

Table of Contents

1.	EXECUTIVE SUMMARY	1-1
1.1	Environmental Procedures	1-1
1.2	Summary of the Proposed Project.....	1-3
1.3	Summary of Project Alternatives.....	1-4
1.4	Issues to be Resolved	1-5
1.5	Areas of Controversy.....	1-5
1.6	Summary of Impacts and Mitigation Measures	1-6
2.	INTRODUCTION	2-1
2.1	Proposed Action	2-1
2.2	EIR Scope	2-1
2.3	Environmental Review Process.....	2-2
3.	PROJECT DESCRIPTION	3-1
3.1	Project Site Location and Characteristics.....	3-1
3.2	General Plan Land Use Designation and Zoning.....	3-4
3.3	Statement of Objectives	3-4
3.4	Project Characteristics.....	3-5
3.5	Required Permits and Approvals	3-13
4.	ENVIRONMENTAL ANALYSIS	4-1
4.1	AESTHETICS.....	4.1-1
4.2	Air Quality	4.2-1
4.3	BIOLOGICAL RESOURCES	4.3-1
4.4	Cultural Resources	4.4-1
4.5	Geology, Soils, and Seismicity	4.5-1
4.6	Greenhouse Gas Emissions.....	4.6-1
4.7	HAZARDS AND HAZARDOUS MATERIALS	4.7-1
4.8	Hydrology and Water Quality.....	4.8-1
4.9	Land Use and Planning.....	4.9-1
4.10	NOISE	4.10-1
4.11	POPULATION AND HOUSING	4.11-1
4.12	PUBLIC SERVICES AND RECREATION	4.12-1
4.13	Transportation and Traffic	4.13-1
4.14	Utilities and Service Systems	4.14-1
5.	SIGNIFICANT UNAVOIDABLE IMPACTS	5-1
5.1	Greenhouse Gas Emissions.....	5-1
5.2	Noise	5-1
5.3	Transportation and Traffic	5-2

TABLE OF CONTENTS

6.	ALTERNATIVES TO THE PROJECT.....	6-1
6.1	Introduction.....	6-1
6.2	Overview of Project Alternatives	6-1
6.3	Alternatives Considered Infeasible.....	6-2
6.4	Objectives Assessment.....	6-3
6.5	Impact Assessment.....	6-4
6.6	Environmentally Superior Alternative	6-18
7.	CEQA MANDATED SECTIONS.....	7-1
7.1	Impacts not found to be significant	7-1
7.2	significant irreversible changes due to the proposed project.....	7-2
7.3	Growth-Inducing Impacts of the Proposed Project	7-3
8.	ORGANIZATIONS AND PERSONS CONSULTED	8-1
8.1	Lead Agency	8-1
8.2	Public Service Providers	8-2
8.3	report preparers	8-2
8.4	Other Consultants	8-2

TABLE OF CONTENTS

LIST OF FIGURES

Figure 3-1 Regional Location.....3-2

Figure 3-2 Local Context3-3

Figure 3-3 Conceptual Site Plan3-7

Figure 4.1-1 Community Design Features..... 4.1-2

Figure 4.1-2 Views of the Project Site 4.1-7

Figure 4.1-3 Views from the Project Site..... 4.1-9

Figure 4.1-4 Visual Simulation Viewpoints..... 4.1-14

Figure 4.1-5a Viewpoint A – Existing View..... 4.1-15

Figure 4.1-5b Viewpoint A – Photo Simulation 4.1-16

Figure 4.1-6a Viewpoint B – Existing View 4.1-18

Figure 4.1-6b Viewpoint B – Photo Simulation..... 4.1-19

Figure 4.1-7a Viewpoint C – Existing View 4.1-20

Figure 4.1-7b Viewpoint C – Photo Simulation 4.1-21

Figure 4.1-8a Viewpoint D – Existing View..... 4.1-22

Figure 4.1-8b Viewpoint D – Photo Simulation 4.1-23

Figure 4.1-9a Viewpoint E – Existing View 4.1-25

Figure 4.1-9b Viewpoint E – Photo Simulation..... 4.1-26

Figure 4.1-10a Viewpoint F – Existing View..... 4.1-27

Figure 4.1-10b Viewpoint F – Photo Simulation 4.1-28

Figure 4.1-11a Viewpoint G1 – Existing View 4.1-30

Figure 4.1-11b Viewpoint G1 – Photo Simulation..... 4.1-31

Figure 4.1-12a Viewpoint G2 – Existing View 4.1-32

Figure 4.1-12b Viewpoint G2 – Photo Simulation..... 4.1-33

Figure 4.2-1 BAAQMD Community Air Risk Evaluation (CARE) Program Impacted
Communities Proximate to the City of San Leandro..... 4.2-13

Figure 4.3-1 Special-Status Plant Species 4.3-7

Figure 4.3-2 Special-Status Animal Species 4.3-8

Figure 4.3-3 Potential Wetlands and Waters 4.3-12

Figure 4.5-1 Historic Shoreline and Fill Areas 4.5-5

Figure 4.5-2 Regional Fault Map 4.5-7

Figure 4.7-1 Very High Fire Hazard Severity Zones in Local Responsibility Areas..... 4.7-14

Figure 4.7-2 Fire Hazard Severity Zones in State Responsibility Areas..... 4.7-15

Figure 4.8-1 Creeks, Drainage Ways, and Watersheds 4.8-13

Figure 4.8-2 Floodplains 4.8-19

Figure 4.8-3 Preliminary Flood Insurance Rate Map..... 4.8-20

Figure 4.8-4 San Leandro Quad Sea Level Rise 4.8-23

Figure 4.8-5 Dam Inundation Map 4.8-25

Figure 4.8-6 Tsunami Evacuation Zone 4.8-27

Figure 4.9-1 Approximate BCDC Jurisdiction..... 4.9-4

Figure 4.9-2 Land Use Map..... 4.9-14

Figure 4.9-3 Zoning Map 4.9-15

Figure 4.10-1 Airport Noise Level Contours..... 4.10-13

Figure 4.10-2 Noise Monitoring Locations..... 4.10-15

Figure 4.13-1 Study Intersections..... 4.13-4

Figure 4.13-2 Existing Transit Facilities..... 4.13-9

Figure 4.13-3 Existing Weekday Peak Hour Intersection Traffic Volumes and Lane
Configurations 4.13-19

TABLE OF CONTENTS

Figure 4.13-4	Existing Saturday Peak Hour Intersection Traffic Volumes and Lane Configurations	4.13-20
Figure 4.13-5	Marina Boulevard/Aurora Avenue Mini-Roundabout Concept	4.13-24

TABLE OF CONTENTS

LIST OF TABLES

Table 1-1 Summary of Impacts and Mitigation Measures1-7

Table 3-1 Proposed Parking Distribution3-11

Table 3-2 Permits and Approvals3-14

Table 4-1 Cumulative Projects List4-3

Table 4.1-1 San Leandro General Plan Policies Relevant to Aesthetics 4.1-3

Table 4.2-1 Ambient Air Quality Standards for Criteria Pollutants 4.2-10

Table 4.2-2 Attainment Status of Criteria Pollutants in the San Francisco Bay Area Air Basin..... 4.2-15

Table 4.2-3 Ambient Air Quality Monitoring Summary 4.2-16

Table 4.2-4 Criteria Air Pollutant emissions Generated by Existing Land Uses within the San Leandro Shoreline Development 4.2-17

Table 4.2-5 BAAQMD Regional (Mass Emissions) Criteria Air Pollutant Significance Thresholds 4.2-19

Table 4.2-6 San Leandro Shoreline Development Construction-Related Criteria Air Pollutant emissions Estimates 4.2-25

Table 4.2-7 San Leandro Shoreline Development Criteria Air Pollutants Emissions Forecast 4.2-27

Table 4.2-8 Construction Risk Summary 4.2-29

Table 4.2-9 Construction Risk Summary with Mitigation 4.2-30

Table 4.2-10 On-Site Community Risk Summary 4.2-32

Table 4.3-1 San Leandro General Plan Goals, Policies, and Actions Pertaining to Biological Resources..... 4.3-5

Table 4.4-1 San Leandro General Plan Policies Pertaining to Cultural Resources 4.4-5

Table 4.5-1 San Leandro General Plan Goal and Policies..... 4.5-3

Table 4.5-2 Approximate Active Fault Distances and Directions 4.5-8

Table 4.5-3 Earthquake Probability..... 4.5-9

Table 4.6-1 GHG Emissions and their Relative Global Warming Potential Compared to CO₂ 4.6-3

Table 4.6-2 Summary of GHG Emissions Risks to California 4.6-7

Table 4.6-3 Scoping Plan GHG Reduction Measures and Reductions toward 2020 Target 4.6-10

Table 4.6-4 GHG Emissions Generated by Existing Land Uses within the San Leandro Shoreline Development 4.6-16

Table 4.6-5 San Leandro Shoreline Development GHG Emissions Forecast..... 4.6-19

Table 4.7-1 Goals, Policies and Actions of the San Leandro General Plan Relating To Hazards and Hazardous Materials, Emergency Preparedness, and Airport Impacts..... 4.7-8

Table 4.8-1 San Leandro General Plan Goal and Policies..... 4.8-10

Table 4.8-2 Section 303(d) List of Impaired Water Bodies in Vicinity of Project Site..... 4.8-17

Table 4.9-1 Policy Consistency – San Leandro General Plan Goals and Policies 4.9-8

Table 4.10-1 Change in Apparent Loudness 4.10-2

Table 4.10-2 Typical Noise Levels 4.10-4

Table 4.10-3 Reaction of People and Damage to Buildings for Continuous/Frequent Intermittent Vibration Levels 4.10-6

Table 4.10-4 Groundborne Vibration Criteria: Architectural Damage..... 4.10-7

Table 4.10-5 California Land Use Compatibility For Community Noise Environments..... 4.10-9

Table 4.10-6 San Leandro General Plan Goal and Policies..... 4.10-10

Table 4.10-7 Noise Compatibility Standards for San Leandro Land Uses..... 4.10-11

TABLE OF CONTENTS

Table 4.10-8	Noise Level Measurements	4.10-17
Table 4.10-9	Groundborne Vibration Levels For Construction Equipment	4.10-22
Table 4.10-10	Ambient Noise Levels Along Major Roadways – Existing Conditions With and Without Project.....	4.10-25
Table 4.10-11	Ambient Noise Levels Along Major Roadways – Near Term Conditions With and Without Project	4.10-25
Table 4.10-12	Ambient Noise Levels Along Major Roadways – Long Term Conditions With and Without Project	4.10-26
Table 4.10-13	Construction Equipment Noise Emission Levels.....	4.10-27
Table 4.11-1	San Leandro General Plan Goals, Policies, and Actions Relevant to Population and Housing	4.11-2
Table 4.11-2	ABAG Population, Household, and Employment Projections for the City of San Leandro and Alameda County.....	4.11-3
Table 4.12-1	Policies of the San Leandro General Plan Relating to Fire Protection Services	4.12-3
Table 4.12-2	Policies of the San Leandro General Plan Relating to Police Services	4.12-8
Table 4.12-3	Policies of the San Leandro General Plan Relating to Schools	4.12-12
Table 4.12-4	Policies of the San Leandro General Plan.....	4.12-16
Table 4.12-5	Policies of the San Leandro General Plan Relating to Other Public Facilities.....	4.12-19
Table 4.13-1	San Leandro General Plan Goals Relevant to Transportation and Traffic	4.13-2
Table 4.13-2	Bicycle and Pedestrian Master Plan Goals.....	4.13-3
Table 4.13-3	Twenty-Four Hour Vehicle Counts of Selected Arterial Roadways	4.13-5
Table 4.13-4	AC Transit Bus Service in the Study Area	4.13-10
Table 4.13-5	BART Service from the San Leandro BART Station	4.13-12
Table 4.13-6	Bicycle Volumes at Selected Intersections.....	4.13-14
Table 4.13-7	Pedestrian Volumes at Selected Intersections.....	4.13-15
Table 4.13-8	Existing Freeway Volumes and Level of Service	4.13-17
Table 4.13-9	Level of Service Definition for Intersections.....	4.13-18
Table 4.13-10	Level of Service Definition for Freeway Mainline Segment.....	4.13-18
Table 4.13-11	Intersection Level of Service – Existing Conditions.....	4.13-22
Table 4.13-12	Project Trip Generation.....	4.13-26
Table 4.13-13	Intersection Level of Service – Baseline Conditions – AM Peak Hour	4.13-29
Table 4.13-14	Intersection Level of Service – Baseline Conditions – PM Peak Hour	4.13-31
Table 4.13-15	Intersection Level of Service – Baseline Conditions – Saturday Midday Peak Hour	4.13-32
Table 4.13-16	Freeway Level of Service – Baseline Conditions – AM and PM Peak Hour.....	4.13-35
Table 4.13-17	Metropolitan Transportation System Freeway Level of Service Results for 2020.....	4.13-37
Table 4.13-18	Metropolitan Transportation System Freeway Level of Service Results for 2035.....	4.13-38
Table 4.13-19	Metropolitan Transportation System Arterial Level of Service Results for 2020.....	4.13-39
Table 4.13-20	Metropolitan Transportation System Arterial Level of Service Results for 2035.....	4.13-40
Table 4.13-21	Mode Split for Total Trips Generated by a Project more than 1 Mile from a BART Station with a High Suburban Density	4.13-43
Table 4.13-22	BART Peak Hour Project Trips.....	4.13-44
Table 4.13-23	Intersection Level of Service – Near Term Cumulative Conditions – AM Peak Hour	4.13-51

TABLE OF CONTENTS

Table 4.13-24	Intersection Level of Service – Near Term Cumulative Conditions – PM Peak Hour	4.13-53
Table 4.13-25	Intersection Level of Service – Near Term Cumulative Conditions – Saturday Midday Peak Hour.....	4.13-54
Table 4.13-26	Freeway Level of Service – Near Term Cumulative Conditions – AM and PM Peak Hour	4.13-57
Table 4.13-27	Intersection Level of Service – Long Term Cumulative Conditions – AM Peak Hour	4.13-59
Table 4.13-28	Intersection Level of Service – Long Term Cumulative Conditions – PM Peak Hour	4.13-61
Table 4.13-29	Intersection Level of Service – Long Term Cumulative Conditions – Saturday Midday Peak Hour.....	4.13-62
Table 4.13-30	Freeway Level of Service – Long Term Cumulative Conditions – AM and PM Peak Hour	4.13-65
Table 4.14-1	Water-Related Goals and Policies of the San Leandro General Plan	4.14-5
Table 4.14-2	Wastewater-Related Goals and Policies of the San Leandro General Plan	4.14-17
Table 4.14-3	Solid Waste-Related Goals and Policies of the San Leandro General Plan....	4.14-30
Table 4.14-4	Landfills Existing Daily Capacity and Estimated Closure Date	4.14-33
Table 4.14-5	Energy-Related Goals and Policies of the San Leandro General Plan	4.14-42
Table 6-1	Comparison of the Proposed Project and Alternative Buildout Projections	6-2
Table 6-2	San Leandro Shoreline Development Proposed Project and Reduced Density/Intensity Alternative Criteria Air Pollutants Emissions Forecast	6-11
Table 6-3	San Leandro Shoreline Development Proposed Project and Reduced Density/Intensity Alternative GHG Emissions Comparison	6-14
Table 6-4	Comparison of Project Alternatives	6-17

TABLE OF CONTENTS

This page intentionally blank