

## 6. CEQA-Mandated Assessment

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This chapter provides an overview of the impacts of the proposed project based on the analyses presented in Chapters 4 through 5 of this Draft Environmental Impact Report (Draft EIR). The topics covered in this chapter include growth inducement, unavoidable significant impacts, and significant, irreversible changes. A more detailed analysis of the effects the proposed project would have on the environment and proposed mitigation measures to minimize significant impacts are provided in Chapters 4.1 through 4.14, of this Draft EIR.

### 6.1 IMPACTS FOUND NOT TO BE SIGNIFICANT

California Environmental Quality Act (CEQA) Guidelines Section 15128 allows for no analysis of environmental issues for which there is no likelihood of significant impact. Section 4.2, Format of Environmental Analysis, in Chapter 4, Environmental Evaluation, of this Draft EIR, provides a detailed explanation for the reasoning by which it was determined that adoption and implementation of the proposed project would result in no impacts with respect to agricultural, forestry or mineral resources.

### 6.2 SIGNIFICANT AND UNAVOIDABLE IMPACTS

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts that cannot be avoided, even with the implementation of feasible mitigation measures. As detailed in Chapter 4.2, Air Quality, and Chapter 4.13, Transportation and Circulation, of this Draft EIR, environmental impacts associated with the proposed project were found to be significant and unavoidable. These impacts are described in Table 6-1, below.

**TABLE 6-1**      **SIGNIFICANT AND UNAVOIDABLE IMPACTS OF THE PROPOSED PROJECT**

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#### **Air Quality**

**Impact AQ-2:** Despite implementation of the proposed Mitigation Measure AQ-2 identified in Chapter 4.2, Air Quality, of this Draft EIR, criteria air pollutant emissions associated with the proposed project would cause a substantial net increase in emissions that exceeds the Bay Area Air Quality Management District (BAAQMD) regional significance thresholds.

**Impact AQ-3:** Despite implementation of the proposed Mitigation Measure AQ-2 identified in Chapter 4.2, Air Quality, criteria air pollutant emissions associated with the proposed project would cause a substantial net increase in emissions that exceeds the BAAQMD regional significance thresholds and could cumulatively contribute to the non-attainment designations of the San Francisco Bay Area Air Basin (SFBAAB).

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#### **Transportation and Circulation**

**Impact TRANS-1a:** In order to improve operation to LOS D, the City should add an additional eastbound through lane onto Hoen Avenue Frontage Road, along with widening of Hoen Avenue Frontage Road downstream of the intersection to include two eastbound lanes.

**Impact TRANS-1b:** On Farmers Lane under Future plus Project conditions, the project is anticipated to cause a 1-mile per hour reduction in average southbound speeds during the PM peak hour, and is anticipated to cause operation to drop from LOS D to LOS E in the southbound direction during the AM peak hour.

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## CEQA-MANDATED ASSESSMENT

TABLE 6-1 SIGNIFICANT AND UNAVOIDABLE IMPACTS OF THE PROPOSED PROJECT

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### Air Quality

**Impact TRANS-1c:** The Farmers Lane/Fourth Street-Sonoma Highway intersection (#1) is projected to operate unacceptably at LOS E during the AM and PM peak hours without the project and with the addition of project traffic would drop to LOS F during the AM peak hour.

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## 6.3 GROWTH INDUCEMENT

Section 15126.2(d) of the CEQA Guidelines requires that an EIR discuss the ways in which a proposed project or the construction of additional housing, either directly or indirectly, could foster economic or population growth in the surrounding environment. Typical growth inducing factors might include the extension of urban services or transportation infrastructure to a previously unserved or under-served area, or the removal of major barriers to development. This section evaluates the proposed project's potential to create such growth inducements. Not all aspects of growth inducement are negative; rather, negative impacts associated with growth inducement occur only where the growth associated with the proposed project would cause adverse environmental impacts.

The adoption and implementation of the proposed project would involve direct growth inducement through the construction of 47.2 acres of park and recreational uses including open space, 244 multi-family units and 12,000 square feet of commercial space, which could generate up to 632 new residents and 40 new employees. However, as discussed in Chapter 4.11, Population and Housing, the future new residents and employees represent less than one percent of the projected growth in the city. In addition, the proposed project is not expected to result in indirect growth inducement because all development associated with the proposed project would occur on the project site.

Future development of the proposed project would involve demolition and construction activities that could generate some temporary employment opportunities; however, given the temporary nature of such opportunities, it is unlikely that construction workers would relocate to Sunnyvale as a result of the proposed project. Thus, the proposed project would not be considered growth-inducing from an employment perspective.

## 6.4 SIGNIFICANT AND IRREVERSABLE CHANGES

Section 15126.2(c) of the CEQA Guidelines requires an EIR to discuss the extent to which the proposed project would commit nonrenewable resources to uses that future generations would probably be unable to reverse. The three CEQA-required categories of irreversible changes are discussed below.

## CEQA-MANDATED ASSESSMENT

### 6.4.1 CHANGES IN LAND USE THAT COMMIT FUTURE GENERATIONS

As described in detail in Chapter 3, Project Description, of this Draft EIR, the proposed project generally maintains the land use pattern of the General Plan 2035 and applies land uses in the Southeast Greenway Area. The General Plan 2035 provides development allocations for buildout of the city through the year 2035. The proposed project includes future development under the proposed project that would be located on vacant underutilized land located in an urbanized setting. Once future development under the proposed project occurs, it would not be feasible to return the developed land to its existing (pre-project) condition. Therefore, at least some of the development allowed under the proposed project would most likely lead to irreversible changes in land use.

### 6.4.2 IRREVERSABLE DAMAGE FROM ENVIRONMENTAL ACCIDENTS

Potential environmental accidents of concern include those that would have adverse effects on the environment or public health due to the nature or quantity of material released during an accident and the receptors exposed to that release. Demolition and construction activities associated with implementation of the proposed project would involve some risk for environmental accidents. However, these activities would be monitored by City, State, and federal agencies, and would follow professional industry standards for safety and construction. Additionally, the land uses proposed by the project would not include any uses or activities that are likely to contribute to or be the cause of a significant environmental accident. As a result, the proposed project would not pose a substantial risk of environmental accidents.

### 6.4.3 LARGE COMMITMENT OF NONRENEWABLE RESOURCES

Consumption of nonrenewable resources includes issues related to increased energy consumption, conversion of agricultural lands, and lost access to mining reserves. The proposed project would require water, electric, and gas service, as well as additional resources for construction. Additionally, the ongoing operation of the proposed project would involve the use of nonrenewable resources. Construction and ongoing maintenance of the proposed project would irreversibly commit some materials and nonrenewable energy resources. Materials and resources used would include, but are not limited to, nonrenewable and limited resources such as oil, gasoline, sand, gravel, asphalt, and steel. These materials and energy resources would be used for infrastructure development, transportation of people and goods, as well as utilities. During the operational phase of the proposed project (post-construction), energy sources including oil and gasoline would be used for lighting, heating, and cooling of residences, as well as transportation of people to and from the project site.

However, the proposed project would include several features that would offset or reduce the need for nonrenewable resources. The proposed project would be required to comply with all applicable building and design requirements, including those set forth in California Code of Regulations Title 24 relating to energy conservation. In compliance with CALGreen, the State's Green Building Standards Code, the proposed project would be required to reduce water consumption by 20 percent, divert 50 percent of construction waste from landfills, and install low pollutant-emitting materials. In addition, buildings that

## **CEQA-MANDATED ASSESSMENT**

are constructed in accordance with the Building and Energy Efficiency Standards (Title 24, Part 6) are 25 percent (residential) to 30 percent (non-residential) more energy efficient than those constructed under the prior 2008 standards as a result of better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses. The proposed project would also apply environmentally sustainable standards for demolition, construction, and operation.

Although the construction and ongoing operation of the proposed project would involve the use of nonrenewable resources, through the inclusion of energy-conserving project features and compliance with applicable standards and regulations, the proposed project would not represent a large commitment of nonrenewable resources.

The project site does not contain any agricultural land or a mining reserve, so it would not affect those natural resources (See Section 4.2, Format of Environmental Evaluation, in Chapter 4, Environmental Evaluation, of this Draft EIR).