VII. OTHER CEQA CONSIDERATIONS

As required by CEQA, this chapter discusses the following types of impacts that could result from implementation of the proposed project: growth-inducing impacts; significant irreversible changes; effects found not to be significant; and significant unavoidable effects.

A. GROWTH INDUCEMENT

This section summarizes the project's growth-inducing impacts on the surrounding community. In accordance with CEQA, a project is considered growth-inducing if it would foster substantial economic or population growth. Examples of projects likely to have significant growth-inducing impacts include extensions of expansions of infrastructure systems beyond what is needed to serve project-specific demand, and development of new residential subdivisions or industrial parks in areas that are currently only sparsely developed or undeveloped.

The proposed project would develop City-owned property and redevelop the Sherwin-Williams property previously used for industrial and manufacturing uses, under either an Option A or Option B program, into a mixed-use residential development and open space. Both options would include the renovation of Building 1-31, located on Parcel A, and the development of five new buildings ranging up to 100 feet in height. While both options include a similar amount of development, there are slight differences between the two options for the type of development and locations of Parcels C-1, C-2, and the parks and open space. Table III-2 in Chapter III, Project Description provides a summary of the development under both options. At buildout, the project would include up to 621,000 square feet of residential space (540 units), 94,600 square feet of commercial space, 982 garage parking spaces, and 90,605 square feet of open space and parks. The park and open space would include a children's playground and adult fitness space, a central green within "Hubbard Circle." Ground level uses would include common space and commercial/retail uses. The project site is surrounded on all sides by development and therefore would not induce future development adjacent to the project site because adjacent land is already developed.

Utilities and infrastructure (i.e., water sewer, storm drains, electricity, natural gas, telephone, and cable) are currently available along or under Sherwin Avenue and Horton Street. Additional utilities and infrastructure required to serve the proposed project would be designed to only accommodate the additional demand of the project site and would not include additional capacity or extensions for service into adjacent areas and, therefore, would not result in indirect population growth.

Additionally, as described in Section IV.B Population and Housing, Emeryville General Plan policies and Policy LU-P-18 encourages the remediation of industrial sites and the reuse of the Sherwin-Williams site for housing and commercial development. Therefore, the growth that would occur as a result of the proposed project would not be considered substantial or adverse.

B. SIGNIFICANT IRREVERSIBLE CHANGES

CEQA requires that EIRs assess whether the proposed project would result in significant irreversible changes to the physical environment. The CEQA Guidelines discuss three categories of significant irreversible changes that should be considered. Each is addressed below.

1. Change in Land Use Which Commit Future Generations

The approximately 10.05-acre project site currently consists of the existing Sherwin-Williams Building 1-31 and remediated vacant land. The proposed project would redevelop Building 1-31 and develop five new buildings with 540 dwelling units, 94,600 square feet of commercial, and 982 garage parking spaces as well as 90,605 square feet of open space.

Development of the proposed project would facilitate growth anticipated by the Emeryville General Plan. As discussed above, the proposed project would involve the re-use of an industrial site that is currently underutilized. Because proposed land uses would be consistent with adopted General Plan designations and similar to the existing mix of uses in the Park Avenue District, the proposed project would not commit future generations to a substantial change in land uses.

2. Irreversible Damage from Environmental Accidents

No significant environmental damage, such as accidental spills or explosion of hazardous materials is anticipated with development of the proposed mixed-use project and implementation mitigation measures identified in this Draft EIR. Furthermore, compliance with federal, State, and local regulations would reduce to a less-than significant level the possibility that hazardous substances within the project site would cause significant environmental damage.

3. Consumption of Nonrenewable Resources

Consumption of nonrenewable resources includes increased energy consumption, conversion of agricultural lands, and lost access to mining reserves. As the site has not been used for mineral extraction and is not underlain by known mineral resources, the project would not result in lost opportunities for mineral extraction. As discussed in Section IV.E, Greenhouse Gas Emissions, development and operation of the mixed-use project would not result in the wasteful use of energy. As discussed in Section IV.L, Utilities and Infrastructure, the proposed project would require electricity, water, and natural gas; however, the scale of such consumption for the proposed project would be typical for a mixed-use development of this size. Additionally, redeveloping the site with both residential and commercial uses within an urban area served by transit would likely allow for reduced energy consumption associated with transportation.

C. EFFECTS FOUND NOT TO BE SIGNIFICANT

The environmental topics analyzed in Chapter IV, Setting, Impacts, and Mitigation Measures, represent those topics which generated the greatest potential controversy and expectation of adverse impacts. As noted in Chapter I Introduction, agricultural and forestry resources, biological resources, mineral resources, and wind were not addressed in this EIR because these environmental resources would not be significantly affected by the project.

1. Agricultural Resources

No agricultural resources are located in or near the project site. The project site is classified as "Urban and Built-Up Land" by the State Department of Conservation. Implementation of the proposed project would not convert agricultural land to a non-agricultural use. In additional, the project site is not zoned for an agricultural use; as such, the proposed project would not conflict with existing zoning for agricultural uses or land under Williamson Act contracts. There would be no impacts to agricultural resources.

2. Biological Resources

The project site has been remediated for hazardous materials and is located in an urbanized area of Emeryville that is completely surrounded by development. The project site and its vicinity do not generally provide habitat for native plants, and is likely to have low wildlife habitat value. While some native wildlife species do utilize urban areas for foraging, roosting, and/or nesting, these species are expected to be common species that adapt to urban conditions and would not be adversely affected by development associated with implementation of the proposed project. In addition, there is no removal of trees proposed by the project.

Due to the developed urban nature of the project site, as well as the extensive tree planting proposed by the applicant, development associated with the implementation of the proposed project would not result in significant impacts to biological resources.

3. Mineral Resources

The project site is located in an urbanized area of Emeryville and no known mineral resources are located within or near the project site. Mineral resource extraction activities have not taken place within or around the project site during recent history. Therefore, impacts to mineral resources would not be significant.

4. Wind

Wind is an environmental concern for a project if it would affect pedestrian comfort and safety in the immediate vicinity of the project. Only impacts to public spaces (on- and off-site) and off-site private spaces would be considered CEQA impacts. The City of Emeryville does not have a significance threshold for wind. Wind criteria has been developed by the City of Oakland based on research conducted in several locations and would be appropriate for a project located in Emeryville due to similar geographic proximity to the San Francisco Bay and the adjacency of Oakland to Emeryville. In the City of Oakland, a wind analysis only needs to be done if the project's height is 100 feet or greater (measured to the roof) and one of the following conditions exist: (a) the project is located adjacent to a substantial water body (i.e., Oakland Estuary, Lake Merritt or San Francisco Bay); or (b) the project is located in Downtown where there are other buildings taller than 100 feet in height.

Average wind speeds at the site vary from season to season with the strongest average winds occurring during summer and the lightest average winds during winter. Average wind speeds are 9.7 miles per hour (mph) during summer and 7.4 mph during winter. These are relatively mild winds as winds up to 4 mph have no noticeable effect on pedestrian comfort. With velocities between 4 to 8 mph, wind is felt on the face. Winds between 8 to 13 mph will disturb hair, cause clothing to flap, and extend a light flag mounted on a pole. Additionally, because the project site would only contain one

building of up to 100 feet; is not within an area where there are many other buildings over 100 feet that could exacerbate wind effects (e.g., downtown Oakland or San Francisco), and is not located directly on the Bay shore, the production of wind conditions on public and off-site project spaces would be a less-than-significant impact.

D. SIGNIFICANT UNAVOIDABLE IMPACTS

Implementation of the proposed project would result in the following significant and unavoidable impacts:

- The addition of project traffic to Horton Street north of 53rd Street, a designated bicycle boulevard, under Cumulative Conditions could increase traffic volumes by more than 2 percent on a roadway where volumes already exceed the volume threshold for a bicycle boulevard. This impact would occur with either Option A or Option B.
- At the San Pablo Avenue/40th Street intersection (#27), vehicle queues for some movements are projected to exceed the available storage in the Cumulative with Project Condition. For the southbound left-turn movement, the addition of project traffic to multiple movements at the intersection results in an increase of the southbound left-turn vehicle queue by more than 50 feet. This impact would occur with either Option A or Option B.
- Ground-disturbing activities associated with project construction could unearth Native American human remains.