

---

## **5.0 OTHER CEQA ANALYSIS**

---



This section discusses significant unavoidable impacts, growth-inducing impacts, and significant irreversible changes associated with the project.

### 5.0.1 SIGNIFICANT UNAVOIDABLE IMPACTS

CEQA Guidelines Section 15126.2(b) requires an environmental impact report (EIR) to discuss unavoidable significant environmental effects, including those that can be mitigated but not reduced to a level of insignificance. In addition, CEQA Guidelines Section 15093(a) allows the decision-making agency to determine whether the benefits of a project outweigh its unavoidable adverse environmental impacts. The South Pasadena Unified School District can approve a project with unavoidable adverse impacts if it prepares a Statement of Overriding Considerations setting forth the specific reasons for making such a judgment.

As detailed in Sections 3.1 through 3.8 of this EIR, the proposed project will not have any significant and unavoidable impacts on the environment.

### 5.0.2 GROWTH-INDUCING IMPACTS

CEQA Guidelines Section 15126.2(d) requires that an EIR evaluate the growth-inducing impacts of a proposed project. A growth-inducing impact is defined by the CEQA Guidelines as:

*The way 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. Included in this are projects which would remove obstacles to population growth.*

A project can have direct and/or indirect growth inducement potential. For example, direct growth inducement potential would result if a project involved construction of new housing. A project would have indirect growth inducement potential if it established substantial new permanent employment opportunities or if it involved a construction effort with substantial short-term employment opportunities that would indirectly stimulate the need for additional housing and services to support the new employment demand (*Napa Citizens for Honest Government v. Napa County Board of Supervisors*). Similarly, a project would indirectly induce growth if it removed an obstacle to additional growth and development, such as removing a constraint on a required public service. For example, a project providing an increased water supply in an area where water service historically limited growth could be considered growth-inducing.

The CEQA Guidelines further explain that the environmental effects of induced growth are considered indirect impacts of a project. These indirect impacts or secondary effects of growth may result in significant, adverse environmental impacts. Potential secondary effects of growth include increased demand on other community and public services and infrastructure, increased traffic and noise, and adverse environmental impacts such as degradation of air and water quality, degradation or loss of plant and animal habitat, and conversion of agricultural and open space land to developed uses.

Growth inducement may constitute an adverse impact if the growth is not consistent with, or accommodated by, the land use plans and growth management plans and policies for the area affected. Local land use plans establish land use development patterns and provide growth policies that allow the orderly expansion of urban development supported by adequate urban public services, such as water supply, roadway infrastructure, sewer service, and solid waste service.

## 5.0 OTHER CEQA ANALYSIS

---

### PROJECT GROWTH EFFECTS

#### **Direct Growth Effects**

The project proposes 91 multi-family residential units and 7,000 square feet of ground-floor commercial space fronting Mission Street. Therefore, the project would cause direct growth in South Pasadena. The specific environmental effects resulting from the direct growth effects of the project are discussed in Sections 3.1 through 3.8 and 4.0 of this Draft EIR. As discussed throughout the Draft EIR, the project would not have any significant and unavoidable impacts on the environment or on the community surrounding the project. The project would bring new renters into the city and new retail and restaurant patrons into the project area. Direct impacts on the city's infrastructure and services are discussed in Draft EIR Sections 3.6 and 3.7. As discussed, the project would not significantly impact such services, and infrastructure built for the project would serve the project only and would not expand infrastructure in the project area. The project would connect to existing services and would improve project site filtration rates, thus reducing stormwater flows from the project site. The project would also be served by adequate police and fire services. The project would increase student population in the project area, and impacts associated with such growth are discussed in Section 3.6 of this EIR.

Further, project development would take place within the framework of existing City policies, including the City of South Pasadena General Plan and any other regional applicable policies as outlined in Section 3.4 of this EIR. The project, through its proposed elements, would implement sustainable growth in the city, consistent with General Plan projections as well as regional sustainable growth policies and goals. Therefore, the project's direct growth impacts in the project area are not significant.

#### **Indirect Growth Effects**

The project site currently contains a surface parking lot. Therefore, project construction would create new employment opportunities from proposed retail use as that use would be developed. However, new retail use proposed by the project would not be considered a substantial new employment center and the employment opportunities created by the project would likely be filled by the existing workforce in the region. Further, although project construction is expected to last approximately 18 months, the number of construction workers would vary and would be available from the area's existing workforce. As such, the project would not generate the need for housing or other facilities for construction workers.

The project does not propose the construction of any new roadways or other infrastructure that could support substantial growth elsewhere in the city. Similarly, the project would not construct any new schools and thus would not remove such an obstacle to growth in the project area. The project proposes 91 multi-family residential units and 7,000 square feet of ground-floor commercial space fronting Mission Street. The proposed residences are anticipated to be rental units. The commercial spaces are anticipated to be filled with retail shops and restaurants. Although the project would lead to inward migration into South Pasadena, this would be negligible and would be accommodated by the growth projected in the City's General Plan. Any site improvements associated with the project site would be project specific and would not create infrastructure to accommodate other non-project-specific growth in South Pasadena. Therefore, the project would not indirectly induce substantial growth in the city.

### 5.0.3 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

CEQA Guidelines Section 15126.2(c) describes irreversible environmental changes in the following manner:

*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. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.*

Project construction and operation would irretrievably commit building materials and energy to the construction and subsequent repair, improvement, and maintenance of buildings and infrastructure. Renewable, nonrenewable, and limited resources that would likely be consumed as part of the proposed project would include but are not limited to oil, gasoline, lumber, sand and gravel, asphalt, water, steel, and similar materials. In addition, project operation would result in an increased demand on public services and utilities (see Section 3.6, Public Services, and Section 3.7, Utilities and Service Systems).

The new buildings would be required by law to comply with California Building Code Title 24 and would not be expected to use energy or any other resources in a wasteful manner. On the contrary, the project would incorporate green building techniques, which would significantly increase the energy and water efficiency of the buildings. As discussed in Section 3.3, the project would not have a significant and unavoidable impact due to greenhouse gas emissions.

## **5.0 OTHER CEQA ANALYSIS**

---

This page is intentionally left blank.