

PROJECT INFORMATION

Project Title:	City of Benicia Housing Element 2015-2023
Lead Agency Name and Address:	City of Benicia 250 East L Street Benicia, CA 94510
Project Location:	City of Benicia
Project Sponsor's Name and Address:	City of Benicia 250 East L Street, Benicia CA 94510
General Plan Designation:	Because the project applies to all land in the City, it encompasses multiple Benicia General Plan designations
Zoning:	Because the project applies to all land in the City, it encompasses multiple Benicia zoning designations
Assessor's Parcel No.	N/A
Contact Person:	Amy Million, Principal Planner
Phone Number:	707-746-4280
Date Prepared:	August 27, 2014

PROJECT DESCRIPTION

The project is to update the Housing Element of the City of Benicia General Plan as required by Government Code Sections 65580 – 65589.8. The Housing Element is a comprehensive statement by the City describing the housing needs of Benicia and how the City's plans, policies, programs and regulations facilitate the development, improvement and preservation of housing for all economic segments of the community. The Housing Element is one of the seven General Plan Elements mandated by the State of California, as required in Government Code Sections 65580 to 65589.8. State law requires that the Housing Element consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." The Housing Element sets forth the City's strategy for enhancing and preserving the housing stock, for expanding housing opportunities for various economic segments, and along with the Land Use Element, provides policy guidance for decision making related to housing. State law also requires regular updates of the Housing Element. Until the passage of SB 375 in 2008, Housing Elements were expected to be updated every five years. SB 375 requires Housing Element updates to coincide with the eight year cycles of regional plans focused on reducing greenhouse gases through regional land use and transportation plans. State law also requires that Housing Elements be reviewed and certified as meeting State requirements by the Department of Housing and Community Development (HCD). The 2015-2023 Housing Element will supersede the 2007-2014 Housing Element certified by HCD in December 2012.

HCD projects statewide housing needs and allocates those needs to each regional government in the State. For the City of Benicia, the regional agency is the Association of Bay Area Governments (ABAG). After consultation with ABAG, HCD provided the regional need to ABAG, which then distributed the Regional Housing Needs Assessment (RHNA) to the counties and cities within the ABAG region. ABAG allocates housing production goals for each jurisdiction primarily based on their "fair-share" of the region's population growth, which is outlined in the 2014-2022 San Francisco Bay Area Housing Needs Plan. Of the 187,990 housing units allocated to ABAG for this planning period, Benicia will need to accommodate 327 units. One of the primary purposes of the Housing Element update is to demonstrate the City's ability to accommodate residential development to meet the RHNA. According to the 2014-2022 Regional Housing Needs Allocation Plan, Benicia will need to accommodate 94 very low-income, 54 low-income, 56 moderate-income, and 123 above moderate-income housing units (327 units total). It is important to emphasize that the City of Benicia does not build housing. While the City can provide incentives and assist with the development of affordable housing to the degree that resources are available, the City is dependent on the private and non-profit sectors to meet the housing needs identified in the Housing Element. Between 2000 and 2010, the City of Benicia grew by 361 households, or an annual average amount of 36 households per year, relative to the estimated need of 41 new households per year between 2015 and 2023.

The Draft 2015-2023 Housing Element identified sufficient existing land zoned at various densities to accommodate the City's Regional Housing Needs Allocation of 327 dwelling units. The development of 327 dwelling units would not exceed the City's existing growth or capacity anticipated in the 1999 General Plan, Benicia's long-term guide for growth. The population growth estimated for this Housing Element is consistent with the growth estimated in the Benicia 1999 General Plan. The 1996 and 1998 population projections from the Association of Bay Area Governments (ABAG) estimated the total population of Benicia by 2015 to reach 28,600 (1998 Draft General Plan EIR p. 38 Table 5). ABAG's 2013 population projections estimate Benicia's population at 27,600 in 2015, or 1000 people less than the projections for the 1999 General Plan. ABAG's 2013 population projections through 2025 anticipate that Benicia's population will increase an average of 140 people every year between 2015 and 2023, reaching a population

of 28,720 people in 2023, very close to the number anticipated in the analysis of impacts for the 1998 General Plan Environmental Impact Report (EIR).

The environmental impacts of the level of development expected and allowed for under the City's 1999 General Plan were evaluated in the Benicia General Plan EIR, (Draft EIR, January, 1998; Final EIR, April, 1998), certified by the City Council on June 15, 1999 (Resolution No. 99-70). That EIR found no significant environmental impacts from expected development after mitigation.

The 2015-2023 Housing Element is a policy document: it sets forth policies and strategies for accommodating the City's housing needs. The Element identifies sites where there is capacity for development to occur to meet identified housing needs consistent with the General Plan and current zoning. This Negative Declaration does not evaluate the site-specific impacts of any development. Development could occur on identified sites or on other sites within the City, and it would be speculative to assume that development to meet housing needs will occur on only those sites identified in the Housing Element. Residential development on the identified opportunity sites or most other sites in the City will require entitlement and appropriate environmental review that will address site-specific impacts.

The Draft 2015-2023 Housing Element includes certain new measures to be implemented. This Initial Study/Negative Declaration (IS/ND) evaluates the foreseeable impacts of those measures as described below.

Program 1.09 State Density Bonus law

Density bonus provisions of State law are intended to encourage the provision of housing affordable to low and moderate income households. While a density-bonus project might permit a somewhat higher density on a particular site, it would not necessarily increase the overall level of development within the community. Given past development levels, it is highly unlikely that density bonus provisions would affect the conclusions in the General Plan EIR. It would be speculative to assume that any particular site will be developed using Density Bonus provisions, and site-specific environmental review is required at the time of application for entitlement. Therefore, no significant impacts are expected from the implementation of this ordinance beyond those addressed in the General Plan EIR.

Program 1.10 accessory dwelling units and

Program 1.11 accessory dwelling units (reduction in parcel size requirements)

The proposal is to modify existing zoning regulations to more easily allow accessory dwelling units in the community. It would be speculative to make any assumptions regarding the number or location of such units, and no site or area specific environmental assessment has therefore been done. Based on past applications, it can be assumed that such units will be scattered throughout neighborhoods and will not be of sufficient number to effect the conclusions of the General Plan EIR.

Program 1.12 Fee reduction or waiver

The proposed program would identify affordable housing projects specifically as eligible for application fee reduction or waiver. This process is currently stated in more general terms in the City's Master Fee Schedule.

Program 3.01 Emergency Shelters and Transitional & Supportive Housing

The proposed Program would allow for Emergency Shelters and Transitional and Supportive housing to be allowed by right, as required by State law. No specific sites or zoning

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designations have been identified for this by-right use, so any evaluation of environmental affects is speculative and premature.

Program 3.02 Reasonable Accommodations

The proposed program would implement federal and state law to provide equal access to housing for people with disabilities. This law addresses the design of housing rather than the amount and therefore is unlikely to have an impact on the environment. As the specific changes are not yet identified, it would be speculative to evaluate the environmental affects, if any, of this program.

ENVIRONMENTAL SETTING

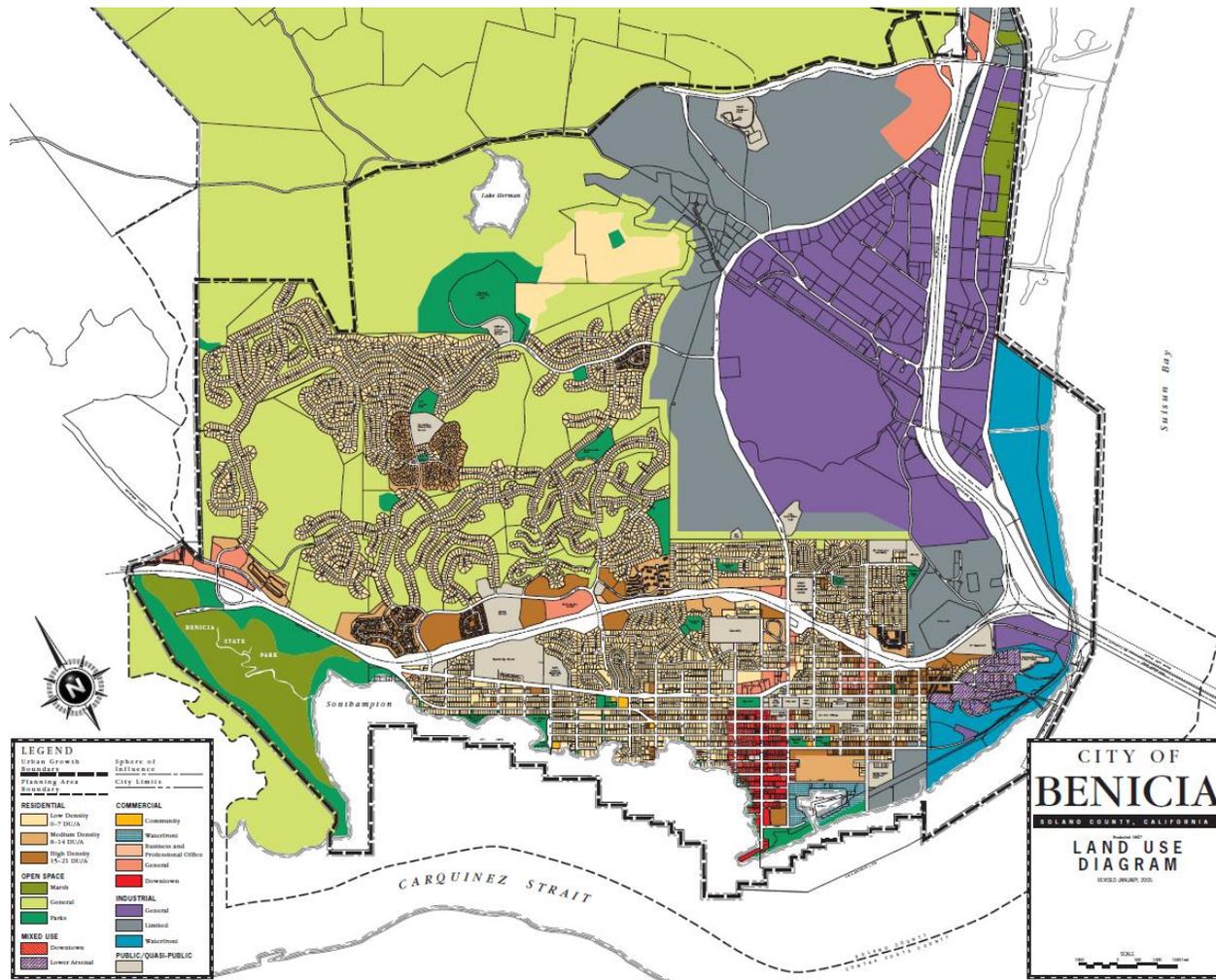
The City of Benicia is approximately 35 miles northeast of San Francisco and 57 miles southwest of Sacramento. It lies on the north shore of the Carquinez Strait where the combined flows of the Sacramento and San Joaquin rivers have cut a deep gorge through the coast range. The City is built on a peninsula that reaches south from the main body of Solano County and creates a prominent bend in the Carquinez Strait. From this peninsula, highway and railroad bridges span the Strait to connect Benicia with Contra Costa County. Views from Benicia encompass the Strait, the foothills of northern Contra Costa County and Mt. Diablo in the distance.

The City is made up primarily of rolling hills, rising to an elevation of 1,160 feet. On the west boundary, Sulphur Springs Mountain reaches to an elevation of approximately 950 feet. Two major drainages, Sulphur Springs Creek to the west and Paddy Creek to the east, run approximately north-south through the City. The flow from Sulphur Springs Creek is contained by Lake Herman before being joined by Paddy Creek and before continuing southeast into the Benicia Industrial Park and finally the Bay. The rolling hills reach almost to the shoreline; very little of Benicia is flat. On the southern margins of the City the land slopes gently down to the Carquinez Strait where most of the older residential areas and the Downtown are located (Figure 1 General Plan Land Use Map). The eastern city limits are bordered by the marshlands of Suisun Bay. Relatively flat areas adjacent to the marshes provide sites for industry. At the southwestern boundary of the City, another flat, marshy area has been preserved as the Benicia State Recreation Area.

Population/Housing/Employment

As of the 2010 census, the City's population 26,997 composed of 10,686 households. Other census data found 11,717 housing units, of which 64 percent were single family attached, 8 percent single family attached, 12 percent 2-4 unit attached, 14 percent multi-family and 2 percent mobile homes. There were 15,306 people in the civilian labor force in 2010, and 14,279 jobs located within the City (Public Hearing Draft 2015-2023 Housing Element, Appendix 1).

FIGURE 1. GENERAL PLAN LAND USE MAP.



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ENVIRONMENTAL CHECKLIST

The Project's potential level of impact is indicated as follows:

- Potentially Significant** Potentially significant environmental impacts.

- Potentially Significant and Mitigable** Potentially significant impacts which can be mitigated to less than significant levels.

- Less than Significant** Impacts which are considered less than significant and do not require mitigation.

- No Impact** No impacts related to the project.

Environmental Factors Potentially Affected

None of the environmental factors would be potentially affected by this project. The environmental factors below are discussed in this document.

1. Aesthetics	10. Land Use and Planning
2. Agricultural Resources	11. Mineral Resources
3. Air Quality	12. Noise
4. Biological Resources	13. Population and Housing
5. Cultural Resources	14. Public Services
6. Geology and Soils	15. Recreation
7. Greenhouse Gas Emissions	16. Transportation and Circulation
8. Hazards/Hazardous Materials	17. Utilities and Service Systems
9. Hydrology and Water Quality	18. Mandatory Findings of Significance

DETERMINATION: The City of Benicia Planning Department

On the basis of 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 in 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 "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Amy Million, Principal Planner

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a negative declaration.

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the

extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impacts to a less than significance.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. 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) Substantially degrade the existing visual character or quality of the site and its surroundings?	<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 day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Aesthetics Impact Discussion:

1(a). No Impact: The City of Benicia 1999 General Plan EIR identified Benicia's scenic vistas as one of the City's defining elements (General Plan EIR, page 103). The General Plan therefore included several policies and programs designed to mitigate the impacts of development on scenic vistas, including a requirement for design review of most development projects. As a result of those programs and policies, the General Plan EIR found no significant impacts from the development proposed under the Plan. Housing developed under the 2015-2023 Housing Element will be subject to those policies and programs and therefore should have no significant effect on the scenic vistas within the City of Benicia. .

1(b). No Impact: The City of Benicia 1999 General Plan named three principle scenic routes: Interstate Freeway (I) 780 between Glen Cove Road and the Benicia-Martinez Bridge; I-680 between Morrow Lane and the Benicia-Martinez Bridge; and Lake Herman Road. No

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additional scenic routes have been identified since the adoption of the 1999 General Plan and its EIR, and the General Plan EIR found that policies and programs in the General Plan would mitigate any potentially significant impacts to scenic resources within a scenic highway (Draft General Plan EIR, pages 106-108). As the 2015-2023 Housing Element is consistent with the growth expected in the General Plan, and its policies, such as requirements for design review, continue to apply, no impacts on scenic resources in a scenic highway are expected from adoption of the 2015-2023 Housing Element.

1(c-d). No Impact: The proposed Housing Element is a policy document and does not allow for any specific development. Potential impacts from light and glare, or on the visual character of a particular site, are site-specific impacts that can only be evaluated on a site by site basis. As the location of development cannot be predicted with any certainty, any assessment of these impacts is premature and speculative. Zoning Ordinance Sections § 17.74.170 and § 17.70.240(D)(2) specifies lighting standards for all new exterior lighting. Prior to approval of any new projects within the City requiring Use Permit or Design Review approval, the City shall conduct project-specific environmental review to determine whether the project would cause any significant impacts and, where possible, to mitigate potential environmental impacts.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.				
Would the project:				
a) Convert prime farmland, unique farmland, or farmland of statewide importance, as shown on the 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) Involve other changes in the existing environment, which, due to their location or nature could result in conversion of farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Agricultural Resources Impact Discussion:

2(a-c). No Impact: The proposed 2015-2023 Housing Element encourages the development on infill parcels within the City limits of Benicia consistent with the General Plan. No

prime, unique or farmlands of statewide importance are located within the City of Benicia, and while existing zoning may allow for limited farming in some districts, there are no parcels within the City's boundary exclusively zoned for farmland or agricultural uses. The City's General Plan contains policies that protect open space and land that may be suitable for agricultural production, including a policy that preserves the rangeland north of Lake Herman Road (Policy 3.18.1). Since no impacts to agricultural resources are anticipated no mitigation measures are proposed.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY.				
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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of sensitive receptors to substantial pollution concentrations (emissions from direct, indirect, mobile and stationary sources)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable smoke, ash, dust or odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Air Quality Impact Discussion:

Setting:

The most recently adopted air quality plan for the San Francisco Bay Area is the Bay Area 2010 Clean Air Plan (2010 CAP). The 2010 CAP is an update to the Bay Area Air Quality Management District's (BAAQMD) 2005 Ozone Strategy to comply with State air quality planning requirements. The 2010 CAP also serves as a multi-pollutant air quality plan to protect public health and the climate. The 2010 CAP control strategy includes revised, updated, and new measures in the three traditional control measure categories, including stationary source measures, mobile source measures, and transportation control measures. In addition, the 2010 CAP identifies two new categories of control measures, including land use and local impact measures, and energy and climate measures (BAAQMD, 2010).

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BAAQMD recommends that the agency approving a project where an air quality plan consistency determination is required analyze the project with respect to the following questions: 1) does the project support the primary goals of the air quality plan; 2) does the project include applicable control measures from the air quality plan; and 3) does the project disrupt or hinder implementation of any 2010 CAP control measures? If all the questions are concluded in the affirmative, BAAQMD considers the project consistent with air quality plans prepared for the Bay Area (BAAQMD, 2012). Any project that would not support the 2010 CAP goals would not be considered consistent with the 2010 CAP, and if approval of the project would not result in significant and unavoidable air quality impacts after the application of mitigation, then the project would be considered consistent with the 2010 CAP.

3(a). No Impact: The air quality impacts resulting from the anticipated growth and development of the City were addressed in the 1998 EIR for the Benicia General Plan. No new or increased impact will increase beyond what is already anticipated in the 1999 General Plan as a result of the Housing Element. The City's General Plan is in conformance with the Clean Air Plan. The proposed Housing Element is consistent with the City's General Plan and as a result the project would not conflict with implementation of the Clean Air Plan. The proposed Project would support the primary goals of the 2010 CAP and it would not disrupt or hinder implementation of any 2010 CAP control measures. Therefore, there would be no impact associated with conflicting or obstructing implementation of the applicable air quality plan.

3(b-c). No Impact: In 1998, the Bay Area recorded excesses of the national one-hour standard on 8 days and excesses of the state standard on 29 days. In 2000, excesses of the national one-hour ozone standard were recorded on 3 days and excesses of the State standard were recorded on 12 days. To comply with state air quality standards for ozone, BAAQMD prepared the Clean Air Plan for the Bay Area in 1991 and that plan has been updated every three years since, with the latest update in 2010. The City's General Plan is in conformance with the Clean Air Plan. The proposed Housing Element is consistent with the City's General Plan; as a result, the project would not conflict with implementation of the Clean Air Plan. The 2012 Housing Element Update does not propose any additional development not anticipated by the 1999 General Plan. Adopting the updated Housing Element will not by itself violate any air quality standard or result in a cumulatively considerable net increase of any criteria pollutant. Air quality impacts resulting from the anticipated growth and development of the City were addressed in the 1998 EIR for the Benicia General Plan.

3(d). No Impact: The 2015-2023 Housing Element Update identified numerous sites throughout the City where in-fill could occur, but does not propose any site-specific new development. Adopting the updated Housing Element will not by itself expose sensitive receptors to substantial pollutant concentrations. No new or increased impact as a result of the Housing Element will result beyond what is already anticipated in the 1999 General Plan. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies related to air quality, pollutant concentrations, and sensitive receptor exposure.

3(e). No Impact: Housing is not a use that can be anticipated to generate objectionable odors affecting a substantial number of people.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. 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 Game 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, and regulations or by the California Department of fish and Game 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 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?	<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"/>

Biological Resources Impact Discussion:

4(a). No Impact: The 1998 City of Benicia General Plan EIR found that several plant and animal species with special-status have been recorded or are suspected to occur in the southern Solano County area and Benicia vicinity. Several of these have been reported in the City, and most of these are associated with tidal marshland habitat. A number of the natural communities in the City have a high inventory priority with the California Natural Diversity Database (CNDDDB) due to rarity and threats, and are considered sensitive resources.

The Open Space and Conservation of Resources section in Chapter 3 (Community Identity) of the 1999 Benicia General Plan focuses on habitat protection in order to protect these species through numerous goals, policies, and programs. Impacts on such species either directly or through habitat modifications resulting from the anticipated growth and development of the City were addressed in the City of Benicia 1998 General Plan EIR. That EIR found that the policies and programs in the General Plan fully mitigated any impacts on biological resources. The Housing Element Update would encourage residential development on infill sites consistent with the General Plan, and subject to the policies and programs in the General Plan to mitigate the impacts of development on threatened species. Adoption of The Housing Element would not, in itself cause significant effects on species or habitat identified as a threatened, endangered, candidate, sensitive, or special status. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies related to any biological resources identified as a candidate, sensitive, or special status species.

4(b). No Impact: The goals and policies in the Open Space and Conservation of Resources section of the 1999 Benicia General Plan protect wetlands, habitat for special-status species, native vegetation, wildlife habitat, and movement corridors. Additional biological and wetland assessments would be required as part of environmental review of proposed developments, as called for in Policy 3.19.1 and Program 3.19.A of the General Plan. Where sensitive resources are encountered, adequate mitigation would be required through avoidance, minimization, or replacement as called for in numerous policies and programs in the 1999 Benicia General Plan. Impacts to any riparian habitat or other sensitive natural communities resulting from the anticipated growth and development of the City were addressed in the EIR for the City of Benicia 1998 General Plan. That EIR found that the General Plan's policies and programs fully mitigated any significant impacts on biological resources, and the policies and programs continue to apply. No new or increased impacts will result from adopting the Housing Element beyond those already anticipated in the 1999 General Plan.

4(c). No Impact: The City of Benicia has numerous wetlands listed in the National Wetland inventory including: the intertidal and subtidal estuarine along Carquinez Strait and Suisun Bay; tidal and lower perennial riverine along the lower stretches of Sulphur Springs Creek through the Valero Benicia Refinery; limnetic lacustrine and emergent, scrub-scrub, and forested palustrine associated with Lake Herman; emergent, scrub-scrub, and forested palustrine along the various streams and larger drainages; and unconsolidated bottom palustrine at the scattered stock ponds in the City. The Zoning Ordinance and Open Space and Conservation of Resources section of the 1999 General Plan both have measures that protect waterways. Since no impacts to biological resources are anticipated beyond those identified in the City of Benicia 1998 General Plan EIR, no mitigation measures are proposed. Adopting the updated Housing Element will not by itself have a substantial effect on any federally protected wetlands.

4(d). No Impact: All impacts resulting from the anticipated growth and development within the City were addressed in the City of Benicia 1998 General Plan EIR. The General Plan EIR did not find any significant impacts related to substantial interference with the movement of any native resident or migratory fish or wildlife species, with established native resident or migratory wildlife corridors, or that would impede the use of native wildlife nursery sites. Adopting the Housing Element will not result in new or increased impacts beyond those already anticipated in the 1999 General Plan. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies related to any wildlife species.

4(e). No Impact: Adopting the updated Housing Element will not conflict with any local policies or ordinances protecting biological resources. Local policies and ordinances designed to protect biological resources were drafted in response to identified environmental impacts at full build-out as discussed in the 1998 EIR for the City of Benicia General Plan. Adopting the updated Housing Element will not change or conflict with any of the existing local policies or ordinances protecting biological resources.

4(f). No Impact: There are no approved regional or state habitat conservation plans that apply within the City of Benicia. The City's Open Space and Conservation of Resources Element of its General Plan addresses development impacts to plant and animal habitat and the 1998 EIR for that General Plan found that due to the policies incorporated in the General Plan, there would be no significant impact on habitat. Future development within the City will be subject to the policies of the Open Space and Conservation of Resources section and environmental review as required by CEQA.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in ? 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) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Cultural Resources Impact Discussion:

5(a). No Impact: Adopting the Housing Element will not by itself cause a substantial adverse change in the significance of a historical resource within the City of Benicia. Impacts on historical resources resulting from the anticipated growth and development of the City or from the removal, modification or demolition of existing residences were addressed in the 1998 General Plan EIR. Mitigation measures integrated into the various elements of the General Plan in the form of goals, policies, and implementation measures will reduce all significant impacts to a level of less than significant. The Zoning Ordinance protects historical resources by implementing a Historic Overlay Zone to protect historic or architecturally significant buildings within the most historic portions of the City. As outlined in Appendix E of the Draft Housing Element and more specifically on pages 95-97, the locations of the sites for the yield analysis are primarily located within the Downtown Historic District or the Arsenal Historic District. Developments within these areas are subject to the Downtown Historic Conservation Plan and Arsenal Historic Conservation Plan, respectively. In addition, four areas of the Arsenal Historic District are listed on the National Register of Historic Places. Depending on the attributes of each

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individual development proposal, future development will be subject to additional environmental review, development standards and compliance with all applicable policies related to any historical resources including the adopted conservation plans and the Secretary of the Interior Standards.

5(b). No Impact: Adopting the Housing Element will not by itself cause a substantial adverse change in the significance of an archaeological resource. The 1999 General Plan includes several policies related to protection of archaeological resources which will continue to apply to future development projects. Adopting the Housing Element will not result in new or increased impacts on archaeological resources. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies related to any archaeological resources.

5(c). Does not apply. No unique paleontological resource or site or unique geologic features have been identified within the city limits of the City of Benicia.

5(d). No Impact: Adopting the Housing Element will not by itself disturb any human remains, including those interred outside of formal cemeteries. The 1998 General Plan EIR found that there may be sites in the City where prehistoric burials may have occurred, but no sites have been confirmed. While the City of Benicia does not have specific policies in relation to the discovery of human remains, the State's Health and Safety code (Section 7050.5-7055), that applies within the City, has clear procedures that require excavation stop, the coroner called, and, if such remains are found to be Native American, the appropriate Native American organization be contacted to address those remains in a respectful manner. As there are no specific archaeological sites identified as holding human remains within the City, and that State law applies should they be inadvertently uncovered during development excavation, no further mitigation is needed and there is no impact from the adoption of the Housing Element.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 as a result 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 18-1-B of the Uniform Building Code (1994), creating substantial 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 type="checkbox"/>

Setting

Within Benicia, the most significant geologic hazards are those associated with landslides, debris flows, and ground shaking during earthquakes. Other significant geologic hazards include the potential for settlement of structures constructed on filled bay land, expansive soils, cut and fill slopes, and flooding.

The City of Benicia lies within a seismically active region. The principal faults in the area are capable of generating large earthquakes that could produce strong to violent ground shaking in Benicia. The Green Valley fault is the only active fault known in the City. An earthquake on the Green Valley fault is likely to cause fault rupture. The risk of fault rupture elsewhere in the City is very low.

Within Benicia, the areas most at risk from liquefaction are along the Bay margin and in the flat-lying valley bottoms, in areas underlain by Bay Mud or Alluvium. Figure 4-2 of the Benicia 1999 General Plan shows areas with potential liquefaction hazard. Although liquefaction often causes severe damage to structures, structural collapse is uncommon. The risk to public safety from liquefaction, therefore, is relatively low. Structures can be protected from liquefaction through the use of special foundations.

Landslides are significant geologic hazards in the City. Since the 1906 San Francisco earthquake, damage from landslides has far exceeded that from earthquakes. Landslides are relatively rare in the developed portions of Benicia, but are numerous in the hilly, undeveloped areas. A map of the landslides in the City is shown on the Landslide Map, Plate 2 of the Public Safety Background Report for the Benicia General Plan, February 28, 1996. Another reference is the Department of Mines and Geology Open File Report 86-17 "Landslide Hazards in the Benicia Valley Area". In addition to liquefaction hazards, Figure 4-2 of the City's General Plan also shows areas with potential landslide hazard. Landslides can cause extensive damage to buildings,

roadways, or other facilities located in the path of the landslide, and often result in large property losses. Because landslides are slow moving, people are rarely injured or killed. Landslides often result from poorly placed or poorly drained fill.

The California Building Code (CBC) adopted by jurisdictions in California (including the City of Benicia) has responded to the earthquake and other geological hazards in California with requirements that provide minimum life-safety standards for new construction.

Geology and Soils Impact Discussion:

6(a). Less Than Significant Impact: Adoption of the Housing Element encourages additional housing in an area prone to geological risks, especially from earthquakes. The 1999 Benicia General Plan included several policies to minimize that risk and in combination with the application of the CBC will ensure that new buildings provide adequate life safety protection to residents. While geologic risks cannot be fully mitigated, the 1998 General Plan EIR found no significant impacts from geologic hazards. Each new development project will be subject to site-specific assessments of geologic conditions pursuant to the UBC and General Plan policies.

6(b). No Impact: The Housing Element is a policy document. Soil erosion is a site specific impact requiring site-specific mitigations. While the Draft Housing Element identifies sites that are potentially available for housing, housing could be developed in other locations in the city and it would be speculative and premature to assume where development will occur. State and local regulations and the Building Code all require appropriate mitigation of development related soil erosion impacts. Therefore, there is no impact from adoption of the Housing Element.

6(c). No Impact: The Housing Element is a policy document. While it identifies sites that are potentially available for housing, it would be speculative and premature to assume where development will occur. Site specific assessments of whether a proposed development is subject to landslide, lateral spreading, subsidence, liquefaction or collapse would occur at the time of project entitlement. General Plan policies and CBC requirements will ensure that any mitigations needed to address such risk are imposed. The 1998 General Plan EIR found that with the application of General Plan policies, there were no significant impacts from such geologic conditions. No new or increased impacts will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies related to landslides, lateral spreading, subsidence, liquefaction and collapse.

6(d). No Impact: The Housing Element is a policy document. While it identifies sites that are potentially available for housing, it would be speculative and premature to assume where development will occur. Site specific assessments of whether a proposed development is subject to expansive soils would occur at the time of project entitlement. General Plan policies and UBC requirements will ensure that any mitigations needed to address expansive soils are imposed. The 1998 General Plan EIR found that with the application of General Plan policies that still apply, there were no significant impacts from such geologic conditions. Any housing developed as a result of the Housing Element would be subject to all existing City development standards and will be subject to further environmental review and soils analysis.

6(e). Does not apply. Sites available for development are within the City's Urban Growth Boundary in urbanized locations where adequate sewer facilities are available. Septic systems

are generally not permitted within the city boundary, and so the adequacy of soils for septic systems or alternative wastewater disposal does not apply.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting:

Unlike the pollutants that may have regional and/or local effects, project-generated Greenhouse Gas (GHG) emissions do not directly produce local or regional impacts, but may contribute to an impact on global climate change. Individual projects contribute relatively small amounts of GHG that, when added to all other GHG producing activities around the world, result in global increases in these emissions. Local or regional environmental effects may occur if the climate is changed. Therefore, a project produces an indirect localized and regional environmental impact from its contribution of GHG and the subsequent change in global climate. To address the threat of global climate change, the California legislature passed Assembly Bill 32 in 2006, requiring that the state reduce greenhouse gas (GHG) emissions to 1990 levels by 2020. Senate Bill 375 passed in 2012 addresses two major sources of GHG, transportation and land use, by requiring that regional agencies prepare plans to encourage growth within existing cities, and programs and policies to reduce the number of vehicle miles traveled. Local governments are expected to address this plan and are given incentives and assessed certain penalties in relation to their conformance with the plan.

In response to these legislative actions and the community's concerns with the impacts of climate change, the City of Benicia was one of the first cities in the State to adopt a Climate Action Plan (CAP) setting forth the strategies it intends to follow to reduce GHG emissions. These strategies include education and public outreach, energy production, transportation and land use, buildings, industrial and commercial, water and wastewater, solid waste, and parks and open space.

Greenhouse Gas Emissions Impact Discussion:

7(a-b). Less Than Significant Impact: The City's CAP plan found that a very small percentage (6%) of GHG emissions in the community was generated by its residential stock. The Housing Element sets forth a housing need of 327 units over the next 8 years. Should that total need be met, the City's housing stock would be increased by less than 3 percent. The GHG emissions associated with this level of development would therefore at most increase community wide GHG emissions by less than 2 tenths of one percent. However, the actual increase will be less because new units are subject to much more stringent energy conservation measures than existing housing, including increased requirements for insulation, energy efficient lighting, and appliances. The Housing Element also includes programs that support the implementation of

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the Climate Action Plan and reinforces its overall mission. Housing Element Policy 6.01 and 6.02 have been updated and continued to the 2015-2023 Housing Element to enforce the California Energy Commission energy efficiency requirements and to address global climate change. In addition, Policy 6.03 and 6.04 require public outreach and education on energy conservation. The Housing Element focuses on accommodating very low and low-income units on multi-family development sites, with the regional bus route connecting residents with the Vallejo Ferry Terminal, the Pleasant Hill and Walnut Creek BART stations, and the Martinez Amtrak station. For the reasons cited above, the Housing Element will have a less than significant impact on GHG emissions and is consistent with the City's Climate Action Plan. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable strategies and implementation actions in Climate Action Plan. The Housing Element is consistent with the Climate Action Plan, and will help move the City toward the goals established through AB 32 and SB 375.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS. 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 one-quarter 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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the City?	<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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Hazards/Hazardous Materials Impact Discussion:

8(a-c). No Impact: The Housing Element is a policy document related to the provision of housing in the community. Residential uses are not involved in the creation, emission or transport of a significant amount of hazardous materials.

8(d). No Impact: The Department of Toxic Substances Control (DTCS) maintains a hazardous-waste and substances sites list (Cortese List). No sites in Benicia are listed on the DTSC list. A search of other hazardous materials sites on the Cortese list maintained by the California Environmental Protection Agency (CalEPA Geotracker) identifies 77 sites in the City of Benicia. The type of sites included in this list are leaking underground storage tanks sites (LUST), land disposal sites, military sites, permitted underground storage tanks facilities (UST), and DTSC cleanup sites.

The majority of the sites identified in the yields analysis are located in the Benicia Arsenal, a former defense site. None of the development opportunity sites identified in the Housing Element are identified as having toxic substances on-site. Any project proposed in the City would have to conform to any applicable adopted local or State codes that regulate public health and safety, such as the California Residential, Building, Plumbing, Electrical, or Mechanical Codes. Therefore, adoption of the Housing Element would not result in a significant impact. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies related to hazards or hazardous material.

8(e). No Impact: Does not apply as Benicia is not within 2 miles of an airport and there is no airport land use plan.

8(f). No Impact: The Housing Element encourages development of housing consistent with the City's 1999 General Plan. The General Plan addresses emergency response and evacuation routes. Because the Housing Element is consistent with the General Plan, adoption of the Housing Element would not impair implementation of, or physically interfere with the emergency response plan or emergency evacuation plan.

8(g). No Impact: The City's jurisdiction includes extensive open space (primarily grassland). Residential and industrial uses occur in proximity to these open space areas, posing potential fire safety problems. Figure 4-4 of the 1999 Benicia General Plan shows that a large portion of the City includes potential fire hazards. To address fire prevention in open space areas, the Fire Department administers a vegetation control program. The Housing Element is largely devoted to encouraging moderate and higher density development in infill locations within the City. None of the opportunity sites identified in the Element are in the urban/rural interface where wildland fires are most likely to occur. However, it is not possible to know at this time the exact

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location of development that may occur under the Housing Element. The 1998 General Plan EIR found that Policies in the 1999 General Plan addressed the issue of the wildland/urban interface (1998 General Plan DEIR, page 47) and that there was no impact from development consistent with the General Plan.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern on 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or 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"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting:

The Flood Insurance Study and Flood Insurance Rate Maps (FIRM) prepared in 2009 by the Federal Emergency Management Agency (FEMA) identify areas in Benicia subject to flooding during a 100-year storm. These flood zones, as identified in Figures 1.A through 1.E in Appendix 1 of the Housing Element, consists of several low-lying areas: (1) the lands flanking the shoreline surrounding Lake Herman; (2) the lower reaches of the Sulphur Springs Creek Watershed downstream of Lake Herman; (3) the lands flanking the Benicia shoreline east of East 3rd Street; and (4) the wetlands associated with Benicia State Park on Southampton Bay. A “100-year storm” means that in any year there is one chance out of 100 for a serious flood to occur.

Hydrology and Water Quality Impact Discussion:

9(a and f.). No Impact: The Housing Element is consistent with development projections expected under the 1999 General Plan. The 1998 General Plan EIR found that the General Plan included policies and programs addressing potential water quality impacts such that development consistent with the General Plan would have no significant impacts on water quality (Draft EIR, page 130). Similarly, the 1998 General Plan EIR found that there was adequate wastewater treatment facilities to accommodate expected growth under the General Plan. Therefore, no impacts on water quality or wastewater discharge requirements are expected.

9 (b). No Impact: As described in the 1998 General Plan Draft EIR (page 51), the City of Benicia does not use groundwater to meet its residential water needs. As further described in the 1998 General Plan EIR, development under the plan is not expected to have a significant impact on groundwater supplies or quality (page 127).

9(c). No Impact: Development allowed under the City’s General Plan does not involve alteration of the course of a stream or river. The opportunity sites identified in the Draft Housing Element are infill sites with existing drainage facilities and development of those sites will not substantially alter existing area drainage patterns. To the degree that development occurs in other parts of the City, erosion or siltation resulting from growth and development were addressed in the 1998 Benicia General Plan EIR. Standard measures integrated into the 1999 General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impacts as a result of the Housing Element will result beyond what is already anticipated in the existing environmental documents. Depending on

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the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies related to drainage patterns and erosion or siltation.

9(d). No Impact: Impacts on drainage patterns and surface runoff from the anticipated growth and development of the City have been addressed in the 1998 Benicia General Plan EIR. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies related to drainage patterns and surface runoff.

9(e). No Impact: Issues associated with runoff water resulting from the anticipated growth and development within the City were addressed in the 1998 Benicia General Plan EIR (page 130) and subsequent environmental documents amending the 1999 General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation will reduce the severity of potential impacts. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with applicable policies and regulations related to erosion and stormwater run-off.

9(g-j). Less Than Significant Impact: The 1999 Benicia General Plan indicates that portions of the City are located within a 100-year flood hazard area. Since adoption of the 1982 and 1989 Stormwater Master Plans, the City has completed over 40 storm drainage improvement projects. These improvements have significantly reduced the flooding that formerly occurred in Benicia. Residential development under the Housing Element could be located 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. However, because the locations of development cannot be determined, it would be premature and speculative to assess the potential impacts of development consistent with the Housing Element. Policies and programs in the General Plan, and the requirements of the California Building Code ensure that flood risks are mitigated at the time of development. Future development will be subject to additional environmental review and compliance with all applicable policies and regulations regarding flood protection, hydrology, and water quality.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Land Use and Planning Impact Discussion:

10(a-b). No Impact: Adopting the Housing Element will not divide an established community. As required by State law, the Housing Element is designed to address the forecasted housing needs for the City of Benicia for the planning period. It is consistent with all documents and plans for the purpose of regulating land use and avoiding or mitigating environmental effects, particularly the City of Benicia 1999 General Plan and Zoning Ordinance. Impacts resulting from the anticipated growth and development of the City were addressed in the 1998 Benicia General Plan EIR. Programs in the Housing Element that propose amendments to the Zoning Ordinance are intended to comply with State Housing Element Law and to promote housing opportunities. No new or increased impacts as a result of the Housing Element will result above what is already anticipated in the existing environmental documents.

Appendix D (Constraints) of the Draft Housing Element outlines the physical and environmental constraints associated with the locations of the sites for the yield analysis which are located within the area formerly occupied by the Benicia Arsenal. Operational noise sources near potential sites for development may pose constraints as well; such as noisy industrial or commercial sites. Land use compatibility issues or proximity to existing commercial and industrial uses may act as constraints. With regard to properties within the lower arsenal, their location within a former defense site may pose constraints. Depending on the attributes of these future planning efforts, additional environmental review will be completed.

10 (c). Does Not Apply. Adoption of the Housing Element would not conflict with any habitat conservation plan or natural community conservation plans because there are no such plans within the City of Benicia.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES. 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"/>

Mineral Resources Impact Discussion:

11(a-b). No Impact: As a policy document, the Housing Element itself will not result in the loss of availability of a known mineral resource or of a locally important mineral resource recovery site. The 1999 Benicia General Plan identifies one mineral resource area within the City that is required to be protected and preserved for extraction, and is shown in Figure 3-4 of the General Plan. No additional sites have been subsequently identified. Issues associated with mineral resource loss from the anticipated growth and development within the City was addressed in the 1998 General Plan EIR. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies related to mineral resources.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE. Would the project result in:				
a) Expose people to, or generate, noise levels exceeding established standards in the local general plan, coastal plan, noise ordinance or other applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose persons to or generate excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) 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 to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Noise Impact Discussion:

12(a). No Impact: The 1998 EIR for the General Plan found that with the application of General Plan policies there would be no significant impacts from noise on development consistent with the General Plan (1998 General Plan DEIR page 159) . As noted in that EIR, there are sites within the City that are affected more by noise than others. Because the location of new residential development under the Housing Element cannot be predicted with any level of certainty, it would be speculative and premature to estimate noise levels for any site-specific development. At the time of entitlement, environmental review would be conducted and existing City policies regarding noise would be applied.

12(b). No Impact: Adopting the updated Housing Element will not by itself result in exposure of persons to or generation of excessive groundborne noise levels. Impacts (present and future) associated with noise and vibrations were addressed in the 1998 Benicia General Plan EIR. Mitigation measures, integrated into the General Plan in the form of goals, policies, and programs, will reduce all significant impacts to a level of less than significant. All future development will be subject to site-specific environmental studies as determined appropriate by the City and will comply with all City policies and regulations related to noise.

12(c). No Impact: Adopting the updated Housing Element will not by itself result in a substantial permanent increase in ambient noise levels in the City above levels existing without the project. Impacts (present and future) associated with noise and vibrations were addressed in the EIR for the General Plan. Mitigation measures, integrated into the General Plan in the form of goals, policies, and programs, will reduce all significant impacts to a level of less than significant. All future development will be subject to site-specific environmental studies as determined appropriate by the City and will comply with all City policies and regulations related to noise.

12(d). Does not apply. The project is not located within an airport plan area, nor is it within two miles of a public or public use airport.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Population and Housing Impact Discussion:

13(a). Less Than Significant Impact: The Housing Element addresses how the City will meet its forecast housing needs. By identifying opportunity sites and removing perceived barriers to housing development, it is intended to encourage the housing development necessary to meet that need. If the 327 units of planned growth occurs over the next 8 years, it would increase the housing supply in the city by less than 3 percent – or less than one half of one percent per year. This is clearly not “substantial growth” and is consistent with the growth anticipated and planned for by the 1999 General Plan. Therefore, the impact of this growth is less than significant.

13(b-c). No Impact: The Housing Element has identified sufficient sites within the City that are not currently developed with housing so that the projected need can be accommodated without displacing existing housing or people. As noted in section 13(a), even if some new housing were to occur on sites with existing housing, the amount of growth is very small and would not displace “substantial numbers” of existing housing or people. One of the key goals of the Housing Element is to meet the housing needs of current low and very low income residents. Implementation of the Housing Element should therefore have a beneficial impact on people who are currently displaced or having difficulty finding housing in Benicia.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES. 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 following public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting:

The City of Benicia is a full service municipality providing all municipal services with the exception of schools. Schools are provided by the Benicia Unified School District. A public services charge has been established and is described within the Benicia Municipal Code Sections § 13.08 and § 13.52. Public facility fees, or development impact fees, have been established to mitigate the impacts caused by new development throughout Benicia. Development impact fees are necessary in order to finance required public facilities and service improvements and to pay for new development's fair share of the costs of the required public facilities and service improvements.

Public Services Impact Discussion:

14(a-e). Less than Significant Impact: Impacts associated with new fire protection facilities anticipated from the growth and development of the City were addressed in the 1998 EIR for the Benicia General Plan. According to the 1998 EIR on the General Plan, the policies and programs included in the 1999 General Plan and the mitigations adopted with the General Plan reduced all impacts of public services to less than significant levels. The Housing Element projects a need of 327 units over eight years, or growth in the number of housing units in the city of less than one half of one percent per year. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies related to Public services.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Recreation Impact Discussion:

15(a). Less Than Significant Impact: Adopting the Housing Element will not by itself result in an increase in use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of facilities would occur or be accelerated. Impacts to existing recreational facilities resulting from population growth were addressed in the 1998 EIR for the Benicia General Plan. Mitigation measures have been integrated into the 1999 General Plan in the form of goals, policies, and implementation measures to reduce all significant impacts to less-than-significant levels. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies related to recreational facilities.

15(b). No impact: The Housing Element does not have provisions or requirements for the construction or expansion of recreational facilities. However, impacts associated with the construction or expansion of recreational facilities in response to population growth has been addressed in the 1998 EIR for the Benicia General Plan. Mitigation measures were integrated into the 1999 General Plan in the form of goals, policies, and implementation measures to reduce all significant impacts to levels of less than significant. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies related to recreational facilities.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION AND CIRCULATION. Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ration on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g. limited sight visibility, sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?				

Transportation and Circulation Impact Discussion:

16(a). Less than Significant Impact: Adopting the Housing Element will not by itself cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. Increases in traffic resulting from the anticipated growth and development of the City have been addressed in the 1998 EIR for the Benicia General Plan. The 2015-2023 Housing Element is consistent with 1999 General Plan projections. Over the next 8 years, if the projected need were to be met, the City's residential stock would grow a total of less than 3 percent. The localized traffic impacts of any new residential development will be addressed in separate site-specific studies. Mitigation measures have been integrated into the 1999 General Plan in the form of goals, policies, and implementation measures to reduce all significant impacts to a level of less than significant.

16(b). No Impact: Adopting the Housing Element will not by itself cause traffic levels to

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exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways. Impacts resulting from the anticipated growth and development of the City on the level of service for roads or highways were addressed in the 1998 EIR for the Benicia General Plan. Mitigation measures have been integrated into the 1999 General Plan in the form of goals, policies, and mitigation measures to reduce all significant impacts to a level of less than significant. The traffic impacts of any new residential development will be addressed in separate site-specific studies.

16(c). No Impact: Adoption of the Housing Element will not have any impact on air traffic patterns, given the nature and location of the anticipated residential development outside of the established airport flight pattern.

16(d). No Impact: Adoption of the Housing Element, a policy document, does not involve construction or physical design. Therefore, there are no anticipated impacts associated with hazards due to transportation-related design features or incompatible uses.

16(e). No Impact: Adoption of the Housing Element, a policy document, does not involve construction or physical design. No implementation measure or policy of the element would result in the construction of residential units that could result in inadequate emergency access.

16(f). No Impact: The Housing Element includes some policies and programs that could result in changes to City regulations for off-street parking. However, no program or policy of the element would result in the construction of residential units that could significantly affect parking capacity.

16(g). No Impact: None of the policies or implementation measures contained in the updated Housing Element conflict with adopted policies, plans, or programs supporting alternative modes of transportation (e.g., bus turnouts, bicycle racks).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that 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"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Sewer and water service are provided by the City of Benicia which contracts with Republic Services for the provision of solid waste pick up and disposal. Electricity and natural gas is provided by PG&E.

Utilities and Service Systems Impact Discussion:

17(a). No Impact: Impact of full residential build-out on wastewater treatment requirements was addressed in the 1998 EIR for the Benicia General Plan. Mitigation measures have been integrated into the 1999 General Plan in the form of goals, policies, and implementation measures to reduce all significant impacts to a level of less than significant.

17(b). No Impact: The 1998 General Plan EIR found that with already approved or planned modifications to the wastewater treatment facility and with already approved contracts for delivery of water, the city could accommodate the growth expected under the General Plan. The EIR found that the policies and programs incorporated in the General Plan reduced all significant impacts to a level of less than significant.

17(c). No Impact: The amount of housing proposed to be accommodated under the Housing Element is consistent with the growth projections of the 1999 General Plan. The General Plan EIR found that the policies and programs of the General Plan would ensure that the storm water requirements of the city were met and found no significant impacts on water quality. It would be speculative and premature to predict the location of development that may occur under the Housing Element. There may be specific locations in the City where stormwater improvements will be needed to mitigate the impacts of such new development. However, the environmental impacts of such improvements cannot be predicted or estimated at this time and will be fully reviewed at the time of project entitlement, or at such time as the stormwater improvement is proposed.

17(d). No Impact: The continued and anticipated population growth projected in the element is consistent with the Land Use Element of the 1999 General Plan and all other elements. Impacts related to future water supplies were addressed in the 1998 EIR for the General Plan. Mitigation measures have been integrated into the General Plan in the form of goals, policies, and implementation measures to reduce all significant impacts to a level of less than significant.

17(e). No Impact: A Housing Element, as a policy document, is not a development project and does not require a determination by the wastewater treatment provider regarding the adequate capacity of the facility to serve the projected demand of the project. The continued and anticipated population growth projected in the element is consistent with the Land Use Element of the 1999 General Plan and all other elements. Impacts related to the adequacy or capacity of wastewater treatment providers to serve the anticipated population growth was addressed in the 1998 EIR for the General Plan. Mitigation measures have been integrated into the General Plan in the form of goals, policies, and implementation measures to reduce all significant impacts to a level of less than significant.

17(f). No Impact: The City's solid waste disposal needs are addressed through contracts with an independent waste disposal company that contracts with various landfill sites near Benicia to address its solid waste disposal needs. The very small increment of growth proposed to be accommodated under the Housing Element will not have a significant impact on the City's waste stream and the City's current contract for solid waste disposal with Republic Services is in place until June 30, 2021.

17(g). No Impact: The City and its waste disposal contractor must and do comply with State and Federal regulations related to the disposal of solid waste. Residential developments are not required to individually comply with federal and state statutes. Local waste disposal regulations are applied through City regulations and ordinances and compliance monitoring.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wild-life population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects that 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"/>

18(a). No Impact: Adoption of the Housing Element does not by itself have the potential to create the impacts listed here. The Element identifies programs to satisfy the City's Regional Housing Needs Allocation and meet the housing needs of all economic segments of the community. It does not approve any specific project or result in any physical change. The housing that may be constructed pursuant to the implementation of the Housing Element would be located within the urban boundaries of the City of Benicia. The impacts listed in "a" above were analyzed and considered in the 1999 General Plan and 1998 General Plan EIR. Policies in the General Plan have specifically been drafted to minimize the potential for the impacts described above, and instead actively promote resource conservation and habitat protection. As a result, development on existing lands within the City's urban growth boundary City will have minimal impacts on habitat. The Housing Element would also have less than significant impacts on historic and prehistoric resources. Its policies in connection with the City's other policy documents strongly support the conservation of Benicia's older homes and historic housing stock.

18(b). Less Than Significant Impact: The cumulative impacts of development on the City's housing sites were analyzed as part of the 1999 General Plan and its 1998 General Plan EIR. No new or increased impacts would occur as a result of adopting the 2015-2023 Housing Element. The General Plan's transportation, air quality, water quality, and sustainability policies, in particular, acknowledge and respond to the cumulative effects of local and regional growth.

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18(c). No Impact: Adoption of the Housing Element would not cause substantial adverse direct or indirect effects on human beings. The Element is a policy document intended to enhance housing opportunities in the City over the next 8 years. It will have beneficial impacts on human beings related to meeting the shelter needs of low and very low income households and persons with special needs. Its policies and actions would have no adverse effect on others in the community who do not meet these criteria.

III. INFORMATION SOURCES:

1999 City of Benicia General Plan

1998 City of Benicia General Plan EIR

2014 City of Benicia Zoning Ordinance

Association of Bay Area Governments Plan Bay Area 2013 Projections

State of California Cortese List website http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Bay Area Air Quality Management District, Bay Area 2010 Clean Air Plan

Flood Insurance Study and Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency (FEMA), 2009

2010 Census www.census.gov

Attachments:

Appendix A: Public Hearing Draft Housing Element 2015-2023, August 2014