

# 2015-2023 Housing Element Update

## Initial Study–Negative Declaration

*prepared by*

**City of Marina**

Department of Community Development

209 Cypress Avenue

Marina, California 93933

Contact: Christy Hopper, Planning Services Manager

*prepared with the assistance of*

**Rincon Consultants, Inc.**

437 Figueroa Street, Suite 203

Monterey, California 93940

**October 2019**



**RINCON CONSULTANTS, INC.**

Environmental Scientists | Planners | Engineers

[rinconconsultants.com](http://rinconconsultants.com)



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# Initial Study

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## 1. Project Title

City of Marina Housing Element Update

## 2. Lead Agency Name and Address

City of Marina  
209 Cypress Avenue  
Marina, California 93933

## 3. Contact Person and Phone Number

Christy Hopper, Planning Services Manager  
831-884-1220

## 4. Project Location

City of Marina (citywide). Figure 1 and Figure 2 show the regional context and location of the City of Marina in the Monterey Bay region.

## 5. Project Sponsor's Name and Address

City of Marina  
209 Cypress Avenue  
Marina, California 93933

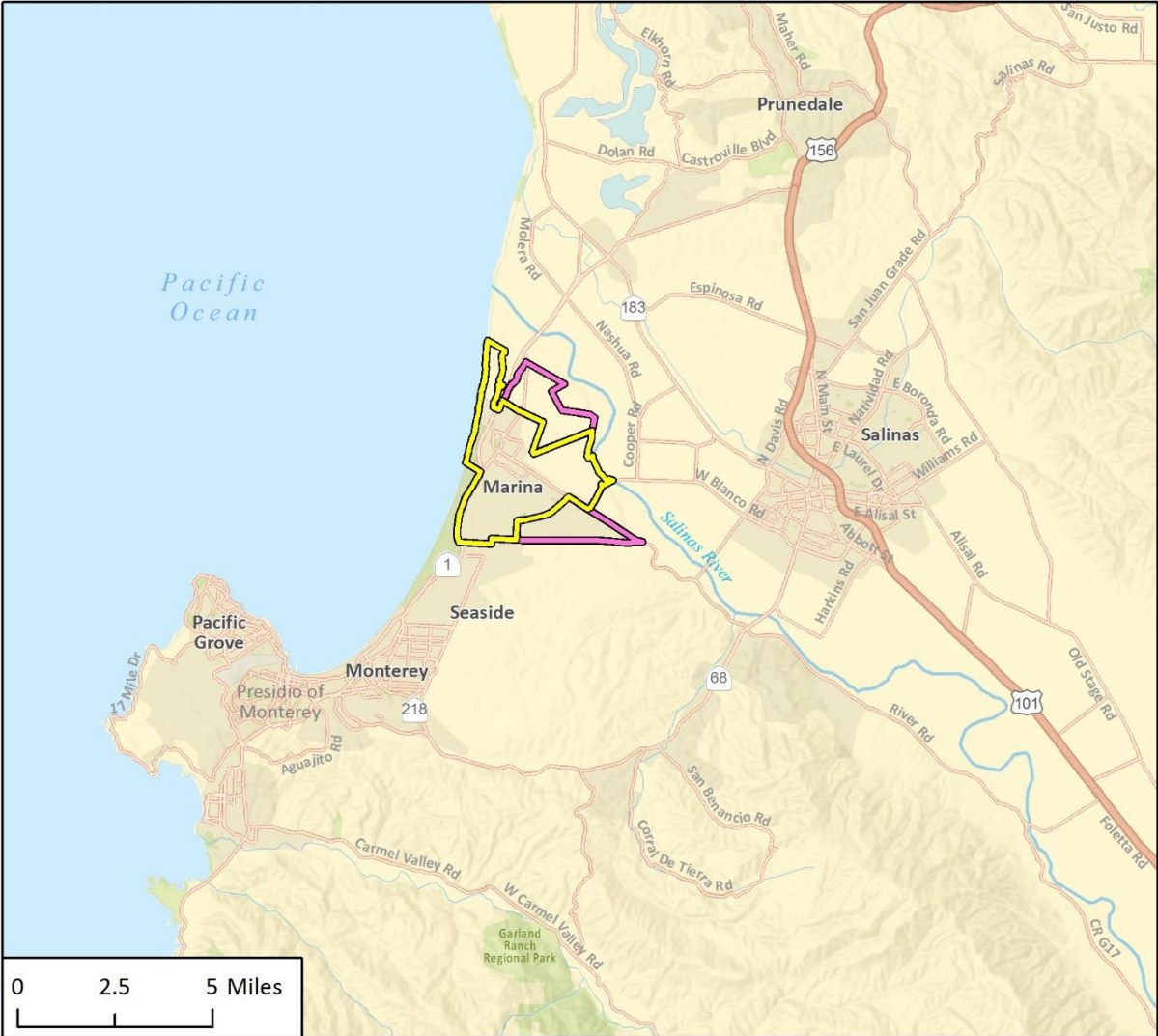
## 6. General Plan Designation

Various (see Land Use Map on file at the City; Figure 2.2 of the General Plan), including parks and open space, residential, commercial, industrial, and public facilities land uses.

## 7. Zoning

Various (see Zoning Map on file at the City, adopted December 2006), including business park, retail, commercial, California State University Monterey Bay, open space, public facility, residential, and other districts.

Figure 1 Regional Location



Imagery provided by Esri and its licensors © 2019.

- City of Marina Boundary
- City of Marina Sphere of Influence

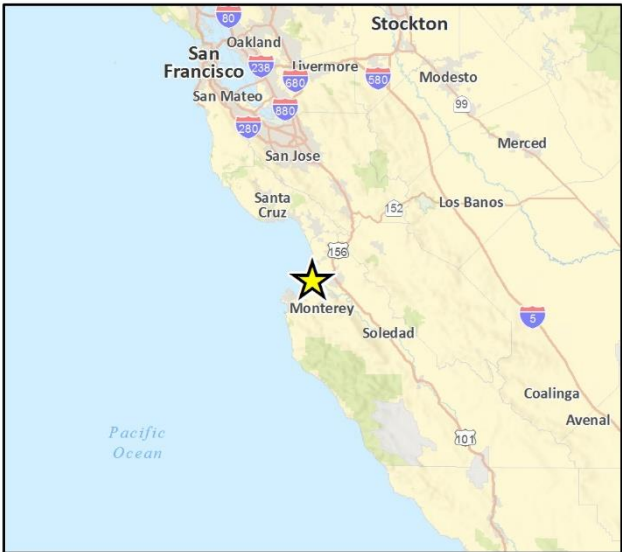
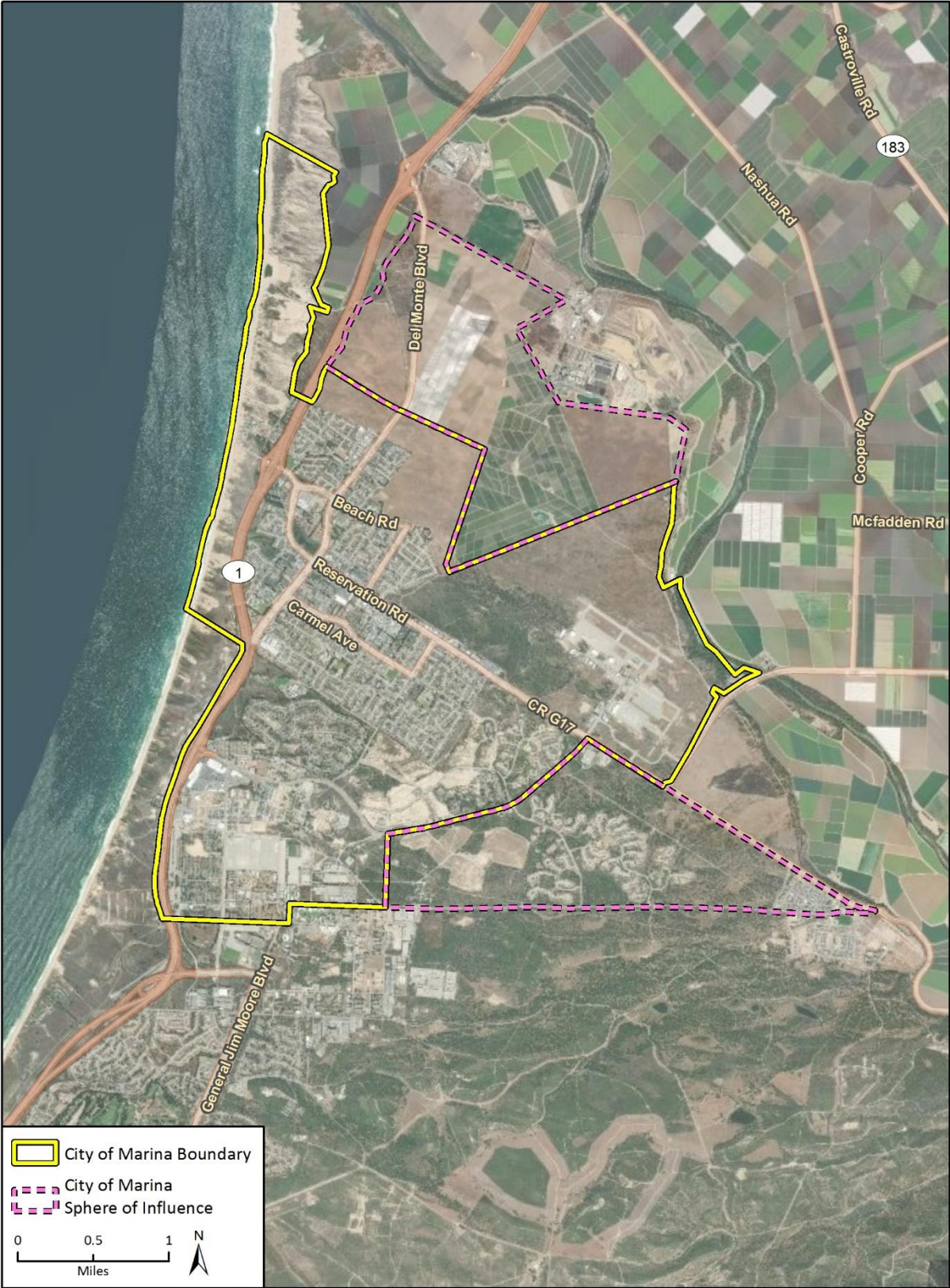


Fig 1 Regional Location



Figure 2 Project Location



## 8. Description of Project

The City of Marina prepared the Midterm Review of 2015-2023 Housing Element Update to comply with the legal mandate that requires each local government to plan adequately to meet the existing and projected housing needs of all economic segments of the community. The Housing Element is one of the seven state-mandated elements of the local general plan and is required to be updated every five years. An interim 2015-2023 Housing Element Update was adopted in June 2016; however, this 2019-dated Housing Element Update is required, as the June 2016 Update was not adopted within 120 days of the statutory December 15, 2015 deadline. Therefore, the Housing Element Update cycle was reduced to four years for the City of Marina.

The updated Housing Element is a policy document. It implements the different types of single-family, multi-family, and mixed-use developments envisioned by the Land Use Element, specific plans, and other land use plans. As such, the updated Housing Element would not result in any additional physical environmental impacts, beyond those evaluated as part of the review of the Land Use Element.

Section 65588(a) of the California Government Code requires each city to update its Housing Element as frequently as appropriate, but at least every eight years, to evaluate all of the following:

- 1) The appropriateness of the City's housing goals, objectives, and policies in contributing to the attainment of the state housing goal
- 2) The effectiveness of the City's housing element in attaining of the community's housing goals and objectives
- 3) The progress of the City's implementation of the Housing Element.

As part of the Housing Element Update, the City's local housing needs are evaluated, and a realistic set of programs are developed to meet those needs. Section 65583(a) of the California Government Code requires housing elements to include an assessment of housing needs, an inventory of resources, and an assessment of constraints relevant to meeting the needs, including the following:

- An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels
- An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and analysis of the relationship of zoning and public facilities and services to these sites
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit
- An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels
- An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels

- An analysis of any special housing needs, such as those of the elderly; persons with disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter
- An analysis of opportunities for energy conservation with respect to residential development
- An analysis of existing assisted housing developments that are eligible from change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use

The California Government Code requires that the appropriate council of governments determine each locality's share of the region's existing and future housing needs. The State Department of Housing and Community Development establishes the "future housing need" for each region and the responsible Council of Governments distributes this need by defining the number of additional housing units that are to be accommodated in each jurisdiction's Housing Element Update.

The Association of Monterey Bay Area Governments (AMBAG) is responsible for establishing the regional housing needs allocations for all jurisdictions in Monterey, San Benito, and Santa Cruz counties. On June 11, 2014, AMBAG adopted a Regional Housing Needs Allocation (RHNA) Plan for 2014-2023. The RHNA Plan distributes housing unit allocations among its member agencies, including the City of Marina. The City is required to demonstrate how its planning programs include provisions for meeting the projected increases in the number and type of housing units. The City is required by state law (California Government Code 65584[d]) to demonstrate how, through the Housing Element Update, the City would:

- Increase the housing supply and the mix of housing types, tenure, and affordability in an equitable manner
- Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns
- Promote an improved intraregional relationship between jobs and housing
- Allocate a lower portion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category
- Affirmatively further fair housing

According to AMBAG, the projected need for new housing construction by December 2023 in Marina is 1,308 units (AMBAG 2014). This allocation does not take into consideration the 323 units per AB 1233, which penalizes jurisdictions that failed to provide adequate sites for housing development per the AB 1233 timeline requirements. Table 1 shows this housing needs allocation and the percentage in each income category of the total allocation.

The Housing Element itself does not provide specific new housing projects to meet the RHNA allocations. Rather, it identifies sites that can accommodate growth under existing land use and zoning designations to demonstrate compliance with the RHNA. The Housing Element does not create new or additional housing, nor result in zoning amendments that would increase residential development potential. Under existing land use policies, the 1,308 units could be constructed independent of the adoption of the Housing Element. As development projects are proposed in the future, CEQA review on a project-by-project basis will be required.

**Table 1 Marina 2014-2023 Regional Housing Need Allocation by Income**

Income Group	Households	Percentage
Very Low	315	24.1%
Low	205	15.7%
Moderate	238	18.2%
Above Moderate	550	42.0%
<b>Total</b>	<b>1,308</b>	<b>100.0%</b>

Source: AMBAG 2014

## Revisions to the 2016 Interim Housing Element Update

The 2019 Housing Element Update (analyzed within this document) includes the following revisions and updates to the 2016 Update:

- Description of public comments and public meetings conducted in 2016 during the Housing Element Update process.
- Discussion of the Downtown Vitalization Specific Plan (DVSP), which is intended to address the development standards in downtown Marina, including the provision of low-income mixed-use housing in this area. This plan calls for the addition of 2,400 units in downtown Marina, with the majority located in areas designated as Downtown Transition District and Downtown Commercial Core District.
- Updated 2017 estimates of the homeless population in the city, including demographics, sleeping arrangements, length of homelessness, receipt of government aid, experience of domestic violence, and prevalence of disabling conditions.
- Proposed Zoning Ordinance amendments to address farmworker housing in K and A zones, employee housing for six or fewer persons as a residential use, transitional and supportive housing in commercial, mixed use, and mobile home park zones, and reasonable accommodation procedures.
- Description of short-term rentals and the relation to housing shortages in the community.
- Revisions to various planning application fees per City of Marina Resolution No. 2018-51.
- Discussion of construction worker availability and costs.
- Updated (2017) housing data, including mortgage lending approval rates, applications for conventional home purchase loans and associated data, and foreclosures.
- Description of existing development, current trends, and vacant or underutilized sites in the city.
- Updates to City Housing Programs, including adopting the Downtown Visualization Specific Plan and Development Code, pursuing a developer of the Monterey-Salinas Transit site, and achieving 200 lower income affordable units via density bonus and inclusionary housing projects.
- Results of the public participation process through May 2019.

These revisions have not constrained housing development in the city, including changes to the City's design guidelines and review process.

## Housing Needs within the City of Marina

The City has a surplus of 1,196 total housing units from the 2008-2014 Housing Element; however, there is a shortage of very low, low, and moderate income housing, and a large surplus of above moderate income housing. In 2018, numerous development projects were approved by the City. These projects would add approximately 214 units, including 131 affordable housing units, to the City's housing inventory.

While the RHNA requires a total of 1,308 housing units plus 323 units per the AB 1233 penalty be constructed in the City, given the construction of housing projects between 2015 and 2018, as well as current approved projects, the remaining housing to be provided totals 832 units, as shown in Table 2. The development potential on sites within downtown Marina can accommodate an estimated 964 housing units (639 units at minimum buildout density), and within central Marina can accommodate an estimated 177 housing units (78 units at minimum buildout density); the Monterey-Salinas Transit Station has 65 units of remaining capacity; the Marina Station has 1,360 units of remaining capacity; and the former Fort Ord area has 1,699 units of remaining capacity under planned projects. Therefore, the City has a total capacity of 4,265 housing units, which meets the RHNA requirements to provide 832 total new housing units. The DVSP, which is planned for completion and certification prior to adopting the 2019 Housing Element Update, would enhance the ability of the City to meet the RHNA obligations for housing by income level (refer to Table 2 for specific requirements). Additional areas within the city have long-term development potential, including the CSUMB campus and Cypress Knolls; however, these were not included in the total capacity estimates as the timing of development in these areas is uncertain.

**Table 2 Overall RHNA Obligations**

Income Group	Households	Percentage <sup>1</sup>
Very Low	388	46.1%
Low	295	34.3%
Moderate	115	13.6%
Above Moderate	34	7.1%
<b>Total</b>	<b>832</b>	<b>100.0%</b>

1 – Numbers may not add due to rounding.

Source: City of Marina 2019

## 9. Surrounding Land Uses and Setting

The planning area for the updated Housing Element comprises all land in Marina, and the City's Sphere of Influence. The city is in western Monterey County and comprises a mixture of urban uses including residential, commercial, industrial, and public land uses, as well as agricultural production, open space, public facilities, and some vacant land. The California State University Monterey Bay campus is in the southern portion of the city. Surrounding land uses include mainly agriculture and open space in unincorporated areas of the county to the north and east, and the City of Seaside to the south. The Pacific Ocean borders the city to the west.

## 10. Other Public Agencies Whose Approval is Required

The project requires the following discretionary approvals from the City:

- Adoption of the Initial Study-Negative Declaration (IS-ND)
- Adoption of the 2015-2023 Housing Element Update

No discretionary approvals from other agencies are required.

## 11. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

To date, the City has not received a request for consultation under AB 52.

## Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

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

## Determination

Based on this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “less than significant with mitigation incorporated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.



- ☐ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Matt Mogens

Signature

10/11/19

Date

Matt Mogens

Printed Name

Assistant City Manager

Title



# Environmental Checklist

1	Aesthetics			
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Except as provided in Public Resources Code Section 21099, would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect on a scenic vista?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. In non-urbanized areas, 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 a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a. *Would the project have a substantial adverse effect on a scenic vista?*
- b. *Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c. *Would the project, in non-urbanized areas, 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 a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*
- d. *Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

The City of Marina features a number of natural and human-made scenic resources. The City is unique because the former Fort Ord along the city's southern and eastern edges, Armstrong Ranch

to the north, and Monterey Bay and its adjoining public land to the west serve to clearly distinguish the city from its neighboring jurisdictions (City of Marina 2000a). State Route (SR) 1 passes through the city on its western boundary, along the Pacific Ocean. SR 1 is considered an Officially Designated State Scenic Highway (California Department of Transportation 2019).

The Housing Element Update itself does not create physical residential growth and would not impact the scenic quality of the designated scenic highway, community, scenic vistas, or produce substantial light or glare beyond what is anticipated in the existing General Plan. The Housing Element Update identifies available sites for residential development during the 2015-2023 period that could accommodate the required 832 housing units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. The Housing Element Update does not specify designs of proposed housing units, nor does it compel construction of any kind. Future development would be reviewed to determine compliance with the City's development standards, as well as to determine impacts to scenic vistas, or resources that may be specific to future projects. In order to obtain the necessary land use entitlements, future projects would have to meet the requirements of the Zoning Ordinance that is already in place, including provisions to incorporate acceptable aesthetic designs in the City of Marina. Future projects would be required to comply with applicable General Plan policies requiring new development to protect scenic resources. No mitigation measures are required for the Housing Element Update.

Furthermore, the following policies in the City's General Plan would limit light and glare from new development:

- Policy 4.20: To reduce glare and lighting visible from residential neighborhoods, the use of reflective surfaces and neon lighting on commercial buildings shall be limited.
- Policy 4.122 The City shall require that lighting of streets and other public areas in proximity to areas of natural open space be shielded and as unobtrusive as possible so as to direct light away from habitat reserve areas and other areas of natural open space. The same requirements shall follow for outdoor lighting on private development sites adjacent to such lands.

Street lighting and park lighting is required to comply with Chapter IV of the City Design Guidelines and Standards, which includes shielding of light fixtures. Overall, the Housing Element Update would introduce no new impact related to light and glare.

## **NO IMPACT**

## 2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use or a Williamson Act contract?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- 
- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*
- c. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*
- d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

- e. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

No Important Farmland or Williamson Act contracts exist in or around the City of Marina (DOC 2016, 2018). Limited acreage in the City's sphere of influence is used for agricultural production. None of the development anticipated under the City's General Plan would result in cancelation or termination of any current Williamson Act contracts. Additionally, many agricultural lands to the east and north of the City boundaries, outside the City's Sphere of Influence, are under Williamson Act contracts. The Housing Element Update itself does not create residential growth and does not involve changes that would convert any Prime Farmland, Unique Farmland, Farmland of Statewide Importance, timberland, or forestland to nonagricultural or non-forest use beyond what is anticipated in the existing General Plan. Overall, the Housing Element Update would not directly change land use to conflict with existing zoning and existing Williamson Act contracts. Implementation of the Housing Element Update would not include the loss or conversion of forestland and no impact on agricultural resources would occur because of the Housing Element Update.

**NO IMPACT**

### 3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*
- b. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*
- c. *Would the project expose sensitive receptors to substantial pollutant concentrations?*
- d. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The City of Marina is in the North Central Coast Air Basin. Air quality in this basin is monitored by the Monterey Bay Air Resources District (MBARD). MBARD maintains seven air quality monitoring stations (Carmel Valley, Hollister, King City, Pinnacles, SLV Middle School, Salinas, and Santa Cruz), three of which are in Monterey County (MBARD 2019). MBARD sets limits on the quantities of air pollution that may be emitted and has permit authority over new or major modifications to existing stationary sources of air pollution. Control of mobile sources is exercised at the state (California Air Resources Board) and federal (Environmental Protection Agency) levels for the Monterey Bay area.

The Housing Element Update itself does not create physical residential growth and would not impact air quality beyond what is anticipated in the existing General Plan. The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown

Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. Projects that are consistent with the General and Specific Plans are deemed to be consistent with applicable air quality management plans since the regional air quality impacts associated with implementation of the General Plan have already been considered in the formulation of the plan. Residential uses typically do not create objectionable odors. No impacts would result beyond those anticipated in the General Plan because of the Housing Element Update, and no mitigation measures are required.

**NO IMPACT**

## 4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project 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?*

- b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

While the majority of the city is developed with urban uses, some areas may include sensitive plant and animal species. Existing undeveloped lands provide open space and may support habitats considered sensitive to the region, particularly in the former Fort Ord.

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in biological resource impacts beyond that already anticipated by the existing General Plan. Adopting the Housing Element Update would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. The Housing Element Update itself would not have any impact on any riparian habitat or sensitive natural community.

The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. The level and significance of environmental impacts resulting from future residential development projects would be further assessed on a project-specific basis in accordance with CEQA. Each individual project would also be required to evaluate potential impacts to biological resources and to minimize or eliminate potentially adverse impacts to sensitive resources in conformance with City's Zoning Ordinance and General Plan policies, and all applicable Fort Ord Reuse Authority, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and U.S. Fish and Wildlife Service guidelines and policies. No mitigation measures are required for the Housing Element Update.

#### **NO IMPACT**

- d. Would the project 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?*
- e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in biological resource impacts beyond that which is



already anticipated by the existing General Plan. Thus, no impacts related to biological resources would occur because of the Housing Element Update.

Future residential development would be reviewed on a project-by-project basis to determine compliance with the City's Zoning Ordinance and General Plan policies, as well as to determine impacts to migratory fish or wildlife species. Any potentially significant impacts to biological resources would be mitigated on a project-specific basis to the extent feasible, in accordance with all applicable state and federal agency guidelines set forth by California Department of Fish and Wildlife and (if appropriate) U.S. Fish and Wildlife Service, as a part of the application and review process for development in the City. Future developments would also be reviewed to determine compliance with the Fort Ord Habitat Management Plan (where applicable) and any other adopted Habitat Conservation Plans or Natural Community Conservation Plans. Projects would be required to minimize or eliminate potential impacts on a project specific basis. It is not anticipated that buildout of the Housing Element would interfere with the provisions of an adopted Habitat Conservation Plan or any other similar plans. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**

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## 5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*
- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

Lands throughout the city and region contain a wide variety of cultural resources that are significant to the area's local history, regional architecture, archaeology, and culture. The city was once inhabited by the Ohlone peoples (City of Marina 2000b). Sites inhabited by the Ohlone peoples can be found at the confluence to streams, other areas of similar topography along streams, or in the vicinity of springs (City of Marina 2000b). The benches and terraces adjacent to the Salinas River and the peripheries of wetlands, such as vernal pools, contain high probability for cultural resources. Therefore, all areas in the city east of SR 1 are characterized as having a moderate potential for archaeological resources being present (City of Marina 2000b). Historic resources related to more recent settlement exist on lands in the city, including historic structures and districts. For example, several historical sites have been identified in the area including the Old Windmill site and Stilwell Hall (City of Marina 2000b). The existing General Plan includes goals, policies, and programs that would protect historically and culturally significant archeological resources and sites from future development so that they are conserved for future generations.

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in cultural resource impacts beyond that anticipated by the adopted Land Use Element of the General Plan. The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station,

Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. As such, adopting the Housing Element Update itself would not cause any substantial adverse change in the significance of a historical, cultural, or archaeological resource. In addition, each future housing development project would be required to be evaluated for the potential for occurrence of historical resources on site. On a case-by-case basis appropriate mitigation measures would be identified to prevent the loss of important historical and archeological resources in accordance with CEQA. Specific projects would also be analyzed for compliance with all applicable state and federal guidelines for the preservation of historical and archeological resources. In addition, specific housing projects would be reviewed for compliance with City development standards and would be required to comply with CEQA Guidelines Section 15000 et seq. which set procedures for notifying the County Coroner and Native American Heritage Commission for identification and treatment of human remains if they are discovered during construction. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**

## 6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- b. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The City of Marina General Plan contains policies to prevent excessive energy consumption of resources related to new developments, including transportation-related energy use. Please refer to Community Goal 1.18.6 and Housing Policy 2.31.10 for examples of such measures. Further, the city is served by Monterey Bay Community Power (in cooperation with Pacific Gas and Electric [PG&E], which is responsible for billing and maintenance), which provides carbon-free electricity. The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in increased energy demand. All future residential development projects would be reviewed for consistency with the General Plan goals and policies, as well as the California Building Code. Thus, no impacts related to the inefficient use of energy are anticipated to occur because of the Housing Element Update.

**NO IMPACT**

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## 7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable because of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*
- a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*
- a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*
- a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

The city is located in a region characterized by moderate to high levels of seismic activity. The principal active faults in the region include the San Andreas Fault, which is 15 to 20 miles east-northeast of the city, and the San Gregorio Fault, which is approximately 15 miles west-southwest of the city (USGS 2019). Other geologic hazards in and in the vicinity include flooding, liquefaction, erosion, and poor foundation conditions to adverse soil properties (City of Marina 2000a; FEMA 2017).

Seismic activity caused by active and potentially active faults in the region, as with anywhere in California, could result in seismic ground shaking in the city. The General Plan states that “policies of the Community Land Use element prohibit development on land where there is a significant potential threat to life or property due to very high seismic shaking or seismically induced ground failure, flooding, or landslides” (City of Marina 2000a). Soils reports and structural engineering in accordance with local seismic influences would be required in conjunction with new development proposals, where appropriate. General Plan policies would control the density and type of development permitted in areas with identified geologic constraints.

The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. The proposed Housing Element Update does not establish a growth need that would result in geologic impacts beyond those anticipated by the General and Specific Plans. Future projects would be evaluated for impacts related to seismic ground shaking, ground failure, inundation, landslides, and flooding, as well as for consistency with relevant General Plan policies and Zoning Ordinance requirements. Seismic safety issues would be addressed through California Building Code, California Residential Code, and implementation of the recommendations on foundation and structural design contained in geotechnical investigations for specific projects. No mitigation measures are required for the Housing Element Update.

#### **NO IMPACT**



- b. Would the project result in substantial soil erosion or the loss of topsoil?*
- d. Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in geologic or soil impacts beyond that already anticipated by the adopted General Plan. As such, adopting the Housing Element Update would not by itself result in substantial soil erosion or the loss of topsoil, nor would it result in projects that would be located on expansive soils, creating substantial risk to life or property. Marina General Plan Policy 4.126.1 requires the preparation of erosion control and landscape plans for all new subdivisions and major projects with a high potential for erosion, and Marina General Plan Policy 4.124.1 requires erosion control measures be implemented during construction. As discussed above, the City's established development review process would ensure that impacts to soil erosion and loss of topsoil would be mitigated to the extent feasible. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**

- c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable because of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?*

Within the city there are potential unstable soil units in the dune formation west of SR 1 and along the Salinas River (City of Marina 2000a). The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in geologic or soil impacts beyond that already anticipated by the adopted General Plan. As such, adopting the Housing Element Update would not by itself result in development located on unstable soil. The City's established development review process would ensure that impacts from unstable soil would be mitigated to the extent feasible. Future development projects would be subject to environmental review, and would be required to comply with development standards and building code regulations as required by state law and City policy. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**

- e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

All new development in the city is anticipated to be connected to the municipal waste disposal system. However, the Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in increased demand in the municipal waste disposal system. Thus, no impacts related to the use of septic systems are anticipated to occur because of the Housing Element Update.

**NO IMPACT**

- f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Numerous resources have been discovered in the county (UCMP 2019). The existing General Plan includes goals, policies, and programs that would protect paleontologically significant resources and

sites from future development so they are conserved for future generations, including Policies 2.35.2, 4.126, and 5.9.5. The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in paleontological resource impacts beyond that anticipated by the adopted Land Use Element of the General Plan. The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. As such, adopting the Housing Element Update itself would not cause any substantial adverse change in the significance of a paleontological resource. On a case-by-case basis, appropriate mitigation measures would be identified to prevent the loss of important paleontological resources in accordance with CEQA. Specific projects would also be analyzed for compliance with all applicable state and federal guidelines for the preservation of paleontological resources. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**

## 8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The Housing Element Update itself does not create physical residential growth and would not generate greenhouse gas (GHG) emissions beyond what is anticipated in the existing General Plan. The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. Existing regulations that would apply to any future residential development, including the California Green Building Standards Code, adopted by the City to incentivize green building, would substantially reduce GHG emissions associated with future projects. While future projects would still emit GHGs, there is adequate land zoned for residential development in the city to meet the RHNA, and the proposed Housing Element does not recommend any land use designation or zoning map changes. No impacts would result beyond those anticipated in the General Plan because of the Housing Element Update, and no mitigation measures are required.

### NO IMPACT

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## 9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

Within the city there are few businesses currently handling hazardous materials or generating hazardous waste. These include automotive repair facilities, paint contractors, medical service providers, and dry cleaner services. Buildout of the Housing Element Update would not include these types of facilities, and is not anticipated to create any health hazards. Development of vacant areas in the city and in the undeveloped expansion areas may expose people to hazards resulting from existing businesses exposure to dust and pesticides associated with agricultural operations in the northern part of the city.

The city contains one Federal Superfund site, Fort Ord, which would expose people to hazards. Fort Ord was a major U.S. Army Base and added to the Superfund: National Priorities List of Hazardous Waste Sites on February 21, 1990 (DTSC 2019, Fort Ord Cleanup 2019). While most of the former Fort Ord is now part of the Fort Ord National Monument, other areas have been converted from military to civilian land uses under the direction of Fort Ord Reuse Authority. While many old military buildings and infrastructure remain abandoned, others have been demolished. Hazardous and toxic waste materials and sites at the former Fort Ord consist of a wide variety of materials including: industrial chemicals, petrochemicals, domestic and industrial wastes (landfills), asbestos and lead paint in buildings, above- and underground storage tanks, and ordnance and explosives, including unexploded ordnance. Although the former Fort Ord base is a listed Superfund site, the Army is undergoing remediation of the base, which will ensure contamination is removed from the site. Therefore, this site would not cause a significant hazard to new residential developments in the city upon remediation.

If any individual projects within 0.25 mile of a school are proposed, CEQA would require the City to make individual determinations as to whether construction could result in hazardous materials exposure.

The Housing Element Update itself does not create physical residential growth. Implementation of the Housing Element Update's assigned growth need would not require the use of any significant amounts of hazardous materials. No significant amounts of hazardous materials would be transported, used, or disposed of in conjunction with housing units specified by the Housing Element Update. There would be no long-term significant hazards associated with the Housing Element. Incidental amounts of hazardous materials could be used during construction or operation of future residential projects. However, each development would be subject to environmental review and an analysis of hazards and hazardous materials. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**

- d. *Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Future residential development anticipated by the Housing Element Update may be located on or near sites identified on hazardous material lists. Through the City's development review process, it would be determined whether a Phase 1 Environmental Site Assessment would be necessary to determine whether a proposed development site is on or in the immediate vicinity of any known hazardous material sites. Where appropriate, mitigation measures would be required at that time to reduce potential hazards to the public to a level that is less than significant. No impacts related to hazardous material sites because of the Housing Element Update itself are anticipated to occur. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The Marina Municipal Airport is located in the eastern portion of the city. The majority of the city is in the Marina Municipal Airport influence area, per the Airport Land Use Compatibility Plan (Monterey County Airport Land Use Commission 2019). However, the Housing Element Update itself does not create physical residential growth. Implementation of the Housing Element Update's assigned growth need would not place housing within the airport land use plan area, and the Housing Element does not involve changes that would result in hazards related to the Marina Municipal Airport. However, each development would be subject to environmental review and an analysis a projects proximity to the airport. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**

- f. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Development under the Housing Element Update is not anticipated to interfere with any emergency response programs or plans. Individual development would need to be evaluated for specific impacts regarding emergency response issues on a case by case basis. The Housing Element Update itself does not create physical residential growth and would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Without specific details regarding future residential developments, it is infeasible to identify specific potential conflicts with an emergency response plan with any precision. However, through the City's development review process, future development projects would be evaluated for consistency with adopted emergency response plans and would include measures if necessary to reduce impacts to the extent feasible. No mitigation measures are necessary.

**NO IMPACT**

- g. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

The California Department of Forestry and Fire Protection identifies the city as an area of local responsibility (California Department of Forestry and Fire Protection [CAL FIRE] 2007a). Wildfire

hazards are low to moderate throughout the city, with some areas of high fire hazard, but no areas of very high fire hazards (County of Monterey 2015, CAL FIRE 2007b). Through the City's development review process, future residential development projects would be evaluated to determine potential hazards related to the exposure of people or structures to a significant risk of loss due to wildland fires. The review process would ensure consistency with applicable adopted General Plan policies setting standards and would impose mitigation for ensuring fire safety, where appropriate. Each future development project would be required to demonstrate consistency with the goals, policies, and actions of the adopted General Plan. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**



# 10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Surface waters may be affected by development associated with buildout of the Housing Element. Future land uses replacing undeveloped areas may discharge substantial pollutants into surface waters including the Salinas River, which forms the northern boundary of the city. Development has the potential to result in increased surface runoff that could affect surface water quantities. As housing units are developed in conformance with the Housing Element Update, wastewater would discharge into the local sewer system and on-site drainage would flow into the local storm drain system. As part of Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control both construction and operation (occupancy-phase) storm water discharges. In California, the State Water Quality Control Board administers the NPDES permitting program and is responsible for developing permitting requirements. Each proposed future project would be evaluated as appropriate on an individual basis for reduction of impacts in conformance with the NPDES program, and in conformance with any requirements for the preparation of an erosion and sediment control program, otherwise termed a Stormwater Pollution Prevention Plan (SWPPP). These measures are part of the existing development review process for development projects in the city, and would ensure that impacts are reduced to the extent feasible. The Housing Element Update does not provide for development of industrial or commercial uses for which waste discharge requirements may be required. No impact related to water-quality standards or waste treatment requirements would occur because of the Housing Element Update.

**NO IMPACT**

- b. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The Marina Coast Water District (MCWD) is the water purveyor for the city, including portions of the former Fort Ord. MCWD provides water resources to city residents through pumping of groundwater from the Salinas Valley Groundwater Basin, which lies completely within the Salinas River Valley and consists of six hydrologically linked sub-areas. The groundwater basin is the sole source of all potable water for Marina (MCWD 2019a).

Buildout of the Housing Element would result in increased water consumption in the city, thus potentially requiring additional groundwater pumping. Development may also affect the quality and quantity of groundwater. The proposed Housing Element Update does not establish a growth need that would result in an increase in water demand beyond that anticipated by the existing General Plan. Through the City's development review process, future development would be evaluated as appropriate for potential impacts to groundwater supply and recharge on a local as well as regional basis as each future development project is proposed. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**

- c.(i) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?*

- c.(ii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- c.(iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
- c.(iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?*

Drainage patterns may be altered because of buildout of the Housing Element. In addition, development in undeveloped areas would result in changes to absorption rates and the rate and amount of surface runoff. The Housing Element Update itself does not create physical residential growth and would not impact hydrology and water quality beyond that which is anticipated in the existing General Plan. The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. Ultimate buildout of the assigned dwelling units is not expected to substantially alter the existing drainage pattern of the area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-site or off-site. All developed sites would connect to the storm drain system and as such are not anticipated to generate significant erosion, siltation, or stormwater impacts. Each future residential development would be evaluated on a project-by-project basis regarding drainage patterns and stormwater runoff on an individual basis in order to obtain building permit approval. No mitigation measures are required for the Housing Element Update.

The City participates in the National Flood Insurance Program, which provides flood insurance to residents and businesses in known flood hazard areas (FEMA 2019). The General Plan includes policies designated to mitigate such flooding hazards. Future developments that would occur in conformance with the Housing Element Update would be subject to floodplain development requirements to limit the personal and property damage that may occur due to flooding and inundation. Each development would be evaluated on an individual basis and would be required to comply with building codes and regulations, FEMA rules, and the City General Plan and Zoning Ordinance. Policies embodied in the General Plan Community Design and Development Element set standards and measures for development in flood prone areas that prevents flood damage. No impact related to flood hazards would occur because of the Housing Element Update, and no mitigation measures are required.

**NO IMPACT**

- d. *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

Marina is adjacent to the Pacific Ocean, and a tsunami event strong enough to inundate the city is possible. Along the immediate coastline, flooding from tidal inundation resulting from underwater seismic disturbances could occur. However, existing dunes effectively restrict the zone of tsunami-induced flooding along much of Marina's coastline. To avoid the hazards associated with tsunami-induced flooding, Marina's Local Coastal Program (in accordance with the California Coastal Act) generally prohibits development on the ocean side of the dunes or in the mapped tsunami run-up zone (California Coastal Commission 2013). An additional flood hazard is posed by potential damage to or rupture of existing reservoirs in the upper Salinas Valley, such as San Antonio and Nacimiento, but this would impact only a small area of the city along the northeast boundary (County of Monterey 2015). The Housing Element Update would not increase exposure to tsunami risk because it would not directly facilitate new housing development. The Housing Element Update does not establish a growth need beyond that anticipated by the General Plan. Individual projects to be constructed under the Housing Element Update would be evaluated for consistency with the Zoning Ordinance, California Building Code, and General Plan, and would be subject to individual environmental review. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**

- e. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The Central Coast Regional Water Quality Control Board (RWQCB) maintains a Water Quality Control Plan for the basin (Central Coast RWQCB 2019) and the Monterey County Water Resources Agency maintains the Monterey County Groundwater Management Plan (Monterey County Water Resources Agency 2006). These plans include objectives and implementation actions for the preservation of water quality and groundwater supply in the County. The proposed Housing Element Update does not establish a growth need that would result in an increase in water demand beyond that anticipated by the existing General Plan. Through the City's development review process, future development would be evaluated as appropriate for potential impacts to water quality, and groundwater supply and recharge on a local as well as regional basis as each future development project is proposed. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**

# 11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project physically divide an established community?*
- b. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

Implementation of the Housing Element Update would not significantly divide any community or reduce access to community amenities. The Housing Element identified where development could occur to meet RHNA in existing land use and zoning designations; it would not result in land use changes or future development that could not otherwise occur. All future residential development projects would be reviewed for consistency with the General Plan, Zoning Ordinance, the Installation-Wide Multispecies Habitat Management Plan for Former Ford Ord (USACE 1997), and other applicable plans and policies. No mitigation measures are required for the Housing Element Update.

Chapter 633, Statutes of 2007 (Senate Bill 2) strengthens housing element law to ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters. The City's Zoning Code lists "Emergency Shelters" as a use permitted by right in the R-4 and C-R Zones. No physical impact would occur with this action.

**NO IMPACT**

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## 12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project 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?*
- b. *Would the project 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?*

A portion of the city has been classified under the Surface Mining and Reclamation Act as Mineral Resources Zone – 2 for construction aggregate (California Division of Mines and Geology n.d.). Development under the General Plan would prevent extraction of these existing mineral resources in portions of the city. The City's General Plan EIR has determined this impact to be significant and unavoidable (City of Marina 2000b). The Housing Element Update itself does not create physical residential growth and would not result in the loss of locally important mineral resources or recovery sites beyond that anticipated by the General Plan. Without specific details regarding future residential developments, it is infeasible to identify specific potential conflicts with mineral resource areas with any precision. However, through the City's development review process, future development projects would be evaluated for compatibility with mineral resources and would include measures if necessary to ensure that impacts are less than significant. No mitigation measures are necessary.

### NO IMPACT

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# 13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b. *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*
- c. *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. This development may produce increased noise levels. Short-term noise and vibration increases could arise from project construction, while long-term increases are typically associated with increased traffic.

The Housing Element Update itself does not create physical residential growth and does not involve changes that would result in noise levels beyond those anticipated by the existing General Plan. Housing units developed in conformance with the Housing Element Update may increase noise levels because of construction activities, increased vehicular traffic, and equipment usage. However, future development would be required to comply with General Plan noise and land use compatibility guidance as well as the City noise ordinance. Individual projects to be constructed in support of the assigned housing need would be evaluated for consistency with the City's General Plan and Zoning Ordinance, and would be analyzed under CEQA on a project-by-project basis. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**

# 14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project induce substantial unplanned 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)?*

As of January 2019, the population of Marina was 22,957 (California Department of Finance 2019). The General Plan describes the pattern and intensity of future development, including residential, commercial, industrial, recreation, and open space land uses. Infill and redevelopment in the city would avoid urban sprawl by making efficient use of lands designated for community development purposes. Land uses proposed under the General Plan would result in additional housing and employment opportunities.

The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. As such, the proposed Housing Element Update does not establish a growth need that would result in population beyond that anticipated by the General and Specific Plans. No mitigation measures are required for the Housing Element Update.

## NO IMPACT

- b. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

Future developments that would be constructed in conformance with Housing Element Update would be on vacant or underutilized land in the city. No existing housing is anticipated to be displaced that would not be replaced, and provision of replacement housing for certain types of housing is addressed in the Housing Element policies. Implementation of the Housing Element

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Update would increase access to housing to meet housing needs in the city. No impact related to housing displacement would occur, and no mitigation measures are required for the Housing Element Update.

**NO IMPACT**

# 15 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:				
1 Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a.1. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.2. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.3. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*
- a.4. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*

- a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas.

Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. As such, the proposed Housing Element Update does not establish a growth need that would result in a need for public services beyond that anticipated by the General and Specific Plans. In addition, as growth in conformance with the Housing Element Update occurs, any needs that arise would be addressed and met as each development is proposed, and would be funded through the payment of development fees or project specific mitigation, as appropriate and in accordance with Section 65995 (h) of the California Government Code (Senate Bill 50, August 27, 1998). Each project would also be evaluated for compliance with the City General Plan and Zoning Ordinance. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**

# 16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. As such, the proposed Housing Element Update does not establish a growth need that would result in a need for parkland or recreational facilities beyond that anticipated by the General and Specific Plans. Future residential development in conformance with the Housing Element Update would be subject to the City's development review process where impacts to parkland would be further evaluated and developers required to pay Quimby fees, or funding equivalent to the provision of parkland. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**

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# 17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

- a. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

New trips would be generated by buildout of the Housing Element. This planned development, the potential population increase, and tourist related activities may generate additional vehicular movement, impact existing transportation systems, and create a demand for additional parking. The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. As such, the proposed Housing Element Update does not establish a growth need that would result in traffic impacts beyond that anticipated by the General and Specific Plans. Through the City's development review process, future development projects would be evaluated for potential traffic impacts. Appropriate mitigation measures would be required to reduce potential project specific traffic impacts in order to maintain consistency with the General Plan and the Zoning Ordinance. No mitigation measures are required for the Housing Element Update.

The Housing Element Update does not involve the alteration of existing alternative transportation oriented policies or the creation of policies that would conflict with the General Plan or other adopted transportation oriented policies or plans. No impacts related to conflicting transportation policies would occur because of the Housing Element Update, and no mitigation measures are required.

**NO IMPACT**

- b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

Implementation of the Housing Element Update would increase access to housing to meet housing needs in the city. However, the Housing Element Update would not substantially increase vehicle miles travelled in the city, as the total required increase in housing units (832) was anticipated for development under existing General Plan and Zoning designations. Additionally, public transit options are available at the Marina Transit Exchange, which provides access to six regular bus routes and one on-call bus route (Monterey-Salinas Transit 2019). Furthermore, bicycle routes are present on city roadways, including the Monterey Bay Coastal Recreation Trail, which provide additional alternate transportation options (City of Marina 2010). Therefore, the Housing Element Update would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b).

**NO IMPACT**

- c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*
- d. Would the project result in inadequate emergency access?*

The Housing Element Update would not change air traffic patterns, increase hazards due to a road design feature, or result in inadequate emergency access. General Plan implementation is not expected to interfere with emergency access or create road hazards. All future residential development in conformance with the Housing Element Update would continue to be reviewed on a project specific basis by the Fire Department and other agencies to ensure that adequate emergency access is provided and no unsafe access conditions would result. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**

# 18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?*
- b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

To date, the City has not received a request for consultation under AB 52. As such, the City assumes that no tribal cultural resources are present within the City for the purposes of this analysis. Because this project does not entail any ground disturbance or development, the City assumes for the purposes of this draft that there are no tribal cultural resources present that may be impacted by future residential development in conformance with the Housing Element Update.

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in impacts to tribal cultural resources. The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for

development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. As such, adopting the Housing Element Update itself would not cause any substantial adverse change in the significance of tribal cultural resource. In addition, each future housing development project would be required to be evaluated for the potential for occurrence of tribal cultural resources on-site. On a case-by-case basis appropriate mitigation measures would be identified to prevent the loss of important tribal cultural resources in accordance with CEQA. Specific projects would also be analyzed for compliance with all applicable state guidelines for the preservation of tribal cultural resources. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**

## 19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- b. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*
- c. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

## **Water**

The protection of water quality in the region is under the jurisdiction of the Central Coast RWQCB. The federal and state Clean Water Acts provide regulatory authority over the RWQCB. The RWQCB Basin Plan sets standards for water contaminant levels (Central Coast RWQCB 2019). The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. As such, the proposed Housing Element Update does not establish a growth need that would result in water supply needs beyond that anticipated by the existing General Plan. Future residential development projects would be required to maintain consistency with all City standards. Appropriate mitigation measures would be required of individual residential developments to reduce potential project specific water quality impacts to the extent feasible. No mitigation measures are required for the Housing Element Update.

The MCWD is the water purveyor for the City including the former Fort Ord. There are three supply wells in Central Marina located in the 900-foot aquifer of the Salinas Valley Water Basin and three groundwater wells in the Ord Community located in the lower 180-foot and 400-foot aquifers of the Salinas Valley Groundwater Basin (MCWD 2019a). Water is treated at each well site to disinfect and remove the naturally occurring hydrogen sulfide that can sometimes cause odor problems (MCWD 2019a). MCWD also has a desalination plant with capacity to supply up to 300,000 gallons of potable water per day. However, with the recent rise in energy costs and the fact that the additional water supply is not needed at this time, the desalination plant is not being operated (MCWD 2019b). The MCWD Urban Water Management Plan calculated existing and future water demands in the city, and confirmed that the existing and proposed water infrastructure could adequately serve the city's residents over the 20-year planning period. Sufficient available water exists in the Marina service area to meet the expected water demands through 2025 with a surplus of 688 acre feet per year (MCWD 2005). The proposed Housing Element Update does not directly establish a growth need that would result in increased groundwater pumping or demand of water supplies beyond that anticipated by the existing General Plan. No mitigation measures are required for the Housing Element Update.

## **Wastewater**

Monterey One Water (M1W), formerly the Monterey Regional Water Pollution Control Agency, provides wastewater treatment for Marina and the Marina Coast Water District (MCWD) provides wastewater collection services to the city and the former Fort Ord. Wastewater generated from the city is treated at the M1W regional treatment plant located north of Marina. The regional facility has a design capacity of 29.6 million gallons per day and currently receives average flows of 18.5 million gallons per day (M1W 2019). The M1W Sewer System Management Plan requires a System Evaluation and Capacity Assurance Plan (SECAP) which ensures that the system would be able to meet the needs of future population growth (M1W 2019b).

The proposed Housing Element Update does not directly establish a growth need that would result in water or wastewater infrastructure needs beyond that anticipated by the existing General Plan. Future residential development in conformance with the Housing Element Update would be

evaluated to determine adequacy of utility infrastructure as part of the standard City development review process. No mitigation measures are required for the Housing Element Update.

### **Electricity, Natural Gas, and Telecommunications**

Pacific Gas and Electric (PG&E) and Monterey Bay Community Power jointly provide electricity services to Marina, PG&E provides natural gas, and multiple telecommunications companies provide services, including AT&T, Xfinity, Viasat, and SuddenLink (Highspeedinternet.com 2019). The proposed Housing Element Update does not directly establish a growth need that would result in electricity, natural gas, and telecommunications infrastructure needs beyond that anticipated by the existing General Plan. Future residential development in conformance with the Housing Element Update would be evaluated to determine adequacy of utility infrastructure as part of the standard City development review process. No mitigation measures are required for the Housing Element Update.

#### **NO IMPACT**

- d. *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The city is served by the Monterey Regional Waste Management District. Solid waste is taken to Monterey Peninsula Landfill north of the city. The Monterey Peninsula Landfill has an approximate capacity of 49.7 million cubic yards, of which 48.6 million cubic yards is remaining (CalRecycle 2019). The remaining capacity is expected to last until February 2107, at present recycling and disposal rates (CalRecycle 2019). The proposed Housing Element Update is a policy document and would not directly impact solid waste facilities. Furthermore, the Housing Element Update does not establish a growth need that would result in solid waste disposal needs beyond that anticipated by the existing General Plan. Future development in conformance with the Housing Element Update would be reviewed for compliance with applicable federal, state, and City policies and development standards. No mitigation measures are required for the Housing Element Update.

#### **NO IMPACT**

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## 20 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*
- b. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- c. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?*
- d. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes*

*or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

CAL FIRE identifies the city as an area of local responsibility (CAL FIRE 2007a). Wildfire hazards are low to moderate throughout the city, with some areas of high fire hazard, but no areas of very high fire hazards (County of Monterey 2015, CAL FIRE 2007b). The proposed Housing Element Update does not directly establish a growth need that would result in increased impacts related to wildfires beyond that anticipated by the existing General Plan. Future residential development in conformance with the Housing Element Update would be evaluated for wildfire safety, including the ability of emergency vehicles to access the site, ease of evacuation, exacerbation of fire risk, and proximity to areas prone to flooding or landslide, as part of the standard City development review process. No mitigation measures are required for the Housing Element Update.

**NO IMPACT**

## 21 Mandatory Findings of Significance

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

- a. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in reduced biological habitats or any biological or cultural resource impacts beyond that already anticipated by the existing General Plan. Adopting the Housing Element Update would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. In addition, the Housing Element Update itself would not have a substantial adverse effect on any riparian habitat or sensitive natural community. In addition, through the City's development review

process, future development projects would be evaluated for potential direct and indirect impacts on biological and cultural resources. Appropriate mitigation measures would be required to reduce potential impacts to the extent feasible and would be required to comply with the General Plan and Zoning Ordinance via project-specific CEQA review. No mitigation measures are necessary for the Housing Element Update.

**NO IMPACT**

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in contribution to potential cumulative impacts beyond that already anticipated by the existing General Plan, as analyzed in the General Plan EIR regarding cumulative impacts (refer to Section 14.E of the General Plan EIR). In addition, through the City’s development review process, future development projects would be evaluated for potential cumulative impacts and for consistency with all applicable policies of the City General Plan and Zoning Ordinance. Through this review process, potential cumulative impacts to various natural and human-made resources would be evaluated and mitigated as appropriate. No mitigation measures are necessary as the existing City development review process is sufficient to maintain impacts at a less than significant level.

**NO IMPACT**

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in substantial direct or indirect adverse impacts on human beings. Through the City’s development review process, future residential development projects would be evaluated for potential direct and indirect impacts on human beings. Appropriate mitigation measures would be required to reduce potential impacts to a level that is less than significant. No impact related to environmental effects that would have adverse effects on humans would occur because of the Housing Element Update, and no mitigation measures are necessary.

**NO IMPACT**

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