire hazards in Martinez, including recent wildfires. It also addresses fire emergency response and the City's state and local responsibility areas.

8.6 **Flood Hazards:** This section describes Martinez flood hazards, major drainage basins, and dam inundation zones.

8.7 **Climate Change Adaptation and Resilience:** This section discusses potential effects from global climate change.

8.8 **Hazardous Materials:** This section describes risks of future hazardous materials incidents and lists the relevant hazardous materials programs and agencies.

8.9 **Airport Safety:** This section discusses the Buchanan Field Airport and documents addressing flight paths, height limits, and airport safety zones.

8 PUBLIC SAFETY ELEMENT

8.10 Public Safety Element Goals, Policies, and Measures: This section lists the goals, policies, and implementation measures for the Public Safety Element.

The Growth Management and Parks & Community Facilities elements of the General Plan contain capital and performance standards for fire service, and capital facilities to ensure flood control. The Land Use Element also contains policies that add critical area-specific details regarding geotechnical safety.

8.2 | REGULATORY FRAMEWORK

General Plan safety elements must, consistent with Government Code Section 65302(g), provide for the protection of the community from any unreasonable risks associated with the effects of:

- Seismically induced surface rupture, ground shaking, ground failure;
- Tsunami, seiche, and dam failure;
- Slope instability leading to mudslides and landslides;
- Subsidence;
- Liquefaction;
- Other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body;
- Flooding;
- Wildland and urban fires; and
- Climate change.

General plan safety elements must include mapping of known seismic and other geologic hazards. It must also address evacuation routes, military installations, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

Safety elements must also identify information regarding flood hazards, establish a set of comprehensive goals and policies for the protection of the community from the unreasonable risks of flooding, and establish a set of feasible implementation measures designed to carry out the goals and policies for flood protection. It is recommended that the safety element do the same for drought impacts.

Safety elements must also be reviewed and updated as necessary to address the risk of fire for land classified as "state responsibility areas" and "very high fire hazard severity zones".

Risk reduction strategies should complement those of the local hazard mitigation plan. The City adopted the Contra Costa County Hazard Mitigation Plan in 2018, which is a multi-jurisdictional plan developed in accordance with the Disaster Mitigation Act of 2000. The Contra Costa County Hazard Mitigation Plan serves as the City's local hazard mitigation plan and is incorporated by reference into this General Plan.

An increasingly important factor affecting hazard assessment and disaster management is climate change. In 2015, Senate Bill 379 added requirements for safety elements to include a climate change vulnerability assessment; measures to address vulnerabilities; and comprehensive hazard mitigation and emergency response strategies for climate change impacts. Section 8.7 of this Element provides an overview of climate change risks to Martinez and goals, policies, and programs to address these vulnerabilities. This Public Safety Element and the City's local hazard mitigation plan fully address the requirements of Government Code section 65302(g)(4).

8.3 | SEISMIC HAZARDS

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 a boundary between the North American and the Pacific lithosphere. 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 area include the Antioch, Calaveras, Concord, Franklin, Green Valley, Greenville, Hayward, Rodgers Creek, San Andreas, and Southampton faults. Three faults are of primary significance in the Martinez area. These include the Franklin Fault (thought to be a northern extension of the Calaveras Fault); the Concord-Green Valley Fault (which extends from south of Concord north to Lake County); and the Southampton Fault (which may also be a part of the active Calaveras Fault system in northern Contra Costa County). Figure 8-1 shows the location of these fault areas and potential shaking intensity areas.

The Franklin Fault forms an approximately one-mile-wide zone, trending northwest through the Alhambra Valley, and referred to as the Franklin Fault Zone. The Concord-Green Valley Fault is approximately aligned with the northwest-southeast orientation of Pacheco Creek and a segment of the Union Pacific Railroad line in the eastern part of the Martinez area. The Southampton Fault runs east, parallel to a portion of the Franklin Fault in the northern portion of the Martinez area, and then turns to the south, eventually meeting the Franklin Fault.

A pervasive network of smaller, local fault traces is also present, although little is known about these traces, either individually or in relation to the Franklin, Concord-Green Valley, or Southampton faults.

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act went into effect in 1973 and has been amended several times. The purpose of this Act is to prohibit the location of most structures for human occupancy across the traces of active faults, thereby mitigating fault rupture hazards. Under the Act, the California Geological Survey (CGS) is required to delineate Earthquake Fault Zones (EFZ) along active faults in California. Jurisdictions containing these zones must then regulate certain types of development within them.

The presence of a fault in a given area does not imply the inevitability of an earthquake there, since many of California's faults have not been active for thousands or even millions of years. The basis for inclusion of a fault as an EFZ is evidence that suggests either its recent or potential activity. The CGS defines potentially active faults as those considered to have been active during Quaternary time, about the last two million years. Since this category encompasses so many faults, the CGS has further refined its analysis by identifying those faults that have a relatively high potential for future activity, meriting concern because they have been well-defined surface traces.

A fault is deemed sufficiently active if there is evidence of Holocene (last 10-12,000 years) surface displacement along one or more of its segments or branches, as evidenced either through direct observation or inference. A well-defined fault leaves a trace that is clearly detectable by a trained geologist as a physical feature at or just below the ground surface, as identified by direct observation or by indirect methods. Within the Martinez area, the Concord-Green Valley Fault has been classified as an Alquist-Priolo Earthquake Fault Zone.

Activity Level of Other Planning Area Faults

The Franklin Fault was reportedly active during the Quaternary time (showing late Pleistocene displacement), but does not seem to have been active during the Holocene; thus, it would not be classified as sufficiently active to be categorized as an EFZ. The Southampton Fault has not been classified as an EFZ but is inferred to be active on the basis of a tectonic model.

Hazards from Seismic Activities

Ground failure is a secondary effect of ground shaking and can include landslides, liquefaction, lurching, and differential settlement. Liquefaction occurs when saturated and poorly consolidated granular material is shaken during an earthquake and is transformed into a fluid-like state. Buildings can tilt or sink, utility lines can rise to the surface, and levees can fail. If soils are poorly consolidated, the ground can subside. The Contra Costa County Hazard Mitigation Plan identifies approximately 2,180 existing buildings that may be situated on soils subject to liquefaction. Figure 8-2 displays the liquefaction potential for the Martinez area. The areas in Martinez with the highest potential for liquefaction are within the Marina waterfront area and a portion of the Downtown area. Moderate liquefaction risks are present for properties near Alhambra Creek throughout the City.

Seismic hazards within the Martinez area include the possibility of fault rupture and secondary damage from landslides, liquefaction, and ground shaking. Many of the landslides within the Martinez area are associated with the trend of the faults, especially the Franklin Fault. Faults have the potential to act as groundwater barriers, causing localized accumulation of groundwater. These zones of accumulated groundwater can cause slope stability problems.

The City typically requires geotechnical investigations for new development, including single-family residential development. Mitigation for new construction often includes installation of deep foundation support piers (anchored to bedrock); installation of appropriate drainage improvements around a structure; and seismic design pursuant to the Uniform Building Code.

Slope Failure

The major geologic- and soils-related hazards in Martinez are hill slope failure and static settlement of soils. Potential for hill slope failure, or landslide, depends upon the geologic composition of a slope. Certain combinations of rocks and soils are more stable than others, and hill slope failure can occur without an earthquake. Landslides involve the downslope movement of soil and rock. Earthquake-induced landslides will most likely occur in the same areas where landslides are caused by other conditions. Unstable slopes and soils subject to static settlement can become more acute during an earthquake. Man-made changes, such as excavating too steeply, undercutting slopes, or placing fills or structures on unstable slopes, may also induce landslides.

Regional landslide mapping has indicated the presence of slope stability hazards in Martinez, with the hazard typically more pronounced on steeper slopes. The hazards can include relatively large, loose debris flows.

Ground Shaking

The Association of Bay Area Governments (ABAG) regularly updates maps showing estimated maximum ground shaking intensity throughout the Bay Area based on geology and soils, and as a result of earthquakes on various faults. Although these maps are highly generalized, they are useful as a general indication of the relative ground shaking that an area may experience from an earthquake. The ground shaking intensity is measured from low to high depending on the frequency of shaking potential. The entire City is designated as an area subject to very strong shaking.

8.4 | OTHER GEOLOGIC HAZARDS AND CONSTRAINTS

Geologic hazards and constraints, in addition to those posed by the Martinez area's seismicity, include steep slopes, landslides (caused by means other than seismic activity), soils of high shrink-swell potential, and other soil conditions that pose limitations to development. Steep slopes (over 30 percent) are found throughout the Martinez area, with the exception of the marshlands, urbanized flatlands, and creek and stream bottoms. The steepest slopes in Martinez have been identified in the Franklin Hills area. Known landslides are particularly prevalent in the Alhambra Hills, although they are extensive in other scattered locations throughout the hilly portions of Martinez as well. Expansive soils or soil of high shrink-swell properties dominate the Martinez hills and are also distributed in creek and valley bottoms, such as the Alhambra Valley and the Grayson and Pacheco creek beds.

Steep slopes pose a constraint to development due to the potential need for costly engineering techniques to ensure site stability. In some cases, the severity of the constraint would preclude development entirely. In areas of known slope instability, the downhill movement of slope materials varies from the imperceptible motion of slope creep to the sudden and dangerous slump of a large slide. Earth movement threatens all building foundations, roads, and utilities built thereon or in the path of the slide. Development is generally prohibited in unstable areas, although some measures are available to stabilize unstable slopes. Areas susceptible to landslide in and around Martinez are shown in Figure 8-3.

Problem soils, such as those which shrink in dry weather and swell in the presence of increased moisture, can damage overlying foundations or structures. Practical engineering solutions are

available for such problem soils, although development in these areas is correspondingly more expensive.

CCCFPD Fire Engine at Martinez Parade *(Source: Kevin Murray)*

8.5 | FIRE HAZARDS

The Martinez area contains a wide range of land use types, from developed urban areas to expanses of unirrigated open space. Urban fire potential arises in urban centers where there is potential for the spread of fire from one structure to the next due to the clustering of buildings. As the City grows and development becomes denser, the possibility of urban fires increases. Existing undeveloped open space or wildland within Martinez and surrounding areas creates potential for development of fires dependent upon type of vegetation, known as surface fuel, as well as weather and wind. During the summer season, wildfire can spread swiftly, fed by winds from the Carquinez Strait. Wildfires occur infrequently but typically cause more damage than urban fires.

Recent Wildfires

According to the State of California Multi-Hazard Mitigation Plan and the California Department of Forestry and Fire Protection, Contra Costa County historically experiences wildfires every two to three years. There have been over 51 wildfires in Contra Costa County since the 1950s

resulting in loss of lives, property, and natural resources. The most recent large fire was the 3,111-acre Morgan Fire in Mt. Diablo State Park in 2013. According to the California Department of Forestry and Fire Protection (Cal Fire) incident archive, wildfires in the Martinez area since 2013 are set forth in Table 8-1.

Table 8-1: Wildfires in the Martinez Area Since 2013

Year	Name	Location	Acres Burned
2019	Forest Fire	Alhambra Ave. and Alhambra Hills Dr., Martinez	50
2019	Fellow Fire	Franklin Canyon Rd., Contra Costa County	24
2018	Alhambra Fire	Off Highway 4 and Alhambra Ave., Martinez	30
2016	Franklin Fire	Cummings Skyway and Franklin Canyon, Contra Costa County	40

Fire Emergency Response

In the event of a fire emergency, fire services are provided to the Martinez area by the Contra Costa County Fire Protection District, and much of the City is served by the Martinez Water Department, which takes into account fire flow needs when determining storage. Contra Costa Fire Stations 9, 12, 13 and 14 serve Martinez and are shown in Figure 8-4 and Figure 8-5. The Contra Costa Fire Protection District has entered into mutual aid agreements with other fire departments through the California State Master Mutual Aid Agreement that is administered by the State Office of Emergency Services as well as through the Contra Costa County Fire Chiefs' Mutual Aid Plan. The District is also party to multiple automatic aid agreements with fire agencies that are generally in close proximity.

Fire Hazard Mitigation Planning

The best way to minimize fire hazards in Martinez is through implementation of fire ordinances and standards. Contra Costa County Fire Protection District's ordinances and standards cover topics such as location of fire hydrants and provision of sprinklers and roadway widths, and provide the basis for the rural fire prevention capital facilities standards and response time performance standards specified in this Element. The City has ratified the Contra Costa County Fire Protection District Fire Code, which adopts by reference the 2019 California Fire Code (California Code of Regulations, Title 24, Part 9) as amended by the changes, additions, and

deletions set forth in the ordinance adopting the Contra Costa County Fire Protection District Fire Code.

State and Local Responsibility Areas

The California Department of Forestry and Fire Protection (CAL FIRE) is required by law to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. CAL FIRE's fire hazard severity zone maps were developed using a science-based and field-tested computer model that designates "moderate", "high", and "very high fire hazard severity" zones in the "State Responsibility Area (SRA)" and "Local Responsibility Area (LRA)". The SRA includes the areas in the state where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires. The LRA includes areas of California where local governments have financial responsibility for wildland fire protection.

Figure 8-4 and Figure 8-5 show the fire hazard severity zones for the Martinez SRA and LRA. As shown in Figure 8-4, the Alhambra Valley neighborhood and the unincorporated area to the west of Martinez are located in a high fire hazard severity zone within the SRA. According to the Contra Costa County Hazard Mitigation Plan, there are 84 buildings and approximately 254 people in Martinez' high fire hazard severity zone.

Figure 8-5 shows the "Very High Fire Hazard Severity Zone (VHFHSZ)" within the Martinez LRA. The Contra Costa County Hazard Mitigation Plan identifies 943 buildings and approximately 2,758 people living in VHFHSZ. Critical facilities located in the VHFSZ include Contra Costa Regional Medical Center, Martinez City Hall, and Alhambra High School.

The majority of the land area within the Martinez VHFHSZ is designated in the General Plan land use map (Figure 2-4) as either "Permanent Public Open Space (PPOS)" or "Environmentally Sensitive Land (ESL)". These areas contain minimal or no existing development. Both land use categories restrict potential development consistent with the objectives of minimizing risks to humans and structures set forth in the Contra Costa County Hazard Mitigation Plan. A portion of the Martinez VHFHSZ along Alhambra Avenue and Berrellesa Street contains existing development consisting primarily of low to medium residential uses. Parcels within the VHFHSZ in Martinez that lack two routes for emergency evacuation are set forth in Figure 8-5a and mitigation policies for these properties are set forth in Section 8.11 of this Element.

Contra Costa County Wildfire Protection Plan

The Contra Costa County Wildfire Protection Plan provides an analysis of wildfire hazards and risk in the "Wildland Urban Interface (WUI)" in Contra Costa County. First adopted in 2009, the Diablo Fire Safe Council and project partners worked with residents, representatives of federal, regional, state and local agencies, and community organization, including the Martinez Area Community Emergency Response Team (CERT), to update the plan in 2019. The updated Contra

Costa County Wildfire Protection Plan was approved in May 2020. The goal of the plan is to reduce fire hazard through increased information and education about wildfires; hazardous fuels reduction; actions to reduce structure ignitability. The Plan also includes other recommendations to assist ongoing emergency preparedness and fire suppression efforts.

Contra Costa County Hazard Mitigation Plan

The Contra Costa County Hazard Mitigation Plan was developed in accordance with the Disaster Mitigation Act of 2000 and followed FEMA's Local Hazard Mitigation Plan guidance. The Contra Costa County Hazard Mitigation Plan incorporates a process where hazards are identified and profiled; the people and facilities at risk are analyzed; and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions (which include both short- and long-term strategies) involves planning, policy changes, programs, projects, and other activities. The Contra Costa County Hazard Mitigation Plan covers the unincorporated county; 25 special purpose districts; and 10 municipalities, including Martinez. The City of Martinez adopted Volume 1 of the Contra Costa County Hazard Mitigation Plan and the Martinez portion of Volume 2 on December 5, 2018.

Martinez Area CERT

The Martinez Area CERT has worked with the Contra Costa Fire Protection District from 2017 to the present (3 consecutive years) conducting weed abatement surveys throughout the high-risk fire zone in the Martinez SRA and LRA. The Martinez Area CERT has given community educational workshops on fire safety and prevention. In 2019, due to the efforts of Martinez Area CERT, the National Fire Protection Association recognized Martinez as a Firewise Community. The newly established Firewise area is a two-mile long stretch along Alhambra Avenue that represents a wildland urban interface. The Martinez Area CERT is already working in the Firewise area to provide homeowners with the needed education to make their homes and property more fire safe.

Demand for Fire Protection and Emergency Services

The development and growth that will be facilitated by the Martinez General Plan will result in additional residents and businesses in the City, including new residential, commercial office, and industrial uses. This additional growth will result in increased demand for public service, including fire protection and emergency services. As demand for service increases, there will likely be a need to increase staffing and equipment to maintain acceptable service ratios, response times, and other performance standards. New or expanded structures may be

required to accommodate adequate staffing, equipment, and services. The Growth Management Element includes a Goal GM-6 for the compliance with applicable levels of service. Growth Management Element Policies GM-P-6.1 and GM-P-6.2 support Goal GM-6 by requiring new development to contribute to and maintain adopted performance standards for police, fire, and emergency medical response and services, and by requiring new growth to pay its share of the costs associated with that growth.

8.6 | FLOOD HAZARDS

Most of the flooding that occurs in Martinez is caused by heavy rainfall and subsequent runoff that cannot be adequately conveyed by the existing storm drainage system combined with surface water bodies. The National Flood Insurance Act, adopted by the U.S. Congress in 1968, made federally subsidized flood insurance available to property owners if their communities participate in the National Flood Insurance Program (NFIP). A community establishes its eligibility to participate in the NFIP in two ways:

- By adopting and enforcing floodplain management measures to regulate new construction; and

- By ensuring that substantial improvements within Special Flood Hazard Areas (SFHAs) are designed to eliminate or minimize future flood damage.

A Special Flood Hazard Area (SFHA) is defined by FEMA as an area within the floodplain having a one (1) percent or greater chance of flood occurrence within any given year. SFHAs are delineated on flood hazard boundary maps issued by the Federal Emergency Management Agency (FEMA) for individual communities. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 make flood insurance mandatory for most properties in SFHAs. In 1995 FEMA completed a Flood Insurance Study for Martinez that delineates a SFHA covering substantial areas of the community. The 1995 Flood Insurance Rate Maps were updated by FEMA in 2015.

Martinez Municipal Code Chapter 15.30 (Floodplain Management) provides a set of development regulations for properties to avoid and reduce property damages when subjected to a significant flood event. FEMA has recently reviewed the existing Flood Insurance Rate Map (FIRM) for the City of Martinez, finding no change to the existing flood insurance information but has introduced new flood designations for areas along the waterfronts that are subject to inundation by a 1-in-100 (one percent) annual chance flood event with additional hazards associated with storm-induced waves. As a result of this change the Martinez municipal code

was updated and new regulations went into effect in the Fall of 2015. The most recent FEMA flood map is shown in Figure 8-6 and it includes the City's FEMA 100 and 500 year flood zones.

The Major Drainage Basins

There are three notable drainage basins within the Martinez area:

- **Grayson Creek Drainage Basin:** Grayson Creek, a perennial stream with some intermittently flowing tributaries, drains much of the valley area of Pleasant Hill, as well as an area at the southernmost Martinez city limits. Three water impoundments (artificially constructed water bodies) in the Hidden Lake area and one pond on a branch in the Contra Costa Country Club are within the Grayson Creek drainage basin. The amount of riparian vegetation along streams in the Grayson Creek drainage basin varies throughout the area. The Contra Costa Canal also winds through the Grayson Creek basin in a north-south direction.

- **Vine Hill Drainage Basin:** This basin drains is roughly five to seven square miles of generally low rolling landscape between Martinez Ridge and Interstate 680. Neither the intermittent stream system nor its riparian vegetation is well-developed. The depth to seasonal high water is shallow through parts of the Vine Hill drainage basin. Mean annual rainfall in this sub-area is less than 12 inches and is the lowest in the Martinez environs.

- **Alhambra Creek Drainage Basin:** Alhambra Creek is the most critical hydrologic system in the Martinez area, and it has been the subject of considerable policy debate and study. A stream draining 15.1 square miles of generally rugged topography and eventually passing through urban Martinez, it possesses great scenic and recreational qualities as well as flood dangers.

Flooding and Historical Conditions

Alhambra Creek is considered a flash drainage basin characterized by a rapid rise in flood peaks and rapid recessions. In addition, the section of the channel north of Main Street is influenced by tidal action. Alhambra Creek has received increasing amounts of surface flow runoff over the years with the rise in impervious surfaces in its urban reaches. Impervious surfaces such as concrete and asphalt prevent absorption of runoff and, in addition to swelling the flow within the creek bed itself, excessive runoff may lead to overland sheet flow within the basin. The flooding of Downtown Martinez has been a frequent winter occurrence.

In dealing with the flood problem, past studies done by the U.S. Army Corps of Engineers proposed a stormwater bypass system that included culverting portions of the natural creek, channelization, and channel realignment. Other proposals have included a decentralized flood

detention system of multiple small check detention basins in the first and second order sub-basins that would hold flood waters in the uplands, thus permitting their gradual release. Downstream flood peaks were projected to be reduced, stream flows made more uniform, and downstream channel and embankment improvements could be implemented where channel capacity is restricted.

Proposals on detention basins have noted the possibility of providing opportunities for public recreation and open space use and development of a water-oriented recreation system within the watershed. One of the goals of such proposals has been to design alternatives compatible with open space and conservation preservation, and some proposals have emphasized watershed conservation techniques, such as preservation of woodlands, careful attention to site grading, and provision of on-site detention practices. The Alhambra Valley sub-basin is the most heavily wooded and receives the highest rainfall in the Martinez area and therefore is most critical for conservation proposes.

Recent Alhambra Creek Improvements

In the early 1990s, the City initiated a process designed to enhance Alhambra Creek downtown. The Alhambra Creek Enhancement Plan was completed and approved by the City Council in 1998. Since approval of the Enhancement Plan, completed projects related to flood control were replacement of two railroad bridges; channel widening; re-establishment of a flood plain downstream of the railroad tracks (downtown Martinez); and installation of retaining walls.

In 2002, the Contra Costa County Flood Control and Water Conservation District, in cooperation with the City of Martinez, completed a new drainage basin in the vicinity of Pleasant Hill Road and Nancy Boyd Park. The detention basin is intended to mitigate increased hydrologic impacts associated with new development in the area.

Dam Inundation

Earthquakes centered close to a dam are typically the most likely cause of dam failure. Dam inundation maps have been required in California since 1972 following the 1971 San Fernando Earthquake and near failure of the "Lower Van Norman Dam". The Martinez Planning Area has one dam that is identified by the State Department of Water Resources' Division of Safety of Dams and U.S. Bureau of Reclamation – the Martinez Dam.

The Martinez Dam is a Central Valley Project in Contra Costa County, which contains the Martinez Reservoir. The dam was constructed by earth fill in 1946/1947, and is owned by the U.S. Bureau of Reclamation. The dam has a drainage area of 40 square miles, and an elevation

of 72 feet. The total storage capacity is 268 acre-feet (AF). The reservoir's surface area is 13 acres and has a spillway capacity of 53 cubic feet per second.
The Martinez Reservoir is impounded in a small, north-facing valley at the eastern edge of Martinez. The site is situated on the northeast margin of the East Bay hills which are, in the immediate reservoir vicinity, rounded low hills rising to elevations of 200 feet or less. To the west and south, the topographic relief increases to 600 feet or more along prominent ridges and hills underlain by folded Tertiary and Cretaceous strata which strike generally northwest-southeast. Approximately two miles north of the reservoir, the Sacramento River flows westward from Suisun Bay through the Carquinez Strait. At the reservoir site, the hills are underlain by moderately hard Tertiary sandstone and minor shale, commonly mantled by thin alluvial cover. The bedrock strata dips moderately to the southwest of the reservoir. Minor, discontinuous faults locally cut the bedrock, but do not significantly disrupt the overall northwest tending synclinal structure. Throughout the site vicinity, alluvium, stream channel deposits, and artificial fill apron the hills and underlie the lower ground.

The Martinez Dam does not have a history of dam failure. However, it is identified as having the potential to inundate habitable portions of the Martinez Planning Area in the unlikely event of dam failure. The potential inundation areas for the Martinez and Lafayette reservoirs are shown in Figure 8-7.

Flood Hazard Funding Programs

The Disaster Mitigation Act of 2000 requires local governments to develop and submit flood hazard mitigation plans by November 1, 2004 as a condition of receiving Hazard Mitigation Grant Program and other related funds. FEMA will continue to make funds available for hazard mitigation planning. Also, FEMA distributes monies for flood mitigation assistance to states that, in turn, provide funds to local jurisdictions. The emphasis for allocating these funds is on repetitive loss properties.

8.7 | CLIMATE CHANGE ADAPTATION AND RESILIENCE

The Earth's climate is warming, mostly due to human activities such as changes in land cover and emissions of certain pollutants. Greenhouse gases (GHGs) are the major human-induced drivers of climate change. These gases warm the Earth's surface by trapping heat in the atmosphere.

The evidence that the climate is warming is unequivocal. Global surface temperatures have increased 0.9 °C (1.6 °F) relative to the 1951-1980 average temperatures. Seventeen of the 18

warmest years in the 136-year record have occurred since 2001. Consistent with global observations, annual average air temperatures have increased by about 1.8 °F in California, with temperatures rising at a faster rate beginning in the 1980s.

As temperatures continue to rise, California faces serious climate impacts, including but not limited to the following:

- More intense and frequent heat waves;
- More intense and frequent drought;
- More severe and frequent wildfires;
- More severe storms and extreme weather events;
- Greater riverine flows;
- Shrinking snowpack and less overall precipitation;
- Accelerating sea level rise; and
- Ocean acidification, hypoxia, and warming.

The Cal-Adapt website provides resources to help communities understand how climate change will raise temperatures and exacerbate extreme heat events, drought, wildfire, and coastal flooding in their area. The Cal-Adapt tools available on the website show projections for two possible climate futures: one in which greenhouse gas emissions peak around 2040 and then decline (RCP 4.5); and another in which emissions continue to rise strongly through 2050 and plateau around 2100 (RCP 8.5). Both futures are considered possible depending on how successful the world is at reducing emissions and atmospheric carbon dioxide.

Emissions scenarios used in the General Plan are the same as those used by the Intergovernmental Panel on Climate Change's Fifth Assessment Report and are called "Representative Concentration Pathways (RCPs)". There are four RCPs: 2.6, 4.5, 6.0, and 8.5. Each represents a set of possible underlying socioeconomic conditions, policy options, and technological considerations, spanning from a low-end scenario that requires significant emissions reductions resulting in zero global emissions by 2080 (RCP 2.6) to a high-end, "business-as-usual," fossil-fuel-intensive emissions scenario (RCP 8.5). The low-end scenario is most closely aligned with California's ambitious greenhouse gas reduction targets and the aspirational goals of the United Nations Framework Convention on Climate Change 2015 Paris Agreement. Thus far, global emissions are continuing to follow the "business-as-usual" trajectory.

Average Maximum Temperatures

Overall temperatures are projected to rise substantially throughout this century. The historical (1990-2005) annual maximum mean temperature for Martinez is 71.7 °F. Under the low emissions (RCP 4.5) scenario, the maximum mean temperature in Martinez is expected to rise about two (2) °F by the year 2050 and four (4) °F by the year 2100 (see Table 8.3). Under the high emissions (RCP 8.5) scenario, the maximum mean temperature is projected to rise nearly eight (8) °F to about 79 °F by the year 2100.

Warmer temperatures will increase the demand for air conditioning and cooling systems. A common proxy used to understand the demand for energy needed to cool buildings is called "Cooling Degree Days (CDD)". A CDD is defined as the number of degrees by which a daily average temperature exceeds a reference temperature, in this case 65 °F, which loosely represents the average daily temperature above which space cooling is needed. According to the Cal-Adapt modeling tools, the average number of CDDs increases from an historical average of 687 CDDs in Martinez to 1,035 CDDs by the year 2050 and nearly doubles to 1,301 CDDs by the year 2100 under the low emissions scenario (RCP 4.5). Under the high emissions scenario (RCP 8.5), that average triples to 2,104 CDDs.

Table 8-3: Average Temperatures and Warming Impacts in Martinez

	Historical Average 1990-2005	Low Emissions Scenario (RCP 4.5)		High Emissions Scenario (RCP 8.5)	
		2040-2050 avg.	2090-2099 avg.	2040-2050 avg.	2090-2099 avg.
Annual Avg. Max. Temp.	71.7°F	74.1°F	75.6°F	74.6°F	79.3°F
Annual Avg. Min. Temp.	48.1°F	49.5°F	50.7°F	50.0°F	55.0°F
Annual Cooling Degree Days	687 CDDs	1,035 CDDs	1,301 CDDs	1,116 CDDs	2,104 CDDs
Annual Heating Degree Days	687 HDDs	2,256 HDDs	1,927 HDDs	2,282 HDDs	1,331 HDDs
Annual Extreme Heat Days	5.1 days	17 days	22 days	18 days	47 days

Source: Cal-Adapt, 2018
Notes: CDDs = Cooling Degree Days; HDDs = Heading Degree Days

Average Minimum Temperatures

The historical annual minimum mean temperature for Martinez is 46.7°F. Under the low emissions scenario (RCP 4.5), the minimum mean temperature is expected to rise about one (1) °F by the year 2050 and three (3) °F by the year 2100. Under the high emissions scenario (RCP

8.5), the maximum mean temperature is projected to rise seven (7) °F by the end of the century.

Warmer temperatures should reduce the demand for energy for space heating, and the Cal-Adapt tools show a decrease in the projected number of "Heating Degree Days (HDDs)". HDDs is defined as the number of degrees by which a daily average temperature is below the reference temperature. The historical annual number of HDDs in Martinez is 2,552. That number is projected to decrease about 12% by the year 2050 and 24% by the year 2100 under the RCP low emissions scenario (RCP 4.5). Under the high emissions scenario (RCP 8.5), the number of HDDs declines 48% by the end of the century.

Overall, the Cal-Adapt models project an increase of about 1,420 CDDs and a decrease of about 1,220 HDDs by mid-century under a low emissions scenario. Considering that most heating systems use natural gas and most cooling systems use electricity, which is a cleaner energy source in Martinez, this is somewhat positive news for future mitigation of greenhouse gas emissions.

Extreme Heat Days

As global climate changes, some of the more serious threats to public health will stem from more frequent and intense extreme heat days and longer heat waves. Extreme heat events are likely to increase the risk of mortality and morbidity due to heat-related illness, such as heat stroke and dehydration, and exacerbation of existing chronic health conditions. An extreme heat day is defined by Cal-Adapt as a day in April through October where the maximum temperature exceeds the 98th historical percentile of maximum temperatures based on daily temperature data between 1961-1990. In Martinez, the extreme heat threshold is 103.9 °F.

Cal-Adapt projects a significant increase in the number of extreme heat days for Martinez, as detailed in Table 8.3. Between 1990-2005, there was an average of 5.1 days above 103.9 °F. That average is projected to increase to 17 days by 2050 under the low emissions scenario (RCP 4.5). By the end of the century, the average number of extreme heat days is expected to increase to 22 days and could be as many as 47 days under the high emissions scenario (RCP 8.5).

Those most at risk and vulnerable to heat-related illness are the elderly; individuals with chronic conditions such as heart and lung disease, diabetes, and mental illnesses; infants; the socially or economically disadvantaged; and those who work outdoors. In Martinez, where the senior population that is expected to double by 2040, heat-related illness is of significant

concern. Currently, about 12% of Martinez's population is 65 and older and that number is expected to increase to 22% by 2040 (according to ABAG 2017 Projections).

Rainfall

The historical annual mean rainfall for Martinez is 21.9 inches. Under the low emissions scenario (RCP 4.5), annual mean rainfall is expected to rise about three (3) inches by the year 2050, as shown in Table 8.4. Rainfall is expected to be about two (2) inches above the historical mean by 2090. Under the high emissions scenario (RCP 8.5), annual mean precipitation is projected to increase about five (5) inches by 2090. Climate scientists warn that climate change could increase the frequency and intensity of atmospheric river storms in northern California, mostly in the form of occasional years with more extreme storms. These tendencies could produce more frequent and severe flooding, along with prolonged periods of drought. The expected increase in rainfall and storm activity may exacerbate local flooding and could create flooding in areas where it has not previously occurred. While the projected increase in rainfall may mean that local water resources will not be negatively impacted over the long run, prolonged periods of drought may require greater short-term water saving efforts.

Table 8-4: Average Annual Rainfall

Location	Historical Avg.	Low Emissions Scenario (RCP 4.5)		High Emissions Scenario (RCP 8.5)	
		2040-2050	2080-2090	2040-2050	2080-2090
Martinez	21.9"	24.8"	23.8"	23.3"	27.0"
Contra Costa County	20.1"	21.8"	21.0"	20.7"	23.7"
Source: Cal-Adapt, 2018					

Sea Level Rise

The San Francisco Bay Area is vulnerable to a range of natural hazards, including storms, extreme high tides, and rising sea levels resulting from global climate change. Flooding already poses a threat to communities along the Bay and there is compelling evidence that these risks will increase in the future. As temperatures rise globally, sea levels are rising mainly because ocean water expands as it warms, and water from melting of major stores of land ice and glaciers flow into the ocean. In the past century, the average global sea level has increased by seven (7) to eight (8) inches. Sea level at the San Francisco tide gauge has risen by about seven (7) inches since 1900.

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Rising seas put new areas at risk of flooding and increase the likelihood and intensity of floods in areas that are already at risk. The State's Sea Level Rise Guidance Document (2018) projects a "likely" (66% probability) increase in sea level at the San Francisco tide gauge of ten (10) inches by 2040. By the end of the century, sea levels are likely to rise by 2.4 feet under a low emissions scenario (RCP 2.6) and 3.4 feet under a high emissions scenario (RCP 8.5). Flooding will be more severe when combined with storm events.

Between 2014-2017, the City participated in a sea level rise vulnerability, assessment and adaptation planning project with other Contra Costa jurisdictions and agencies. The objectives of the program were to understand how current and future coastal and riverine flooding may impact transportation and utility networks; industrial facilities and employment sites; residential neighborhoods and community facilities; and shoreline park and recreation facilities.

The final program report, Adapting to Rising Tides: Contra Costa County Assessment and Adaptation Project, assessed two scenarios: 12 inches of sea level rise by 2030, and 66 inches of sea level rise by 2100. For each scenario, the report developed estimates for areas that would be permanently inundated (subject to daily tidal flooding) and temporarily inundated (subject to extreme tides only). The report determined that there is one structure in Martinez at risk for permanent sea level rise inundation by 2030, and ten structures at risk for temporary inundation. By 2100, the number of projected vulnerable buildings increases, with 23 structures in permanent inundation areas and 41 structures in temporary inundation areas. Approximately 523 acres of Martinez's land is expected to be permanently inundated by 2030. By 2100, that number goes up to 821 acres.

The Adapting to Rising Tides report provides extensive analyses and maps and a comprehensive set of adaptation responses that will help the City build resilience and adapt to rising sea levels. Figure 8-8 shows the areas in Martinez that could be impacted by sea level rise of 12 inches, which consists of a small portion the Marina waterfront area and adjacent open space. Figure 8-9 shows the areas in Martinez that would be impacted by a 66-inch sea level rise, which includes most of the Marina waterfront and open space area (including Radke Martinez Regional Shoreline); some commercial areas up to the railroad tracks at the east edge of the waterfront; Marina Vista Avenue at the western edge of the waterfront; and the Telfer Sheldon Oil property on the south side of the railroad tracks. In addition to policies at the end of this element, the Land Use Element sets forth policies to address the use and development of the areas potentially subject to sea level rise. The City's next update of the Housing Element will include additional information of sea level rise and its potential impact on properties identified as housing opportunity sites. The planned Marina Waterfront Master Plan will also require analysis of sea level rise on potential of any new buildings and park/recreation improvements.

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Wildfire

Wildfire is an increasingly serious hazard in California. Several studies have indicated that the risk of wildfire will increase with climate change. According to Cal-Adapt, the historical annual average area burned by wildfire in Martinez is about 156 acres. That amount is expected to remain about the same by mid-century and then decrease approximately 25% to about 118 acres by the end of the century, as shown in Table 8.5. Cal-Adapt projections show the risk for wildfire in Contra Costa County remaining about the same under the low emissions scenario (RCP 4.5) and increasing about 13% under the high emissions scenario (RCP 8.5). Although Contra Costa residents may not experience increased risk from wildfire directly, secondary impacts, such as poor air quality, may increase. Prolonged and more severe drought may exacerbate conditions for wildfires to ignite and spread. An increase in wildfire intensity and extent will increase public safety risks; property damage; fire suppression and emergency response costs; watershed and water quality impacts; and vegetation conversions and habitat fragmentation throughout California.

Table 8-5: Annual Average Area Burned

Location	Historical Average	Low Emissions Scenario (RCP 4.5)			High Emissions Scenario (RCP 8.5)		
	1990-2005	2020-2030	2040-2050	2080-2090	2020-2030	2040-2050	2080-2090
Martinez	156 acres	152 acres	142 acres	118 acres	143 acres	143 acres	115 acres
Contra Costa County	2,793 acres	2,748 acres	2,792 acres	2,674 acres	2,766 acres	2,817 acres	2,439 acres

Source: Cal-Adapt, 2018

Martinez's Adaptive Capacity

Adaptive capacity is the current ability of a community to address the potential impacts of climate change. The City adopted the Contra Costa County Hazard Mitigation Plan (Volume 1 and the City of Martinez's portion of Volume 2) on December 5, 2018. The Plan serves as Martinez's local hazard mitigation plan and fully addresses the requirements of Government Code section 65302(g)(4). The Plan analyzes the City's adaptive capacity for climate change and contains actions for adapting to reduce the risk of climate change impacts, including flooding and sea level rise.

Martinez has existing policies, plans, programs, resources, and institutions that are already in place to adapt to climate change and reduce potential impacts. The City's Climate Action Plan,

which was adopted in 2009, contains recommended actions to reduce greenhouse gas emissions and adapt to the likely impacts of climate change. As described above, the 2016 Adapting to Rising Tides Project provides information and strategies for adapting to sea level rise and building resiliency. Resources to address flooding and storm events are described in Section 8.6 of ~~the~~ this Element, and resources for fire prevention and protection are covered in Section 8.5. In addition, the City has adopted an Emergency Response Plan, described in the following section, which can be activated for a variety of emergency situations, including flooding, wildfires, and extreme weather events.

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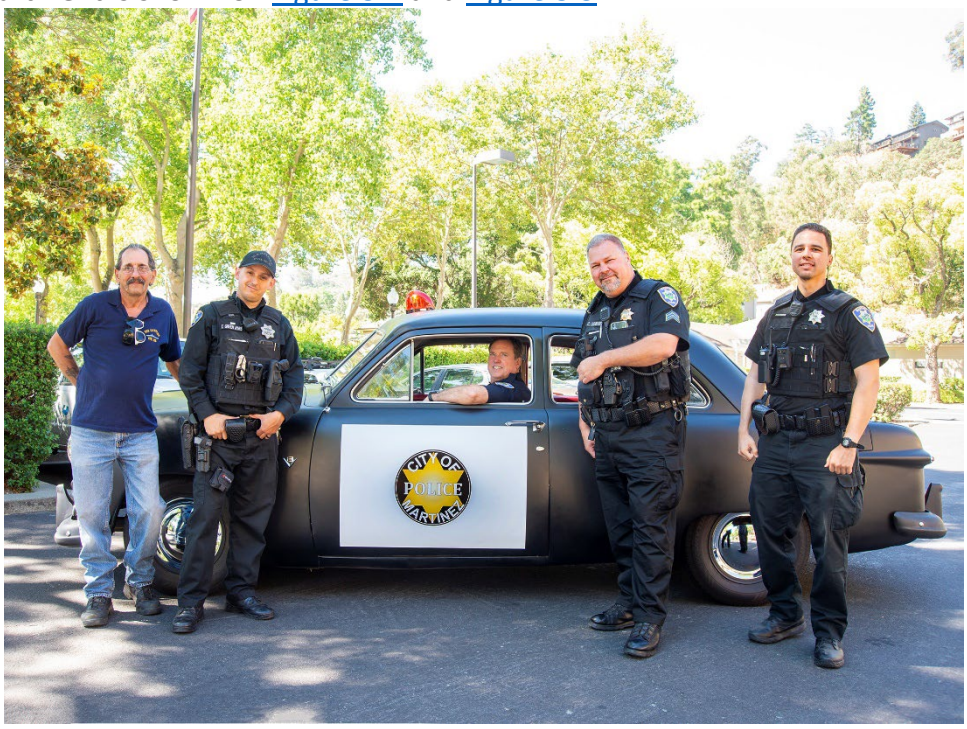
(Source: Kevin Murray)

8.8 | COMMUNITY EMERGENCY PREPAREDNESS

Cities must be prepared for all emergencies. The responsibility for immediate response to emergencies such as fires and earthquakes rests with the local agency and in some instances with private industries that provide support services. Many support services are provided by other jurisdictions. The Contra Costa Fire Protection District is the responsible outside agency managing fires in the Martinez Planning Area.

The Martinez Police Department coordinates emergency services for the City of Martinez. The Police Department practices the Standardized Emergency Management System (SEMS) model of emergency management as required by the State of California. In the event of an emergency, the Martinez Police Department will obtain and coordinate the necessary resources both within the City of Martinez and from other sources including federal, state, and local jurisdictions. Personnel from the Martinez Police Department participate in ongoing training and exercises in emergency management. The Police Department maintains an emergency operations center (EOC). It contains an emergency computer network, auxiliary telephones, and equipment to

help run essential city services in the event of an emergency. The location of the Martinez Police Department is shown on Figure 8-4 and Figure 8-5.



Martinez Police *(Source: Kevin Murray)*

Emergency Operations Plan

The City's Emergency Operations Plan (EOP) identifies the City of Martinez's emergency planning, organization and response policies and procedures. The City's EOP: 1) addresses the City's responsibilities in emergencies associated with an "all hazards" approach in managing natural disasters and human-caused emergencies; and 2) provides a framework for coordination of response and recovery efforts within the City in coordination with local, state, and federal agencies, while maintaining the flexibility needed to adapt to various situations that arise. The EOP meets the requirements of Contra Costa County's policies on Emergency Response and Planning, the Standardized Emergency Management System (SEMS) Operational Area Response, the National Incident Management System (NIMS) and defines the primary and support roles of City agencies and departments in after incident damage assessment and reporting requirements. The EOP includes a hazard analysis and probability matrix describing the responsibility of each department based on each identified hazard or threat. The City of Martinez's EOP is periodically reviewed by the Police Department and updated as required to keep abreast of the most current procedures, protocols, and standards.

The City also has established prearranged emergency response procedures, identified evacuation routes, and executed mutual aid agreements for emergency assistance within the Martinez City limits. Mutual aid assistance from the military is also available through the California Emergency Management Agency upon exhaustion of law enforcement resources when it is needed to supplement, but not substitute for, local civil operations.

Martinez CERT *(Source: Kevin Murray)*

Emergency Operations Center

In the event of a large-scale disaster the City's Emergency Operations Center (EOC) would be activated. The EOC is in the Police Department Branch of Martinez City Hall at 525 Henrietta Street. If necessary, additional EOC locations can be set up to assist. The EOC will remain the main operations center while other public facilities may be used. In addition, the American Red Cross has a national charter to establish post-disaster emergency shelters, and would coordinate with the City to use public facilities as emergency shelter if necessary.

Emergency preparedness planning recognizes that in the first 72 hours after a major disaster, residents must be self-sufficient. Disaster preparedness involves planning efforts by local government, private organizations, and local groups to identify resources, provide public awareness, and formulate plans about what to do in an emergency.

The City has established a Community Emergency Response Team (CERT) program to help residents prepare. The goals of the CERT program are to enable neighborhood or workplace teams to prepare for and respond effectively to an event until professional responders arrive, to provide a link between neighborhood or workplace teams and professional responders, and to integrate CERT Zones into the community. CERT members are then integrated into the emergency response capability for their area.

The City has developed a structure and process to prepare and carry out plans for the protection of people and property within the City in the event of an emergency. Martinez Municipal Code Title 14 establishes a Disaster Council that is charged with developing emergency plans and coordinating emergency functions of the City with other public agencies, organizations, and affected community members. The City has also developed a process to evaluate the condition and safety of a structure for continued occupancy after a natural or manmade disaster. Martinez Municipal Code Chapter 15.10 establishes placards to be used to identify the inspection status of buildings and the permitted use of the building.

Emergency Evacuation Routes

The City of Martinez emergency preparedness manual provides policies and procedures for the evacuation, dispersal, or relocation of people from hazardous areas during natural disasters to less threatened areas.

8.9 | HAZARDOUS MATERIALS

The Martinez area has a high risk of future hazardous materials incidents. Surrounded by a heavy concentration of petroleum and chemical processing plants (some of which are located within or adjacent to the Concord-Green Valley Fault), the Martinez area may be subject to the occurrence of accidental releases of dangerous substances from a variety of sources. Further, hazardous chemicals are transported into and out of the area daily utilizing various transportation routes and systems. These include: Interstate 680, Highway 4, some City and Contra Costa County streets; the Union Pacific and BNSF Railroads; access through San Pablo Bay, Carquinez Straits, and Suisun Bay; Buchanan Field; and petroleum and natural gas pipelines and pump stations. In the event of a hazardous materials emergency, the City's Emergency Response Plan specifies the primary responsibilities of responding agencies, based on the Contra Costa County management system for response to hazardous materials spills.

Beginning in the 1970s, government at the federal, state and local levels became increasingly concerned about the effects of hazardous materials on human health and the environment.

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Numerous laws, agencies and regulations were developed to investigate and mitigate these effects, resulting in regulation of the storage, use, transport and disposal of hazardous materials and waste.

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Hazardous Materials Programs and Agencies

In California, the U.S. Environmental Protection Agency (U.S. EPA) has granted the California Environmental Protection Agency (CalEPA) enforcement authority for management of hazardous materials. Locally, the Hazardous Materials Programs of Contra Costa Health Services (CCHS) has been granted responsibility for implementation and enforcement of many hazardous materials in Contra Costa under the Certified Unified Program Agency (CUPA).

Certified Unified Program Agencies (CUPAs) and Program Agencies (PAs) throughout the state created a partnership and formed the California CUPA Forum. Together, members of the California CUPA Forum and representatives of local, state and federal agencies established the Unified Program Administration and Advisory Group (UPAAG) to effectively address policy decisions, education and problem–solving.

The Unified Program consolidates the administration, permit, inspection, and enforcement activities of the following environmental and emergency management programs:

- Aboveground Petroleum Storage Act (APSA) Program;
- Area Plans for Hazardous Materials Emergencies;
- California Accidental Release Prevention (CalARP) Program;
- Hazardous Materials Release Response Plans and Inventories (Business Plans);
- Hazardous Material Management Plan (HMMP) and Hazardous Material Inventory Statements (HMIS) (California Fire Code);
- Hazardous Waste Generator and On-site Hazardous Waste Treatment (tiered permitting) Programs; and
- Underground Storage Tank Program.

State agency partners involved in the implementation of the Unified Program are responsible for setting program element standards, working with CalEPA to ensure program consistency. and providing technical assistance to CUPAs and PAs. The following state agencies are involved with the Unified Program:

- **California Environmental Protection Agency (CalEPA):** The Secretary of CalEPA is directly responsible for coordinating the administration of the Unified Program and certifying Unified Program Agencies. To date, the Secretary has certified 83 CUPAs, which are accountable for carrying out responsibilities previously handled by approximately 1,300 different state and local agencies.

- **Department of Toxic Substances Control (DTSC):** DTSC provides technical assistance and evaluation for the hazardous waste generator program including on-site treatment (tiered permitting).

- **Governor's Office of Emergency Services (Cal OES):** Cal OES is responsible for providing technical assistance and evaluation of the Hazardous Material Release Response Plan (Business Plan) and the Area Plan Programs.

- **CAL FIRE-Office of the State Fire Marshal (CAL FIRE-OSFM):** CAL FIRE-OSFM is responsible for ensuring the implementation of the Hazardous Material Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) and the Aboveground Petroleum Storage Act (APSA) Programs. The HMMP and HMIS Program is closely tied to the Business Plan Program.

- **State Water Resources Control Board (SWRCB):** SWRCB provides technical assistance and evaluation for the underground storage tank program in addition to handling the oversight and enforcement for the aboveground storage tank program.

8.10 | AIRPORT SAFETY

Typical resident concerns relating to airport operations include those related to aircraft crash hazard, jet exhaust odors, and other types of air and water pollution. In addition to these safety issues addressed below, noise is of concern to residents. For a discussion of airport noise, see the Noise & Air Element.

Airports Near Martinez

Buchanan Field Airport, located on a 495-acre site in an unincorporated area of north central Contra Costa County, is owned and operated by the County and administered by the County Public Works Department. The airport borders the cities of Concord and Pleasant Hill and the unincorporated community of Pacheco. The Martinez area lies to the northwest. Formal policy-making authority over operation of the airport is the responsibility of the Contra Costa County Board of Supervisors. The Board has established an Aviation Advisory Committee to make recommendations on aviation policy within the County. The committee membership includes representatives of the five County Supervisors, the County Airport Land Use Commission (ALUC), the cities of Concord and Pleasant Hill, Diablo Valley College, Fixed Base Operators Association, and local residents.

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Buchanan Field Airport is a general aviation airport without scheduled commercial air service. Although scheduled air carrier service by Pacific Southwest Airlines (PSA – later USAir) was introduced in 1986, it was discontinued in 1992. As of 2022, there are no plans to re-introduce scheduled commercial air service. Private semi-commercial airlines with unscheduled small jet aircraft may use the airport.

Flight Paths, Height Limits, and Safety Zones

Martinez area residents are subject to small aircraft overflights from operations at Buchanan Field Airport. Traffic patterns vary at Buchanan Field Airport, depending on whether aircraft are moving under Visual Flight Rules (VFR) conditions or during Instrument Flight Rules (IFR) conditions. During VFR conditions, the pattern altitude above mean sea level is determined for light aircraft and for heavy aircraft. During IFR weather, flight altitude may have a lower ceiling. Approaches also differ depending on whether the aircraft are general aviation and commuter flights versus air carrier and business jets.

The maximum allowable structural height limits are defined in the ALUC Land Use Compatibility Plan in accordance with Part 77 of the Federal Aviation Regulations. These limits have been designed to ensure safety where buildings or other structures (such as chimneys, landscaping and antennae) would intrude into needed airspace. Approximately the eastern third of the Martinez area is affected by height limits of some sort. Height limits especially apply along the higher elevations (above 173 feet) east of Morello Avenue. The City's current height restrictions established by the Martinez Zoning Ordinance are consistent with these limitations.

Safety (crash hazard) zones are also designated by the ALUC. Only a relatively small portion of the Martinez area is within these designated safety zones, specifically within the Martinez Sphere of Influence at the northern end of the Buchanan Field Airport runways along State Route 4.

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8.11 | PUBLIC SAFETY ELEMENT GOALS, POLICIES, AND MEASURES

GOAL PS-G-1: Minimize the risks associated with seismic and subsidence activity.

Policy PS-P-1.1: Assure existing and proposed structures are designed to contemporary standards for seismic safety.

Policy PS-P-1.2: In areas with identified geotechnical hazards, development shall conform to the mitigation measures identified in a site-specific geotechnical report and/or the project and/or site shall be modified to respond to the site's hazards and conditions.

GOAL PS-G-2: Minimize risks of property damage and personal injury posed by geologic and seismic hazards.

Policy PS-P-2.1: Continue to use structural design criteria, codes, and other programs and policies to protect the public from seismic effects, such as liquefaction, seismic response of unconsolidated geologic formations, collapse-hazard buildings, and other seismic-induced failures of existing structures.

Measure PS-I-2.1a: Enforce requirements of the California Building Code, including seismic design provisions, as part of the building permit issuance and inspection process.

Measure PS-I-2.1b: Adopt updated versions of the California Building Code to address new technical and structural requirements that improve safety.

Measure PS-I-2.1c: Continue to utilize the latest reference material (hazard maps, data files, inventories, previous studies, etc.) to identify sites where additional study or mitigation measures are needed.

Measure PS-I-2.1d: Establish procedures and requirements when further studies are needed for a proposed development (geotechnical review procedures, flooding, potentially hazardous materials or soils, etc.).

Measure PS-I-2.1e: Incorporate recommendations and mitigation measures into site design and construction as part of project review/approval.

Measure PS-2.1.f: Include liquefaction potential as a potential development constraint within the Marina and Waterfront Trust Land Use Plan.

GOAL PS-G-3: Reduce risks associated with seismic and subsidence activity.

Policy PS-P-3.1: Consider prohibiting construction of buildings, roads, and utilities in landslide-prone hillsides.

Measure PS-I-3.1a: The City may deny applications for development on excessively steep hillsides where slope stability mitigations are not deemed feasible by the City Engineer and where a significant hazard to City residents may result from construction of a proposed development.

Measure PS-I- 3.1b: Require new development and redevelopment projects in hillside areas or areas subject to subsidence to submit a geologic investigation and a report by a qualified engineering geologist with application materials. The reports shall address potential for slope failure, soil subsidence, and related geologic events, and recommend measures to minimize hazards.

Measure PS-I-3.1c: In areas with identified geotechnical hazards, development shall conform to geotechnical report mitigation measures and/or project and site modifications to respond to site-specific hazards and conditions.

Measure PS-I-3.1d: Require the use of drought-tolerant plants in hillside areas to reduce excessive watering of hillsides.

Measure PS-I-3.1f: Include site planning and building design features that reduce potential impacts from geologic hazards in the City's Design Guidelines, including provisions to limit damage to structures caused by subsidence and accepted grading practices on hillsides.

Measure PS-I-3.1g: Condition subdivision and lot line adjustment approvals to assure that lots on hillsides are large enough to provide flexibility in finding a stable buildable site and driveway location.

Policy PS-P-3.2: Study on a site-specific basis, the density, suitability, and selection of appropriate construction techniques in those areas where moderate soil limitations are present.

Policy PS-P-3.3: Discourage, for reasons of public health, the use of septic tanks, tile filter fields, or sewerage ponds in areas where soil conditions constitute a severe limitation for such practices.

Policy PS-P-3.4: Support efforts by state and regional agencies to promote public awareness of potential geologic and seismic hazards.

Policy PS-P-3.5: New development and redevelopment projects with the potential for geological hazards, such as slope failures or soil subsidence, shall be subject to geotechnical evaluation prior to approval.

Policy PS-P-3.6: Require that soils reports concerning hillside development are subject to peer review.

Policy PS-P-3.7: Conduct landslide repair operations in conjunction with new development.

Measure PS-I-3.7a: Where known landslide areas exist, require comprehensive landslide mitigation actions to improve slope stability. This mitigation can include, with affected property owner support, landslide repair extending beyond the boundaries of a proposed development project site. As part of the review and approval of development and public works projects, the planting of vegetation on unstable slopes to protect structures at lower elevations or other appropriate measures shall be incorporated into the project design. Native plants may be required for landscaping in areas with landslide potential to eliminate the need for supplemental watering and to reduce the risk of landslide.

Policy PS-P-3.8: Maintain current information on seismic hazards and landslides.

Measure PS-I-3.8a: Develop and periodically update City maps and information on seismic and landslide hazards for use in evaluating development proposals.

Goal PS-G-4: Protect citizens of Martinez from potential fire hazards.

Policy PS-P-4.1: Perform necessary maintenance on open space brush areas that are susceptible to burning.

Measure PS-I-4.1a: Work with Contra Costa County Fire Protection District to support and consider providing fire safety demonstrations at public schools, civic and local organizations, businesses, industries, institutions and public gatherings, including outreach to at-risk populations.

Measure PS-I-4.1b: Review current building and planning codes for any needed updates and require new developments and renovations to comply with the California Building Code, Fire Code, and local ordinances for construction and adequacy of water flow and pressure, ingress/egress and other measures for fire protection.

Policy PS-P-4.2: Prevent the invasion of grassland by Baccaharis (a genus of perennials and shrubs that are highly flammable) by retaining grazing on publicly owned rangelands and integrating grazing practices within developed areas.

Policy PS-P-4.3: Continue to work with Contra Costa County Fire Protection District to make Martinez more resilient to fire hazards.

Measure PS-I-4.3a: Work with Contra Costa County Fire Protection District to develop emergency notification and evacuation procedures as part of the City's emergency response plan that is updated at least every 5 years.

Policy PS-P-4.4: Work with Contra Costa County Fire Protection District to promote public awareness of fire hazards and safety measures, including outreach to at-risk populations, and identification of low risk areas for temporary shelter and refuge during wildfire events.

Policy PS-P-4.5: Review, amend and update, at regular intervals, all relevant City codes and ordinances to incorporate the most current knowledge and highest standards for fire safety.

Policy PS-P-4.6: Encourage the use of fire-retardant vegetation for landscaping, especially in high fire hazard areas.

GOAL PS-G-5: Reduce fire hazards Citywide.

Policy PS-P-5.1: Require fire safe construction practices, such as fire preventive site design, landscaping and building materials, and installation of sprinklers on new development and redevelopment projects.

Policy PS-P-5.2: Encourage landscaping maintenance programs to reduce potential fire hazards in the hills, wildland areas, and urban interface.

Policy PS-P-5.3: Reduce fire hazard risks in existing developments by ensuring that private property is maintained to minimize vulnerability.

Measure PS-I-5.3a: Implement requirements for non-combustible roofs and exterior siding in high fire areas. Continue to enforce regulations related to fire resistant construction, sprinkler systems, and early warning fire detection system installation.

Measure PS-I-5.3b: Through the project review process, continue to ensure that landscaping, lighting, building siting and design, adequate water pressure and peak load storage capacity, and building construction materials reduce the opportunity for fire hazards.

Measure PS-I-5.3c: Continue to require access for emergency vehicles and firefighting equipment on all new development and redevelopment projects. The City shall also identify the feasibility of constructing additional emergency access improvements for existing developments that do not meet minimum road standards for emergency equipment, such as:

a) Additional vehicle pull outs at key hillside locations.

b) Limiting or restricting on-street parking at key hillside locations.

c) Potential for construction of new or improved emergency access routes.

d) Roadside clearance improvements.

Measure PS-I-5.3d: Continue to implement the Contra Costa Fire Protection District Fire Code and *Contra Costa County Wildfire Protection Plan* including measures for defensible space, firefighting access, and construction standards.

Measure PS-I-5.3e: Periodically update and adopt CALFIRE maps identifying fire hazard areas in Martinez.

Measure PS-I-5.3f: Ensure the location of new public facilities, such as schools and hospitals, are not located in Fire Hazard Severity Zones, and, if they are, in the event of a fire they can safely evacuate and or operate.

Measure PS-I-5.3g: Continue to consider the requirement of vegetation management plans in all new development. The City shall also identify the feasibility of other vegetation management options, including:

a) Increased landscaping safety through elimination of use of fire-hazardous plants.

b) Use of non-prolific landscaping species.

c) Requiring project proponents in hillside areas to evaluate and upgrade as necessary fire flows and water supplies to hillside areas.

Measure PS-I-5.3h: Continue to require use of construction materials that decrease fire hazards in new developments in hillside areas, including mandatory use of spark arresters on chimneys. Include development standards per the Sstatewide Fire Safe Regulations (see CCR, Title 14, Sections 1270 et seq.).

Measure PS-I-5.3i: Require the use of fire-safe planting materials in landscape plans for new development, including the use of non-prolific species. Include development standards requiring the same in the Design Guidelines.

Measure PS -I- 5.3j: Provide information on methods for reducing fire hazards through the City's website and newsletter, including information on clearing of plant debris and combustible materials, use of fire-safe landscaping and defensible space, and modifying buildings to make them fire-resistant.

Measure PS-I-5.3k: Include provisions for vegetation clearance and maintenance for all private roads and property in conditions of approval for new development.

Measure PS-I-5.3l: Working with the Contra Costa County Fire Protection District, identify fire defense zones where firefighters can control wildfires without undue risks to their lives, and areas where firefighter safety prohibits ground attack firefighting.

Measure PS-I-5.3m: Maintain fuel breaks and other fire defense improvements on public property and require similar measures for private maintenance of private property.

Policy PS-P-5.4: Work with the Contra Costa Fire Protection District to ensure adequate fire suppression resources in the local responsibility areas, and coordination with CALFIRE for state responsibility areas where wildfires may affect both areas.

Measure PS-I-5.4a: Pursue establishing eligibility for State grant funds for fire prevention and suppression by applying to become a Fire Risk Reduction Community through the State Board of Forestry and Fire Protection.

GOAL PS-G-6: Avoid and minimize fire risk in high fire hazard areas.

Policy PS-P-6.1: Require new development to incorporate design measures that enhance fire protection in High and Very High Fire Hazard Severity Zones as identified in Figure 8-4 and Figure 8-5. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.

Measure PS-I-6.1a: Where legally permissible, require approval of parcel maps and tentative maps in High and Very High Fire Hazard Severity Zones as identified in Figure 8-4 and Figure 8-5 to be conditioned upon meeting the SRA Fire Safe Regulations and the Fire Hazard Reduction Around Buildings and Structures Regulations regarding emergency access and egress, signing and building numbering, emergency water standards, fuel modification standards, and fire equipment access and defensible space (California Code of Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5 and Subchapter 3, Article 3)

Measure PS-I-6.1b: Require existing and proposed development in High and Very High Fire Hazard Severity Zones as identified in Figure 8-4 and Figure 8-5 to maintain defensible space in compliance with Fire Hazard Reduction Around Buildings and Structures Regulations (California Code of Regulations Title 14, Division 1.5, Chapter 7, Subchapter 3, Article 3).

Measure PS-I-6.1c: Work with the Diablo Fire Safe Council and the Contra Costa County Fire Protection District to implement and periodically update the *Contra Costa County Wildfire Protection Plan*.

Policy PS-P-6.2: Require fire protection plans for development in areas designated as Very High Fire Severity Hazard Zones by the California Department of Forestry and Fire Protection.

Measure PS-I-6.2a: Upon receipt of a transmittal by the Director of the State Department of Forestry and Fire Protection, of maps, information, and recommendations for establishing very high fire hazard severity zones, adopt an ordinance designating the zones and transmit the ordinance to the State Board of Forestry and Fire Protection and Contra Costa County Fire Protection District, to implement the requirements of Government Code Section 51179.

Measure PS-I-6.2b: Include in the fire protection plans for development in areas designated as very high fire hazard severity zones, annual weed abatement surveys and abatement measures.

Policy PS-P-6.3: Discourage new residential development in areas designated as Very High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.

Policy PS-P-6.4: Prioritize development in areas with sufficient water supply infrastructure and road networks that provide adequate fire equipment access and multiple evacuation routes.

Policy PS-P-6.5: Maintain existing water supply infrastructure for firefighting and plan for adequate future water supplies.

Policy PS-P-6.6: Establish mitigations for properties in Very High Fire Hazard Safety Zones with restricted and single points of access including parking restrictions and investigating the feasibility of establishing special assessment districts to improve road capacity, and adequate water supply.

Measure PS-I-6.7a: In cooperation with the Contra Costa County Fire Protection District, establish CERT training and public education for residents in areas lacking two access points for evacuation procedures.

GOAL PS-G-7: Minimize feasible risks to life and property resulting from flooding and flood induced hazards.

Policy PS-P-7.1: Prohibit new buildings in the 100-year flood zone as determined by the Federal Emergency Management Agency (FEMA) and as shown on the FEMA Flood Insurance Rate Maps (FIRM) unless sufficient mitigation can be provided, or the area is removed from the flood zone.

Measure PS-I-7.1a: Enforce the City's existing flood control ordinance and regulations, amending them as necessary to conform to the National Flood Insurance Program criteria as appropriate.

Measure PS-I-7.1b: Evaluate potential impacts to the flood control system during the environmental review process for new development. Hydrologic studies may be required to help determine potential impacts.

Measure PS-I-7.1c: Facilitate creek restoration throughout the City to help mitigate the effects of flooding.

Measure PS-I-7.1d: Limit the amount of impervious coverage by new development or existing developments during improvements to reduce potential hazards of excessive runoff. Strongly encourage pervious pavement for driveways and other hardscape.

Measure PS-I-7.1e: Continue to coordinate with FEMA and other agencies in the evaluation and mitigation of future flooding hazards that may occur as a result of sea level rise.

Measure PS-I-7.1f: Require individual development projects located in areas subject to flooding to reduce or alleviate flood hazard conditions through preparation of hydrological studies and incorporation of mitigation measures. Individual development project mitigation shall demonstrate, through qualified engineering analyses, that no adverse flooding impacts are created by development on upstream and downstream properties in the project vicinity. Compliance requirements shall be consistent with those

prescribed in the Municipal Code, including the preparation of a storm water control plan, and construction requirements set forth in Section 15.30 - Floodplain Management

Policy PS-P-7.2: Design new developments to minimize hazards associated with flooding and limit the amount of runoff that contributes to flooding.

Measure PS-I-7.2a: Require new development to demonstrate existing and proposed drainage facilities both on and off site are sized to accommodate project storm runoff and to prevent off-site increase in peak runoff rates and flood elevations.

Measure PS-I-7.2b: When feasible, promote the use of permeable paving or similar improvements in constructing patios, walkways, paths, driveways, and parking areas as a means of increasing natural percolation while reducing impacts to the City's storm drainage system.

Measure PS-I-7.2c: Require new development to construct necessary infrastructure improvements to support proposed projects and dedicate to the City or include appropriate ongoing maintenance mechanism, as determined appropriate by the review authority.

Measure PS-I-7.2d: Require new development to maintain drainage infrastructure improvements serving such development.

Policy PS-P-7.3: Continue to budget Capital Improvement Funds for flood control improvements as appropriate.

Measure PS-I-7.3a: Prepare annual budget requests to implement priorities and projects relating to flood protection as appropriate.

Policy PS-P-7.4: Work with FEMA to periodically update the City's FEMA flood maps.

Measure PS-I-7.4a: Utilize FEMA's Cooperating Technical Partners Program to update the City's Flood Insurance Rate Maps.

Policy PS-P-7.5: Use local plans and groups to help identify flooding hazards and mitigation options.

Measure PS-I-7.5a: Continue to implement and periodically update the 2018 Local Hazard Mitigation Plan, consistent with the requirements of FEMA.

Policy PS-P-7.6: Require construction of storm drainage facilities and Low Impact Development (LID) techniques for new development.

Measure PS-I-7.6a: As a condition of approval for new development and redevelopment of existing sites, require storm water detention or retention facilities (on- or off-site), if necessary, to prevent flooding due to runoff or where existing storm drainage facilities are unable to accommodate increased storm water drainage.

Measure PS-I-7.6b: Consider requiring the use of native or compatible non-native plant species indigenous to the site vicinity as part of the discretionary review of proposed developments.

Measure PS-I-7.6c: Require the use of innovative storm drainage facilities such as bioretention, rain gardens, and pervious pavement where appropriate and feasible.

Policy PS-P-7.7: Continue to implement flood hazard mitigation measures for areas subject to flooding.

Measure PS-I-7.7a: Employ drainage infrastructure improvements as appropriate and continue maintenance activities as a collective program solution to flooding problems in areas subject to flooding, subject to funding constraints.
Policy

Policy PS-P-7.8: Allow the use of flood control and prevention measures for individual development applications where determined to be feasible and supported by qualified engineering documentation.

Measure PS-I-7.8a: Review development applications for appropriate engineering measures to mitigate flood hazards. New development shall pay applicable drainage fees.

Measure PS-I-7.8b: Coordinate with the Contra Costa Flood Control and Water Conservation District to identify stormwater and flood impacts associated with development and infrastructure projects, and to ensure that capital improvement projects that address regional drainage and flood control facilities are programmed and implemented.

Policy PS-P-7.9: Utilize Best Management Practices to prevent stormwater pollution from construction-related actions.

Measure PS-I-7.9a: Continue to coordinate with Contra Costa County National Pollutant Discharge Elimination System (NPDES) planning efforts. Continue implementation of the Regional Water Quality Board requirements for the San Francisco region for the Municipal Regional Stormwater NPDES permit, most importantly Section C.3 new development and redevelopment section.

Policy PS-P-7.10: Coordinate with the East Bay Regional Parks District and the Contra Costa County Flood Control and Water Conservation District to define evacuation routes, and efficiently evacuate shoreline parks and facilities during potential tsunami and seiche events.

Policy PS-P-7.11: Unless otherwise mitigated, require new structures to be located outside of the tsunamic and seiche inundation zone to the greatest extent feasible.

Policy PS-P-7.12: Coordinate with agencies responsible for the maintenance and monitoring of Martinez Dam to ensure that dam infrastructure is maintained and enhanced to withstand potential failure during an earthquake.

GOAL PS-G-8: Increase community awareness of flooding hazards.

Policy PS-P-8.1: Implement a public outreach program to increase public awareness of stormwater management issues and techniques for residents to mitigate stormwater issues on their property.

Measure PS-I-8.1a: Using the City's website and newsletter, inform the public of areas subject to flooding, steps they can take to reduce potential property damage, and evacuation procedures to be followed in the event of a flooding emergency.

Measure PS-I-8.1b: Promote LID and other storm water management design techniques through public education and outreach. Provide information and tools for residents to implement these design techniques on their property.

Policy PS-P-8.2: Work closely with Contra Costa County in implementation of all applicable National Pollutant Discharge Elimination System (NPDES) requirements relative to storm drainage and stormwater runoff.

GOAL PS-G-9: Acquisition of funds for construction of flood control measures.

Policy PS-P-9.1: Aggressively pursue sources of state and federal funding for flood control and storm drainage improvements.

Measure PS-I-9.1a: City staff will regularly pursue funding for flood control and storm drainage improvement and maintenance activities.

Measure PS-I-9.1b: Coordinate flood hazard mitigation efforts with Contra Costa County to seek compliance with the Disaster Management Act 2000 to ensure eligibility for funding through FEMA grant programs.

Measure PS-I-9.1c: Pursue funding for adequate protection from sea level rise and continued subsidence and construction in areas threatened by sea level rise and/or settlement.

GOAL PS-G-10: Minimize risks to life, property, the economy, and the environment resulting from climate change impacts, including sea level rise and extreme heat events.

Policy PS-P-10.1: Prepare for and respond to the expected impacts of climate change.

Measure PS-I-10.1a: Incorporate the projected impacts of climate change, including sea level rise and extreme heat and storm events, in the City's Local Hazard Mitigation Plan, the next update of the Housing Element and Emergency Operations Plan, and the Marina Waterfront Plan.

Measure PS-I-10.1b: Select, prioritize, and implement, as feasible, adaptation responses identified in the Adapting to Rising Tides: Contra Costa County Assessment and Adaptation Project to adapt to sea level rise and build resiliency.

Measure PS-I-10.1c: Incorporate the likelihood of climate change impacts into City emergency response planning and training.

Measure PS-I-10.1d: Coordinate with Contra Costa County Flood and Conservation District, Contra Costa County Fire Protection District, East Bay Regional Park District, and other relevant organizations to address climate change impacts and develop adaptation strategies. Address fire prevention and protection, flooding and severe storms, extreme heat events, public health, and the health and adaptability of natural systems, including water and biological resources.

Measure PS-I-10.1e: Consider the potential for sea level rise when processing development applications that might be affected by rising sea levels, including current recommendations and best available sea level rise and inundation projections from sources such as the California Natural Resources Agency, the California Ocean Protection Council, Adapting to Rising Tides, and the Atmospheric Administration (NOAA).

Measure PS-I-10.1f: Incorporate locations and operations responsibility for establishing cooling centers for extreme heat events as part of the next update of the City's Emergency Operations Plan.

Policy PS-P-10.2: Consider climate change implications, including sea level rise, when approving new projects and planning for growth, facilities, and infrastructure improvements in areas potentially affected by climate change.

GOAL PS-G-11: Be prepared to act in emergency situations.

Policy PS-P-11.1: Use the City's Emergency Response Plan as the guide for emergency management in Martinez.

Measure PS-I-11.1a: Continually evaluate response time and make improvements to equipment and personnel when necessary to ensure goals.

Measure PS-I-11.1b: Periodically review the adequacy of training exercises and facilities to evaluate the need for improvements.

Measure PS-I-11.1c: Evaluate the City's Emergency Operations Center on an annual basis to verify that it is adequately equipped.

Measure PS-I-11.1d: Maintain and update the City's Emergency Response Plan on a regular basis, designating emergency shelters and evacuation routes.

Measure PS-I-11.1e: Evaluate evacuation routes for their capacity, safety, and viability under a range of emergency scenarios.

Policy PS-P-11.2: Encourage critical public facilities to remain operative during emergencies.

Policy PS-P-11.3: Promote greater community awareness and preparedness by working with business associations, homeowners' associations, community groups, and utility providers, including outreach to at-risk populations.

Measure PS-I-11.3a: Provide relevant community groups and businesses with an overview of the City's Emergency Response Plan and periodically inform them of updates to the Plan when necessary.

Policy PS-P-11.4: Encourage coordination of emergency drills with the Contra Costa County Fire Protection District, County Sheriff, and the City Police Department, so that the Plan's implementation during an emergency will happen smoothly.

8 PUBLIC SAFETY ELEMENT

(Source: Kevin Murray)

GOAL PS-G-12: Provide effective, efficient, and immediately available Community Preparedness programs response in the event of a natural or man-made disaster.

Policy PS-P-12.1: Maintain efficient and effective City government operations in case of any catastrophic emergency or disaster.

Measure PS-I-12.1a: Provide annual training for City employees and update the emergency preparedness plan.

Measure PS-I-12.1b: Conduct seminars and make public presentations on personal, family and neighborhood emergency preparedness when possible.

Measure PS-I-12.1c: Encourage public participation in the Community Emergency Response Team (CERT) program.

Policy PS-P-12.2: Maintain a current disaster management operations plan and adequately train personnel, including City employees.

Measure PS-I-12.2a: Utilize the City's Disaster Council as needed to coordinate the utilization of resources and evaluate the safety and condition of structures following wildfire events and other man-made and natural disasters.

GOAL PS-G-13: Minimize as feasible risks to life, property and the environment resulting from the use, storage, transportation, and disposal of hazardous materials.

Policy PS-P-13.1: Encourage adequate separation between areas that contain hazardous materials and sensitive receptors.

Measure PS-I-13.1a: Through land use policy and text amendments, establish an appropriate buffer between land uses involving hazardous materials and those where the presence of hazardous materials is incompatible.

Policy PS-P-13.2: Recommend that hazardous materials storage and handling areas are designed to minimize the possibility of environmental contamination and adverse off-site impacts.

Policy PS-P-13.3: Coordinate with appropriate local, state, and federal agencies regarding hazardous waste reduction, handling, and disposal.

Policy PS-P-13.4: Require that all processes involving hazardous waste (including its transportation, storage, and disposal) are conducted in a manner that meets or exceeds state and federal standards.

Policy PS-P-13.5: Comply with state law requiring adoption of a Hazardous Waste Management Plan.

Measure PS-I-13.5a: Maintain the Contra Costa Health Service Hazardous Waste Management Plan as the City's Plan.

Policy PS-P-13.6: Actively coordinate with other cities and the county to keep informed and mitigate and/or reduce hazards.

Measure PS-I-13.6a: Maintain information regarding train transport through Martinez by working with the railroad and industrial users to manage transport of hazardous materials within the City boundaries.

GOAL PS-G-14: Reduce the risk of hazards associated with the operation of Buchanan Field Airport.

Policy PS-P-14.1: Continue to work with the County Public Works Department, Aviation Advisory Committee, Airport Land Use Commission (ALUC), the Metropolitan Transportation Commission (MTC), Federal Aviation Administration (FAA), and other relevant agencies to minimize risk to lives and property due to hazards associated with the operation of Buchanan Field Airport.

Measure PS-I-14.1a: Through land use policy, ensure that development takes into account flight paths and reduces height limits and location of structures accordingly.

9 NOISE & AIR QUALITY ELEMENT

Union Pacific Train *(Source: Kevin Murray)*

9.1 | INTRODUCTION

Section 65302(f)(1) of the Government Code requires a noise element to the general plan to identify and appraise noise problems in the community.

Noise is part of everyday life in a community. Noise is generally defined as an undesirable and unwanted sound. Noise can be invasive, irritating, objectionable, and disruptive to the quality of daily life. Noises can vary in range, volume, scope, and source, and can originate from individual occurrences such as freeway traffic, construction equipment, and trains. Whether a sound is unwanted depends on when and where it occurs; what the listener is doing when it occurs; characteristics of the sound (loudness, pitch and duration, speech or music content, irregularity); and how intrusive it is above background sound levels. Acceptable levels of noise vary from land use to land use.

Government Code 65302.1(c) requires the adoption of air quality amendments to a general plan to include a description of local air quality conditions including air quality monitoring data, emission inventories, lists of significant source categories, attainment status and designations, and applicable state and federal air quality plans and transportation plans. Per State Office of Planning and Research (OPR) general plan guidelines, cities and counties that have identified disadvantaged communities, as defined by Senate Bill (SB) 1000, must also incorporate air quality into their general plans.

9 NOISE & AIR QUALITY ELEMENT

Per the Martinez General Plan's Environmental Justice Element, Martinez has a disadvantaged community in the Downtown area (see Figure 10-1). Chronic exposure to air pollutants is a serious health risk to millions of California residents, particularly the young, the elderly, and people with heart disease and respiratory problems. Safeguarding public health has been the primary focus of federal and state air quality legislation and activities for many years. Air pollution can also impair visibility and damage local economies. Through its land use planning authority, local jurisdictions can affect the siting of potential air pollution sources, especially roadways, and "receptors" such as schools, hospitals, and elderly care facilities that are particularly sensitive to air pollutants.

The Noise and Air Quality Element includes the following sections:

9.2 Regulatory Framework for Noise Elements: This section discusses the regulations applicable to general plan noise elements.

9.3 Understanding Noise: This section defines key terms for noise measurement and describes common sources of noise.

9.4 Existing and Future Noise Levels: This section summarizes existing and future transportation and other noise sources in Martinez. It also discusses sources of ground-borne vibration.

9.5 Regulatory Framework for Air Quality Elements: This section discusses the regulations applicable to general plan air quality elements. It also discusses air pollutants of concern and defines sensitive receptors.

9.6 Existing Climate and Air Quality: This section describes the region's air quality, local climate and air quality, and existing air pollutant levels.

9.7 Climate Change: This section discusses greenhouse gases (GHG) and the regulatory framework for GHG emissions.

9.8 Noise & Air Quality Element Goals, Policies, and Measures: This section lists the goals, policies, and implementation measures for the Noise & Air Quality Element.

9 NOISE & AIR QUALITY ELEMENT

9.2 | REGULATORY FRAMEWORK FOR NOISE ELEMENTS

This Noise & Air Quality Element is designed to ensure compliance with Section 65302(f) of the California Government Code. Section 65302(f) provides that a noise element shall identify and appraise noise problems in the community. Noise elements must also analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- Highways and freeways;
- Primary arterials and major local streets;
- Passenger and freight online railroad operations and ground rapid transit systems;
- Commercial, general aviation, heliport, helistop and military airport operations, aircraft over flights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation;
- Local industrial plants, including, but not limited to railroad classification yards; and
- Other ground stationary noise sources, including but not limited to, military installations, identified by local agencies as contributing to the community noise environment.

Any noise contours included in noise elements must be shown for all of the above sources and stated in terms of community noise equivalent level (CNEL) or day night average level (Ldn). Implementation measures and possible solutions that address existing and foreseeable noise problems, if any, must also be included in noise elements.

Based upon these requirements, this Noise & Air Quality Element provides information on understanding noise, existing and future noise levels, and includes goals and policies intended to guide public and private planning in attaining acceptable noise levels and shall serve as a guideline for compliance with the state's noise insulation standards. Further, this Noise & Air Quality Element has been prepared in quantitative terms, which includes noise and vibration data, and maps showing noise contours of existing and future noise levels associated with transportation sources. This information will be used to support land use zoning and development siting policies as set forth in the Land Use Element, to avoid establishing proximity of sensitive receptors to noise generating uses and facilities.

9.3 | UNDERSTANDING NOISE

Various techniques have been developed that measure the effects of noise levels over a period of time. It is difficult to specify noise levels that are generally acceptable to everyone. What is annoying to one person may be unnoticed by another. Standards may be based on documented complaint activity in response to noise levels, or based on studies on the ability of people to sleep, talk, or work under various noise conditions. All such studies, however, recognize that individual responses vary considerably. Standards usually address the needs of most of the general population. In the context of this Noise & Air Quality Element, the following terms are important to understand:

- **A-Weighted Decibel (dBA):** A decibel scale that approximates the way the human ear responds to frequency levels. A-weighted scales are used for measurement of overall noise levels.

- **Ambient Noise:** The total noise occurring over any hourly period from all existing sources within a given area.

- **Community Noise Equivalent Level (CNEL):** A rating of community noise exposure to all sources of sound that differentiates between daytime, evening and night-time noise exposure.

- **Day/Night Average Sound Level (L_{dn}):** A measurement of a 24-hour average noise level at a given location. The 24-hour day is divided into two sub-periods, the daytime period from 7:00 AM to 10:00 PM and the night-time period from 10:00 PM to 7:00 AM. A 10 dBA weighting factor is applied to the noise levels during the night-time period.

- **Decibel (dB):** A unit used to measure the volume of a sound, equal to the logarithm of the ratio of the sound pressure of a standard sound.

- **Equivalent Sound Level (L_{eq}):** A measurement that represents the time average sound level or equivalent continuous noise.

- **Intrusive Noise:** Refers to noise from a particular location or source that intrudes over and above ambient noise.

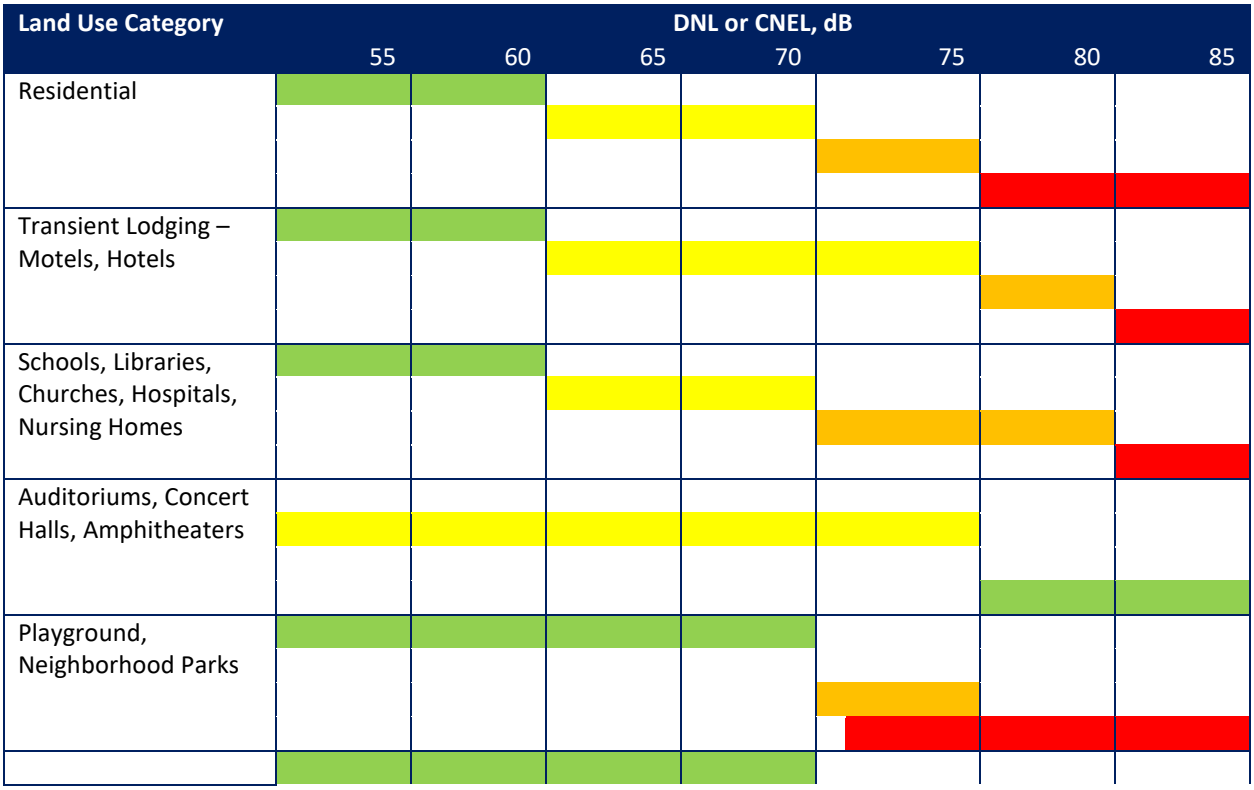
- **Noise Contours:** Lines drawn about a noise source indicating equal levels of noise exposure to establish land use planning criteria for noise.

9 NOISE & AIR QUALITY ELEMENT

The State of California Office of Planning and Research General Plan Guidelines include recommended interior and exterior noise level standards for local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. According to the State, a noise environment of 50 dBA CNEL to 60 dBA CNEL is normally acceptable for residential uses. Figure 9-1 below illustrates common sources of noise and their approximate noise levels.

Figure 9-1: Community Noise Exposure

Color Legend	
	Normally Acceptable: The specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
	Conditionally Acceptable: New construction of development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design.
	Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
	Clearly Unacceptable: New construction or development clearly should not be undertaken.



Golf Course, Riding Stables, Water Recreation, Cemeteries							
Office Buildings, Business, Commercial and Professional							
Industrial, Manufacturing, Utilities, Agriculture							

Source: Adapted from State of California Governor's Office of Planning and Research, General Plan Guidelines, 2003

9.4 | EXISTING AND FUTURE NOISE LEVELS

Major roadways cause most of the ambient noise in Martinez. Interstate 680 runs through town generally north and south and State Route 4 runs east and west through the southern portion of the City. In general, most of the land uses within the Martinez area for residential and other noise-sensitive uses are adequately separated from sources of excessive noise. There are areas, however, where noise levels are or will be incompatible with certain land uses. In some cases, noises from transportation sources, such as the railroad and freeways, are unavoidable and difficult to abate within reasonable costs. Because high noise levels within the area will continue to affect certain land uses in the foreseeable future, it is necessary to guide further development to achieve compatibility with noise exposure.

Existing Transportation and Other Noise

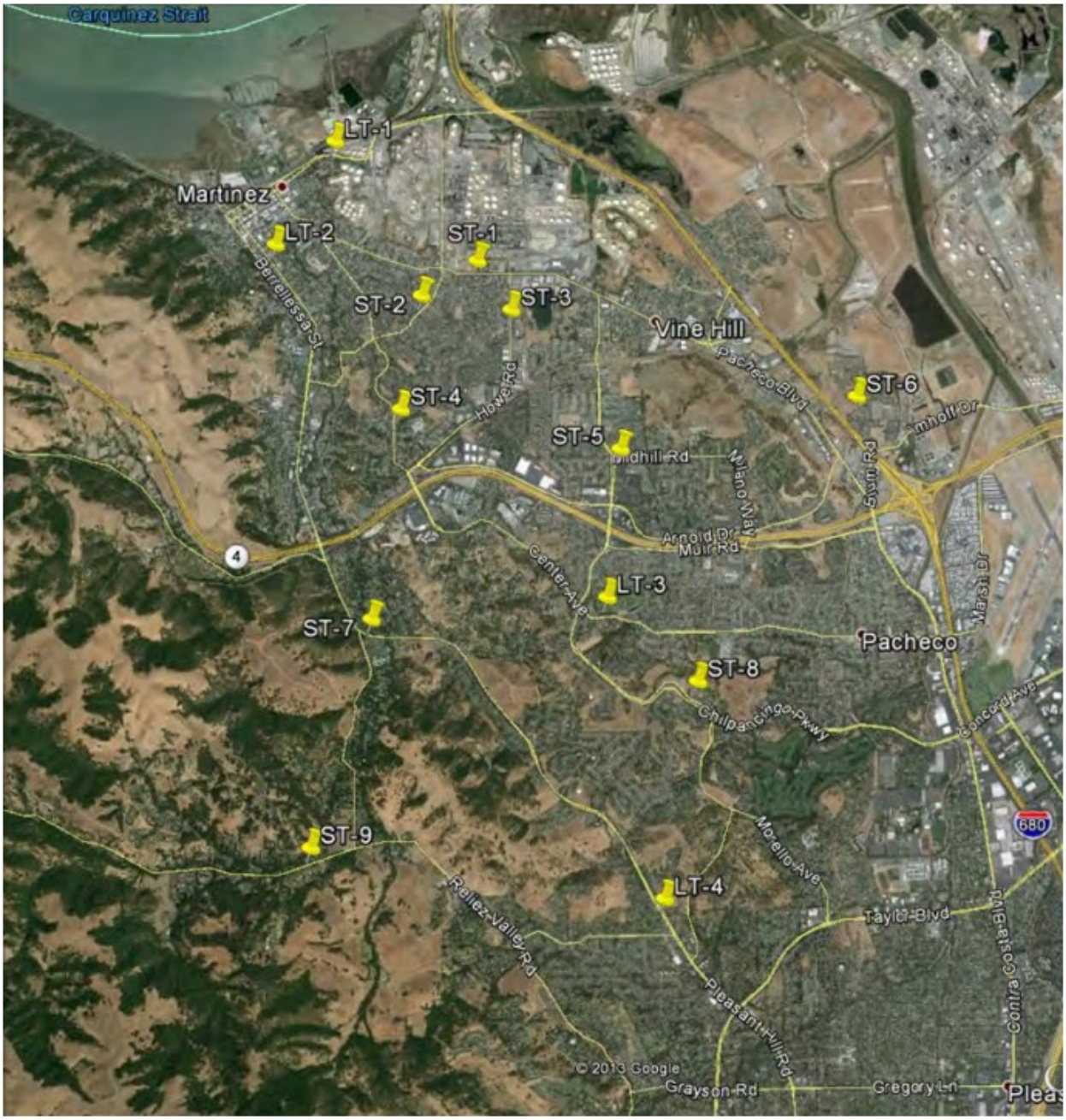
The greatest sources of existing noise within the Martinez area are attributable to transportation. Transportation noise primarily depends on the speed and percentage of the noise source. Significant transportation facilities within or adjacent to the area include:

- Interstate Highway 680
- State Route 4
- Union Pacific and BNSF railroads
- Major arterials and local streets
- Buchanan Field Airport

9 NOISE & AIR QUALITY ELEMENT

Although transportation is the primary source of noise in Martinez, other sources of noise do exist. These sources include domestic activities (e.g., car alarms, loud music, barking dogs), construction and demolition, landscaping and maintenance activities, industrial businesses with outdoor operations, commercial businesses with outdoor entertainment, late-night activities, mechanical equipment, street sweepers, parking lot activities, and loading/unloading activities. Many of these noises can be as disruptive as background transportation noise, but are usually temporary and intermittent in nature.

Figure 9-2: Noise Measurement Locations



Noise Element Background Report: The City had a noise survey conducted as part of the preparation of this Noise & Air Quality Element. Continuous types of noise recordings were made at 10 locations (shown on Figure 9-2) with a Larson Davis Laboratories Type 820 precision

sound level meter. Calibration took place at the beginning of the survey and was post calibrated at the end of the survey.

The noise survey analyzed both long- and short-term noise for various locations. The long-term noise readings included a twenty-four-hour reading and analysis, while the short-term readings were conducted during the daylight hours only. The readings were conducted for a period of two days from February 19, 2014, to February 21, 2014. Two hours of daytime noise and one hour of night-time noise was recorded. The following results are provided at long-term reading locations:

- **Noise Measurement LT-1** was taken 33 feet south of the center of Marina Vista Avenue where Escobar Street merges with Marina Vista Avenue. The measurement position was at the setback of a residential home. Vehicular traffic on the roadways was the dominant noise source affecting the noise measurement, with railroad pass-bys to the north contributing to the noise environment as well. The measured day/night average noise level at this location was up to 67 dBA L_{dn}. Typical daytime L_{eq} noise levels ranged from 60 to 67 dBA and typical night-time L_{eq} noise levels ranged from 49 to 61 dBA.

- **Noise Measurement LT-2** was taken east of Alhambra Avenue. This measurement location was also selected to characterize noise levels along a major road. The measurement position was in a tree about 50 feet from the centerline of Alhambra Avenue. The dominant source of noise was vehicular traffic on Alhambra Avenue. The measured noise level at this location was 66 dBA L_{dn}. Typical daytime L_{eq} noise levels ranged from 60 to 71 dBA and typical night-time L_{eq} noise levels ranged from 49 to 63 dBA.

- **Noise Measurement LT-3** was taken on the south side of Center Avenue along Elder Drive. The measurement position was about 60 feet from the centerline of Center Avenue. Vehicular traffic along Center Avenue was the major source of noise. The day/night average noise level was measured to be up to 69 dBA L_{dn}. Typical daytime Leq noise levels ranged from 64 to 70 dBA and typical night-time L_{eq} noise levels ranged from 54 to 63 dBA.

- **Noise Measurement LT-4** was taken 50 feet from the centerline of Alhambra Avenue along Roanoke Drive. Vehicular traffic along Alhambra Avenue was the major source of noise at this location. The day/night average noise level at this site was measured to be 68 dBA L_{dn}. Typical daytime L_{eq} noise levels ranged from 60 to 67 dBA and typical night-time L_{eq} noise levels ranged from 49 to 61 dBA. Noise levels at this portion of the road

reached as high as 94 dBA L_{max} during daytime hours when there are bus and truck pass-bys and high engine vehicle noise.

Short-term noise measurements were conducted during the day on February 19, 2014, and February 21, 20214. The measured data are summarized in Table 9-1 below. Location ST-1 was on Pacheco Boulevard, traffic from which was the significant contributor to measured noise levels. Noise from the refinery to the north was a secondary noise source at Location ST-1. At Location ST-2, local traffic on Shell Boulevard was the dominant source of noise. At Location ST-3, vehicular traffic on Howe Road was the only significant contributor to measured noise levels. At Location ST-4, vehicular traffic along Pine Street was the dominant source of noise. At Location ST-5, traffic along Morello Avenue was the only significant contributor to measured noise levels. Location ST-6 was in a subdivision east of I-680, where traffic on I-680 was the significant contributor to measured noise levels. Traffic from Alhambra Boulevard was the primary contributor to measured noise levels at location ST-7. Location ST-8 was within Hidden Lakes Park along Morello Avenue/Chilpancingo Parkway, traffic from which was the significant contributor to measured noise levels. At location ST-9, vehicular traffic on Reliez Valley Road was the dominant source of noise during the measurement.

Table 9-1: Summary of Short-Term Noise Measurement Data

Noise Measurement Location	Date & Time	L_{max}	$L_{(1)}$	$L_{(10)}$	$L_{(50)}$	$L_{(90)}$	L_{eq}	L_{dn}
ST-1: 50 feet from the center of Pacheco Blvd. 500 feet from refinery noise source.	2/19/14 11:50 AM-12:00 PM	80	77	73	68	62	69	72
ST-2: Approximately 40 feet from Shell Ave., along Orange St.	2/19/14 1:10-1:20 PM	79	72	67	50	41	62	65
ST-3: 55 feet from the center of Howe Rd.	2/19/14 12:30-12:40 PM	76	74	71	60	49	66	69
ST-4: 40 feet from the center of Pine St.	2/19/14 12:50-1:00 PM	77	74	66	54	43	62	65
ST-5: 70 feet from center of Morello Ave. along Maywood Ln.	2/19/14 1:30-1:40 PM	81	72	68	63	54	65	68
ST-6: Cul-de-sac of Blum View Dr., about 300 feet from I-680 lanes.	2/19/14 2:00-2:30 PM	61	59	55	51	50	52	55
ST-7: 50 feet from Alhambra Blvd., south of SR 4.	2/19/14 2:50-3:00 PM	80	75	70	63	47	66	69
ST-8: From Hidden Lakes Park, 50 feet from nearest lane of Morello Ave. / Chilpancingo Pkwy.	2/19/2014 2:30-2:40 PM	72	70	65	59	49	61	64

ST-9: 60 feet from center of Reliez Valley Rd., west of Alhambra Valley Rd.	2/21/2014 2:30-3:40 PM	71	69	64	49	38	58	60
Note: L_{dn} approximated by correlating to corresponding period at long-term site.								

Railroad Noise: In 2009 a study was conducted by Illingsworth and Rodkin to measure train noise near an "at grade" crossing and the Martinez Amtrak Station downtown where the train sounds its horn frequently. Long-term noise measurement location (M-1) was made from 4:00 PM on January 26, 2009, to 2:00 PM on January 28, 2009. The noise measurement was located about 140 feet from the Union Pacific railroad tracks near the Martinez Amtrak Station. This noise measurement location was about 175 feet south of the "at-grade" railroad crossing. Railroad train events, including train warning whistles, substantially increased noise levels at this location. Maximum instantaneous levels were typically 90 to 105 dBA L_{max}. Train warning horns and bus traffic at the bus station located about 400 feet from this noise measurement location were the major sources of environmental noise. Hourly average noise levels typically ranged from about 63 to 78 dBA L_{eq} during daytime hours and from about 45 to 75 dBA L_{eq} at night. Hourly average noise levels containing train events, especially during the night--time, controlled the day-night average noise level calculated for the measurement period. The calculated day-night average noise level at location M-1 was 76 dBA L_{dn}.

Short-term (1-hour) daytime noise measurements at locations M-2 and M-3 were made to document the noise sources in the vicinity of the station. Noise measurement location M-1 was made at about 540 feet south of the railroad tracks and about five (5) feet above the ground. The dominant source of noise at this location during the measurement was bus traffic and intermittent train horns. The resulting hourly average noise level was 63 dBA L_{eq}. Noise measurement M-2 was at about 140 feet from the railroad tracks. The primary noise sources at this location were bus traffic in the station, train pass-bys, and intermittent train horns. The resulting hourly average noise level was 72 dBA L_{eq}.

Maximum noise level at M-1 was measured to be as high as 105 dBA because of railroad train warning horns. During the 1-hour observation on January 28, 2009, instantaneous maximum noise levels measured at 140 feet from the railroad tracks were about 76 dBA because of train horns while waiting at the station, and about 68 dBA during train pass-bys.

Buchanan Field Airport: The effects of aircraft operations at Buchanan Field Airport have been of concern to residents of the airport environs and local government agencies since the 1980s. Contra Costa County is the agency that has jurisdictional authority over the airport. The County adopted a comprehensive noise abatement and compatibility program for the Buchanan Field Airport in the late 1980s, which was subsequently updated in 2008. This program was prepared under Part 150 of the Federal Aviation Regulations (FAR Part 150), which is designed to reduce

existing non-compatible land uses around the airport and prevent the introduction of additional non-compatible uses. The program was adopted by the County to respond to community concerns and noise complaints over individual aircraft operations, and is designed to eliminate noisier classes of aircraft from operating at the airport. The County sets maximum permitted noise levels for aircraft utilizing Buchanan Field Airport, and provides enforcement and compliance provisions.

Noise exposure maps prepared and published in the 2008 Buchanan Field Airport Master Plan Update showed that existing 2005 noise levels up to 75 CNEL were experienced near the airport. The Buchanan Field Airport Master Plan Update does not identify the Martinez area as containing existing noise-sensitive land uses within the noise contours.

Existing Noise Contours: Previous noise contour data was updated based upon the data collected in a 2014 noise monitoring survey and traffic data collection. The updated contours are also based on existing data, field measurements, and noise modeling results. Traffic noise models that were utilized were developed by California Department of Transportation (Caltrans). SoundPLAN (noise modeling software) was utilized to model and graphically display transportation-related noise sources and stationary noise sources. The existing noise contour map shown in Figure 9-3 was prepared in terms of L_{dn} in increments of 5 decibels down to 60 dBA L_{dn}.

Future Transportation and Other Noise

Traffic Noise: Future traffic noise levels are predicted for year 2040. As shown in Table 9-2 and Figure 9-4, noise levels for major roadways throughout the planning area are expected to increase. The increase in noise levels is associated with additional traffic on the local roadway network under buildout of the Martinez General Plan. It should be noted that future noise impacts may be somewhat reduced with ongoing adoption of electric cars. Propulsion noise from electric cars is quieter compared to cars with internal combustion engines. At low speeds (under 15 miles per hour) sound levels from electric cars are much lower since propulsion noise generated by the vehicle dominates over any aerodynamic and tire-pavement noise.

A shown in Table 9-2, traffic noise levels are projected to increase of up to four (4) dB(A)LDN at locations 75 feet of study roadways. While most roadways are expected to increase by two (2) dB(A)LDN or less, noise levels along Escobar Street (Alhambra to Court Street), Marina Vista Avenue (Court Street to Escobar Street), Pacheco Boulevard (Arthur Road to Route 4), and Shell Avenue (Marina Vista Avenue to Pacheco Boulevard) would increase by three (3) dB(A)LDN and noise levels along Marina Vista Avenue (Alhambra Avenue to Court Street) and Shell Avenue

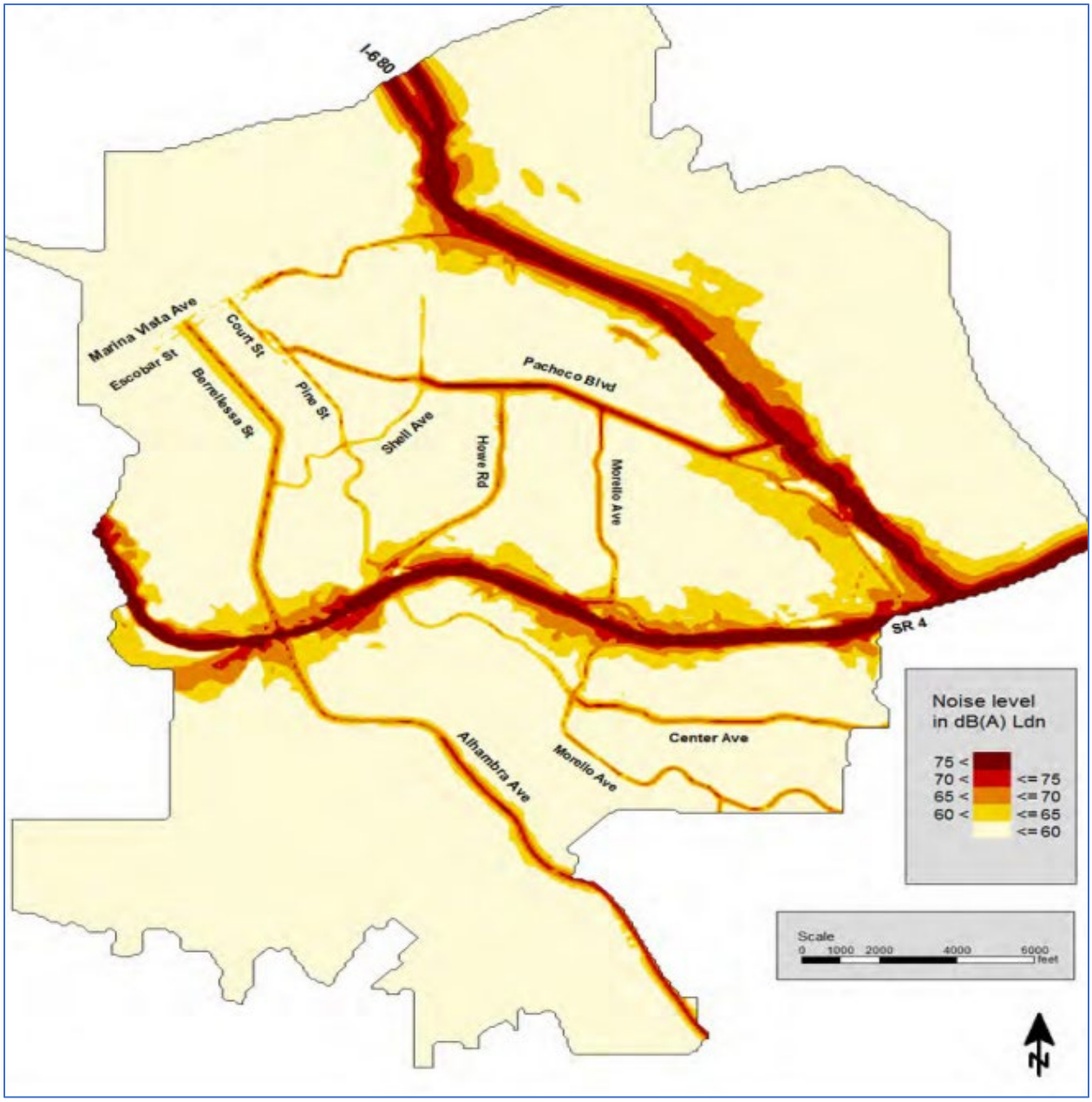
(Pine Street to Alhambra Avenue) would increase by four (4) dB(A)LDN. The end of this Element contains various policies and implementation measure to reduce future noise impacts.

Table 9-2: Existing and Future Modeled Noise Levels along Roadways

Roadway Segment	DB (A) L_{dn} at 75 feet		
	Existing	Cumulative 2040	Change
Alhambra Ave. (SR-4 to Alhambra Valley Rd.)	65	66	1
Alhambra Ave. (Alhambra Valley Rd. to Blue Ridge Dr.)	68	68	0
Alhambra Ave. (Escobar St. to Shell Ave./D St.)	65	66	1
Alhambra Ave. (Shell Ave./D St. to SR-4)	65	66	1
Arnold Dr. (Morello Ave. to I-680)	66	68	2
Arnold Dr. (Howe Rd. to Morello Ave.)	68	70	2
Berrelles~~s~~a St. (Escobar St. to Alhambra Ave.)	57	59	2
Center Ave (Morello Ave. to Pacheco Blvd./I-680)	64	65	1
Center Ave. (SR-4 to Morello Ave.)	60	50	-10
Court St. (Escobar St. to Pine St.)	57	59	2
Court St. (South of Pine St.)	56	58	2
Eastbound SR-4 (West of Alhambra Ave.)	72	72	0
Escobar St. (Alhambra Ave. to Court St.)	55	58	3
Escobar St. (Court St. to Marina Vista Ave.)	57	59	2
Howe Rd. (South of Pacheco Blvd.)	65	66	1
Marina Vista Ave. (Alhambra Ave. to Court St.)	55	59	4
Marina Vista Ave. (Court St. to Escobar St.)	63	66	3
Marina Vista Ave. (Escobar St. to Shell Ave.)	60	60	0
Marina Vista Ave. (Shell Ave. to I-680)	67	68	1
Morello Ave. (Pacheco Blvd. to SR-4)	63	64	1
Morello Ave. (SR-4 to Center Ave.)	63	64	1
Morello Ave. (South of Center Ave.)	59	60	1
Muir Rd. (East of Morello Ave.)	58	60	2
Muir Rd. (West of Morello Ave.)	71	73	2
Northbound I-680 (Marina Vista Ave. to Pacheco Blvd.)	71	73	2
Northbound I-680 (North of Marina Vista Ave.)	83	85	2
Pacheco Blvd. (Arthur Rd. to SR-4)	63	66	3
Pacheco Blvd. (Morello Ave. to I-680)	70	71	1
Pacheco Blvd. (Pine St. to Shell Ave.)	64	65	1
Pine St. (Court St. to Pacheco Blvd.)	60	62	2
Pine St. (Pacheco Blvd. to Shell Ave.)	60	62	2

Pine St. (Shell Ave. to Howe Rd.)	62	63	1
Shell Ave. (Marina Vista Ave. to Pacheco Blvd.)	59	62	3
Shell Ave. (Pine St. to Alhambra Ave.)	58	62	4
Source: Illingworth & Rodkin, 2014			

Figure 9-3: Existing Vehicular Traffic Noise Contours



Railroad Noise: It is expected that the Union Pacific and BNSF railways will continue to carry freight traffic and Amtrak will continue to provide commuter rail. The Martinez General Plan does not propose and increase in rail traffic, but it could result in new or redeveloped noise sensitive uses in the vicinity of the railways. These uses could be exposed to excessive noise levels during train pass-bys and when train warning horns are sounded. This Element contains

policies and implementation measures that are intended to reduce exposure to excessive noise levels.

Airport Noise: New development allowed under the Martinez General Plan may result in the creation of new noise-sensitive land uses within the Buchanan Field noise contours. This Element contains polices and actions intended to reduce airport noise impacts throughout the City.

Stationary Noise Sources: Although the Martinez General Plan does not specifically propose any new stationary noise sources, new development and redevelopment could result in land uses that generate noise levels in excess of City noise standards. Such land uses include commercial loading docks, industrial uses, HVAC equipment, car washes, day-care facilities, auto repair, and recreational uses. This Element includes policies and actions that are intended to reduce noise associated with stationary sources.

Ground-Borne Vibration

Ground vibration consists of rapidly fluctuating motions or waves with an average motion of zero. Several different methods are typically used to quantify vibration amplitude. One is the "Peak Particle Velocity (PPV)" and another is the "Root Mean Square (RMS) velocity". PPV is defined as the maximum instantaneous positive or negative peak of the vibration wave. RMS velocity is defined as the average of the squared amplitude of the signal. The PPV and RMS vibration velocity amplitudes are used to evaluate human response to vibration. In the study done for the Martinez General Plan, a PPV descriptor with units of mm/sec or in/sec was used to evaluate construction-generated vibration for building damage and human complaints. Table 9-3 displays the reactions of people and the effects on buildings that continuous vibration levels produce. The annoyance levels shown in Table 9-3 should be interpreted with care since vibration may be found to be annoying at much lower levels than those shown, depending on the level of activity or the sensitivity of the individual. To sensitive individuals, vibrations approaching the threshold of perception can be annoying.

Low-level vibrations frequently cause irritating secondary vibration, such as a slight rattling of windows, doors, or stacked dishes. The rattling sound can give rise to exaggerated vibration complaints, even though there is very little risk of actual structural damage. In high noise environments, which are more prevalent where ground-borne vibration approaches perceptible levels, this rattling phenomenon may also be produced by loud airborne environmental noise causing induced vibration in exterior doors and windows.

Construction activities can cause vibration that varies in intensity depending on several factors. The use of pile driving, and vibratory compaction equipment typically generates the highest construction-related ground-borne vibration levels. Because of the impulsive nature of such activities, the PPV descriptor has been routinely used to measure and assess ground-borne vibration and almost exclusively to assess the potential of vibration to induce structural damage and the degree of annoyance for humans.

Table 9-3: Reaction of People and Damage to Buildings from Continuous or Frequent Intermittent Vibration Levels

Velocity Level PPV (in/sec.)	Human Reaction	Effect on Buildings
0.01	Barely perceptible	No effect
0.04	Distinctly perceptible	Vibration unlikely to cause damage of any type to any structure
0.08	Distinctly perceptible to strongly perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
0.10	Strongly perceptible	Virtually no risk of damage to normal buildings
0.3	Strongly perceptible to severe	Threshold at which there is a risk of damage to older residential dwellings such as plastered walls or ceilings
0.5	Severe – vibrations considered unpleasant	Threshold at which there is a risk of damage to newer residential structures.
Source: Transportation and Construction Vibration Guidance Manual, California Department of Transportation, September 2013		

The two primary concerns with construction-induced vibration, the potential to damage a structure and the potential to interfere with the enjoyment of life, are evaluated against different vibration limits. Studies have shown that the threshold of perception for average persons is in the range of 0.008 to 0.012 in/sec PPV. Human perception to vibration varies with the individual and is a function of physical setting and the type of vibration. Persons exposed to elevated ambient vibration levels such as people in an urban environment may tolerate a higher vibration level.

Structural damage can be classified as cosmetic only, such as minor cracking of building elements, or may threaten the integrity of the building. Safe vibration limits that can be applied to assess the potential for damaging a structure vary by researcher and there is no general

consensus as to what amount of vibration may pose a threat for structural damage to the building. Construction-induced vibration that can be detrimental to the building is very rare and has only been observed in instances where the structure is at a high state of disrepair or particularly fragile and the construction activity occurs immediately adjacent to the structure.

Railroad operations are potential sources of substantial ground vibration depending on distance, the type and speed of trains, and the type of railroad track. People's response to ground vibration has been correlated best with the RMS velocity level of the ground. The velocity of the ground is expressed on the decibel scale. The reference velocity is 1 x 10-6 in/sec RMS, which equals 0 VdB, and 1 in/sec equals 120 VdB. Although not a universally accepted notation, the abbreviation "VdB" is used in this document for vibration levels in decibels to reduce the potential for confusion with airborne sound levels in decibels.

Typical background vibration levels in residential areas are usually 50 VdB or lower, well below the threshold of perception for most humans (60 to 70 VdB). Perceptible vibration levels inside residences are attributed to the operation of heating and air conditioning systems, door slams, and foot traffic. Construction activities, train operations, and heavy truck traffic are some of the most common external sources of vibration that can be perceptible inside residences. Table 9-4 illustrates some common sources of vibration and the association to human perception or the potential for structural damage.

Table 9-4: Typical Levels of Ground-Borne Vibration

Human/Structural Response	Velocity Level Vdb	Typical Events (50-ft. setback)
Threshold (minor cosmetic damage)	100	Blasting, pile driving, vibratory compaction equipment, heavy tracked vehicles (bulldozers, cranes, drill rigs, etc.)
Difficulty with tasks such as reading a video computer screen	90	Commuter rail (upper range)
Residential annoyance (infrequent and occasional events)	80	Rapid transit (upper range) Commuter rail (typical bus or truck over bump or on rough roads)
Residential annoyance (frequent events)	70	Rapid transit (typical)
Approximate human threshold of perception to vibration	60	Buses, trucks, and heavy street traffic
Lower limit for equipment ultra-sensitive to vibration	50	Background vibration in residential settings in the absence of activity.

9 NOISE & AIR QUALITY ELEMENT

Source: Transit Noise and Vibration Impact Assessment, U.S. Department of Transportation Federal Transit Administration, May 2006

9.5 | REGULATORY FRAMEWORK FOR AIR QUALITY ELEMENTS

Pursuant to the federal Clean Air Act (CAA) of 1970, the U.S. Environmental Protection Agency (EPA) established national ambient air quality standards (NAAQS) for major pollutants, termed "criteria" pollutants. Federal and state governments have established ambient air quality standards, or criteria, for outdoor concentrations of criteria air pollutants to protect public health.

Both the EPA and the California Air Resources Board (CARB) have established ambient air quality standards for carbon monoxide (C_O), ozone (O_3), nitrogen dioxide (N_{O2}), sulfur dioxide (SO_2), lead (Pb), and suspended particulate matter (PM). In addition, the State of California has set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. These standards are designed to protect the health and welfare of the public with a reasonable margin of safety. These ambient air quality standards are levels of contaminants which represent safe levels that avoid specific adverse health effects associated with each criteria pollutant. Health effects of criteria pollutants and their potential sources are described below and summarized in Table 9-5.

Air Pollutants

Ozone (O_3): Ozone is produced in the atmosphere through a complex series of photochemical reactions involving reactive organic gases (ROG) and oxides of nitrogen (NO_X). The main sources of ROG and NO_X, often referred to as ozone precursors, are combustion processes (including combustion in motor vehicle engines) and the evaporation of solvents, paints and fuels. In the Bay Area, automobiles are the single largest source of ozone precursors. Ozone is referred to as a regional air pollutant because its precursors are transported and diffused by wind concurrently with ozone production through the photochemical reaction process. Ozone causes eye irritation, airway constriction, and shortness of breath, and can aggravate existing respiratory diseases such as asthma, bronchitis and emphysema.

Carbon Monoxide (CO): Carbon Monoxide is an odorless, colorless gas usually formed as the result of the incomplete combustion of fuels. The single largest source of CO is motor vehicles. While CO transport is limited, it disperses with distance from the source under normal meteorological conditions. However, under certain extreme meteorological conditions, CO concentrations near congested roadways or intersections may reach unhealthful levels that adversely affect local sensitive receptors (e.g., residents, schoolchildren, the elderly, hospital patients, etc.). Typically, high CO concentrations are associated with roadways or intersections operating at unacceptable levels of service (LOS) or with extremely high traffic volumes.

Exposure to high concentrations of CO reduces the oxygen-carrying capacity of the blood and can cause headaches, nausea, dizziness and fatigue, impair central nervous system function, and induce angina (chest pain) in persons with serious heart disease. Very high levels of CO can be fatal.

Nitrous Oxide (NO_2): Nitrous oxide is a reddish-brown gas that is a biproduct of combustion processes. Automobiles and industrial operations are the main sources of NO_2. Aside from its contribution to ozone formation, NO_2 also contributes to other pollution problems, including a high concentration of fine particulate matter, poor visibility, and acid deposition. NO_2 may be visible as a coloring component on high pollution days, especially in conjunction with high ozone levels. NO_2 decreases lung function and may reduce resistance to infection. On January 22, 2010, the EPA strengthened the health-based NAAQS for NO_2.

Sulfur Dioxide (SO_2): Sulfur dioxide is a colorless, irritating gas formed primarily from incomplete combustion of fuels containing sulfur. Industrial facilities also contribute to gaseous SO_2 levels in the region. SO_2 irritates the respiratory tract, can injure lung tissue when combined with fine particulate matter, and reduces visibility and the level of sunlight.

Particulate Matter (PM): Particulate matter is the term used for a mixture of solid particles and liquid droplets found in the air. Coarse particles are those that are larger than 2.5 microns but smaller than 10 microns (PM_{10}). $PM_{2.5}$ refers to fine suspended particulate matter with an aerodynamic diameter of 2.5 microns or less that is not readily filtered out by the lungs. Nitrates, sulfates, dust, and combustion particulates are major components of PM10 and $PM_{2.5}$. These small particles can be directly emitted into the atmosphere as by-products of fuel combustion, through abrasion, such as tire or brake lining wear, or through fugitive dust (wind or mechanical erosion of soil). They can also be formed in the atmosphere through chemical reactions. Particulates may transport carcinogens and other toxic compounds that adhere to the particle surfaces, and can enter the human body through the lungs.

Lead (Pb): Lead is a metal found naturally in the environment as well as in manufactured products. The major sources of lead emissions have historically been mobile and industrial sources. As a result of the phase-out of leaded gasoline, metal processing is currently the primary source of lead emissions. The highest levels of lead in air are generally found near lead smelters. Other stationary sources are waste incinerators, utilities, and lead-acid battery manufacturers. Twenty years ago, mobile sources were the main contributor to ambient lead concentrations in the air. In the early 1970s, the EPA established national regulations to gradually reduce the lead content in gasoline. In 1975, unleaded gasoline was introduced for motor vehicles equipped with catalytic converters. The EPA banned the use of leaded gasoline in highway vehicles in December 1995. As a result of the EPA's regulatory efforts to remove

lead from gasoline, emissions of lead from the transportation sector and levels of lead in the air decreased dramatically.

Toxic Air Contaminants (TACs): In addition to the criteria pollutants discussed above, Toxic Air Contaminants (TACs) are another group of pollutants of concern. TACs are injurious in small quantities and are regulated by the EPA and CARB. Some examples of TACs include benzene, butadiene, formaldehyde, and hydrogen sulfide. The identification, regulation and monitoring of TACs is relatively recent compared to that for criteria pollutants. High-volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic (e.g., distribution centers and truck stops) were identified as posing the highest risk to adjacent receptors. Other facilities associated with increased risk include warehouse distribution centers, large retail and industrial facilities, high volume transit centers, and schools with a high volume of bus traffic. Health risks from TACs are a function of both concentration and duration of exposure.

Table 9-5: Health Effect of Air Pollutants

Pollutant	Sources	Primary Effects
Carbon Monoxide (C)	• Incomplete combustion of fuels and other carbon-containing substances, such as motor exhaust. Natural events, such as decomposition of organic matter	• Reduced tolerance for exercise • Impairment of mental function • Impairment of fetal development • Death at high levels of exposure • Aggravation of some heart diseases (angina)
Nitrogen Dioxide (NO_2)	• Motor vehicle exhaust • High temperature stationary combustion • Atmospheric reactions	• Aggravation of respiratory illness • Reduced visibility • Reduced plant growth • Formation of acid rain
Ozone (O_3)	• Atmospheric reaction of organic gases with nitrogen oxides in sunlight	• Aggravation of respiratory and cardiovascular diseases • Irritation of eyes • Impairment of cardiopulmonary function • Plant leaf injury.

Lead (Pb)	• Contaminated soil	• Impairment of blood functions and nerve construction • Behavioral and hearing problems in children
Suspended Particulate Matter ($PM_{2.5}$ and PM_{10})	• Stationary combustion of solid fuels • Construction activities. • Industrial processes • Atmospheric chemical reactions	• Reduced lung function. • Aggravation of the effects of gaseous pollutants • Aggravation of respiratory and cardiorespiratory diseases • Increased cough and chest discomfort • Soiling • Reduced visibility
Sulfur Dioxide (SO_2)	• Combustion of sulfur-containing fossil fuels • Smelting of sulfur-bearing metal ores • Industrial processes	• Aggravation of respiratory diseases (asthma, emphysema) • Reduced lung function. • Irritation of eyes • Reduced visibility • Plant injury • Deterioration of metals, textiles, leather, finishes, coatings etc.
Toxic Air Contaminants (TACs)	• Cars and trucks, especially diesels • Industrial sources such as chrome platers • Neighborhood businesses such as dry cleaners and service stations • Building materials and products	• Cancer • Chronic eye, lung, or skin irritation • Neurological and reproductive disorders
Source: CARB, 2008		

Sensitive Receptors

Some groups of people are more affected by air pollution than others. The State has identified the following people who are most likely to be affected by air pollution:

- Children under 14;
- Elderly over 65;
- Athletes; and
- People with cardiovascular and chronic respiratory diseases.

These groups listed above are classified as "sensitive receptors". Locations that may contain a high concentration of these sensitive population groups include residential areas, hospitals, day-care facilities, elder care facilities, elementary schools, and parks.

Federal Air Quality Regulations

At the federal level, the EPA has been charged with implementing national air quality programs. EPA's air quality mandates are drawn primarily from the Federal Clean Air Act (FCAA), which was enacted in 1963. The FCAA was amended in 1970, 1977, and 1990. The FCAA required EPA to establish primary and secondary national ambient air quality standards (NAAQS) and required each state to prepare an air quality control plan referred to as a "State Implement Plan (SIP)".

Federal standards include both primary and secondary standards. Primary standards set limits to protect public health, including the health of sensitive populations such as asthmatics, children and the elderly. Secondary standards set limits to protect public welfare, including protection against decreased visibility and damage to animals, crops, vegetation and buildings.

The Federal Clean Air Act Amendments of 1990 (FCAAA) added requirements for states with nonattainment areas to revise their SIPs to incorporate additional control measures to reduce air pollution. The SIP is periodically modified to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins as reported by their jurisdictional agencies. The EPA has a responsibility to review all state SIPs to determine conformity with the mandates of the FCAAA and determine if implementation will achieve air quality goals. If the EPA determines a SIP to be inadequate, a Federal Implementation Plan (FIP) may be prepared for the nonattainment area which imposes additional control measures. Failure to submit an approvable SIP or to implement the plan within the mandated time frame may result in the application of sanctions on transportation funding and stationary air pollution sources in the air basin.

In 1970 the FCAA authorized the establishment of national health-based air quality standards and also set deadlines for their attainment. The FCAA Amendments of 1990 changed deadlines for attaining NAAQS as well as the remedial actions required of areas of the nation that exceed

the standards. Under the FCAA, state and local agencies in areas that exceed the NAAQS are required to develop SIPs to show how they will achieve the NAAQS by specific dates. The FCAA requires that projects receiving federal funds demonstrate conformity to the approved SIP and local air quality attainment plan for the region. Conformity with the SIP requirements would satisfy the FCAA requirements.

State Air Quality Regulations

The California Air Resources Board (CARB) is the agency responsible for the coordination and oversight of state and local air pollution control programs in California. CARB is also responsible for developing and implementing air pollution control plans to achieve and maintain the NAAQS. CARB is primarily responsible for Sstatewide pollution sources and produces a major part of the SIP. Local air districts provide additional strategies for sources under their jurisdiction. CARB combines this data and submits the completed SIP to the EPA. Other CARB duties include the following:

- Monitoring air quality (in conjunction with air monitoring networks maintained by air pollution control and air quality management districts);
- Establishing California Air Quality Standards (CAAQS);
- Determining and updating area designations and maps; and
- Setting emissions standards for new mobile sources, consumer products, small utility engines, and off-road vehicles.

Attainment Status Designations: The CARB is required to designate areas of the State as "attainment", "nonattainment", or "unclassified" for all state ambient air quality standards. An "attainment" designation for an area signifies that pollutant concentrations did not violate the standard for that pollutant in that area. A "non-attainment" designation indicates that a pollutant concentration violated the standard at least once, excluding those occasions when a violation was caused by an exceptional event, as defined in the criteria. An "unclassified" designation signifies that data does not support either an "attainment" or "nonattainment" designation. The CCAA divides districts into "moderate", "serious" and "severe" air pollution categories, with increasingly stringent control requirements mandated for each category.

California Clean Air Act: The California Clean Air Act (CCAA) requires that all air districts in the state endeavor to achieve and maintain California Air Quality Standards (CAAQS) for carbon

monoxide (CO), ozone (O_3), sulfur dioxide (SO_2), and nitrogen dioxide (NO_2) by the earliest practical date. The CCAA provides air districts with authority to regulate indirect sources of air pollution and mandates that air quality districts focus particular attention on reducing emissions from transportation and area-wide emission sources. Each "nonattainment" district is required to adopt a plan to achieve a five (5) percent annual reduction (averaged over consecutive 3-year periods) in district-wide emissions of each nonattainment pollutant or its precursors. An air district's Clean Air Plan shows how that district would reduce emissions to achieve CAAQS. Generally, the state standards for these pollutants are more stringent than the national standards.

CARB Air Quality and Land Use Handbook: In 1998, CARB identified particulate matter from diesel-fueled engines as a toxic air contaminant. CARB has completed a risk management process that identified potential cancer risks for a range of activities using diesel-fueled engines. CARB subsequently developed an Air Quality and Land Use Handbook in 2005 that is intended to serve as a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. The CARB handbook recommends that planning agencies consider proximity to air pollution sources when considering new locations for "sensitive" land uses, such as residences, medical facilities, day-care centers, schools, and playgrounds. Air pollution sources of concern include freeways, rail yards, ports, refineries, distribution centers, chrome plating facilities, dry cleaners, and large gasoline service stations. Key recommendations in the Handbook relative to the Martinez area include taking steps to consider or avoid siting new, sensitive land uses as follows:

- Within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day;
- Within 300 feet of gasoline fueling stations; and
- Within 300 feet of dry-cleaning operations (note that dry cleaning with TACs is being phased out and will be prohibited in 2023).

Bay Area Air Quality Management District (BAAQMD): The BAAQMD seeks to attain and maintain air quality conditions in the San Francisco Bay Area Air Basin through a comprehensive program of planning, regulation, enforcement, technical innovation, and education. The clean air strategy includes the preparation of plans for the attainment of CAAQS, adoption and enforcement of rules and regulations, and issuance of permits for stationary sources. The BAAQMD also inspects stationary sources and responds to citizen complaints, monitors ambient air quality and meteorological conditions, and implements programs and regulations required by law.

BAAQMD Clean Air Plan: The BAAQMD is responsible for developing a Clean Air Plan which guides the region's air quality planning efforts to attain the CAAQS. The BAAQMD's 2017 Clean Air Plan contains district-wide control measures to reduce ozone precursor emissions (i.e., ROG and NO_X), particulate matter, and GHGs. Highlights of the 2017 Clean Air Plan, which was adopted on April 19, 2017, by the BAAQMD's board of directors, are as follows:

- Develop a region-wide strategy to increase fossil fuel combustion efficiency at industrial facilities, beginning with the three largest sources of industrial emissions: oil refineries, power plants, and cement plants;
- Reduce methane emissions from landfills, and oil and natural gas production, storage and distribution;
- Reduce emissions of toxic air contaminants by adopting more stringent limits and methods for evaluating toxic risks at existing and new facilities.
- Implement pricing measures to reduce travel demand;
- Accelerate the widespread adoption of electric vehicles;
- Promote the use of clean fuels and low or zero carbon technologies in trucks and heavy-duty vehicles;
- Expand the production of low-carbon, renewable energy by promoting on-site technologies such as rooftop solar and ground-source heat pumps;
- Support community choice energy programs throughout the Bay Area;
- Promote energy efficiency in both new and existing buildings; and
- Promote the switch from natural gas to electricity for space and water heating in Bay Area buildings.

9.6 | EXISTING CLIMATE AND AIR QUALITY

Regional Air Quality

9 NOISE & AIR QUALITY ELEMENT

The Martinez Planning Area is located in the San Francisco Bay Area Air Basin. The Air Basin includes the counties of San Francisco, Santa Clara, San Mateo, Marin, Napa, Contra Costa, and Alameda, along with the southeast portion of Sonoma County and the southwest portion of Solano County.

The City of Martinez is within the jurisdiction of the BAAQMD. Air quality conditions in the San Francisco Bay Area have improved significantly since the BAAQMD was created in 1955. Ambient concentrations of air pollutants, and the number of days during which the region exceeds air quality standards, have fallen dramatically. Exceedances of air quality standards occur primarily during meteorological conditions conducive to high pollution levels, such as cold, windless winter nights; or hot, sunny summer afternoons.

Ozone levels, measured by peak concentrations and the number of days over the state 1-hour standard, have declined substantially in the San Francisco Bay Area as a result of aggressive programs by the BAAQMD and other regional, state, and federal air quality agencies. The reduction of peak concentrations represents progress in improving public health; however, the Bay Area still exceeds the state standard for 1-hour ozone.

Levels of PM_{10} have exceeded state standards two of the last three years, and the area is considered in "nonattainment" for this pollutant relative to the state standards. The Bay Area is an "unclassified" area for the federal PM_{10} standard. No exceedances of the state or federal CO standards have been recorded at any of the region's monitoring stations since 1991. The Bay Area is currently considered a "maintenance" area for state and federal CO standards.

Local Climate and Air Quality

Air quality is a function of both local climate and local sources of air pollution. Air quality is the balance of the natural dispersal capacity of the atmosphere and emissions of air pollutants from human uses of the environment. Climate and topography are major influences on air quality in the Plan area.

The Carquinez Strait runs from Rodeo to Martinez. It is the only sea-level gap between the Bay and the Central Valley. The subregion includes the lowlands bordering the strait to the north and south, and the area adjoining Suisun Bay and the western part of the Sacramento-San Joaquin Delta as far east as Bethel Island. The subregion extends from Rodeo in the southwest and Vallejo in the northwest to Fairfield on the northeast and Brentwood on the southeast.

Prevailing winds are from the west in the Carquinez Strait. During the summer and fall months, high pressure offshore coupled with low pressure in the Central Valley causes marine air to flow

eastward through the Carquinez Strait. The wind is strongest in the afternoon. Afternoon wind speeds of 15 to 20 mph are common throughout the strait region. Annual average wind speeds are 8 mph in Martinez, and 9 to 10 mph further east. Sometimes atmospheric conditions cause air to flow from the east. East winds usually contain more pollutants than the cleaner marine air from the west. In the summer and fall months, this can cause elevated pollutant levels to move into the central San Francisco Bay Area Air Basin through the strait. These high-pressure periods are usually accompanied by low wind speeds, shallow mixing depths, higher temperatures, and little or no rainfall.

Summer mean maximum temperatures reach about 90° Fahrenheit (°F) in the subregion. Mean minimum temperatures in the winter are in the high 30s. Temperature extremes are especially pronounced in sheltered areas farther from the moderating effects of the strait itself, e.g., in Fairfield.

Many industrial facilities with significant air pollutant emissions (e.g., chemical plants and refineries) are located within the Carquinez Strait subregion. The pollution potential of this area is often moderated by high wind speeds. However, upsets at industrial facilities can lead to short-term pollution episodes, and emissions of unpleasant odors may occur at any time. Receptors downwind of these facilities could suffer more long-term exposure to air contaminants than individuals elsewhere. The impacts of these sources can only be addressed on a project-by-project basis~~,~~ since most of the impacts are generally localized.

Existing Air Pollutant Levels

The significance of a pollutant concentration is determined by comparing the concentration to an appropriate ambient air quality standard. The standards represent the allowable pollutant concentrations designed to ensure that the public health and welfare are protected, while including a reasonable margin of safety to protect the more sensitive individuals in the population. The San Francisco Bay Area is one of the cleanest metropolitan areas in the country with respect to air quality. BAAQMD monitors air quality conditions at more than 28 locations throughout the Bay Area. There is a monitoring station in Concord at 2975 Treat Boulevard. Summarized air pollutant data for this station are provided in Table 9-8. This table shows the highest air pollutant concentrations measured at the station over the five-year period from 2012 through 2014.

Table 9-8: Highest Measured Air Pollutant Concentrations in Concord

Pollutant	Avg. Time	Measured Air Pollutant Levels		
		2012	2013	2014

Ozone (O_3)	1-hour	0.093 ppm	0.074 ppm	0.95 ppm
	8-hour	0.086 ppm	0.062 ppm	0.081 ppm
Carbon Monoxide (CO)	8-hour	0.82 ppm	ND	ND
Nitrogen Dioxide (NO_2)	1-hour	0.40 ppm	0.045 ppm	0.048 ppm
	Annual	0.008 ppm	0.009 ppm	0.007 ppm
Respirable Particulate Matter (PM_{10})	24-hour	33.7 µm/m^3	50.5 µm/m^3	42.5 µm/m^3
	Annual	12.6 µm/m^3	8.3 µm/m^3	7.3 µm/m^3
Fine Particulate Matter ($PM_{2.5}$)	24-hour	32.2 µm/m^3	36.2 µm/m^3	30.6 µm/m^3
	Annual	6.6 µm/m^3	7.6 µm/m^3	6.7 µm/m^3
Source: CARB, iADAM Air Quality Statistics (see: http://www.arb.ca.gov/adam/) **Notes:** ppm = parts per million; µm/m^3 = micrograms per cubic meter; ND = No data available				

9.8 | CLIMATE CHANGE

Greenhouse Gases

Global temperatures are affected by naturally occurring and anthropogenic-generated (generated by humankind) atmospheric gases, such as water vapor, carbon dioxide, methane, and nitrous oxide. Gases that trap heat in the atmosphere are called greenhouse gases (GHG). Solar radiation enters the earth's atmosphere from space, and a portion of the radiation is absorbed at the surface. The earth emits this radiation back toward space as infrared radiation. GHGs, which are mostly transparent to incoming solar radiation, are effective in absorbing infrared radiation and redirecting some of this back to the earth's surface. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This is known as the "greenhouse effect". The greenhouse effect helps maintain a habitable climate. Emissions of GHGs from human activities, such as electricity production, motor vehicle use, and agriculture, are elevating the concentration of GHGs in the atmosphere, and are reported to have led to a trend of unnatural warming of the earth's natural climate, known as global warming or global climate change. The term "global climate change" is often used interchangeably with the term "global warming," but "global climate change" is preferred because it implies that there are other consequences to the global climate in addition to rising temperatures. Other than water vapor, the primary GHGs contributing to global climate change include the following gases:

- Carbon dioxide (CO_2), primarily a biproduct of fuel combustion;
- Nitrous oxide (N_2O), a biproduct of fuel combustion (also associated with agricultural operations such as the fertilization of crops);

- Methane (CH_4), commonly created by off-gassing from agricultural practices (e.g., livestock), wastewater treatment, and landfill operations;

- Chlorofluorocarbons (CFCs), used in the past as refrigerants, propellants and cleaning solvents, but their production has been mostly prohibited by international treaty;

- Hydrofluorocarbons (HFCs), now widely used as a substitute for CFCs in refrigeration and cooling; and

- Perfluorocarbons (PFCs) and sulfur hexafluoride (SF_6), commonly created by industries such as aluminum production and semiconductor manufacturing.

These gases vary considerably in terms of "Global Warming Potential (GWP)", a term developed to compare the propensity of each GHG to trap heat in the atmosphere relative to another GHG. GWP is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and the length of time the gas remains in the atmosphere. The GWP of each GHG is measured relative to CO_2. Accordingly, GHG emissions are typically measured and reported in terms of equivalent CO_2 (CO_2e). For instance, SF_6 is 22,800 times more intense in terms of global climate change contribution than CO_2.

An expanding body of scientific research supports the theory that global climate change is currently affecting changes in weather patterns, average sea level, ocean acidification, chemical reaction rates, and precipitation rates, and that it will increasingly do so in the future. The climate and several naturally-occurring resources within California could be adversely affected by the global warming trend. Increased precipitation and sea level rise could increase coastal flooding, saltwater intrusion, and degradation of wetlands. Mass migration and/or loss of plant and animal species could also occur. Potential effects of global climate change that could adversely affect human health include more extreme heat waves and heat-related stress; an increase in climate-sensitive diseases; more frequent and intense natural disasters such as flooding, hurricanes, and drought; and increased levels of air pollution.

Regulatory Framework for GHG Emissions

Federal Regulations: The U.S. participates in the United Nations Framework Convention on Climate Change (UNFCCC). While the United States signed the Kyoto Protocol, which would have required reductions in GHGs, the U.S. Congress never ratified the protocol. The federal government chose voluntary and incentive-based programs to reduce emissions and has established programs to promote climate technology and science.

On April 2, 2007, the U.S. Supreme Court ruled that the EPA has the authority to regulate CO_2 emissions under the federal Clean Air Act (CAA), and on December 7, 2009, the EPA Administrator signed a final action under the CAA, finding that six greenhouse gases (CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6) constitute a threat to public health and welfare, and that the combined emissions from motor vehicles cause and contribute to global climate change.

On April 1, 2010, the EPA and the Department of Transportation's National Highway Traffic Safety Administration (NHTSA) announced a final joint rule to establish a national program consisting of new standards for model year 2012 through 2016 light-duty vehicles that will reduce greenhouse gas emissions and improve fuel economy.

On May 13, 2010, the EPA issued a final rule to address greenhouse gas emissions from stationary sources under the CAA permitting programs. This final rule sets thresholds for GHG emissions that define when permits under the New Source Review Prevention of Significant Deterioration (PSD) and Title V Operating Permit programs are required for new and existing industrial facilities.

State Regulations: The State of California is also very concerned about GHG emissions and their effect on global climate change. The State recognizes that "there appears to be a close relationship between the concentration of GHGs in the atmosphere and global temperatures" and that "the evidence for climate change is overwhelming." The effects of climate change on California, in terms of how it would affect the ecosystem and economy, remain uncertain. According to the 2006 Climate Action Team Report, the following climate change effects and conditions can be expected in California over the course of the next century:

- A diminishing Sierra snowpack declining by 70 to 90 percent, affecting the state's water supply;
- Increasing temperatures from eight (8) to 10.4 degrees °F under the higher emission scenarios, leading to a 25 to 35 percent increase in the number of days ozone pollution standards are exceeded in most urban areas;
- Coastal erosion along the length of California and seawater intrusion into the Sacramento River Delta from a four (4) to 33-inch rise in sea level. This would exacerbate flooding in already vulnerable regions;
- Increased vulnerability of forests due to pest infestation and increased temperatures;

- Increased challenges for the state's important agricultural industry from water shortages, increasing temperatures, and saltwater intrusion into the Delta; and

- Increased electricity demand, particularly in the hot summer months.

Bay Area Air Quality Management District: As discussed earlier in this Element, BAAQMD is the regional government agency that regulates sources of air pollution within the nine San Francisco Bay Area counties. The BAAQMD regulates GHG emissions through the following plans, programs and guidelines:

- Regional Clean Air Plans: BAAQMD and other air districts prepare clean air plans in accordance with the state and federal Clean Air Acts.

- Climate Protection Program: The BAAQMD established a climate protection program to reduce pollutants that contribute to global climate change and affect air quality in the San Francisco Bay Area Air Basin.

- CEQA Air Quality Guidelines: The BAAQMD adopted revised CEQA Air Quality Guidelines on June 2, 2010 and then adopted a modified version of the Guidelines in May, 2011. The BAAQMD CEQA Air Quality Guidelines include thresholds of significance for greenhouse gas emissions.

Martinez Climate Action Plan (CAP): The production of carbon dioxide from human activities contributes to pollution affecting air quality, and greenhouse gasses (GHG) that cause global warming. Policies that reduce the creation of carbon dioxide will assist with improving air quality. The City of Martinez adopted a CAP in June 2009. The Martinez CAP presents goals, principles and strategies for reducing the City's GHG emissions. A 2005 emissions inventory for community-wide GHG emissions equaled approximately 321,000 metric tons of CO2e, with emissions from transportation constituting the single largest source in the City at about 49 percent. To achieve the City's goals, the Martinez CAP developed objectives and strategies in transportation, energy, solid waste and recycling, water conservation, and adaptation and carbon sequestration.

9.8 | NOISE & AIR QUALITY ELEMENT GOALS, POLICIES, AND MEASURES

GOAL NA-G-1: Continue to implement City noise standards to provide protection from unsafe and undesirable noise levels.

Policy NA-P-1.1: The interior and exterior noise level standards for noise-sensitive areas of new uses affected by transportation-related noise are as follows:

1. For traffic noise within Martinez, L_{dn} and peak-hour L_{eq} values are estimated to be approximately similar. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions.

2. Outdoor activity areas for single-family residential uses are defined as backyards. For large parcels or residences with no clearly defined outdoor activity area, the standard shall be applicable within a 100-foot radius of the residence.

3. For multi-family residential uses, and for mixed-use projects that include residential units, the exterior noise level standard shall be applied at the common outdoor recreation area, such as at pools, play areas or tennis courts.

4. Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn} or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn} may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

5. Outdoor activity areas of transient lodging facilities include swimming pool and picnic areas.

6. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.

7. Only the exterior spaces of these uses designated for employee or customer relaxation have any degree of sensitivity to noise.

Measure NA-I-1.1a: Evaluate new development proposals for compliance with the standards established in Table 9-5. Where necessary, the City may require preparation of a noise study to determine compliance.

Table 9-5: Maximum Noise Levels for New Uses Affected by Traffic Noise

New Land Use	Outdoor Activity Areas (L_{dn})	Interior Spaces (Ldn/Peak Hour L_{eq1}	Notes
All Residential	60-65	45	2, 3, 4
Transient Lodging	65	45	5
Hospitals & Nursing Homes	60	45	6
Theaters & Auditoriums	-	35	
Churches, Meeting Halls, Schools, Libraries, etc.	60	40	
Office Buildings	65	45	7
Commercial Buildings	65	50	7
Playgrounds, Parks, etc.	70	-	
Industrial	65	50	7
Note: The numbers in the notes column correspond to numbers listed under Noise & Air Quality Policy N-P-1.2			

Policy NA-P-1.2: The interior and exterior noise level standards for noise-sensitive areas of new uses affected by non-transportation related noise are as follows:

1. Outdoor activity areas for single-family residential uses are defined as backyards. For large parcels or residences with no clearly defined outdoor activity area, the standard shall be applicable within a 100-foot radius of the residence.

2. For multi-family residential uses, the exterior noise level standard shall be applied at the common outdoor recreation area, such as at pools, play areas or tennis courts. Where such areas are not provided, the standards shall be applied at individual patios and balconies of the development.

3. Outdoor activity areas of transient lodging facilities include swimming pool and picnic areas, and are not commonly used during night-time hours.

4. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.

5. Only the exterior spaces of these uses designated for employee or customer relaxation have any degree of sensitivity to noise.

6. The outdoor activity areas of office, commercial and park uses are not typically utilized during night-time hours.

7. It may not be possible to achieve compliance with this standard at residential uses located immediately adjacent to loading dock areas of commercial uses while trucks are unloading. The daytime and night-time noise level standards applicable to loading docks shall be 55 and 50 dB L_{eq}, respectively.

Standards for maximum noise levels for new uses affected by non-transportation noise shall be reduced by 5 dB for sounds consisting primarily of speech or music, and for recurring impulsive sounds.

If the existing ambient noise level exceeds the standards of Table 9-6, then the noise level standards shall be increased at 5 dB increments to encompass the ambient.

Table 9-6: Maximum Noise Levels for New Uses Affected by Non-Transportation Noise

New Land Use	Outdoor Activity Area - L_{eq}		Interior - L_{eq}	Notes
	Daytime	Night-Time	Day & Night	
All Residential	50	45	35	1, 2, 7
Transient Lodging	55	-	40	3
Hospitals & Nursing Homes	50	45	35	4
Theaters & Auditoriums	-	-	35	
Churches, Meeting Halls, Schools, Libraries, etc.	55	-	40	
Office Buildings	55	-	45	5, 6
Commercial Buildings	55	-	45	5, 6
Playgrounds, Parks, etc.	65	-	-	6
Light Industrial	65	65	50	5

Measure NA-I-1.2a: Evaluate new development proposals for compliance with the standards established in Table 9-6. Where necessary, the City may require preparation of a noise study to determine compliance.

Policy NA-P-1.3: Any City-required acoustical analysis shall be prepared according to specific standards and practices.

Measure N-I-1.3a: An acoustical analysis may be required by the City for development projects that are deemed to possibly result in violation of the noise standards outlined in Policies N-1.1 and N-1.2, above, either in terms of a noise impact created by the new development that could affect nearby properties, or if the new development may be

impacted by existing noise sources in the community. Additionally, a noise analysis may be required regarding project proximity to noise sensitive receptors.

Where an acoustical analysis is required by the City, it shall be prepared in accordance with the following provisions:

a) Applicant has the financial responsibility (with the study to be administered by the City).

b) Must be prepared by qualified persons experienced in the fields of environmental noise assessment and architectural acoustics.

c) Include representative noise-level measurements with sufficient sampling periods and locations to adequately describe local conditions.

d) Estimate existing and projected (project and cumulative) noise levels in terms of City noise standards for both interior and exterior exposures.

e) Recommend appropriate project-level noise mitigation measures. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms evaluating possible sleep disturbance.

f) Estimate interior and exterior noise exposure after the prescribed mitigations are implemented.

g) Describe the post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigations.

Policy NA-P-1.4: New development shall comply with City noise standards.

Measure N-I-1.4a: New development shall comply with noise standards in Policies NA-P-1.1, NA-P-1.2, and NA-P-1.3

Policy NA-P-1.5: Emergency vehicle, siren, horn, and similar noise sources such as non-vehicular emergency sirens, shall be exempt from provisions of the General Plan noise standards.

Measure NA-I-1.5a: Noise from emergency vehicles, sirens, horns, generators used in emergency periods (such as power outages), and similar short-term noises are exempt from City noise standards. Include provisions in updated Noise Ordinance.

Measure NA-I-1.5b: Consider an update to the City's Noise Ordinance, consistent with the standards and policies contained in the General Plan.

GOAL NA-G-2: Encourage acceptable noise levels in Martinez.

Policy NA-P-2.1: Maintain a pattern of land uses that separates noise-sensitive land uses from major traffic noise sources to the extent feasible.

Policy NA-P-2.2: New development should be site planned and architecturally designed to minimize and mitigate indoor and exterior noise and noise impacts on neighboring uses where feasible.

Policy NA-P-2.3: Discourage the establishment of acoustically incompatible land uses in juxtaposition or adjacency to each other, when possible.

Policy NA-P-2.4: Discourage land use patterns and traffic patterns that expose sensitive noise receptors (hospitals, schools, churches, senior care uses, etc.) to noise levels that exceed noise standards and the City's Noise Control Ordinance.

Policy NA-P-2.5: Use open space, wherever practical, to isolate noise sources from sensitive land uses by the employment of adequate separation distances.

Policy NA-P-2.6: Protect parks and recreational areas from excessive noise to permit the enjoyment of sports and other leisure time and recreational activities.

Policy NA-P-2.7: Reduce noise impacts from construction activities.

Measure NA-I-2.7a: Consider amendment of the City's Noise Control Ordinance to address appropriate hours of construction which shall be implemented in all construction projects unless an exemption is first obtained from the City in response to special circumstances.

Measure NA-I-2.7b: All internal combustion engines used in conjunction with construction shall be muffled according to the equipment manufacturer's requirements.

Policy NA-P-2.8: Minimize the noise impacts of air flight paths over the City, including the impacts of helicopter flight paths related to operation of regional hospitals.
Implementation Measures

Measure NA-I-2.8a: Work with Buchanan Airfield to promote a fly neighborly program to minimize noise results from low altitude general aircraft over Martinez.

Measure NA-I-2.8b: Work with surrounding and area jurisdictions and hospitals to reduce the impact of helicopter take-offs, landings and over-flights in Martinez.

GOAL NA-G-3: Mitigate noise sources in Martinez in keeping with the Noise Control Ordinance.

Policy NA-P-3.1: Require where necessary the preparation of ground-borne vibration studies by qualified professionals when construction activities include vibration-sensitive uses and significant site grading, foundation work, or underground work.

Measure NA-I-3.1a: Require feasible engineering noise control measures identified as mitigation measures in environmental impact reports or mitigated negative declarations on proposed projects be incorporated and adhered to prior to project occupancy.

Measure NA-I-3.1b: When appropriate and feasible, implement actions, such as quiet zones, to reduce the impacts of train noise near Downtown, and use best available or practical control technology to minimize noise.

Measure NA-I-3.1c: Continue working collaboratively with transportation, County, and other agencies to reduce noise from existing and future facilities by considering noise reduction strategies related to design and location of the facilities.

Measure NA-I-3.1d: Require development projects to reduce adverse construction vibration impacts to sensitive receptors, as feasible, when vibration-related construction activities are projected to occur within 100 feet from existing sensitive receptors. Measures to reduce noise and vibration effects may include, but are not limited to:

a) Phase demolition, earth-moving and ground-impacting operations so as not to occur in the same time period.

b) The pre-existing condition of all buildings within a 100-foot radius will be recorded in order to evaluate damage from construction activities. Fixtures and finishes within a 100-foot radius of construction activities susceptible to damage will be documented (photographically and in writing) prior to construction. All damage will be repaired back to its pre-existing condition.

c) Substituting vibration-generating equipment with equipment or procedures that would generate lower levels of vibration. For instance, in comparison to impact piles, drilled piles or the use of a sonic or vibratory pile driver are preferred alternatives where geological conditions would permit their use.

Other specific measures as they are deemed appropriate by the implementing agency to maintain consistency with adopted policies and regulations regarding vibration.

Policy NA-P-3.2: Encourage City-hired contractors and maintenance companies to purchase and use quiet equipment and tools, and refrain from causing undue noise problems.

Policy NA-P-3.3: Recommend the use of noise-mitigating devices, such as sound-attenuating paving on streets, wall barriers, landscaping, earth berms, sound walls, mufflers, sound traps, baffles, and/or other noise reduction techniques as conditions of development approval to reduce noise intrusion from transportation and fixed sources.

GOAL NA-G-4: Reduce noise from traffic.

Policy NA-P-4.1: Select quieter pavement that also meets other criteria established by City pavement standards.

Measure NA-I-4.1a: During selection of pavement contracts and new development, select quieter pavement types whenever possible.

Policy NA-P-4.2: Control the sound of vehicle amplification systems so that noise is not heard within 50 feet or more of the vehicle.

Policy NA-P-4.3: Control excessive exhaust noise.

Measure NA-I-4.3a: Enforce Section 27002 and 27150 of the California Motor Vehicle Code when noises from vehicles and or exhaust are deemed to exceed allowable limits.

GOAL NA-G-5: Improve air quality over current conditions and meet or exceed state and regional standards.

Policy NA-P-5.1: Continue to support and coordinate air quality planning efforts with other local, regional and state agencies to improve regional air quality.

Measure NA-I-5.1a: Require new stationary sources with potential air quality impacts to obtain the necessary permits from BAAQMD.

Measure NA-I-5.1b: Review proposed projects for their potential effect on air quality conditions as part of the environmental impact review process.

Measure NA-I-5.1c: Continue to review and comment on projects in neighboring communities with potential impacts on Martinez.

Measure NA-I-5.1d: Promote enforcement of air emissions standards by BAAQMD.

Measure NA-I-5.1e: Support CCTA and ABAG to help reduce traffic congestion and provide an improved and efficient regional transportation system.

Policy NA-P-1.2: Cooperate with regional efforts to expand public and mass transit services.

GOAL NA-G-6: Reduce levels of air contaminants.

Policy NA-P-6.1: Reduce local contributions to the air contaminant levels in the air basin and particulate emissions to achieve levels below BAAQMD levels, in particular the levels of ozone and particulate matter.

Measure NA-I-6.1a: Require construction projects to implement the following dust control measures:

a) Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.

b) Cover all hauling trucks or maintain at least two feet of freeboard.

c) Pave, apply water at least twice daily, or apply non-toxic stabilizers on all unpaved access roads, parking areas, and staging areas.

d) Sweep daily with water sweepers all paved access roads, parking areas, and staging areas and sweep streets daily with water sweepers if visible soil material is deposited onto the adjacent roads.

e) Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (i.e., previously graded areas that are inactive for 10 days or more).

f) Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles.

g) Limit traffic speeds on any unpaved roads to 15 mph.

h) Replant vegetation in disturbed areas as quickly as possible.

i) Suspend construction activities that cause visible dust plumes to extend beyond the construction site.

j) Post a publicly visible sign with contact information for dust complaints.

Measure NA-I-6.1b: Require construction projects to reduce diesel particulate matter, PM2.5, and other construction emissions by implementing the following measures:

a) Provide a plan for approval by the City or the Bay Area Air Quality Management District (BAAQMD) demonstrating that heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOX reduction and 45 percent particulate reduction compared to the most recent CARB fleet average for the year 2011.

b) Post signs indicating that diesel equipment and trucks standing idle for more than five minutes are to be turned off. This includes trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks may keep their engines running if they are onsite or adjacent to the construction site. Install temporary electrical service whenever possible to avoid the need for independently powered equipment.

c) Properly tune and maintain equipment for low emissions.

Measure NA-I-2.1c: Require a construction health risk assessment either through screening or refine modeling, for large-scale construction projects that may result in significant diesel particulate matter. The construction health risk assessment must identify impacts and, if necessary, include measures to reduce exposure. Reduction in health risk can be accomplished through, though is not limited to, the following measures:

a) Construction equipment selection;

b) Use of alternative fuels, engine retrofits, and added exhaust devices;

c) Modification of the construction schedule;

d) Implementation of BAAQMD Basic and/or Additional Construction Mitigation Measures for control of fugitive dust.

Measure NA-I-6.1d: Encourage the use of non-vehicular means of transportation through land use patterns and investing in pedestrian and bicycle infrastructure and, as feasible, supporting a Safe Routes to School Program.

Measure NA-I-6.1e: Minimize impacts of new development by reviewing development proposals for potential impacts pursuant to CEQA and the BAAQMD Air Quality Handbook. Apply land use and transportation planning techniques to encourage the use of non-vehicular means of transportation, and/or shared transportation where possible, with the incorporation of:

a) Public transit stops;

b) Pedestrian and bicycle linkage to commercial centers, employment centers, schools, and parks;

c) Preferential parking for carpools and van pools;

d) Traffic flow improvements; and

e) Employer trip reduction programs.

GOAL NA-G-7: Approval of new construction to include review of sensitive receptors.

Policy NA-P-7.1: Utilize site planning and building design to reduce exposure to toxic air contaminants and PM2.5.

Measure NA-I-7.1a: Future development that includes sensitive receptors such as schools, hospitals, day care centers, residential developments, and retirement homes located within specific setback distances from highways, railroads, local roadways, and stationary sources as described in the Martinez General Plan Environmental Impact Report will require a site-specific analysis to determine the level of Toxic Air Contaminants (TAC) and PM2.5 exposure. The analysis shall be conducted following procedures outlined by BAAQMD. If the site-specific analysis reveals significant exposures, such as cancer risk greater than 10 in one million or cumulative cancer risk greater than 100 in one million, additional measures shall be employed to reduce the risk to below the threshold. If this is not possible, the sensitive receptor shall be relocated.

Measure NA-I-7.1b: Future non-residential developments will be evaluated through the CEQA process or BAAQMD permit process to ensure that they do not cause a significant health risk in terms of cancer risk greater than 10 in one million, acute or chronic hazards with a Hazard Index greater than 1.0, or annual PM2.5 exposure greater than 0.3 µg/m3, or a significant cumulative health risk in terms of excess cancer risk greater than 100 in one million, acute or chronic hazards with a Hazard Index greater than 10.0, or annual PM2.5 exposure greater than 0.8 µg/m3.

Measure NA-I-7.1c: Air filtration systems installed shall be rated MERV-13 or higher and a maintenance plan for the air filtration system shall be implemented.

Measure NA-I-7.1d: Trees and/or vegetation shall be required to provide a buffer between sensitive receptors and pollution sources when feasible. Trees that are best suited to trapping particulate matter shall be planted, including the following: Corsican

pine (Pinus nigra var. maritima), Leyland cypress (x Cupressocyparis leylandii), hybrid poplar (Populus deltoides x trichocarpa), and coast redwood (Sequoia sempervirens).

Measure NA-1-7.1e: Sites shall be designed to locate sensitive receptors as far away as possible from freeways, roadways, refineries, diesel generators, and distribution centers.

Measure NA-1-7.1f: Improve indoor air quality by reviewing development plans to ensure that operable windows, balconies, and building air intakes are located as far away as possible from pollution sources. If near a distribution center, residential units shall not be located immediately adjacent to a loading dock or where trucks concentrate to deliver goods.

GOAL NA-G-8: Reduce potential odor sources.

Policy NA-P-8.1: Coordinate land use planning to prevent odors and odor complaints.

Measure NA-I-8.1a: Consult with BAAQMD to identify the potential for odor sources from proposed development projects where the development could have the potential to adversely affect existing or planned sensitive receptors.

Measure NA-I-8.1b: Review proposed development and prohibit uses that may produce odors that have the potential to result in frequent odor complaints unless the development proposal can exhibit methods to mitigate such odors.

Measure NA-I-8.1c: To the extent allowed by State law, prohibit sensitive receptors from locating near odor sources where frequent odor complaints are likely to occur, unless it can be shown that potential odor complaints can be mitigated.

GOAL NA-G-9: Reduce greenhouse gas emissions to exceed or meet requirements of AB 32 and SB 375.

Policy NA-P-9.1: Continue to maintain and improve a Climate Action Plan that will outline strategies to achieve the City's goal to reduce greenhouse gas emissions.

Measure NA-I-9.1a: Review and adjust City policies to be consistent with the Climate Action Plan.

Measure NA-I-9.1b: Update the Climate Action Plan (CAP) to address the following: a) quantify base year GHG emissions levels in Martinez; b) establish GHG reduction targets that meet the targets established by SB 32; c) adopt policies and programs to achieve the GHG targets; and d) establish an implementation and monitoring program to track effectiveness.

Measure NA-I-9.1c: Continue to work with local agencies to reduce emissions.

Measure NA-9.1d: Review state goals for greenhouse gas reductions and provide a report to City Council every five years or as deemed necessary.

Measure NA-9.1e: Continue to monitor federal, state and local activities related to climate change activities.

Measure NA-9.1f: To the extent practical, require new development projects to comply with the greenhouse gas reduction strategies and programs of the City's Climate Action Plan.

Policy NA-P-9.2: Consider adoption of an ordinance to phase out natural gas hook-ups in new building construction.

10 EJ & DISADVANTAGED COMMUNITIES ELEMENT

10.1 | INTRODUCTION

During the 1980s the formal environmental justice (EJ) movement began to gain traction in the United States, sparked by grassroots organizers in Warren County, North Carolina. This movement brought to light the concept of "environmental racism" in which low-income and racial minority communities tend to be located closer in proximity to environmentally hazardous or degraded environments than the general population and advocated for the fair distribution of environmental burdens and benefits.

EJ movement provided, and continues to provide, a specific lens through which to advance equity and protect human health. While the EJ movement traditionally focused on environmental contamination and degradation, the scope has broadened over time to include additional policy topics such as food access and physical activity. The State of California has adopted several laws and programs that promote EJ and incorporate the topic into decision-making. Currently, the State defines EJ in section 65040.12(e) of California Government Code as "the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies."

California law requires every city and county in the state to prepare and adopt a general plan for the physical development of the jurisdiction. State law further requires that general plans contain information and polices regarding environmental justice and disadvantaged communities. State guidelines from the Office of Planning and Research (OPR) recommend either integrating these policies into various required elements of the general plan, or creating a separate general plan element. The City of Martinez has elected to create a separate General Plan element addressing the topic of environmental justice in the community.

Exposures to various toxic substances in air, water, and soil can significantly affect health. Diseases such as asthma, birth defects, cancer, heart disease, neurologic disorders, and reproductive disorders can be linked to toxins in the environment. Certain geographic areas and communities experience a disproportionate share of exposure to environmental toxins.

As a result, cities need to consider pollution sources when siting housing, childcare, and businesses. Siting of childcare is particularly important since children are more susceptible to exposure to toxic substances due to their developmental stage. Although school siting is not wholly controlled by the general plan, cities can provide information to school districts and other entities involved in locating school services to avoid location near higher-risk areas, such as businesses producing toxic substances, agricultural land where pesticides are used, or areas

with poor air quality. Establishing buffer zones and limiting certain types of uses can help minimize toxic exposure.

The California Environmental Protection Agency (CalEPA) assists cities in identifying communities suffering from cumulative impacts of multiple pollutants and people who are vulnerable to pollution's effects. The term "disadvantaged community" means an area identified by CalEPA pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. Martinez has one census tract area that meets the low-income criteria in the north portion of the downtown and waterfront area as shown in Figure 10-1.

CalEPA's CalEnviroScreen tool identifies census tracts that are disproportionately burdened by multiple sources of pollution. Census tracts that score in the top 25th percentile are known as "disadvantaged communities." According to version 3.0 of the CalEnviroScreen tool, there is one disadvantaged community in Martinez in the northeast area of the City, as shown in Figure 10-1. The area includes land under City and County jurisdiction. Although the majority of the area is within County jurisdiction, it is included for discussion in this Element as it is within the City's sphere of influence.

The Environmental Justice & Disadvantaged Communities Element documents and addresses the needs of these two disadvantaged communities through the provision of information, policies, and programs. It includes the following sections:

10.2 Regulatory Framework: This section discusses the legal requirements for environmental justice and disadvantaged communities elements. It also identifies the two disadvantaged communities located in the Martinez Planning Area.

10.3 Reducing Pollution Exposure: This section discusses air quality and land use compatibility; water quality, accessibility and affordability; and brownfields soil and groundwater contamination.

10.4 Public Services and Facilities: This section discusses existing fire and police services near Martinez's disadvantaged communities. It also discusses schools and other public facilities, transit services, parks, and trails.

10.5 Food Access: This section briefly touches on food access in Martinez's disadvantage communities.

10 EJ & DISADVANTAGED COMMUNITIES ELEMENT

10.6 Safe and Sanitary Homes: This section discusses Martinez's housing stock and references the housing element goals and policies.

10.7 Physical Activity and Health: This section briefly touches on obesity and the General Plan policies intended to address physical activity and health.

10.8 Civic Engagement: This section briefly touches on civic engagement in Martinez.

10.9 Improvements and Programs: This section lists potential State financing resources for EJ programs and activities to improve quality of life in disadvantaged communities.

10.10 EJ & Disadvantaged Communities Element Goals, Policies, and Measures: This section lists the goals, policies, and implementation measures for the EJ & Disadvantaged Communities Element.

10.2 | REGULATORY FRAMEWORK

State Law Requirements

A general plan is a comprehensive, long-term plan for the physical development of a city and of any land outside its boundaries (but within the sphere of influence) which, in the planning agency's judgment, bears relation to its planning. The California Supreme Court has called the general plan the "constitution for future development." State law requires that a general plan contain objectives, policies, and implementation measures that are fully integrated and internally consistent with one another.

Human health and longevity are negatively impacted by pollution and environmental degradation. Land use adjacencies and economic inequalities can create subareas of a city that are disproportionally affected, including low-income communities and communities of color. Land use policies and regulations may exacerbate or help ameliorate the conditions of these disadvantaged areas. The focus of environmental justice is to improve the conditions and wellness of the community through appropriate general plan policies and programs. The following is a summary of the environmental justice laws and regulations designed to promote healthy communities.

Senate Bill (SB) 1000 – Plann~~n~~ing for Healthy Communities Act: SB 1000 was adopted in 2016 and amended Section 65302 of the Health and Safety Code. The law mandates that a city consider environmental justice in its land use policies, regulations, and programs. General plans

must address environmental justice and disadvantaged communities' issues either through policies in various required general plan elements, or in a separate element dedicated to environmental justice and disadvantaged communities. An environmental justice and disadvantaged communities element must identify disadvantaged communities within the area covered by the general plan (incorporated areas and unincorporated within the City's sphere of influence. It must also identify objectives and policies to reduce health risks and increase wellness through:

- Reduction of pollution exposure;
- Improvement of air quality;
- Promotion of adequate public facilities;
- Promotion of adequate food access;
- Promotion of safe and sanitary homes;
- Promotion of physical activity;
- Reduction of unique or compounded health risks;
- Prioritization of the needs of disadvantaged communities; and
- Identification of policies for civic engagement.

California Health and Safety Code: Disadvantaged communities are defined as the following kinds of areas identified by the Cal EPA pursuant to Section 39711 of the Health and Safety Code:

- Areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure, or environmental degradation;

- Areas with concentrations of people that are of low income, high unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment; and

- Low-income areas are defined as areas with income at or below 80% of the state-wide median income.

Office of Planning and Research (OPR) Guidelines: OPR Guidelines provide guidance to cities on the appropriate content and areas of concern for environmental justice and disadvantaged communities. Pursuant to Assembly Bill 1553, Government Code Section 65040.12(d), OPR guidelines provide guidance for general plans to include the following information and policies:

- Methods for planning equitable distribution of public facilities and services that enhance the quality of life;

- Methods for siting industrial uses that may pose a significant hazard to human health and safety that avoids concentrating these uses in proximity to schools or residential dwellings;

- Methods for siting new schools and residences in a manner that seeks to avoid locating these uses in proximity to existing industrial facilities that may pose a significant hazard to human health and safety; and

- Methods to increase opportunities for transit-oriented development to minimize traffic and pollution impacts from travel for purposes of work, shopping, schools and recreation.

OPR Guidelines recommend several methods for identifying portions of a community that may trigger the need for environmental justice and disadvantaged community policies. Three of these methods were used for the basis of this Element:

- Use CalEnviroScreen to examine whether the planning area for the General Plan contains census tracts that have a combined score of 75% or higher;

- Map the household median incomes by census tract in the planning area at or below the Department of Community Development State income limits and examine for disproportionate pollution burden; and

- Conduct early community engagement, particularly with low-income communities and communities of color, sensitive populations, tribal governments, as well as organizations focused on public health and environmental justice.

Relationship to Other General Plan Elements

Goals and policies related to environmental justice are found throughout the various elements of the General Plan as well as the City's Climate Action Plan. The Climate Action Plan includes policies and programs related to air quality. The Noise & Air Quality Element provides information on air quality in Martinez as well as goals and policies to improve air quality and avoid locating sensitive receptors, such as schools, day care centers, residences, hospitals, and retirement homes, near air pollution sources. The Public Safety Element addresses hazardous materials and contains policies related to the storage, handling, and transportation of hazardous materials, and the provision of adequate separation between areas that contain hazardous waste materials and sensitive receptors. Goals and policies to protect water quality

are found in the Open Space and Conservation Element. Environmental justice policies are also included in the Land Use Element. The Circulation Element contains policies and measures to reduce air pollution sources by encouraging travel by bicycle, foot, and low-emission and electric vehicles. The Housing Element, which was being updated at the time of this General Plan writing, will include policies and programs to provide an adequate supply of safe and sanitary housing for all income levels.

In 2021, the City will start the process for drafting a Marina and Waterfront Trust Land Use Plan (MWTLUP) to be adopted in 2023. The area to be planned is entirely within the disadvantaged community area and the policies of the MWTLUP will need to incorporate and support the policies of this Element.

Identification of Disadvantaged Communities

Figure 10-1 shows the disadvantaged community described in the introduction section. The area has an estimated population of 3,615, but it is unknown how many of these people reside within the City limits. The primary uses in the area are open space and industrial. The major industrial uses are the PBF Refinery and Avon Oil refineries. The majority of the area is within County jurisdiction including the waterfront area where the PBF wharfs are located, and the PBF refinery tank and processing area between the Interstate 680 on the east, the railroad track on the south, Shell Avenue on the west, and Waterfront Road on the north. Another major portion of the unincorporated area includes the Avon Oil refinery, bounded by two railroad tracks, Interstate 680 on the west and Solano Way on the east.

Within the City limits, the disadvantaged area primarily includes a 190-acre area in the southwest corner of the census tract bordered by Howe Road to the west, Pacheco Boulevard to the north, Morello Avenue to the east, and the railway to the south. This area contains commercial uses along Howe Road and Pacheco Boulevard, residential neighborhoods of single-family homes off Morello Avenue, and near the Martinez Reservoir.

The disadvantaged area is identified by the CalEnviroScreen tool as having high pollution indicators (top 25 percent) related to traffic density, potential groundwater threats from storage and disposal of hazardous materials on land and in underground storage tanks, clean-up sites, hazardous waste generators and facilities, and solid waste sites and facilities. State law requires the General Plan to analyze a disadvantaged community's access to public facilities, food, safe and sanitary housing, and physical activity.

In addition to the disadvantaged community identified by CalEnviroScreen, there is a census tract that encompasses a portion of Martinez's downtown and shoreline that is classified as

low-income, meaning that it has a median household income that is at or below 80 percent of the ~~S~~statewide median income. This low-income area is shown in Figure 10-1.

Residents in these two areas may be disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure to toxins, or environmental degradation, especially due to their proximity to the railroad and switching station. Diesel particulate matter (PM) is known to be concentrated near rail yards, and exposure to diesel PM has shown to have numerous adverse health effects, including irritation to the eyes, throat and nose, cardiovascular and pulmonary disease, and lung cancer. Children and those with existing respiratory disease, particularly asthma, appear to be especially susceptible to the harmful effects of airborne PM from diesel exhaust.

10.3 | REDUCING POLLUTION EXPOSURE

Air Quality and Land Use Compatibility

Many industrial facilities with significant air pollutant emissions — e.g., chemical plants and refineries — are located within the Carquinez Strait subregion. In particular, the PBF Refinery and Avon Oil refineries are located to the east of the City within the City's sphere of influence. The pollution potential of this area is often moderated by high westerly wind speeds. However, upsets at industrial facilities can lead to short- term pollution episodes, and emissions of unpleasant odors may occur at any time. Receptors downwind of these facilities could suffer more long-term exposure to air contaminants than individuals elsewhere. It is important that local governments and other lead agencies maintain buffer zones around sources of air pollution sufficient to avoid adverse health and nuisance impacts on nearby receptors. Buffer zones help avoid land use incompatibility that result from proximity of pollution sources to receptors.

The area is shown to have high rates of asthma (in the 84th percentile of all census tracts). Asthma is a chronic lung disease characterized by episodic breathlessness, wheezing, coughing, and chest tightness. While the causes of asthma are poorly understood, it is well established that exposure to traffic and outdoor pollutants, including particulate, ozone, and diesel exhaust, can trigger asthma attacks. Children living near major roadways and traffic corridors in California have been shown to suffer disproportionate rates of asthma.

Areas near major roadways (e.g., State Route 4 and Interstate 680), may also be subject to higher local concentrations of carbon monoxide and particulate matter, as well as certain toxic air contaminants such as benzene. The Union Pacific railway (UPRR) is located on the northern

edge of Martinez between Downtown and the Carquinez Strait. The Burlington Northern Santa Fe (BNSF) railway bisects the City about 1.5 to 2 miles south of the UPRR tracks. The UPRR railway is used by trains for passenger and freight service, while the BNSF railway is used only for freight service.

These emissions from existing transportation and industrial sources of potential pollution are regulated by the Bay Area Air Quality Management District (BAAQMD). According to the BAAQMD CEQA Air Quality Guidelines, overlay zones must be established around existing and proposed land uses that would emit these air pollutants.

When siting new sensitive receptors, the BAAQMD Guidelines advise that lead agencies examine existing or future proposed sources of emissions that would adversely affect individuals within the planned project. New residences and sensitive receptors could be located near stationary sources of emissions located throughout the City, such as refineries, gasoline dispensing stations, emergency back-up diesel generators, and dry cleaners, provided there are appropriate setbacks from the source of emissions. Per BAAQMD Guidelines and the air quality analysis undertaken for the General Plan Environmental Impact Report (EIR), the following minimum setbacks are appropriate:

- 0.5 miles from oil refineries such as the PBF Refinery;
- 300 feet for large gasoline dispensing facilities (3.6 million gallons of throughput a year) and 50 feet for small facilities;
- 50 feet or greater from highway sources; and
- 50 feet or greater from railways.

Water Quality, Accessibility, and Affordability

The City of Martinez operates its own water treatment plant and distribution system through the Martinez Water Department (MWD). The Water Department's service area is about 10,000 acres which covers most of the City as well as areas outside the City limits including the PBF Refinery, Mountain View neighborhood, and portions of Alhambra Valley. The City buys raw water from the Contra Costa Water District (CCWD) and then stores and withdraws it from the Martinez Reservoir, which holds a limited water supply. The water is filtered at a plant at the corner of Pacheco Avenue and Howe Road. The water is then distributed to customers through over 100 miles of pipeline with the assistance of six pump stations located throughout the City. The disadvantaged and low-income communities are served by the same water system as the

balance of the City, pay the same rates, and experience the same water quality and accessibility.

Brownfields Soil and Groundwater Contamination

Disadvantaged communities may be impacted from soil or groundwater from contaminated sites that are called brownfields sites. Proximity to the industrial uses in the eastern portion of the sphere of influence area near Downtown warrants examination of potential brownfields conditions. Smaller contaminated sites can be created from small commercial operations using chemicals such as gas stations, auto repair shops, and dry cleaners, that may be present within or adjacent to a disadvantaged community area.

The Cortese List is a planning document used by the State, local agencies, and landowners to comply with the California Environmental Quality Act requirements by providing information about the location of hazardous materials release sites that could have contaminated soils. The State Department of Toxic Substances Control (DTSC) maintains a list of major hazardous waste sites. There are no sites within the City or sphere of influence that are included on the "List of Hazardous Waste and Substances Sites" from the DTSC EnviroStor database. There are also no sites within the City or sphere of influence that are included on the "List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code."

Leaking Underground Tanks Information: GeoTracker is the California Water Resource Control Board's (CWRB) data management system for managing sites that impact groundwater, especially those that require groundwater clean-up (Underground Storage Tanks Program) as well as permitted facilities such as operating sites with leaking underground storage tanks (LUSTs), and land disposal sites. This inventory includes smaller sites that may have soil and groundwater contamination from smaller commercial uses such as gas stations, auto repair, or dry cleaners. The GeoTracker list includes both sites that have been remediated and are considered no longer hazardous as well as sites that are contaminated and yet to be remediated. For Martinez there are nine locations with open cases for LUSTs, which are sites that have been identified as requiring remediation but have not completed corrective measures. Of these nine, one is located in the disadvantaged/low-income combined area (City-owned Marina), and four are near the combined area.

In addition to LUST sites, the CWRB maintains a list of sites (not involving underground tanks) that are clean-up sites requiring monitoring, further investigation or clean up. None of the sites are within Martinez City limits, but five are with the sphere of influence and include the Tesoro and PBF refineries and the Acme Fill landfill.

Oversight of clean-up of these sites is under the jurisdiction of the County (Contra Costa County Health Services Department Hazardous Materials Division), the Regional Water Quality Control Board (RWQCB), or the State DTSC and/or CWRB. It is, however, appropriate for this Element to include policies that encourage the timely remediation of existing contaminated sites as well as minimize the approval of additional uses with the potential to contaminate soil and groundwater within the disadvantaged and low-income communities' area.

Major Industrial Uses Information: The Martinez Planning Area (which includes City and its sphere of influence) and disadvantaged community area, includes or is surrounded by a heavy concentration of petroleum and chemical processing plants, and may be subject to the occurrence of accidental releases of dangerous substances from a variety of sources. Hazardous materials are transported into and out of the area on a daily basis utilizing various transportation routes and systems including: Interstate 680, State Route 4, local streets, the Union Pacific and BNSF railways, San Pablo Bay, Carquinez Straits, and Suisun Bay, Buchanan Field, and petroleum and natural gas pipelines and pump stations.

The Land Use Element does not include any specific development proposals or policies that would increase the movement of crude oil by rail. Implementation of the policies of the Land Use Element would not directly result in significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. All future projects allowed under the General Plan would be required to comply with the provisions of federal, state, and local requirements related to hazardous materials.

Further information and policies regarding regulation of hazardous materials that affect this Element and the Land Use Element are set forth in the Public Safety Element. The Martinez area is served by a Type 1 hazardous materials response team as well as a non-certified hazardous materials response team.

10.4 | PUBLIC SERVICES AND FACILITIES

Fire Services: The Contra Costa County Fire Protection District (CONFIRE), provides fire and emergency medical services to nine cities including Martinez. The City of Martinez is served primarily by Station 13 located at 251 Church St, near Pleasant Hill Road, and Station 14 located at 521 Jones Street (see Figure 10-2). As of 2013, Station 12 located at 1240 Shell Ave in Martinez was closed due to fiscal limitations. CONFIRE's response-time goal for fire calls is five minutes or less 90 percent of the time; however, CONFIRE does not currently meet industry

standards or best practices for staffing levels, response times, assembly of an effective firefighting force, or number of specialty units (e.g. truck companies). CONFIRE's 90th percentile response time was 8:30 minutes in 2007. The District's median response time was 5:23 minutes. When first response by AMR and automatic aid are considered, the 90th percentile response time was 7:57 minutes and the median was 5:07 minutes.

Police Services: The Martinez Police Department provides law enforcement and police protection services throughout the city. The Police Department provides services to approximately 37,165 residents covering roughly 12 square miles. Per FBI data, most crimes committed in Martinez consist of non-violent property crimes. According to Safewise, the city has been in the top 50 safest cities in California in 2019, 2020, and 2021. The Police Department averaged 32,264 service calls per year in 2017, 2018, and 2019, and 2020, which is 868 service calls per 1,000 residents. By comparison, service providers countywide averaged 1,500 service calls per 1,000 residents during the same time period. Martinez experienced service calls at approximately one half of the County average. The City is divided into four beats which encompass the low-income area and the incorporated portion of the disadvantaged area. The Police Station is Downtown in close proximity to the areas.

School Facilities: The Martinez Unified School District (MUSD) serves over 4,000 students in grades K-12 and operates four elementary schools (grades K-5), one middle school (grades 6-8), one high school (grades 9-12), two alternative/independent study schools, and one adult education school. Additionally, the Mount Diablo Unified School District (MDUSD) operates one elementary school within City limits. The Las Juntas Elementary school, serving approximately 450 students is located within the disadvantaged area near Pacheco Blvd. and Arthur Rd., and is approximately two miles from the low-income area. Martinez Junior High School is in the downtown area near Court street in proximity to both the low income and disadvantaged areas. Alhambra Senior High School is approximately one mile from the areas.

Library Facilities: The Library is a branch of the Contra Costa County Library system and is located downtown on the corner of Court and Ward Streets. The Library maintains nearly 33,000 items including books, magazines, periodicals, compact discs (CDs), digital video discs (DVDs), video and audio cassettes, and other electronic resources such as e-books, which are available on the Library's website. In addition, the Library provides a variety of services such as self-serve check out, story time, book clubs, craft, music, activity workshops, college prep help, a reading garden, and computers with internet access. In 2011, the Library was renovated with Measure H funds and is not expected to require major infrastructural improvements in the near future. The library is located in close proximity to the low income and disadvantaged areas.

Senior Center: Located Downtown at 818 Green Street, the Martinez Senior Center promotes educational, recreational and social activities, as well as provides services that meet the needs of the senior citizens of Martinez and surrounding cities. Members must be 50 years of age or older to join the Senior Center. The Senior Center provides a monthly newsletter to their members, which lists on-going activities, tours and special events. The Center is located in close proximity to the low income and disadvantaged areas.

Health Services: The Contra Costa Regional Medical Center is located approximately two miles from the low income and disadvantaged areas.

Transit Services: The low income and disadvantaged areas are served by transit, with bus stops for Routes 18, 19, 316, and 99X on Pacheco Boulevard and a bus stop for Routes 18 and 316 on Morello Avenue. The route provides connections to the Amtrak train station in downtown Martinez and the North Concord BART station. Amtrak provides access to the east bay and Sacramento employment enters, and BART provides access to the east bay, San Jose, San Francisco, and peninsula employment centers.

Contra Costa Regional Medical Center

Parks and Trails: The low-income area includes the Marina and waterfront recreation facilities which include trails, picnic areas, ballfields, and open space. Most of the disadvantaged

community area is either open space or industrial use. The small portion of this area that is residential is adjacent to the Martinez Reservoir and its surrounding park, which provides open space and a trail surrounding the reservoir.

10.5 | FOOD ACCESS

The residential portion of the identified disadvantaged area is approximately one mile from a grocery store selling fresh, healthy food. Several restaurants and stores selling prepared and fresh food are in the adjacent Downtown area.

10 EJ & DISADVANTAGED COMMUNITIES ELEMENT

10.6 | SAFE AND SANITARY HOMES

The number of housing units in Martinez has increased at a slower rate than population increases. Currently there are approximately 15,072 housing units in the City. The majority of the housing units in the City are single family detached homes, which account for 62.9 percent of all housing units. The remaining housing types include single family attached units (14.1 percent), duplexes through fourplexes (8.8 percent), multifamily apartments with five or more units (14.1 percent), and mobile homes (0.1 percent). Vacancy rates in Martinez have remained low (4.6 percent) from 2010 through 2014.

The residential neighborhoods within the disadvantaged and low-income areas are comprised of well-maintained single-family homes built in the 1960s and selling in the range of the median price for Martinez homes. The disadvantaged area is relatively safe and experiences low levels of crime. See the City's Housing Element for additional background information on housing conditions.

Loaves and Fishes of Contra Costa *(Source: Kevin Murray)*

The Housing Element is one of the most important elements of a general plan and per State law has its own statutory requirements for content and update schedule. The current Housing Element for the period 2015 - 2023 will be updated. As part of that update, additional

information will be developed that support the policies of the Environmental Justice and Disadvantaged Communities Element. Information lacking in the current Housing Element that will be addressed in the new element include: housing cost burden, homelessness, household characteristics, age of housing stock, rental housing stock condition, and inventory of affordable housing. This information may support new interrelated policies in the Housing Element, Land Use Element and Environmental Justice and Disadvantaged Communities Element. There are numerous existing policies that support adequate housing supply and conditions.

View of Radke Martinez Shoreline *(Source: Kevin Murray)*

10.7 | PHYSICAL ACTIVITY AND HEALTH

Obesity and related secondary diseases are caused by many factors, but lack of access to physical activity is a significant contributor. The availability of parks and trails, as well as adequate and safe pedestrian and bicycle infrastructure, promotes physical activity that improves health. Supporting active transportation modes through infrastructure improvements can assist residents of all ages in establishing and maintaining good health.

A significant portion of Martinez's parks, recreational facilities, trails, and access to open space is located either within the low-income area, or within two to three miles of the low income and disadvantaged areas. The City's Marina, waterfront recreation facilities, picnic area and Radke Regional Shoreline are within the low-income area. Morello School Park is less than one mile from the disadvantaged residential area. The park contains playing fields, basketball

courts, and a tennis court. The City's aquatic center is located on the edge of the disadvantaged area.

The Circulation Element contains policies that promote active transportation measures such as bicycle facilities and safe routes to school.

Other environmental factors affect community health include extreme temperature fluctuations, drought, flooding, sea level rise, and wildfire. Information about how these factors affect Martinez with unique and compounded health risks, and policies to address them, are found in the Public Safety Element, the Noise & Air Quality Element, and the Climate Action Plan.

Entrance to Radke Martinez Regional Shoreline

10.8 | CIVIC ENGAGEMENT

Civic engagement in Martinez includes participation on, and public meetings of, various policy bodies such as the City Council, Planning Commission, and Parks, Recreation, Marina and Cultural Commission (PRMCC). Ad hoc groups are periodically formed to address specific issues and provide recommendations to the permanent policy bodies. Residents and businesses are encouraged to correspond with the City staff and policy makers to express concerns and

support positions on policy matters. Information is distributed to the community through the City's website.

10.9 | IMPROVEMENTS AND PROGRAMS

The following is a list of potential State financing resources for environmental justice programs and activities to improve the quality of life in the disadvantaged areas:

- **Senate Bill 535/Health & Safety Code Section 39711:** Establishes a Greenhouse Gas Reduction Fund, and requires allocation of 25% of the fund proceeds to projects that benefit disadvantaged communities.

- **Senate Bill 1550/Health & Safety Code Section 39713:** Directs an additional 10% of the Greenhouse Gas Reduction Fund to be dedicated to low-income communities.

- **Assembly Bill 523/Public Resources Code:** Allocates 25% of the California Energy Commission's Electric Program Investment Charge to disadvantaged communities.

- **Assembly Bill 2722/Division 44 of the Public Resources Code:** Requires the California Strategic Growth Council to award competitive grants for neighbourhood level transformative climate community plans.

- **California Department of Transportation Active Transportation Program (ATP):** Provides funding for non-motorized active transportation bike/pedestrian projects, and allocates 25% of the program funds to disadvantaged communities.

10.10 | EJ & DISADVANTAGED COMMUNITIES ELMENT GOALS, POLICIES, AND MEASURES

Policy EJ-P-1: Observe BAAQMD Guidelines for setbacks and buffers from stationary sources of emissions when establishing zoning, and approving the siting of sensitive receptors such as residences, school facilities, recreation facilities, and child- care facilities in the disadvantaged and low-income areas.

Measure EJ-I-1.1: Future development that includes sensitive receptors such as schools, hospitals, day care centers, residential developments, and retirement homes located within specific setback distances from highways, railroads, local roadways, and stationary

sources as described in the Martinez General Plan Environmental Impact Report will require a site-specific analysis to determine the level of Toxic Air Contaminants (TAC) and PM2.5 exposure. The analysis shall be conducted following procedures outlined by BAAQMD. If the site-specific analysis reveals significant exposures, such as cancer risk greater than 10 in one million or cumulative cancer risk greater than 100 in one million, additional measures shall be employed to reduce the risk to below the threshold. If this is not possible, the sensitive receptor shall be relocated.

Policy EJ-P-2: Provide safe and well-connected neighborhood streets that balance automotive circulation with neighborhood design and bicycle and pedestrian user safety.

Policy EJ-P-3: Provide a comprehensive citywide system of bicycle lanes and recreational trails that improve accessibility without the use of an automobile.

Policy EJ-P-4: Strive to reduce total vehicle miles travelled by City residents by planning an efficient circulation system that complements existing and planned land uses, improves access to alternative transportation modes for bicycle, pedestrian, and transit users, and provides more direct routes to City and regional destinations.

Policy EJ-P-5: Plan and prioritize Downtown area improvements that reduce congestion and promote non-motorized travel between nearby complementary uses.

Policy EJ-P-6: Maintain equal access to a quality water supply at comparable rates for the low income and disadvantaged areas that is experienced by all other users of Martinez supplied water.

Policy EJ-P-7: Work with school districts to promote digital equity for disadvantaged households, including access to computers and the internet.

Policy EJ-P-8: Require developments of sites within the City, with un-remediated contaminated soils and/or groundwater conditions, to remediate the contamination per applicable County, regional and State regulations as a condition of approval.

Policy EJ-P-9 Monitor County land use and regional air quality regulatory enforcement, to ensure operations of industrial uses in the disadvantaged area do not increase risks of exposure to toxic chemicals through releases to air, soil or groundwater.

Policy EJ-P-10: Through land use policy and text amendments, establish an appropriate buffer between land uses involving hazardous materials and those where the presence of hazardous materials is incompatible.

Policy EJ-P-11: Require hazardous materials storage and handling areas to be designed to minimize the possibility of environmental contamination and adverse off-site impacts.

Policy EJ-P-12: Encourage prudent management by responsible parties (landowners and users) of the storage of hazardous materials, especially underground tanks that may leak into existing waterways, to prevent pollution.

Policy EJ-P-13: Maintain and enhance an equitable distribution of public facilities and services and a safe and healthy environment for all community members, and disadvantaged communities.

Policy EJ-P-14: Work with the Contra Costa County Transportation Authority (CCCTA) to continue to support and expand transit loops to serve local and regional medical centers, schools, and shopping, employment and recreation destinations.

Policy EJ-P-15: Maintain existing accessible food sources through regulatory policies that support existing and new food businesses in the disadvantaged and low-income areas, and the adjacent Downtown area.

Policy EJ-16: Encourage the establishment of new food uses such as restaurants and markets as part of the polices of the revised Marina and Waterfront Trust Land Use Plan.

Policy EJ-P-17: Support the continuation of the farmer's market in the Downtown area adjacent to the disadvantaged area.

Policy EJ-P-18: Create an inventory of available public and private land to establish community gardens in the low income and disadvantaged areas for fresh food production.

Policy EJ-P-19: Promote the creation of new affordable housing within the adjacent Downtown area, and retention of existing affordable housing in the disadvantaged community area.

Policy EJ-P-20: For the next update of the Housing Element, include information and policies regarding housing cost burden, homelessness, household characteristics, age of housing stock, rental housing stock condition, and inventory of affordable housing.

Policy EJ-P-21: Code Enforcement and Housing Rehabilitation: Assure compliance with the City's building codes to maintain the quality of the housing stock, and pursue available rehabilitation programs for both owner-occupied and rental housing and funding for the conservation, retrofitting and rehabilitation of viable older housing to preserve neighborhood character.

Policy EJ-P-22: Continue to Participate in the Contra Costa County Neighborhood Preservation Program and the County Rental Rehabilitation Program. The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation.

Policy EJ-P-23: Implement Code Enforcement: As budget and staffing permits, continue to vigorously pursue code enforcement efforts in residential areas through the City's Public Works Department (Building Division).

Policy EJ-P-24: Encourage Use of Rental Assistance Programs: Continue to publicize and participate in rental assistance programs such as Section 8 and other available rental programs.

Policy EJ-P-25: Create an environmentally just city with an equitable distribution of recreation and health facilities and services to support a healthy environment for all community members and disadvantaged communities.

Policy EJ-P-26: Consider environmental justice issues related to potential adverse health impacts associated with land use decisions, including exposure to hazardous materials, industrial activity, vehicle exhaust, and other sources of pollution, on residents regardless of age, culture, gender, race, socioeconomic status, or geographic location.

Policy EJ-P-27: Ensure the equitable distribution and provision of desirable public amenities such as parks, recreational facilities, community gardens, and other uses that improve the quality of life.

Policy EJ-P-28: Review all development proposals, planning projects, and infrastructure projects with the objective of avoiding adverse health impacts to disadvantaged communities, such as exposure to pollutants, including toxic air contaminants, and unacceptable levels of noise and vibration. Require to the extent feasible, measures in each public and private development, to improve physical activity such as connections to bicycle and pedestrian paths and recreation facilities. The measures should address both the construction and operation phases of the project.

Policy EJ-P-29: Encourage adequate separation between areas that contain hazardous materials and sensitive receptors.

Policy EJ-P-30: Through land use policy amendments, establish an appropriate buffer between land uses involving hazardous materials and those where the presence of hazardous materials is incompatible.

Policy EJ-P-31: Promote walking and bicycling for transportation, recreation, and improvement of public and environmental health.

Policy EJ-P-32: Facilities for bicycle travel (Class I bike/multiuse paths, Class II bike lanes, Class III bike routes, and Class IV bikeways) shall be provided to complete a continuous system, consistent with the Countywide Bicycle & Pedestrian Plan.

Policy EJ-P-33: Encourage further expansion of the existing network of continuous walkways, and encourage the development and encourage the development of new continuous walkways, between schools and residential areas.

Policy EJ-P-34: Ensure that residents of disadvantaged and low-income communities have the opportunity to participate in decisions that impact their quality of life including health, diet, housing, education, recreation, and governmental budget allocations of resources and services.

Policy EJ-P-35: Conduct outreach to disadvantaged and low-income communities to encourage participation in the formulation and review of policies, new development, and City operations and activities, especially in neighborhood level planning.

Policy EJ-P-36: Encourage applicants for, and appointments of, residents of disadvantaged communities to permanent policy bodies and ad hoc advisory groups.

ORDINANCE NO. XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARTINEZ APPROVING A ZONING TEXT AMENDMENT AND A ZONING MAP AMENDMENT TO AMEND THE MARTINEZ MUNICIPAL CODE BY: 1) AMENDING CHAPTER 22.04 (DEFINITIONS) TO ESTABLISH NEW DEFINITION FOR "USE BY RIGHT"; 2) ADDING CHAPTER 22.30 (ALHAMBRA AVENUE OVERLAY DISTRICT (AAO)) TO ESTABLISH STANDARDS FOR THE ALHAMBRA AVENUE OVERLAY DISTRICT; AND 3) APPROVING A ZONING MAP AMENDMENT ADDING THE ALHAMBRA AVENUE OVERLAY DISTRICT TO ALL PROPERTIES WITHIN THE ALHAMBRA AVENUE OVERLAY DISTRICT BOUNDARY

WHEREAS, the City of Martinez, California (the "City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, the State of California requires that cities adopt a General Plan to guide their long-term physical growth and development and General Plans contain the goals and policies upon which city councils and planning commissions base their land use decisions; and

WHEREAS, on November 2, 2022, the City certified a programmatic Environmental Impact Report ("EIR") and adopted a comprehensive update of its General Plan; and

WHEREAS, State law has frequently been amended regarding the provision of services and policies that support the wellbeing of the community; and

WHEREAS, the Housing Element is one of seven mandated elements of the General Plan and must address the existing and projected housing needs for all economic segments of the community; and

WHEREAS, State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development ("HCD") every eight years; and

WHEREAS, the City prepared the Draft 2023 – 2031 Housing Element in accordance with State law; and

WHEREAS, on June 7, 2023, the City Council held a public hearing and reviewed the Draft 2023 – 2031 Housing Element and adopted Resolution 075-23 directing staff to submit the Draft 2023 – 2031 Housing Element to the HCD for a mandatory 90-day review period; and

WHEREAS, on September 6, 2023, the HCD provided comments and recommendations for revisions to the City's Draft 2023 – 2031 Housing Element; and

WHEREAS, the City revised the 2023 – 2031 Housing Element in response to HCD's comments and that substantially complies with all statutory requirements; and

WHEREAS, the 2023 – 2031 Housing Element includes policies and programs to implement the goals outlined in the element; and

WHEREAS, the 2023 – 2031 Housing Element contains *Program 11 – Zoning Ordinance Amendments* and *Program 13 – Adequate Sites for Lower Income Households* that direct, among other things, Zoning Text Amendments adding several new overlay zoning districts to support the development of affordable housing and accommodate the Regional Housing Needs Allocation ("RHNA"); and

WHEREAS, the City proposes Zoning Text Amendments to Martinez Municipal Code ("MMC") Title 22 – Zoning, including amending MMC Chapter 22.04 (Definitions) and adding Chapter 22.30 (Alhambra Avenue Overlay District); and

WHEREAS, the City further proposes a Zoning Map Amendment to rezone parcels along the southern portion of the Alhambra Avenue corridor, between Soto Street and Highway 4, to include the Alhambra Avenue Overlay District; and

WHEREAS, MMC Chapter 22.30 (Alhambra Avenue Overlay District) is intended to revitalize the Alhambra Avenue corridor, spurring investment in underutilized properties and enlivening the area through introduction of new housing opportunities, particularly affordable housing, as directed by the Draft 2023 – 2031 Housing Element programs; and

WHEREAS, under provisions of the California Environmental Quality Act ("CEQA") the potential impacts from future redevelopment of these parcels was previously analyzed in the programmatic Environmental Impact Report ("EIR") prepared for the General Plan 2035 and certified by the City Council on November 2, 2022; and

WHEREAS, the City prepared an Initial Study checklist pursuant to Public Resources Code Section 21166, and CEQA Guidelines Sections 15162 and 15164, subdivision (a), to evaluate whether the proposed project would result in any new impacts that would be more severe that were evaluated and disclosed in the General Plan 2035 EIR; and

WHEREAS, CEQA Guidelines Section 15164, subdivision (a) provides that the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR or Mitigated Negative Declaration ("MND") if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or MND have occurred (CEQA Guidelines Section 15164, subdivision (a)); and

WHEREAS, pursuant to the requirements of CEQA, the City prepared an Addendum to the General Plan 2035 EIR for the project ("the Addendum"); and

WHEREAS, the Addendum reflected the City's independent judgement and analysis of the potential environmental impacts, and concluded the project would not result in any new significant impacts or substantially increase the severity of any significant impacts identified in the General Plan 2035 EIR, and no other CEQA standards for supplemental review are met; and

WHEREAS, the Addendum, checklist, and supplemental reports constitute substantial evidence supporting the conclusion that preparation of a subsequent EIR or MND is not required; and

WHEREAS, the Planning Commission of the City of Martinez held a duly noticed public hearing on November 14, 2023, considered all oral and written comments received at or prior to the public hearings on the matter of the 2023 – 2031 Housing Element and adopted Resolution No. 23-17 recommending City Council adoption of the proposed Zoning Text Amendments and Zoning Map Amendment and approval of an Addendum to the General Plan 2035 EIR; and

WHEREAS, the City Council held a public hearing on the proposed Zoning Text Amendments and Zoning Map Amendment on December 6, 2023, at which time all interested parties had the opportunity to be heard; and

WHEREAS, proper notice of said hearing was given in all respects as required by law; and

WHEREAS, the City Council did hear and consider all said reports, recommendations and testimony herein above set forth and used its independent judgement to evaluate the proposed actions.

NOW THEREFORE, the City Council of the City of Martinez does hereby ordain as follows:

SECTION I:
Pursuant to MMC Section 22.46.020, the City Council hereby finds the Zoning Text Amendments and Zoning Map Amendment are consistent with the General Plan 2035 and all applicable Specific Plans in that they are necessary to comply with State law and are consistent with applicable land use regulations and development policies. For instance, Policy LU–P–1.1 from the General Plan commits the City to "maintain[ing] and implement[ing] the General Plan Land Use Map."

SECTION II:
Pursuant to CEQA, the City prepared an Addendum to the General Plan 2035 EIR for the project, which concluded the project would not result in any new significant impacts or substantially increase the severity of any significant impacts identified in the General Plan 2035 EIR, and no other CEQA standards for supplemental review are met.

SECTION III:
The definitions in Chapter 22.04 (Definitions) of Title 22 (Zoning) of the MMC are hereby amended to read as follows:

22.04.575 - Use by Right.

"Use by right" means a development project that satisfies both of the following conditions:

A. The development project does not require a conditional use permit, planned unit development permit, or other discretionary local government review.

B. The development project is not a project for the purposes of the California Environmental Quality Act (Division 13 [commencing with Section 10000] of the Public Resources Code.

SECTION IV:
Title 22 (Zoning) of the MMC is hereby amended to add Chapter 22.30 (Alhambra Avenue Overlay District (AAO)) as follows:

CHAPTER 22.30 ALHAMBRA AVENUE OVERLAY DISTRICT (AAO)

22.30.010 Purpose.
22.30.020 Uses and Density.
22.30.030 Development Processed as a Use by Right.
22.30.040 Objective Development Standards.
22.30.050 Height of Structures.
22.30.060 Off Street Parking and Loading.
22.30.070 General Requirements and Exceptions

22.30.010 Purpose.

The purpose of this overlay zoning district is to revitalize the Alhambra Avenue corridor, spurring investment in underutilized properties and enlivening the area through introduction of housing opportunities. The Alhambra Avenue Overlay District (AAO) encourages residential development by allowing increased residential densities and by right development processing in exchange for the provision of at least 20 percent very low- and low-income housing units or 30 percent moderate-income housing units.

22.30.020 Uses and Density.

Permitted and conditional uses, allowable density, and development standards shall be the same as is required for the underlying zone district(s) except where multi-family residential projects are proposed that comply with the AAO District provisions for affordable housing units as described in Section 22.30.020.A.

A. Housing development projects that provide at least 20 percent very low- and low-income housing units or at least 30 percent moderate-income housing units shall be constructed at a density between 21.5 and 43 units per acre. This residential density requirement is in addition to the development permitted for the existing use.

B. All affordable units, exclusive of any manager unit or units, shall be subject to a recorded deed restriction, in a form and manner approved by the Planning Manager or designee for at least the following periods of time:

   (1) Fifty-five years for units that are rented.

   2) Forty-five years for units that are owner-occupied.

C. Housing development projects constructed pursuant to this Chapter shall also be eligible for a density bonus, incentives, concession, waivers, or reductions of

development standards and parking ratios, pursuant to Government Code Section 65915.

22.30.040 Development Processed as a Use by Right.
A housing development project that complies with all requirements of this Chapter shall be processed as a "use by right".

22.30.050 Objective Development Standards.
The required distances between structures, and minimum site area, frontage, width and depth of the site, usable open space; maximum site area coverage; front yards, side yards, rear yards, and accessory structures shall comply with requirements for the R-1.5 Residential District, as outlined in Chapter 22.12 (Residential Districts) of this Title, other applicable objective development standards in this Title, and any other objective development standard in an adopted Specific Plan.

22.30.060 Height of Structures.
The maximum allowable height of structures shall be based on residential density, as outlined in Table 22.30.060.

Table 22.30.060

Residential Density	**Maximum Height**
21.5 – 29.5 du/ac	Two stories or a maximum of 25 feet above the 100-year flood plain, whichever is greater
30.0 – 39.5 du/ac	Three stories or a maximum of 36 feet above the 100-year flood plain, whichever is greater
40.0 – 43.0 du/ac	Four stories or a maximum of 48 feet above the 100-year flood plain, whichever is greater

22.30.070 Off-Street Parking and Loading.

A. Off-Street Parking.
   (1) Off-street parking for housing development projects that comply with the requirements of this Chapter shall provide a minimum of one parking stall per affordable dwelling unit.
   (2) Dwelling units that are not affordable shall provide off-street parking that complies with requirements for the R-1.5 Residential District, as outlined in Chapter 22.12 (Residential Districts) of this Title.

B. Loading. In addition to the minimum required off-street parking stalls, the housing development project shall provide the off-street loading facilities for trucks outlined in Sections 22.36.100 and 22.36.110.

C. Parking Exceptions: Off-street parking shall not be required for a housing development project in any of the following instances:

(1) The housing development project is located within one-half mile walking distance of public transit, either a high-quality transit corridor or a major transit stop as defined in Public Resources Code Section 21155b.
(2) There is a designated pick-up or drop-off location for a car share vehicle located within one block of the housing development project.

22.30.080 Ancillary Uses.
Notwithstanding any other provision of this Chapter, a housing development project eligible for approval by right may include the following ancillary uses, provided that those uses are limited to the ground floor of the development:

(1) In a single-family residential zoning district, ancillary uses shall be limited to childcare centers and facilities operated by community-based organizations for the provision of recreational, social, or educational services for use by the residents of the development and other Martinez residents.
(2) In all other zones, the housing development project may include ancillary commercial uses that are permitted in the underlying zoning district without approval of a conditional use permit.

22.30.090 General Requirements and Exceptions.
All uses shall be subject to the general requirements and exceptions prescribed in Chapter 22.34 (General Requirements and Exceptions) of this Title.

SECTION V: ZONING MAP AMENDMENT

The Zoning Map is hereby amended to rezone the parcels shown in **Exhibit A – Alhambra Avenue Overlay District Map** and further identified by their Assessor's Parcel Number (APN) in **Exhibit B –Alhambra Avenue Overlay District Parcels**, to add the Alhambra Avenue Overlay District**.**

SECTION VI. SEVERABILITY

If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Martinez hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases hereof be declared invalid or unenforceable.

SECTION VII. PUBLICATION AND EFFECTIVE DATE

This ordinance shall become effective 30 days after the date of adoption.

At least five days prior to its final adoption, a certified copy of the full text of this ordinance

shall be posted in the office of the City Clerk

Within 15 days after adoption the City Clerk shall publish a summary of this ordinance with the names of those City Council members voting for and against the ordinance in a newspaper of general circulation published and circulated in the City of Martinez.

The City Clerk shall post in the office of the City Clerk a certified copy of the full text of the adopted ordinance.

APPROVED

_____
BRIANNE ZORN
MAYOR

ATTEST

_____
KAT GALILEO
ASSISTANT CITY CLERK

* * * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of an Ordinance that was duly introduced at a Regular Meeting of the City Council of the City of Martinez, held on the 6th day of December, 2023, and adopted at a regular meeting of the City Council of the City of Martinez, held on the 20th day of December, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
RICHARD G. HERNANDEZ
CITY CLERK

Approved as to form:

_____
TERRI HIGHSMITH
CITY ATTORNEY

Exhibit A

Alhambra Avenue Overlay District Map

[Shown in Bold, Black, Dashed Outline]

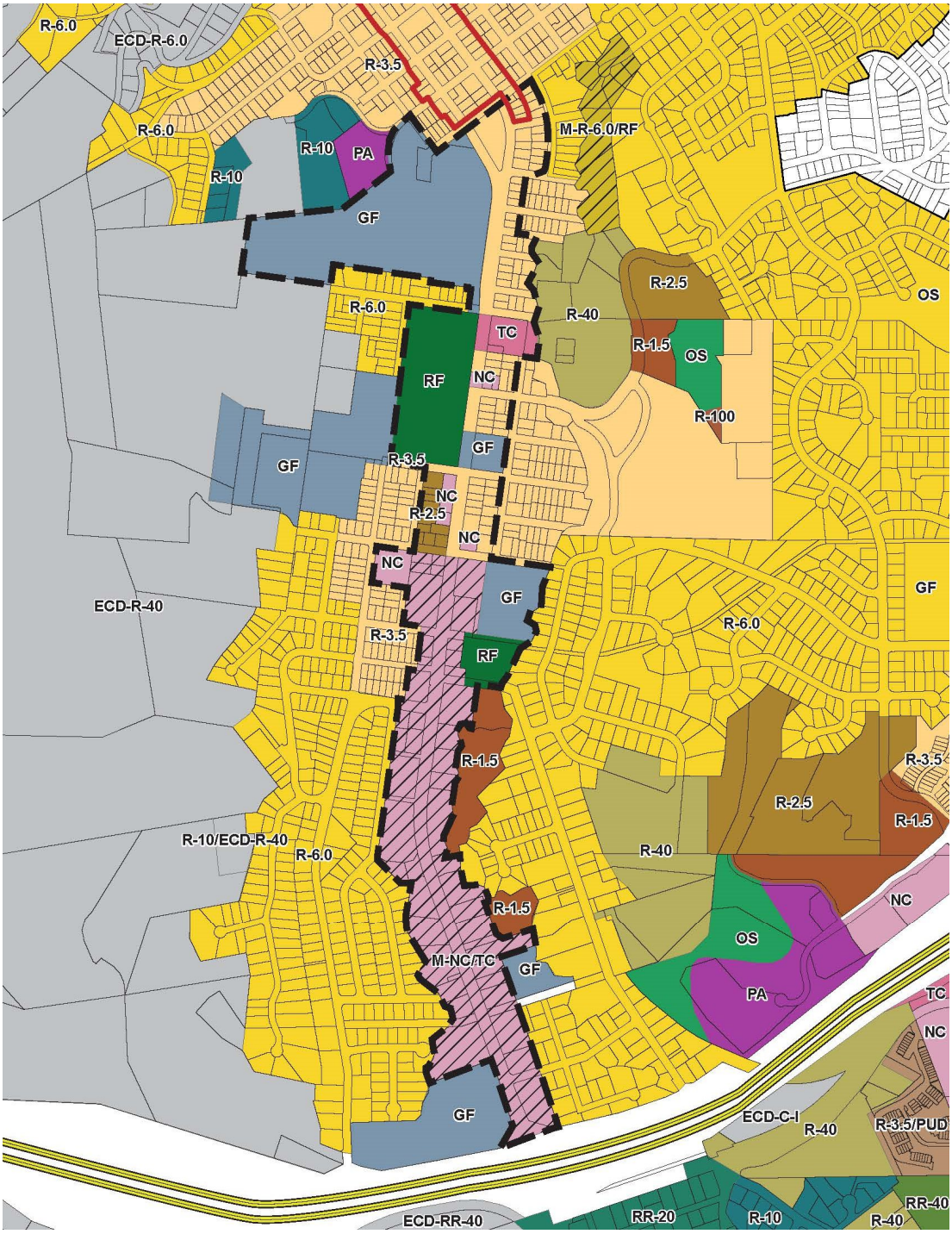


Exhibit B

Alhambra Avenue Overlay District Parcels

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ORDINANCE NO. XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARTINEZ APPROVING A ZONING TEXT AMENDMENT AND A ZONING MAP AMENDMENT TO AMEND THE MARTINEZ MUNICIPAL CODE BY: 1) AMENDING CHAPTER 22.04 (DEFINITIONS) TO ESTABLISH NEW DEFINITIONS FOR "LEGAL RELIGIOUS FACILITIES" AND "COMMUNITY-ORIENTED NON-PROFIT ORGANIZATIONS"; 2) ADDING CHAPTER 22.31 (COMMUNITY SERVICES OVERLAY DISTRICT (CSO)) TO ESTABLISH STANDARDS FOR THE COMMUNITY SERVICES OVERLAY DISTRICT; AND 3) APPROVING A ZONING MAP AMENDMENT TO PERMIT THE APPLICATION OF A COMMUNITY SERVICES OVERLAY DISTRICT TO ALL PARCELS CITY-WIDE WHEN OWNED BY LEGAL EXISTING RELIGIOUS INSTITUTIONS AND COMMUNITY-ORIENTED NON-PROFIT ORGANIZATIONS

WHEREAS, the City of Martinez, California (the "City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, the State of California requires that cities adopt a General Plan to guide their long-term physical growth and development and General Plans contain the goals and policies upon which city councils and planning commissions base their land use decisions; and

WHEREAS, on November 2, 2022, the City certified a programmatic Environmental Impact Report ("EIR") and adopted a comprehensive update of its General Plan; and

WHEREAS, State law has frequently been amended regarding the provision of services and policies that support the wellbeing of the community; and

WHEREAS, the Housing Element is one of seven mandated elements of the General Plan and must address the existing and projected housing needs for all economic segments of the community; and

WHEREAS, State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development ("HCD") every eight years; and

WHEREAS, the City prepared the Draft 2023 – 2031 Housing Element in accordance with State law; and

WHEREAS, on June 7, 2023, the City Council held a public hearing and reviewed the Draft 2023 – 2031 Housing Element and adopted Resolution 075-23 directing staff to submit the Draft 2023 – 2031 Housing Element to the HCD for a mandatory 90-day review period; and

WHEREAS, on September 6, 2023, the HCD provided comments and recommendations for revisions to the City's Draft 2023 – 2031 Housing Element; and

WHEREAS, the City revised the 2023 – 2031 Housing Element in response to HCD's comments and that substantially complies with all statutory requirements; and

WHEREAS, the 2023 – 2031 Housing Element includes policies and programs to implement the goals outlined in the element; and

WHEREAS, the 2023 – 2031 Housing Element contains *Program 11 – Zoning Ordinance Amendments* and *Program 13 – Adequate Sites for Lower Income Households* that direct, among other things, Zoning Text Amendments adding several new overlay zoning districts to support the development of affordable housing and accommodate the Regional Housing Needs Allocation ("RHNA"); and

WHEREAS, the City proposes Zoning Text Amendments to Martinez Municipal Code ("MMC") Title 22 – Zoning, including amending MMC Chapter 22.04 (Definitions) and adding Chapter 22.31 (Community Services Overlay District); and

WHEREAS, MMC Chapter 22.31 (Community Services Overlay District) is intended to encourage multi-family residential development, particularly affordable housing, on lands owned by existing legal religious institutions and community-oriented non-profit organizations as directed by the 2023 – 2031 Housing Element programs; and

WHEREAS, the City further proposes a Zoning Map Amendment to permit the application of a Community Services Overlay District to all parcels city-wide when owned by legal existing legal religious institutions and community-oriented non-profit organizations; and

WHEREAS, under provisions of the California Environmental Quality Act ("CEQA") the potential impacts from future redevelopment of these parcels was previously analyzed in the programmatic Environmental Impact Report ("EIR") prepared for the General Plan 2035 and certified by the City Council on November 2, 2022; and

WHEREAS, the City prepared an Initial Study checklist pursuant to Public Resources Code Section 21166, and CEQA Guidelines Sections 15162 and 15164, subdivision (a), to evaluate whether the proposed project would result in any new impacts that would be more severe that were evaluated and disclosed in the General Plan 2035 EIR; and

WHEREAS, CEQA Guidelines Section 15164, subdivision (a) provides that the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR or Mitigated Negative Declaration ("MND") if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or MND have occurred (CEQA Guidelines Section 15164, subdivision (a)); and

WHEREAS, pursuant to the requirements of CEQA, the City prepared an Addendum to the General Plan 2035 EIR for the project ("the Addendum"); and

WHEREAS, the Addendum reflected the City's independent judgement and analysis of the potential environmental impacts, and concluded the project would not result in any new significant impacts or substantially increase the severity of any significant impacts identified in the General Plan 2035 EIR, and no other CEQA standards for supplemental review are

met; and

WHEREAS, the Addendum, checklist, and supplemental reports constitute substantial evidence supporting the conclusion that preparation of a subsequent EIR or MND is not required; and

WHEREAS, the Planning Commission of the City of Martinez held a duly noticed public hearing on November 14, 2023, considered all oral and written comments received at or prior to the public hearings on the matter of the Draft 2023 – 2031 Housing Element and adopted Resolution No. 23- 17 recommending City Council adoption of the proposed Zoning Text Amendments and Zoning Map Amendment and approval of an Addendum to the General Plan 2035 EIR; and

WHEREAS, the City Council held a public hearing on the proposed Zoning Text Amendments and Zoning Map Amendment on December 6, 2023, at which time all interested parties had the opportunity to be heard; and

WHEREAS, proper notice of said hearing was given in all respects as required by law; and

WHEREAS, the City Council did hear and consider all said reports, recommendations and testimony herein above set forth and used its independent judgement to evaluate the proposed actions.

NOW THEREFORE, the City Council of the City of Martinez does hereby ordain as follows:

SECTION I:
Pursuant to MMC Section 22.46.020, the City Council hereby finds the Zoning Text Amendments and Zoning Map Amendment are consistent with the General Plan 2035 and all applicable Specific Plans in that they are necessary to comply with State law and are consistent with applicable land use regulations and development policies. For instance, Policy LU–P–1.1 from the General Plan commits the City to "maintain[ing] and implement[ing] the General Plan Land Use Map."

SECTION II:
Pursuant to CEQA, the City prepared an Addendum to the General Plan 2035 EIR for the project, which concluded the project would not result in any new significant impacts or substantially increase the severity of any significant impacts identified in the General Plan 2035 EIR, and no other CEQA standards for supplemental review are met.

SECTION III:
The definitions in Chapter 22.04 (Definitions) of Title 22 (Zoning) of the MMC are hereby amended to read as follows:

22.04.<u>102</u>~~110~~ - Common Open Space.
"Common Open Space" means land area of the site not covered by buildings or structures which is accessible to all occupants or dwelling units within the development. It does not include proposed street rights-of-way, open parking areas, driveways, school sites, commercial areas and related facilities, or areas determined unsuitable by the Planning

Commission.

22.04.104 - Community-Oriented Non-Profit Organization.
"Community-Oriented Non-Profit Organization" means an organization owned, controlled, and operated by an entity that maintains a 501c(3) non-profit status and provides services to Martinez residents.

22.04.108~~111~~ - Conservation Area.
"Conservation Area" means an area of land that is intended to be protected and conserved for its natural, cultural, or historical significance.

22.04.266 - Legal Religious Institution.
"Legal Religious Institution" means an institution owned, controlled, and operated and maintained by a bona fide church, religious denomination, or religious organization composed of multidenominational members of the same well-recognized religion, lawfully operated as a nonprofit religious corporation pursuant to Part 4 (commencing with Section 91010), or as a corporation sole pursuant to Part 6 (commencing with Section 10000), of Division 2 of Title 1 of the Corporations Code.

SECTION IV:
Title 22 (Zoning) of the MMC is hereby amended to add Chapter 22.31 (Community Services Overlay District (CSO)) as follows:

CHAPTER 22.31 COMMUNITY SERVICES OVERLAY (CSO) DISTRICT

22.31.010 Purpose.
22.31.020 Application
22.31.030 Uses and Density.
22.31.040 Development Processed as a Use by Right.
22.31.050 Objective Development Standards.
22.31.060 Height of Structures.
22.31.070 Off Street Parking and Loading.
22.31.080 Ancillary Uses.
22.31.090 General Requirements and Exceptions

22.31.010 Purpose.
The purpose of the Community Services Overlay District is to encourage multi-family residential development, particularly affordable housing, on lands owned by legal religious institutions and community-oriented non-profit organizations.

22.31.020 Application.
The Community Services Overlay (CSO) District shall be applied city-wide to any property owned on or before January 1, 2024, by a legal religious institution or other community-oriented non-profit organization, as defined in Chapter 22.04 (Definitions) of this Title.

22.31.030 Uses and Density.
Permitted and conditional uses, allowable density, and development standards shall be the same as is required for the underlying zoning district(s) except where housing development

projects are proposed that comply with the CSO District criteria as described in Section 22.31.030.A.

A. Housing development projects that provide at least 20 percent very low- and low-income housing units or at least 30 percent moderate-income housing units shall be constructed at a density between 21 and 50 units per acre. This residential density requirement is in addition to the development permitted for the existing use.

B. All affordable units, exclusive of any manager unit or units, shall be subject to a recorded deed restriction, in a form and manner approved by the Planning Manager or designee for at least the following periods of time:

(1) Fifty-five years for units that are rented.

2) Forty-five years for units that are owner-occupied.

C. Housing development projects constructed pursuant to this Chapter shall also be eligible for a density bonus, incentives, concession, waivers, or reductions of development standards and parking ratios, pursuant to Government Code Section 65915.

22.31.040 Development Processed as a Use by Right.
A housing development project that complies with all requirements of this Chapter shall be processed as a "use by right".

22.31.050 Objective Development Standards.
The required distances between structures, and minimum site area, frontage, width and depth of the site, usable open space; maximum site area coverage; front yards, side yards, rear yards, and accessory structures shall comply with requirements for the R-1.5 Residential District, as outlined in Chapter 22.12 (Residential Districts) of this Title, other applicable objective development standards in this Tite, and any other objective development standard in an adopted Specific Plan.

22.31.060 Height of Structures.
The maximum allowable height of structures shall be based on residential density, as outlined in Table 22.31.060.

Table 22.31.060	
Residential Density	**Maximum Height**
21 – 29.5 du/ac	Two stories or a maximum of 25 feet above the 100-year flood plain, whichever is greater
30.0 – 39.5 du/ac	Three stories or a maximum of 36 feet above the 100-year flood plain, whichever is greater
40.0 – 50.0 du/ac	Four stories or a maximum of 48 feet above the 100-year flood plain, whichever is greater

22.31.070 Off-Street Parking and Loading.

A. Off-Street Parking.
   (1) Off-street parking for housing development projects that comply with the requirements of this Chapter shall provide a minimum of one parking stall per dwelling unit.
   (2) Dwelling units that are not affordable shall provide off-street parking that comply with requirements for the R-1.5 Residential District, as outlined in Chapter 22.12 (Residential Districts) of this Title.

B. Loading. In addition to the minimum required off-street parking stalls, the housing development project shall provide the off-street loading facilities for trucks outlined in Sections 22.36.100 and 22.36.110.

C. Parking Exceptions: Off-street parking shall not be required for a housing development project in any of the following instances:
   (1) The housing development project is located within one-half mile walking distance of public transit, either a high-quality transit corridor or a major transit stop as defined in Public Resources Code Section 21155b.
   (2) There is a designated pick-up or drop-off location for a car share vehicle located within one block of the housing development project.

22.31.080 Ancillary Uses.

Notwithstanding any other provision of this Chapter, a housing development project that is eligible for approval by right may include the following ancillary uses, provided that those uses are limited to the ground floor of the development:

(1) In a single-family residential zoning district, ancillary uses shall be limited to childcare centers and facilities operated by community-based organizations for the provision of recreational, social, or educational services for use by the residents of the development and other Martinez residents.
(2) In all other zones, the housing development project may include ancillary commercial uses that are permitted in the underlying zoning district without approval of a conditional use permit.

22.31.090 General Requirements and Exceptions.

All uses shall be subject to the general requirements and exceptions prescribed in Chapter 22.34 (General Requirements and Exceptions) of this Title.

SECTION V: ZONING MAP AMENDMENT

The Zoning Map is hereby amended to permit the application of a Community Services Overlay District to all parcels city-wide when owned by legal existing legal religious institutions and community-oriented non-profit organizations.

SECTION VI. SEVERABILITY

If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this

ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Martinez hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases hereof be declared invalid or unenforceable.

SECTION VII. PUBLICATION AND EFFECTIVE DATE

This ordinance shall become effective 30 days after the date of adoption.

At least five days prior to its final adoption, a certified copy of the full text of this ordinance shall be posted in the office of the City Clerk

Within 15 days after adoption the City Clerk shall publish a summary of this ordinance with the names of those City Council members voting for and against the ordinance in a newspaper of general circulation published and circulated in the City of Martinez.

The City Clerk shall post in the office of the City Clerk a certified copy of the full text of the adopted ordinance.

APPROVED

_____
BRIANNE ZORN
MAYOR

ATTEST

_____
KAT GALILEO
ASSISTANT CITY CLERK

* * * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of an Ordinance that was duly introduced at a Regular Meeting of the City Council of the City of Martinez, held on the 6th day of December, 2023, and adopted at a regular meeting of the City Council of the City of Martinez, held on the _____, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
RICHARD G. HERNANDEZ
CITY CLERK

Approved as to form:

_____
TERRI HIGHSMITH
CITY ATTORNEY

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARTINEZ APPROVING A ZONING MAP AMENDMENT TO AMEND THE MARTINEZ MUNICIPAL CODE BY APPROVING A ZONING MAP AMENDMENT FROM: R-2.5 RESIDENTIAL TO C CIVIC FOR 1215 ESCOBAR STREET (APN 373-260-003); R-3.5 RESIDENTIAL TO C CIVIC FOR THE APPROXIMATELY 3,320-SQUARE FOOT RIGHT-OF-WAY AT THE SOUTHWESTERN CORNER OF THE INTERSECTION OF MELLUS STREET AND PINE STREET; R-2.5 RESIDENTIAL TO DS DOWNTOWN SHORELINE FOR 11 CARQUINEZ SCENIC DRIVE (APN 372-400-002); R-3.5 RESIDENTIAL TO R-2.5 RESIDENTIAL FOR 1121 SUSANA STREET (APN 374-062-007), 1103 SUSANA STREET (APN 374-062-008), 1241 PINE STREET (APN 374-062-009), 1308 PINE STREET (APN 374-081-001), 1310 PINE STREET (APN 374-081-002), 1318 PINE STREET (APN 374-081-003), 1328 PINE STREET (APN 374-081-004), 1330 PINE STREET (APN 374-081-005), 1236 WARREN STREET (APN 374-122-002), 1315 BROWN STREET (APN 374-132-010), 1332 BROWN STREET (APN 374-133-014), 1808 PACHECO BOULEVARD (APN 374-133-015), 1820 PACHECO BOULEVARD (APN 374-151-001), 1830 PACHECO BOULEVARD (APN 374-151-002), 1331 ULFINIAN WAY (APN 374-151-003), AND 1350 ULFINIAN WAY (APN 374-155-001);; C CIVIC TO R-2.5 RESIDENTIAL FOR 1130 MELLUS STREET (APN 374-061-009) AND 1150 MELLUS STREET (374-061-010); C CIVIC TO A DUAL-USE ZONING DESIGNATION OF C CIVIC AND R-2.5 RESIDENTIAL FOR 1111 PINE STREET (APN 374-061-012); PA PROFESSIONAL AND ADMINISTRATIVE TO CC CENTRAL COMMERCIAL FOR 0 CASTRO STREET (APN 373-213-005) AND 525 GREEN STREET (APN 373-213-006); AND R-1.5 RESIDENTIAL TO CC CENTRAL COMMERCIAL FOR 414 MARINA VISTA AVENUE (APN 373-234-002), 502 ALHAMBRA AVENUE (APN 373-234-003), 510 ALHAMBRA AVENUE (APN 373-234-004), 516 ALHAMBRA AVENUE (APN 373-234-005), 427 ESCOBAR STREET (APN 373-234-006), 415 ESCOBAR STREET (APN 373-234-007), 509 BERRELLESA STREET (APN 373-234-009), AND 401 ESCOBAR STREET (APN 373-234-010); AND FINDING THE IMPACTS OF THIS ACTION WERE PREVIOUSLY ANALYZED IN A PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE GENERAL PLAN 2035 PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City of Martinez, California (the "City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, the State of California requires that cities adopt a General Plan to guide their long-term physical growth and development and General Plans contain the goals and policies upon which city councils and planning commissions base their

land use decisions; and

WHEREAS, the General Plan is required by State law to contain a land use map which establishes the land use designations, including the density and intensity of residential development, to implement the General Plan goals and policies for new development within the city; and

WHEREAS, on November 2, 2022, the City of Martinez certified a programmatic Environmental Impact Report and adopted a comprehensive update of its General Plan, including an updated land use map; and

WHEREAS, pursuant to General Plan 2035 and the General Plan land use map, the zoning designations of certain residential parcels within the City are not consistent with the General Plan land use designations; and

WHEREAS, the Subject Properties depicted in Table 1 below ("Properties Proposed for Zoning Map Amendment"), are listed by assessor parcel number and situs address and each property's General Plan land use designation, current zoning, and proposed zoning; and

Table 1 – Properties Proposed for Zoning Map Amendment

Assessor Parcel Number	Address	General Plan Land Use Designation	Current Zoning	Proposed Zoning
373-260-003	1215 Escobar Street	Downtown Government	R-2.5	C
N/A	Southwest corner of Pine Street and Mellus Street	Downtown Government	R-3.5	C
372-400-002	11 Carquinez Scenic Drive	Downtown Shoreline	R-2.5	DS
374-062-007	1121 Susana Street	Downtown Transition	R-3.5	R-2.5
374-062-008	1103 Susana Street	Downtown Transition	R-3.5	R-2.5
374-062-009	1241 Pine Street	Downtown Transition	R-3.5	R-2.5
374-081-001	1308 Pine Street	Downtown Transition	R-3.5	R-2.5
374-081-002	1310 Pine Street	Downtown Transition	R-3.5	R-2.5
374-081-003	1318 Pine Street	Downtown Transition	R-3.5	R-2.5
374-081-004	1328 Pine Street	Downtown Transition	R-3.5	R-2.5
374-081-005	1330 Pine Street	Downtown Transition	R-3.5	R-2.5
374-122-002	1235 Warren Street	Downtown Transition	R-3.5	R-2.5

374-132-010	1315 Brown Street	Downtown Transition	R-3.5	R-2.5
374-133-014	1332 Brown Street	Downtown Transition	R-3.5	R-2.5
374-133-015	1808 Pacheco Boulevard	Downtown Transition	R-3.5	R-2.5
374-151-001	1820 Pacheco Boulevard	Downtown Transition	R-3.5	R-2.5
374-151-002	1830 Pacheco Boulevard	Downtown Transition	R-3.5	R-2.5
374-151-003	1331 Ulfinian Way	Downtown Transition	R-3.5	R-2.5
374-155-001	1350 Ulfinian Way	Downtown Transition	R-3.5	R-2.5
374-061-009	1130 Mellus Street	Downtown Transition	C	R-2.5
374-061-010	1150 Mellus Street	Downtown Transition	C	R-2.5
374-061-012	1111 Pine Street	Downtown Transition	C	R-2.5 / C
373-213-005	0 Castro Street	Downtown Core	PA	CC
373-213-006	525 Green Street	Downtown Core	PA	CC
373-234-002	414 Marina Vista Avenue	Downtown Core	R-1.5	CC
373-234-003	502 Alhambra Avenue	Downtown Core	R-1.5	CC
373-234-004	510 Alhambra Avenue	Downtown Core	R-1.5	CC
373-234-005	516 Alhambra Avenue	Downtown Core	R-1.5	CC
373-234-006	427 Escobar Street	Downtown Core	R-1.5	CC
373-234-007	415 Escobar Street	Downtown Core	R-1.5	CC
373-234-009	509 Berrellesa Street	Downtown Core	R-1.5	CC
373-234-010	401 Escobar Street	Downtown Core	R-1.5	CC

WHEREAS, the proposed zoning designations have been found to be consistent with the density requirements for the relevant General Plan land use designations put forth in the General Plan 2035; and

WHEREAS, under provisions of the California Environmental Quality Act ("CEQA") the potential impacts from future redevelopment of these parcels at the residential density levels allowed in the proposed rezoning were previously analyzed in the

programmatic Environmental Impact Report ("EIR") prepared for the General Plan 2035 and certified by the City Council on November 2, 2022. This Zoning Map Amendment would update the property's zoning designation to be consistent with the City's current Municipal Code and General Plan 2035. This action will not result in any unanalyzed change in land use or density, and therefore no further environmental review is required pursuant to CEQA; and

WHEREAS, the Planning Commission of the City of Martinez held a duly noticed public hearing on November 14, 2023, considered all oral and written comments received at or prior to the public hearings on the matter and adopted Resolution No. 23-17 recommending approval to the City Council; and

WHEREAS, the City Council of the City of Martinez held a duly noticed public hearing on December 6, 2023, considered all oral and written comments received at or prior to the public hearings on the matter; and

NOW THEREFORE, the City Council of the City of Martinez does hereby ordain as follows:

SECTION I. DETERMINATIONS

The Zoning Map is hereby amended to rezone the thirty-two properties in Table 2 below ("Subject Properties") from the zoning designations as shown in Exhibit A – Current Zoning Designations to the zoning designations in Exhibit B – Zoning Map Amendments, attached hereto and incorporated herein by reference.

Table 2 – Subject Properties

Assessor Parcel Number	Address	General Plan Land Use Designation	Current Zoning	Proposed Zoning
373-260-003	1215 Escobar Street	Downtown Government	R-2.5	C
	Southwest corner of Pine Street and Mellus Street	Downtown Government	R-3.5	C
372-400-002	11 Carquinez Scenic Drive	Downtown Shoreline	R-2.5	DS
374-062-007	1121 Susana Street	Downtown Transition	R-3.5	R-2.5
374-062-008	1103 Susana Street	Downtown Transition	R-3.5	R-2.5
374-062-009	1241 Pine Street	Downtown Transition	R-3.5	R-2.5
374-081-001	1308 Pine Street	Downtown Transition	R-3.5	R-2.5
374-081-002	1310 Pine Street	Downtown Transition	R-3.5	R-2.5
374-081-003	1318 Pine Street	Downtown Transition	R-3.5	R-2.5
374-081-004	1328 Pine Street	Downtown Transition	R-3.5	R-2.5

374-081-005	1330 Pine Street	Downtown Transition	R-3.5	R-2.5
374-122-002	1235 Warren Street	Downtown Transition	R-3.5	R-2.5
374-132-010	1315 Brown Street	Downtown Transition	R-3.5	R-2.5
374-133-014	1332 Brown Street	Downtown Transition	R-3.5	R-2.5
374-133-015	1808 Pacheco Boulevard	Downtown Transition	R-3.5	R-2.5
374-151-001	1820 Pacheco Boulevard	Downtown Transition	R-3.5	R-2.5
374-151-002	1830 Pacheco Boulevard	Downtown Transition	R-3.5	R-2.5
374-151-003	1331 Ulfinian Way	Downtown Transition	R-3.5	R-2.5
374-155-001	1350 Ulfinian Way	Downtown Transition	R-3.5	R-2.5
374-061-009	1130 Mellus Street	Downtown Transition	C	R-2.5
374-061-010	1150 Mellus Street	Downtown Transition	C	R-2.5
374-061-012	1111 Pine Street	Downtown Transition	C	R-2.5 / C
373-213-005	0 Castro Street	Downtown Core	PA	CC
373-213-006	525 Green Street	Downtown Core	PA	CC
373-234-002	414 Marina Vista Avenue	Downtown Core	R-1.5	CC
373-234-003	502 Alhambra Avenue	Downtown Core	R-1.5	CC
373-234-004	510 Alhambra Avenue	Downtown Core	R-1.5	CC
373-234-005	516 Alhambra Avenue	Downtown Core	R-1.5	CC
373-234-006	427 Escobar Street	Downtown Core	R-1.5	CC
373-234-007	415 Escobar Street	Downtown Core	R-1.5	CC
373-234-009	509 Berrellesa Street	Downtown Core	R-1.5	CC
373-234-010	401 Escobar Street	Downtown Core	R-1.5	CC

SECTION II. SEVERABILITY.

If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Martinez hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases hereof be declared invalid or unenforceable.

SECTION III: PUBLICATION AND EFFECTIVE DATE.

This ordinance shall become effective 30 days after the date of adoption.

At least five days prior to its final adoption, a certified copy of the full text of this ordinance shall be posted in the office of the City Clerk.

Within fifteen days after adoption, the City Clerk shall publish a summary of this ordinance with the names of those City Council members voting for or against the ordinance in a newspaper of general circulation published and circulated in the City of Martinez.

The City Clerk shall post in the office of the City Clerk a certified copy of the full text of the adopted ordinance.

APPROVED

_____
BRIANNE ZORN
MAYOR

ATTEST

_____
KAT GALILEO
ASSISTANT CITY CLERK

* * * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of an Ordinance that was duly introduced at a Regular Meeting of the City Council of the City of Martinez, held on the 6th day of December, 2023, and adopted at a regular meeting of the City Council of the City of Martinez, held on the 20th day of December, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
RICHARD G. HERNANDEZ
CITY CLERK

Approved as to form:

_____
TERRI HIGHSMITH
CITY ATTORNEY

EXHIBIT A

CURRENT ZONING DESIGNATIONS

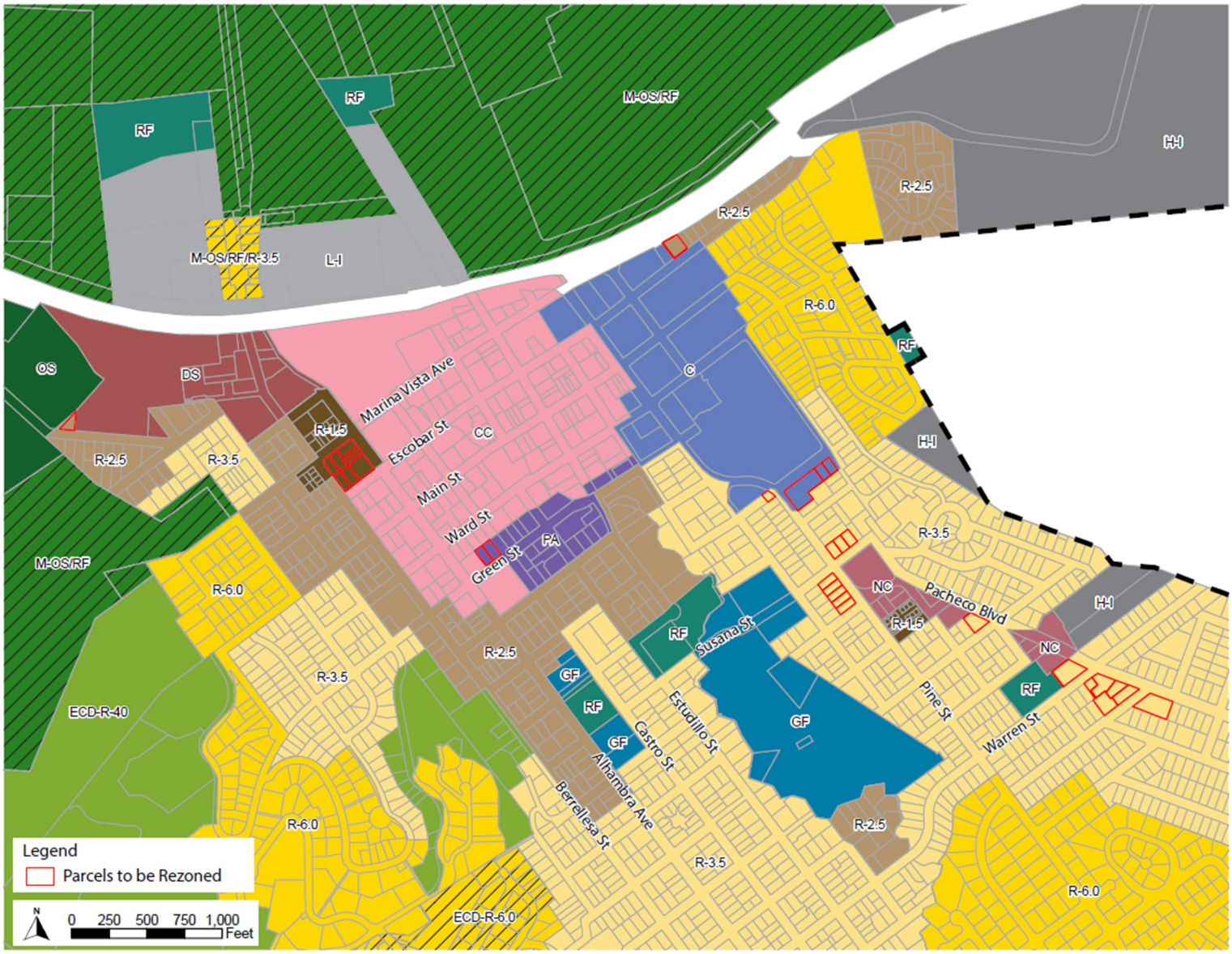
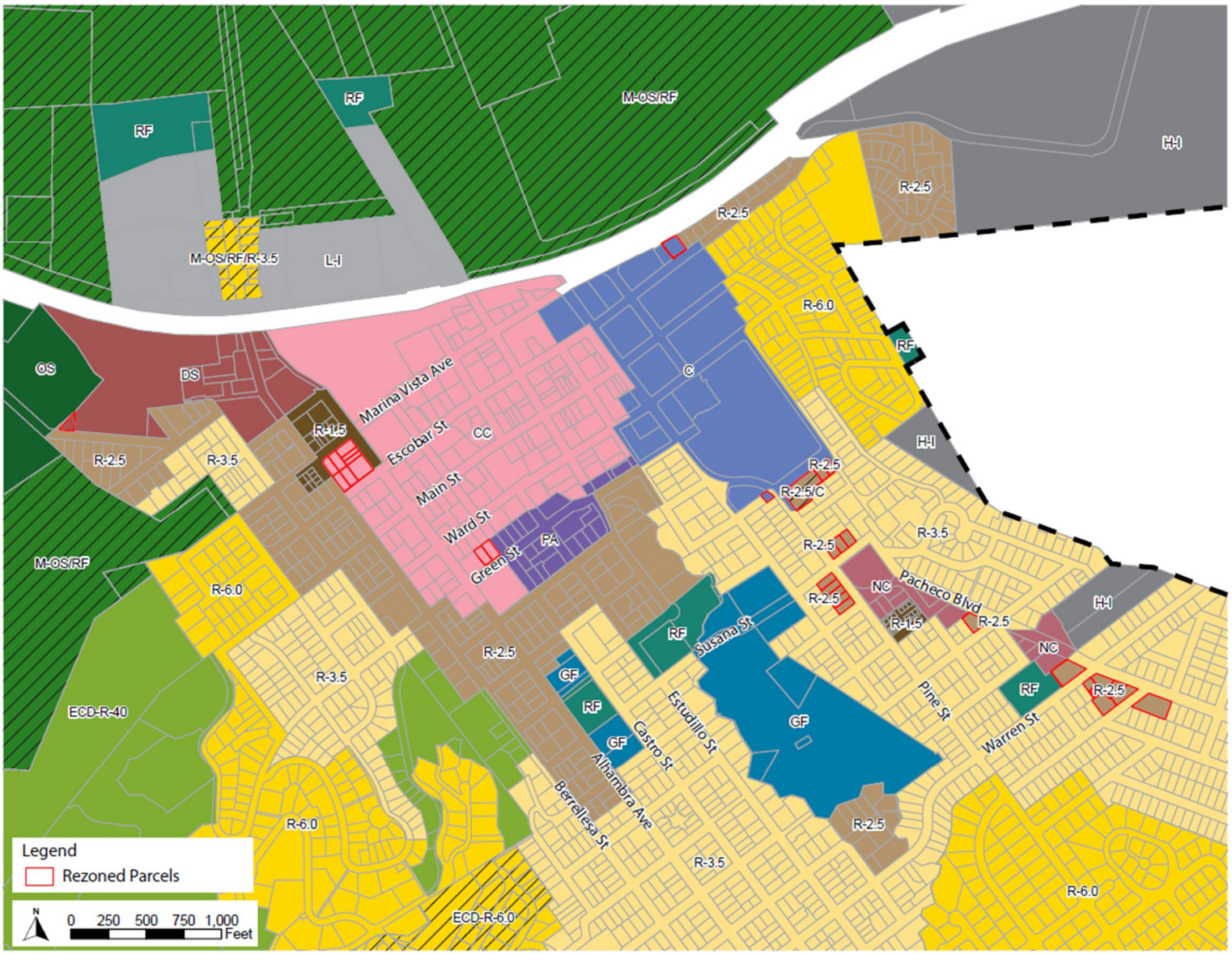


EXHIBIT B

ZONING MAP AMENDMENTS



RESOLUTION NO. ___-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARTINEZ APPROVING AN ADDENDUM TO THE GENERAL PLAN 2035 ENVIRONMENTAL IMPACT REPORT ("EIR") PREPARED PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") CONCLUDING THE ADOPTION OF THE 2023 – 2031 HOUSING ELEMENT AND APPROVAL OF PROPOSED ZONING TEXT AND ZONING MAP AMENDMENTS TO IMPLEMENT THE HOUSING ELEMENT WOULD NOT RESULT IN ANY NEW SIGNIFICANT ENVIRONMENTAL IMPACTS BEYOND THOSE IDENTIFIED IN THE GENERAL PLAN 2035 EIR AND NO OTHER CEQA STANDARDS FOR SUPPLEMENTAL REVIEW ARE MET

WHEREAS, the City of Martinez, California (the "City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, the State of California requires that cities adopt a General Plan to guide their long-term physical growth and development and General Plans contain the goals and policies upon which city councils and planning commissions base their land use decisions; and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, the City prepared a Programmatic Environmental Impact Report ("EIR") that analyzed all potential adverse environmental impacts that could potentially result from the adoption and implementation of General Plan 2035; and

WHEREAS, the General Plan 2035 EIR concluded that the proposed Project would result in significant and unavoidable impacts relating to Agricultural Resources, Cumulative Agricultural Resources, Cumulative Air Quality, Greenhouse Gases, Climate Change and Energy, and Cumulative Greenhouse Gases, Climate Change and Energy, Transportation and Circulation, Cumulative Transportation and Circulation, and Irreversible Effects; and

WHEREAS, the City prepared a Final EIR, dated October 2022, incorporating the Draft EIR, containing a response to comments section providing written responses to all comments received during the public review period for the Draft EIR, and minor revisions in the form of an Errata; such responses and edits provide the City's good faith, reasoned analysis of the environmental issues raised by the comments; and

WHEREAS, the "General Plan 2035 EIR" consists of the Revised Final EIR, the Draft EIR and its appendices, (as modified by the Revised Final EIR); and

WHEREAS, on November 2, 2022 the City Council held a duly-noticed public hearing and found it had been presented with the General Plan 2035 EIR, which it reviewed and considered, and further found that the EIR is an accurate and objective statement of the General Plan 2035 Project and that was completed in full compliance with CEQA and the State CEQA Guidelines. The City Council found that the EIR reflected the independent judgment and analysis of the City. The City Council declared that no evidence of new significant impacts or any new information of "substantial importance" as defined by State CEQA Guidelines section 15088.5, had been received by the City after circulation of the Draft EIR that would require recirculation of the EIR; and

WHEREAS, on November 2, 2022, the City Council adopted the CEQA Findings of Fact and Statement of Overriding Considerations, which were prepared in accordance with State CEQA Guidelines section 15091 and which where incorporated by reference; and

WHEREAS, on November 2, 2022, the City Council certified the EIR based on the entirety of the record of proceedings though adoption of City Council Resolution No. 169-22; and

WHEREAS, the Housing Element is one of seven mandated elements of the General Plan and must address the existing and projected housing needs for all economic segments of the community; and

WHEREAS, State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development ("HCD") every eight years; and

WHEREAS, the City prepared the Draft 2023 – 2031 Housing Element in accordance with State law; and

WHEREAS, on June 7, 2023, the City Council held a public hearing and reviewed the Draft 2023 – 2031 Housing Element and adopted Resolution 075-23 directing staff to submit the Draft 2023 – 2031 Housing Element to the HCD for a mandatory 90-day review period; and

WHEREAS, on September 6, 2023, the HCD provided comments and recommendations for revisions to the City's Draft 2023 – 2031 Housing Element; and

WHEREAS, the City revised the 2023 – 2031 Housing Element in response to HCD's comments and that substantially complies with all statutory requirements; and

WHEREAS, the 2023 – 2031 Housing Element includes policies and programs to implement the goals outlined in the element, and has been revised to respond to the HCD and other comments; and

WHEREAS, the 2023-2031 Housing Element contains *Program 11 – Zoning Ordinance Amendments* and *Program 13 – Adequate Sites for Lower Income Households* that directs, among other things, Zoning Text Amendments adding several new overlay zoning districts to support the development of affordable housing and accommodate the Regional Housing Needs Allocation ("RHNA"); and

WHEREAS, the City proposes Zoning Text and Zoning Map Amendments to the Martinez Municipal Code ("MMC") Title 22 (Zoning), that will implement goals, policies, and programs of the Draft 2023 – 2031 Housing Element; and

WHEREAS, the City proposes to Zoning Text Amendments to the MMC Title 22 (Zoning), to (1) amend MMC Chapter 22.04 (Definitions), (2) add Chapter 22.30 (Alhambra Avenue Overlay District (AAO)), and (3) add Chapter 22.31 (Community Services Overlay District (CSO)); and

WHEREAS, the City further proposes Zoning Map Amendments to (1) rezone parcels along the southern portion of the Alhambra Avenue corridor, between Soto Street and Highway 4, to include the Alhambra Avenue Overlay District; and (2) permit application of a Community

Services Overlay District to all parcels city-wide when owned by existing legal religious institutions and community-oriented non-profit organizations; and

WHEREAS, the adoption of the revised 2023 – 2031 Housing Element and associated Zoning Text and Zoning Map Amendments to the MMC Title 22 (Zoning) are actions that are subject to CEQA (Public Resources Code 21000-21189) and the State CEQA guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, sections 15000-15387); and

WHEREAS, pursuant to section 21067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines, the City is the lead agency for the proposed 2023 – 2031 Housing Element Update and the associated Zoning Text and Zoning Map Amendments to the MMC Title 22 (Zoning); and

WHEREAS, under provisions of CEQA the potential impacts from future redevelopment of the parcels to be rezoned were previously analyzed in the programmatic EIR prepared for the General Plan 2035 and certified by the City Council on November 2, 2022; and

WHEREAS, the City prepared an Initial Study checklist pursuant to Public Resources Code Section 21166, and CEQA Guidelines Sections 15162 and 15164, subdivision (a), to evaluate whether the proposed project would result in any new impacts that would be more severe that were evaluated and disclosed in the General Plan 2035 EIR; and

WHEREAS, CEQA Guidelines Section 15164, subdivision (a) provides that the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR or Mitigated Negative Declaration ("MND") if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or MND have occurred (CEQA Guidelines Section 15164, subdivision (a)); and

WHEREAS, pursuant to the requirements of CEQA, the City prepared an Addendum to the General Plan 2035 EIR for the project ("the Addendum"); and

WHEREAS, the Addendum reflected the City's independent judgement and analysis of the potential environmental impacts, and concluded the project would not result in any new significant impacts or substantially increase the severity of any significant impacts identified in the General Plan 2035 EIR, and no other CEQA standards for supplemental review are met; and

WHEREAS, the Addendum, checklist, and supplemental reports constitute substantial evidence supporting the conclusion that preparation of a subsequent EIR or MND is not required; and

WHEREAS, on November 14, 2023 the Planning Commission of the City of Martinez held a duly noticed public hearing and considered all oral and written comments received at or prior to the public hearings on the matter of the 2023 – 2031 Housing Element and adopted Resolution No. 23-17 recommending City Council: 1) adopt the Revised 2023 – 2031 Housing Element and direct staff to submit it to the California Department of Housing and Community Development ("HCD") for certification; 2) adopt a Resolution approving minor amendments to the General Plan 2035, including amending the General Plan land use

designation for four parcels on Fig Tree Lane from Residential Low to Residential Medium; 3) adopt Ordinances approving a Zoning Text and Zoning Map Amendment establishing the Community Services Overlay and the Alhambra Avenue Overlay District; 4) adopt an Ordinance approving a Zoning Map Amendment amending the zoning district for 32 parcels in the downtown for consistency with the General Plan 2035; and 5) approve an Addendum to the General Plan 2035 EIR; and

WHEREAS, on December 6, 2023 the City Council held a duly noticed public hearing to consider the adoption of the 2023 – 2031 Housing Element, minor amedments to the General Plan, Zoning Text Amendments and Zoning Map Amendments, and the Addendum to the General Plan 2035 EIR, at which time all interested parties had the opportunity to be heard; and

WHEREAS, proper notice of said hearing was given in all respects as required by law; and

WHEREAS, the City Council did hear and consider all said reports, recommendations and testimony herein above set forth and used its independent judgement to evaluate the proposed actions.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARTINEZ:

SECTION 1. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. The City Council finds that it has been presented with the General Plan 2035 EIR and the Addenum to the General Plan 2035 EIR for the project, which it has reviewed and considered, which concluded that the project would not result in any new significant impacts or substantially increase the severity of any significant impacts indentified in the General Plan 2035 EIR, and no other CEQA standards for supplementary review are met. The City Council further finds that the EIR and Addendum together is an accurate and objective statement of the impacts of the project that has been completed in full compliance with CEQA and the State CEQA Guidelines. The City Council further finds that the EIR and Addendum reflects the independent judgement and analysis of the City.

SECTION 3. The City Council hereby approves the Addendum to the General Plan 2035 EIR.

SECTION 4. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at City Hall, 525 Henrietta Street, Martinez, California, 94553. The custodian for these records is the City Clerk. This information is provided pursuant to Public Resources Code Section 21081.6.

SECTION 5. City staff shall cause a Notice of Determination to be filed and posted with the County Clerk and the State Clearinghouse within five working days of the adoption of this Resolution.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a Regular Meeting of said Council held on the 6th day of December, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
RICHARD G. HERNANDEZ, CITY CLERK
CITY OF MARTINEZ

ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT

FOR THE

MARTINEZ GENERAL PLAN UPDATE

(SCH: 2015052064)

NOVEMBER 2023

Prepared for:

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

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm

ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT

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MARTINEZ GENERAL PLAN UPDATE

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NOVEMBER 2023

Prepared for:

City of Martinez
Community and Economic Development Department
525 Henrietta Street
Martinez, CA 94533
925-372-3500

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1.0 INTRODUCTION

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

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

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

Available online:
https://www.cityofmartinez.org/departments/planning/2035-general-plan?locale=en
or
By appointment at:
525 Henrietta Street
Martinez, CA 94553
To schedule appointment: call (925) 372-3515 or email dutyplanner@cityofmartinez.org

1.1 BACKGROUND AND PURPOSE OF THE EIR ADDENDUM

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

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

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

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

1.2 BASIS FOR DECISION TO PREPARE AN ADDENDUM

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

> *(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
>
> > *(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
> >
> > *(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
> >
> > *(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
> >
> > > *(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
> > >
> > > *(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
> > >
> > > *(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects*

> *of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
>
> *(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*
>
> *(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.*

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

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

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

2.0 PROJECT DESCRIPTION

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

2.1 PROJECT LOCATION AND ENVIRONMENTAL SETTING

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

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

2.2 MODIFIED PROJECT PURPOSE AND GOALS

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

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

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

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

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

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

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

2.3 PROJECT CHARACTERISTICS AND DESCRIPTION

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

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

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

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

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

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

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

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

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

TABLE 1: MODIFIED PROJECT CHANGE TO ORIGINAL PROJECT

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

3.0 ENVIRONMENTAL ANALYSIS

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

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

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

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

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

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

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

AESTHETICS

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

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

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

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

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

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

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

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

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

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

AGRICULTURAL AND FORESTRY RESOURCES

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

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

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

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

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

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

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

AIR QUALITY

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

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

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

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

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

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

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

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

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

BIOLOGICAL RESOURCES

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

Impact 4.4-1 General Plan implementation could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service (Less than Significant)

Impact 4.4-2 General Plan implementation could have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service (Less than Significant)

Impact 4.4-3 General Plan implementation could have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means (Less than Significant)

Impact 4.4-4 General Plan implementation would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites (Less than Significant)

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

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

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

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

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

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

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

CULTURAL AND TRIBAL CULTURAL RESOURCES

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

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

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

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

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

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

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

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

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

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

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

GEOLOGY, SOILS, AND MINERAL RESOURCES

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

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

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

Impact 4.6-3 General Plan implementation has the potential to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse (Less than Significant)

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

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

Impact 4.6-6 General Plan implementation would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state and would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan (Less than Significant)

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

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

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

GREENHOUSE GASES, CLIMATE CHANGE, AND ENERGY

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

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

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

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

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

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

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

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

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

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

HAZARDS AND HAZARDOUS MATERIALS

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

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

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

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

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

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

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

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

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

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

HYDROLOGY AND WATER QUALITY

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

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

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

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

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

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

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

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

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

LAND USE AND PLANNING

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

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

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

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

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

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

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

NOISE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

POPULATION AND HOUSING

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

Impact 4.12-1 General Plan implementation has the potential to induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) (Less than Significant)

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

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

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

PUBLIC SERVICES AND RECREATION

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

Impact 4.13-1 General Plan implementation could result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services including Fire protection (Less than Significant)

Impact 4.13-2 General Plan implementation could result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services including Police protection (Less than Significant)

Impact 4.13-3 General Plan implementation could result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services including Schools (Less than Significant)

Impact 4.13-4 General Plan implementation could result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services including Other public facilities (Less than Significant)

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

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

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

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

TRANSPORTATION AND TRAFFIC

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

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

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

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

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

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

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

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

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

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

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

UTILITIES AND SERVICE SYSTEMS

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

Impact 4.15-1 General Plan implementation could result in insufficient water supplies available to serve the City and reasonably foreseeable future development during normal, dry and multiple dry years (Less than Significant)

Impact 4.15-2 General Plan implementation would not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects (Less than Significant)

Impact 4.15-3 General Plan implementation would not have the potential to result in a determination by the wastewater treatment provider which serves or may serve the Project that it does not have adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments (Less than Significant)

Impact 4.15-4 General Plan implementation may require or result in the relocation or construction of new or expanded wastewater facilities, the construction or relocation of which could cause significant environmental effects (Less than Significant)

Impact 4.15-5 Implementation of the General Plan may result in new or expanded stormwater drainage facilities the construction of which could cause significant environmental effects (Less than Significant)

Impact 4.15-6 General Plan implementation would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, would not generate solid waste in excess of State or local standards or otherwise impair the attainment of solid waste reduction goals, and would not exceed of the capacity of local infrastructure (Less than Significant)

Impact 4.15-7 Implementation of the General Plan may result in new or expanded electrical, natural gas, and telecommunication services facilities, the construction of which could cause significant environmental effects (Less than Significant)

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

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

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

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

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

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

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

As discussed under Impact 4.15-6 and 4.15.6 Cumulative Impact (see General Plan Draft EIR, pp. 4.15-39 through 4.15-41 and 4.15-44 through 4.15-47), there would be adequate solid waste capacity to serve the Original Project, as the Original Project would result in approximately 15.45 tons per day, which is within the daily permitted capacity of the Keller Canyon landfill. The Keller Canyon landfill currently handles approximately 2,500 tons of waste per day, although the permit allows up to 3,500 tons of waste per day to be managed at the facility. The Modified Project would result in an increase in demand for solid waste treatment of approximately 11.50 tons per year (1,591 multifamily units x 2.41 persons per unit x 6.0 pounds per day/2000 pounds per ton) which is within the Kellery Landfill capacity. As with the Original Project, solid waste disposal capacity is anticipated and the Modified Project does not include any components that would conflict with federal, state, and local management and reduction statutes and regulations related to solid waste or otherwise impair the attainment of solid waste reduction goals. With adherence to the City and service provider requirements related to solid waste, and implementation of General Plan 2035 measures that address solid waste, including measures that reduce waste, improve recycling rates, and divert organic waste, the Modified Project would result in similar impacts to the Original Project.

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

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

WILDFIRE

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

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

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

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

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

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

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

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

4.0 CHANGES IN CIRCUMSTANCES/NEW INFORMATION

In addition to the effects of the Project changes discussed in Section 3.0 and Table 4 of this Addendum, Section 15162 of the CEQA Guidelines states that a subsequent EIR would be required if substantial changes occur with respect to the circumstances under which the project is undertaken which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

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

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

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

APPENDIX A – SITES IDENTIFIED FOR REZONING

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

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

APPENDIX A – SITES IDENTIFIED FOR REZONING

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

APPENDIX A – SITES IDENTIFIED FOR REZONING

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

APPENDIX A – SITES IDENTIFIED FOR REZONING

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

APPENDIX A – SITES IDENTIFIED FOR REZONING

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

APPENDIX A – SITES IDENTIFIED FOR REZONING

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

Appendix B
VMT Analysis

MARTINEZ GENERAL PLAN AND HOUSING ELEMENT
Vehicle Miles Traveled (VMT) Summary

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

Source: Kittelson & Associates, Inc., 2023

Appendix C
Roadway Segment Volumes

MARTINEZ GENERAL PLAN
Daily Traffic Volumes for Noise Analysis

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

Source: Kittelson & Associates, Inc., 2023

City of Martinez
Planning Commission
Laurel Knoll Subdivision – Entry Gate
Change in Conditions

November 14, 2023

Recommendation

Conduct a public hearing and adopt Resolution No. 23-11, approving a Change of Conditions to modify Condition of Approval #8 to eliminate the requirement for a vehicular entry gate for the Laurel Knoll subdivision, located at 370 Muir Station Road, APN 162-570-056 (“the subject site”), subject to modified conditions of approval.

Laurel Knoll Subdivision – Change in Conditions

Background

- July 24, 2013: Planned Development and Subdivision proposing 76 townhomes approved by City Council.
- July 28, 2015: Design Review approved by Planning Commission.

- July 25, 2023: Planning Commission considered this application, but continued the item.
- September 12, 2023: Planning Commission continued the application, without discussion.
- October 10, 2023, the Planning Commission continued the application, without discussion.

Laurel Knoll Subdivision – Change in Conditions

Background

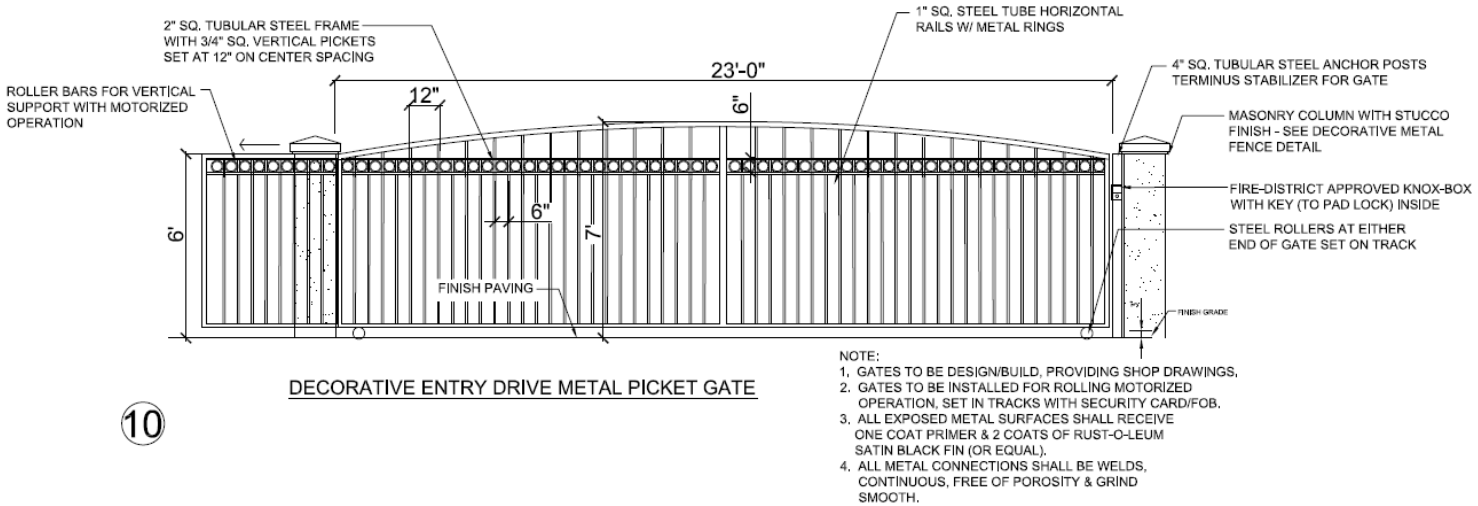
- Construction near completion.
- Condition of Approval #8 states:

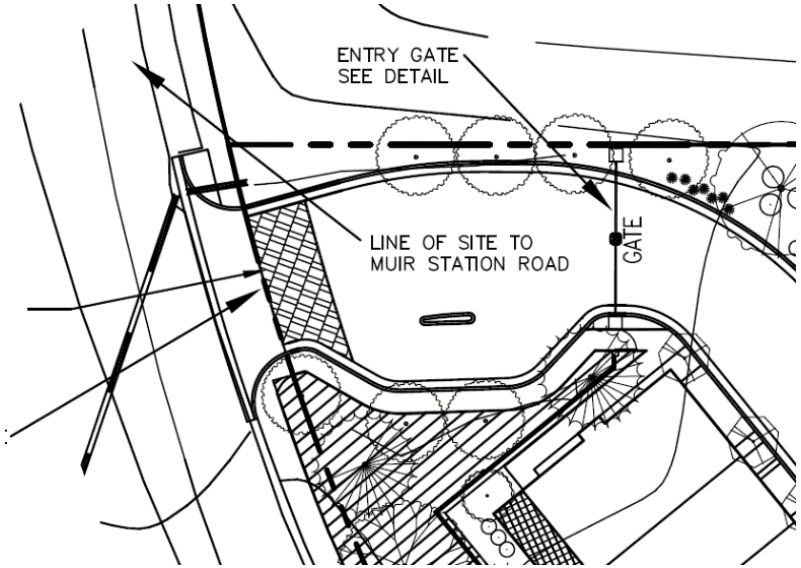
  "Front entry gate shall be designed as shown on page 64 [of the project plans]. Gate materials and colors shall match those shown on page 65 [of the project plans]."
- Request to modify the Condition of Approval #8 to eliminate the requirement for a vehicular entry gate and instead install a License Plate Reader security system.

Laurel Knoll Subdivision – Change in Conditions

Background

- Entry gate's location was approved to be approximately 75 feet south of the Muir Station Road.
- The entry roadway was also designed to provide additional width for a turn out area along the west side of the driveway to accommodate a keypad area for visitors.

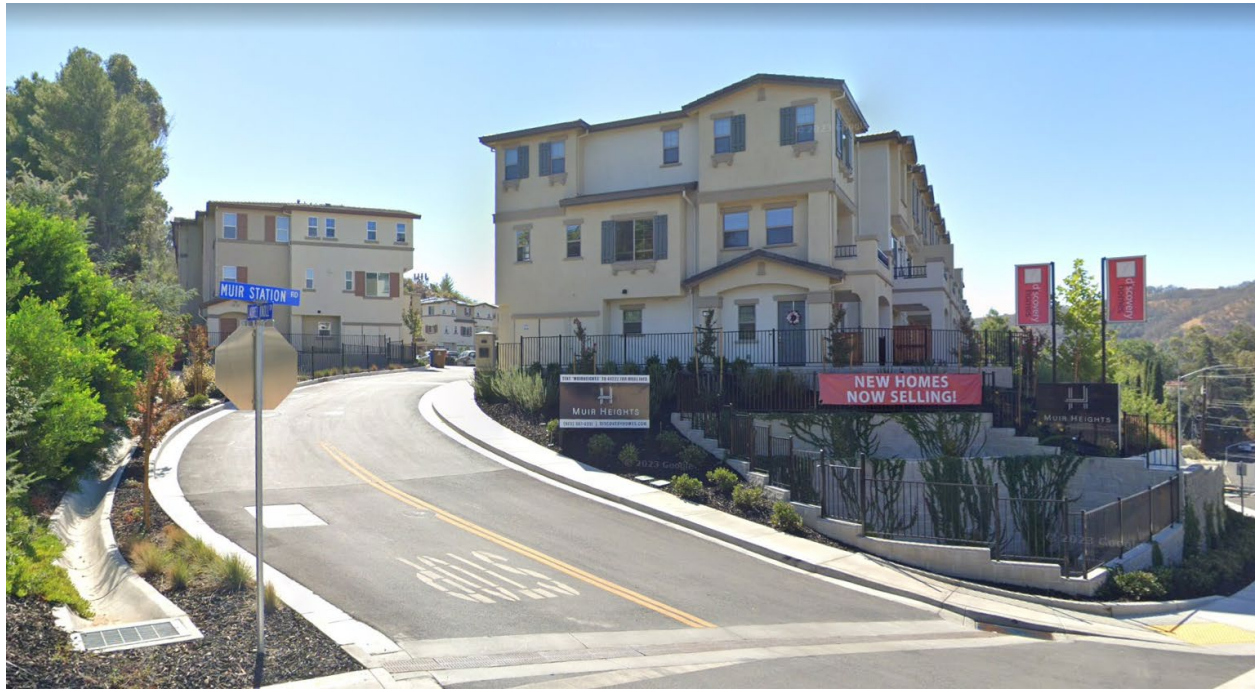




Laurel Knoll Subdivision – Change in Conditions

Discussion

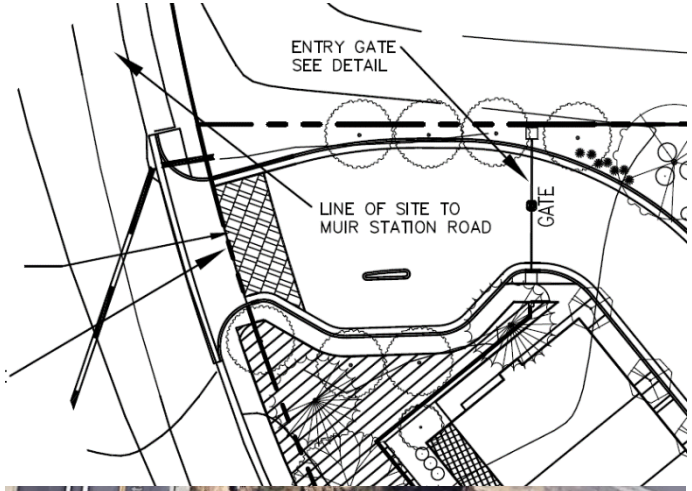
- New Project Engineer expressed concerns about the slope and safety issues.
- Concerns related to the safety of vehicles queueing on the sloped entryway that could potentially spill over onto Muir Station Road.
- Relocating the gate would be difficult.

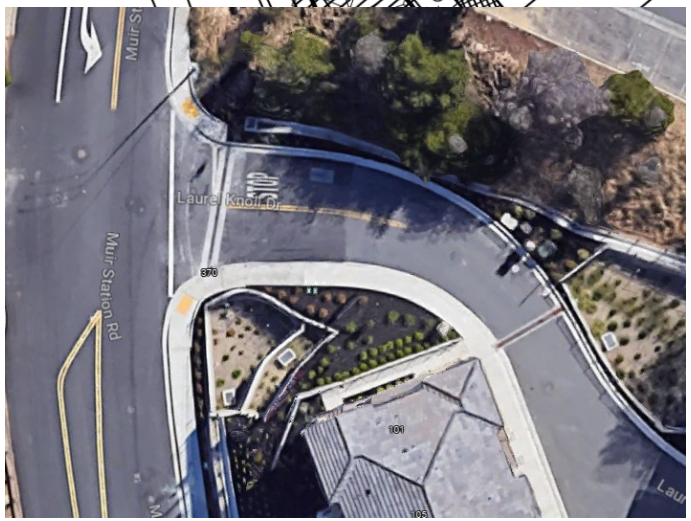


Laurel Knoll Subdivision – Change in Conditions

Discussion

- Removing the gate will also
  - Increase ease of access for emergency vehicles
  - Eliminates scenarios where the gate may break or loses power
  - Reduces upkeep cost to the Homeowner's Association
  - Increases connectivity with surrounding neighborhoods
- The Applicant is also requesting a deviation to the roadway design to permit the as-built conditions without the additional improvements that would otherwise be required if the entry gate was to be installed.





Laurel Knoll Subdivision – Change in Conditions

Discussion

- Presented to HOA on November 7, 2023.
- Applicant and HOA proposing to utilize a License Plate Reader system in lieu of a front entry gate.
- Chief of Police supports concept.
- Recommend including additional Conditions:
  - Approval by Planning and Police
  - Clear responsibility for installation, maintenance, and upkeep
  - Installation of signage

Laurel Knoll Subdivision – Change in Conditions

Findings

- Since the proposed project would amend the previous design review decision, the project is subject to the design review criteria by the Planning Commission pursuant to MMC Section 22.34.045.

Laurel Knoll Subdivision – Change in Conditions

Public Outreach

- To date, Staff have received six comments on the gate.
- Concerns related to safety and package theft.

Laurel Knoll Subdivision – Change in Conditions

Recommendation

Conduct a public hearing and adopt Resolution No. 23-10, approving a change in Conditions of Approval to modify Condition of Approval #8 to eliminate the requirement for a vehicular entry gate for the Laurel Knoll subdivision, located at 370 Muir Station Road.

Laurel Knoll Subdivision – Change in Conditions

Questions?

City of Martinez
Planning Commission Meeting
2023 - 2031 Housing Element & General Plan Amendments, and Zoning Text and Map Amendments

November 14, 2023

Background

- In 1969, a Housing Element became required by State law, which compels all local governments to do their “fair share” of planning for adequate housing
- The Housing Element is a required section of the City’s General Plan and analyzes housing needs of the community and constraints to housing development
- It lays out the City’s housing policies and identifies goals and programs that guide housing related actions

Background - RHNA

The Association of Bay Area Governments (ABAG) allocates the Regional Housing Needs Allocation (RHNA) to local governments based on methodology, which considers:

- **Access to opportunity** (high resource areas receive more units)
- **Proximity to jobs** (by auto or transit – areas closer to job centers receive more units)
- **Social equity** (areas identified as exhibiting above-average racial and economic exclusion receive an allocation of lower-income units that is at least proportional to its share of households)

Income Level	ABAG RHNA	Martinez RHNA	County Income Range (3-person household)
Very Low-Income (0-50% AMI)	114,442	350	$0 - $64,300
Low-Income (50-80% AMI)	65,892	201	$64,301 - $98,650
Moderate-Income (80-120% AMI)	72,712	221	$98,651 - $154,200
Above Moderate-Income (>120% AMI)	188,130	573	$154,200 +
Total	**441,176**	**1,345**	

Community Engagement

- Joint City Council/Planning Commission Meetings (3)
- Housing Workshop
- Housing Needs and Priorities Survey
- Stakeholder Focus Group Meetings (2)
- Stakeholder Survey
- Public Draft Housing Element 30-day review period
- Informational Meetings for Proposed Overlay Districts (2)

Community Engagement

Initiate	Analyze	Draft	Adopt
• Evaluate Current Element • Develop Background Data • Initiate Public Engagement • Web Page Launch • Community Workshop • Online Community Survey	• Adequate Sites Analysis • Assess Housing Needs and Opportunities • Affirmatively Furthering Fair Housing Analysis	• Public Review Draft Housing Element (30 days) • Public Meetings • Revise Housing Element to address public input	• HCD Review of Draft Housing Element (90 days) • Revise to Address HCD Feedback • Planning Commission & City Council Hearings • Adopt Substantially Compliant Housing Element
Summer-Fall 2022	Fall-Winter 2022/23	Spring 2023	Summer-Fall 2023

2023 - 2031 Housing Element

Discussion: Housing Element Contents

Housing Plan

- Introduction
- Goals and Policies
- Programs

Background Report

- Introduction
- Housing Needs Assessment
- Housing Constraints
- Housing Inventory
- Affirmatively Furthering Fair Housing
- Evaluation of the 2015-2023 Housing Element
- Other Requirements

Appendices

Discussion: Housing Element Contents

Background Report

1. Introduction
2. Housing Needs Assessment
3. Constraints
4. Inventory of Residential Sites
5. Affirmatively Furthering Fair Housing
6. Review of Past Performance
7. Other Requirements

Discussion: Housing Plan

- The Goals and Policies specify the City's plans for meeting the existing and projected comprehensive housing needs of Martinez
- The Programs specify the actions the City will take to ensure housing needs are met

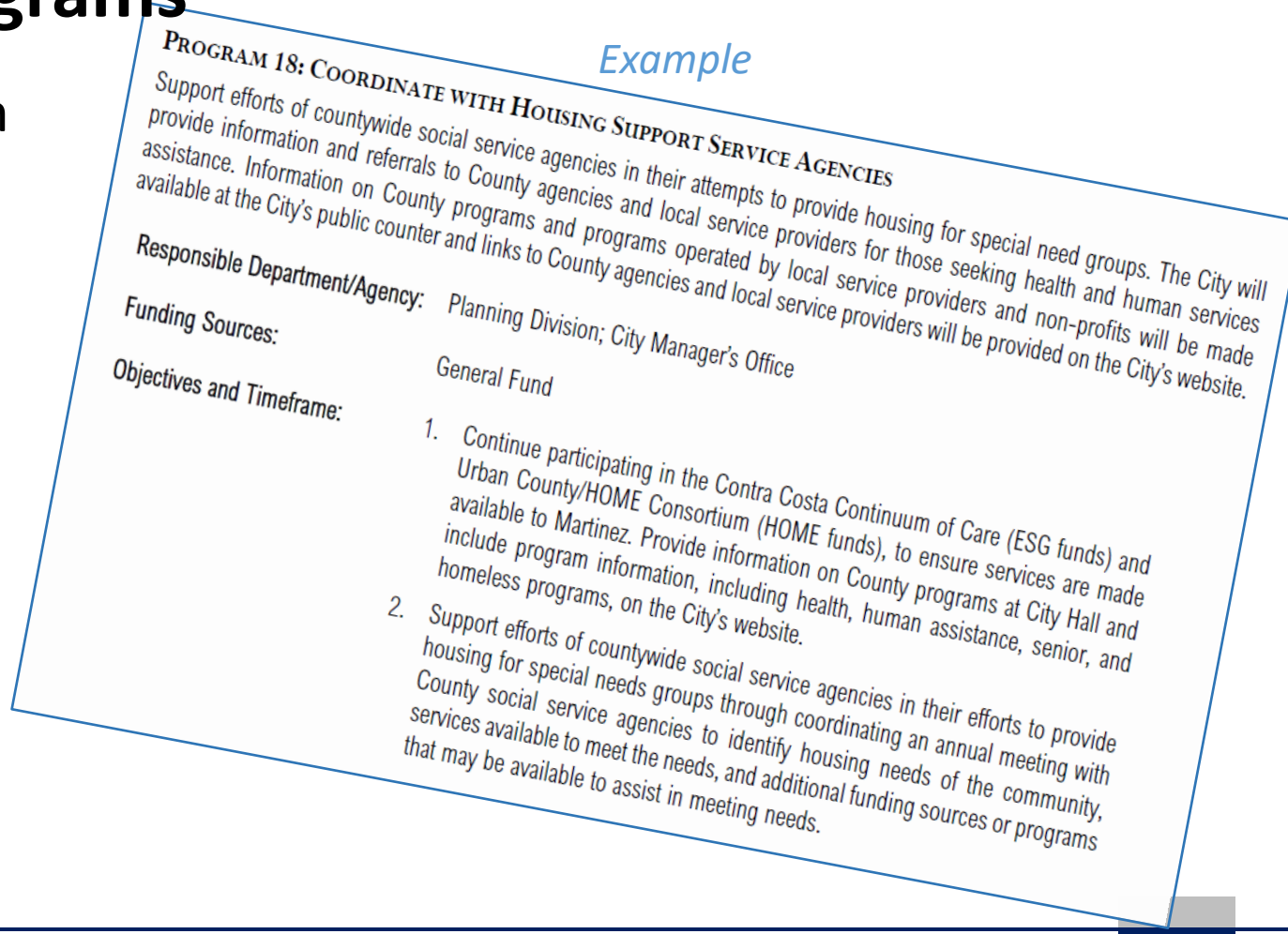
Discussion: Housing Plan Goals

- Diversifying Housing. Providing a variety of housing types affordable to all income levels, allowing those who work in Martinez to also live here.
- Improving Housing Affordability. Encouraging a range of affordable housing options for both renters and homeowners.
- Preserving Housing Assets. Maintaining the condition and affordability of existing housing and ensuring development is consistent with the surrounding neighborhood context.
- Removing Governmental Constraints. Minimizing governmental constraints under the City's control while facilitating the provision of housing and encouraging innovation in design, ownership, and living arrangements.
- Advancing Equal Housing Opportunities. Ensuring residents, including special needs populations, can reside in the housing of their choice.
- Ensuring Sustainability. Ensuring Martinez grows in a responsible manner.

Discussion: Housing Plan Programs

- There are 31 programs in the Housing Plan
- Each program includes the following:
  - Title
  - Description
  - Responsible Department/ Agency
  - Funding Sources
  - Program Objectives/ Timeframe

Example



PROGRAM 18: COORDINATE WITH HOUSING SUPPORT SERVICE AGENCIES

Support efforts of countywide social service agencies in their attempts to provide housing for special need groups. The City will provide information and referrals to County agencies and local service providers for those seeking health and human services assistance. Information on County programs and programs operated by local service providers and non-profits will be made available at the City's public counter and links to County agencies and local service providers will be provided on the City's website.

Responsible Department/Agency: Planning Division; City Manager's Office

Funding Sources: General Fund

Objectives and Timeframe:

1. Continue participating in the Contra Costa Continuum of Care (ESG funds) and Urban County/HOME Consortium (HOME funds), to ensure services are made available to Martinez. Provide information on County programs at City Hall and include program information, including health, human assistance, senior, and homeless programs, on the City's website.
2. Support efforts of countywide social service agencies in their efforts to provide housing for special needs groups through coordinating an annual meeting with County social service agencies to identify housing needs of the community, services available to meet the needs, and additional funding sources or programs that may be available to assist in meeting needs.

Discussion: Housing Plan Programs

1. Partnerships for Affordable Housing
2. Affordable Housing Funding Sources

3A. Public Property Conversion to Housing

3B. City-Leased Property: Relocate City Corporation Yard

4. Accessory Dwelling Units and Junior Accessory Dwelling Units

4A. Large Unit Development

5. Provide Information on Housing Programs
6. Housing Choice Voucher Rental Assistance
7. Housing Element Outreach, Annual Reporting, and Monitoring
8. Preservation of Existing Affordable Housing
9. Housing Rehabilitation and Code Enforcement
10. Monitor Changes in Federal and State Housing, Planning, and Zoning Laws

Discussion: Housing Plan Programs

11. Zoning Ordinance Amendments
12. Downtown Specific Plan Implementation
13. Adequate Sites for Lower-Income Households
14. Governmental Transparency
15. Access to Opportunities, Density Bonuses, and Incentives
16. Affirmatively Further Fair Housing
17. Coordinate with State, Regional, and Contra Costa County Agencies on Housing, Transportation, and Climate Change
18. Coordinate with Housing Support Service Agencies
19. Fair Housing Services
20. Affordable Housing Resources for Renters and Owners

Discussion: Housing Plan Programs

21. Monitor Residential Capacity (No Net Loss)
22. Replacement Housing
23. Universal Design and Accessibility
24. Reasonable Accommodation Procedures
25. Homeless Continuum of Care
26. Ongoing Community Education and Outreach
27. Green Building Program
28. Energy Conservation Initiatives
29. Planning for Water Resources

2023 - 2031 Housing Element

Discussion: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs (see Background Report Table 59)

	Very Low	Low	Moderate	Above Moderate	Total
2023 – 2031 RHNA	350	201	221	573	1,345
Vacant Sites	0	0	27	146	173
Underutilized Sites	87	67	27	104	285
Pending Projects	9	0	0	0	9
Approved/ Permitted Projects	10	0	69	215	294
ADU Capacity	24	20	25	5	74
Total Existing Capacity	**130**	**87**	**148**	**470**	**835**
Remaining Need	220	114	73	103	510

Discussion: Opportunity Sites to Accommodate the RHNA (see Background Report Table 60)

	Very Low	Low	Moderate	Above Moderate	Total
Alhambra Avenue Overlay	64	48	19	27	158
Affordable Housing Overlay	35	26	8	11	80
Community Service Overlay	162	115	13	19	309
Mixed-Use/Housing Overlay	139	105	38	53	335
R-2.5	0	0	0	4	4
CC	0	0	3	4	7
DS	80	62	32	40	214
DT	0	0	5	0	5
Subtotal Opportunity Sites	**475**	**352**	**116**	**157**	**1,100**

Discussion: Total Capacity - Inventory Sites plus Opportunity Sites (see Background Report Table 61)

	Very Low	Low	Moderate	Above Moderate	Total
Inventory of Residential Sites	130	87	148	470	835
Opportunity Sites	475	352	116	157	1,100
Total Capacity	**605**	**439**	**264**	**627**	**1,935**
2023 – 2031 RHNA	350	201	221	573	1,345
Excess Capacity	255	238	43	54	590

Revised Housing Element

- Revise Program 11.G to reference new requirements for emergency shelters including AB 2339 (2022) and AB 139 (2019)
- Add Program 11.J to update the Zoning Ordinance as necessary to reflect the current requirements of State law for manufactured housing
- Amend Program 11.P to reduce parking requirements for multifamily housing to:
  - Require one space per unit for the first bedroom and one-half space for each additional bedroom.
  - Eliminate guest parking requirements for projects with at least 15 percent affordable units
  - Allow covered or uncovered parking

Revised Housing Element

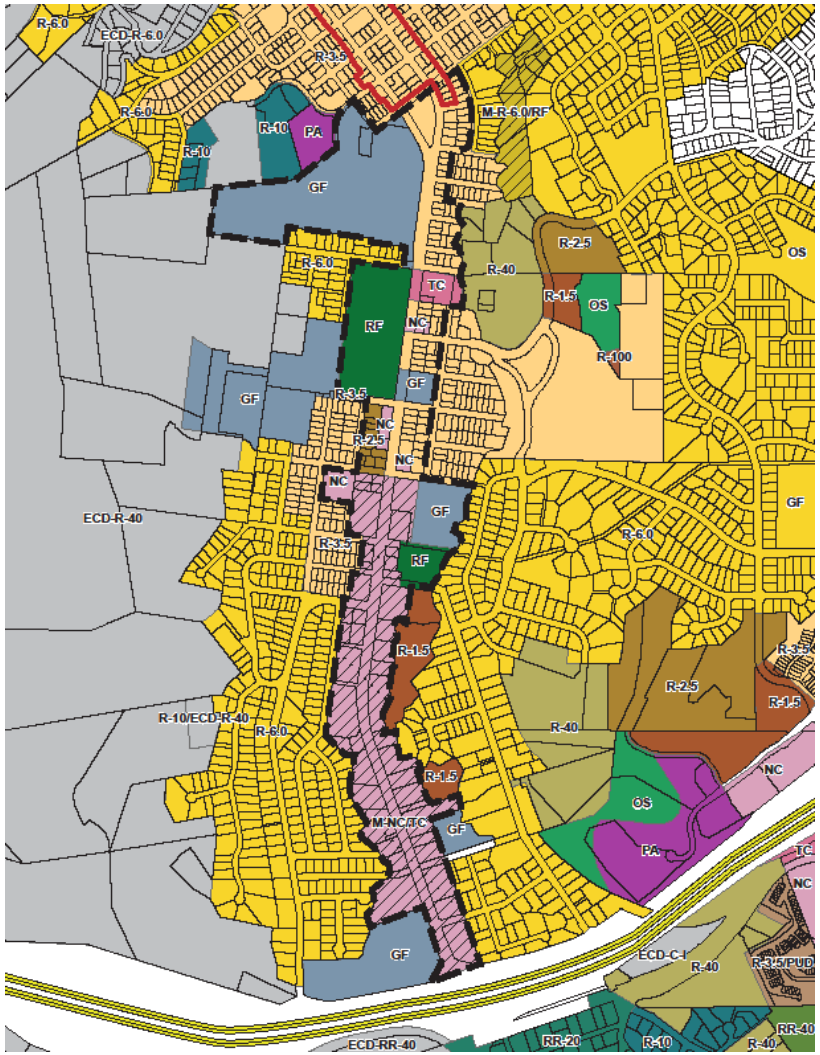
- Add Program 11.V to amend the building height development standards for residential structures to accommodate maximum allowable densities
- Amend Program 13 by developing and implementing strategies to encourage and facilitate lot consolidation and phasing of residential and mixed-use developments
- Amend Program 16 – Affirmatively Furthering Fair Housing by:
  - pursuing funding sources for affordable housing;
  - facilitate streamlined, ministerial review;
  - increase opportunities for shared housing;
  - prioritize capital improvement projects and public investment in lower- and moderate resource areas.

General Plan Amendments

- General Plan 2035 adopted on November 2, 2022
- Following adoption, the City prepared a strike-through version with minor revisions intended for clarification
- Recommend amending the General Plan land use designation for four parcels on Fig Tree Lane from Residential Low to Residential Medium for address inconsistencies

Community Services Overlay District

- **Purpose:** Encourage multi-family residential development, particularly affordable housing, on lands owned by existing legal religious organizations and community-oriented non-profit organizations
- **Density:** 21 – 50 housing units per acre
- **Review Process:** "By right" stream-lined development processing
- **Objective Standards:** Development standards consistent with the R-1.5 zoning district and applicable Specific Plan
- **Parking:** 1 parking stall per unit plus truck loading requirements



Alhambra Avenue Overlay District

- **Purpose:** Revitalize and enliven the Alhambra Avenue corridor by encouraging multi-family housing development on underutilized properties
- **Density:** 21.5 – 43 housing units per acre
- **Review Process:** "By right" stream-lined development processing
- **Objective Standards:** Development standards consistent with the R-1.5 zoning district and applicable Specific Plan
- **Parking:** 1 parking stall per unit

Both Overlay Districts

- **Affordability:**
  - 20 percent very low-income or low-income units, *or*
  - 30 percent moderate income units

- **Deed Restriction:**

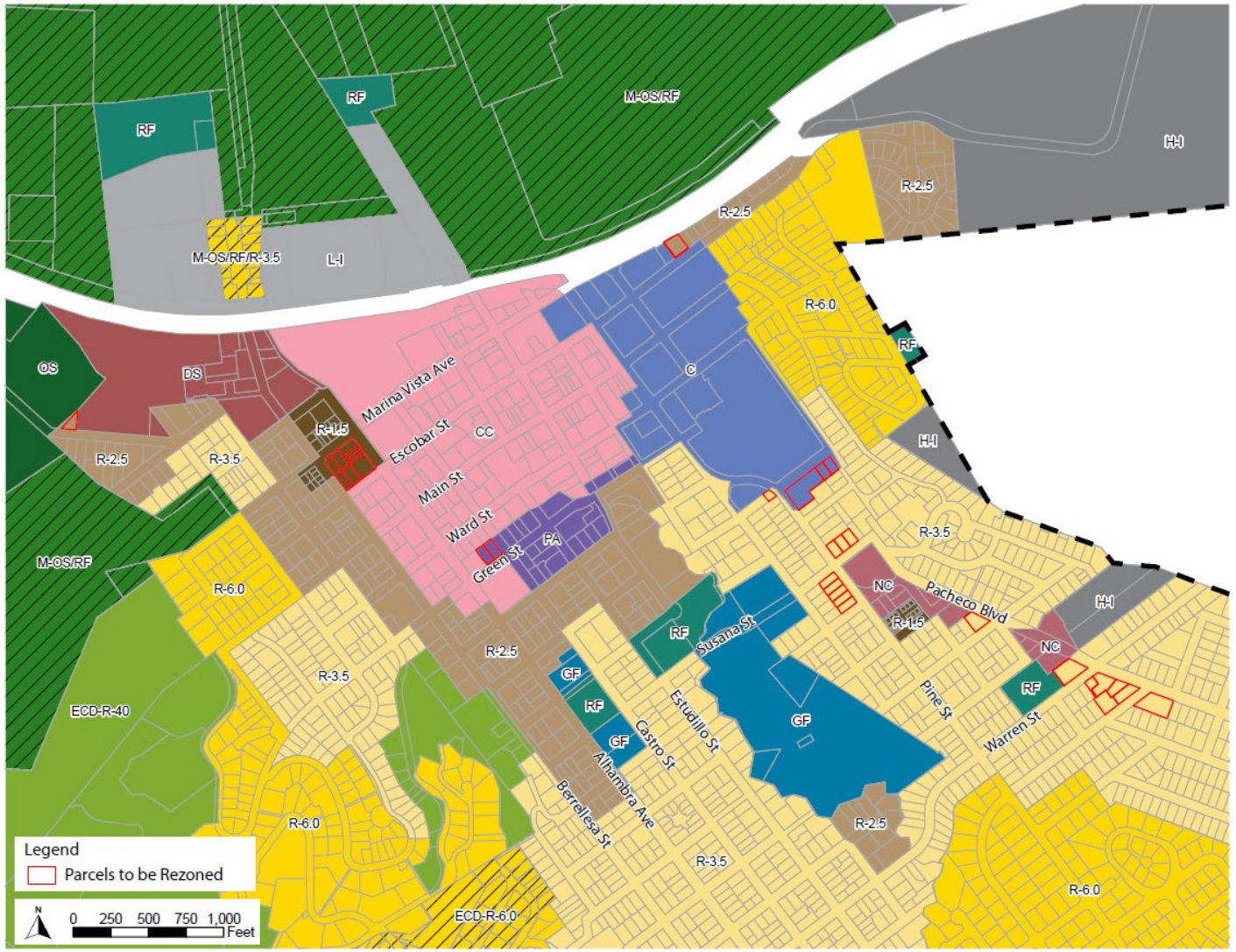
  55 years for rental units

  45 years for owner-occupied units

Zoning Map Amendments for GP Land Use Conformance

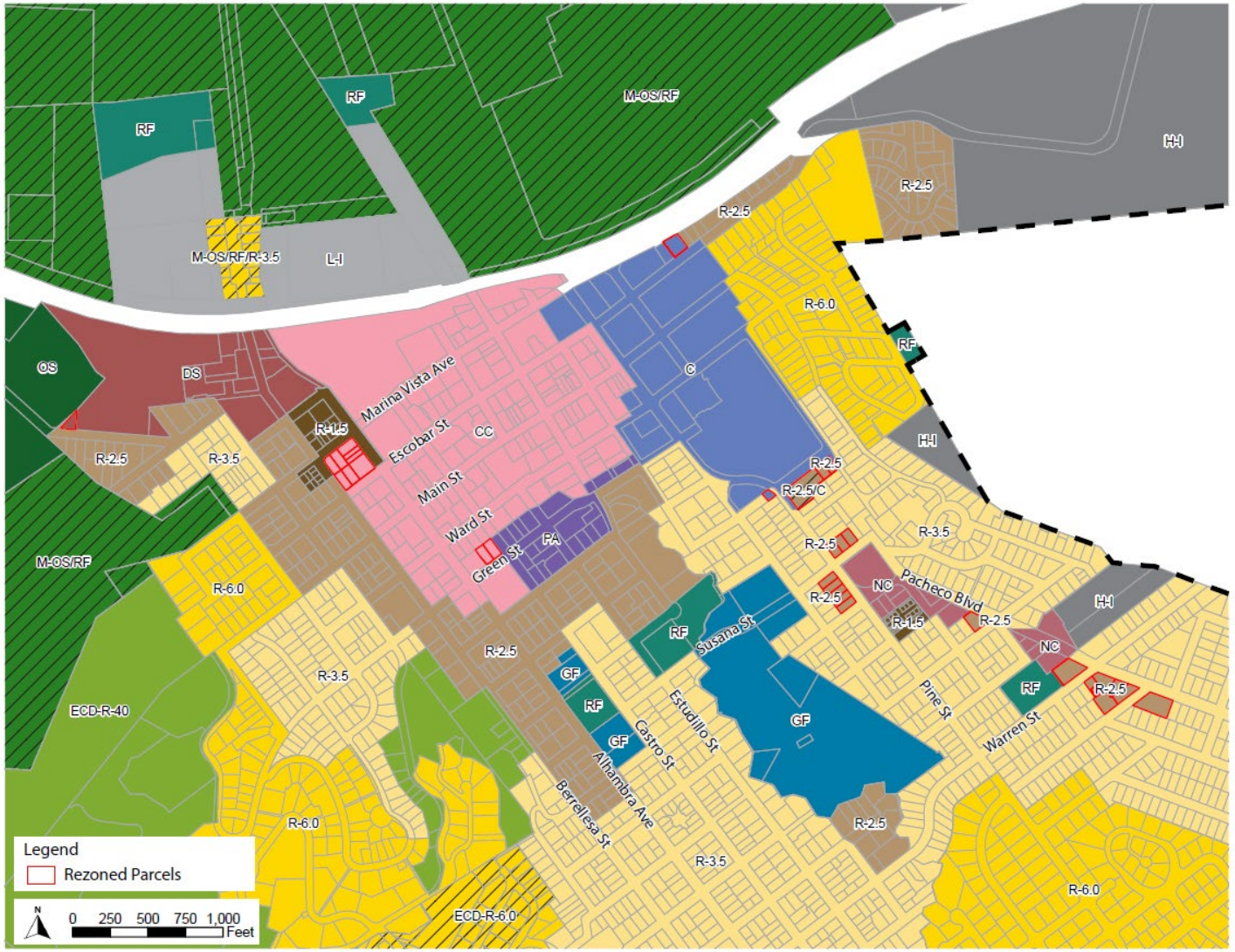
- General Plan 2035 revised the City's land use designations
- City also changed land use policy direction to encourage the potential development of certain parcels
- Underlying zoning district designation on several properties is inconsistent with General Plan and must be revised for consistency
- Approving a Zoning Map Amendment for 32 specific parcels (see staff report Table 2) into a conforming zoning district will encourage and simplify future housing development on these sites

Current Zoning Designations



2023 - 2031 Housing Element

Zoning Map Amendments



Environmental Review

- General Plan EIR was certified and the General Plan 2035 was adopted by the City Council on November 2, 2022
- City shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions calling for preparation of a subsequent EIR or MND have occurred
- General Plan 2035 EIR Addendum prepared
- Proposed General Plan Amendments and Zoning Map Amendments for the thirty-two parcels do not require additional environmental review

Recommendation

Adopt Resolution No. 23-17, recommending the City Council:

1. approve the Revised 2023 – 2031 Housing Element and direct staff to submit it to the California Department of Housing and Community Development for certification;
2. adopt a Resolution approving minor amendments to the General Plan 2035, including amending the General Plan land use designation for four parcels on Fig Tree Lane from Residential Low to Residential Medium;
3. adopt Ordinances approving a Zoning Text and Zoning Map Amendment establishing the Community Services Overlay and the Alhambra Avenue Overlay District;
4. adopt an Ordinance approving a Zoning Map Amendment amending the zoning district for 32 parcels in the downtown for consistency with the General Plan 2035;
5. approve an Addendum to the General Plan 2035 Environmental Impact Report.

Questions?

- Additional questions from Planning Commission?

City of Martinez Planning Commission
Speaker Card

To address the Commissioners, please complete this card and present it to the Administrative Aide at the center console of the dais. Speakers are requested to adhere to a 3-minute limit on each item.

MEETING DATE: Nov. 14

NAME: MAX GODINO

ORGANIZATION: CITIZEN

☐ I wish to speak on an Item NOT on Agenda, during Public Comment.

☒ I wish to speak on Item # 6, and I am (choose below):

☐ in support of Item ☐ in opposition of Item ☒ neutral

☐ I do NOT wish to speak, but leave these comments for the Commission:

_____

_____

City of Martinez Planning Commission
Speaker Card

To address the Commissioners, please complete this card and present it to the Administrative Aide at the center console of the dais. Speakers are requested to adhere to a 3-minute limit on each item.

MEETING DATE: 11/14/23

NAME: KELLY VASGERDSIAN

ORGANIZATION: _____

☐ I wish to speak on an Item NOT on Agenda, during Public Comment.

☒ I wish to speak on Item # 4, and I am (choose below):

☐ in support of Item ☐ in opposition of Item ☐ neutral

☐ I do NOT wish to speak, but leave these comments for the Commission:

_____

_____

City of Martinez Planning Commission
Speaker Card

To address the Commissioners, please complete this card and present it to the Administrative Aide at the center console of the dais. Speakers are requested to adhere to a 3-minute limit on each item.

MEETING DATE: 11/14

NAME: GREGORY KAUFMAN

ORGANIZATION: RESIDENT

☐ I wish to speak on an Item NOT on Agenda, during Public Comment.

☒ I wish to speak on Item #_____, and I am (choose below): MILANO WAY

☐ in support of Item ☒ in opposition of Item ☐ neutral

☐ I do NOT wish to speak, but leave these comments for the Commission:

_____

_____

City of Martinez Planning Commission
Speaker Card

To address the Commissioners, please complete this card and present it to the Administrative Aide at the center console of the dais. Speakers are requested to adhere to a 3-minute limit on each item.

MEETING DATE: 11/14/23

NAME: JEROME AND MEGAN O'BOYLE - PARALSO

ORGANIZATION: LAUREL KNOLL #266

- ☐ I wish to speak on an Item NOT on Agenda, during Public Comment.
- ☐ I wish to speak on Item #_____, and I am (choose below):
  - ☐ in support of Item ☒ in opposition of Item ☐ neutral
- ☒ I do NOT wish to speak, but leave these comments for the Commission:

OPPOSE TO FLOCK SAFETY
PREFER GATE KEEPER

City of Martinez Planning Commission
Speaker Card

To address the Commissioners, please complete this card and present it to the Administrative Aide at the center console of the dais. Speakers are requested to adhere to a 3-minute limit on each item.

MEETING DATE: 11/14/23

NAME: John Nevis

ORGANIZATION: Neighbor

- ☐ I wish to speak on an Item NOT on Agenda, during Public Comment.
- ☐ I wish to speak on Item # 4, and I am (choose below):
  - ☐ in support of Item ☐ in opposition of Item ☒ neutral
- ☐ I do NOT wish to speak, but leave these comments for the Commission:

City of Martinez Planning Commission
Speaker Card

address the Commissioners, please complete this card and present it to Administrative Aide at the center console of the dais. Speakers are uested to adhere to a 3-minute limit on each item.

ETING DATE: 11/14/23

ME: Carlos Carbajal

GANIZATION: Home Owner / Resident

] I wish to speak on an Item NOT on Agenda, during Public Comment.

] I wish to speak on Item # 3, and I am (choose below):

☐ in support of Item ☒ in opposition of Item ☐ neutral

] I do NOT wish to speak, but leave these comments for the Commission:

City of Martinez Planning Commission
Speaker Card

address the Commissioners, please complete this card and present it to Administrative Aide at the center console of the dais. Speakers are uested to adhere to a 3-minute limit on each item.

ETING DATE: 11/14/23

ME: Celia Thompson

GANIZATION: Home Owner / Resident

] I wish to speak on an Item NOT on Agenda, during Public Comment.

] I wish to speak on Item # 3, and I am (choose below):

☐ in support of Item ☒ in opposition of Item ☐ neutral

] I do NOT wish to speak, but leave these comments for the Commission: