



Work Session to Accept Public Comments on the General Plan 2035 Draft EIR

Planning Commission
June 16, 2016

Overview

- ▶ EIR Process
- ▶ General Plan Update Project Description
- ▶ Summary of Impacts
- ▶ Public Comments on Draft EIR

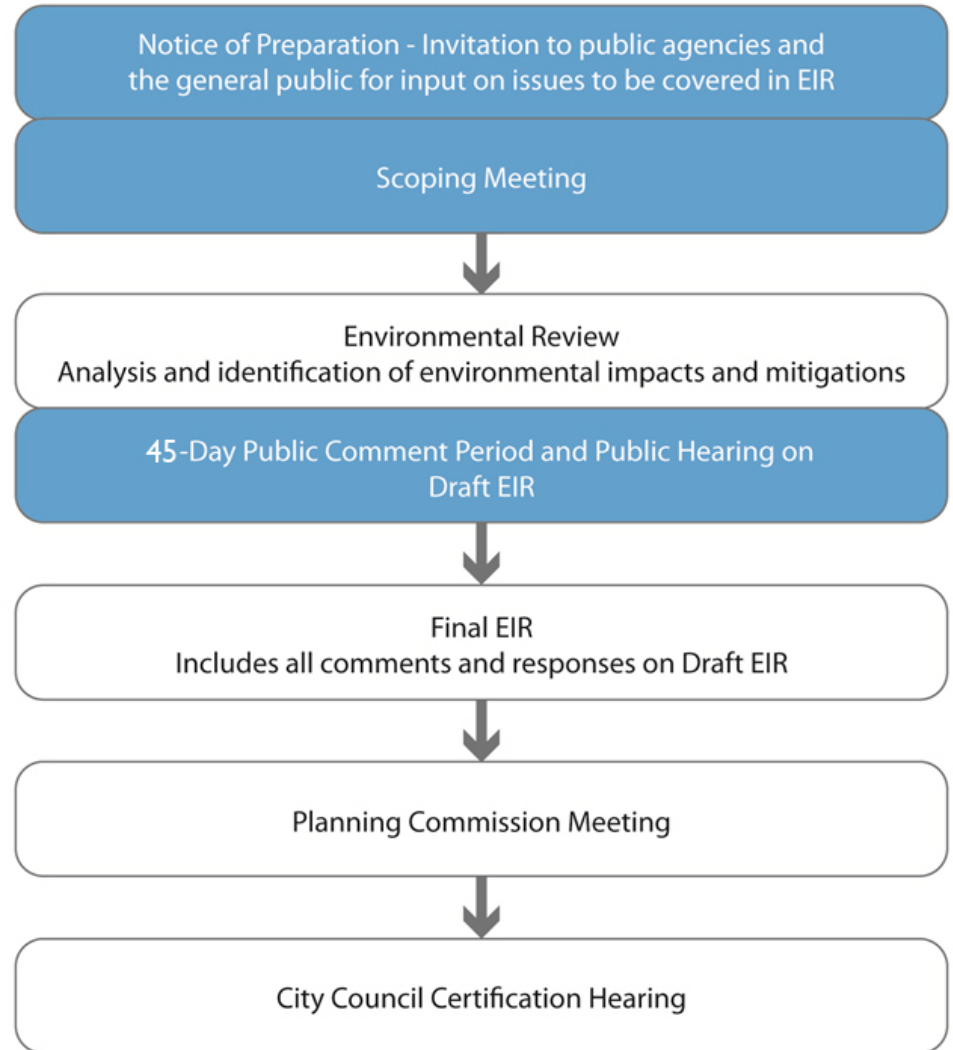
The California Environmental Quality Act (CEQA) is California's primary environmental protection law.

CEQA requires that public agencies disclose potential environmental impacts that could have physical effect on the environment as follows:

- *Effects found not to be significant
- *Significant impacts
- *Ways to mitigate or avoid significant impacts
- *Significant effects that cannot be mitigated
- *Alternatives

CEQA does not dictate project approval or denial. The EIR does not set policy or regulate land use.

This chart shows the EIR process and highlights opportunities for public input on the Draft EIR.



- * CEQA requires the review period for Draft EIRs to be at least 30 days.
 - * *During this period State and local agencies as well as members of the public are invited to comment on the analysis in the Draft EIR.*
- * A 45-day review period was chosen to allow for adequate public comment over the holidays.
- * Although CEQA does not require formal hearings at any stage of the environmental review process, public hearings will be held at the Planning Commission and City Council meetings in August and September 2016.
- * Final EIR will provide written responses to all comments on the Draft EIR submitted during the review period.

Project Description – General Plan 2035

- * Replaces existing General Plan approved in 2002
- * Guides development & conservation in City to 2035
 - * *Allows for projected growth of 5,595 new housing units, 14,790 new residents & 12,130 new jobs over next 20 years*
- * Covers State mandated and optional “elements” including Land Use, Transportation, Housing, Open Space, Noise, Safety & Conservation
 - * *Housing Element was adopted in 2015*
 - * *New “economic development element”*

Project Description

- * Land Use Changes
 - * *Most land use designations (single family residential and Downtown areas) remain the same*
 - * *New land use designations: Medium High Density Residential, Industrial Transition, and Bay Fair TOD*
 - * *Removes Office land use designation*
- * Related Zoning Code amendments to bring consistency with General Plan 2035

Issues Addressed in the Draft EIR

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

Impact Conclusions

No Impacts:

- * Agriculture and Forestry Resources
- * Mineral Resources

Impact Conclusions

Less than Significant:

- * Aesthetics
- * Biological Resources
- * Cultural Resources
- * Geology, Soils, and Seismicity
- * Hydrology and Water Quality
- * Hazards and Hazardous Materials
- * Land Use and Planning
- * Population and Housing
- * Public Services and Recreation
- * Utilities and Service Systems

Impact Conclusions

Significant and Unavoidable:

- * Air Quality
- * Greenhouse Gas Emissions
- * Noise
- * Transportation & Traffic

Note: These impacts result from the combination of development and traffic in San Leandro and in the larger region and are not attributable to the General Plan alone.

The following alternatives to the Project were considered and analyzed in the Draft EIR:

- * No Project Alternative
- * Reduced Industrial Development Alternative

Environmentally Superior Alternative

CEQA requires that the EIR identify an “environmentally superior” alternative that would be expected to generate the least amount of significant impacts. CEQA also requires that if the No Project Alternative is selected as the environmentally superior alternative, the EIR must identify the environmentally superior alternative among the remaining alternatives.

The Draft EIR identified the Reduced Industrial Development Alternative as the environmentally superior alternative.

When submitting written comments, please write legibly and include the following information:

- * *Name*
- * *Comment Subject(s)*
- * *Comment*

The EIR is a public document and your name and comments will be displayed in the Final EIR. Comments are due prior to the close of the DEIR Comment Period on July 15, 2016. Please send to Tom Liao, Deputy CD Director, at tliao@sanleandro.org, or

Attention: Tom Liao
Community Development Department
835 East 14th Street
San Leandro, CA 94577