

HOUSING ELEMENT UPDATE

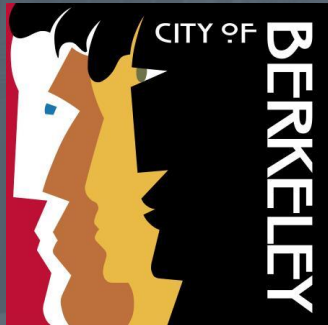
6th Cycle 2023-2031

Draft Environmental Impact Report (DEIR)

Justin Horner, Associate Planner

Karly Kaufman, Rincon Consultants

September 7, 2022



Presentation Outline

1. Introduction
2. Project Description and DEIR Buildout
3. Environmental Impacts and Mitigation Measures
4. Alternatives



City of Berkeley 2023-2031
Housing Element Update

Draft Environmental Impact Report

prepared by
City of Berkeley
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, California 94704
Contact: Grace Wu, Acting Principal Planner

prepared with the assistance of
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

August 2022



Draft Environmental Impact Report (EIR)

- 1) A project description
- 2) Evaluation of environmental impacts
 - Thresholds of significance
 - Impact analysis
 - Mitigation measures
- 3) Project alternatives

A reasonable range of Alternatives that would reduce adverse environmental impacts

The Housing Element EIR is a “programmatic” EIR:

- Analyzes plans and policies, not specific projects
- No specific projects will be approved with this EIR
- Projects may “tier” off of this EIR to avoid duplicative environmental analysis



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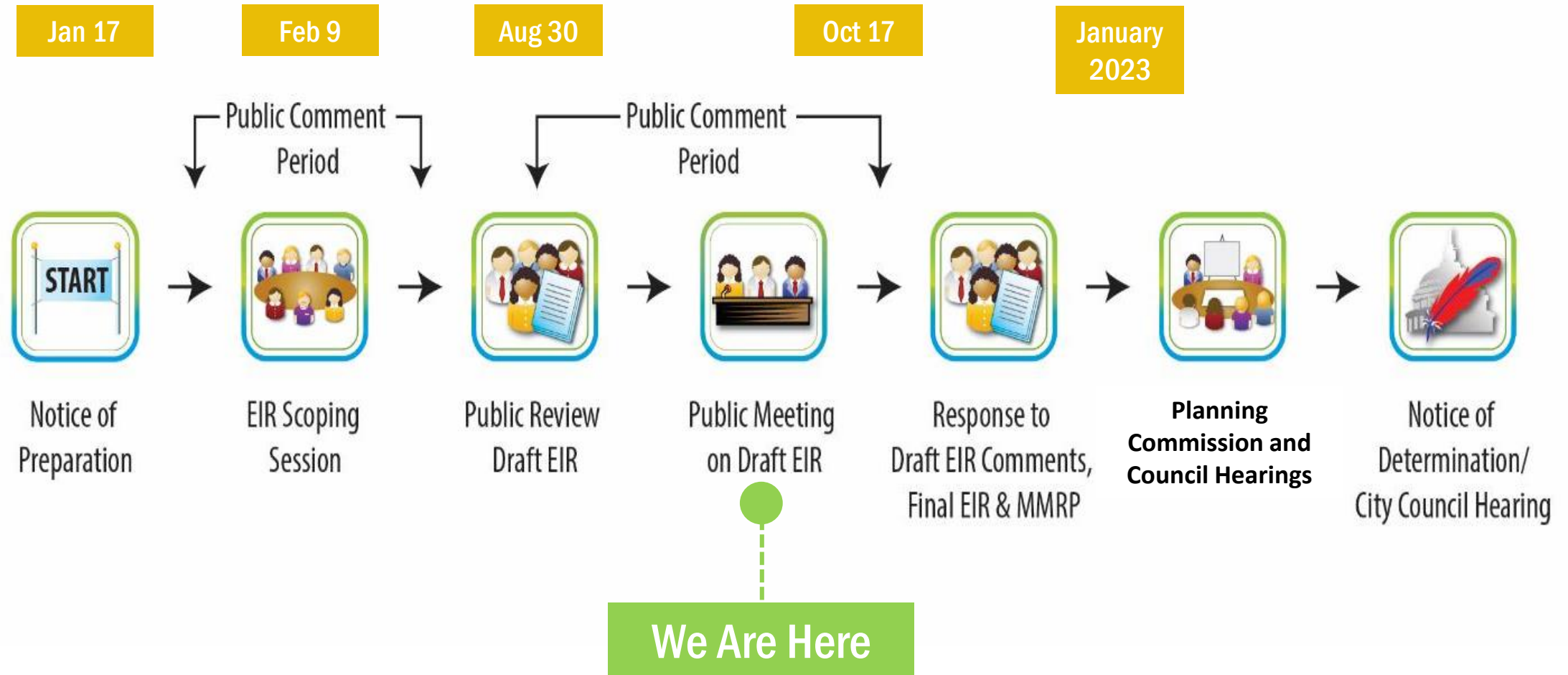
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Environmental Impact Report (EIR) Process



DEIR Project Description

The “proposed project” includes an estimate build-out, which includes:

1. EIR Site Inventory;
2. Implementation Programs (Middle Housing and Southside rezoning)

The Project Objectives are:

1. Adopt policies and programs that **meet the City’s RHNA** with the required buffer, provide additional housing opportunities, **remove governmental constraints** on housing, and ensure ongoing compliance with State Housing Element law.
2. Adopt policies and programs to **encourage the development of affordable housing** at a range of income levels;
3. Encourage the development of **housing with access to transit, jobs, services, and community benefits** in a manner that distributes affordable and special needs housing in high resource neighborhoods and **affirmatively furthers fair housing**.
4. Identify housing policies and programs that will **conserve and rehabilitate existing units**, provide services to **increase housing opportunities** for all residents of Berkeley, and **increase the energy efficiency** of both current and future housing units.



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EIR Project Description: Estimated Buildout

| Proposed Project | Units |
|--------------------------------------|---------------|
| EIR Sites Inventory | |
| Likely Sites | 4,685 |
| Pipeline Sites | 2,415 |
| Opportunity Sites | 8,053 |
| Implementation Programs | |
| Middle Housing | 1,745 |
| Southside Zoning Modification | 1,000 |
| Ashby and North Berkeley BART | 1,200 |
| Overall EIR Buildout | 19,098 |

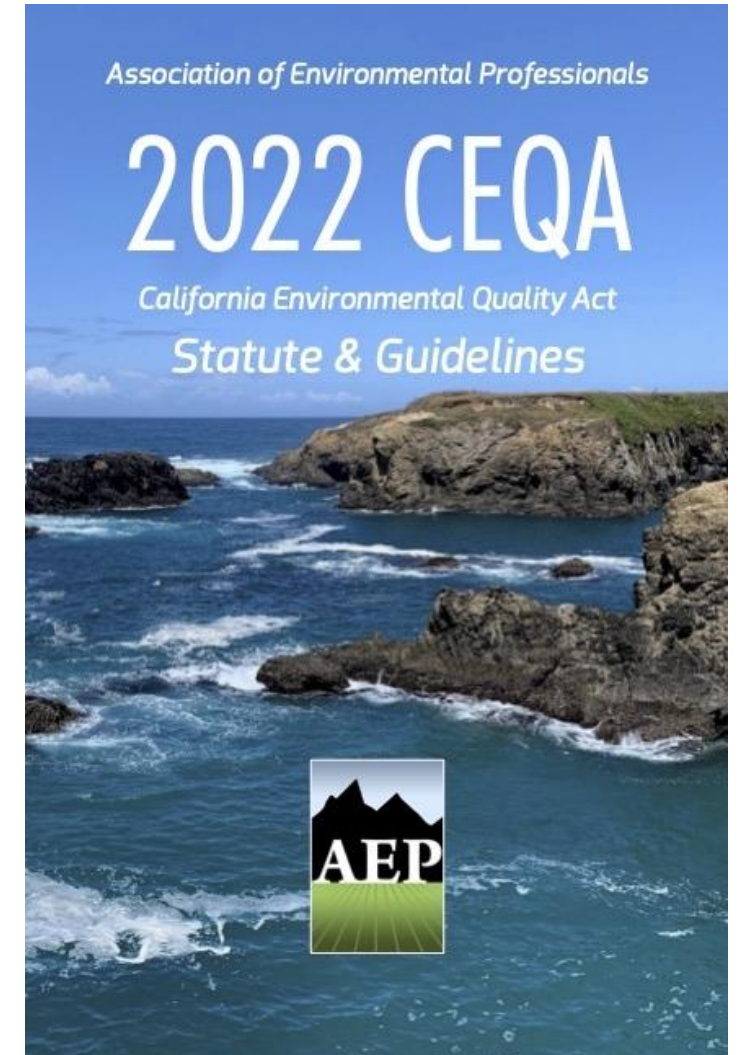
EIR Site Inventory includes *more development* than the Housing Element inventory.

EIR should analyze *maximum reasonably foreseeable development* scenario so as not to understate environment effects.

EIR should consider possibility of State density bonus and other streamlining programs.

DEIR: Environmental Impacts

- CEQA stipulates what environmental topics are analyzed
- EIR states what thresholds are used to determine whether an environmental impact is Significant or Less than Significant
- Significant impacts must be mitigated to Less than Significant, if feasible
- Less than Significant impacts do not have to be mitigated



DEIR: Less than Significant Impacts Without Mitigation

| | |
|---|--|
| | |
| Aesthetics | Hazards and Hazardous Materials |
| Agriculture and Forestry Resources | Hydrology and Water Quality |
| Biological Resources | Mineral Resources |
| Cultural Resources: <ul style="list-style-type: none">• Archeological Resources• Human Remains | Noise: <ul style="list-style-type: none">• Operational• Vibration |
| Energy | Population and Housing |
| Geology and Soils | Public Services and Recreation |
| Greenhouse Gas Emissions | Transportation |

DEIR: Less than Significant Impacts With Mitigation

| Resource Area | Conditions of Approval/Mitigation |
|----------------------------------|--|
| Air Quality | AQ-1: Construction Emissions Reduction Measures AQ-2: Construction Health Risk Assessment AQ-3: TAC Exposure Reduction Building Measures |
| Geology and Soils (Paleontology) | GEO-1: Protection of Paleontological Resources |
| Tribal Cultural Resources | TCR-1: Tribal Cultural Monitoring |

DEIR: Significant and Unavoidable Impacts

Cultural Resources

- Unidentified historic-period resources
- DEIR Mitigation Measures:
 - CUL-1: Historic Contact Statement, Cultural Resources Survey and Designations
 - CUL-2: Historical Resources Discretionary Review

Noise (Construction-Related)

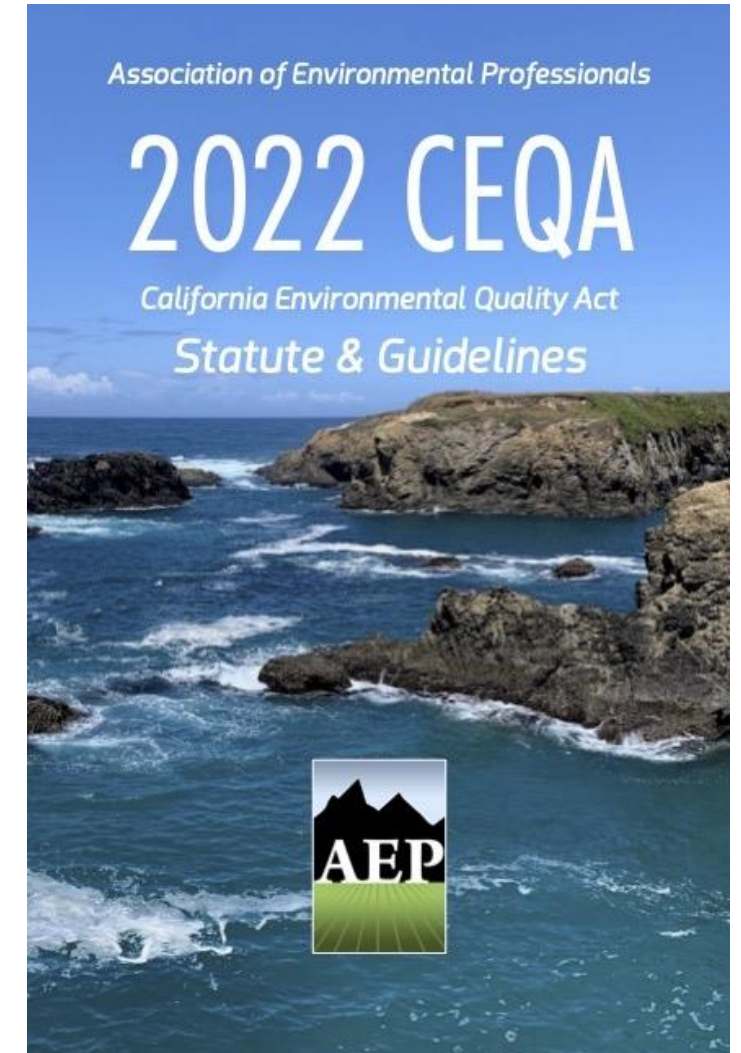
- City Conditions of Approval may not reduce noise levels below thresholds for every project.

Wildfire

- The addition of new residents complicates evacuation, exposes more people to wildfire risk and could expose people and structures to terrain and slope risks.
- DEIR Mitigation Measure:
 - W-1 Underground of Power Drops in the VHFHSZ

DEIR: Alternatives

- CEQA requires a range of conceptual alternatives and a comparison of environmental impacts
- Alternatives should reduce or eliminate environmental impacts, while also meeting project objectives
- DEIR includes three Alternatives
 1. No Project Alternative
 2. No Rezoning in the Hills Overlay Alternative
 3. No Middle Housing Rezoning Alternative



DEIR: Comparison of Alternatives

| | Buildout (Units) | Environmental Effects Summary |
|--|---------------------|--|
| Proposed Project | 19,098 | |
| Alternative 1 No Project | 12,450 (-6,648) | Reduced effects when compared to the proposed project. |
| Alternative 2 No Rezoning in Hills Overlay | 19,098 | Similar to the proposed project |
| Alternative 3 No Middle Housing Rezoning | 17,350 (-975) | Reduced effects when compared to the proposed project. |
| No Alternative eliminates Significant and Unavoidable Noise, Cultural Resource or Wildfire impacts | | |

Environmental Impact Report (EIR) Process



We Welcome Comments Regarding:

- Information, analysis or conclusions of the Draft EIR;
- Proposed Mitigation Measures to avoid or reduce environmental effects; and
- Proposed Alternatives to avoid or reduce environmental effects

Please submit written comments by **Monday, October 17, 2022** to:

Justin Horner
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

Or via email jhorner@cityofberkeley.info

List of CEQA Topics

■ Agriculture and Forestry Resources

■ Biological Resources

■ Cultural Resources

■ Geology and Soils

■ Energy

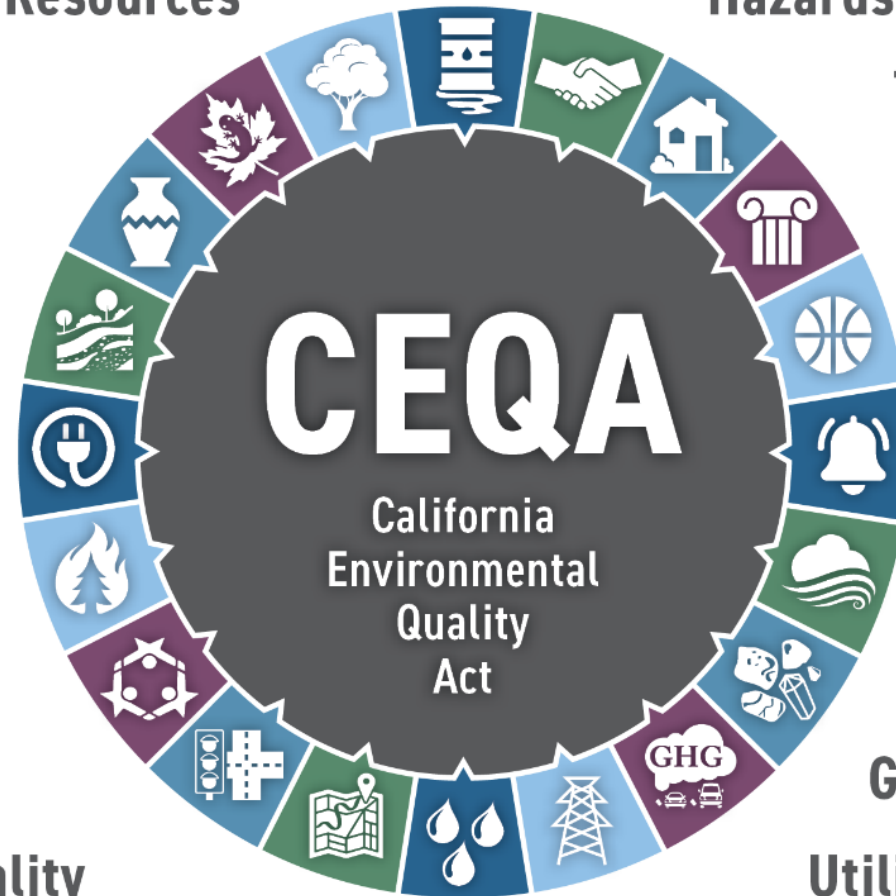
■ Wildfire

■ Public Services

■ Transportation

■ Land Use and Planning

■ Hydrology and Water Quality



Hazards and Hazardous Materials ■

Tribal Cultural Resources ■

Population and Housing ■

Aesthetics/Visual ■

Recreation ■

Noise ■

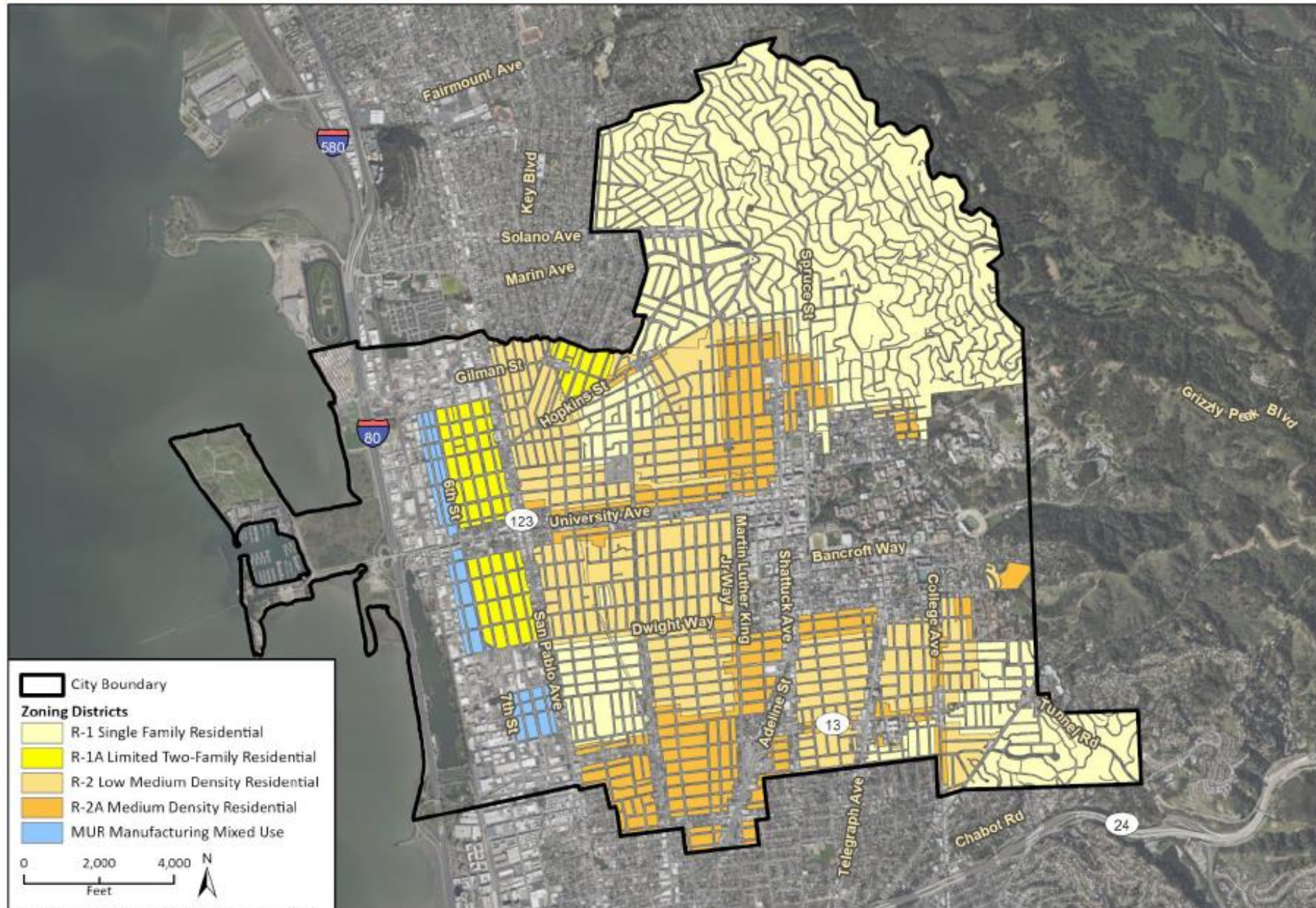
Air Quality ■

Mineral Resources ■

Greenhouse Gas Emissions ■

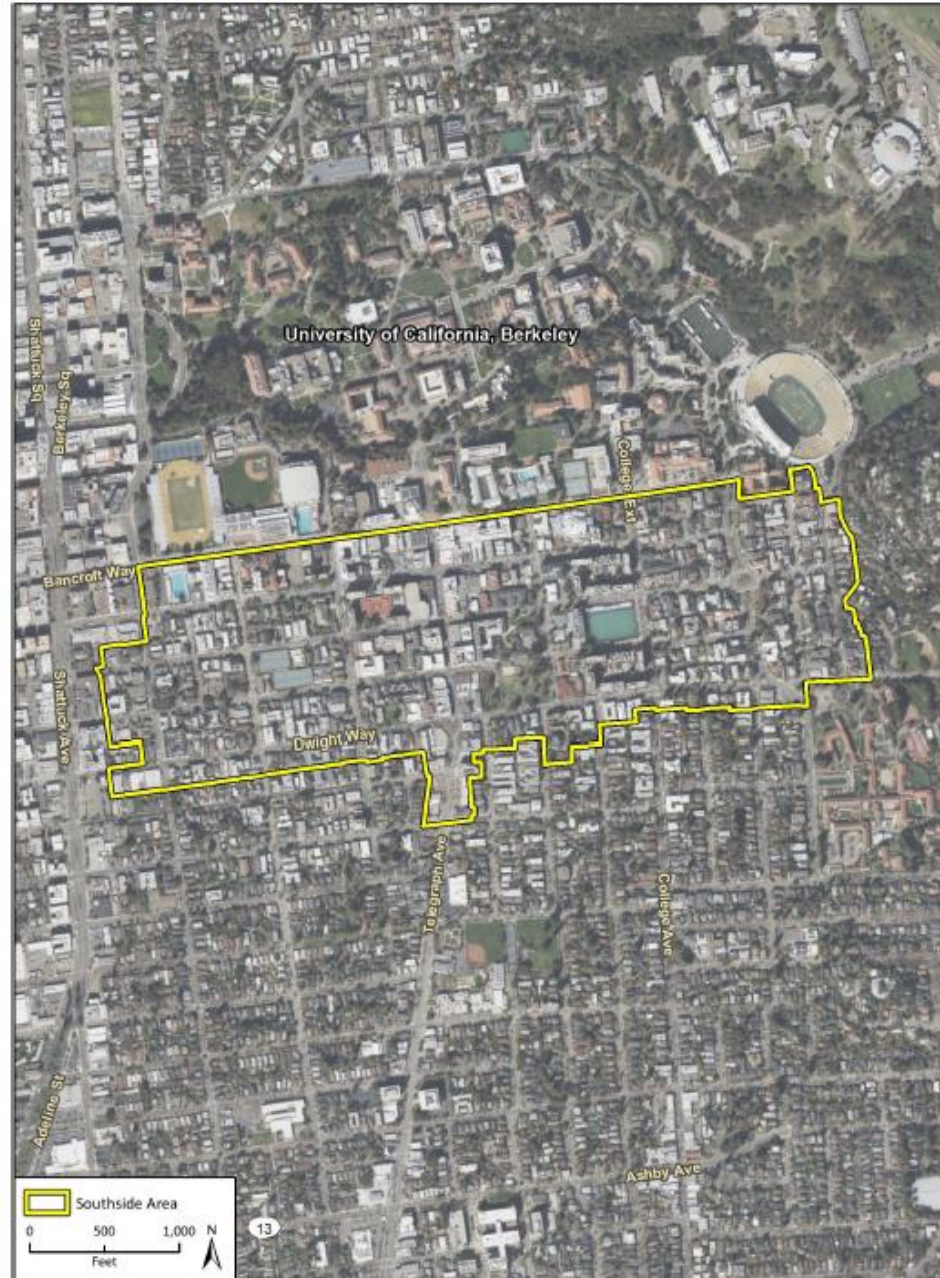
Utilities and Service Systems ■

Figure 2-5 Middle Housing Rezoning Districts

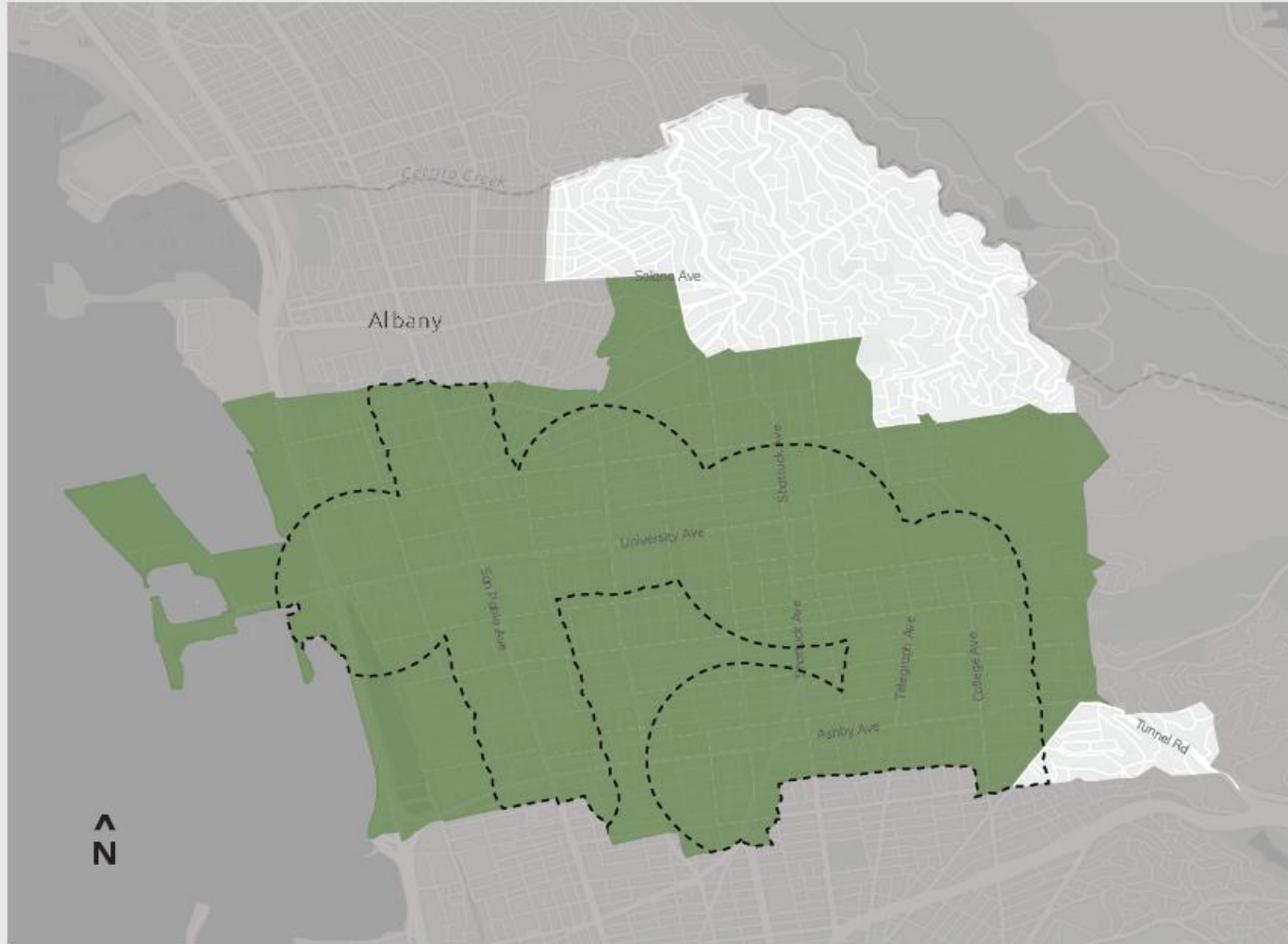


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Figure 2-6 Southside Area



Household VMT Per Capita, 2020



VMT per Resident:

■ at least 15% below Bay Area average

Transit Priority Areas:

▭ 1/2 mi from rail stations or 1/4 mi from bus stops with service at least every 15min