



V. Other Environmental Considerations

V. OTHER ENVIRONMENTAL CONSIDERATIONS

A. SIGNIFICANT IRREVERSIBLE CHANGES

Section 15126.2(c) of the CEQA Guidelines requires that an EIR evaluate significant irreversible environmental changes that would be caused by implementation of a proposed project to ensure that such changes are justified. Irreversible changes include the use of nonrenewable resources during the construction and operation of a project to such a degree that the use of the resource thereafter becomes unlikely. A significant environmental change can result from a primary and/or secondary impact that generally commits future generations to similar uses. Irreversible environmental change can also result from environmental accidents associated with the project.

Construction of the Project would require the use of nonrenewable resources, such as wood, the raw materials in steel, metals such as copper and lead, aggregate materials used in concrete and asphalt such as sand and stone, water, petrochemical construction materials such as plastic, and petroleum based construction materials. In addition, fossil fuels used to power construction vehicles would also be consumed.

Operation of the Project would involve the ongoing consumption of nonrenewable resources such as natural gas and electricity, petroleum based fuels, fossil fuels, and water. Energy resources would be used for heating and cooling of buildings, lighting, and transporting people and goods to and from the Project site. Operation of the Project would occur in accordance with Title 24, Part 6 of the California Code of Regulations, which sets forth conservation practices that would limit the amount of energy consumed by the Project. Nonetheless, the use of such resources would continue to represent a long-term commitment of essentially nonrenewable resources. Operation of the Project would also result in an increased commitment of public maintenance services such as waste disposal and treatment as well as increased commitment of the infrastructure that serves the Project site.

The limited use of potentially hazardous materials contained in typical cleaning agents and pesticides for landscaping would occur on the site. Such materials would be used, handled, stored, and disposed of in accordance with applicable government regulations and standards, which would serve to protect against a significant and irreversible environmental change resulting from the accidental release of hazardous materials.

The commitment of the nonrenewable resources required for the construction and operation of the Project would limit the availability of these resources for future generations or

for other uses during the life of the Project. However, use of such resources would be of a relatively small scale and would be consistent with projected regional and local growth in the area. As such, the use of such resources would not be considered significant.

B. GROWTH-INDUCING IMPACTS

Section 15126.2(d) of the CEQA Guidelines requires that an EIR analyze growth-inducing impacts of a project. Growth-inducing impacts are characteristics of a project that could foster economic or population growth or the construction of additional housing, either directly or indirectly, in the area surrounding a project site. Impacts associated with the removal of obstacles to growth as well as the development of facilities that encourage and facilitate growth are considered to be growth-inducing. However, as stated in the CEQA Guidelines, it is not to be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

The proposed Project would constitute infill development, which by its very nature has a lesser growth-inducing impact than development of undeveloped areas. As the Project site is located in an urbanized setting, infrastructure is already in place to support the Project. The proposed Project would not involve any extension of infrastructure, such as roads or utilities. Consequently, it would not open up undeveloped areas to new development.

The proposed Project would not involve the construction of housing and any population increase resulting from new employees associated with the Project has been accounted for in the regional growth projections of SCAG and the City of Pasadena. Therefore, the proposed Project would not foster population growth.

The proposed Project could result in economic growth in the City of Pasadena as it would contribute to the economic vitality of the Central City area. Strengthening the local economy is one of the objectives of the Project.

C. EFFECTS FOUND NOT TO BE SIGNIFICANT

Section 15128 of the 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. Such a statement may be contained in an attached copy of an Initial Study.”

In addition to the environmental impact categories analyzed in detail in this EIR, the City of Pasadena determined through the preparation of an Initial Study (see Appendix A of this EIR) that the proposed Project would not result in potentially significant impacts with respect to agricultural resources; biological resources; geology and soils; hazards and hazardous materials; hydrology and water quality; mineral resources; population and housing; public services; recreation; and utilities and service systems.

D. SIGNIFICANT UNAVOIDABLE IMPACTS

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe significant environmental impacts that cannot be avoided, including those effects that can be mitigated but not reduced to a less-than-significant level. As a result of the analysis conducted for this EIR, only construction-related daily emissions of NO_x and ROC would constitute a significant and unavoidable impact of the Project.

In addition to requiring the identification of significant unavoidable impacts, Section 15126.2(b) of the CEQA Guidelines requires that the reasons why the project is being proposed, notwithstanding these impacts, be discussed. According to CEQA Guidelines Section 15093, the lead agency can determine that project impacts are significant and unavoidable and still proceed with a project upon adoption of a statement of overriding considerations. The Guidelines note that adverse environmental effects of a proposed project may be considered “acceptable” if the benefits outweigh the unavoidable adverse environmental affects. In this case, the City of Pasadena must determine whether the benefits of the proposed Project outweigh the short-term, construction-related air quality impact identified above.

E. POTENTIAL SECONDARY EFFECTS

Section 15126.4(D) of the CEQA Guidelines requires that, “If a mitigation measure would cause one or more significant effects in addition to those that would be caused by the project as proposed, the effects of the mitigation measure shall be discussed but in less detail than the significant effects of the project as proposed.” Therefore, potential impacts associated with the implementation of each mitigation measure proposed for the Project were reviewed.

The mitigation measure proposed to address potential impacts to migratory birds involves adherence to regulatory provisions and construction practices intended to avoid impacts. The mitigation measure proposed to address access to the Civic Auditorium during Project construction involves coordination of construction activities and practices. The mitigation measure proposed to address potential cumulative impacts from construction truck trips involves

coordination of construction schedules and truck routes with the City of Pasadena Department of Transportation. The mitigation measures proposed to address potential impacts to historic resources involve adherence to construction standards and administrative procedures. The mitigation measures proposed to reduce the potential impacts of construction-related emissions and noise involve adherence to standards of maintenance and operation of construction equipment and vehicles. All of these mitigation measures would be implemented as part of the Project's construction management program. These mitigation measures are procedural in nature and would not result in physical changes to the environment other than those changes that are intended to mitigate impacts. As such, these mitigation measures do not have the potential to result in secondary impacts to the environment.

The mitigation measure proposed to address the architectural design of the Project involves adherence to City design policies. This measure would be enforced as part of the design review and approval process of the Project. Possible changes to the Project's design as a result of this mitigation measure could include changes to the building materials, colors, and articulation. The final design would be in substantial compliance with the environmental analysis contained in this EIR. As such, superficial changes in architectural details would not result in secondary impacts to the environment.

In conclusion, each of the mitigation measures contained in this EIR has been considered to determine if significant secondary effects would result from the implementation of the measures. As indicated above, the implementation of the proposed mitigation measures would not result in any significant secondary environmental effects.