

# CHAPTER VI

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## IMPACT OVERVIEW

### INTRODUCTION

This section summarizes the findings with respect to significant, unavoidable environmental impacts, cumulative impacts, and growth-inducing impacts of the proposed project.

#### A. SIGNIFICANT UNAVOIDABLE ENVIRONMENTAL IMPACTS

**Impact E.3:** The project would result in demolition or substantial alteration of seven buildings that qualify as historic resources, as defined in Section 15064.5. These buildings include: 1) 2335 Broadway, 2) 2343 Broadway; 3) 2345 Broadway, 4) 2366-2398 Valley Street, 5) 439 23rd Street, 6) 440-448 23rd Street, and 7) 441-449 23rd Street.

**Impact E.5:** The proposed project, in combination with cumulative development including new construction and other alterations to historic resources in the project vicinity, would result in cumulative impacts to historic resources.

#### B. CUMULATIVE IMPACTS

The California Environmental Quality Act (CEQA) defines cumulative impacts as two or more individual impacts which, when considered together, are substantial or which compound or increase other environmental impacts. The cumulative analysis is intended to describe the “incremental impact of the project when added to other, closely related past, present, or reasonably foreseeable future projects” that can result from “individually minor but collectively significant projects taking place over a period of time (CEQA Guidelines Section 15355). The analysis of cumulative impacts is a two-phase process that first involves the determination of whether the project, together with reasonably foreseeable projects, would result in a significant impact. If there would be a significant cumulative impact of all such projects, the EIR must determine whether the project’s incremental effect is cumulatively considerable, in which case, the project itself is deemed to have a significant cumulative effect (CEQA Guidelines Section 15130).

Cumulative impacts that could occur as a result of the project are discussed in the applicable sections of Chapter IV of this report. In summary, significant cumulative effects to which the project’s contribution would be cumulatively considerable include: cumulative effects on historic resources (Impact E.5; unavoidable), as well as traffic impacts at local intersections (Impact B.3).

## C. GROWTH-INDUCING IMPACTS

The project would develop up to 475 housing units in greater downtown Oakland. Assuming 1.8 persons per unit,<sup>2</sup> the project could result in an increase in population of about 875 persons. This increase would be a small part of population growth of about 44,000 already anticipated in Oakland between 2000 and 2025, as projected in the General Plan Land Use and Transportation Element and accompanying EIR (City of Oakland, 2003). This housing and population growth would occur in an area where existing demand for housing is strong. In terms of the overall Bay Area, the project would incrementally reduce demand for housing and the growth of population in more outlying locations of the region. However, the project's 475 units would not be anticipated to have a measurable impact on housing demand.

The project's location near downtown is anticipated to attract households with a high proportion of working adults who value the site's close-in regional location with good accessibility to workplaces in Oakland, elsewhere in the inner East Bay, and San Francisco. Thus, from the regional perspective, the project would add housing in an urban, infill location, adding to the housing supply in the Oakland area, and marginally affecting the distribution of household and population growth within the region. Along with other higher-density housing development such as the nearby proposed Uptown Mixed-Use Project, the project could result in a larger total regional housing supply than would a more dispersed, lower-density pattern of regional development, assuming that there is continued development of such urban residential projects.

The project's 40,000 square feet of commercial space would not have much, if any, growth-inducing impact because it would represent a relatively small amount of retail and/or other commercial uses, and because the configuration of the space primarily would be geared towards smaller, neighborhood-serving retail shops. The size and configuration of the ground-floor commercial space, therefore, would be such that it would not be likely to accommodate major regional retailers and would most likely attract local customers. Thus, it is not expected that the project's commercial space would attract other large retail activity. The project's small-scale commercial space would generate some "multiplier" effect related to the purchase of goods and services from other businesses, but likely not such an effect that would trigger major employment or business growth in Oakland or elsewhere.

The project would intensify development at the project site, on the edge of downtown Oakland. Together with the nearby Uptown Mixed-Use Project, the proposed project would further ongoing intensification in the greater downtown. This increase in development activity and population in downtown Oakland, as well as in nearby cities and elsewhere in the region, is included in the overall growth scenario assumed for the analyses of cumulative impacts and, therefore, this EIR accounts for the induced growth that the project would generate.

Projects that are characterized as having significant impacts associated with the inducement of growth are frequently those that would remove obstacles to additional growth, such as the expansion of sewer or water facilities that would permit construction of more development in the

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<sup>2</sup> Based on City of Oakland, *Uptown Mixed Use Project Draft EIR*, 2003, p. 75.

service area covered by the new facilities. Clearly, the proposed project would not remove obstacles to additional growth in this manner, as it would be undertaken in a developed urban area that currently is served by all utilities and services. Similarly, if a project would overburden existing infrastructure so as to require construction of new facilities that could result in significant impacts, then the project may be deemed to have a significant growth inducing impact. As discussed in the Initial Study (see Appendix A), the project would not require such additional public service facilities. Although the project may encourage (or induce) other development in the surrounding area, the collective impacts of any such growth have been previously considered in the EIR for the Oakland General Plan Land Use and Transportation Element and/or have been assessed in this EIR's consideration of cumulative impacts. Thus, the fact that the proposed project might induce some growth in the area is not considered a significant adverse physical impact associated with the project.

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***REFERENCES***

City of Oakland, 2003, *Uptown Mixed Use Project Draft EIR*. Prepared by LSA Associates for the City of Oakland Community and Economic Development Agency, September 2003.