

**Comparative Impact Assessment Strategies for Land Use**

<b>Components</b>	<b>CEQA Environmental Impact Assessment (Planning Department)</b>	<b>Socio-Economic Analysis (Planning Dept)</b>	<b>HIA of Eastern Neighborhoods Rezoning (SFDPH)</b>	<b>Highlighted issues on scoping meeting comments</b>
Objectives	To identify significant adverse effects of environmental changes; identify and ensure mitigation; identify and evaluate project alternatives with regards to environmental effects	To identify, predict, and document the socio-economic changes related or influenced by the proposed zoning alternatives	To identify the impacts of proposed rezoning policy on people and communities; to make recommendation for zoning controls, specific plans, and related changes in transportation and public infrastructure in order to protect and promote public health; to increase awareness of urban planning—public health relationships; to test a model practice that may provide lessons for community planning, public involvement, and EIA practice	<p><i>General</i></p> <ul style="list-style-type: none"> <li>- “Community [does not] need a ‘cookie-cutter EIR.’”</li> <li>“We want [you] to consider socio-economic, cultural issues that people are raising...”</li> <li>-“Cumulative impacts must assess adjacent Transbay and Mission Bay areas, including the proposed new hospital in Mission Bay.”</li> </ul> <p><i>Project definition</i></p> <ul style="list-style-type: none"> <li>- PDR definitions should be more flexible to provide for more employment opportunities.</li> </ul> <p><i>Land use</i></p> <ul style="list-style-type: none"> <li>-NEMIZ is fundamentally different from remainder of the Mission District in terms of existing land uses: NEMIZ is a vibrant, mixed-use area, and should be treated differently from the rest of the Mission</li> </ul> <p><i>Population</i></p> <ul style="list-style-type: none"> <li>-Affordable housing must be addressed. Affordable housing for families needed. Address affordable housing for people making between 60 percent and 80 percent of median income. Affordable housing is needed for seniors</li> <li>- EIR should evaluate which option will increase affordable housing and protect/increase quality jobs for Mission residents—who loses and who benefits under each option.</li> <li>- EIR should address whether increased density in Mission Street corridor means increased market-rate housing, which translates to higher income residents. Also, how would this affect locally based small business that serves the existing Mission community? There is currently an overabundance of night use, non-local business.</li> </ul> <p><i>Transportation</i></p> <ul style="list-style-type: none"> <li>- Transportation analysis should focus less on vehicle LOS and more on pedestrian safety, livable neighborhoods</li> <li>- The Plan should promote alternative means of travel, including walking and bicycling. EIR should evaluate which option will promote walkability</li> </ul> <p><i>Utilities and services</i></p>
Institutional Setting	Legally required by California law prior to project or plan approval	Discretionary analysis requested by Planning Commission based on public interest	Discretionary analysis based on public and Planning Commission interest; Convened by public agency (SFDPH)	
Scope	The focus is on potentially adverse changes in the physical environment. Scope of the analysis is constrained by procedural requirements and past practice. Eastern Neighborhood EIR proposed analysis includes: (1) Transportation, including a description of existing conditions and estimates of new vehicle, transit trip generation; (2) Air Quality, including evaluation of the consistency between the plans and regional air quality plans; (3) Noise, including evaluation of noise impacts on residential uses; (4) Cultural Resources, including impacts on landmarks and historical districts; (5) Visual Quality and Shadow; (6) Hydrology and Water Quality, including storm water outfalls; (7) Hazardous Materials, including an evaluation of permitted and	Focus on indirect economic, fiscal, and demographic effects of planning. The relation of these effects to human health is indirect (e.g., job loss); scope determined by Planning staff and constrained by available methods and financial resources	Focus on social, economic, environmental determinants of human health; impacts of concern determined by stakeholder Council originally selected by project planning team. Analyses include: (1) Housing design and location and indoor/outdoor air quality (2) Vehicle volumes and pedestrian injuries (3) Public transit access and health care utilization (4) Housing adequacy and social cohesion (5) Parks and physical activity (6) Natural spaces and recovery from illness (7) Neighborhood schools and student achievement (8) Building design and violence (9) Social segregation and premature mortality (10) Access to food resources and healthy nutrition (11) Access to child care and child development	

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	expected hazardous materials uses; (8) Land Use, including environmental effects from the displacement of businesses; and (9) Employment, Population and Housing			<ul style="list-style-type: none"> <li>- The need for parks and open space must be addressed before new residential development can be allowed to come on line.</li> <li>- More open space is needed, including pedestrian-oriented spaces such as Second Street.</li> <li>- Open space should be carefully defined—is it a widened sidewalk or a rooftop garden?</li> </ul>
Research Methods	Checklists; Secondary data analysis, quantitative modeling; expert predictions. Will also include some area specific primary data collection and analysis (e.g., traffic counts for transportation analysis)	Primary and secondary data analysis; limited qualitative methods and focus groups	Literature review; secondary data analysis; quantitative analysis and forecasting; qualitative methods; group deliberative processes; policy analysis; consensus building methods	
Role(s) of the public	The public has opportunities to comment verbally and in writing at specific stages in the assessment process. This includes public scoping meetings at the start of the environmental review process and comment on the Draft EIR. The Final EIR must include responses to all comments on the Draft EIR	HIA stakeholders will be tapped to participate in focus groups	Stakeholder Council is established with representatives of public agencies, for-profit and non-profit organizations; lay residents are also actively recruited and trained for participation on the Council; affected populations may be sampled as respondents for surveys and focus groups; the Council also may hold public hearings	
Role of experts and evidence	Experts and consultants do discipline specific research and provide analysis and interpretation	Consultants conduct research and analysis and provide interpretation in partnership with Planning staff	Process primarily values experiences of Community Council members as expertise; project staff conducts research and collects data/evidence for Council to review; where necessary the process uses disciplinary and content experts to respond to stakeholder questions	