

4. *Environmental Analysis*

This chapter of the Draft EIR is made up of 14 sub-chapters. This introduction describes the organization of this Draft EIR and the assumptions and methodology of the cumulative impact analysis. The remaining 14 sub-chapters evaluate the direct, indirect, and cumulative environmental impacts of the Project. The potential environmental effects of the Project are analyzed for the following environmental issue areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation and Traffic
- Utilities and Service Systems

Due to the past and current uses of the Project site, as well as site characteristics, no environmental impacts associated with agricultural and forestry resources and mineral resources are expected to occur as a result of the Project. These resource topics will not be addressed further in the Draft EIR.

CHAPTER ORGANIZATION

This chapter consists of 14 sub-chapters that evaluate the environmental impacts of the proposed San Leandro Shoreline Development Project. Each issue area uses generally the same organization and consists of the following subsections:

- The *Regulatory Framework* section describes which local, State and/or federal regulations are applicable to the Project.
- The *Existing Conditions* section describes current conditions with regard to the environmental issue area reviewed.
- The *Thresholds of Significance* section describes how an impact is judged to be significant in this Draft EIR. These standards are derived from CEQA Appendix G Guidelines unless stated otherwise. Where applicable, this section includes a subsection that describes thresholds that are not further discussed because the respective threshold does not apply to the Project and an impact discussion is not warranted in the Draft EIR.

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- The *Impact Discussion* assesses potential impacts (direct and indirect), and explains why impacts were found to be significant or less than significant.
- The *Cumulative Impact Discussion* section analyzes impacts that the Project may have when considered in addition to other past, present and reasonably foreseeable projects. (See further discussion below.)
- The *Summary of Impacts and Mitigation Measures* section numbers and lists identified impacts, and presents measures that would mitigate each significant impact. In each case, the significance following mitigation is also explained.

ASSUMPTIONS AND METHODOLOGY REGARDING CUMULATIVE IMPACTS

A cumulative impact consists of an impact created as a result of the combination of the project evaluated in the EIR, together with other reasonably foreseeable projects causing related impacts. Section 15130 of the CEQA Guidelines requires an EIR to discuss cumulative impacts of a project when the project's incremental effect is "cumulatively considerable."

Where the incremental effect of a project is not "cumulatively considerable," a Lead Agency need not consider that effect significant, but must briefly describe its basis for concluding that the incremental effect is not cumulatively considerable. Where the cumulative impact caused by the project's incremental effect and the effects of other projects is not significant, the EIR must briefly indicate why the cumulative impact is not significant.

The cumulative discussions in sub-chapters 4.1 through 4.14 explain the geographic scope of the area affected by each cumulative effect (e.g. immediate project vicinity, county, watershed, or air basin). The geographic area considered for each cumulative impact depends upon the impact that is being analyzed. For example, in assessing aesthetic impacts, only development within the vicinity of the Project site would contribute to a cumulative visual effect since the Project site is only visible within the vicinity of the site. In assessing macro-scale air quality impacts, on the other hand, all development within the air basin contributes to regional emissions of criteria pollutants, and basin-wide projections of emissions is the best tool for determining the cumulative impact.

The CEQA Guidelines provide two approaches to analyzing cumulative impacts. The first is the "list approach," which requires a listing of past, present and reasonably anticipated future projects producing related or cumulative impacts. The second is the projections-based approach wherein the relevant growth projections contained in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions are summarized. A reasonable combination of the two approaches may also be used.

The cumulative impact analysis in this Draft EIR relies on a combination of the two permissible approaches, with the applicable list of projects shown in Table 4-1. The cumulative analysis discussions contained in Chapters 4.1 through 4.14 include a discussion of the growth projections and references to specific projects as relevant to the impact analysis as of August 2014.

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TABLE 4-1 CUMULATIVE PROJECTS LIST

Project Number	Project Name	Description
Residential		
PLN2009-00006-2450	Washington Avenue Apartments	Planned Development, GP Amendment and Rezone for 66 dwelling units (48 two-bedroom and 18 one-bedroom units) and a community building on approximately 2.85 acres. <i>Approved October 20, 2011; Development Agreement allows for 5-year term with another 5-year renewal; no building permits applied for at this time.</i>
PLN2008-00030	BRIDGE Housing Cornerstone Apartments, 1400 San Leandro Boulevard	Site Plan Review approval for 200-unit apartments and approximately 5,000 square feet of commercial space. <ul style="list-style-type: none"> ▪ Phase 1: 115 rental units for families – 8 studios, 49 1-bedrm, 22 2-bedrm and 36 3-bedrm ▪ Phase 2: 85 rental units for seniors – 77 1-bedrm and 8 2-bedrms <i>Approved March 1, 2013; project under construction as of December 1, 2014.</i>
PLN2012-00039	Aurora Cottages, 13533-13547 Aurora Drive	Planned Development approval for six new two-family residences (12 new 3-bedroom units) on the site of four existing single-family dwellings. The project totals 16 residential units. <i>Approved February 4, 2013; building permits have been reviewed and are ready to issue.</i>
PLN2014-00019	Tam Duplexes	Site Plan Review for 3 new duplexes for a total of 6 dwelling units (all 3-bedroom units.) <i>Approval is pending; application is currently incomplete.</i>
Office/Other		
PLN2010-00032	Heritage Baptist Church	Planned Development to allow the construction of additional related structures to add 24,020 square feet of new floor area for the existing congregation. <i>Approved October 20, 2011; building permit issued for Phase I (11,108 sf of space) on November 13, 2013 and is under construction. Building permits for Phase II (remaining approx. 13,000 square feet) are anticipated within 18 months. Note that the premise upon which this was approved was that this would serve the existing congregation and no expansion of the existing use (in terms of outside rentals, establishment of an ancillary use such as a school or day-care) was allowed per the Conditions of Approval.</i>
PLN2013-00045	Westlake Office Complex, 1333 and 1696 Martinez Street	Approval of a Planned Development and Site Plan Review for 340,000 square feet, and up to a maximum of 500,000 square feet of office floor area. Term of the Development Agreement allows for a period of ten (10) years, with one automatic extension for another five (5)-year term upon completion of Phase 1. Phase 1 would include a minimum six-story 120,000 square foot building with surface parking at a maximum ratio of 3.6 spaces per 1,000 square feet of office area. Phase 2 would include a minimum six-story, 120,000 square foot building and a parking structure to accommodate a sufficient amount of parking spaces for Phase 2 and potentially for the future Phase 3. A two-story parking deck scenario would provide approximately 846 total spaces (or 3.3 spaces per 1,000 square feet of office area.). A three-story parking deck scenario would provide approximately 1,065 total spaces (or 4.2 spaces per 1,000 square feet of office area). Phase 3 would include a minimum five-story 100,000 square foot building with a parking ratio of 3.0 spaces per 1,000 square feet of office area. A 3.5 garage deck above grade parking scenario would provide approximately 1,133

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TABLE 4-1 CUMULATIVE PROJECTS LIST

Project Number	Project Name	Description
		total spaces (or 3.1 spaces per 1,000 square feet of office area.). A five-story parking structure scenario would provide approximately 1,651 total spaces (or 4.5 spaces per 1,000 square feet of office area.). In the event the project is built out to 500,000 square feet, the parking ratio would be 3.3 spaces per 1,000 square feet of office area. <i>Approved April 21, 2014. Building permits issued and construction scheduled to start mid-December 2014.</i>
Manufacturing/Warehouse		
PLN2010-00026	Waste Management of Alameda County, 2615 Davis Street	Site Plan Review to construct the build-out of the Davis Street Transfer Station Master Plan Improvements, approved as a Conditional Use Permit in February 1998 under CU-96-1, with six facilities totaling approximately 353,000 square feet, including: <u>Phase I:</u> <ul style="list-style-type: none"> ▪ Food Waste/Organics Recycling Facility ▪ Employee Building ▪ Single Stream Expansion Line (New SS Expansion) <u>Phase II:</u> <ul style="list-style-type: none"> ▪ Food Waste/Organics/Green Waste Compost Facility <u>Phase III:</u> <ul style="list-style-type: none"> ▪ Public Receiving (Disposal) Enclosure ▪ Overhead Conveyance System ▪ Alternate Fuel (Clean Air) Retrofit ▪ Vehicle Maintenance (Note that this project does not increase the allowable tons per day over what is currently approved under CU-96-1. It just allows for the enclosure of the existing processes and adds the processing component of composting of green waste and conversion to fuel.) <i>Approved January 4, 2011; building permits under review for the Alternate Fuel (Clean Air) Retrofit</i>
PLN2013-00066	Marathon Packing, 1000 Montague Street	Site Plan Review for addition of approximately 35,860 square feet to an existing packaging facility of 36,500 square feet, and a new detached storage building of approximately 3,200 square feet. <i>Approved February 6, 2014; no building permits submitted to-date.</i>
PLN2014-00019	Scandic Springs Manufacturing, 700 Montague Street	Site Plan Review for addition of 12, 214 square feet of manufacturing space to an existing 22,750 square feet manufacturing facility. <i>Approved August 12, 2014; no building permits submitted to-date.</i>
PLN2014-00028	1717 Doolittle Drive	Site Plan Review application has been submitted in August 2014 for a 161,000 square feet warehouse distribution building.
Long Range or Potential Projects		
N/A	Future Bay Fair Transit Village TOD Plan	City received funding from MTC to conduct a PDA plan by late 2016 to complete the planning for the transit village; there is no “live” application for a development at this time. A TOD study finalized in March 2007 by BART (Bay Fair BART Transit Oriented Development and Access Plan) contemplated 620 to 860 new residential dwelling units.
N/A	1900 Marina Boulevard & 620-740 Marina Boulevard	Developers have made preliminary inquiries regarding potential conversion of these two sites to residential mixed-use. However, both sites are zoned Industrial and would require a General Plan Amendment; as such, these proposals are highly unlikely.

Source: City of San Leandro, December 2014.