

## **2. Introduction**

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This Draft Environmental Impact Report (Draft EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) with the City of Daly City as the Lead Agency. This Draft EIR assesses the potential environmental consequences of implementing the proposed Serramonte Shopping Center Expansion Project (Project), and identifies Mitigation Measures and Alternatives to the Project that would avoid or reduce significant impacts. This Draft EIR is intended to inform City decision-makers, other responsible agencies, and the general public as to the nature of the Project.

### **2.1 PROPOSED PROJECT**

Pursuant to State CEQA Guidelines Section 15063, the City of Daly City determined that the Project could result in potentially significant environmental impacts and that an EIR would be required. The Project would include renovation and expansion of existing buildings, as well as construct new freestanding buildings on the existing approximately 80-acre Serramonte Shopping Center site. Highlights of the Project includes the addition of an 11-screen cinema, additional retail and restaurant space, a new parking garage west of Macy's, a medical building, and a five-story hotel. For a more detailed analysis of the components of the proposed improvements, please refer to Chapter 3, Project Description, of this Draft EIR.

### **2.2 EIR SCOPE**

Pursuant to State CEQA Guidelines Section 15161, this document is a "project EIR" that analyzes potential environmental impacts that would result from the Serramonte Shopping Center Expansion Project. This EIR evaluates all phases of the Project including planning, construction, and operation.

#### **2.2.1 POTENTIALLY SIGNIFICANT IMPACTS**

Pursuant to CEQA Sections 15126.2 and 15126.4, the environmental issues addressed in this EIR include the following resource categories with potentially significant adverse impacts:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils and Seismicity
- Greenhouse Gas Emissions

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- 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

### 2.2.2 IMPACTS CONSIDERED LESS THAN SIGNIFICANT

CEQA Guidelines Section 15128 allows environmental issues for which there is no likelihood of significant impacts to be “scoped out” and not analyzed further in the EIR. It was determined that the Project would not result in significant impacts with respect to the following resource categories. A detailed discussion of the reasoning by which this determination was made is included in Chapter 7, CEQA Mandated Sections, of this Draft EIR.

- Agricultural and Forestry Resources
- Mineral Resources

## 2.3 ENVIRONMENTAL REVIEW PROCESS

### 2.3.1 DRAFT EIR

An Initial Study was prepared for the Project in May 2014. Pursuant to State CEQA Guidelines, Section 15063, the City of Daly City determined that the Project could result in potentially significant environmental impacts and that an EIR would be required. In compliance with Section 21080.4 of the California Public Resources Code, the City circulated the Initial Study and Notice of Preparation (NOP) of the EIR for the Project to the Office of Planning and Research (OPR) State Clearinghouse as well as interested agencies and persons on May 9, 2014 for a 30-day review period. The NOP solicited comments from identified responsible and trustee agencies, as well as interested parties regarding the scope of the Draft EIR. Appendix A, of this Draft EIR contains the Initial Study and Appendix B includes the NOP as well as the comments received by the City in response to the NOP.

This Draft EIR will be available for review by the public as well as interested parties, agencies, and organizations for a 45-day comment period. During the comment period, the public is invited to submit written or email comments on the Draft EIR and/or requested entitlements to the City of Daly City Planning Division. Written comments should be submitted to:

Steve Flint, Contract Planner  
City of Daly City  
333 90<sup>th</sup> Street  
Daly City, CA 94015

Phone: (650)991-8033  
Email: [sflint@dalycity.org](mailto:sflint@dalycity.org)

The Draft EIR will also be posted online on the City of Daly City's Web site: [www.dalycity.org](http://www.dalycity.org).

## **2.3.2 FINAL EIR**

Following the close of the 45-day comment period for the DEIR, a Final Environmental Impact Report (Final EIR) will be prepared, which will respond to substantive comments received on the Draft EIR that are related to the potential environmental consequences of the Project. The Final EIR will be available for public review before the Daly City Planning Commission makes a recommendation to the Daly City, City Council. The EIR can then be certified as adequate by the Daly City, City Council.

After the City Council certifies the Final EIR, it will also consider the Project itself, which it may approve, deny, or approve with conditions. The City Council may require the Mitigation Measures specified in this Draft EIR as conditions of Project approval, and it may also require other feasible mitigation measures. Alternately, the City Council may find that the Mitigation Measures are outside the jurisdiction of the City to implement, or that there is no feasible mitigation measures for a given significant impact. In the latter case, the City Council may nonetheless determine that the Project is necessary or desirable due to specific overriding considerations, including economic factors, and may approve the Project despite an unavoidable, significant impact.

## **2.3.3 MITIGATION MONITORING**

Public Resources Code Section 21081.6 requires that the Lead Agency adopt a monitoring or reporting program for any project for which it has made findings pursuant to Public Resources Code 21081 or adopted a Negative Declaration pursuant to Public Resources Code Section 21080(c). Such a program is intended to ensure the implementation of all mitigation measures adopted through the preparation of an EIR or Negative Declaration. The Mitigation Monitoring Program for the Project will be completed as part of the FEIR and will be completed prior to consideration of the Project by the Daly City, City Council.

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