

4.11 Population and Housing

4.11.1 Introduction

This section identifies and evaluates the potential impacts related to population and housing that could result from Project implementation. This section includes a description of existing and projected conditions, criteria used to determine impact significance, and a discussion of impacts associated with implementation of the Project. The demographic information presented in this section provides the statistical basis for determining population-related inputs and/or impacts in other sections of this Draft EIR. The analysis in this EIR primarily considers Association of Bay Area Governments (ABAG) projections (i.e., ABAG's *Projections 2013*) as well as the *Contra Costa County General Plan* ("General Plan"), where appropriate. The area of Martinez and its Sphere of Influence (SOI)¹ is considered in this analysis to be the local population to represent the Vine Hill/Pacheco Boulevard Area community and the Project.

4.11.2 Environmental Setting: Population

Region

The population of the Bay Area, which consists of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties, was approximately 7.8 million in 2018. Population in the area is growing rapidly, with approximately 33 percent growth expected to occur from 2010 to 2040 (ABAG/MTC, 2017).

Contra Costa County

Contra Costa County has experienced a population growth rate that has generally exceeded the Bay Area average since 1940. The County has been the third most populated in the Bay Area since 1990, following Santa Clara and Alameda Counties. The population of Contra Costa County was approximately 1,096,068 in 2016 (U.S. Census, 2017a). According to *Projections 2013*, housing, jobs and income for the nine-County San Francisco Bay Region, Contra Costa County's population is expected to continue to increase over the next 30 years (ABAG, 2013a). ABAG estimates that Contra Costa County will have a population of approximately 1,123,500 by 2020 and 1,338,400 by 2040, and will maintain its position as the third-most populated Bay Area County.

Population estimates and percent increases on a Countywide level between 1990 and 2040 for the Bay Area region are presented in **Table 4.11-1**. Contra Costa County's population growth was considerable between 2000 and 2015 (an increase of approximately 136,884 people, or 14 percent), and surpassed all other Bay Area counties in terms of percent increase for this period. Between 2020 and 2040, Contra Costa County's population is expected to increase at a higher rate, approximately 19 percent.

¹ A Sphere of Influence is a planning area usually larger than, although sometimes contiguous with, a city's municipal boundary. Spheres of Influence are assigned by the Local Agency Formation Commission and typically indicate the probable physical boundary and service area of the city (including areas which may eventually be annexed).

**TABLE 4.11-1
 BAY AREA POPULATION BY COUNTY AND PERCENT CHANGE, 1990-2040**

County	1990	2000	2015	% Change 2000-2015	2020	% Change 2015-2020	2040	% Change 2020-2040
Alameda	1,276,702	1,443,939	1,580,800	9.5%	1,654,200	4.6%	1,987,900	20.1%
Contra Costa	803,732	948,816	1,085,700	14.4%	1,123,500	3.5%	1,338,400	19.1%
Marin	230,096	247,289	256,700	3.8%	261,100	1.7%	285,400	9.3%
Napa	110,765	124,279	140,300	12.9%	144,200	2.8%	163,700	13.5%
San Francisco	723,959	776,733	847,000	9.1%	890,400	5.1%	1,085,700	21.9%
San Mateo	649,623	707,163	745,400	5.4%	775,100	4.0%	904,400	16.7%
Santa Clara	1,497,577	1,682,585	1,877,700	11.6%	1,977,900	5.4%	2,423,500	22.5%
Solano	339,471	394,930	427,300	8.2%	442,700	3.6%	511,600	15.6%
Sonoma	388,222	458,614	500,500	9.1%	517,700	3.4%	598,500	15.6%

SOURCES: 1990 and 2000 population data provided by the State of California Department of Finance (2007a); remaining data provided by ABAG *Projections 2013*.

Central Contra Costa County and Martinez

Contra Costa County is commonly considered as comprising three distinct geographic areas: West County, East County and Central County. West County is characterized by urbanized shorelines, a concentration of oil refineries, other industrial land uses and I-80. East County contains the largest land area where communities that began as agricultural centers have recently developed into suburban residential areas. Much of the recent population growth in the County has taken place in the East County subarea. Central County includes 10 of the 19 cities in the County and comprises mostly low-density bedroom communities. The 10 cities in the Central County subarea comprise approximately 42 percent of the County’s total population, while unincorporated areas contribute 15 percent (ABAG, 2013a).

The City of Martinez and its SOI², which includes the Vine Hill/Pacheco Boulevard Area and the Project site, are located within Central Contra Costa County (Contra Costa County, 2009; ABAG, 2013a). **Table 4.11-2** presents population projections in the City of Martinez, nearby cities and unincorporated Contra Costa County between 2010 and 2040. Table 4.11-2 also includes population projections for the Martinez SOI.

² A Sphere of Influence is a planning area usually larger than, although sometimes contiguous with, a city’s municipal boundary. Spheres of Influence are assigned by the Local Agency Formation Commission and typically indicate the probable physical boundary and service area of the city (including areas which may eventually be annexed).

**TABLE 4.11-2
 CHANGES IN POPULATION
 MARTINEZ AND VICINITY, 2010-2040**

City	2010	2020	% Change 2010-2020	2040	% Change 2020-2040
Martinez	35,824	37,100	3.6%	40,800	10.0%
Martinez and SOI	42,891	44,400	3.5%	48,600	9.5%
Concord	122,067	128,500	5.3%	181,500	41.3%
Pleasant Hill	33,152	34,400	3.8%	37,700	9.6%
Walnut Creek	64,173	69,900	8.9%	83,100	18.9%
Unincorporated	159,785	166,100	4.0%	182,500	9.9%
County Total	1,049,025	1,123,500	7.1%	1,338,400	19.1%

SOURCE: ABAG, 2013a.

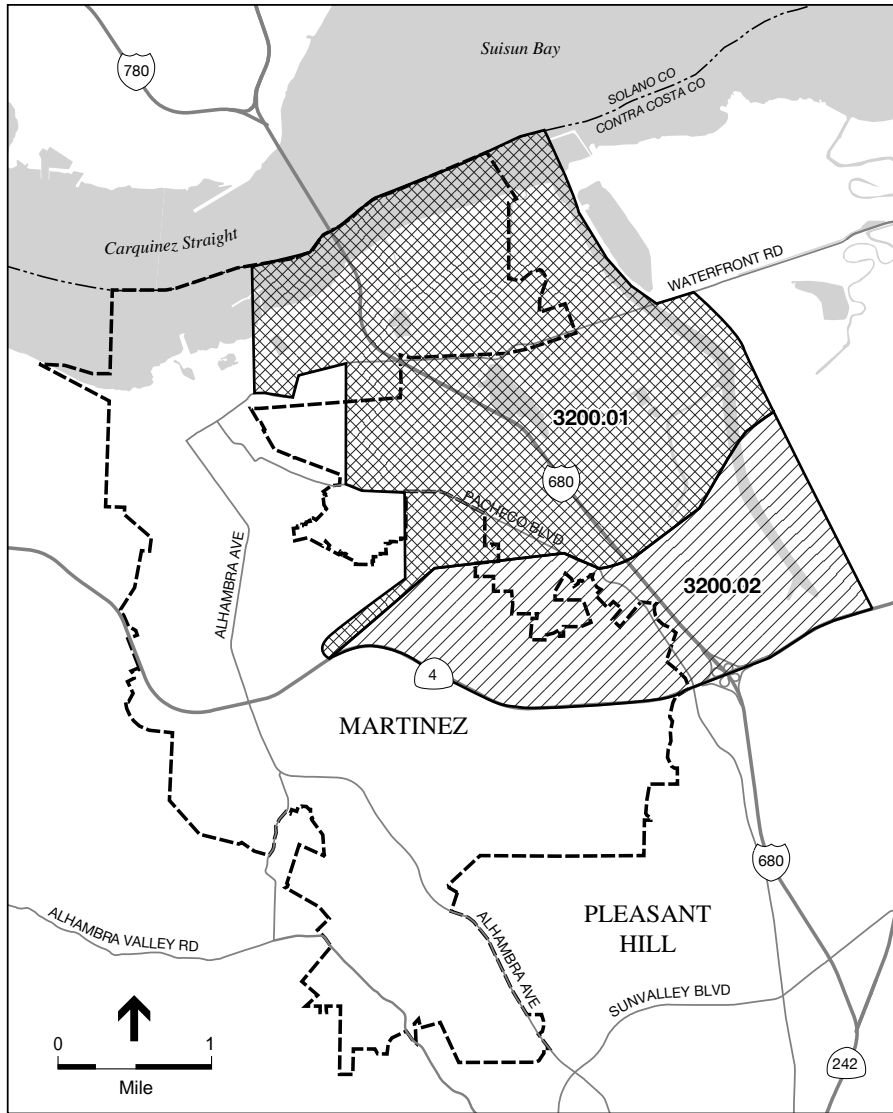
ABAG projects that the population of the City of Martinez and its SOI will grow from 42,891 in 2010 to 44,400 in 2020, an increase of approximately 3.5 percent. ABAG projects a higher growth rate of about 7.1 percent for Contra Costa County during the same period: from 1,049,025 in 2010 to 1,123,500 in 2020. From 2010 to 2040 the population of the City of Martinez and its SOI is projected to increase by approximately 13 percent (to an estimated 48,600 people). This is slightly lower than the population growth rate for the City alone (an estimated 14 percent increase from 2010) and lower than the population growth rate for the County as a whole (an estimated 28 percent increase from 2010) (ABAG, 2013a).




Project Site

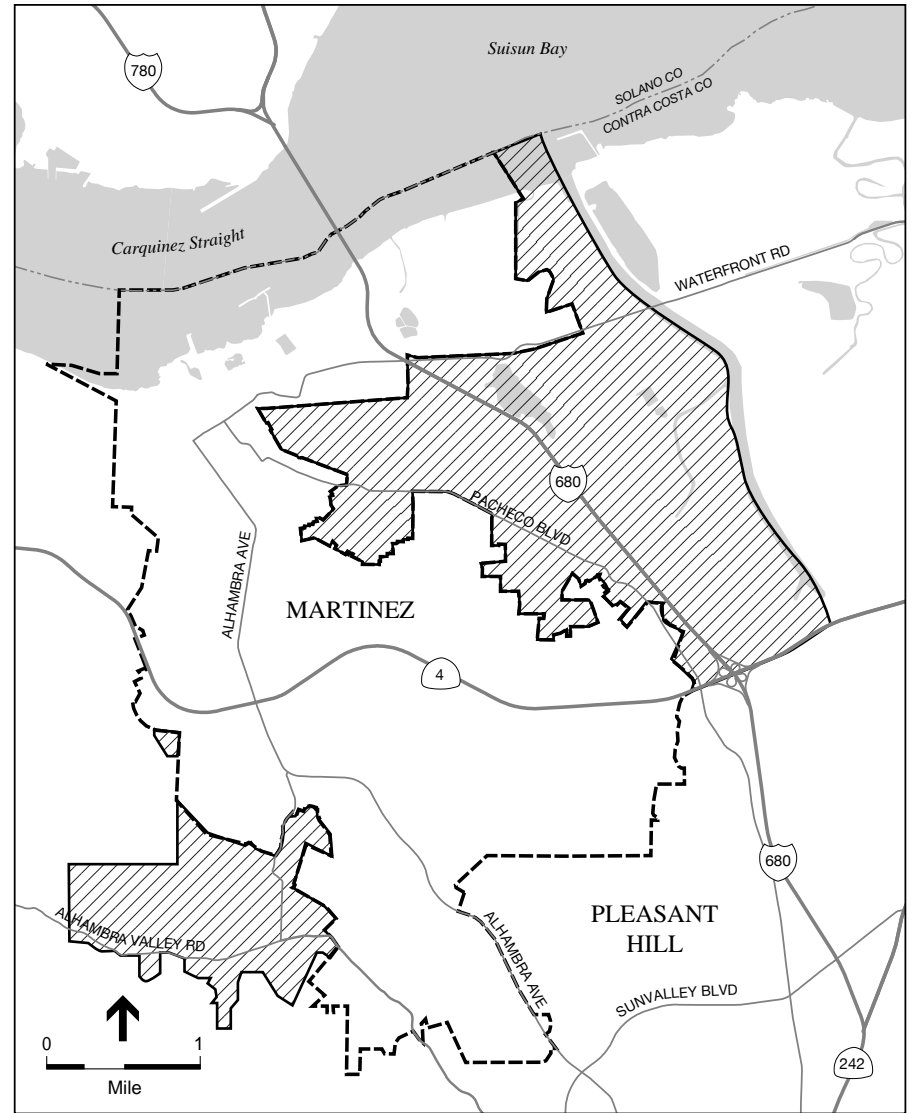
The Project site is located in the Vine Hill/Pacheco Boulevard neighborhood of the County. The U.S. Census identifies the Vine Hill area as a Census Designated Place (CDP).³ As of 2016, the U.S. Census determined there were 4,144 people living within the CDP in 1,275 households, with an average persons per household rate of 3.3 (U.S. Census Bureau, 2017a). As shown in **Figure 4.11-1**, the Project site is located within U.S. Census Tract 3200.01. The Vine Hill CDP also includes Census Tract 3200.02.



The Project site is located within the City of Martinez SOI and is under the jurisdiction of Contra Costa County. The population and housing analysis uses the larger area of Martinez and its SOI as the local population to represent the Vine Hill/Pacheco Boulevard Area community and the vicinity of the Project site.

³ Census Designated Places are communities that lack separate municipal government, but which otherwise resemble incorporated places, such as cities or villages. CDPs are delineated to provide data for settled concentrations of population that are identifiable by name but are not legally incorporated under the laws of the state in which they are located. The Census provides information only for the year 2015 for Vine Hill CDP. ABAG includes Vine Hill as part of the City of Martinez Sphere of Influence. Thus, this analysis relies largely on ABAG data, with Census data cited where necessary.



-  Census Tract 3200.01
-  Census Tract 3200.02
-  City Boundary



-  City Sphere of Influence
-  City Boundary

SOURCE: SB ABAG; US Census

Bayview Estates Residential Project . 208078

Figure 4.11-1
Census Tracts and Martinez Sphere of Influence

This is considered both a suitably conservative and inclusive approach to the analysis that implicitly recognizes the commonality of the local community within the Martinez SOI boundary.

The Project site does not currently include housing or residents. The closest existing residences are located approximately 50 feet northwest of the site’s northernmost boundary.

4.11.3 Environmental Setting: Employment

Employment

The total number of jobs in Contra Costa County, held by both County residents and non-residents was about 344,920 in 2010. By 2040, the County is projected to include approximately 467,390 jobs, representing an increase of about 36 percent between 2010 and 2040. There were approximately 21,330 jobs in Martinez and its SOI in 2010. According to *ABAG Projections 2013*, the number of jobs in Martinez and its SOI are forecast to increase by approximately 24 percent between 2010 and 2040 to a total of 26,360 jobs (ABAG, 2013a). **Table 4.11-3** summarizes employment trends within Martinez, its SOI and vicinity.

**TABLE 4.11-3
 MARTINEZ AND VICINITY EMPLOYMENT CHANGE, 2010–2040**

City	Number of Jobs					
	2010	2015	% Change 2010-2015	2020	2040	% Change 2020-2040
Martinez	18,320	19,260	5.1%	20,260	22,490	11.0%
Martinez and SOI	21,330	22,490	5.4%	23,740	26,360	11.0%
Concord	47,640	52,900	11.0%	58,880	69,450	18.0%
Pleasant Hill	17,370	18,680	7.5%	20,120	22,940	14.0%
Walnut Creek	41,720	45,550	9.2%	49,860	57,380	15.1%
Unincorporated	40,220	43,760	8.8%	47,670	54,040	13.4%
County Total	344,920	374,610	8.6%	407,810	467,390	14.6%

SOURCE: ABAG, 2013a (“Total Jobs”).

In January 2017, the County’s total labor force was approximately 555,900 workers (EDD, 2017). This total represents an increase of approximately 32,000 workers from January 2010 to January 2017 (EDD, 2016b). The unemployment rate for California peaked at 12.2 percent in 2010, then declined to 5.5 percent in January 2017 (EDD, 2016a, 2017). Contra Costa County’s unemployment rate was 4.3 percent in January 2017 (EDD, 2017) and had previously reached 11.3 percent in January 2010 (EDD, 2016b). There were approximately 24,100 unemployed persons in Contra Costa County in January 2017 (EDD, 2017).

4.11.4 Environmental Setting: Housing

Region: Housing Units

The Bay Area's economy has produced more jobs than housing units, particularly in job-rich communities. Consequently, the cost of buying or renting a place to live in the region has escalated. Given the amount, location, and type of housing being planned, the region's housing costs are expected to remain among the highest in the nation.

Contra Costa County: Housing Units

Between 1990 and 2018, the number of housing units increased throughout the Bay Area by approximately 22.2 percent. During this period, Contra Costa County experienced an approximate 30.9 percent growth in the housing stock, adding about 97,753 units. In terms of the percentage increase, Contra Costa was exceeded only by Solano County, which experienced an increase of about 33.3 percent in the housing stock (an increase of about 36,650 housing units). **Table 4.11-4** compares the number of housing units from 1990 to 2018 in each of the nine Bay Area Counties.

Most of Contra Costa County's housing consists of single-family detached homes. In the unincorporated areas, as of 2018, single-family and multi-family units comprised approximately 80 and 16 percent of the housing stock, respectively, with the remaining 4 percent comprised of mobile homes. Countywide, the housing stock is comprised of approximately 67 percent single-family homes and 33 percent multi-family units (DOF, 2016).

The homeowner vacancy rate for Contra Costa County in 2010 was 2.1 percent and the rental vacancy rate was 6.8 percent; the homeowner vacancy rate for Contra Costa County in 2015 was estimated at 0.9 percent and the rental vacancy rate was estimated at 3.5 percent (U.S. Census, 2017a, 2017b). The total number of housing units in Contra Costa County in 2015 was estimated at 405,001 (U.S. Census, 2017a). The estimated combined vacancy rate for the County on January 1, 2016, was 4.1 percent (DOF, 2016).

City of Martinez and SOI: Households

There were 16,852 households within the City of Martinez and its SOI in 2010. By 2020, ABAG forecasts that approximately 528 households will be added to the City and its SOI, for a total of 17,380 households in 2020 (ABAG, 2013a). By 2040, the total is anticipated to grow to 18,430 households. This growth constitutes an increase in households of about 3 percent by 2020 and 9 percent by 2040 (ABAG, 2013a).

Household Income

The City of Martinez had an estimated median household income of approximately \$87,959 in 2015. The median income of the Vine Hill CDP in 2015 was approximately \$62,208. By comparison, the median household income in Contra Costa County in 2015 was estimated at \$80,185 (U.S. Census, 2017b).

**TABLE 4.11-4
 NUMBER OF HOUSING UNITS BY COUNTY FOR THE BAY AREA 2000-2018**

County	1990 Housing Units	2000 Housing Units	2010 Housing Units	2018 Housing Units	% Change in Housing Units 1990–2018
Alameda	504,109	540,183	581,372	602,047	19.4%
Contra Costa	316,170	354,577	400,263	413,923	30.9%
Marin	99,757	104,990	111,214	112,293	12.5%
Napa	44,199	48,554	54,759	55,157	24.8%
San Francisco	328,471	346,527	376,162	397,083	20.9%
San Mateo	251,782	260,578	271,031	278,044	10.4%
Santa Clara	540,240	579,329	631,920	667,970	24.6%
Solano	119,136	134,513	152,698	158,786	33.3%
Sonoma	161,062	183,153	204,572	203,579	26.4%
Bay Area Total	2,364,926	2,552,404	2,783,991	2,888,882	22.2%

SOURCE: DOF, 2007b; DOF, 2018.

Household Size

According to ABAG, the average household size in the City of Martinez and its SOI in 2015 was 2.47 persons per household, which was lower than the Contra Costa County’s average of 2.77. ABAG projects that, within the City and its SOI, the average household size will remain the same in 2020, and slightly increase to approximately 2.52 by 2040. Similarly, the average household size within the County is expected to remain the same in 2020, and slightly increase to 2.85 persons per household in 2040 (ABAG, 2013a).

4.11.5 Environmental Setting: Jobs/Housing Balance

While not explicitly addressed under CEQA through its significance criteria to determine a project’s effect on the environment, the concept of a jobs/housing balance is used to examine whether a region has a balance between its housing supply and its employment base. This discussion is provided in the Environmental Setting as it is part of the context against which the Project’s effects regarding population, housing and jobs is considered. The primary function of the assessment involves a generalized measure of employment or housing need in areas where the relationship between these two factors may be imbalanced, and to indicate the severity of such a condition on traffic congestion, its related effects to air quality, and housing affordability.

A region with significantly more jobs than housing is likely to experience escalation in housing prices (with a concurrent decline in affordability for the lower-income segments of the community) and therefore an intensified need for housing. Conversely, a region that has relatively few jobs in comparison to employed residents may have many workers commuting to jobs

elsewhere which can lead to increased traffic congestion and adverse effects on both local and regional air quality.

Between 2015 and 2040, the number of jobs in Contra Costa County is projected to increase by 92,780, or 25 percent, a substantial increase. Several Central County cities, such as Walnut Creek and San Ramon, have transformed into regional job centers based largely on office and commercial businesses (ABAG, 2013a). The jobs/employed residents ratio in Contra Costa County is weighted slightly towards employed residents. In 2015, according to ABAG, the jobs/employed residents ratio was about 0.76 (374,610 jobs and 489,750 employed residents). This ratio is expected to increase only slightly to 0.77 in 2020 (407,810 jobs and 526,530 employed residents) and to 0.79 in 2040 (467,390 jobs and 592,060 employed residents).

According to ABAG, the City of Martinez and its SOI has slightly more jobs than employed residents, indicating that residents from other areas commute into the area to work. This reflects employment by the County government as well as jobs provided by other major employers in Martinez, such as the Shell and Marathon refineries. The jobs/employed residents ratio within Martinez and its SOI in 2015 was 1.05 (22,490 jobs for 21,450 employed residents). ABAG projects that the jobs/employed residents ratio will remain the same, based on 23,740 jobs and 22,640 employed residents by 2020 and increase somewhat to 1.14, based on 26,360 jobs and 23,180 employed residents by 2040. Therefore, the trend of residents commuting from outside of the area for employment in Martinez and its SOI is anticipated to continue.

Table 4.11-5 compares existing and projected jobs to employed residents ratios in Martinez and its SOI, as well as Contra Costa County and the Bay Area as a whole.

**TABLE 4.11-5
 BAY AREA, CONTRA COSTA COUNTY, AND MARTINEZ AND ITS SOI JOBS TO
 EMPLOYED RESIDENTS RATIOS (2015, 2020, 2040)**

	2015	2020	2040
Bay Area			
Jobs	3,669,990	3,987,150	4,505,230
Employed Residents	3,547,310	3,849,790	4,350,070
Ratio	1.04	1.04	1.04
Contra Costa County			
Jobs	374,610	407,810	467,390
Employed Residents	489,750	526,530	592,060
Ratio	0.77	0.78	0.79
Martinez and SOI			
Jobs	22,490	23,740	26,360
Employed Residents	21,450	22,640	23,180
Ratio	1.05	1.05	1.14

SOURCE: ABAG, 2013a

4.11.6 Regulatory Setting

State of California

Assembly Bill 2853

Assembly Bill 2853 (AB 2853), enacted in 1980, requires all governments to discuss their regional “fair share allocation” of regional housing need by income group in their Housing Elements. In the nine-County San Francisco Bay Area, ABAG is the council of governments authorized under California law to identify existing and future housing needs for the region. The most recent Regional Housing Needs Allocation (RHNA), covering the period from 2015 to 2023, identifies housing needs in each ABAG jurisdiction and allocates a fair share of that need to every community. ABAG’s determination of the local share of regional housing takes into consideration factors including market demand for housing, employment opportunities, availability of suitable sites and public facilities based on local plans, commuting patterns as they relate to the differences between job creation and labor supply, type and tenure of housing and housing needs of farmworkers.

According to the RHNA, the City of Martinez has a total housing construction need of 469 units (ABAG, 2013b). Unincorporated Contra Costa County needs to supply a total of 1,367 new housing units for the planning period between 2015 and 2023 (an annual need of approximately 195 units). This number includes accommodating anticipated population growth, achieving a reasonable vacancy rate and replacing substandard dwellings. **Table 4.11-6** shows the 2015-2023 planning period allocation for Martinez and Contra Costa County (ABAG, 2013b). The RHNA distributes Contra Costa County’s fair share housing need between its cities and unincorporated areas as a whole. In Contra Costa County, the County maintains jurisdiction over land use and development within unincorporated SOIs. Therefore, the allocation of housing need generated by the City of Martinez SOI, outside the City limits, is assigned to the County.

**TABLE 4.11-6
 PROJECTED NUMBER OF NEEDED UNITS 2015-2023**

	Affordability Level				Total
	Very Low	Low	Moderate	Above Moderate	
Martinez	124	72	78	195	469
Unincorporated County	374	218	243	532	1,367
County Total	5,264	3,086	3,496	8,784	20,630

SOURCE: ABAG, 2013b

Local Plans and Policies

Contra Costa County General Plan

The Land Use Element of the *General Plan* contains goals and policies related to employment and housing. Relevant policies regarding housing and specific to the Vine Hill / Pacheco Boulevard area are listed below:

Residential Land Use Uses – Countywide

- *Policy 3-21:* The predominantly single family character of substantially developed portions of the County shall be retained. Multiple-family housing shall be dispersed throughout the County and not concentrated in single locations. Multiple-family housing shall generally be located in proximity to facilities such as arterial roads, transit corridors, and shopping areas.
- *Policy 3-22:* Housing opportunities for all income levels shall be created. Fair affordable housing opportunities should exist for all economic segments of the County.
- *Policy 3-25:* Innovation in site planning and design of housing developments shall be encouraged in order to upgrade quality and efficiency of residential living arrangements and to protect the surrounding environment.
- *Policy 3-27:* Existing residential neighborhoods shall be protected from incompatible land uses and traffic levels exceeding adopted service standards.
- *Policy 3-28:* New residential development shall be accommodated only in areas where it will avoid creating severe unmitigated adverse impacts upon the environment and upon the existing community.
- *Policy 3-29:* New housing projects shall be located on stable and secure lands or shall be designed to mitigate adverse or potentially adverse conditions. Residential densities of conventional construction shall generally decrease as the natural slope increases.

Housing Element

The *General Plan* Housing Element establishes comprehensive, long-term goals and implementing policies focused largely on the provision of affordable housing within the County, including the following that relate to the proposed Project:

- *Goal 3:* Increase the supply of housing with a priority on the development of affordable housing, including housing affordable to extremely-low income households.
- *Goal 6:* Provide adequate sites through appropriate land use and zoning designations to accommodate the County's share of regional housing needs.

4.11.7 Significance Criteria

Consistent with Appendix G of the CEQA *Guidelines*, the Project would have a significant effect on population and housing if it would:

- a) Inducing substantial growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- b) Displacing substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

Analysis Methodology

This section assesses the potential for the Project to adversely affect existing housing or people, or result in substantial growth not previously planned for or otherwise anticipated. Considered for this assessment are the existing uses on the Project site and anticipated growth as represented in ABAG's *Projections 2013* and the *General Plan*. In some cases, projections of population, housing and employment presented in the General Plan may differ from regional projections for Contra Costa County, Martinez, and other areas made by ABAG. The analysis primarily considers *Projections 2013* because ABAG's projections are more recent estimates of demographic trends and forecasts. Use of *Projections 2013* also allows the analysis to rely on a consistent data source for the City of Martinez and its SOI, which includes the Vine Hill/Pacheco Boulevard Area where the Project site is located, in addition to the adjacent City of Martinez. This analysis uses the area of Martinez and its SOI as the local population to represent the Vine Hill/Pacheco Boulevard Area community and the Project.

In general, demographic data presented in this section is rounded according to significant digits, or rounded to the nearest tenth, unless otherwise indicated.

Topics with No Impact or Otherwise Not Addressed in this EIR

Review and comparison of the existing land use setting and the proposed Project support that no impacts associated with the displacement of existing housing (**Criterion b**) or people (**Criterion c**) since, as discussed in the *Environmental Setting* above, no housing or people currently exist on the Project site; the property is undeveloped.

4.11.8 Impact Analysis

Impact POP-1: The Project would not directly or indirectly induce substantial population growth. (Criterion a.) (Less than Significant, No Mitigation Required)

Population Growth

The Project would result in the construction of 144 new single-family units and approximately 356 residents, based on the 2.7 persons per household ratio for Martinez and its SOI. The population increase resulting from the Project would increase the 2040 population estimated for the City of Martinez and its SOI by 0.7 percent (to 48,956 persons). Also, the 356 new residents generated by the Project represent approximately 7.8 percent of the 2020-2040 growth anticipated in Martinez and its SOI (356 of 4,556 persons). (ABAG, 2013a)

Relative to the Countywide projections, with the Project's 356 residents, the 2040 population estimated for the County would increase by 0.03 percent (to 1,338,756 persons), and the Project would represent approximately 0.2 percent of the 2020-2040 growth anticipated (356 of 215,256 persons). This would be about the same when factoring the 2040 Countywide growth projected in the General Plan, 219,050 persons. (ABAG, 2013a)

Both locally and Countywide, the population growth resulting from the Project will not represent a substantial increase in population projected and planned locally and Countywide; in both instances the increase is less than 1.0 percent. Moreover, the Project would situate more homes closer to an employment center (e.g., County government and other employers in Martinez), alleviating pressure to construct homes further afield. Ultimately, the Project's inducement of population growth would be a less than significant impact.

While not the basis for considering the CEQA impact regarding substantive growth, estimating how much of the anticipated 2040 growth in Martinez and its SOI would be caused by the proposed Project is influenced by the proposed change in the General Plan land use designation with the Project. As discussed in Section 4.0, *Introduction to the Environmental Analysis*, of this chapter, *Projections 2013* factors in planned and anticipated land use development and assumptions that local jurisdictions submit to ABAG for incorporation of ABAG's regional growth projections. Because the Project site is not designated within a General Plan land use classification or Zoning designation that permits residential development, no population growth specifically from the Project site would have been assumed in the *Projections 2013*.

The Project does not involve or require the extension of roads or other infrastructure that would induce substantial growth in the area, as the Project site is essentially an infill location. The Project would extend utility lines throughout the Project site, as well as connect to existing backbone utilities. Some existing utility lines would require repair and/or upgrade specifically to serve the proposed development.

Household Growth

Population growth is largely generated by new housing. Martinez and its SOI is estimated to have 17,380 households in 2020 (ABAG, 2013a). By 2040, the total is anticipated to grow to 18,430 households, which constitutes about 6.0 percent (ABAG, 2013a). ABAG also estimates that by 2040, Contra Costa County would experience an increase of approximately 87,700 households (from 375,360 to 463,070) without the Project, representing a 23.3 percent increase (ABAG/MTC, 2012). Assuming the approximately 4.1 percent combined Countywide owner-renter vacancy rate as of 2016, the proposed Project would add approximately 350 households (DOF, 2016), similarly resulting in 8.0 percent and 23.4 percent increases in the 2020-2040 household for Martinez and its SOI, and the entire County, respectively.

These increases with the proposed Project are not considered substantial growth; moreover, the Project's contribution would result in new single-family housing in an urban environment that is experiencing a housing shortage, as identified in the County's Housing Element.

Housing and Jobs

There are no uses on the Project site. Temporary construction-related employment would increase on the site during the construction of the Project, and once completed, the Project site would be occupied exclusively by residential uses, open space and a neighborhood park and would not involve permanent employment. Further, as noted above, ABAG projects that the jobs/employed residents ratio in Martinez and its SOI will continue to increase slightly to 1.05 jobs to residents by 2020 and 1.14 jobs to residents by 2040. The Project would not impact long-term employment or substantially change the jobs/housing balance within Martinez and its SOI or Countywide. It is also reasonable to consider that new residents of the proposed Project may be existing residents (or workers) who currently reside (or work) locally or within the County.

Summary

The population generated by the proposed Project would be within the population projections established in ABAG Projections 2013 as well as the General Plan. Specifically, the Project would increase the projected 2040 population of the City of Martinez and its SOI by 0.7 percent and represent approximately 7.8 percent of the 2020-2040 growth anticipated of that areas' growth. Similarly, the Project would increase the projected 2040 Countywide population by 0.03 percent and represent approximately 0.2 percent of the 2020-2040 growth anticipated for the County. The population would not represent substantial growth beyond that previously anticipated and planned for in the area.

Mitigation: None required.

Cumulative Impacts

Impact C-POP-1: The Project, in conjunction with cumulative development, would not result a significant cumulative impact by directly or indirectly causing substantial growth, and to which the Project would have a cumulatively considerable contribution. (All Criteria) (*Less Than Significant, No Mitigation Required*)

Geographic Context

The geographic context for the cumulative consideration of population and housing effects addresses area wide and regional growth, and includes the Project site and its surroundings, the City of Martinez and its SOI, and Contra Costa County.

Cumulative Analysis

Significance Criterion a (whether the Project would induce substantial growth, directly or indirectly, such that additional infrastructure is required) is inherently a cumulative consideration, as it considers the Project's growth relative to, and as part of, past, present and future data trends and plans. Most of the cumulative context is embedded in the development forecasts in *Projections 2013* in the cumulative projects list (projects that are past, approved, pending, under

construction) included in Table 4.0-1 in Section 4.0, *Introduction to the Environmental Analysis*, of this chapter. The analysis above is based on these projections, which take into account cumulative growth through 2040 for the geographic context described above.

The General Plan EIR noted that the County would grow in population over the planning period, concentrated in the incorporated cities. The General Plan EIR noted that the anticipated population growth could have an adverse impact on housing affordability and encouraged development of a variety of housing types to meet the growing demand. (Contra Costa County, 2010) As listed in Table 4.0-1, each of the relatively large cumulative projects within the Project vicinity involve residential development, like the proposed Project. Also as discussed under Impact POP-1, the Project, considered in combination with cumulative development, including the known nearby residential developments, will result in a less than significant impact. Moreover, the Project's population would not contribute considerably to any cumulatively significant impact with respect to population and housing

Mitigation: None required.

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