

# EXHIBIT A

## Initial Study and Environmental Checklist California Environmental Quality Act

Housing Element Update (2015-2023) Project



**CITY OF SAN LEANDRO**

835 East 14<sup>th</sup> Street  
San Leandro, CA 94577

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The proposed Housing Element Update (2015-2023) is defined as a project under the California Environmental Quality Act (CEQA). This Initial Study was prepared by PlaceWorks for the City of San Leandro (City), Community Development Department. This Initial Study was prepared pursuant to the CEQA (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (Title 14, Section 15000 et seq. of the California Code of Regulations).

1. Project Title: **Housing Element Update (2015-2023) Project**
2. Lead Agency Name and Address: **City of San Leandro**
3. Contact Person and Phone Number: **Tom Liao  
Deputy Community Development Director  
(510) 577-6003**
4. Project Location: **San Leandro, CA**
5. Project Sponsor's Name and Address: **City of San Leandro  
Community Development Department  
835 East 14<sup>th</sup> Street  
San Leandro, CA 94577**
6. General Plan Land Use Designation: **Citywide (various designations)**
7. Zoning: **Citywide (various districts)**
8. Surrounding Land Uses and Setting: **See pages 6 & 7 of this Initial Study**
9. Description of Project: **See page 7 of this Initial Study**
10. Other Required Approvals: **The Project and environmental review document will be adopted and approved by the City of San Leandro. Following City approval, the State Department of Housing and Community Development (HCD) will be asked to certify the City's Housing Element.**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**


The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a Potentially Significant Impact, as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Geology & Soils                    |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials    | <input type="checkbox"/> Hydrology & Water Quality          |
| <input type="checkbox"/> Land Use                 | <input type="checkbox"/> Mineral Resources                | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population & Housing     | <input type="checkbox"/> Public Services                  | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities & Service Systems      | <input type="checkbox"/> Mandatory Findings of Significance |

**Determination:**

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 11-17-14

Tom Liao Deputy Community Development Director  
Printed Name Title

## **A. OVERVIEW AND BACKGROUND**

This Initial Study was prepared to assess the potential environmental effects of the proposed Housing Element Update (2015-2023), herein referred to as “proposed Project.” This Initial Study consists of an overview of the proposed Project, a depiction of the existing environmental setting, as well as the project description, followed by an analysis of various environmental effects that may result from the proposed Project. A detailed project description and environmental setting discussion are provided below.

## **B. LOCATION**

The City of San Leandro is located in the west-central region of Alameda County, on the east shore of San Francisco Bay, approximately 8 miles south of Oakland, 15 miles southeast of San Francisco, and 35 miles north of San Jose. San Leandro’s land area encompasses approximately 13 square miles. The city is bounded on the north by the City of Oakland, on the east by unincorporated community of Castro Valley, and on the south by the unincorporated communities of San Lorenzo and Ashland. The western edge of the city is bounded by the San Francisco Bay, and the East Bay hills from its eastern edge. Figure 1 shows San Leandro’s regional location.

Figure 2 shows the San Leandro city limits and Sphere of Influence (SOI). The San Leandro SOI includes incorporated city lands and the unincorporated communities of Ashland and San Lorenzo. The San Leandro SOI is regulated by the Alameda County Local Agency Formation Commission (LAFCo), which determines the unincorporated communities that would be best and most likely served by City agencies and hence, represents areas with the greater potential for annexation by the City. Once property is annexed into the City, future development is subject to the standards prescribed by the City’s General Plan, Zoning Code, and other City regulations.

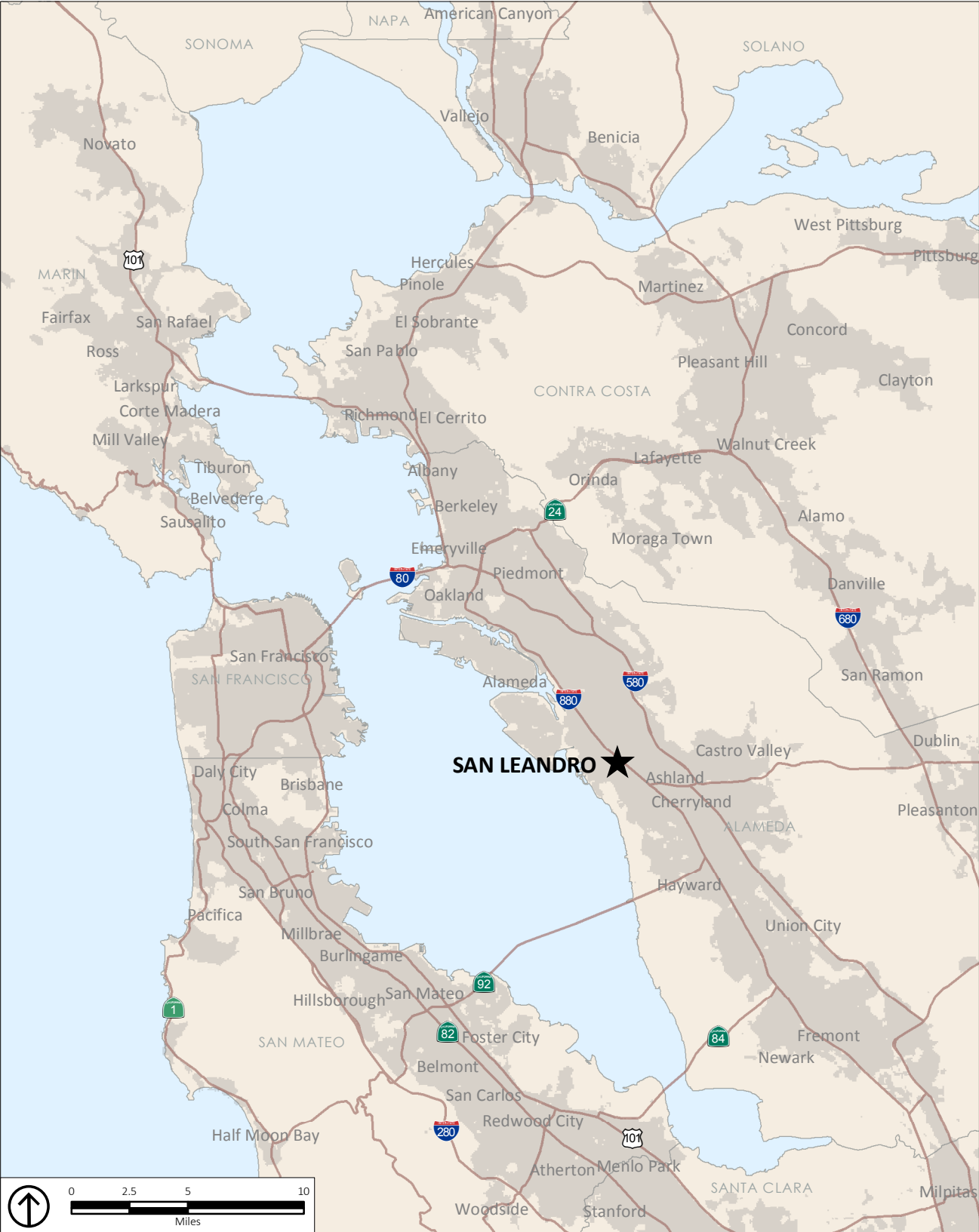
The potential future development under the proposed Project does not include any area outside the city limits; however, for the purposes of this environmental review, the City’s SOI defines the Study Area boundaries.

Interstate-880 (I-880) and Interstate-580 (I-580) run parallel and provides north-south access to San Leandro. Along I-880 and I-580, there are several interchanges providing east-west access throughout San Leandro, including Highway 238, which provides an east-west connection between I-880 and I-580. Public transportation serving San Leandro includes Bay Area Rapid Transit (BART),<sup>1</sup> bus service by AC Transit, and San Leandro Links, which provides free shuttle service throughout the City to and from the San Leandro BART Station,<sup>2</sup> which is located at the corner of Davis Street and San Leandro Boulevard.

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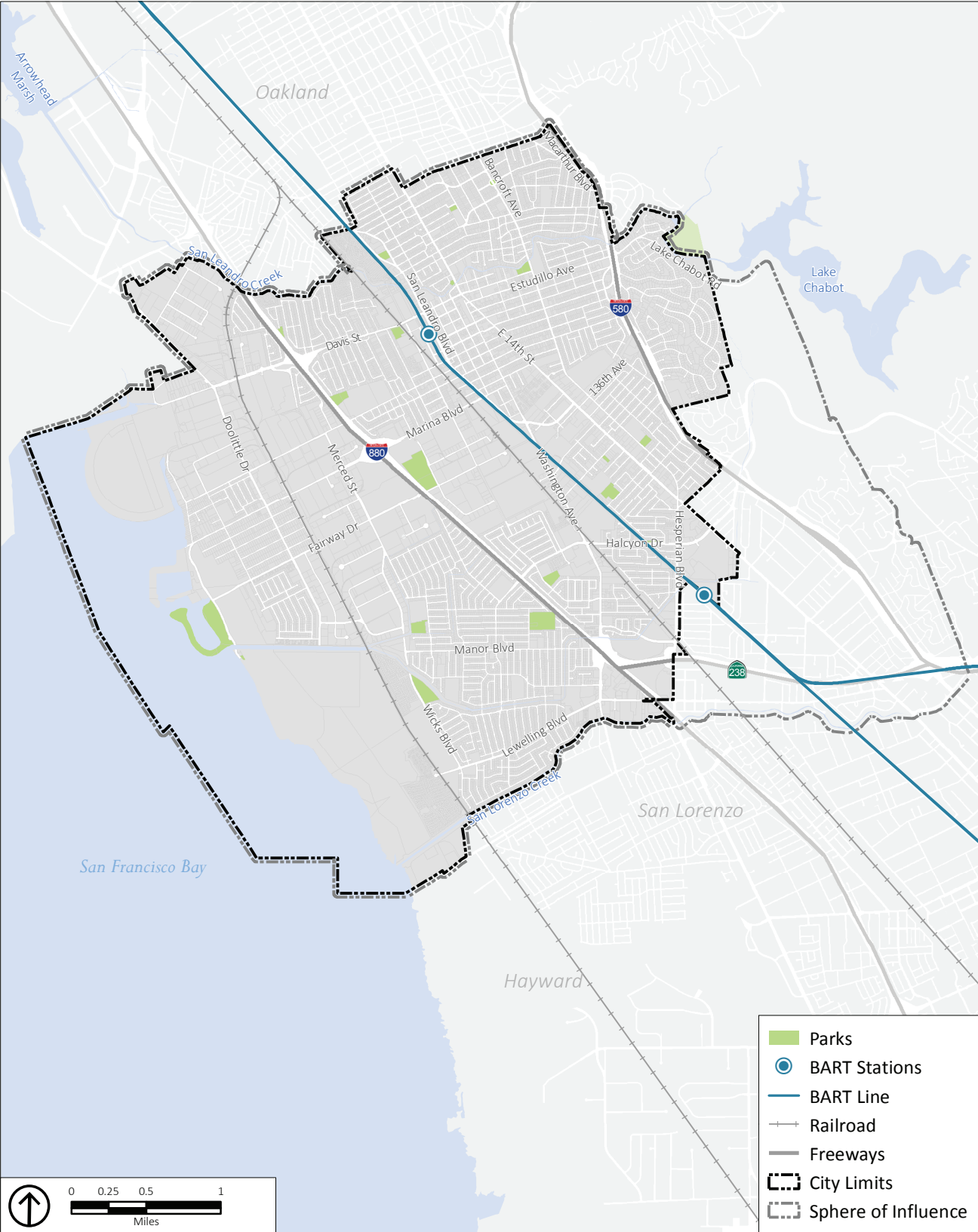
<sup>1</sup> BART Stations include the San Leandro BART Station and the Bay Fair BART Station.

<sup>2</sup> San Leandro Links provides shuttle service to the San Leandro BART Station only, and does not serve the Bay Fair BART Station, located at Hesperian Boulevard.



Source: Alameda County, 2013; PlaceWorks, 2014.

Figure 1  
Regional Location



Source: City of San Leandro, 2014; Alameda County, 2013; PlaceWorks, 2014.

Figure 2  
Study Area Location

### ***C. EXISTING SETTING***

The proposed Project includes an update to the current (2007-2014) Housing Element. The Housing Element is one of seven State-mandated elements of the City's General Plan. Housing Element law requires local jurisdictions to plan for and allow the construction of a share of the region's projected housing needs. This share is called the Regional Housing Needs Allocation (RHNA). State law mandates that each jurisdiction provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community, so as to meet or exceed the RHNA. The Association of Bay Area Governments (ABAG), as the regional planning agency, calculates the RHNA for individual jurisdictions within Alameda County, including San Leandro.

In April 2010, the City of San Leandro adopted its Housing Element through the 2014 planning period and approved the environmental review pursuant to CEQA for the City of San Leandro Housing Element Update. The California Department of Housing and Community Development (HCD) certified the Housing Element on February 11, 2011.

The current Housing Element demonstrated that the City had adequate capacity to meet the RHNA requirements for the 2007-2014 planning period, which was a total of 1,630 units. The City made significant achievements in improving the quality and standards of housing in San Leandro and implementing programs to facilitate residential development affordable to households at a range of income levels.

The next Housing Element cycle is for the planning period 2015-2023. The City of San Leandro's allocation for the 2014-2022 RHNA period<sup>3</sup> is 2,287 dwelling units. The Housing Element for the 2015-2023 planning period is required to be adopted by January 31, 2015. Local governments that adopt their Housing Element on time will not have to adopt another housing element for eight years, instead of every four years.

#### **1. Existing Land Use**

Generally, San Leandro has been considered "built out" since the early 1960s. The City is comprised of residential neighborhoods forming a crescent around Downtown San Leandro and extending east into the hills, south to Ashland and San Lorenzo, and west to the San Leandro Marina. Neighborhoods to the north and east of downtown contain most of San Leandro's pre-1940s housing stock and are built on a traditional grid pattern. Most of the neighborhoods located to the south and west of Downtown include single-family residential dating back to the 1940s and 50s. Along the western edge of the city, the Marina-Mulford Gardens area contains a mix of older country-style homes and as well more multi-family residential units. At its eastern edge, the Bay-O-Vista neighborhood includes view-oriented single-family homes on large lots.

Generally, business districts and corridors can be generally found in the center of the city and west of most of the residential neighborhoods, with open space and recreation areas located along the San Francisco Bay. Further, the city has a mixed-use corridor along East 14<sup>th</sup> Street from stretching from the northern city limit to the southern city limit.

#### **2. Surrounding Land Use**

As mentioned above, the City of San Leandro is generally bounded by the City of Oakland to the north, east bay hills to the east, Ashland and San Lorenzo to the south, and San Francisco to the west. As such, land uses

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<sup>3</sup> The RHNA period is 2014-2022 but the "planning period" is 2015-2023. Thus, cities are expected to meet their 2014-2022 needs during a time period that includes 2014 and extends until January 31, 2023.

to the north and south of San Leandro include typical uses associated with urbanized areas, including a mix of residential and commercial uses. Land uses east of the city primarily consist of open space, including Anthony Chabot Regional Park. West of the city is the San Francisco Bay, which provides a variety of habitat and marine-serving uses, such as boating.

## ***D. PROJECT DESCRIPTION***

### **1. Housing Element**

The Housing Element is one of the seven General Plan elements mandated by the State of California and is subject to review by HCD. Following its completion, the 2015-2023 Draft Housing Element will be sent to the HCD for the mandated statutory review. HCD will evaluate the element on its ability to meet local and regional housing needs, including a share of the housing needs identified in the RHNA for the Bay Area.

#### **HOUSING ELEMENT GOALS**

The proposed Project supports the goals and policies of the city's current Housing Element (2007-2014) and provides policies and implementing programs to further the city's housing goals. The proposed Project updates the city's current Housing Element in compliance with Government Code Section 65580 et seq. The policies and housing programs that are intended to guide the city's housing efforts through the 2015-2023 planning period have been updated as part of the proposed Project as follows:<sup>4</sup>

- **Goal 53 – Affordable Housing Development:** Increase the supply of affordable ownership and rental housing in San Leandro.
- **Goal 54 – Administration of Housing Program:** Ensure that local housing programs are administered in a way that maximizes benefits to San Leandro Residents
- **Goal 55 – Home Ownership:** Provide opportunities for low- and moderate-income San Leandro households to become homeowners, and support efforts to help such households retain their homes in the event of financial crisis.
- **Goal 56 – Affordable Housing Conservation:** Encourage the preservation and rehabilitation of the existing affordable housing stock.
- **Goal 57 – Healthy Homes and Sustainable Neighborhoods:** Create a healthy environment in all San Leandro homes and sustainable development which reduces greenhouse gas emissions and household utility and transportation costs.
- **Goal 58 – Special Needs Populations:** Proactively address the special housing needs of the community, including seniors, disabled individuals, single parents, large families, and the homeless.
- **Goal 59 – Elimination of Housing Constraints:** Reduce potential constraints that increase the cost or feasibility of new housing development.
- **Goal 60 – Fair Housing:** Ensure that all persons, within their abilities and means and without discrimination, have freedom of choice as to where they live.

### **2. Regional Housing Needs Assessment**

California cities are required to provide a wide range of housing options for all income levels. ABAG, as a regional agency, develops a RHNA based on demographic projections to distribute the regional share of the statewide housing need at different income levels to the cities and counties within the Bay Area. San

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<sup>4</sup> These goals in the Housing Element, which the policies and programs help to implement, are numbered following the other elements of the General Plan that are sequentially numbered from 1 through 52.

Leandro’s 2014 – 2022 RHNA has been determined to be a total of 2,287 units, and Table 1 shows San Leandro’s allocation distributed among different income levels.

**TABLE 1 SAN LEANDRO’S REGIONAL HOUSING NEEDS ALLOCATION (RHNA)**

<b>Income Level</b>	<b>Units</b>
Very Low (households earning less than 50% of Area Median Income)	504
Low (households earning between 50% and 80% of Area Median Income)	270
Moderate (households earning more than 120% of Area Median Income)	352
Above Moderate (households earning more than 120 % of Area Median Income)	1,161
<b>TOTAL</b>	<b>2,287</b>

Source: City of San Leandro, 2014.

### 3. Identification of Housing Sites

The Draft Housing Element discusses a wide variety of ways in which the City will accommodate local housing needs from 2015-2023. The primary strategy involves identifying housing sites in the city where capacity for additional housing is physically available and permitted. California law does not require cities to build housing, but it does require communities to facilitate new housing production to meet the RHNA through appropriate zoning that allows for the development of the units. The City must prove that they have provided adequate land by identifying sites that are appropriately zoned for housing, including sites that are zoned densely enough to produce adequate affordable housing, are sufficient in size, and are realistically able to be built on. In total, 91 sites are identified as potential housing opportunity sites, and three housing developments have already been approved,<sup>5</sup> as shown in Table 2. A complete list of sites can be found in Appendix A of the Draft Housing Element. The location of the 91 sites is shown on Figures 3 and 4.

As shown in Table 2, the identified sites, including the committed sites, would allow the City to meet its RHNA with a total capacity of 2,347 units, resulting in a surplus of 60 units above the RHNA. No rezoning or changes to General Plan designations would be required to achieve this yield; the housing sites are already planned and zoned to accommodate the level of development shown in Table 2.

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<sup>5</sup> Committed units include the Cornerstone Apartments, Aurora Cottages, and 2450 Washington Avenue, developments which have been fully entitled and expected to be constructed in the early part of the planning period. These approved projects have already completed project-specific environmental review pursuant to CEQA and are not evaluated in this Initial Study.



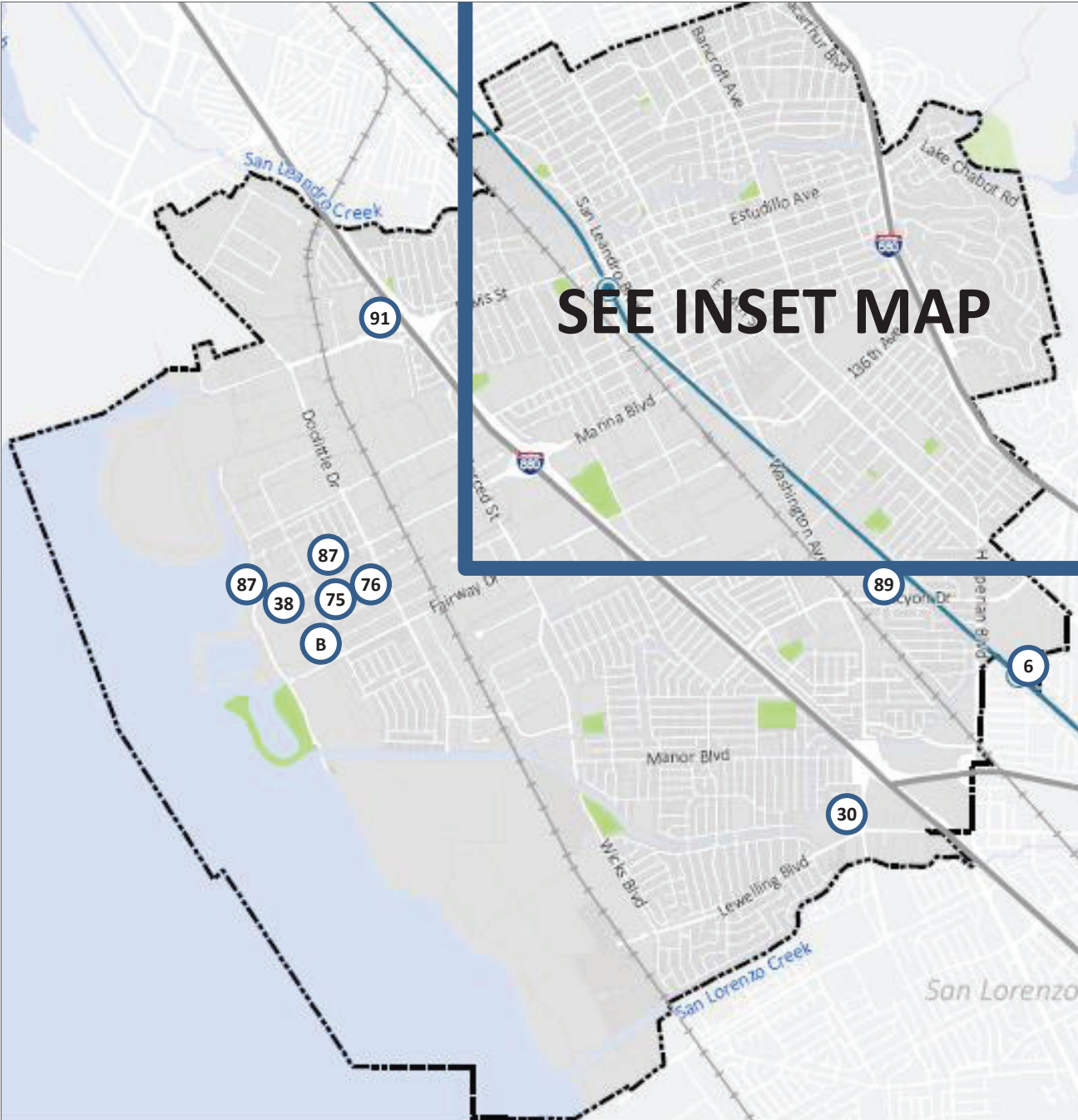
**Table 2 Characteristics of San Leandro’s Housing Opportunity Sites**

Type of Site	Number of Sites	Acres	Realistic Yield (Number of Units) <sup>6</sup>
Low Density Sites (2-15 units/acre)			
<i>Vacant, with housing required in new development</i>	18	11.37	35
<i>Underutilized, with housing required in new development</i>	3	3.36	23
<b>Total</b>	<b>21</b>	<b>14.73</b>	<b>58</b>
Medium Density Sites (15-30 units per acre)			
<i>Vacant, with housing required in new development</i>	8	3.68	75
<i>Underutilized, with housing required in new development</i>	6	3.61	58
<i>Vacant, with housing permitted in new development</i>	5	1.41	33
<i>Underutilized, with housing permitted in new development</i>	29	12.83	241
<b>Total</b>	<b>48</b>	<b>21.53</b>	<b>407</b>
High Density Sites (more than 30 units/acre)			
<i>Vacant, with housing required in new development</i>	5	7.63	443
<i>Underutilized, with housing required in new development</i>	4	6.50	371
<i>Vacant, with housing permitted in new development</i>	6	14.40	472
<i>Underutilized, with housing permitted in new development</i>	7	7.68	1,604
<b>Total</b>	<b>22</b>	<b>36.21</b>	<b>1,604</b>
<b>TOTAL</b>	<b>91</b>	<b>72.47</b>	<b>2,069</b>
<b>TOTAL OF COMMITTED PROJECTS</b>	<b>3</b>		<b>278</b>
<b>GRAND TOTAL POTENTIAL UNITS WITH COMMITTED PROJECTS</b>	<b>94</b>	<b>--</b>	<b>2,347</b>

Source: Table 4-2 of the Working Draft Housing Element. Barry Miller Consulting, 2014.

Approximately 44 percent of the City’s 2015-2023 housing capacity is located within the San Leandro BART Station TOD area, in which many of the parcels have been zoned to require housing at a minimum density of 60 dwelling units per acre. The second highest concentration of capacity is the East 14<sup>th</sup> Street corridor, which represents approximately 25 percent of the City’s total housing capacity for 2015-2023. The Bay Fair BART Station represents the third largest concentration of housing capacity, consisting of approximately 16 percent of the City’s total capacity. Collectively, these three areas would accommodate approximately 85 percent of the City’s total housing capacity identified for the 2015-2023 housing element period.

<sup>6</sup> “Realistic Yield” is less than the maximum number of potential units and takes into consideration the prevailing densities of recent projects, as well as the fact that some of the sites may also develop with commercial or mixed uses.

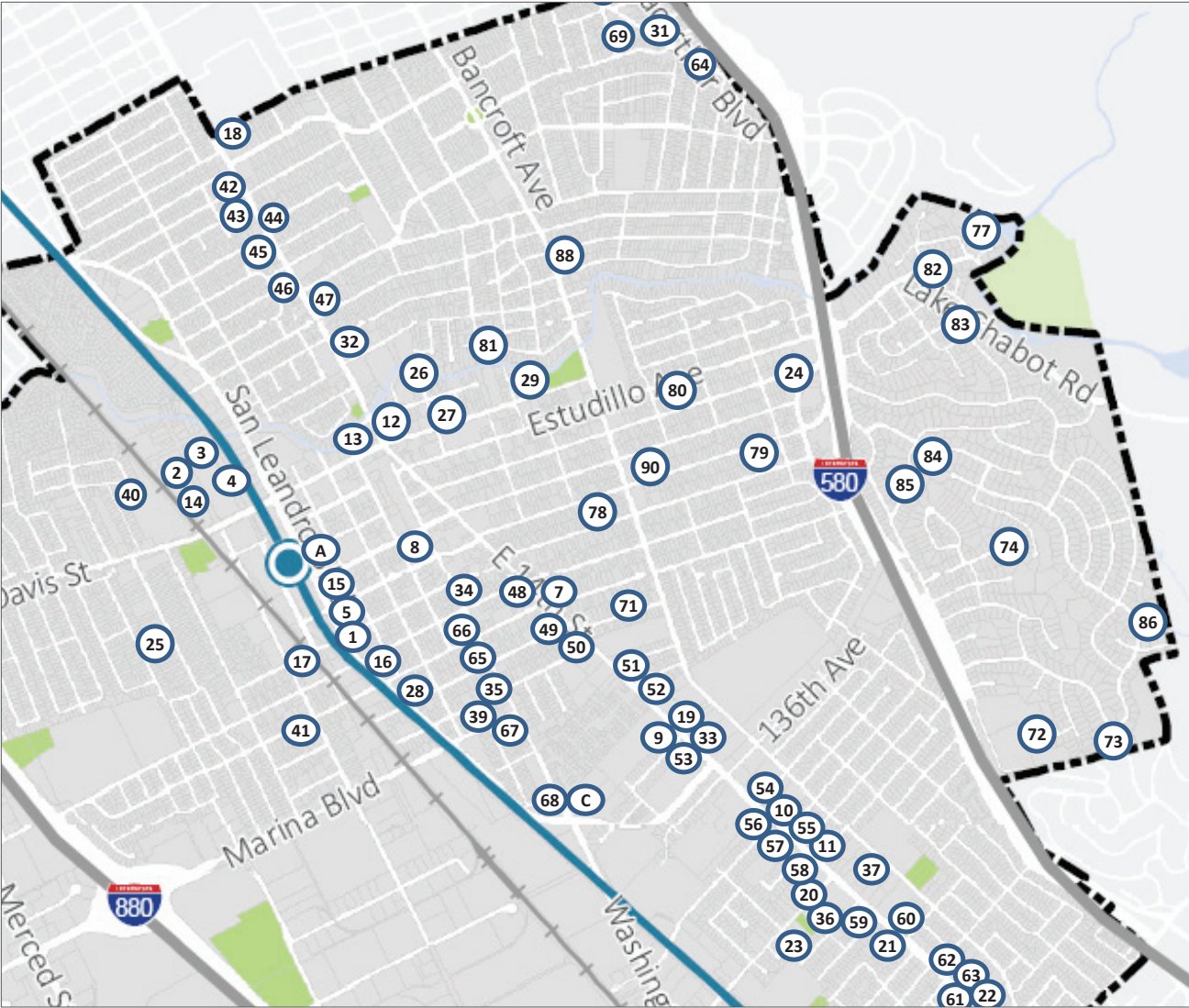


Source: San Leandro 2015-2023 Draft Housing Element Update.



**Note:** Numbers correspond to Housing Opportunity sites. See tables in Housing Element Appendix A for details on each site.

Figure 3  
2015-2023 Housing Opportunity Sites A



Source: San Leandro 2015-2023 Draft Housing Element Update.



**Note:** Numbers correspond to Housing Opportunity sites. See tables in Housing Element Appendix A for details on each site.

Figure 4  
2015-2023 Housing Opportunity Sites B

#### **4. Other Housing Sites**

The housing inventory sites discussed above satisfy the City's 2015-2023 RHNA allocation; however, for informational purposes, the Draft Housing Element also discusses additional sites in the City that could potentially meet long-range housing goals, and were not counted as potential housing sites in this Draft Housing Element. Those sites include the following:

##### *Shoreline Development Plan*

The Shoreline Development is a proposed plan to redevelop the San Leandro Shoreline Area, which would include the construction of approximately 354 housing units, consisting of 220 flats, 92 townhomes, and 42 single-family detached homes in the western edge of the City.

##### *Underutilized Parcels Zoned for Multi-Family (RM-1800) Housing*

These parcels are characterized by 5,000 to 6,000 square foot lots containing pre-war single-family homes. The sites are generally located in the central and northeastern part of the city, in areas that were originally developed as single family neighborhoods but zoned in the 1940s and 1950s to accommodate multi-family housing. Many of the older homes were replaced by small apartment buildings during the 1950s and 1960s, however, some of the single family bungalows remain.

##### *Small Trailer Parks with the Potential to be Redeveloped with Multi-Family Housing*

There are nine trailer parks in the city, all zoned at multi-family densities. If these sites were redeveloped, there could be a potential net gain in housing units.

##### *Large Lots in Single-Family Areas with the Potential to be Subdivided*

These sites consist of large single-family lots generally located in the Bay-O-Vista neighborhood and in the Daniels Drive area near Lake Chabot Road, which have the potential to be subdivided. Generally, these parcels are more than 12,000 square feet and have more than 100 feet of street frontage, which could be divided in half to create new parcels.

##### *Large Lots in the Mulford Gardens Area, with the Potential for a Second House*

This group of sites is located in Mulford Gardens with the potential for a second detached home. Existing zoning regulations in this area permit two independent detached homes on a parcel of 12,000 square feet or larger. Approximately half of the lots in Mulford Gardens already contain two homes with about 130 lots potentially able to accommodate a second home.

##### *Commercial Properties in the Downtown Transit Oriented Development (TOD) Area identified in the TOD Plan*

These sites are those in the San Leandro BART Station TOD area that are still in active use. The TOD Plan envisions a 25-year buildout horizon; thus, some of the sites are unlikely to be available before the Housing Element horizon year of 2023. These sites include the 7-acre San Leandro Shopping Center at Washington and East 14<sup>th</sup> Street, a block of existing retail on the north side of Davis at Hays, and a warehouse area along Alvarado Street west of the BART Station. According to the TOD Plan, these sites would have the potential for 820 units of high-density housing.

##### *Secondary Dwelling Units*

Although the housing sites analysis did not quantify the potential for secondary dwelling units, the 2012 revisions to second unit standards make second units more viable, and are expected to result in an increase in applications for secondary dwelling units.

### ***5. General Plan Consistency***

In accordance with State law, the Housing Element must be consistent and compatible with other General Plan elements. The Draft Housing Element builds upon the other elements in the current San Leandro General Plan and is consistent with its goals and policies. A comprehensive update to the City's General Plan is currently in progress and is expected to be adopted in 2016. However, because State housing law requires that cities and counties update their housing elements on a fixed cycle, San Leandro's Housing Element must be completed before the General Plan update. The City will continue to maintain consistency between the General Plan elements by ensuring that proposed changes in one element are reflected in the other elements through amendments of the General Plan.

### ***6. Existing Zoning and General Plan***

While the housing inventory sites, as listed in Appendix A of the Draft Housing Element, fall within a variety of zones and General Plan land use designations, all of the sites are currently zoned to allow residential development.

### ***E. POTENTIAL PHYSICAL CHANGES***

Altogether, the proposed Project does not include actions that could directly or indirectly result in substantial physical changes to the environment. The proposed Project would enable the City of San Leandro to meet its housing needs, including the facilitation of future development to meet the needs of at-risk populations by providing housing types designed for these groups. New policies and programs in the Housing Element are operational in nature and would not result in physical changes. For example, programs added to the Element include completion of a nexus study to justify a potential affordable housing impact fee, convening focus groups on market-rate housing development, monitoring housing production, identifying the appropriate use of "boomerang" funds, creating a Homeless Task Force, reducing displacement, and encouraging healthier homes. Implementation of these programs would have no physical impacts.

Environmental factors, such as topography, soils, landslides and seismic hazards, and noise, as well as the lack of infrastructure, such as roads, water, and sewer lines, are potential constraints to housing development in the City. However, most of the housing sites identified by the City are not affected by such constraints. The 2002 General Plan has taken these factors into account in establishing policies and land use designations for residential and mixed use development. Where development is planned, any site constraints that remain can be mitigated through appropriate design and environmental planning. The potential future housing that could occur under the proposed Project would not increase development potential in San Leandro. Instead, the Housing Element identifies sites that can accommodate housing under existing zoning and land use regulations at development intensities that have already been analyzed and approved in the General Plan Environmental Impact Report (EIR).

The Housing Element is a policy-level regulatory document that establishes goals and policies that guide development. It does not include any site-specific designs or proposals nor does it grant any entitlements for development; therefore, the proposed Project does not directly result in development in and of itself. When specific implementing programs and development projects are identified, the program and/or development applications for such individual projects, as required, would be submitted separately to the City for review. All such development is required to be analyzed for conformance with the General Plan, Zoning Code, and other applicable federal, State, and local requirements; comply with the applicable requirements of CEQA; and obtain all necessary clearances and permits.

**F. ENVIRONMENTAL CHECKLIST**

<b>I. AESTHETICS</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant</b>	<b>No Impact</b>
Would the project:					
a) Have a substantial adverse effect on a scenic vista?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Would the project have a substantial adverse effect on a scenic vista?*

Potential future development that could occur under the proposed Project would have the potential to affect scenic vistas and/or scenic corridors if new or intensified development blocked views of areas that provide or contribute to such vistas. Potential effects could include blocking views of a scenic vista/corridor from specific publicly accessible vantage points or the alteration of the overall scenic vista/corridor itself. Such alterations could be positive or negative, depending on the characteristics of individual future developments and the subjective perception of observers.

Scenic corridors are considered an enclosed area of landscape, viewed as a single entity that includes the total field of vision visible from a specific point, or series of points along a linear transportation route. Public view corridors are areas in which short-range, medium-range, and long-range views are available from publicly accessible viewpoints, such as from city streets. However, scenic vistas are generally interpreted as long-range views of a specific scenic feature (e.g. open space lands, mountain ridges, bay, or ocean views).

Although primarily characterized by urban development, views are an important part of San Leandro’s overall character, particularly in the hill neighborhoods that consist of dramatic and panoramic views across the City and surrounding region. Further, many shoreline areas also offer sweeping views of the San Francisco Bay, in addition to the San Leandro Hills, which form an attractive backdrop for many residential areas. Less than one percent of the City’s housing capacity as defined by the Housing Element is located in hill neighborhoods where visual impacts would be most prevalent. The city has taken steps to preserve the panoramic views within the San Leandro Hills by limiting the height of new homes and additions.<sup>7</sup>

Potential future development that could occur under the proposed Project would allow for residential development in Residential zoning districts where residential uses currently exist and are accounted for in the General Plan. The housing sites listed in the Housing Element are predominantly infill sites on flat land and would be expected to accommodate low- to mid-rise buildings. Implementation of the proposed Project does not propose to change existing land use designations or zoning districts, and anticipates that land uses will be consistent with the designations established by the General Plan. Implementation of the Housing El-

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<sup>7</sup> City of San Leandro General Plan, 2002, Chapter 7, Historic Preservation & Community Design, page 7-18.

ement would not change any land use designations and would not increase development potential in San Leandro.

Potential future residential that could occur under the proposed Project would be subject to the general development standards for the particular zoning district affected by the proposed Project as set forth in the Zoning Code. Any development in hillside areas would be subject to site plan review, design review requirements, and View Protection (VP) zoning provisions on a project-by-project basis. General Plan policies have already been adopted to minimize the potential for impacts on scenic vistas. For example, Policy 2.08 ensures that alterations, additions, and new homes are designed in a manner that preserves access to sunlight and avoids the disruption of panoramic views.

Compliance with the general development standards as well as the General Plan goals and policies would address the preservation of scenic views and vistas in the city. Accordingly, the proposed Project would not be expected to significantly alter scenic viewsheds in the zoning districts affected by the proposed Project and overall impacts to scenic views and vistas within the city would be *less than significant*.

b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a State scenic highway?*

The California Scenic Highway Program, maintained by the California Department of Transportation (Caltrans), protects scenic State highway corridors from changes that would diminish the aesthetic value of lands adjacent to the highways. There are no State-designated scenic highways within the City of San Leandro. The closest State-designated scenic highway is an 11-mile stretch of I-580 starting at the northern border of San Leandro and extending to the interchange with State Route 24 (SR 24) in Oakland. The portion of I-580 that goes through San Leandro is eligible to become a State-designated scenic highway.<sup>8</sup> General Plan policies have been developed to reduce the potential for damage to scenic resources and these policies would not be altered by the Housing Element Update. Policy 2.13 specifically requires new development to be harmonious with its natural setting and to preserve features such as creeks, large trees, ridgelines, and rock outcroppings. Future housing proposals would be subject to design review requirements, which would further ensure that scenic resources are protected. Accordingly, *no impacts* related to scenic highways would occur.

c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

San Leandro's 2002 General Plan states that the primary visual impression of the city is defined as a suburban community, with features such as freeways, buildings, and signs, along with views and vistas of the waterfront along the San Leandro Shoreline, as well as views of the east bay hillside. However, as discussed in Section I.a and I.b above, potential future development that could occur as a result of the proposed Project would be restricted to the existing urbanized environment. Potential future development under the proposed Project would be required to comply with enumerated development standards set forth in the City's Zoning Code to ensure compatibility with adjoining land uses. Additionally, compliance with General Plan policies (see Policies 1.11, 2.04, 3.05, 6.06, 42.04, 42.07, 43.01, and 43.07) would protect the existing visual character or quality of the city and its surroundings. In addition, future housing developments will be subject to environmental review, enabling an assessment of visual impacts on a project-by-project basis. Accordingly, future development that could occur under the proposed Project would result in a *less-than-significant* impact to visual character.

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<sup>8</sup> California Department of Transportation, California Scenic Highway Mapping System, Alameda County, [http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm), accessed on July 15, 2014.

d) *Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?*

Substantial light and glare comes mainly from commercial areas, safety lighting, traffic on major arterials and the freeway, and street lights. Future potential development that could occur under the proposed Project does not include any land use changes that would redesignate any existing land uses (e.g. residential to commercial, etc.). Light pollution in most of the City is restricted primarily to street lighting along major arterial streets and to night-time illumination of commercial buildings, shopping centers, industrial buildings, and athletic fields throughout the City.

The policies in the General Plan would ensure that light and glare associated with potential future development under the proposed Project are minimized. All proposed development would be required to conform to San Leandro Zoning Code regulations pertaining to the abatement of unreasonable light and glare including those contained in Section 4-1732, Lighting; Section 4-1670, Performance Standards; and Section 5-2512, Site Plan Review Standards. Additionally, CALGreen Section 5.106.8 regulates light pollution by establishing maximum Backlight, Uplight and Glare (BUG) ratings for light fixtures. These regulations would assure that day and nighttime conditions would not be adversely affected by light. Glare would be minimized through compliance with Section 4-1670(D), which requires that mirror or highly reflective glass shall not cover more than 20 percent of a building surface visible from a street unless an applicant demonstrates to the satisfaction of the Zoning Enforcement Official that use of such glass would not significantly increase glare visible from adjacent streets or pose a hazard for moving vehicles. These factors contribute to a *less-than-significant* impact with respect to light and glare.

**II. AGRICULTURE AND FORESTRY RESOURCES**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), 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 an existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or of conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

Maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency categorize land within the city as primarily Urban and Built-Up Land. There are no agricultural lands identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the City of San Leandro. Therefore, there would be *no impact*.<sup>9</sup>

- b) *Would the project conflict with an existing zoning for agricultural use, or a Williamson Act contract?*

The California Land Conservation (Williamson) Act 2012 Status Report identifies land in Alameda County that is currently under Williamson Act contract, but none are within the City of San Leandro.<sup>10</sup> However, as discussed in response to Section II.a, there is no agricultural land within San Leandro, and, therefore, implementation of the proposed Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. Consequently, there would be *no impact*.

- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*

According to 2006 mapping data from the California Department of Forestry and Fire Protection, the City does not contain any woodland or forest land cover;<sup>11</sup> thus, the City does not contain land zoned for Timberland Production and *no impact* would occur.

- d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

For the reasons provided in response to Sections II.a through II.c, there would be *no impact* in relation to the conversion of farmland to non-agricultural use or forest land to non-forest use.

- e) *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or of conversion of forest land to non-forest use?*

See Sections II.a through II.d above.

<b>III. AIR QUALITY</b>				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
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"/>

<sup>9</sup> California Department of Conservation, Alameda County Important Farmland, <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2012/>, Map published April 2014, accessed on October 28, 2014.

<sup>10</sup> California Department of Conservation, 2013, California Land Conservation (Williamson) Act 2012 Status Report, page 27, [http://www.consrv.ca.gov/dlrp/lca/stats\\_reports/Documents/2012%20WA%20Status%20Report.pdf](http://www.consrv.ca.gov/dlrp/lca/stats_reports/Documents/2012%20WA%20Status%20Report.pdf), accessed on October 28, 2014.

<sup>11</sup> California Department of Forestry and Fire Protection Fire and Resource Assessment Program, Land Cover map, [http://frap.cdf.ca.gov/data/frapgismaps/pdfs/fvegwhr13b\\_map.pdf](http://frap.cdf.ca.gov/data/frapgismaps/pdfs/fvegwhr13b_map.pdf), accessed on October 28, 2014.

### III. AIR QUALITY

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in non-attainment under applicable federal or State ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

The Bay Area Air Quality Management District (BAAQMD) is the regional air quality agency for the San Francisco Bay Area Air Basin (SFBAAB), which comprises all of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara Counties; the southern portion of Sonoma County; and the southwestern portion of Solano County. Accordingly, the City is subject to the rules and regulations imposed by BAAQMD, as well as the California ambient air quality standards adopted by the California Air Resources Board (CARB), and national ambient air quality standards adopted by the United States Environmental Protection Agency (USEPA). The applicable air quality plan is the 2010 Bay Area Clean Air Plan.

Implementation of the Housing Element is not anticipated to result in potential future development that would meet or exceed the current BAAQMD standards for air quality impacts given the level of development accommodated by the Housing Element is consistent with the 2013 projections prepared by the ABAG, which in turn guide the Bay Area Air Quality Management District’s air quality planning programs.

Given the proposed Project is consistent with the adopted 2010 Bay Area Clean Air Plan and compliance with applicable and mandatory regulation (i.e. CEQA, BAAQMD thresholds), potential future development that could occur under the proposed Project would have *no impact* with respect to air quality.

b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

San Leandro meets federal ambient air quality standards, except national standards for ozone and state standards for ozone, coarse inhalable particulate matter (PM<sub>10</sub>), and fine inhalable particulate matter (PM<sub>2.5</sub>). However, the state ambient standards of ozone, PM<sub>10</sub>, and PM<sub>2.5</sub> are regularly exceeded (CARB, 2011).

General Plan Policy 31.04, Design, Construction, and Operation, requires construction and grading practices that minimize airborne dust and particulate matter. In addition, potential future housing would be required to comply with General Plan policies related to air quality and with Zoning Code requirements regarding odor, conform to the 2010 Bay Area Clean Air Plan, and meet National Ambient Air Quality Standards (NAAQS) and BAAQMD thresholds during both construction and operation activities.

Therefore, implementation of the proposed Housing Element would have *less than significant* impacts associated with contributing substantially to an existing or projected air quality violation, increasing criteria pollutants during construction or operational activities, and exposing sensitive receptors to substantial pollutant concentrations. Also see Section III.a above.

- c) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in non-attainment under applicable federal or State ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

BAAQMD monitors air quality at several locations in the San Francisco Bay Air Basin. Historically, problematic criteria pollutants in urbanized areas include ozone, particulate matter, and carbon monoxide. Combustion of fuels and motor vehicle emissions are a major source of each of these three criteria pollutants. San Leandro is within the San Francisco Bay Area Air Ozone non-attainment area as delineated by the USEPA.

The 2010 Bay Area Clean Air Plan is the current control strategy to reduce ozone, particulate matter (PM), air toxins, and greenhouse gases (GHGs) for the City of San Leandro. The 2010 Bay Area Clean Air Plan was based on the ABAG population and employment projections for the San Francisco Bay Area, including growth that would be accommodated under the City's General Plan.

As discussed in Section III.a and III.b above, potential future development that could occur under the proposed Project would not increase development potential in San Leandro beyond what is already anticipated in the 2010 Bay Area Clean Air Plan, and local and regional regulations would minimize pollutant emissions increases. Therefore, increases of criteria air pollutants that may occur as a result of potential future development that could occur under the proposed Project would be *less than significant*.

- d) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Residential development in proximity to I-580, I-880, and Highway 238 could expose sensitive receptors to human health risks associated with toxic air contaminants (TACs). Concentrations of TACs such as diesel particulate matter are much higher near heavily-traveled highways and intersections, and prolonged exposure can cause health risks such as cancer, birth defects, and neurological damage. Potential future development that could occur under the proposed Project would not increase development potential, but rather would allow for housing units in Residential zoning districts where residential uses currently exist and are accounted for in the General Plan. Residential zoning districts are located throughout the city and in some cases are near major thoroughfares. While no projects have been identified or are proposed as part of the proposed Project, potential future development that could occur under the proposed Project within 1,000 feet of major sources of TACs would be required to submit a Health Risk Assessment (HRA) prepared in accordance with the latest State Office of Environmental Health Hazard Assessment (OEHHA) and BAAQMD guidance. For projects where the incremental cancer risk exceeds ten in one million,  $PM_{2.5}$  concentrations exceed  $0.3 \mu\text{g}/\text{m}^3$ , or the appropriate non-cancer hazard index exceeds 1.0, the HRA would be required to identify appropriate actions to reduce potential cancer and non-cancer risks to acceptable levels per OEHHA and BAAQMD guidance, such as the installation of Minimum Efficiency Rating Value (MERV) filters into the heating, ventilation, and air conditioning (HVAC) system of residences and locating air intakes away from emission sources. Compliance with these mandatory regulations would ensure impacts would be *less than significant*.

e) *Would the project create objectionable odors affecting a substantial number of people?*

Odors are also an important element of local air quality conditions. Specific activities allowed within each land use category can raise concerns related to odors on the part of nearby neighbors. Major sources of odors include restaurants and wastewater treatment plants. While sources that generate objectionable odors must comply with air quality regulations, the public’s sensitivity to locally produced odors often exceeds regulatory thresholds.

The type of housing development that could occur under the proposed Project is not considered a major source of odor and would not create objectionable odors to surrounding sensitive land uses. Accordingly, there would be *no impact*.

#### IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on a plant or animal population, or essential habitat, defined as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 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"/>

a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on a plant or animal population, or essential habitat, defined as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Special status plants include those listed as “Endangered,” “Threatened,” or “Candidate for Listing” by the California Department of Fish and Wildlife (CDFW) or the U.S. Fish and Wildlife Service (USFWS), that are included in the California Rare Plant Rank, or that are considered special-status in local or regional plans, policies, or regulations. Special status animals include those listed as “Endangered,” “Threatened,” or “Candidate

for Listing” by the CDFW or the USFWS, that are designated as “Watch List,” “Species of Special Concern,” or “Fully Protected” by the CDFW, or that are considered “Birds of Conservation Concern” by the USFWS.

San Leandro’s rich alluvial soils and temperate climate support a wide variety of plants and animals.<sup>12</sup> Expansive wetlands in the southwest part of the city provide habitat for the salt marsh harvest mouse and other endangered species. San Leandro Creek remains one of the few waterways in the urbanized East Bay that retains its natural character along most of its course. Additionally, street trees, parks, large yards, and other open spaces provide environmental benefits. Further, just beyond the eastern city limits, thousands of acres of grasslands, woodlands, and coastal scrub are protected in regional park and watershed lands. Although not included within the city limit, these spaces also have great importance and biological value for San Leandro residents.<sup>13</sup>

In general, San Leandro consists of habitats including woodlands, grasslands, wetlands, aquatic, barren and ruderal areas, and urban areas.<sup>14</sup> These habitats support a variety of special status animals, including the salt marsh harvest mouse (*Reithrodontomys raviventris*), California least tern (*Sterna antillarum browni*), and California clapper rail (*Rallus longirostris oboletus*).<sup>15</sup> Species of special concern in the city include the Western burrowing owl (*Speotyto cinicularia*), Northern harrier (*Circus cyaneus*), California black rail (*Laterallus jamaicensis coturniculus*), California brown pelican (*Pelecanus occidentalis californicus*), and salt marsh wandering shrew (*Sorex vagrens halicoetes*). Special status species that may inhabit salt marshes on the perimeter of the San Francisco Bay, but are not specifically known to be present in San Leandro, include the Black shouldered kite, Merlin, Peregrine falcon, Prairie falcon, salt marsh common yellowthroat, short-eared owl, and Alameda song sparrow.<sup>16</sup>

Special status plant species within San Leandro include the Congdons tarplant, which was observed along East 14<sup>th</sup> Street, Big scale Balsamroot, which was observed in large dense patches east of the Bay-O-Vista neighborhood and the Fragrant Fritillary, located east of the city limit on Fairmont Ridge.<sup>17</sup>

However, potential future development that could occur under the proposed Project would not increase development potential, but rather would allow for housing units in Residential zoning districts where residential uses currently exist, are accounted for in the General Plan. The proposed Project does not propose to change existing land use designations or zoning districts, and anticipates that land uses will be consistent with the designations established by the General Plan. The proposed Project does not include any site-specific designs or proposals, nor does it grant any entitlements for development that would have the potential to degrade the quality of the environment or to adversely affect biological resources. As such, the proposed Project would have no direct impact on biological resources.

Potential impacts from construction of future housing could occur; however, if future housing projects were to be proposed in areas where biological resources are present, those projects would be required to provide site-specific field studies to search for special-status species and to determine whether suitable habitat for any special-status species occur on or near a study area. At the time such a housing project is proposed, the City

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<sup>12</sup> City of San Leandro General Plan, 2002, Chapter 2, San Leandro in Perspective, page 2-12.

<sup>13</sup> City of San Leandro General Plan, 2002, Chapter 2, San Leandro in Perspective, page 2-12.

<sup>14</sup> City of San Leandro General Plan EIR, 2001, page III-E-1.

<sup>15</sup> City of San Leandro General Plan EIR, 2001, page III-E-5 to III-E-7.

<sup>16</sup> City of San Leandro General Plan EIR, 2001, page III-E-6.

<sup>17</sup> City of San Leandro General Plan EIR, 2001, page III-E-7.

would conduct the appropriate level of environmental review pursuant to CEQA prior to taking action to consider the approval of the project.

Furthermore, compliance with federal and State laws, including but not limited to, the Migratory Bird Treaty Act, Clean Water Act, Federal and California Endangered Species Acts, and California Native Plant Protection Act would ensure impacts to special-status species associated with potential future development that could occur through implementation of the proposed Project would be *less than significant*.

b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

As described in IV.a above, the recognized sensitive natural communities of San Leandro include wetlands and oak woodlands. However, as previously mentioned, the future construction of residential housing would occur in the existing urbanized environment. Development in these areas would not result in the conversion of sensitive natural communities. In instances of large lots and/or tall trees, vegetation on the residential lots immediately adjacent could provide additional nesting and foraging opportunities for riparian-associated species, particularly birds and bats. Generally, impacts would be limited to removal of vegetation (trees or bushes) on already developed lots. Protected trees are regulated under Section 4-1906, Existing Trees on Development Sites, of the Zoning Code.

As previously described, potential future development as a result of implementing the proposed Project would occur on lands that are currently developed or surrounded by development and would not increase runoff potential that could directly impact the wetlands. Furthermore, wetlands and other waters are protected under the federal Clean Water Act and the State's Porter-Cologne Water Quality Control Act are under the jurisdiction of the U.S. Army Corps of Engineers and the San Francisco Bay Regional Water Quality Control Board. Federal and State regulations require avoidance of impacts to the extent feasible, and compensation for unavoidable losses of jurisdictional wetlands and waters. Compliance with these regulations as well as the General Plan and Zoning Code standards would reduce impacts to sensitive habitats. These regulations provide a comprehensive approach for addressing and mitigating the direct and indirect impacts of anticipated development on or near wetlands, oak woodlands or other sensitive natural communities. Accordingly, impacts would be *less than significant*.

c) *Would the project 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?*

See Section IV.a and IV.b above.

d) *Would the project 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?*

See Section IV.b above.

e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The Zoning Code regulates tree preservation and protection through Section 4-1906, Existing Trees on Development Applications, which, among other things, protects habitat. Implementation of the proposed Pro-

ject would not change Section 4-1906 and would not change existing development standards. Therefore, *no impact* would occur.

f) *Would the project conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan?*

The City of San Leandro is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other conservation plan. This condition precludes the possibility of the proposed project conflicting with an adopted conservation plan. Consequently, there would be *no impact*. Furthermore, there are no housing sites within the area covered by the Shoreline Marshlands Enhancement Program (General Plan Policy 26.05 and Action 26.05-A).

**V. CULTURAL RESOURCES**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?*

The types of cultural resources that meet the definition of historical resources under CEQA generally consist of districts, sites, buildings, structures, and objects that are significant for their traditional, cultural, and/or historical associations. Commonly, the two main resource types that are subject to impact, and that may be impacted by potential future development allowed under the proposed Project, are historical archaeological deposits and historical architectural resources, as discussed below. Human remains are addressed in Section V.d below.

Cultural resources are protected by federal and State regulations and standards, including, but not limited to, the National Historic Preservation Act, the California Public Resources Code, and CEQA. If the potential future development under the proposed Project or adjacent properties are found to be eligible for listing on the California Register, the development would be required to conform to the current Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, and Restoring Historic Buildings, which require the preservation of character defining features which convey a building's historical significance, and offers guidance about appropriate and compatible alterations to such structures.

Historical and pre-contact archaeological deposits that meet the definition of historical resources under CEQA could be damaged or destroyed by ground-disturbing activities associated with potential future devel-

opment allowed under the proposed Project. Should this occur, the ability of the deposits to convey their significance, either as containing information important in prehistory or history, or as possessing traditional or cultural significance to Native American or other descendant communities, would be materially impaired.

The 2002 San Leandro General Plan defines historic preservation as the sensitive maintenance, continued use, and restoration of older buildings and sites having historic, architectural, aesthetic, or cultural value.<sup>18</sup> The City's 2002 General Plan identifies 21 historic buildings, 14 historic sites, and 6 historic landscape elements within San Leandro that are either on the National Register, Local Register (protected under City Ordinance 74-12), designated as a California Historical Landmark, and/or designated as a California Place of Historical Interest.<sup>19</sup> In general, most of these sites are concentrated in the vicinity of East 14<sup>th</sup> Street, Callan Avenue, Clarke Street, and Estudillo Avenue, as well as along Orchard Avenue between Davis and Williams Street.

Although future residential development under the Housing Element could occur in the vicinity of these buildings, sites or landscape elements that could result in potential impacts to historical resources, future development would be subject to City, State and federal regulations that would minimize or prevent potential specific impacts to historical resources. Compliance with the Historic Preservation and Community Design Element goals, policies, and actions, which serve to protect historic resources within the city, would be required. For example, Goal 38 seeks to identify, preserve, and maintain San Leandro's historic resources, and Policy 38.05 promotes the conservation of historic neighborhoods and restoration of historic features. Overall, compliance with the goals, policies, and actions of the Historic Preservation and Community Design Element, in addition to federal and State laws would ensure that potential impacts to historical resources remains *less than significant*.

b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?*

Archaeological deposits that meet the definition of unique archaeological resources under CEQA could be damaged or destroyed by ground disturbing activities associated with future potential development under the proposed Project.<sup>20</sup> Should this occur, the ability of the deposits to convey their significance, either as containing information important in prehistory or history, or as possessing traditional or cultural significance to Native American or other descendant communities, would be materially impaired. In addition to the likely presence of unrecorded Native American archaeological sites, given potential future residential development would occur in the urbanized environment, it is highly improbable that significant archaeological deposits exist in these areas.

According to the 2002 San Leandro General Plan, there have been at least 10 archaeological sites identified between San Leandro Creek and San Lorenzo Creek, most consisting of remnant shell mounds near the Marina and along the banks of the creek.<sup>21</sup> The Housing Element does not identify potential housing sites in this

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<sup>18</sup> City of San Leandro General Plan, 2002. Chapter 7, Historic Preservation and Community Design, page 7-1.

<sup>19</sup> City of San Leandro General Plan, 2002, Chapter 7, Historic Preservation and Community Design, Table 7-1, page 7-8 to 7-9.

<sup>20</sup> If the cultural resource in question is an archaeological site, CEQA Guidelines Section 15064.5(c)(1) requires that the lead agency first determine if the site is a historical resource as defined in CEQA Guidelines Section 15064.5(a). If the site qualifies as a historical resource, potential adverse impacts must be considered through the process that governs the treatment of historical resources. If the archaeological site does not qualify as a historical resource but does qualify as a unique archaeological site, then it is treated in accordance with PRC Section 21083.2 (CEQA Guidelines Section 15064.5(c)(3)). In practice, most archaeological sites that meet the definition of a unique archaeological resource will also meet the definition of a historical resource.

<sup>21</sup> City of San Leandro General Plan, 2002, Chapter 7, Historic Preservation and Community Design, page 7-2.



area. While implementation of the Housing Element would result in future housing development which could result in the potential to uncover and/or disturb unrecorded archaeological resources, the goals, policies, and actions included in the Historic Preservation and Community Design element, along with compliance with federal and State laws, would reduce potential impacts to archaeological deposits to a *less-than-significant* level.

c) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Similar to the discussion on archeological resources in Section V.b above, geological formations underlying San Leandro have the potential for containing paleontological resources (i.e. fossils). It is possible that ground-disturbing construction associated with potential future development under the proposed Project could reach significant depths below the ground surface. Should this occur, damage to, or destruction of, paleontological resources could result, which would prevent the realization of their scientific data potential through documentation and analysis.

However, as described above in Section V.a, compliance with federal and State laws would reduce potential impacts to paleontological deposits to a *less-than-significant* level.

d) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

Human remains associated with pre-contact archaeological deposits could exist in the Study Area, and could be encountered at the time potential future development occurs. The associated ground-disturbing activities, such as site grading and trenching for utilities, have the potential to disturb human remains interred outside of formal cemeteries. Descendant communities may ascribe religious or cultural significance to such remains and may view their disturbance as an unmitigable impact. Disturbance of unknown human remains would be a significant impact.

However, any human remains encountered during ground-disturbing activities are required to be treated in accordance with California Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5(e), which state the mandated procedures of conduct following the discovery of human remains.

According to State regulations, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The Alameda County Coroner shall be notified immediately. The Coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours, who will, in turn, notify the person the NAHC identifies as the Most Likely Descendant (MLD)<sup>22</sup> of any human remains. Further actions shall be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC. Through mandatory regulatory procedures described above impacts to human remains would be *less than significant*.

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<sup>22</sup> "Native American Most Likely Descendant" is a term used in an official capacity in *CEQA Guidelines* Section 15064.5(e), and other places, to refer to Native American individuals assigned the responsibility/opportunity by NAHC to review and make recommendations for the treatment of Native American human remains discovered during project implementation. Section 5097.98 of the Public Resources Code and Section 7050.5 of the Health and Safety Code also reference Most Likely Descendants.

**VI. GEOLOGY AND SOILS**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides, mudslides or other similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>

a) *Would the project 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; ii) strong seismic ground shaking; iii) seismic-related ground failure, including liquefaction; iv) landslides, mudslides, or other similar hazards?*

San Leandro is listed as a city affected by Alquist-Priolo Earthquake Fault Zones, according to the California Geological Survey.<sup>23</sup> However, while two of the city’s available housing sites are located within the Alquist-Priolo Special Studies Zone, as previously discussed, adoption of the Housing Element would not result in physical development, nor does it propose specific projects. Rather, the Housing Element only identifies available sites for future residential development that have previously been zoned for residential use. Residential development under the Housing Element would be subject to future project-level review and approval to identify site-specific hazards. Further, compliance with existing federal, State, and local regulations and the goals, policies, and actions of the 2002 General Plan Environmental Hazards Element, with respect to geological and seismic hazards would ensure that the impacts associated with seismic hazards are minimized to the maximum extent practicable. In addition, City engineering standards require that development in geologically

<sup>23</sup> California Geological Survey, <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>, accessed on November 11, 2014.

hazardous areas are subject to geotechnical studies, with specific measures taken to reduce potential hazards. Consequently, overall, associated seismic hazards impacts would be *less than significant*.

b) *Would the project result in substantial soil erosion or the loss of topsoil?*

Adoption of the Housing Element alone would not result in the development of residential units; therefore, the Housing Element itself would not result in ground-disturbing activities and would have no potential to adversely affect soil erosion. Implementation of the Housing Element would not directly impact topsoil because it does not propose specific development, but identifies available sites already zoned for residential use. Although potential future residential development activities could change surface conditions as the result of moving and grading topsoil that could lead to disturbed soils that are more likely to suffer from erosion, General Plan goals, policies, and actions included in the Environmental Hazards Element would minimize such impacts. Specifically, Policy 29.01 recommends that the City's engineering and building standards minimize the potential for natural hazards, including shrink swell and erosion hazards. Further, all future projects that may be built to implement the proposed Project would be subject to Municipal Code Part IV Article 19 (Landscape Requirements) and California Building Code (CBC) requirements which ensure that projects are developed in a manner that minimizes construction related erosion. Compliance with CBC and Municipal Code requirements, along with the goals, policies and actions pertaining to soils, would ensure impacts are *less than significant*. Also see Sections IX.a and IX.c below.

c) *Would the project 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?*

Most of the Housing Element Sites are within an area with a moderate rating of liquefaction susceptibility and nine of the Housing Element sites are within a liquefaction susceptibility area with a very low rating. However, given the Housing Element itself would not result in the physical development of residential units, there would be no impact associated on a geologic unit or soil that is unstable or becomes unstable as a result of the proposed Project. Rather, the Housing Element identifies available sites previously zoned for residential uses concentrated on highly urbanized sites, where development would result in limited soil erosion or loss of topsoil. Further, future development that could occur under the Housing Element would be required to comply with General Plan goals, policies, and actions in the Environmental Hazards Element, including protective measures which would prevent and/or minimize development in areas of natural hazards and ensure that development in geologically hazardous areas does not contribute to higher hazard levels on adjacent or nearby properties. All projects that may be constructed to implement the proposed Project would be subject to City engineering, CBC building code requirements which would minimize the potential impacts of expansive soil. Therefore, a *less than significant impact* regarding the potential for landslides, lateral spreading, subsidence, liquefaction, or collapse would occur.

d) *Would the project be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code, creating substantial risks to life or property?*

See Section VI.a through VI.c above.

e) *Would the project 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?*

Potential future development under the proposed Project would occur in the existing urbanized environment in areas where residential uses are currently allowed. Connection to the sewer system is available in these areas; therefore, *no impact* regarding the capacity of the soil in the area to accommodate septic tanks or alternate wastewater disposal systems would occur.

**VII. GREENHOUSE GAS EMISSIONS**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
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 of an agency adopted for the purpose of reducing the emissions of GHGs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

In 2006, California adopted Assembly Bill 32 (AB 32), the Global Warming Solutions Act of 2006. AB 32 established a statewide GHG emissions reduction goal to reduce statewide GHG emissions levels to 1990 levels by 2020. Assembly Bill 32 established a legislative short-term (2020) mandate for State agencies in order to set the State on a path toward achieving the long-term GHG reduction goal of Executive Order S-03-05 to stabilize carbon dioxide (CO<sub>2</sub>) emissions by 2050.

BAAQMD established thresholds of significance in 2010 for GHG emissions from projects and plans subject to CEQA review similar to those for other regulated air pollutants. However, in March 2012 the Alameda County Superior Court ordered the District to cease use and dissemination of the thresholds until environmental analysis of the thresholds could determine whether they have a significant impact on the environment under CEQA. At the time this environmental document was prepared, the Air District has appealed the Alameda County Superior Court’s decision. The Court of Appeal of the State of California, First Appellate District, reversed the trial court’s decision. The Court of Appeal’s decision was appealed to the California Supreme Court, which granted limited review, and the matter is currently pending there.

The City of San Leandro prepared a Climate Action Plan (CAP) that was adopted on December 21, 2009.<sup>24</sup> The CAP guides the City of San Leandro towards a sustainable future that reduces GHG emissions from current levels, while promoting economic prosperity for present and future generation. To achieve the City’s vision, the City’s CAP includes municipal and community emissions inventories for 2005 and 2020 forecasts; a GHG reduction goal to reduce GHG emissions by 25 percent below 2005 level by 2020; and GHG reduction measures to achieve the City’s GHG reduction target. The GHG reduction measures include measures to reduce energy use in buildings, transportation emissions, solid waste disposal, and GHG emissions from municipal operations. The City has been tracking and monitoring GHG emissions in the City in accordance with the goals of the CAP. The most recent progress report on the City’s CAP was prepared in 2013.<sup>25</sup>

The Housing Element is a regulatory document that establishes goals and polices that guide housing development. The proposed Project does not directly result in development in and of itself. Before any development can occur in the city, all such development is required to be analyzed for conformance with the General

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<sup>24</sup> San Leandro, City of. 2009. City of San Leandro Climate Action Plan, A Vision for a Sustainable San Leandro. Prepared by KEMA, December 21.

<sup>25</sup> San Leandro, City of, 2013, San Leandro Climate Action Plan Update, City Council, <https://sanleandro.org/civicax/filebank/blobdload.aspx?blobid=14971>, March 4.

Plan, Zoning Code, CAP and other applicable local and State requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits.

Future development in San Leandro could contribute to global climate change through direct and indirect emissions of GHG from transportation sources, energy (natural gas and purchased energy), water/wastewater use, waste generation, and other off-road equipment (e.g. landscape equipment, construction activities). Implementation of the Housing Element would not change any land use designations and would not increase development potential in San Leandro.. Consequently, implementation of the proposed Project would result in a *less-than-significant* impact related to contributing to GHG emissions that could have a significant effect on the environment and conflicting with an applicable plan adopted for the purpose of reducing GHG emissions.

b) *Would the project conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs?*

See Section VII.a above.

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) 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 inter-mixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?*

Although the Housing Element itself would not result in the physical development of residential units, future development anticipated under the Housing Element could involve the handling of potentially hazardous building materials (i.e. Asbestos-containing materials [ACMs], lead-based paint [LBP], polychlorinated biphenyls [PCBs], mercury) that may be encountered during the demolition or modification of existing structures, if required under the proposed Project.

State-level agencies, in conjunction with the USEPA and Occupational Safety and Health Administration (OSHA) regulate removal, abatement, and transport procedures for asbestos-containing materials. ACM's are materials that contain asbestos, a naturally-occurring fibrous mineral that has been mined for its useful thermal properties and tensile strength. Releases of asbestos from industrial, demolition, or construction activities are prohibited by these regulations and medical evaluation and monitoring is required for employees performing activities that could expose them to asbestos. Additionally, the regulations include warnings that must be heeded and practices that must be followed to reduce the risk for asbestos emissions and exposure. Finally, federal, State, and local agencies must be notified prior to the onset of demolition or construction activities with the potential to release asbestos.

LBP, which can result in lead poisoning when consumed or inhaled, was widely used in the past to coat and decorate buildings. Lead poisoning can cause anemia and damage to the brain and nervous system, particularly in children. Like ACMs, LBP generally does not pose a health risk to building occupants when left undisturbed; however, deterioration, damage, or disturbance will result in hazardous exposure. In 1978, the use of LBP was federally banned by the Consumer Product Safety Commission. Therefore, only buildings built before 1978 are presumed to contain LBP, as well as buildings built shortly thereafter, as the phase-out of LBP was gradual.

The USEPA prohibited the use of PCBs in the majority of new electrical equipment starting in 1979, and initiated a phase-out for much of the existing PCB-containing equipment. The inclusion of PCBs in electrical equipment and the handling of those PCBs are regulated by the provisions of the Toxic Substances Control Act, 15 USC Section 2601 et seq. (TSCA). Relevant regulations include labeling and periodic inspection requirements for certain types of PCB-containing equipment and outline highly specific safety procedures for their disposal. The State of California likewise regulates PCB-laden electrical equipment and materials contaminated above a certain threshold as hazardous waste; these regulations require that such materials be treated, transported, and disposed accordingly. At lower concentrations for non-liquids, regional water quality control boards may exercise discretion over the classification of such wastes.

The California Division of Occupational Safety and Health's (Cal OSHA) Lead in Construction Standard is contained in Title 8, Section 1532.1 of the California Code of Regulations. The regulations address all of the following areas: permissible exposure limits (PELs); exposure assessment; compliance methods; respiratory protection; protective clothing and equipment; housekeeping; medical surveillance; medical removal protection (MRP); employee information, training, and certification; signage; record keeping; monitoring; and agency notification.

The removal of these potentially hazardous building materials (if present) by contractors licensed to remove and handle these materials in accordance with existing federal, State, and local regulations would insure that risks associated with the transport, storage, use, and disposal of such materials would be less than significant.

Common cleaning substances, building maintenance products, paints and solvents, and similar items would likely be stored, and used, at the future housing developments that could occur under the proposed Project. These potentially hazardous materials, however, would not be of a type or occur in sufficient quantities to pose a significant hazard to public health and safety or the environment. Consequently, associated impacts from implementation of the proposed Project would be *less than significant*.

- b) *Would the project 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?*

As described in Section VIII.a above, the storage and use of common cleaning substances, building maintenance products, and paints and solvents in the potential development planned for under the proposed Project could likely occur; however, these potentially hazardous substances would not be of a type or occur in sufficient quantities on-site to pose a significant hazard to public health and safety or the environment. Consequently, overall, associated hazardous materials impacts would be *less than significant*.

- c) *Would the project emit hazardous emissions or handle hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?*

Given that the Housing Element only identifies available sites for residential development, and previously zoned to allow for residential uses, development allowed under the Housing Element would not emit hazardous emissions or handle hazardous materials, substance or waste within one-quarter mile of an existing or proposed school. As such there would be no increase in the risk of hazardous emissions as discussed above in Sections VIII.a and VIII.b above. As a result there would be *no impacts* to schools.

- d) *Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?*

Records searches of the Envirostor database identify that there are locations within the city that are listed under the Spills, Leaks, Investigation, and Cleanups (SLIC) program and as locations of former Leaking Underground Fuel Tanks (LUFTs).<sup>26</sup> However, because potential future housing units that could occur under the proposed Project would be in locations where existing residential uses currently exist or on commercial sites where hazards have been mitigated, no significant hazards to the public or the environment are anticipated to occur. Continued compliance with applicable federal, State, and local regulations, (see Section VIII.a) would ensure that associated impacts are reduced to the maximum extent practicable. Therefore, any potential future development that could occur under the proposed Project would not create a significant hazard to the public or the environment by virtue of being identified as a hazardous materials site, and impacts related to existing hazardous material sites would be *less than significant*.

- e) *For a project 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 result in a safety hazard for people residing or working in the project area?*

The City of San Leandro is located directly adjacent to the south of the Oakland International Airport, and approximately two miles north of the Hayward Executive Airport. As such, areas within the city are located

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<sup>26</sup> California Department of Toxic Substances Control Envirostor, City of San Leandro, [http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global\\_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=san%20leandro&zip=&county=&federal\\_superfund=true&state\\_reponse=true&voluntary\\_cleanup=true&school\\_cleanup=true&ca\\_site=true&tiered\\_permit=true&evaluation=true&military\\_evaluation=true&school\\_investigation=true&operating=true&post\\_closure=true&non\\_operating=true](http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=san%20leandro&zip=&county=&federal_superfund=true&state_reponse=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true), accessed November 11, 2014.

within the boundaries of the land use compatibility plans for Oakland International Airport and Hayward Executive Airport. However, the Housing Element does not include any policies which would promote incompatible land uses near the airport, and sites identified under the Housing Element have previously been zoned for residential use. Further, compliance with the provisions of the airport land use compatibility plans, along with goals, policies, and action in the Environmental Hazards Element of the 2002 General Plan, would ensure that potential impacts regarding airport safety would be *less than significant*.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

There are no private airstrips within the vicinity of the locations where future residential development could occur under implementation of the Housing Element. Thus, there would be *no impact* related to private airstrip hazards.

- g) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Adoption of the Housing Element alone would not result in land use changes that would impair or physically interfere with the ability to implement the City's *Multi-Jurisdictional Local Hazard Mitigation Plan*. Future residential development would be required to comply with 2002 General Plan goals, policies, and actions regarding public safety included in the Environmental Hazards Element. Additionally, the proposed Project does not include potential land use changes that would impair or physically interfere with the ability to implement the City's *Multi-Jurisdictional Local Hazard Mitigation Plan*. Therefore, compliance with the provisions of the California Fire Code (CFC), the General Plan goals, policies, and actions regarding safety, and the CBC would ensure that potential future development under the proposed Project would result in a *less-than-significant* impact with respect to interference with an adopted emergency response plan or emergency evacuation plan.

- h) *Would the project 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?*

CalFire Fire Hazard Severity Zone Maps for Alameda County show a small portion of the city along its eastern border, east of I-580, and areas within the city's Sphere of Influence as a "Very High Fire Hazard Severity Zone (VHFHS)." Seven small, single family zoned housing element sites in existing residential areas are within the VHFHS zone. However, as mentioned, adoption of the Housing Element alone would not result in physical development. Future development allowed under the Housing Element would be required to comply with the goals, policies, and actions of the 2002 General Plan included in the Environmental Hazards Element, along with being constructed pursuant to Title 7, Chapter 7-5 of the San Leandro Municipal Code which, among other codes, incorporates requirements contained in the CBC, and CFC. As noted above in Section VIII.g, compliance with these regulations would reduce the risk of loss, injury, or death resulting from wildland fire and impacts would be *less than significant*.



**IX. HYDROLOGY AND WATER QUALITY**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 significant lowering of the local groundwater table level?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
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) Expose people or structures to a significant risk of inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Would the project violate any water quality standards or waste discharge requirements?*

Potential future development or redevelopment that is associated with implementation of the Housing Element could affect drainage patterns and increase the overall amount of impervious surfaces, thus creating changes to stormwater flows and water quality. Increasing the total area of impervious surfaces can result in a greater potential to introduce pollutants to receiving waters. Urban runoff can carry a variety of pollutants, such as oil and grease, metals, sediments, and pesticide residues from roadways, parking lots, rooftops, and landscaped areas and deposit them into an adjacent waterway via the storm drain system. New construction could also result in the degradation of water quality with the clearing and grading of sites, releasing sediment, oil and greases, and other chemicals to nearby water bodies. However, residential development anticipated by the Housing Element would be located in the urbanized areas of San Leandro or areas previously zoned for residential use, which generally have already been developed and currently have a high percentage of impervious surfaces.

In addition, potential housing will be required to comply with the National Pollutant Discharge Elimination System (NPDES) Permit and implementation of the construction Storm Water Pollution Prevention Plan (SWPPP) that require the incorporation of Best Management Practices (BMPs) to control sedimentation, ero-

sion, and hazardous materials contamination of runoff during construction. Compliance with the provisions of the NPDES and Chapter 7-12 of the San Leandro Municipal Code, which requires project applicants to prepare erosion control and sedimentation control plans for review by the City Engineer prior to the start of any project construction, would serve to control sedimentation, and erosion attributed to runoff.

Given that the Housing Element itself would not result in the direct development of residential units, future anticipated development would be required to comply with the City's Municipal Code regarding erosion control, as well as the 2002 General Plan goals, policies, and actions related to water quality included in the Environmental Hazards Element. Specifically, General Plan policies 32.01 through 32.08 provide program-level guidance to mitigate potential water quality impacts. Implementation of the Housing Element would not exceed waste discharge requirements established by the Regional Water Quality Control Board, and would not violate the NPDES Permit for stormwater discharge. As appropriate, individual development projects will be subject to environmental review and project-specific measures may be required to mitigate water quality impacts. Therefore, implementation of the proposed Project would have a *less-than-significant* impact on water quality.

- b) *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a significant lowering of the local groundwater table level?*

Potential future development under the proposed Project would have a significant environmental impact if it would result in a net deficit in aquifer volume or a lowering of the local groundwater table level. Other physical changes that could occur as a result of implementing the Housing Element would occur within the existing urbanized environment in areas where existing development occurs and would not interfere with groundwater recharge. The Housing Element only identifies sites that have previously been zoned for residential use and would not result in any new development potential in the city and no additional water demand would occur. Further, goals, policies, and actions under the Community Services and Facilities Element of the 2002 General Plan seek to maintain adequate water supply and infrastructure as development occurs. Specifically, General Plan Policy 32.10 protects San Leandro's groundwater from the potential adverse effects of urban uses, and will remain in effect for the duration of the Housing Element planning period. Consequently, impacts would be *less than significant*.

- c) *Would the project substantially alter the existing drainage pattern of 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?*

The proposed Project would result in a significant environmental impact if it would require modifications to drainage patterns that could lead to substantial erosion of soils, siltation, or flooding. Such drainage pattern changes could be caused by grade changes, the exposure of soils for periods of time during which erosion could occur, or alterations to creekbeds. Potential future development as a result of the proposed Project would occur within the urbanized environment and would not involve the direct modification of any watercourse. If unforeseen excessive grading or excavation are required, then pursuant to the State Water Quality Control Board (SWQCB) Construction General Permit, a SWPPP would be required to be prepared and implemented for the qualifying projects under the proposed Project, which would ensure that erosion, siltation, and flooding is prevented to the maximum extent practicable during construction. The General Plan itself includes policies to minimize siltation and erosion from construction, and recommends the use of best management practices on individual development sites. Overall, construction associated with potential future development anticipated under the Housing Element would not result in substantial erosion, siltation, or flooding either on- or off-site, and associated impacts would be *less than significant*.

- d) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial flooding on- or off-site?*

The housing sites are generally located on sites where drainage impacts can be fully mitigated by connecting to the city's storm drain system. In addition, the Housing Element supports green roofs, rain gardens, and other forms of low impact development which would retain a greater quantity of stormwater on-site. These policies may be applied to existing development as well as proposed development, resulting in net environmental benefits. Accordingly, impacts would be *less than significant*. Also see Section IX.c above.

- e) *Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?*

Adoption of the Housing Element alone would not result in the development of residential units; however, development as a result of implementation of the Housing Element could result in physical changes that could occur which could increase impervious surfaces that could create or contribute to runoff water that would exceed the city's stormwater drainage systems. However, the type of anticipated development associated with the Housing Element would primarily be restricted to the existing urbanized environment in areas where residential uses are currently allowed. The impacts related to stormwater drainage runoff would be *less than significant*. Also see Section IX.c and IX.d above.

- f) *Would the project provide otherwise substantially degrade water quality?*

A principal source of water pollutants is stormwater runoff containing petrochemicals and heavy metals from parking lots and roadways. Given that the proposed Project would not create such surfaces or directly increase vehicular use of existing parking lots and roadways, implementation of the proposed Project would not contribute to these types of water pollutants. As discussed under Section IX.c and IX.d, where excessive construction related grading or excavation is required, pursuant to the SWQCB Construction General Permit, a SWPPP would be required to be prepared and implemented for the qualifying projects under the proposed Project, which would reduce polluted runoff to the maximum extent practicable during construction phases. Furthermore, implementation of the proposed Project would be subject to the oversight and review processes and standards outlined in Section IX.a. As such, compliance with these existing regulations would result in *less-than-significant* water quality impacts.

- g) *Would the project 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?*

According to the 2002 General Plan, flood hazards in San Leandro are associated with overbank flooding of creeks and drainage canals, dam failure, tsunamis, and rising sea level.<sup>27</sup> The Federal Emergency Management Agency (FEMA) identifies areas within San Leandro that lie within a 100-year floodplain generally located along the San Leandro Shoreline at the western city limit stretching east into the city generally to the Union Pacific Railroad.<sup>28</sup> FEMA is currently conducting a new coastal study called the California Coastal Analysis and Mapping Program (CCAMP) that will revise and update flood and wave data for San Francisco Bay and its estuaries. The analyses rely on a combination of hydrodynamic models and wave models to calculate elevated still water levels (SWELs), wave heights, and overland wave propagation that will be used to produce

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<sup>27</sup> City of San Leandro General Plan, 2002, Chapter 6, Environmental Hazards, page 6-7.

<sup>28</sup> ArcGIS, FEMA Preliminary Flood Map,

<http://www.arcgis.com/home/webmap/viewer.html?webmap=b0061a5a0b07470d8c72381772f12f6b&extent=-122.4681%2c37.4427%2c-121.5816%2c37.9155>, accessed on November 11, 2014.

updated FIRM panels. These analyses along with local topographic data will to be used to evaluate the location and extent of Special Flood Hazard Areas (SFHAs) and base flood elevations (BFEs). The preliminary maps will be produced in 2015.<sup>29</sup> However, a preliminary map provided by FEMA shows the housing opportunity sites would be within the 100-year floodplain.<sup>30</sup>

As a result, residential sites identified generally on the western side of the city could be subject to flooding. Adoption of the Housing Element alone would not result in the physical development of residential units; however, three Housing Element Sites are partially within the FEMA flood zone (AE [areas which base flood elevations have been determined]); therefore, future residential development as a result of implementation of the Housing Element could be placed within the 100-year flood zone. Anticipated development associated with the Housing Element would be restricted to the existing urbanized environment in areas where residential development is currently allowed. Potential future development under the proposed Project would be required to comply with the 2002 General Plan goals, policies, and action related to flood safety included in the Environmental Hazards Element. Consequently, implementation of the proposed Project would result in *less-than-significant* impacts.

b) *Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

See Section IX.g above.

i) *Would the project 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?*

According to the 2002 General Plan, most of San Leandro would be flooded in the event of dam failure at the Lake Chabot or Upper San Leandro Reservoirs.<sup>31</sup> As such, several of the sites identified in the Housing Element could be placed within dam inundation zones as a result of San Leandro being directly adjacent to the west of Lake Chabot and the Upper San Leandro Reservoir. However, as previously mentioned, adoption of the Housing Element alone would not result in physical development, but only identifies sites available for residential development, which have previously been zoned for residential use. Although potential development as a result of implementation of the Housing Element could place housing within the inundation zones, the impacts of dam failure were analyzed in the San Leandro General Plan EIR and the TOD Strategy EIR and were determined to be less than significant. Consistent with state law, policies in the General Plan address a complete range of flooding and seismic hazards, including dam failure. Therefore, potential impacts due to dam inundation would be *less than significant*.

j) *Would the project potentially be inundated by seiche, tsunami, or mudflow?*

According to the CalEMA tsunami inundation map for emergency planning, areas of western San Leandro along the San Francisco Bay are susceptible to inundation by tsunami.<sup>32</sup> However, as mentioned in the General Plan, a 100-year frequency tsunami would generate a wave run-up of 4.4 feet at the San Leandro Shore-

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<sup>29</sup> Federal Emergency Management Agency (FEMA), 2014. *Northern Alameda County, California. San Francisco Bay Area Coastal Study*, March.

<sup>30</sup> Email correspondence between FEMA, Alameda County, and the City of San Leandro in December 2013 and preliminary FIRM maps provided by FEMA.

<sup>31</sup> City of San Leandro General Plan, 2002, Chapter 6, Environmental Hazards, page 6-8.

<sup>32</sup> California Emergency Management Agency, Tsunami Inundation Map for Emergency Planning, July 31, 2009, [http://www.conservation.ca.gov/cgs/geologic\\_hazards/Tsunami/Inundation\\_Maps/Alameda/Documents/Tsunami\\_Inundation\\_SanLeandro\\_Quad\\_Alameda.pdf](http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/Alameda/Documents/Tsunami_Inundation_SanLeandro_Quad_Alameda.pdf), accessed on November 11, 2014.

line, although most of the shoreline is protected by rip-rap (boulders) and would not be seriously affected.<sup>33</sup> As mentioned above, adoption of the Housing Element alone would not result in physical development, but only identifies sites available for residential development, which have previously been zoned for residential use. Although potential development on residentially zoned land could place housing within the tsunami inundation zones, future development would be required to comply with the Environmental Hazards Element of the 2002 General Plan to minimize potential impacts of development within those zones. The General Plan includes policies to mitigate these hazards to less-than-significant levels. The Housing Element does not propose any increases in density in areas where tsunami, seiche, or mudflow hazards are present. Therefore, there would no direct impact on hazard levels associated with adoption of the element. Therefore, potential impacts due to seiche, tsunami, or mudflow would be *less than significant*.

<b>XI. LAND USE</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant</b>	<b>No Impact</b>
Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<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 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"/>	<input checked="" type="checkbox"/>

a) *Would the project physically divide an established community?*

Implementation of the proposed Project would not involve any structures, land use designations, or other features (i.e. freeways, railroad tracks) that would physically divide an established community. The type of anticipated development associated with the Housing Element would be restricted to the existing urbanized environment where residential uses are currently allowed. Future development that could occur under the Housing Element would be required to comply with the goals, policies, and action under the Land Use and Historic Preservation and Community Design Elements of the 2002 General Plan, which establish goals to maintain and enhance the existing land use pattern, as well as identify areas that are appropriate for change. Further, since the adoption of the Housing Element alone would not result in the direct physical development, nor does it propose specific projects for development and therefore would not physically divide an established community, *no impact* would occur.

b) *Would the project 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?*

As previously described, the Housing Element identifies vacant sites currently zoned for residential or mixed uses. Although the adoption of the Housing Element alone would not result in direct physical impacts, implementation of the Housing Element would result in the construction of future residential units. However, as mentioned, the sites identified are currently designated for residential uses under the adopted General Plan and Zoning Code. These are the primary planning documents for the City of San Leandro. The proposed

<sup>33</sup> City of San Leandro General Plan, 2002, Chapter 6, Environmental Hazards, page 6-8.

Project would enable the City of San Leandro to meet its housing needs required by State law and facilitate future development to meet the needs of at-risk populations by providing housing types designed for these groups consistent with the City’s 2015-2023 General Plan Housing Element. Additionally, future potential development that could occur under the proposed Project does not include any land use or zoning changes that would re-designate land uses or zoning districts. Therefore, there would be no impacts regarding conflicts with applicable plans, policies, or regulations.

c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

As discussed above in Section IV.f above, there are no habitat conservation plans or natural community conservation plans within the city limits, therefore implementation of the proposed Project will not conflict with any such plans. Consequently, there would be *no impact*.

**XII. MINERAL RESOURCES**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region or 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"/>

a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region or the state?*

Neither the State Geologist nor the State Mining and Geology Board has classified any areas in San Leandro as containing mineral deposits which are of statewide significance or the significance of which requires further evaluation. The only rock quarry within the SOI, located east of the city limits on Lake Chabot Road, ceased operation in the 1980s.<sup>34</sup> Additionally, the proposed Project only identifies sites suitable for residential development that are currently zoned to allow residential uses, and does not itself propose specific development nor does it permit development to occur. As a result, it would not result in the loss of known mineral resources or substantially limit the availability of mineral resources over the long term. Therefore, there would be *no impact* to known mineral resources.

b) *Would the project 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?*

See Section XII.a above.

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<sup>34</sup> City of San Leandro General Plan, 2002, Chapter 5, Open Space, Parks, and Conservation, page 5-21.

**XIII. NOISE**

Would the project result in:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generate excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?*

The type of anticipated development associated with residential development would be restricted to the existing urbanized environment in areas where residential and non-residential uses are currently allowed. The provisions of the proposed Project would not contravene any aspects of the General Plan, including land use designations, noise limits, or other restrictions that address noise impacts. Though future potential development that could occur under the proposed Project may potentially be noise-generating during construction phases, all potential future development pursued under the proposed Project would be subject to the oversight and review processes and standards that are envisioned by the General Plan, established within the Zoning Code, and/or otherwise required by the State and federal regulations. Compliance with these existing regulations would ensure that the proposed Project would neither cause new noise impacts nor exacerbate any existing ones. Accordingly, noise impacts associated with implementing the proposed Project would be *less than significant*.

b) *Would the project result in exposure of persons to or generate excessive groundborne vibration or groundborne noise levels?*

Potential future development associated with the proposed Project would not include any new roads or transportation infrastructure and therefore would not itself result directly in any new transportation-related sources of vibration. The construction of residential development would not include vibration-generating equipment and would not result in long-term operational vibration impacts. *No impact* related to long-term vibration would occur. Any impacts associated with construction would be temporary and short-term. Methods to reduce vibration during construction would include the use of smaller equipment, use of static rollers instead of vibratory rollers, and drilling piles as opposed to pile driving. Compliance with policies in Chapter 6, Environmental Hazards, of the General plan, together with no long-term vibration impacts would ensure impacts would be *less than significant*.

- c) *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Potential impacts from future residential development would stem mainly from the addition of vehicles along roadways in the city. However, Implementation of the Housing Element would not change any land use designations and would not increase development potential in San Leandro; therefore, no additional vehicles are anticipated as a result of future development under the proposed Project. The type of development envisioned under the proposed Project would be compatible with nearby residential land uses and are either already developed and/or in close proximity to existing residential and residential-serving development. As discussed above in Section XIII.a, because residential uses are not typically associated with high levels of stationary noise generation and would be largely developed and near other residential uses, it is unlikely that any developments subsequent to the future development under the proposed Project would directly contribute to greater increase in ambient noise levels in their surrounding areas. Therefore, the impact would be *less than significant*.

- d) *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Based on applicable criteria stipulated by Chapter 6, Environmental Hazards, of the General Plan, the development of the future potential development associated with the proposed Project could cause temporary noise impacts during construction at adjacent land uses. Potential future housing could be located in proximity of noise-sensitive residential areas. Construction would be localized and would occur intermittently for varying periods of time. Prior to construction of each future development under the proposed Project, for projects that are not subject to separate environmental review, construction noise impacts would be addressed through compliance with the City's General Plan and Zoning Code through the City's building permitting process. Specifically, Policy 35.01 of the General Plan requires acoustical studies and noise mitigation measures for any project located in an area that exceeds the City's noise compatibility guidelines and General Plan Action 35.05-A requires conditions of approval for any new development, including construction hours and operating hours to minimize the potential for noise impacts. Several methods can be implemented to reduce noise during construction such as equipment selection, selecting staging areas as far as possible from nearby noise sensitive areas and temporary construction walls. Compliance with the General Plan noise related policies would ensure these impacts would be *less than significant*.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

The Housing Element would not generate noise affecting people residing or working within areas covered by the Metropolitan Oakland Airport Land Use Plan. Consistent with the General Plan, no additional residential development is proposed within the 65 db Ldn contours associated with Oakland Airport. Most of the city's housing potential is located near the two BART stations and along the East 14<sup>th</sup> Street corridor, areas which are not affected by the Airport Land Use Plan. Impacts would be *less than significant* as the Housing Element is a policy-level document that does not contain site-specific development plans or authorize entitlements for development to occur.



f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

There are no private airstrips within the vicinity of the City of San Leandro. This condition precludes the possibility of the proposed future housing projects from exposing for people residing or working in the project area to excessive noise levels. Consequently, *no impact* would occur.

**XIV. POPULATION AND HOUSING**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Induce substantial population 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Would the project induce substantial population 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)?*

The proposed Project would be considered to result in a substantial and unplanned level of growth if estimated buildout exceeded local and regional growth projections (e.g. by proposing new homes or businesses). By definition, the Housing Element is intended to facilitate the production of housing in the city and remove impediments to housing construction. Implementation of the Housing Element would not change any land use designations and would not increase development potential in San Leandro; thus, would not directly induce substantial population growth. Additionally, the proposed Project would not extend roads or other infrastructure, and thus would not indirectly induce substantial population growth. Thus, a *less-than-significant* impact would occur in relation to population growth.

b) *Would the project displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?*

Because the proposed Project in no way increases the restrictiveness of the existing zoning on any of the proposed housing sites, nothing in the proposed Housing Element would serve to displace housing or people. The proposed Project prescribes standards, but does not mandate the exact use of the land. Therefore, market conditions and a variety of other factors will be the primary determinates of the increase or decrease in the number of housing units and residents in San Leandro. Consequently, impacts with respect to displacing housing units or residents would be *less than significant*.

c) *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

See Sections XIV.a and XIV.b above.

**XV. PUBLIC SERVICES**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Result in substantial adverse physical impacts associated with the provision of 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 public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically 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 public services:*

The Alameda County Fire Department (ACFD) provides fire and life safety services within the City of San Leandro. The ACFD currently maintains a total of 19 fire stations countywide, consisting of five fire stations within the city, in addition to one fire prevention facility. The ACFD is comprised of four divisions including operations, communications and special operations, administrative support services, and fire prevention. General Plan Policy 2.11 requires all development to be designed for adequate access by emergency personnel and for prevention, suppression, and detection of fire. Policy 45.01 establishes response time standards for fire protection services, and Policy 45.05 requires Fire Department review of proposed development plans.

The San Leandro Police Department provides police protection in the city, with mutual aid provided on an as-needed basis from the Alameda County Sheriff's Department. The Police Department is headquartered at 901 East 14<sup>th</sup> Street in San Leandro. Currently, the Police Department is comprised of two bureaus, each with several divisions. General Plan Policy 45.01 establishes response time standards for police protection services, and Policy 45.05 requires Police Department review of proposed development plans.

The San Leandro Unified School District (SLUSD) and the San Lorenzo Unified School District (SLUSD) provides public school services within the city. Future residential development facilitated by the Housing Element would increase the number of students in these districts. Although the State requires that payment of mitigation fees be considered adequate mitigation for impacts to schools, State-mandated development fees are insufficient to address the need for additional facilities, creating the potential for further overcrowding. The General Plan includes policies to mitigate school impacts. Policy 4.01 indicates that residential development should only be allowed to occur when the public facilities needed to serve that development are available or will be provided concurrently with that development. Policy 46.02 requires mitigation of school impacts to the full extent permitted by law. General Plan Actions 4.03-A and 46.02-A also directly address school impacts. The Housing Element also includes a policy to mitigate the impacts of increased enrollment

on school facility needs. Policy 59.08 indicates that the City will work with both school districts to consider strategies that supplement the impact fees and bond measures already in place. These strategies include modifications to school enrollment boundaries, bussing to less crowded schools, Memorandums of Understanding (MOUs) with adjacent districts to accept overflow, reductions in out-of boundary enrollment, grade re-configuration, development of charter schools, and leasing of underutilized or vacant commercial space for school use.

The primary purpose of a public services impact analysis is to examine the impacts associated with physical improvements to public service facilities required to maintain acceptable service ratios, response times or other performance objectives. Public service facilities need improvements (i.e. construction of new, renovation or expansion of existing) as demand for services increases. Increased demand is typically driven by increases in population. The proposed Project would have a significant environmental impact if it would exceed the ability of public service providers to adequately serve the residents of the city, thereby requiring construction of new facilities or modification of existing facilities. As discussed in Section XIV, Population and Housing, above, the proposed Project would not induce substantial population growth. Implementation of the Housing Element would not change any land use designations and would not increase development potential in San Leandro.. Further, the provisions of the proposed Project would not contravene any aspects of the General Plan, including land use designations and allowed building intensities that could impact demand for City services.

Collectively, the General Plan policies will ensure that public service impacts are mitigated to the extent allowed by State law as individual housing developments are proposed. Implementation of the proposed Project would therefore neither cause new impacts in regard to provision of City services nor exacerbate any existing ones; thus, impacts would be *less than significant*.

Impacts on parks are discussed in Section XVI (Recreation) below.

<b>XVI. RECREATION</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant</b>	<b>No Impact</b>
a) 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) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) <i>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?</i>				

The City of San Leandro Recreation and Human Services Department provides parks and recreation services to the San Leandro community. Recreation and Human Services operates and maintains 23 parks and recreation facilities including community and neighborhood parks, swimming pools, and sports fields. The City also operates and maintains the Marina Community Center, the Senior Community Center, Titan Auditorium, and the San Leandro Family Aquatic Center. Recreation and Human Services also organizes and manages sports programs, after-school care, senior services, and a variety of leisure classes.

Because implementation of the proposed Project would not directly or indirectly result in population growth as discussed in Section XIV, Population and Housing, above, it also would not increase the use of existing

parcs or facilities. Additionally, implementation of the proposed Project does not include nor require the construction or expansion of recreational facilities. Further, the housing described is consistent with the General Plan. The General Plan includes proactive measures to respond to increased demand for parkland, including a park dedication ordinance and in-lieu fee. General Plan Policy 21.02 mandates regular systematic maintenance of City parks, and Policy 22.05 calls for a commitment to a high level of maintenance in any new park development. General Plan Actions 21.01-B, 21.02-A, and 21.10-A all address ongoing funding for park maintenance and rehabilitation.

Future project-level review would include the establishment of additional parks on a project-by-project basis, or the payment of the park impact fee to offset associated impacts. The Housing Element acknowledges the park impact fee as a potential development constraint (due to its high cost) and indicates that the City should consider reductions in certain circumstances (i.e. senior housing). This is already City policy, and no significant changes would occur as a result of Housing Element adoption. For these reasons, implementation of the proposed Project would have *less than significant* impacts on recreation.

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?*

See Section XV.a above.

**XVII. TRANSPORTATION/TRAFFIC**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit??	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. 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) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

Implementation of the Housing Element would not change any land use designations and would not increase development potential in San Leandro. Therefore, the proposed Project would have minimal effect on the circulation system of San Leandro as it would not increase development potential or directly or indirectly result in population growth. As such, implementation of the proposed Project would not conflict with any applicable plan, ordinance, or policy which establishes measures of effectiveness for the performance of the circulation system. Consequently, impacts would be *less than significant*.

- b) *Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

See Section XVII.a above.

- c) *Would the project 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?*

The proposed Project does not include any strategy or measure that would directly or indirectly affect air traffic patterns. Therefore, *no impact* would result.

- d) *Would the project substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*

The proposed Project does not include any strategy that would promote the development of hazardous road design features or incompatible uses. Therefore, *no impact* would occur.

- e) *Would the project result in inadequate emergency access?*

No part of the proposed Project would result in the development of uses or facilities that would degrade emergency access. Therefore, there would be *no impact*.

- f) *Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

The proposed Project will have no impact on policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. While the proposed Project does include provisions that are dependent on the location of public transit stops, potential future development that could occur as a result of the proposed Project will have no effect on the placement of bus stops or any other aspect of the public transportation system. Therefore, *no impact* will occur.

**XVIII. UTILITIES AND SERVICE SYSTEMS**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
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 stormwater 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"/>
d) Have insufficient 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 which 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"/>

a) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

Implementation of the Housing Element would not change any land use designations and would not increase development potential in San Leandro. Therefore, construction and operation resulting from potential future development that could occur under the proposed Project would have *no impact* with regard to the wastewater treatment requirements of the San Francisco Bay RWQCB and the capacity of the San Leandro Water Pollution Control Plant and Oro Loma Sanitary District Wastewater Treatment Plant to serve the projected General Plan demand in addition to its existing commitments.

b) *Would the project 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?*

East Bay Municipal Utilities District (EBMUD) operates six water treatment plants, including the Upper San Leandro Water Treatment Plant in Oakland, which provides treated water to San Leandro. General Plan Policy 52.03 calls for coordination with EBMUD to ensure that infrastructure remains adequate to serve new development. General Plan Policy 52.05 directs the City to maintain capacity at the San Leandro wastewater treatment plant to accommodate projected levels of growth and to work with the Oro Loma Sanitary District to do the same. Given that implementation of the Housing Element would not change any land use designations and would not increase development potential in San Leandro, it would not result in new population that would 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; thus, *no impact* would occur.

- c) *Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Given that implementation of the Housing Element would not change any land use designations and would not increase development potential in San Leandro, it would not result in new population that would require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The General Plan includes Policy 52.06, which requires drainage improvements for new development to ensure that runoff is adequately handled. The General Plan also prescribes measures to reduce runoff through porous pavement, impervious surface standards, and other forms of low impact development. Continued implementation of these policies would ensure *no impact* would occur.

- d) *Would the project have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

EBMUD acts as the City's water supplier, providing water service to the city from the Mokelumne River watershed in the Sierra Nevada. EBMUD serves treated and raw (untreated) water to a service area covering 332 square miles in the East Bay. Implementation of the Housing Element would not change any land use designations and would not increase development potential in San Leandro. Policies in the General Plan that reduce water supply impacts to less than significant levels include Policy 27.02, which encourages water conservation and reclaimed water use; Policy 27.03, which encourages drought-tolerant landscaping; and Policy 27.04, which calls for planning and building standards that encourage the efficient use of water. Future development projects would be subject to environmental review, which would include an assessment of water supply needs and accompanying measures to meet those needs and implement conservation measures. Given no additional demand to water supply would occur, there would be *no impact* to water supply as a result of implementing the proposed Project.

- e) *Would the project result in a determination by the wastewater treatment provider which 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?*

See Sections XVIII.a and XVIII.b above.

- f) *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Solid waste removal services for the city are provided by Alameda County Industries (ACI), a private hauler under a franchise agreement with the City of San Leandro. Solid waste is transported via truck to the transfer station at ACI's property 610 Aladdin Avenue. Waste Management Incorporated also provides solid waste disposal services in San Leandro. Solid waste is transported via truck to their Davis Street Transfer Station located at 2615 Davis Street. Solid waste is trucked from these transfer stations to numerous landfills serving San Leandro, including the Altamont Landfill and Resource Recovery, Forward Landfill, Inc., Newby Island Sanitary Landfill, Potrero Hills Landfill, and Vasco Road Sanitary Landfill. Given that implementation of the Housing Element would not change any land use designations and would not increase development potential in San Leandro, no additional solid waste generation is anticipated under the proposed Project and *no impact* to the landfills that serve the city as a result of implementing the proposed Project would occur. Adoption of the Housing Element will have no impact on solid waste disposal needs. Compliance with General Plan Policy 27.01, which promotes recycling and composting, and Action 27.01-A which identifies programs to divert 75 percent of the City's wastestream from landfills, would ensure no impacts to landfill capacity would occur.

In addition, the Housing Element itself encourages waste reduction by promoting green building and the use of recycled materials.

*g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?*

The proposed Project will have no effect on the solid waste disposal and recycling system of San Leandro as it will not increase development potential and would not directly or indirectly result in population growth. As such, implementation of the proposed Project would not conflict with any applicable plan, ordinance, or policy which establishes measures of effectiveness for the performance of the solid waste disposal and recycling system. There would be *no impact* to solid waste as a result of implementing the proposed Project.

<b>XIX. MANDATORY FINDINGS OF SIGNIFICANCE</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant</b>	<b>No Impact</b>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project 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) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

The provisions of the proposed Project would not contravene any aspects of the General Plan, including land use designations and allowed building intensities, that would lead to increased population or development, impacts to wildlife, cumulative effects, or other substantial adverse effects on human beings. All structures, programs, and projects pursued under the proposed Project would adhere to the vision established within the General Plan and its land use designations. Furthermore, the proposed Project does not result in any new development potential. Implementation of the proposed Project would therefore neither cause new impacts in regard to these issues nor would it exacerbate any existing impacts. Therefore, through mandatory regulatory compliance and consistency with General Plan policies, implementation of the proposed Project would have a *less-than-significant* impact with regards to the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-



sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory, nor have impacts that are individually limited, but cumulatively considerable, nor does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

- b) *Does the project 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)?*

See Section XIX above.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

See Section XIX above.

