

7. CEQA-Mandated Sections

This chapter provides an overview of the impacts of the proposed project based on the analyses presented in Chapters 4 and 5 of this Draft EIR. The topics covered in this chapter include impacts found not to be significant, growth-inducing impacts, and significant irreversible changes to the environment. A more detailed analysis of the effects that the proposed Plan would have on the environment, and proposed mitigation measures to minimize significant impacts, are provided in Chapters 4.0 through 4.14.

7.1 IMPACTS NOT FOUND TO BE SIGNIFICANT

CEQA Guidelines Section 15128 allows environmental issues for which there is no likelihood of significant impact to be “scoped out” and not analyzed further in the EIR. This section explains the reasoning by which it was determined that the proposed project would have no impacts to agricultural, forestry, and mineral resources.

7.1.1 AGRICULTURE AND FORESTRY RESOURCES

San Leandro is a highly urbanized city within Alameda County. The existing and proposed San Leandro General Plan, General Plan land use map, and zoning map do not identify any agriculture or forestry resources within the city. In addition, the Farmland Mapping and Monitoring Program of the California Resources Agency does not identify lands within San Leandro as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.¹ Further, there are no areas of forestland or forest and rangeland identified within the city.² Therefore, adoption and implementation of the proposed project would have no impact on agriculture, forestland, or forestry resources.

7.1.2 MINERAL RESOURCES

As stated above, San Leandro is a highly urbanized city within Alameda County. According to the 2002 City of San Leandro General Plan, the city’s principal mineral resources are volcanic rock, such as basalt, andesite, and rhyolite. The only quarry in close proximity to San Leandro is located just beyond the eastern city limit on Lake Chabot Road and ceased operation in the 1980s. While the quarry site does contain additional rock resources, future quarrying activity is unlikely due to the potential environmental impacts and stringent permitting requirements.³ Therefore, adoption and implementation of the proposed project would have no impact on mineral resources.

¹ California Resources Agency, Alameda County Important Farmland 2012 map, <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2012/ala12.pdf>, accessed on December 10, 2015.

² California Department of Forestry and Fire Protection, Land Cover Map 2006, http://frap.fire.ca.gov/data/fraggismaps/pdfs/fvegwhr13b_map.pdf, accessed on December 10, 2015.

³ City of San Leandro 2002 General Plan, Chapter 5, Open Space, Parks, and Conservation, page 5-21.

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7.2 SIGNIFICANT IRREVERSIBLE CHANGES DUE TO THE PROPOSED PROJECT

Section 15126.2(c) of the CEQA Guidelines requires an EIR to discuss the extent to which the project would commit nonrenewable resources to uses that future generations would probably be unable to reverse. The three CEQA-required categories of irreversible changes are discussed below.

7.2.1 LAND USE CHANGES THAT COMMIT FUTURE GENERATIONS

As described in Chapter 3, Project Description, of this Draft EIR, the proposed Plan and proposed Zoning Code amendments generally maintain the land use pattern of the existing General Plan and zoning maps. The proposed Plan includes land use, urban design, circulation, public services natural resource, and safety goals and policies to guide investment and development in San Leandro over the next 20 years. Although the proposed project would generally maintain the existing land use pattern, there are proposed changes that would allow for future development. For example, a new High Density General Plan land use designation would allow densities of 30 to 50 units per acre. In addition, commercial zoning districts would [provide for increased flexibility, including an increase in the allowable density from 75 to 100 dwelling units per acre in the DA-1 District for multi-family and mixed-use residential uses.

Once future development under the proposed project occurs, it would not be feasible to return the developed land to its existing (pre-project) condition. Therefore, at least some of the development under implementation of the proposed project would most likely lead to irreversible changes in land use.

7.2.2 IRREVERSIBLE DAMAGE FROM ENVIRONMENTAL ACCIDENTS

Potential environmental accidents of concern include those that would have adverse effects on the environment or public health due to the nature or quantity of material released during an accident and the receptors exposed to that release. Demolition and construction activities associated with future development allowed by the proposed Plan and Zoning Code amendments would involve some risk for environmental accidents. However, these activities would be monitored by the City of San Leandro, State, and federal agencies, and would follow the professional industry standards for safety and construction, as further described in detail in Chapter 4.7, Hazards and Hazardous Materials, of this Draft EIR. The overall land uses included in the proposed project would not include any uses or activities that are likely to contribute to or be the cause of significant environmental accident. Therefore, the adoption and implementation of the proposed project would not pose a substantial risk of environmental accidents.

7.2.3 LARGE COMMITMENT OF NONRENEWABLE RESOURCES

Consumption of nonrenewable resources includes issues related to increased energy consumption, conservation of agricultural lands, and lost access to mining reserves. Future development allowed by the proposed project would require water, electric, gas service, and resources for construction, such as lumber. Further, future development would commit other nonrenewable resources such as oil, sand, gravel, steel, lead, copper, and other metals. These materials and energy resources would be used for

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infrastructure development, transportation of people and goods, and utilities. However, the future development would be required to comply with and implement several measures that would offset or reduce the need for nonrenewable resources. For example, future development would be required to comply with all applicable building and design requirements, including those set forth by Title 24 relating to energy conservation. With compliance with Part 11 of Title 24, also known as CALGreen, the State's Green Building Standards Code, future development would be required to reduce water consumption by 20 percent, divert 50 percent of construction waste from landfills, and install low pollutant-emitting materials. Further, the City does not contain any agricultural land or a mining reserve; therefore, there would be no impact with regards to those resources.

Overall, while the construction and operation of future development, as a result of implementation of the proposed project, would involve the use of nonrenewable resources, compliance with applicable standards and regulations, as well as implementation of proposed Plan goals, and policies, would reduce the use of nonrenewable resources to the maximum extent practicable. Therefore the proposed project would not represent a large commitment of nonrenewable resources in comparison to a business-as-usual situation.

7.3 GROWTH-INDUCING IMPACTS OF THE PROPOSED PROJECT

Section 15126.2(d) of the CEQA Guidelines requires that an EIR discuss the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Typical growth inducing factors might be the extension of urban services or transportation infrastructure to a previously un-served or under-served area, or the removal of major barriers to development. This section evaluates the proposed project's potential to create such growth inducements. Not all aspects of growth inducement are negative; rather, negative impacts associated with growth inducements occur only where the growth under implementation of the proposed project would cause adverse environmental impacts.

Growth-inducing impacts fall into two general categories: direct or indirect. Direct growth-inducing impacts are generally associated with providing urban services to an undeveloped area. Indirect, or secondary growth-inducing impacts, consist of growth induced in the region by additional demands for housing, goods, and services associated with the population increase caused by, or attracted to, a new project.

As described in Chapter 3, Project Description, of this Draft EIR, the proposed Plan would result in 5,595 new housing units, 14,790 new residents, and 12,130 new jobs by the year 2035. Implementation of the proposed project would directly induce growth by establishing policies, land use designations, and zoning provisions to allow residential and non-residential growth development, as described in Chapter 3, Project Description, and discussed in detail in Chapter 4.11, Population and Housing, of this Draft EIR.

The proposed project can be considered growth inducing because it encourages new growth in the urbanized areas of San Leandro. Development in these areas would consist of infill development on underutilized sites, sites that have been previously developed, and sites that are vacant but have been determined to be suitable for development. However, infrastructure is largely in place and nonresidential

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growth would be required to comply with the City's General Plan, Zoning regulations and standards for public services and utilities. Indirect or secondary effects associated with this growth would not represent a new significant environmental impact which has not already been addressed in the individual resource chapters of this Draft EIR.

In addition, growth under the proposed project would have beneficial effects as well. Implementation of the proposed project would provide additional housing for people working in San Leandro and other surrounding communities, and would also provide additional local employment and shopping opportunities for existing and future residents, thereby reducing San Leandro's contribution to regional commute traffic. State law requires the City to promote the production of housing to meet its fair share of the regional housing needs distribution made by the Association of Bay Area Governments (ABAG), and implementation of the proposed project would allow the City to satisfy these requirements. Although future development resulting from implementation of the proposed project would involve construction activities that could generate some temporary employment opportunities, it is unlikely that construction workers would relocate to San Leandro as a result of this future development.

While the proposed project does allow additional growth, policies enacted under the proposed Plan would control geographical extent of growth and encourage sustainable patterns of urban land uses. Further, this growth would occur incrementally over a period of 20 years and the proposed Plan's policy framework would ensure that adequate planning occurs to accommodate it.