

4. Environmental Analysis

This section of the Draft EIR is made up of 14 sections that evaluate the direct, indirect, and cumulative environmental impacts of the Project by examining the following environmental issues:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, and 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

ENVIRONMENTAL SETTING

The renovation and expansion of the Serramonte Shopping Center (Shopping Center) would take place on an approximately 80-acre, previously developed site. As mentioned in Chapter 3, Project Description, of this Draft EIR, surrounding land uses include office to the north, retail and multi-family housing to the south (across Serramonte Boulevard), retail to the east (across Interstate 280 (I-280)), multi-family residential to the west (across Callan Boulevard and State Route (SR) 1, and multi-family residential to the west (across SR 1).

The existing site is currently developed as a shopping mall, and the Project would renovate and expand existing buildings, as well as construct new freestanding buildings at the southeast, southwest, and northern corners of the Project site. Additionally, a freestanding parking garage would be constructed in the northwest area of the Shopping Center. The Project is expected to commence over a period of ten years in five phases, as discussed in Chapter 3, Project Description, of this Draft EIR.

ENVIRONMENTAL ANALYSIS

CHAPTER ORGANIZATION

Each chapter in this section is organized into the following subsections:

- **Existing Conditions** provides a general description of the existing conditions with regard to the environmental issue, and in some cases future conditions without the Project, providing a baseline against which the impacts of the Project can be compared.
- **Thresholds of Significance** explains the quantitative or qualitative standard or conditions used to compare the existing setting with and without the Project to determine whether the impact is significant. These standards are based primarily on the CEQA Guidelines, and may reflect established health standards, ecological tolerance standards, public service capacity standards, and guidelines established by agencies or experts.
- **Impact Discussion** describes the potential Project impacts and cumulative impacts and why each impact was found to be significant or less than significant.
- **Cumulative Impact Discussion** analyzes impacts that the Project may have when considered in addition to other past, present, or reasonably foreseeable projects. (See further discussion below)

ASSUMPTIONS REGARDING CUMULATIVE IMPACTS

A cumulative impact is created as a result of the combination of the Project together with other reasonably foreseeable plans and projects causing related impacts. Section 15130 of the CEQA Guidelines requires an EIR to discuss cumulative impacts of a project when the project's incremental effect is "cumulatively considerable."

Where the incremental effect of a project is not "cumulatively considerable," a Lead Agency need not consider that effect significant, but must briefly describe its basis for concluding that the incremental effect is not cumulatively considerable. Where the cumulative impact caused by the project's incremental effect and the effects of other projects is not significant, the EIR must briefly indicate why the cumulative impact is not significant.

The CEQA Guidelines provide two approaches to analyzing cumulative impacts. The first is the "list approach," which requires a listing of past, present, and reasonably anticipated future projects producing related or cumulative impacts. The second is the projections-based approach wherein the relevant growth projections contained in an adopted General Plan or related planning document designed to evaluate regional or area-wide conditions are summarized. A reasonable combination of the two approaches may also be used.

The cumulative impact analysis in this Draft EIR relies on a projections-based approach supplemented by an understanding of past, present, and reasonably foreseeable future projects in the vicinity of the Project site that, when considered with the effects of the Project, may result in cumulative effects. Cumulative projects considered in this Draft EIR are shown below in Table 4-1.

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TABLE 4-1 CURRENT AND FUTURE DEVELOPMENTS IN THE CITY OF DALY CITY

Project Name	Distance from Project (Approximate Miles)	Project Type	Project Components
Serramonte Terraces (Phase One)	0.1	Condominiums	200 units on 4.68-acre site with a proposed density of 43 du/ac.
Serramonte Terraces (Phase Two)	0.1	Condominiums (Age-Restricted)	137-units on a 4.68-acre site with a proposed density of 29 du/ac.
Crestview Estates	0.25	Detached homes	79 detached homes to be built on a 14-acre site. City Council approved October 15, 2013; in plan check and rough grading; building permits issued.
Seton Hospital Reconstruction	0.25	Hospital reconstruction	Removal of 8-story, 205,000 square-foot tower, replaced by acute care building up to six stories tall, approximately 155,115 square feet in size. Includes future construction of 218,000 square-foot medical office building, as well as three additional buildings for psychiatric care, subacute care, and skilled nursing/memory care.
Garden Valley Subdivision	1.5	Detached townhomes	50 detached townhomes on a 1.9-acre site with an approved density of 26 du/ac. City Council approved September 22, 2014.
Edgeworth Nursery Subdivision	1.5	Detached homes	25 detached single-family homes with an approved density of 15 du/ac. City Council approved on August 11, 2014.
The Farm Mixed Use Apartment Building	2.0	Mixed-Use	Mixed-use affordable apartments on a 0.77-acre site. 52 total units at 68 du/ac. City Council approved April 28, 2014.
Wellington Heights	2.5	Detached homes and townhomes	31 single-family homes and 23 townhomes with an approved density of 11 du/ac. City Council approved May 12, 2014.
Brunswick Street Senior Apartments	2.75	Mixed-Use	224 senior affordable apartments on a 1.15-acre site with a proposed density of 195 du/ac. Project is presently incomplete.

GEOGRAPHIC AREA FOR CUMULATIVE ANALYSIS

Cumulative impacts may occur over different geographic areas depending upon the resource area being considered. The cumulative discussions in Sections 4.1 through 4.14 explain the geographic scope of the area affected by each cumulative effect (e.g., immediate project vicinity, city, county, watershed, or air basin). The geographic area considered for each cumulative impact depends upon the impact that is being analyzed. For example, in assessing aesthetic impacts, only development within the vicinity of the Project would contribute to a cumulative visual effect because the Project site is only visible within the vicinity of the site. In assessing air quality impacts, all development within the air basin contributes to regional emissions of criteria pollutants, and basin-wide projections of emissions are the best tool for determining the cumulative effect. For most resource issues, the cumulative setting evaluated in this Draft EIR takes into consideration the projected growth within the vicinity of the Project site.

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CUMULATIVE PROJECTS CONSIDERED

In Sections 4.1 through 4.14, the cumulative impacts discussion is based on the cumulative development described in Chapter 7 of this Draft EIR. Table 4-1 identifies the reasonably foreseeable projects within the City of Daly City.