

7. CEQA-Mandated Sections

This chapter provides an overview of the impacts of the Project based on the analyses presented in Chapters 4 through 5 of this Draft EIR. The topics covered in this chapter include impacts found not to be significant, significant irreversible changes due to the Project, and growth inducement. A more detailed analysis of the effects the Project would have on the environment and mitigation measures to minimize significant impacts is provided in Chapter 4, Sections 4.1 through 4.14.

7.1 IMPACTS FOUND NOT TO BE SIGNIFICANT

CEQA Guidelines Section 15128 allows environmental issues for which there is no likelihood of significant impact to be “scoped out” and not analyzed further in the EIR. This section explains the reasoning by which it was determined that impacts to agriculture and forestry, biological, and mineral resources potentially resulting from buildout of the Project would be less than significant.

7.1.1 AGRICULTURE AND FORESTRY RESOURCES

The Project is located in the City of Daly City along Serramonte Boulevard, a highly urbanized city within San Mateo County. There are no forest resources or timberland resource zones in Daly City or the surrounding area, and there is no active timberland production in the general vicinity of the Project site. As such, buildout of the Project would have no impact on forestland or forestry resources. Additionally, the 2030 General Plan does not identify any agriculture or forestry resources within the vicinity of the Project site. As previously mentioned, the Project site has been developed since 1969, followed by renovations in the 1990s and 2000s. Given the scope of work of the Project to include renovations and expansion to a previously developed site, the Project, at buildout, would result in no impact with respect to agriculture and forestry resources and, therefore were not further analyzed in this Draft EIR.

7.1.2 MINERAL RESOURCES

The California Department of Conservation Geological Survey (CGS) has classified lands within San Mateo County into Aggregate and Mineral Resource Zones (MRZs) based on guidelines adopted by the California State Mining and Geology Board, as mandated by the Surface Mining and Reclamation Act of 1974. These MRZs identify whether known or inferred significant mineral resources are present in areas. The mineral resources include Portland cement concrete, asphaltic cement, and base aggregate resources. Lead agencies are required to incorporate identified MRZs resource areas delineated by the State into their General Plans. As mentioned previously, the Project would consist of renovations and expansion to a previously developed shopping center. As such, most of the construction related activities would occur above surface and, therefore, would unlikely result in an impact to mineral resources. Additionally, the Project site was originally developed in

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the 1960s, and has since undergone many upgrades, expansion, and development in subsequent years. In addition, the Project site is zoned Commercial Retail and Office and is intended to be utilized for commercially related uses. Given the previous development, and commercial use zoning designation, the Project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State or the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan and this issue has therefore not been analyzed further in this Draft EIR.

7.2 SIGNIFICANT IRREVERSIBLE CHANGES DUE TO THE PROJECT

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

7.2.1 CHANGES IN LAND USE THAT COMMIT FUTURE GENERATIONS

The Project involves the redevelopment of a previously developed site. The Project site is currently occupied by department stores, restaurants, retail buildings, and adjoining surface parking lots. The Project would redevelop the site by constructing new buildings that would adjoin existing buildings as well as free-standing retail use buildings in the southeast, southwest, and northern corners of the Projects site. The Project would also include construction of a free-standing parking garage in the northwest boundary of the Project site. Additionally, new medical office buildings are proposed along the western boundary of the Project site as well as a hotel in the northeast corner. Because the Project site is already developed and is located in an urban area, the Project is not expected to result in any land use changes that would commit future generations to uses that are not already prevalent in the Project site vicinity.

7.2.2 IRREVERSIBLE DAMAGE FROM ENVIRONMENTAL ACCIDENTS

Potential environmental accidents of concern include those that would have adverse effects on the environment or public health due to the nature or quantity of material released during an accident and the receptors exposed to that release. Demolition and construction activities associated with development of the Project would involve some risk for environmental accidents. However, these activities would be monitored by the City of Daly City, State, and federal agencies, and would follow professional industry standards for safety and construction. The land uses by the Project would not include any uses or activities that are likely to contribute to the cause of significant environmental accident. As a result, the Project would not pose a substantial risk of environmental accidents.

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7.2.3 LARGE COMMITMENT OF NONRENEWABLE RESOURCES

Consumption of nonrenewable resources includes issues related to increased energy consumption, conservation of agricultural lands, and lost access to mining reserves. The Project would require water, electric, and gas service, and resources for construction. The ongoing operation of the Project would involve the use of nonrenewable resources. Construction and ongoing maintenance of the Project would irreversibly commit some materials and nonrenewable energy resources. Materials and resources used would include, but are not limited to, nonrenewable and limited resources such as oil, gasoline, sand and gravel, asphalt, and steel. These materials and energy resources would be used for infrastructure development, transportation of people and goods, and utilities. During the operational phase of the Project (post-construction), energy sources including oil and gasoline would be used for lighting, heating, and cooling of businesses, and transportation of people to and from the Project site.

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

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

7.3 GROWTH-INDUCING IMPACTS OF THE PROJECT

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

The Project is not expected to directly induce growth because it is not building any housing, although it will provide more employment opportunities than currently available on the existing site. However, some population and employment growth for the area is anticipated by Association of Bay Area Governments (ABAG) and the Daly City 2030 General Plan.

The Project is not expected to result in indirect growth inducement because all development associated with the Project would occur on the Project site. The Project is located on a previously developed site.

Development of the Project would involve demolition and construction activities that could generate some temporary employment opportunities; however, it is unlikely that construction workers would permanently relocate to the City of Daly City as a result of the Project. Thus, the Project would not be considered growth inducing from an employment perspective.

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