

CHAPTER VI

IMPACT OVERVIEW

A. SIGNIFICANT UNAVOIDABLE ENVIRONMENTAL IMPACTS

The Abbott Laboratories West Coast Research Center project, if implemented, could result in significant adverse environmental impacts. Mitigation measures proposed as part of the project, as well as measures identified by this EIR, would avoid or reduce most of the impacts to less-than-significant levels. The following significant adverse impacts would be unavoidable, even with the implementation of the mitigation measures proposed as part of the project and identified in this report:

- **Impact D.4:** The proposed project would increase the traffic volume-to-capacity ratios on area freeways.
- **Impact D.9b (and D.9c):** The proposed project would increase vehicle delays at area intersections under cumulative (2020) conditions. Specifically, at the intersections of Middlefield Road / Woodside Road [#11], and Bay Road / Woodside Road [#12].
- **Impact D.11:** The proposed project would increase traffic volumes on area freeways.
- **Impact L.1:** The proposed project would increase demand for water in Redwood City.
- **Impact L.10:** The proposed project would contribute to cumulative impacts on the availability of domestic water supply.

B. CUMULATIVE IMPACTS

CEQA defines cumulative impacts as two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The cumulative impact analysis is intended to describe the “incremental impact of the project when added to other, closely related past, present, or reasonably foreseeable probable future projects” and can result from “individually minor but collectively significant projects taking place over a period of time (*Guidelines* Sec. 15355).”

The cumulative impact analyses in this document are based on a cumulative growth scenario that incorporates both reasonably foreseeable future development projects in the City of Redwood City and forecasts of regional employment and population growth developed by the Association of Bay Area Governments (ABAG). Cumulative impacts that may occur as a result of the project are discussed in the appropriate topical issue sections of Chapter IV, Environmental Setting, Impacts, and Mitigation Measures.

C. GROWTH-INDUCING IMPACTS

NET ADDITION OF ECONOMIC ACTIVITY

The proposed project would accommodate growth of business activity and employment at the project site. Employment growth onsite would be about 1,530 employees at full build-out of the project (see Section IV.M, Population, Jobs and Housing). Project employment growth would represent a net addition of growth in economic activity and employment in Redwood City.

If the project were not developed, it is likely that the growth of business activity and employment would instead occur elsewhere in the region, beyond the immediate area, possibly elsewhere in San Mateo County or in Santa Clara County. Thus, there would be differences in the location of economic activity within the region as a result of the project, but there would likely not be substantial differences in the overall amount of regional economic activity and job growth.

EMPLOYMENT GROWTH AND POPULATION

In the near term, it is likely that many of the jobs associated with the proposed project would be filled by people in the local labor market who are currently unemployed or underemployed. The Population, Jobs and Housing Section documents the magnitude of recent job losses and the current labor surplus conditions in San Mateo and surrounding counties. While the jobs offered by the proposed project would attract some new residents to the area, particularly over the longer-term, the numbers would be small in the context of the local housing market.

Population growth associated with the project would still be expected to occur in the region without the project. This is because the employment growth with which the project is associated would be expected to occur elsewhere in the region without the project, possibly elsewhere in San Mateo County. However, differences in the location of employment growth within the region or within San Mateo County would generally not result in corresponding differences in the location of population growth and associated housing demand and public service and infrastructure requirements. That is because jobs in any particular city draw workers from a larger, subregional and regional labor market area.

NEARBY AREA EFFECTS

The project, along with other approved and pending projects, would contribute to continued development in the Bayfront Area of Redwood City. The project would enhance the attractiveness of nearby bayfront properties for new development and would accelerate trends already in evidence there. The project, in combination with other approved and pending projects nearby, would generate demand for support services (business services, convenience retailing, eating and drinking establishments) in the immediate vicinity. Such uses could be accommodated in a portion of new development and/or planned space in the vicinity in existing development along major access routes to and from the area.

D. EFFECTS FOUND TO BE LESS THAN SIGNIFICANT

The environmental effects of the proposed project are identified and discussed in detail in Chapter IV, Environmental Setting, Impacts, and Mitigation Measures, and are summarized in the Summary of this report (see Initial Study in Appendix A for a discussion of issues not addressed in the EIR). Except for the significant unavoidable effects identified above, all other identified environmental effects of the project would be less than significant, or less than significant after implementation of identified mitigation measures. The following topics of analysis were found to have environmental effects that would be less than significant or less than significant after implementation of mitigation measures:

- Land Use and Planning Consistency
- Geology, Soils and Seismicity
- Hydrology, Water Quality and Drainage
- Air Quality
- Noise
- Aesthetics and Visual Quality
- Biological Resources
- Hazards and Hazardous Materials
- Public Services
- Cultural Resources
- Agricultural Resources
- Mineral Resources
- Population, Jobs, and Housing
- Recreation
- Growth Inducement

REFERENCES – Impact Overview

(The references cited below are available at the Redwood City Planning Services Department, 1017 Middlefield Road, Redwood City, California, unless specified otherwise below.)

Association of Bay Area Governments, *Projections 2002*, December 2001.

City of Redwood City, *Redwood City Strategic General Plan*, 1990.