
18. OTHER CEQA-REQUIRED ASSESSMENT CONSIDERATIONS

This chapter summarizes the EIR findings in terms of the assessment categories required by Section 21100 of the California Environmental Quality Act (CEQA). The findings of this EIR are summarized below in terms of DPP-related "growth inducement," "unavoidable significant adverse impacts," "irreversible environmental changes," and "effects found not to be significant."

18.1 GROWTH INDUCEMENT

Section 21100(b)(5) of CEQA requires that an EIR include information regarding the growth-inducing impacts of the proposed project. CEQA Guidelines section 15126.2(d) states that an EIR shall: *"Discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing either directly or indirectly, in the surrounding environment....It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment."*

The DPP would allow for the construction of up to 2,500 additional housing units and up to 401,000 square feet of net new non-residential development within the DPP area, resulting in an estimated 5,500 new residents. This population increase would not in itself constitute a significant adverse environmental impact.¹

Growth in Downtown Redwood City under the DPP would generate jobs, personal income, and revenue to the City, and in turn induce additional growth within Redwood City, San Mateo County and the region through an economic "multiplier effect". This economic multiplier effect would generate additional indirect jobs and additional personal income locally and regionally.

New road, transit and other infrastructure investments within the Downtown as part of the implementation of the DPP may also accommodate growth outside the proposed DPP area. Also, growth within the DPP area may increase the market potential for infill development and redevelopment within surrounding areas. The potential impacts of growth within Redwood City and growth and change within the Draft New General Plan focus areas have been evaluated at a program level within the Redwood City New General Plan EIR.

Because development within the DPP area, and potential induced growth outside the DPP area due to enhanced development potential on adjacent land and increased economic activity, would generally be already contemplated in and consistent with adopted plans and the environmental documents prepared for those plans, it would not represent growth for which adequate planning has not occurred.

¹CEQA Guidelines section 15126.2(d) states that an EIR shall: *"Discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing either directly or indirectly, in the surrounding environment....It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment."*

Growth inducement is also discussed in chapter 5, Population and Housing, of this EIR.

18.2 UNAVOIDABLE SIGNIFICANT IMPACTS

CEQA Guidelines section 15126.2(b) requires that an EIR discuss "significant environmental effects which cannot be avoided if the proposed project is implemented." Unavoidable significant impacts are those that would not be reduced to a less-than-significant level by the mitigation measures recommended in this EIR.

Mitigation measures have been recommended to reduce identified significant impacts associated with the DPP to a less-than-significant level, with the exception of the following unavoidable significant impacts:

- **Impact 7-2: Impacts of Development on Properties that Contain Historic Resources.**
- **Impact 9-1: Project Impact on El Camino Real/Whipple Avenue Intersection.**
- **Impact 9-2: Project Impact on El Camino Real/Jefferson Avenue Intersection.**
- **Impact 9-3: Project Impact on Main Street/Woodside Road Westbound Ramps Intersection.**
- **Impact 9-4: Project Impact on Middlefield Road/Woodside Road Intersection.**
- **Impact 9-5: Project Impact on Broadway/Woodside Road Intersection.**
- **Impact 9-7: Project Impact on Veterans Boulevard/Woodside Road Intersection.**
- **Impact 9-8: Project Impacts on Freeway Segments.**
- **Impact 9-10: Cumulative Impact on El Camino Real/Whipple Avenue Intersection.**
- **Impact 9-11: Cumulative Impact on El Camino Real/Jefferson Avenue Intersection.**
- **Impact 9-12: Cumulative Impact on Main Street/Woodside Road Westbound Ramps Intersection.**
- **Impact 9-13: Cumulative Impact on Middlefield Road/Jefferson Avenue Intersection.**
- **Impact 9-14: Cumulative Impact on Middlefield Road/Main Street Intersection.**
- **Impact 9-15: Cumulative Impact on Middlefield Road/Woodside Road Intersection.**
- **Impact 9-16: Cumulative Impact on Broadway/Walnut Street Intersection.**
- **Impact 9-17: Cumulative Impact on Broadway/Chestnut Street Intersection.**
- **Impact 9-18: Cumulative Impact on Broadway/Woodside Road Intersection.**

- **Impact 9-19: Cumulative Impact on Bay Road/Woodside Road Intersection.**
- **Impact 9-20: Cumulative Impact on Bradford Street/Main Street Intersection.**
- **Impact 9-22: Cumulative Impact on Veterans Boulevard/Woodside Road Intersection.**
- **Impact 9-23: Cumulative Impacts on Freeway Segments.**
- **Impact 9-24: Cumulative Impact on Freeway Ramp Operations.**
- **Impact 13-1: Flooding Impacts Related to Sea Level Rise.**

18.3 IRREVERSIBLE ENVIRONMENTAL CHANGES

CEQA Guidelines section 15126.2(c) requires that an EIR also discuss *"significant irreversible environmental changes which would be caused by the proposed project should it be implemented."*

The DPP would commit future generations to an increase in development intensity and changes in land use and visual character within Downtown Redwood City. Given the significant public and private investments in buildings and other improvements associated with these changes, and the anticipated lifetime of these improvements, these changes would not be likely to be reversed or significantly changed for many years to come.

Development under the DPP would not be expected to involve significant quantities of hazardous materials, nor other potential for environmental accidents. While new uses within the DPP area may involve the use, transport, storage and disposal of hazardous materials, such activities would comply with existing federal, State and County regulations and standards, and the routine practices of regulatory and oversight agencies, which would reduce the likelihood and severity of environmental accidents which could result in irreversible environmental damage.

Redevelopment activities and development under the DPP would irreversibly commit construction materials and non-renewable energy resources to the purposes of the projects. These energy resource demands would be used for demolition, construction, transportation of people and goods, heating, ventilation and air conditioning, lighting, and other associated energy needs. Because development facilitated by the DPP would be required to comply with California Code of Regulations Title 24 energy regulations, the DPP would not be expected to result in the use of energy in a wasteful, inefficient, or unnecessary manner.

Non-renewable and slowly renewable resources used by projects that implement the DPP would include, but are not limited to, lumber and other forest products; sand and gravel; asphalt; petrochemical construction materials; steel; copper; lead and other metals; water; etc. DPP impacts related to consumption of non-renewable and slowly renewable resources are considered to be less than significant because future development projects would not use unusual amounts of energy or construction materials.

The DPP may result in the loss of historic resources, as described in chapter 7 (Cultural and Historic Resources) of this EIR.

The DPP may result in the loss of heritage trees as defined by the City's Tree Preservation Ordinance (Municipal Code chapter 35), as discussed in chapter 15 (Biological Resources) of this EIR.

18.4 EFFECTS FOUND NOT TO BE SIGNIFICANT

Section 15128 of the CEQA Guidelines requires that the EIR "contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR." This EIR discusses all of the environmental topic areas included in CEQA Guidelines Appendix G (Environmental Checklist Form), with the potential significance of each impact evaluated in the appropriate EIR chapter (e.g., chapter 4--Aesthetics, chapter 5--Air Quality, etc.), with the exception of the following environmental topics:

- ***Agricultural Resources (item II in CEQA Appendix G):*** No agricultural uses are located within the DPP area. According to the San Mateo County Important Farmlands Map, the DPP site does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No portion of the DPP site is zoned for agricultural use, nor is any portion of the site under a Williamson Act contract. Therefore, the DPP would not result in any impact on farmland.
- ***Mineral Resources (item X in CEQA Appendix G):*** No significant mineral deposits are identified in the DPP area. Therefore, the DPP would not result in any impact on mineral resources.