

## 6. CEQA Mandated Sections

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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 6 of this 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 Project would have on the environment and proposed mitigation measures to minimize significant impacts are provided in Chapters 4.3 through 4.12.

### 6.1 IMPACTS FOUND NOT TO BE SIGNIFICANT

Section 15128 of the State CEQA Guidelines states:

*“An EIR shall 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.”*

An Initial Study was prepared for the proposed Project in September 2013 and circulated with the NOP to interested agencies and the public. A copy of the Initial Study has been included in Appendix A of this Draft EIR. Based on the analysis contained in the Initial Study, it was determined that implementation of the proposed Project would not result in significant environmental impacts to the environmental impact topics listed below and therefore, are not discussed in detail in Chapters 4.3 through 4.12 of this Draft EIR.

- Aesthetics
  - Scenic resources within a State scenic highway
  - Light and glare
- Air Quality
  - Objectionable odors
- Agricultural and Forestry Resources
- Biological Resources
  - Riparian habitat/sensitive natural communities
  - Wetlands
  - Migratory wildlife corridors
- Cultural Resources
  - Human remains
- Geology and Soils
- Hazards and Hazardous Materials

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- Hydrology and Water Quality
- Land Use
  - Physically divide an established community
  - Conflict with a Habitat Conservation Plan/Natural Community Conservation Plan
- Mineral Resources
- Population and Housing
  - Induce substantial population growth
- Public Services
  - Schools
  - Parks
  - Libraries
- Recreation
- Transportation and Traffic
  - Changes to air traffic patterns
  - Inadequate emergency access
  - Conflict with adopted transportation plans
- Utilities and Service Systems

## 6.2 GROWTH INDUCEMENT

Section 15126.2(d) of the CEQA Guidelines requires that an EIR discuss the ways in which a proposed Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, 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 Project would cause adverse environmental impacts.

The proposed Project would involve direct growth inducement through the construction of 178 new housing units. Assuming an average household size of 2.14 people as projected by ABAG for Walnut Creek in 2025, the construction of 178 residential units on the Project site could bring as many as 381 new residents to the city. As described in Chapter 4.10, Population and Housing, development of the proposed Project would be consistent with regional planning efforts.

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. The Project site is a previously developed site in the highly urbanized Core Area of Walnut Creek, and would not involve the extension of infrastructure or services to a previously unserved area.

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 Walnut Creek as a result of the proposed Project. Thus, the proposed Project would not be considered growth-inducing from an employment perspective.

### 6.3 UNAVOIDABLE SIGNIFICANT 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 Chapters 4.3 through 4.12 of this Draft EIR, none of the environmental impacts associated with the proposed Project were found to be significant and unavoidable.

### 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 Project involves the redevelopment of a previously developed site. The Project site currently contains single family and multifamily residences. The Project would redevelop the site with four levels of multifamily residential over two levels of parking. Because the Project site is already developed and is located in an urban area with existing residential uses, the Project is not expected to result in any land use changes that would commit future generations to uses that are not already prevalent in the Project site vicinity.

#### 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 development 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.

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### 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 Project 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, 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. The landscaping plan for the proposed Project includes the use of trees compliant with CALGreen requirements for water conserving and non-invasive as defined by the California Invasive Plant Council (IPC). Additionally, the irrigation system is proposed to include the installation of a fully automated "SMART" irrigation controller with rain-sensor, the use of low precipitation/ low angle irrigation spray heads, and low volume drip tubing in conjunction with mulching to reduce evapotranspiration from the root zone. 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 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.