

6. CEQA-Mandated Assessment

This chapter provides an overview of the impacts of the proposed project on the analysis presented in Chapters 4 through 5 of this Draft EIR. The topics covered in this chapter include impacts found not to be significant, growth inducement, significant and unavoidable impacts, and significant irreversible changes. A more detailed analysis of the effects the proposed Specific Plan would have on the environment and proposed mitigation measures to minimize significant impacts are provided in Chapters 4.1 through 4.14.

6.1 IMPACTS FOUND NOT TO BE SIGNIFICANT

The California Environmental Quality Act (CEQA) Guidelines Section 15128 allows environmental issues, for which there is no likelihood of significant impact to be briefly discussed and not analyzed further in the EIR. As described in Chapter 4, Environmental Evaluation, due to the location of the Specific Plan Area, no impacts would occur to agricultural, forestry, and mineral resources. Several topics were also found to have no impact for the following reasons:

- **Chapter 4.3, Biological Resources:** no adopted Habitat Conservation Plan or Natural Community Conservation Plans exist in the City of Hayward.
- **Chapter 4.5, Geology and Soils:** No fault rupture related impacts, and no soils unable to adequately support wastewater or sewer disposal systems.
- **Chapter 4.7, Hazards and Hazardous Materials:** No airport land use plan or public or private airport in the project vicinity, and not within the vicinity of a private airstrip.
- **Chapter 4.8, Hydrology and Water Quality:** No construction proposed in areas with a 100- or 500-year flood zone, and not located in the vicinity of risk of inundation by seiche, tsunami, or mudflow.
- **Chapter 4.9, Land Use and Planning:** No applicable habitat conservation or natural community conservation plan.

6.2 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 Specific Plan'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 Specific Plan would cause adverse environmental impacts.

CEQA-MANDATED ASSESSMENT

The proposed Specific Plan could involve direct growth inducement through the construction of a maximum of up to 3,427 new housing units. Assuming an average household size of 2.2 people per multi-family dwelling unit, the construction of 3,427 new multi-family dwelling units in the Specific Plan Area could bring as many as 7,539 new residents to the city. As described in Chapter 4.11, Population and Housing, since the Specific Plan Area itself is one of the five Priority Development Areas (PDAs) in Hayward (Downtown City Center PDA), in which the majority of new population growth is to be accommodated, the projected population growth under the proposed Specific Plan is in line with regional projections.

The proposed Specific Plan is not expected to result in indirect growth inducement because the additional housing units and population resulting from implementation of the proposed Specific Plan would not exceed regional projections. Additional employment growth would occur incrementally over a period of approximately 20 years and would be consistent with the regional planning objectives established for the Bay Area. The Specific Plan Area is a previously developed area in the highly urbanized City Center PDA as identified under the *Plan Bay Area*, and would not involve the extension of infrastructure or services to a previously unserved area.

Development of the proposed Specific Plan 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 Hayward as a result of the proposed Specific Plan. Thus, the proposed Specific Plan would not be considered growth-inducing from an employment perspective.

6.3 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. This section lists the impacts for the proposed Specific Plan that were found to be significant and unavoidable.

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

AIR QUALITY

Impact AQ-2.1: Construction activities associated with implementation of the proposed Specific Plan could potentially violate an air quality standard or contribute substantially to an existing or projected air quality violation.

Impact AQ-2.2: Operation of development projects accommodated under the proposed Specific Plan could contribute to an existing or projected air quality violation.

Impact AQ-3: Future potential development projects associated with the proposed Specific Plan could cumulatively contribute to the non-attainment designations of the San Francisco Bay Area Air Basin.

Impact AQ-4.1: Construction activities associated with potential future development projects accommodated under the proposed Specific Plan could expose nearby receptors to substantial concentrations of Toxic Air Contaminants.

GREENHOUSE GAS EMISSIONS

Impact GHG-1.1: Construction of future projects resulting from implementation of the proposed Specific Plan would generate greenhouse gas emissions, either directly or indirectly, that exceed the forecast year-2040 GHG emissions efficiency metric (2,811 MTCO₂e/year compared to 1,100 MTCO₂e/year).

CEQA-MANDATED ASSESSMENT

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

Impact GHG-1.2: The operation of future projects resulting from implementation of the proposed Specific Plan would generate GHG emissions, either directly or indirectly, that would exceed the forecast year-2040 GHG emissions efficiency metric.

NOISE

Impact NOISE-1: The construction of future projects in the Specific Plan Area could expose sensitive receptors to noise that exceeds the City's noise limits.

Impact NOISE-3: Implementation of the Specific Plan would result in a permanent substantial increase in ambient noise levels.

Impact NOISE-4: The construction of future projects in the Specific Plan Area could expose sensitive receptors to a substantial temporary increase in ambient noise levels.

TRANSPORTATION AND CIRCULATION

Impact TRANS-1: Implementation of the proposed project would cause or contribute to impacts at 16 intersections.

Impact TRANS-2.1: Implementation of the proposed project would cause or contribute to impacts at 14 MTS arterial and freeway segments.

Impact TRANS-2.2: Implementation of the proposed project would cause or contribute to impacts on 14 AC Transit bus lines in the area.

6.4 SIGNIFICANT IRREVERSIBLE 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.

6.4.1 CHANGES IN LAND USE THAT COMMIT FUTURE GENERATIONS

The proposed Specific Plan would guide future development in the Specific Plan Area, and could also involve the redevelopment of previously developed sites. The Specific Plan Area currently contains office, retail, industrial/non-retail, and residential uses. The proposed Zoning Code Update for the Specific Plan Area would guide redevelopment of the project site with mixed-use developments that would introduce new office, retail, and residential uses to the Specific Plan Area. Because the Specific Plan Area is already developed and is located in an urban area that already contains these uses, the proposed Specific Plan is not expected to result in any land use changes that would commit future generations to uses that are not already prevalent in the vicinity of the Specific Plan Area.

6.4.2 IRREVERSIBLE 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 Specific Plan would involve some risk for environmental accidents. However, these activities would be monitored by City, State, and federal agencies, and would follow

CEQA-MANDATED ASSESSMENT

professional industry standards for safety and construction. Additionally, the land uses proposed by the Specific Plan 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 Specific Plan 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 Specific Plan would require water, electric, and gas service, as well as additional resources for construction. Additionally, the ongoing operation of the proposed Specific Plan would involve the use of nonrenewable resources. Construction and ongoing maintenance of the proposed Specific Plan 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, and utilities. During the operational phase of the proposed Specific Plan (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 Specific Plan Area.

However, potential future development allowed from adoption and implementation of the proposed Specific Plan would include several features that would offset or reduce the need for nonrenewable resources. Additionally, potential future development in the Specific Plan Area would be required to comply with all applicable building and design requirements, including those set forth in Title 24 relating to energy conservation. In compliance with CALGreen, the State's Green Building Standards Code, potential future development would be required to reduce water consumption by 20 percent, divert 50 percent of construction waste from landfills, and install low pollutant-emitting materials. Potential future development would be required to submit a landscaping plan that groups plants with similar water, climatic, and soil requirements to conserve water and create a drought responsive landscape. Additionally, all potential future development would also apply environmentally sustainable standards for demolition, construction, and operation.

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

The Specific Plan Area does not contain any agricultural land or a mining reserve, so it would not affect those natural resources.