

**NOTICE OF INTENT TO ADOPT A  
NEGATIVE DECLARATION**  
California Environmental Quality Act



CITY OF CONCORD  
Planning Division  
1950 Parkside Drive, MS/53  
Building D, Permit Center  
Concord, CA 94519  
PHONE: (925) 671-3284  
FAX: (925) 671-3381

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the City of Concord has prepared an Initial Study and intends to adopt a Negative Declaration on the following project.

**PROJECT**

Concord Housing Element Update

**LOCATION/ADDRESS**

No specific site. The Housing Element Update covers all lands within the City Limits.

The project site does not appear on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subsection (f) of that section.

**APPLICATION NUMBER**

(GP 10-001)

**GENERAL PLAN DESIGNATION AND ZONING CLASSIFICATION**

**General Plan Designation:**

Rural Conservation and Rural Residential: RC and RR  
Low Density Residential: LDR  
Medium Density Residential: MDR  
High Density Residential: HDR  
Commercial Mixed Use: CMU  
Neighborhood Commercial: NC  
Industrial Mixed Use: IMU  
Downtown Pedestrian District: DTPD  
Downtown Mixed Use: DTMU

**Zoning Classification:**

Single Family Residential Districts: R-6, R-7, R-7.5, R-8, R-10, R-12, R-15, R-20, R-40  
Duplex Residential District: D-3  
Low, Medium, and High Density Multiple Residential Districts: M-2.5, M-1.8, M-1  
Multi-Family Residential Districts (Low to Medium Density) - FAR 0.2 and FAR 0.2+ to 0.4  
Apartment and Professional Office District: APO  
North Todos Santos District: NTS  
Neighborhood Commercial District: NC  
Downtown Business District: DBD  
Planned District: PD

**PROJECT APPLICANT**

City of Concord

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

Concord Housing Element Update

July 29, 2010

**DESCRIPTION OF PROJECT**

The project is a General Plan Amendment to update the Housing Element of the *Concord 2030 Urban Area General Plan*. The Housing Element update includes a revised statement of goals, policies, quantified objectives, land inventory, and schedule of programs for the preservation, improvement and development of housing on a Citywide basis.

**PUBLIC COMMENT PERIOD**

August 2, 2010 to September 1, 2010 the public and all affected agencies are hereby invited to review the **Negative Declaration and Initial Study** and submit written comments. Such comments may be submitted prior to or during the Commission's hearing.

**PLANNING COMMISSION MEETING**

7:00 p.m. – September 1, 2010  
City Council Chamber  
1950 Parkside Drive  
Concord, CA

**CITY COUNCIL MEETING**

6:30 p.m. – September 28, 2010  
City Council Chamber  
1950 Parkside Drive  
Concord, CA

**COMMENTS CAN BE MAILED TO:**

Phillip Woods, Principal Planner  
City of Concord  
Community Development Department  
Planning Division  
Building D, Permit Center  
1950 Parkside Drive, MS/53  
Concord, CA 94519

**DOCUMENT AVAILABILITY**

The Negative Declaration and Initial Study and other supporting environmental documents are available for public review at the City of Concord Permit Center, Planning Division, located at 1950 Parkside Drive, Building D, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

**PREPARED BY/CONTACT INFORMATION**

City of Concord  
Planning Division  
1950 Parkside Drive, MS/53  
Concord, CA 94519

Contact: Phillip Woods  
Title: Principal Planner  
Telephone: (925) 671-3284  
Fax: (925) 671-3381

Signature Phillip Woods

Date 7.29.10

**ATTACHMENTS\***

- Exhibit A – Agency Distribution List and Comment Form
- Exhibit B – Negative Declaration and Initial Study

*\*These documents are included with the notices sent to outside agencies, organizations and interested parties that have requested this information. The documents are also available to the public at the City of Concord Permit Center, Planning Division, located at 1950 Parkside Drive, Building D, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.*

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

Concord Housing Element Update  
July 29, 2010

**EXHIBIT A: DISTRIBUTION LIST AND COMMENT FORM**

**CITY DEPARTMENTS**

- BUILDING & NEIGHBORHOOD SERVICES  
Vance Phillips
- COMMUNITY & RECREATION SERVICES  
Joan Carrico
- INFORMATION TECHNOLOGY  
Jerry Bowles

- PLANNING & ECONOMIC DEVELOPMENT  
Cathy Munneke
- POLICE DEPARTMENT FIELD OFFICE(S)  
 Northern  
 Southern  
 Valley

- PUBLIC WORKS-ENGINEERING SERVICES  
Frank Kennedy
- PUBLIC WORKS-MAINTENANCE SERVICES  
Abul Hossain

**FEDERAL AND STATE**

- Federal Housing Administration
- Federal Transit Administration
- Department of Conservation
- Department of Fish and Game
- Department of Forestry and Fire Protection
- Department of Health and Drinking Water

- Department of Housing and Community Development
- Department of Parks and Recreation
- Department of Water Resources
- Governor's Office of Planning and Research
- Native American Heritage Commission
- Office of Emergency Services

- Office of Historic Preservation
- Seismic Safety Commission
- State Clearinghouse
- State Lands Commission
- US Army Corps of Engineers
- US EPA, Wetlands Regulatory Office
- US Fish and Wildlife Service

**REGIONAL**

- Association of Bay Area Governments
- Bay Area Air Quality Management District
- California Native Plant Society
- East Bay Regional Park District
- Local Agency Formation Commission

- Mt. Diablo Audubon Society
- Mt. Diablo Unified School District
- OES/PTAB, Hazmat Unit
- Save Mount Diablo
- Sierra Club, Bay Chapter

- Sonoma State University
- Regional Water Quality Control Board - San Francisco

**COUNTY**

- CCC Assessor's Office
- CCC Airport Land Use Commission
- CCC County Clerk
- CCC Environmental Health Department

- CCC Health Services Department
- CCC Fire Protection District
- CCC Flood Control District
- CCC Mosquito and Vector Control District

- CCC Public Works Department
- CCC Resource Conservation District

**LOCAL**

- City of Clayton
- City of Martinez
- City of Pittsburg

- City of Pleasant Hill
- City of Walnut Creek
- California State University at Hayward

- Contra Costa Times - City Hall Reporter

**TRANSPORTATION**

- Amtrak
- BART Planning
- BART Environmental Compliance Division
- Caltrans

- Contra Costa County Airports
- Contra Costa Commute Alternative Network
- Contra Costa Transit Authority

- Contra Costa Transportation Authority
- Metro Transportation Commission
- TRANSPAC
- TRANSPAN

**UTILITIES**

- Astound Broadband
- Central Contra Costa County Sanitary District
- Comcast
- Concord Disposal
- PG&E
- Seren Innovations
- SBC/ATT
- CCC Water District

**TO EXPEDITE SUBMITTAL OF YOUR COMMENTS, YOU MAY RESPOND BY FACSIMILE TO (925) 671-3381**

This Agency/City department has comments, see attached.

This Agency/City department has no comments.

NAME OF AGENCY/CITY DEPARTMENT \_\_\_\_\_

SIGNATURE OF REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

**Environmental Checklist**  
California Environmental Quality Act



CITY OF CONCORD  
Planning Division  
1950 Parkside Drive, MS/53  
Concord, CA 94519  
PHONE: (925) 671-3284  
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- 1. Project Title:** Concord Housing Element Update
- 2. Lead Agency Name and Address:** City of Concord  
Community Development Department  
Planning Division  
1950 Parkside Drive, MS/53  
Building D, Permit Center  
Concord, CA 94519
- 3. Contact Person and Phone Number:** Phillip Woods, Principal Planner  
Telephone: (925) 671-3284  
Fax: (925) 671-3381  
pwoods@ci.concord.ca.us
- 4. Project Location:** City of Concord, Contra Costa County
- 5. Project Sponsor's Name and Address:** City of Concord  
Community Development Department  
Planning Division  
Building D, Permit Center  
1950 Parkside Drive, MS/53  
Concord, CA 94519
- 6. General Plan Designation:**
- Rural Conservation and Rural Residential: RC and RR
  - Low Density Residential: LDR
  - Medium Density Residential: MDR
  - High Density Residential: HDR
  - Commercial Mixed Use: CMU
  - Neighborhood Commercial: NC
  - Industrial Mixed Use: IMU
  - Downtown Pedestrian District: DTPD
  - Downtown Mixed Use: DTMU
- 7. Zoning:**
- Single Family Residential Districts: R-6, R-7, R-7.5, R-8, R-10, R-12, R-15, R-20, R-40
  - Duplex Residential District: D-3
  - Low, Medium, and High Density Multiple Residential Districts: M-2.5, M-1.8, M-I
  - Multi-Family Residential Districts (Low to Medium Density) - FAR 0.2 and FAR 0.2+ to 0.4
  - Apartment and Professional Office District: APO
  - North Todos Santos District: NTS
  - Neighborhood Commercial District: NC
  - Downtown Business District: DBD
  - Planned District: PD

## 8. Description of Project:

The City of Concord is proposing a General Plan Amendment to update the Housing Element of the *Concord 2030 Urban Area General Plan*. The *2030 General Plan* was adopted in 2007 and establishes a long-range plan for land use planning. The *2030 General Plan* includes a number of key themes and initiatives, such as the integration of economic development into land use planning, greater support for mixed-use development and transport-supportive land uses around the downtown Bay Area Rapid Transit (BART) station and transportation corridors, and an emphasis on preserving environmental resources and community assets.

The *2030 General Plan* includes six elements required by State law, including Land Use, Transportation and Circulation, Open Space, Conservation, Noise, and Safety. It also includes four optional elements, including Economic Vitality, Growth Management, Parks, Public Facilities and Utilities. The Housing Element is the seventh required element of the General Plan. It takes into consideration new land use designations and other policies in the general plan to ensure consistency between it and other elements.

The proposed Housing Element update provides revised housing goals, policies, implementing programs, 'quantified objectives', and a land inventory for the 2007-2014 planning period. The Housing Element update does not anticipate the development of the Inland Concord Naval Weapons Station area, which is being converted from military to civilian use as part of an ongoing base reuse planning process.

State Housing Element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the population. It requires that the Housing Element be consistent with all parts of the general plan and be closely related to the Land Use Element, which specifies land within the jurisdiction that can be utilized for housing development. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt plans and regulatory systems which support housing development. As a result, the successful growth of a community rests largely upon the implementation of local general plans, and in particular, the Housing Element.

Unlike the other elements of the *2030 General Plan* which look out 20 years into the future, the Housing Element has a shorter planning period. Concord's current Housing Element was adopted in January 2003 to cover the 1999 to 2006 planning period. The proposed update will therefore serve the planning period beginning January 1, 2007 to June 30, 2014. This is a seven year period instead of the usual five year due to a request by the Association of Bay Area Governments (ABAG) to coincide the Regional Housing Needs Allocation (RHNA) process with the 2008 Regional Transportation Plan update. ABAG is the regional planning agency responsible for administering the RHNA allocations for the nine county San Francisco Bay Area region.

The process of updating Housing Elements is triggered by California State Department of Housing and Community Development (HCD) through the "regional housing needs" process. The RHNA process is a State mandate on planning for housing, whereby each jurisdiction in the State is given a "fair share" of local housing needs according to income distribution. The "fair share" process begins with a regional allocation made by HCD.

The Housing Element is required by State law to include the following:

- An assessment of existing housing needs with an analysis of housing affordability, housing conditions, special needs, affordable units at-risk of converting to market-rate and projected housing needs;
- A detailed sites inventory and analysis that evaluates the jurisdiction's ability to accommodate its RHNA;
- An analysis of constraints on housing in the jurisdiction;
- Housing programs that identify adequate sites to accommodate the City's share of the regional housing need; assisting in the development of housing for very low- and low-income households; removing or mitigating governmental constraints to affordable housing; conserving and improving the existing affordable housing stock; promoting equal housing opportunity; and preserving the at-risk units identified; and
- Quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated and conserved over the planning period of the Housing Element.

State law mandates that each jurisdiction uses the RHNA allocations in the update of their Housing Elements, and demonstrates that the allocated numbers can be accommodated within the planning period. According to the RHNA, Concord is required to provide 3,043 residential units, including 1,065 low-and very low-income units for the 2007-2014 planning period. As part of these general requirements, Concord's Housing Element must demonstrate that the City has made available adequate sites for housing to accommodate its RHNA. HCD's regulations require that the need under each category must be met individually, and excess units in one income category cannot be used to reduce the unmet demand from the other categories. **Table 1** shows the breakdown by income levels.

**Table 1: Concord's RHNA, 2007-2014**

<i>Income Level</i>	<i>RHNA Units</i>
Very Low-Income (30-50% AMI)	639
Low-Income (50-80% AMI)	426
Moderate-Income (80-120% AMI)	498
Above Moderate Income (Above 120% AMI)	1,480
<b>Total</b>	<b>3,043</b>

*Source: ABAG 2007; City of Concord, 2009.*

In accommodating its RHNA, the City is responsible under State law for identifying adequate sites that will be accommodate, through appropriate zoning and development standards and with services and facilities, the development of a variety of housing types for all income levels. The City does not have to guarantee that its share of the regional allocation will be constructed, although the RHNA will serve as the City's quantified housing construction objectives in the proposed Housing Element. The City can fulfill its RHNA requirement through a combination of new housing units proposed, approved, constructed, and rehabilitated after January 1, 2007. A total of 4,189 housing units can be built on identified sites in the Housing Element Land Inventory within the 2007-2014 planning period.

The Housing Element is a policy-oriented document that is programmatic in nature and has been initiated in order to satisfy State law. Policies and programs within the document, including the proposed General Plan amendment to adopt the proposed Housing Element (which supports the development of housing within residential and mixed-use zoning districts) are consistent with the *2030 General Plan*, which was evaluated in the *2030 General Plan* Environmental Impact Report (EIR).

The Housing Element Initial Study tiers off the *2030 General Plan* EIR in its analysis of the potential impacts generated by new housing during the 2007-2014 planning period. As stated in Section 21068.5 of CEQA, "tiering" or "tier" means the coverage of general matters and environmental effects in an environmental impact report prepared for a policy, plan, program, or ordinance followed by narrower or site-specific environmental impact reports which incorporate by reference the discussion in any prior environmental impact report and which concentrate on the environmental effects which (a) are capable of being mitigated, or (b) were not analyzed as significant effects on the environment in the prior environmental impact report.<sup>1</sup>

The potential environmental impacts analyzed in *2030 General Plan* EIR are adequate for analysis of development under this Initial Study because the Housing Element for this planning period consists of growth that has been planned for under the *2030 General Plan*. The proposed project would not result in any development beyond that which is anticipated in the *2030 General Plan* and evaluated in the *2030 General Plan* EIR. Future development applications consistent with the proposed project would be subject to project-specific analysis pursuant to the California Public Resources Code section 21000 et seq.

## **9. Surrounding Land Uses and Setting:**

The proposed project would apply on a City-wide basis.

## **10. Other agencies whose approval may be required (e.g. permits, financing approval, or participation agreement.):**

The proposed Housing Element requires certification by the California State Department of Housing and Community Development.

<sup>1</sup> California Environmental Quality Act, Section 21068.5.



**Issues:**

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
<b>I. AESTHETICS -- Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
<p><b>Answer to Checklist Questions:</b></p> <p><b>Questions A- D</b></p> <p>The proposed Housing Element update does not include any goals, policies, or programs that conflict or supersede the City's existing development standards regarding building height, setbacks, lighting, and development in conjunction with aesthetics. The Housing Element is a policy oriented programmatic document which sets forth the community's vision for housing and describes how residential development can be accommodated to meet Concord's RHNA for the 2007-2014 planning period. Pursuant to State law, the Housing Element contains policies and programs to support development of affordable housing and housing for special needs populations, but does not dictate the specific details or entitle any residential development.</p> <p>Any future residential development occurring after the adoption of the Housing Element would be considered a separate "project" and would be subject to individual environmental review as well as compliance with all existing City and State standards. It will be determined at that time if the project would have an adverse effect on scenic resources including trees, rock outcropping and historic buildings within a state scenic highway. Also, it will be determined if the project would create a new source of substantial light or glare and appropriate mitigation measures identified as necessary at that time. Based on the analysis above, the adoption and implementation of the proposed Housing Element would result in <b>no impact</b> on aesthetics resources.</p>				
<b>II. AGRICULTURE AND FOREST RESOURCES --Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

**Answer to Checklist Questions:**

**Questions A- E**

The proposed Housing Element update does not contain any goals, programs or policies that would conflict with or supersede the City's existing policies regarding agricultural and forest resources. The Housing Element is a policy oriented programmatic document which sets forth the community's vision for housing and describes how residential development can be accommodated to meet Concord's RHNA for the 2007-2014 planning period. Pursuant to State law, the Housing Element contains policies and programs to support development of affordable housing and housing for special needs populations, but does not dictate the specific details or entitle any residential development. Any future residential development occurring after the adoption of the Housing Element would be considered a separate "project" and would be subject to individual environmental review as well as compliance with all existing City and State standards.

The Housing Element land inventory does not identify any potential housing sites on properties zoned for agricultural use or that are under Williamson Act contracts. The Housing Element contains specific policies and programs to support infill development on urban sites that are located in close proximity to transit, arterials, and commercial corridors. Based on the analysis above, the adoption and implementation of the proposed Housing Element would result in *no impact* to agricultural and forest resources.

**III. AIR QUALITY – Would the project:**

a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative threshold for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact

**Answers to Checklist Questions:**

**Questions A-E**

The proposed Housing Element update does not contain any policies or programs that would supersede or interfere with adopted General Plan goals and policies related to air quality. The Housing Element is a policy oriented programmatic document which sets forth the community's vision for housing and describes how residential development can be accommodated to meet Concord's RHNA for the 2007-2014 planning period. Pursuant to State law, the Housing Element contains policies and programs to support development of affordable housing and housing for special needs populations, but does not dictate the specific details or entitle any residential development. Any future residential development occurring after the adoption of the Housing Element would be considered a separate "project" and would be subject to individual environmental review as well as compliance with all existing City, regional, and State standards.

The San Francisco Bay Area is considered a non-attainment area for ground-level ozone under both the federal Clean Air Act and the California Clean Air Act. The Bay Area is also considered non-attainment area for respirable particulates or particulate matter with a diameter of less than 10-micron diameter (PM<sub>10</sub>) under the California Clean Air Act, but not the federal act. The Bay Area has attained both State and federal ambient air quality standards for carbon monoxide. The Bay Area is considered to be in attainment for all other regulated air pollutants (i.e. nitrogen dioxide, sulfur dioxide and lead).

The Bay Area Air Quality Management District (BAAQMD) prepares region-wide plans to address air pollution control issues in the nine county Bay Area region. BAAQMD has developed threshold of significance specifically for local plans, including city general plans, with respect to non-attainment plans (i.e. air quality plans created for areas that are not in attainment). BAAQMD developed qualitative thresholds for significance related the Bay Area Clean Air Plan (CAP), such that if a jurisdiction can demonstrate consistency with the non-attainment plan then the project will not result in a significant impact.

In June 2010, BAAQMD adopted new Air Quality CEQA Thresholds of Significance for Plan-level analysis that included two parameters for operational-related criteria air pollutant emissions: (1) consistency with the current Air Quality Plan control measures; and (2) the projected Vehicle Miles Traveled (VMT) or vehicle trip increase is less than or equal to the projected population increase. The proposed 2010 Clean Air Plan, which will replace the 2005 Plan, has not yet been adopted. The *2030 General Plan* is consistent with the control measures in the current Clean Air Plan (the 2005 Bay Area Ozone Strategy).

The *2030 General Plan* land use designations allow for additional growth and encourage new growth in proximity to employment centers, thereby potentially reducing the travel distance of future residents to employment areas. The Housing Element includes specific policies that support high density residential and mixed-use development in close proximity to urban services, shopping and public transportation. These policies promote land use patterns and development projects that facilitate walking, bicycling, and transit use that could reduce air pollutant emissions and impacts on air quality, and have a beneficial impact on air quality.

The goals, policies and programs established in the Housing Element are designed to accommodate residential development to meet existing and future housing needs to occur during the 2007-2014 Planning Period and will not induce growth that was not anticipated and evaluated under the *2030 General Plan* EIR. All of the proposed Housing Element policies and programs are consistent with the intent of the Bay Area 2005 Ozone Strategy to reduce potential sources of air pollutant through land use changes that reduce motor vehicle use and emissions. Because the proposed project would not change the amount, type, or location of development envisioned in the *2030 General Plan*, and applicable new regulations would implement provisions of BAAQMD "2005 Bay Area Ozone Attainment Strategy", the proposed project would not conflict or obstruct implementation of the applicable air quality plan.

With regard to particulate matter and exposing sensitive receptors near pollutant concentrations, the Housing Element would not result in any potential construction sites or construction activity because the proposed project does not entitle any specific development project. Rather, all future projects would result in a development project would be subject to project-specific mitigation measures regarding sensitive receptors, and would be required to follow on-site construction control measures. The Housing Element contains a land inventory of potential housing

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
<p>sites and 27 of the 325 sites (about 8 percent) are within the 500' major highway sensitive receptor area and 35 of the 325 sites (about 11 percent) are within the 1,000' major highway sensitive receptor area. All future projects would result in a development project would be subject to project-specific mitigation measures as required by the City, regional and State agencies regarding sensitive receptors.</p> <p>Future development anticipated under the Housing Element would be required to comply with all state, regional and local plans and policies, the <i>2030 General Plan</i>, and all applicable City ordinances. The City will coordinate with state and regional agencies to ensure its transportation plans, programs, and projects conform to the most recent air quality and GHG reduction requirements. Based on the analysis above, the adoption and implementation of the proposed Housing Element would result in impacts from air quality are considered to be <i>less than significant</i>.</p>				
<b>IV. BIOLOGICAL RESOURCE -- Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact

**Answers to Checklist Questions**

**Questions A-F**

The proposed Housing Element update does not contain any policies or programs that would conflict with or supersede General Plan policies or State regulations related to biological resources. The Housing Element is a policy oriented programmatic document which sets forth the community's vision for housing and describes how residential development can be accommodated to meet Concord's RHNA for the 2007-2014 planning period. Pursuant to State law, the Housing Element contains policies and programs to support development of affordable housing and housing for special needs populations, but does not dictate the specific details or entitle any residential development. Any future residential development occurring after the adoption of the Housing Element would be considered a separate "project" and would be subject to individual environmental review as well as compliance with all existing City and State standards.

The Housing Element land inventory identifies potential residential uses on infill sites within the developed area of the City rather than on undeveloped lands that are more than likely to contain valuable habitat. The Housing Element does not include policies and programs to encourage future residential development on riparian habitat or other sensitive natural community sites. Based on the analysis above, the adoption and implementation of the proposed Housing Element would result in a **no impact** to biological resources.

**V. CULTURAL RESOURCES -- Would the project:**

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

**Answers to Checklist Questions:**

**Questions A-D**

The proposed Housing Element update does not include any goals, policies, or programs that conflict with or supersede the City's existing policies related to cultural and historical resources. The Housing Element is a policy oriented programmatic document which sets forth the community's vision for housing and describes how residential development can be accommodated to meet Concord's RHNA for the 2007-2014 planning period. Pursuant to State law, the Housing Element contains policies and programs to support development of affordable housing and housing for special needs populations, but does not dictate the specific details or entitle any residential development. Any future residential development project occurring after the adoption of the Housing Element would be considered a separate "project" and would be subject to individual environmental review as well as compliance with all existing City and State standards.

The Housing Element land inventory identifies potential residential uses on infill sites within the developed urban area of the City rather than on undisturbed sensitive areas that include ridgelines, midslope terraces, alluvial flats, ecotones, and sources of water. These areas have the greatest possibility of encountering a prehistoric or archaeological resource. The *2030 General Plan* contains mitigation policies applicable to all new development projects that would require cessation of excavation activity at any site when cultural artifacts or human remains are

	Summary of Impacts			
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<p>uneartied. In addition, the project would be subject to federal, state and local laws related to historic, cultural and paleontological resources. Based on the analysis above, the adoption and implementation of the proposed Housing Element would result in <i>no impact</i> to cultural resources.</p>				
<p><b>VI. GEOLOGY AND SOILS -- Would the project:</b></p>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
<p><b>Answers to Checklist Questions:</b></p> <p><b>Questions A-E</b></p> <p>The proposed Housing Element update does not contain any policies or programs that would supersede or interfere with the 2030 General Plan goals and policies related to geology and soils. The Housing Element is a policy oriented programmatic document which sets forth the community's vision for housing and describes how residential development can be accommodated to meet Concord's RHNA for the 2007-2014 planning period. Pursuant to State law, the Housing Element contains policies and programs to support development of affordable housing and housing for special needs populations, but does not dictate the specific details or entitle any residential development. Any future residential development project occurring after the adoption of the Housing Element would be considered a separate "project" and would be subject to individual environmental review as well as compliance with all existing City and State standards.</p> <p>The majority of the Housing Element housing land inventory sites are located on infill sites with generally stable soils. Sites that are identified in areas that have unstable soils or in hillside zones susceptible to landslide, soil</p>				

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
<p>creep, debris flow, and other hazards would be subject to project-specific review and <i>2030 General Plan</i> goals and policies related to slopes, erosion, geologic and seismic hazards, as applicable. All new housing development and rehabilitation that might result from Housing Element implementation would be required to be consistent with existing State and local building codes which are designed to ensure that new construction does not expose people to significant geological impacts.</p> <p>Prior to development, geologic and soil studies and recommendations are currently required as part of an application for grading pursuant to the Municipal Code. The <i>2030 General Plan</i> policies require a thorough evaluation of geologic and soil conditions as part of the development review process and all development must meet applicable State and local building code standards. In addition, all new construction in the City must be built in accordance with the current edition of the California Building Code to reduce potential damage from anticipated geological or soils issues which are evaluated through the building permit process.</p> <p>With regard to soil erosion, all projects that would involve grading of a site more than 10,000 square feet in size are required to submit a Stormwater Pollution Prevention Plan (SWPPP) pursuant to County-wide National Pollutant Discharge Elimination System (NPDES) permit. The SWPPP sets forth best management practices (BMPs) to reduce soil erosion during the construction phase of the project. Development sites that are smaller than one acre in size are subject to site specific BMPs that must be submitted to the City's Engineering Division in accordance with local grading requirements. With regard to sewer system capacity and soils around septic tanks, all new projects are required to comply with standard conditions or approval that requires analysis of existing sewer system capacity, and installation of additional facilities where necessary to connect new construction to the public sewer system.</p> <p>Based on the analysis above, the adoption and implementation of the proposed Housing Element would result in impacts from geologic and seismic hazards are considered to be <i>less than significant</i> after the implementation of <i>2030 General Plan</i> mitigation policies.</p>				

**VII. GREENHOUSE GAS EMISSIONS – *Would the project:***

a) Generate greenhouse gases, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	

**Answers to Checklist Questions:**

**Questions A-B**

In 2006, the Governor of California signed into law the California Climate Solutions Act, which requires the reduction of statewide Greenhouse Gas (GHG) emissions to 1990 levels by the year 2020. GHG emissions consist of a number of gases, including carbon dioxide, nitrous oxide, and methane. They are produced as by-products in the combustion of fossil fuels in power stations as well as cars. GHGs are widely considered to be harmful to the environment. Under the Statute, the requirement will be enforced through a statewide cap which comes into effect in 2012. In September 2008, California passed SB 375, the nation's first law to control greenhouse gas emissions by curbing sprawl. The law provides emissions-reducing goals for which regions can plan, integrates disjointed planning activities, and provides incentives for local governments and developers to follow new conscientiously-planned growth patterns.

The *2030 General Plan* was adopted prior to SB 375 and did not directly address greenhouse gas emissions. However, the *2030 General Plan* contains numerous transportation-related and land use-related policies that have the potential to reduce energy use and GHG emissions. These policies include, but are not limited to, the following:

- Support higher density and mixed-use development in Downtown and near transit centers and corridors;

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact

- Promote transit-oriented development and activities that take advantage of nearby transit services, such as BART and local bus services;
- Upgrade the quality of new and existing multi-family housing by requiring high-quality design;
- Encourage provisions for compatible live/work arrangements and telecommuting in residential areas;
- Encourage sustainable building practices for new development and the remodeling of existing homes; and
- Promote pedestrian-oriented urban design.

The 2030 General Plan provides policy direction and a framework under which city regulations, programs, and projects work in unison to ensure land use, transportation, and other City operations conform to energy conservation goals. Specifically for housing development, the issue of energy conservation is addressed at three levels: when new development is proposed, when old buildings are rehabilitated, and through continuous public education on energy conservation. The following section provides an overview on the City's programs on energy conservation.

New Construction

City building codes and recycling requirements support energy efficient systems and the use of energy conserving materials. Concord's Building Division enforces Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings) through its permit process. These regulations were most recently updated in 2008. All new construction must comply with the standards in effect on the date a building permit application is made. On January 1, 2011, the 2010 California Green Building Standards Code goes into effect and will provide additional emissions reductions. Aside from the building permit process, energy conservation is also addressed through the environmental review process. Environmental review documents for new development projects identify energy impacts, and require mitigation measures when necessary. At every opportunity, the City encourages new development to incorporate active and passive power and adopt housing designs that conserve energy. The Centre Point Residential Subdivision is a case in point. When completed, the project will have solar/electrical systems installed in all homes.

Rehabilitation

In general, houses built before 1975 use twice as much energy as those built after that year due to less stringent codes. Many of these older homes also require repair, rehabilitation or conservation due to their age. City staff regularly inspects Concord's existing housing stock to identify dilapidated housing. The Neighborhood Services Division has continued to proactively monitor housing conditions through ongoing housing inspections and code enforcement activities. From 2000 to 2006, more than 26,785 separate cases of code violations had been identified and abated. Additionally, the City offers a Single Family Repair Loan Program and a Multifamily Housing Rehabilitation Loan Program to assist lower income households in rehabilitating their properties. For seniors age 60 and over or disabled persons, the City offers a Weatherization Program that can help defray the costs of weatherization repair such as adding insulation for attic and walls and obtaining more energy-efficient windows. Through low interest loans or grants, these programs help to rehabilitate older properties and bring them into compliance with current Building Code requirements.

Energy Conservation

There are many opportunities for conserving energy in new and existing homes. Construction of energy efficient buildings does not lower the purchase price of housing. However, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of water and energy is decreased. Similarly, retrofitting existing structures with energy-conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; replace appliances with more energy efficient appliances, installing solar energy systems; and building design and orientation that incorporates energy conservation considerations.

In addition to reducing GHG emissions, planning for energy conservation can reduce utility and maintenance costs, which in turn, leads to housing affordability. This is particularly important to lower income households with less disposable income to pay for utilities. Depending on the age and condition of the home and the number and type of

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
<p>appliances, energy costs can represent more than 25 percent of overall monthly housing costs. As such, the incorporation of energy saving features, energy saving materials and efficient systems in new as well as remodeled homes is an important consideration.</p> <p>The proposed Housing Element update does not contain any policies or programs that would supersede or interfere with the <i>2030 General Plan</i> goals and policies related to GHG. The Housing Element does not change the potential housing sites described in the <i>2030 General Plan Land Use Element</i> (i.e. with or without the Housing Element's adoption, the same sites will exist). Besides implementing the <i>2030 General Plan</i> policies, the City will coordinate with regional agencies to ensure its transportation plans, programs, and projects conform to the most recent air quality and GHG reduction requirements. A Climate Action Plan specific to the Concord Naval Weapons Station is being prepared for the City's consideration as part of the amendment of the General Plan to include the adopted Reuse Plan. In addition, the City will be initiating a citywide Climate Action Plan to further address GHG issues.</p> <p>Based on the analysis above, the adoption and implementation of the proposed Housing Element would result in impacts from greenhouse gases are considered to result in <i>less than significant</i> after the implementation of <i>2030 General Plan</i> mitigation policies.</p>				
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact

**Answers to Checklist Questions:**

**Questions A-H**

The proposed Housing Element update does not contain any policies or programs that would interfere with or supersede *2030 General Plan* goals and policies regarding hazards or hazardous materials. The Housing Element is a policy oriented programmatic document which sets forth the community's vision for housing and describes how residential development can be accommodated to meet Concord's RHNA for the 2007-2014 planning period. Pursuant to State law, the Housing Element contains policies and programs to support development of affordable housing and housing for special needs populations, but does not dictate the specific details or entitle any residential development. Any future residential development project occurring after the adoption of the Housing Element would be considered a separate "project" and would be subject to individual environmental review as well as compliance with all existing City and State standards.

Implementation of the Housing Element would not cause the release of any hazardous materials into the environment; nor would it create hazardous conditions related to wildfires or airports in that no land use changes are proposed with the project. Regulations related to hazardous materials and waste are implemented and administered by a number of government agencies that have established regulations regarding the proper transportation, handling, management, use, storage, and disposal of hazardous materials for specific operation and activities. In addition, local regulations with which all projects must comply are intended to ensure that the use, handling, storage and transportation of hazardous materials comply with the requirements of California Health and Safety Code, among other safety related concerns. In addition, emergency evacuation and response plans are not proposed to be affected by the proposed Housing Element.

The Buchanan Field Airport is located within the City's Sphere of Influence. The Contra Costa County Airport Land Use Commission (ALUC) has been established as an independent body to advise local jurisdictions, such as Concord, on appropriate land use policy for the area near Buchanan Field Airport. The ALUC has adopted the Contra Costa County Airport Land Use Compatibility Plan, which covers the area near the airport. The Plan identifies where structural height limits, and public safety and noise compatibility restrictions are applicable. The Housing Element contains a land inventory of potential housing sites and seven of the 325 sites (about 2 percent) are located within the Buchanan Field Airport Safety Zone 4. Safety Zone 4 does not preclude residential uses. Any future residential development project occurring after the adoption of the Housing Element would be considered a separate "project" and would be subject to individual environmental review as well as compliance with all existing City, local, and State standards. The *2030 General Plan* provides policies that require all new development be compatible with the airport land use through project review and enforces safety compatibility within airport safety zones consistent with ALUC.

Based on the analysis above, the adoption and implementation of the proposed Housing Element would result in **no impact** related to hazards or hazardous materials and airport safety hazards are considered to be **less than significant** after the implementation of *2030 General Plan* policies.

**IX. HYDROLOGY AND WATER QUALITY -- Would the project:**

a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i) Expose people or structure to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

**Answers to Checklist Questions:**

**Questions A-J**

The proposed Housing Element update does not contain any policies or programs that would supersede or interfere with the 2030 General Plan goals and policies related to hydrology and water quality. The Housing Element is a policy oriented programmatic document which sets forth the community's vision for housing and describes how residential development can be accommodated to meet Concord's RHNA for the 2007-2014 planning period. Pursuant to State law, the Housing Element contains policies and programs to support development of affordable housing and housing for special needs populations, but does not dictate the specific details or entitle any residential development. Any future residential development project occurring after the adoption of the Housing Element would be considered a separate "project" and would be subject to individual environmental review as well as compliance with all existing City and State standards.

The City of Concord is located primarily within the Walnut Creek watershed. Portions adjacent to Lime Ridge are located in the Pine Creek watershed, while portions surrounding I-680 are within the Grayson Creek watershed. Flood zones generated by the Federal Emergency Management Agency (FEMA) show significant 100-year flooding along the Pacheco Slough and surrounding areas along the Suisun Bay margins. Point Edith State Wildlife area, ponds adjacent to Hastings Slough, the Clyde unincorporated area, and Diablo Creek Golf Course are all located within the 100-year flood zone. Intermittent flooding may also occur during 100-year and/or 500-year flood events along Walnut Creek, Grayson Creek, Oak Grove Road, Pine Creek, Cowell Road, Galindo Creek, Clayton Road, and Mount Diablo Creek.

Water quality in the City's creek corridors is dependant largely on pollutants discharged in surface water runoff, including use and disposal of hazardous materials by local residents. Concord is within the jurisdiction of the San Francisco Bay Region Regional Water Quality Control Board (RWQCB), which administers the National Pollutant Discharge Elimination System (NPDES). Under the current regulations, projects over one acre of land is required to prepare a Storm Water Pollution Prevention Plan (SWPPP) to control surface water runoff and pollutant levels. The

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
<p>City of Concord participates in a region-wide water quality program with regulations administered by RWQCB.</p> <p>The Housing Element contains a land inventory of potential residential development sites and nine of the 325 identified sites (about 3 percent) are located within the 100-year floodplain. Any application for development (i.e. tentative map, design review, building permit, etc) to construct a new structure on an identified site must be reviewed by the City's planning, building and engineering divisions, who, as part of that review would consider, evaluate, and add conditions, as appropriate, to mitigate any potential impacts related to flooding (CMC Chapter 34). General Plan goals and policies related to flood control and intended to manage and mitigate potential flood hazards would remain in place and would apply to any future projects within the City. Any application for a development permit would be subject to compliance with these goals, policies, and standards as part of the City agencies' review of the development application.</p> <p>Based on the analysis above, the adoption and implementation of the proposed Housing Element related to hydrology and water quality are considered to be <b>less than significant</b> after the implementation of <i>2030 General Plan</i> mitigation policies.</p>				
<b>X. LAND USE AND PLANNING – Would the project:</b>				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p><b>Answers to Checklist Questions:</b></p> <p><b>Questions A-C</b></p> <p>The proposed Housing Element update does not contain any policies or programs that would supersede or interfere with the <i>2030 General Plan</i> goals and policies related to land use and planning. The Housing Element is a policy oriented programmatic document which sets forth the community's vision for housing and describes how residential development can be accommodated to meet Concord's RHNA for the 2007-2014 planning period. Pursuant to State law, the Housing Element contains policies and programs to support development of affordable housing and housing for special needs populations, but does not dictate the specific details or entitle any residential development. Any future residential development project occurring after the adoption of the Housing Element would be considered a separate "project" and would be subject to individual environmental review as well as compliance with all existing City and State standards.</p> <p>The proposed Housing Element demonstrates how Concord's RHNA can be met through an inventory of vacant and underutilized sites. The Housing Element would not directly result in land use and planning-related impacts because its adoption does not directly entitle any specific construction or development project that could divide an established neighborhood. Based on the analysis above, the adoption and implementation of the proposed Housing Element would result in <b>no impacts</b> related land use and planning.</p>				
<b>XI. MINERAL RESOURCES – Would the project:</b>				
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?				X
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?				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
<b>Answers to Checklist Questions:</b>				
<b>Questions A-B</b>				
<p>The proposed Housing Element update does not contain any policies or programs that would supersede or interfere with adopted General Plan goals and policies related to mineral resources. The Housing Element is a policy oriented programmatic document which sets forth the community's vision for housing and describes how residential development can be accommodated to meet Concord's RHNA for the 2007-2014 planning period. Pursuant to State law, the Housing Element contains policies and programs to support development of affordable housing and housing for special needs populations, but does not dictate the specific details or entitle any residential development. Any residential development project occurring after the adoption of the Housing Element would be considered a separate "project" and would be subject to individual environmental review as well as compliance with all existing City and State standards.</p> <p>The Housing Element land inventory identifies potential residential uses on infill sites within the developed urban area of the City and does not identify future residential development on sites that are known to contain mineral resources. Based on the analysis above, the adoption and implementation of the proposed Housing Element would result in <b>no impact</b> on mineral resources.</p>				
<b>XII. NOISE – Would the project:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X	
<b>Answers to Checklist Questions:</b>				
<b>Questions A-F</b>				
<p>The proposed Housing Element update does not contain any policies or programs that would supersede or interfere with adopted General Plan policies related to noise. The Housing Element is a policy-oriented programmatic document which sets forth the community's vision for housing, consistent with State law (Government Code 65583). Pursuant to State law, the Housing Element contains policies and programs to support development of affordable</p>				

	Summary of Impacts			
	Potentially Significant impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No impact

housing and housing for special needs populations, but does not dictate the specific details or entitle any residential development. Any future residential development project occurring after the adoption of the Housing Element would be considered a separate "project" and would be subject to individual environmental review as well as compliance with all existing City and State standards.

The 2030 General Plan has exterior noise exposure criteria for all residential land uses. For single-family homes, duplex, and mobile homes, the "normally acceptable" exterior noise levels range from 50 to 60 dB. Noise levels from 60 to 70 dB are considered "conditionally acceptable," and noise levels between 70 to 75 dB are considered "normally unacceptable." For multifamily residential areas, exterior noise levels from 50 to 65 dB are "normally acceptable." Noise levels from 65 to 70 dB are considered "conditionally acceptable," and noise levels between 70 to 75 dB are considered "normally unacceptable." For mixed-use and high density residential areas, exterior noise level from 50 to 65 dB are "normally acceptable." Noise levels from 65 to 75 dB are considered "conditionally acceptable," and noise levels between 75 to 80 dB are considered "normally unacceptable." Figure 7-8 of the 2030 General Plan shows acceptable noise levels for these three residential land use types.

A portion of the City is exposed to noise from vehicular traffic, specifically from SR-242, SR-4 and I-680. Other noise sources include overhead aircraft noise related to Buchanan Field Airport and rail noise associated with the BART train tracks. All of these noise sources will have an impact on adjacent residential areas. In all, only 1.5 percent of the total planning area is exposed to exterior noise above 65 dB. The areas exposed to noise above 65 dB are mainly situated within very close distance of busy roads, BART train tracks and the Buchanan Field Airport. The Housing Element contains a land inventory of potential housing sites and 120 of the 325 sites (about 37 percent) are within areas subject to over 65 dB noise levels.

The 2030 General Plan has included a number of policies to reduce the impact of exterior noise on housing development adjacent to noise sources. These policies include: requiring a noise study and mitigation measures for all projects that have a noise exposure greater than 70dB, requiring noise attenuation measures in new homes located on an arterial street, and requiring noise sources to use best available control technology (BACT) to minimize noise emissions. Future residential development projects will continue to be reviewed to ensure that residents and employees are not exposed to unacceptable noise and vibration levels, and that the projects are consistent with all General Plan goals, objectives, and policies. Based on the analysis above, the adoption and implementation of the Housing Element would result in impacts from noise that are considered to be **less than significant** after the implementation of 2030 General Plan mitigation policies.

**XIII. POPULATION AND HOUSING – Would the project:**

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

**Answers to Checklist Questions:**

**Questions A-C**

The proposed Housing Element update does not contain any policies or programs that would supersede or interfere with adopted General Plan goals and policies related to population and housing. The Housing Element is a policy oriented programmatic document which sets forth the community's vision for housing and describes how residential development can be accommodated to meet Concord's RHNA for the 2007-2014 planning period. Pursuant to State law, the Housing Element contains policies and programs to support development of affordable housing and housing for special needs populations, but does not dictate the specific details or entitle any residential development. Any future residential development project occurring after the adoption of the Housing Element would

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact

be considered a separate "project" and would be subject to individual environmental review as well as compliance with all existing City and State standards.

The goals, policies and programs established in the Housing Element are designed to accommodate residential development to meet existing and future housing needs that anticipated to occur during the 2007-2014 Planning Period and will not induce growth that was not anticipated and evaluated under the 2030 General Plan EIR. The Housing Element sets the policy framework for the accommodation of an additional 4,189 housing units. This number more than accommodates the City's RHNA (3,043 housing units). The proposed Housing Element identifies the City's housing needs in relation to income levels and the rates of growth anticipated throughout the City.

The proposed Housing Element would not directly result in land use and planning related impacts because adoption does not directly entitle any specific construction or development project that could divide an established neighborhood. Based on the analysis above, the adoption and implementation of the proposed Housing Element would result in *no impacts* on population and housing.

**XIII. PUBLIC SERVICES – Would the project:**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			X	
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

**Answers to Checklist Questions:**

**Question A**

The proposed Housing Element update does not contain any policies or programs that would supersede or interfere with adopted General Plan policies related to public services. The Housing Element is a policy oriented programmatic document which sets forth the community's vision for housing and describes how residential development can be accommodated to meet Concord's RHNA for the 2007-2014 planning period. Pursuant to State law, the Housing Element contains policies and programs to support development of affordable housing and housing for special needs populations, but does not dictate the specific details or entitle any residential development.

The 2030 General Plan provide performance standards for residential development to be maintained through capital projects for parks, fire, police, sanitary facilities, water, flood control and schools. Any future residential development project occurring after the adoption of the Housing Element would be considered a separate "project" and would be subject to individual environmental review as well as compliance with all existing City and State standards. The project would be reviewed to ensure consistency with the 2030 General Plan which requires future development in proportion to the demand generated by project occupants and users to contribute to or participate in the establishment and improvement of fire, police, schools, parks and other public facilities.

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
Based on the analysis above, the adoption and implementation of the proposed Housing Element would result in <b>less than significant impact</b> to fire, police, school, parks, and other public services after the implementation of 2030 General Plan mitigation policies.				
<b>XV. RECREATION – Would the project:</b>				
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?			X	
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?			X	
<p><b>Answers to Checklist Questions:</b></p> <p><b>Questions A and B</b></p> <p>The proposed Housing Element update does not contain any policies or programs that would supersede or interfere with adopted General Plan policies related to recreation. The Housing Element is a policy oriented programmatic document which sets forth the community's vision for housing and describes how residential development can be accommodated to meet Concord's RHNA for the 2007-2014 planning period. Pursuant to State law, the Housing Element contains policies and programs to support development of affordable housing and housing for special needs populations, but does not dictate the specific details or entitle any residential development. Any future residential development project occurring after the adoption of the Housing Element would be considered a separate "project" and would be subject to individual environmental review as well as compliance with all existing City and State standards.</p> <p>The City of Concord contains neighborhood and community parks of various sizes, recreational facilities and programs, and large open spaces available to local residents. Increases in housing and population would result in the need for new or expanded recreation facilities. All future residential development would be reviewed to ensure consistency with the 2030 General Plan which includes requirements for recreational needs. The 2030 General Plan provides performance standards for residential development to be maintained through capital projects for parks. Future projects would be reviewed to ensure consistency with the 2030 General Plan which requires future development in proportion to the demand generated by project occupants and users to contribute to or participate in the establishment and improvement of parks.</p> <p>Based on the analysis above, the adoption and implementation of the Housing Element would result in impacts on recreation are considered to be <b>less than significant</b> after the implementation of 2030 General Plan mitigation policies.</p>				
<b>XVI. TRANSPORTATION/TRAFFIC – Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

**Answers to Checklist Questions:**

**Questions A-G**

The proposed Housing Element update does not contain any policies or programs that would supersede or interfere with adopted General Plan policies related to transportation/traffic. The Housing Element is a policy oriented programmatic document which sets forth the community's vision for housing and describes how residential development can be accommodated to meet Concord's RHNA for the 2007-2014 planning period. Pursuant to State law, the Housing Element contains policies and programs to support development of affordable housing and housing for special needs populations, but does not dictate the specific details or entitle any residential development. Any residential development project occurring after the adoption of the Housing Element would be considered a separate "project" and would be subject to individual environmental review as well as compliance with all existing City and State standards.

The City's existing transportation network contains a variety of alternative transportation modes: bicycle and pedestrian trails, bus transit, and regional commuter rail, as well as streets and highways supporting automobile circulation. BART's Pittsburg/Bay Point line—which provides connections to San Francisco, Oakland, and other Bay Area destinations—contains two stations within Concord. I-680 runs north-south near the western edge of the City. State Route 4, which connects I-680 with eastern Contra Costa County, runs east-west through the northern part of the City. SR 242 provides a convenient bypass between I-680 and SR-4 through the City.

The proposed project would not result in any development beyond that is anticipated in the *2030 General Plan* and evaluated in the *2030 General Plan EIR*. Future development anticipated under the Housing Element would be required to comply with all regional and local transportation plans and policies, the *2030 General Plan*, and all applicable City ordinances. Based on the analysis above, the proposed project would result in a **no impact** on increase on traffic, city-wide level of service standards and parking; **no impact** on the adoption and implementation of plans that support alternative methods of transportation; and, **no impact** related to roadway hazards or emergency access.

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
<b>XVII. UTILITIES AND SERVICES SYSTEMS – Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

**Answers to Checklist Questions:**

**Questions A-G**

The proposed Housing Element does not contain any policies or programs that would supersede or interfere with adopted General Plan goals and policies related to utilities and service systems. The Housing Element is a policy oriented programmatic document which sets forth the community's vision for housing and describes how residential development can be accommodated to meet Concord's RHNA for the 2007-2014 planning period. Pursuant to State law, the Housing Element contains policies and programs to support development of affordable housing and housing for special needs populations, but does not dictate the specific details or entitle any residential development. Any residential development project occurring after the adoption of the Housing Element would be considered a separate "project" and would be subject to individual environmental review as well as compliance with all existing City and State standards.

Water supply and distribution, wastewater collection and treatment, solid waste disposal, and recycling are key components of the City's infrastructure and service systems. Development anticipated in the Housing Element update would be consistent with 2030 General Plan goals and policies as well as Federal, State, and local regulations related to utilities and services. Demand for utilities facilities and services would continue to be addressed through existing facilities requirements. The 2030 General Plan EIR addresses impacts that General Plan policies, use regulations, development standards and review procedures and proposed development may have on the City's utilities and service systems, including water, wastewater, and solid waste.