

## 6.0 OTHER CEQA CONSIDERATIONS

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In addition to the discussion of potential environmental effects of the Project that is contained in the previous sections of this EIR, Section 15126 of the California Environmental Quality Act (CEQA) Guidelines requires that an EIR include a discussion of significant environmental effects which cannot be avoided; significant irreversible changes that would result from a project; and growth-inducing impacts of a project. Section 15128 of the CEQA Guidelines also requires that an EIR briefly indicate that reasons various potential effects were not discussed in detail in the EIR. This section addresses these other CEQA considerations.

### 6.1 SIGNIFICANT EFFECTS THAT CANNOT BE AVOIDED

The analysis contained in this EIR has not identified any significant unavoidable impacts. For all significant effects identified, mitigation has been identified that could reduce the effects to a less than significant level.

### 6.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

The State CEQA Guidelines require an EIR to consider whether “uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely”.<sup>1</sup> “Nonrenewable resource” refers to the physical features of the natural environment, such as land, waterways, and mineral resources.

The construction and operation of the Project would require consumption of resources, including nonrenewable and slowly renewable resources. The Project would require a commitment of resources that would include (1) building materials; (2) fuel and operational materials/resources; and (3) the transportation of goods and people to and from the Project Site. Resources—such as lumber and other forest products, aggregate materials used in concrete (e.g., sand, gravel, and stone), natural gas, petroleum products, asphalt, petrochemical construction materials, steel, copper, and other metals—are generally considered nonrenewable resources. To varying degrees, the aforementioned materials are all readily available and some materials, such as asphalt or sand, and gravel, are abundant. Other commodities, such as metals, natural gas, and petroleum products, are also readily available, but they are also finite in supply, given the length of time required by the natural process to create them.

This resource consumption would be consistent with growth and anticipated change in the City, the County of Los Angeles, and the Southern California region as a whole. The demand for all such resources is expected to continue regardless of whether the Project is approved. The expected increases in the

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<sup>1</sup> State CEQA Guidelines Section 15126.2(c)

State's population would directly result in the need for more residential, retail, commercial, and industrial facilities to provide the needed services associated with this growth. If not consumed by this Project, natural and nonrenewable resources would likely be committed to other projects in the region intended to meet this anticipated growth. In addition, the Project would substantially enhance the efficiency of the buildings on the Project Site.

### 6.3 GROWTH-INDUCING IMPACTS

Section 15126.2 (d) of the California Environmental Quality Act (CEQA) Guidelines, as amended, requires that an environmental impact report (EIR) include a discussion of potential growth-inducing impacts of a project. Growth-inducing impacts are defined as the ways a project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. This could include projects that would remove obstacles to population growth or projects that may encourage and/or facilitate other activities which, either individually or cumulatively, could significantly affect the environment. CEQA emphasizes that growth is not necessarily considered beneficial, detrimental, or of little significance to the environment.

In general terms, a project may foster spatial, economic, or population growth in a geographic area if it meets any one of the following criteria:

- The project removes an impediment to growth (e.g., the establishment of an essential public service, or the provision of new access to an area).
- The project results in the urbanization of land in a remote location (leapfrog development).
- Economic expansion or growth occurs in an area in response to the project (e.g., changes in revenue base, employment expansion).
- The project establishes a precedent-setting action (e.g., a change in zoning or general plan amendment approval).

Should a project meet any one of these criteria, it may be considered growth inducing under CEQA.

Growth in an area could be induced through the removal of physical impediments or restrictions. Physical growth impediments may include nonexistent or inadequate access to an area or the lack of essential public services (e.g., water, sewer, or electrical service). The Project Site is within an already urbanized area with utilities and other infrastructure in place. The Project would not involve the extension of utilities or infrastructure into areas where they are not currently present. As such, Project implementation would not result in the removal of an impediment to growth.

The Project Site is surrounded by urbanized land uses. As such, no urbanization of land in remote locations would occur.

The Southern California Association of Governments (SCAG) has estimated that Pasadena's population will grow by 10 percent over the next 20 years. The projected population increase associated with the Project is well within the forecasted growth of Pasadena. As such, it would not result in substantial population growth. During project construction, a temporary increase in the number of workers would occur associated with the construction of the project. The population and employment growth associated with the project would be consistent with City plans and not regionally significant.

The Project approval actions do not enable growth on other sites nor set precedent for other projects.

## 6.4 EFFECTS FOUND NOT TO BE SIGNIFICANT

Section 15128 of the CEQA Guidelines requires an EIR to briefly describe any possible significant effects that were determined not to be significant and were, therefore, not discussed in detail in the EIR. The items listed below were scoped out of the EIR.

### 1. Aesthetics

The Project Site is in an urbanized area of Pasadena and is currently developed with residential buildings and surface parking lots. While the proposed buildings are larger than the existing buildings onsite, they are consistent in use with the existing apartment buildings onsite, and consistent in scale and form with the surrounding uses. The existing development on and surrounding the site is such that the change in height on the site would not result in a substantial change in vistas. Furthermore, the Project would not obstruct views along streets and is not visible from a State scenic highway. As such, the Project would not substantially damage scenic resources.

The Project would consist of residential development on an infill site within a transit priority area, and additionally would be subject to Design Guideline review prior to Project approval. Therefore, per CEQA Section 21099 (d), the aesthetic impacts would be considered less than significant.

### 2. Agriculture and Forestry Resources

The Project Site is located within a developed and urbanized area of the City of Pasadena. No farmland or agricultural activity exists on or near the Project Site. According to the California Department of Conservation "Los Angeles County Important Farmland 2012" map, the Project Site is designated as "urban and built-up land."<sup>2</sup> Though the Project Site contains individual trees, they are not classified as

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2 California Department of Conservation, Division of Land Resource Protection, Los Angeles County Important Farmland 2012, map published January 2015, <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2012/los12.pdf>.

forestland nor used as agricultural or forestry resources. No portion of the Project Site is designated as Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance or Forestland; no Williamson Act contracts are located within the City; the City does not contain any agricultural zones; and no forest land exists onsite. Therefore, no impacts to agricultural resources would occur.

### 3. Biological Resources

The Project Site is in an urbanized area of Pasadena and is currently developed with residential buildings and surface parking lots. No habitat conservation plans, natural community conservation plans, or similar plans are applicable to the Project Site. No known candidate, sensitive, or special status species live on or in the immediate vicinity of the Project Site. No wetland habitat, riparian habitat or other sensitive natural community is located on or adjacent to the Project Site. The Project Site does not contain any natural open spaces that function as a wildlife corridor, or possess any areas of significant biological resource value. As such, the Project would have no impact on potential habitat, the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife.

The City of Pasadena has adopted a “City Trees and Tree Protection Ordinance” (Ordinance No. 6896) that protects specific tree types. Though the Project would result in removal of existing trees, no protected tree types would be removed. As one of the Project actions, the Applicant is requesting approval of permits for removal of private and public trees. The Project would be required to comply with the permit conditions and the City’s street tree standards. Therefore, the Project would not conflict with the City Trees and Tree Protection Ordinance. Impacts would be less than significant.

### 4. Cultural Resources

The existing residential buildings onsite were built between the years of 1949 to 1962.<sup>3</sup> Although they are more than 45 years of age, they have not been identified as historical resources,<sup>4</sup> nor do they contain notable architectural features. The Project Site is not in a designated historic district within the City under the historic preservation program.<sup>5</sup>

While the potential for the accidental discovery of archaeological resources is considered low, the presence or absence of such materials cannot be determined until the site is excavated. The City has documented three prehistoric sites and two historic archaeological sites in the City, none of which are near the Project Site.<sup>6</sup> Nonetheless, ground disturbance has the potential to uncover previously unknown

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3 Los Angeles County Office of the Assessor, Assessor Portal, <https://portal.assessor.lacounty.gov/>. Accessed December 2016.

4 City of Pasadena, California Historical Resources Inventory Database, <http://pasadena.cfwebtools.com/>. Accessed December 2016.

5 City of Pasadena Historic and Landmark Districts map (February 2016). Available at: [http://www.cityofpasadena.net/Planning/Landmark\\_Districts/](http://www.cityofpasadena.net/Planning/Landmark_Districts/).

6 Pasadena *General Plan Draft Environmental Impact Report [EIR]*, Section 5.4 Cultural Resources (2015).

archeological resources. As such, this could be considered an impact. The 2015 General Plan EIR identified this as a potentially significant impact, and the City adopted mitigation measures that would be applicable to all future development in the City. That mitigation stated that if cultural resources are unearthed,

*all ground disturbing activities in the immediate vicinity of the find shall be halted until the find is evaluated by a Registered Professional Archaeologist. If testing determines that significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; and provide a comprehensive final report including site record to the City and the South Central Coastal Information Center at California State University Fullerton. No further grading shall occur in the area of the discovery until Planning Department approves the report.*<sup>7</sup>

The General Plan EIR concluded that with this mitigation in place, impacts would be less than significant.

Furthermore, based on soil typology and absence of documented paleontological finds, the City has concluded that most of Pasadena, including the Project site, can be classified as having no sensitivity for paleontological resources.<sup>8</sup> Therefore, impacts to such resources would be less than significant.

## 5. Geology/Soils

The Project Site is located in a moderately active seismic region and some ground shaking due to earthquakes should be anticipated during the life of the Project. However, according to the Safety Element of the Pasadena General Plan, the Project Site is not within an Alquist-Priolo Earthquake Fault Zone and the potential risk for surface fault rupture within the Project Site is considered low.<sup>9</sup> Additionally, Project Site is not located in an area susceptible to liquefaction or landslides.<sup>10</sup> Adherence to current building codes and engineering practices would ensure that the Project would not expose people, property, or structures to substantial adverse effects.

Similarly, although soil would be exposed during construction, implementation of required erosion control measures through the grading and building permit process would minimize or avoid substantial erosion.

Finally, the Project Site is located in a developed area that is served by the wastewater collection, and conveyance operated by the City. No septic tanks or alternative disposal systems would be utilized, therefore no impacts to soils from the disposal of wastewater would occur.

<sup>7</sup> Pasadena General Plan, Mitigation Monitoring and Reporting Program (2015).

<sup>8</sup> City of Pasadena, *General Plan EIR*, Section 5.4 Cultural Resources (certified August 2015).

<sup>9</sup> City of Pasadena, *General Plan*, "Safety Element" (August 2002).

<sup>10</sup> City of Pasadena, *General Plan*, "Safety Element," Technical Background Report (August 2002).

## 6. Hazards and Hazardous Materials

The proposed Project would require the demolition of the existing structures on site. Prior to the 1980s, the use of lead-based paint, asbestos-containing materials (ACMs), and polychlorinated biphenyls (PCBs) was common; all these materials are known to be hazardous when disturbed. The existing buildings were constructed between the years of 1949 and 1962; as such, they have the potential to release hazardous materials when demolished. However, any ACMs would be abated in accordance with State and federal regulations including Section 19827.5 of the California Health and Safety Code, SCAQMD Rule 1403, and Occupation Safety and Health Administrations (OSHA) worker safety requirements for all demolition or renovation activities. Similarly, the Applicant would be required to properly handle and dispose of electrical equipment and lighting ballasts that contain PCBs, in accordance with Toxic Substances Control Act and other federal and State.

The types and amounts of hazardous materials that would be used in connection with operation of the Project would be typical of those used in residential properties. No hazardous materials other than modest amounts of typical cleaning supplies or solvents associated with residential uses would be stored or used at the Project Site. Hazardous materials used during construction or operation of the Project are expected to be used in accordance with regulatory standards and protocols.

Review of applicable State databases indicates that the Project Site is not listed as a hazardous materials site.<sup>11</sup> Additionally, the Project Site is not located adjacent to, intermingled with or within the proximity of wildlands, within two miles of a public or private airport or airstrip, within an airport land use plan, or within one-quarter mile of an existing or proposed school. Therefore, impacts related to proximity to sensitive uses would be less than significant or non-existent.

The Project does not involve changes to any rights of way. Any lane closures during construction would be temporary and coordinated with the City, therefore reducing impacts to emergency evacuation or response plans to a less than significant level.

## 7. Hydrology and Water Quality

The Project Site is located in an urbanized area, and no changes to the local drainage pattern would occur with implementation of the Project. During construction, the Project would be required to comply with National Pollution Discharge Elimination System (NPDES) requirements would be required to eliminate or reduce non-stormwater discharges to storm drain systems and other waters and consider the use of postconstruction permanent Best Management Practices (BMPs). The proposed Project would be required to develop and implement a Storm Water Pollution Prevention Plan (SWPPP) with BMPs that

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<sup>11</sup> State Water Resources Control Board, *GeoTracker*, <http://geotracker.waterboards.ca.gov/>.

would be employed to prevent soil erosion and discharge of other construction related pollutants, as well as a monitoring program to ensure that BMPs are implemented appropriately and are effective at controlling discharges of pollutants that are related to stormwater.

The implementation of BMPs and compliance with all federal, State, and local regulations governing stormwater discharge would reduce the impacts of the Project on surrounding water quality.

The Project Site is located in an urbanized area of the City, and no streams or river courses are located on or within the Project vicinity. Additionally, the parking structure would not exceed the depth at which interference with groundwater would occur and no groundwater wells or other withdrawal of groundwater is proposed.<sup>12</sup> The Project would include drainage features that would collect, retain and release stormflow in accordance with the County's Low Impact Development (LID) standards so as to not impact drainage patterns, erosion, or runoff.<sup>13</sup>

The Project Site is not located within a designated flood zone<sup>14</sup> or in an area susceptible to floods associated with a levee or dam.<sup>15</sup> The Project Site also is not located near an ocean or enclosed body of water; therefore, the Project Site would not be subject to inundation by seiche or tsunami. The Project Site is also not located on or near hillsides that could be source of mudflow.

## 8. Mineral Resources

The Project Site is developed with existing buildings and surface parking, and is within an urbanized area. No mineral extraction activities currently occur on or adjacent to the site. The site is not designated in the General Plan or specific plan or zoning code as being associated with mineral resources. Therefore, no impacts would occur.

## 9. Public Services

The Project would increase the residential population on the site but would not fundamentally change the land use of the site. Thus, it is anticipated that any increase in demands on library, fire, or police services would be relatively low and not necessitate the construction of a new library, fire station, or police station or other new facilities.

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12 California Environmental Protection Agency, Los Angeles Regional Water Quality Control Board, *UST- Depth to Groundwater Database*, [http://www.swrcb.ca.gov/losangeles/water\\_issues/programs/ust/groundwater\\_database.shtml](http://www.swrcb.ca.gov/losangeles/water_issues/programs/ust/groundwater_database.shtml) (updated December 2005).

13 County of Los Angeles Department of Public Works, *Low Impact Development Standards Manual* (February 2014).

14 City of Pasadena, *General Plan EIR*, Section 5.7 Hydrology, (certified August 2015).

15 City of Pasadena, *General Plan EIR*, Section 5.7 Hydrology, (certified August 2015).

The Project involves the development of 307 residential units, consisting of studios, one-bedrooms and two-bedrooms. However, the studios and one-bedrooms are unlikely to house school aged children. Therefore, for purposes of analysis, only the two-bedroom units are expected to generate two children per house. As such, with 105 two-bedroom units, the Project could have a student increase of 210 students. According to the capacity study for the schools within the Project boundary, both the McKinley School and Blair High School are under capacity and have the availability to accept the students generated from the proposed Project. In addition, the Applicant would be required to pay applicable school fees in accordance with California Government Code Section 65995, which are deemed by Code to be full and complete mitigation of any impacts.