

7. CEQA Mandated Sections

This chapter provides an overview of the impacts of the Project based on the analyses presented in Chapters 4.0 through 5.0 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 Project 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 impacts to agriculture and forestry, and mineral resources, potentially resulting from buildout of the Project, would be less than significant.

7.1.1 AGRICULTURE AND FORESTRY RESOURCES

The Project is located in the City of San Leandro in the San Leandro Shoreline Area, a highly urbanized city within Alameda County. The City of San Leandro General Plan states that commercial agriculture in the City has largely ceased.¹ The San Leandro General Plan, General Plan map, and Zoning map do not identify any agriculture or forestry resources within the city. As such, buildout of the Project would have no impact on forestland or forestry resources.

7.1.2 MINERAL RESOURCES

The Project is located in the City of San Leandro in the San Leandro Shoreline Area, a highly urbanized city within Alameda County. According to the City of San Leandro General Plan, the City’s principal mineral resources are volcanic rock, such as basalt, andesite, and rhyolite. San Leandro’s only quarry, located east of the city limit on Lake Chabot Road, and approximately 5.5 miles east of the Project site, ceased operation in the 1980s.² While the quarry site does contain additional rock resources, future quarrying activity is unlikely due to the potential environmental impacts and stringent permitting requirements, according to the San Leandro General Plan.³ As such, buildout of the Project would have no impact on mineral resources.

¹ City of San Leandro General Plan, Chapter 5, Open Space, Parks, and Conservation, page 5-20.

² City of San Leandro General Plan, Chapter 5, Open Space, Parks, and Conservation, page 5-21.

³ City of San Leandro 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

The Project involves the redevelopment of a previously developed site. As described in Chapter 3, Project Description, of this Draft EIR, the Project site is currently occupied by approximately 1,950 parking spaces, a 462-slip boat harbor, a 9-hole golf course, and a Shoreline Recreational area which includes a 131-room Marina Inn, Horatio's Restaurant, and an El Torito restaurant. Additionally, the foundation and deck piers of the former Blue Dolphin Restaurant remain on-site. The Project would redevelop the site by adding public amenities, a new 200-room hotel with an approximately 15,000 square-foot conference center, an approximately 150,000 square-foot office campus, approximately 354 residential housing units, and three new restaurants totaling approximately 21,000 square-feet. Although the Project would include new construction of residential homes and a new hotel, the Project site is already developed and located in an urban area that includes residential, office, and commercial land uses; therefore, the Project is not expected to result in any land use changes that would commit future generations that are not already prevalent in the Project site vicinity. Additionally, as stated in Chapter 1, Executive Summary, the direction from the San Leandro City Council to staff is to maintain the existing San Leandro Marina for as long as financially feasible; however, it is being assumed that the harbor masters office, fuel pump/dock, and the 462 existing boat slips in the harbor basin would eventually be removed by the City.

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 development of the Project 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. The land uses proposed by the Project would not include any uses or activities that are likely to contribute to or be the cause of significant environmental accident. As a result, the 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. The Project would require water, electric, and gas service, and resources for construction. The ongoing operation of the Project would involve the use of nonrenewable resources. Construction and ongoing maintenance of the Project would

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irreversibly commit some materials and nonrenewable energy resources. Materials and resources used would include, but are not limited to, nonrenewable and limited resources such as oil, gasoline, sand and gravel, asphalt, and steel. These materials and energy resources would be used for infrastructure development, transportation of people and goods, and utilities. During the operational phase of the Project (post-construction), energy sources including oil and gasoline would be used for lighting, heating, and cooling of businesses, and transportation of people to and from the Project site.

The Project, however, would include several features that would offset or reduce the need for nonrenewable resources. The Project would be required to comply with all applicable building and design requirements, including those set forth by Title 24 relating to energy conservation. In compliance with CALGreen, the State's Green Building Standards Code, the Project would be required to reduce water consumption by 20 percent, divert 50 percent of construction waste from landfills, and install low pollutant-emitting materials.

The Project site does not contain any agricultural land or a mining reserve, so it would not affect those natural resources.

7.3 GROWTH-INDUCING IMPACTS OF THE PROPOSED PROJECT

Section 15126.2(d) of the California Environmental Quality Act (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 Project's potential to create such growth inducements. Not all aspects of growth inducement are negative; rather, negative impacts associated with growth inducement occur only where the Project growth would cause adverse environmental impacts.

Although the Project would include new construction of approximately 354 residential units, and new commercial and office space, which could directly induce growth resulting from additional employment opportunities and new residents, as described in Chapter 4.11, Population and Housing, the Project is expected to increase population by approximately 970 new residents, or a 1.2 percent increase from 2010 population. As such, the small increase is not considered a substantial direct growth, since the projected growth would be well below the projected population increase reported by the Association of Bay Area Governments.

The Project is not expected to result in indirect growth inducement because all development associated with the Project would occur on the Project site. The Project is located on a previously developed site in the San Leandro Shoreline Area of the City of San Leandro. Also, the Project is assumed to rely on mostly existing infrastructure with modifications needed when necessary.

Development of the Project would involve the demolition and construction activities that could generate some temporary employment opportunities; however, it is unlikely that construction workers would

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relocate to the City of San Leandro as a result of the Project. Thus, the Project would not be considered growth inducing from an employment perspective.