

4.0 ENVIRONMENTAL IMPACT ANALYSIS

A. OVERVIEW OF ENVIRONMENTAL SETTING

The environmental impact analysis sections of this Draft EIR provide a comprehensive discussion of the existing local and regional environmental conditions; evaluate expected Project and cumulative impacts that would result from the Project; and determine the level of significance of reasonably foreseeable environmental impacts. These sections inform decision makers and the public of the type and magnitude of the changes to the existing environment that would result from the Project.

Through the NOP and scoping process, the City of Pasadena (“City”) has determined that the EIR analysis would focus on the following environmental issues:

- Air Quality
- Energy
- Greenhouse Gas Emissions
- Land Use
- Noise
- Parks and Recreation
- Population and Housing
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities Systems

The environmental impact analysis sections evaluate Project impacts, as well as cumulative impacts, and identify mitigation measures if necessary to reduce any potential significant impacts.

B. BASELINE ANALYSIS

Section 15125 (a) of CEQA states that “[the] environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant.”¹

The Project Site is currently developed with 173 2- and 3-story residential units. While the units are currently vacant, they were occupied in 2015 when the Applicant assumed ownership of the property and were vacated in anticipation of redevelopment of the Project Site. Prior to their vacation, the residential units, (constructed between 1949 and 1962) had been operating as rental housing. The units on site could be reoccupied at any time without requiring any discretionary action or CEQA review by the City. Therefore, the baseline for analysis in this EIR includes these units as part of the existing housing stock of Pasadena.

1 CEQA Chapter 3 Guidelines for Implementation, Article 9 Contents of Environmental Impacts Reports, Section 15125 (a) <http://resources.ca.gov/ceqa/guidelines/art9.html>.

C. CUMULATIVE IMPACT ANALYSIS

In addition to Project-specific impacts, the environmental analysis contained in this EIR examines the potential environmental effects associated with cumulative development. CEQA requires that EIRs discuss cumulative impacts, in addition to project-specific impacts. In accordance with CEQA, the discussion of cumulative impacts must reflect the severity of the impacts and the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to a proposed project alone. According to Section 15355 of the State CEQA Guidelines:

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

Section 15130(a)(l) of the State CEQA Guidelines further states that “a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts.”

Section 15130(a) of the State CEQA Guidelines also requires that EIRs discuss the cumulative impacts of a project when the proposed project's incremental effect is “cumulatively considerable.” When a lead agency is examining a proposed project with an incremental effect that is not cumulatively considerable, it need not consider the effect significant but must briefly describe the basis for its conclusion. If the combined cumulative impact associated with a project's incremental effect and the effects of other projects is not significant, Section 15130(a)(2) of the State CEQA Guidelines requires a brief discussion in the EIR of why a cumulative impact is not significant and why it is not discussed in further detail. Section 15130(a)(3) of the State CEQA Guidelines requires supporting analysis in the EIR if a determination is made that a project's contribution to a significant cumulative impact is rendered less than cumulatively considerable and, therefore, is not significant. CEQA recognizes that the analysis of cumulative impacts need not be as detailed as the analysis of project-related impacts, but instead should “be guided by the standards of practicality and reasonableness” (State CEQA Guidelines Section 15130(b)). The discussion of cumulative impacts in this Draft EIR focuses on whether the impacts of the Project are cumulatively considerable.

To support each significance conclusion, this Draft EIR provides a cumulative impact analysis. Where Project-specific impacts have been identified that, together with the effects of other related projects, could result in cumulatively significant impacts, these potential impacts are documented.

Section 15130(b) of the State CEQA Guidelines defines consideration of either of the following two elements as necessary to provide an adequate discussion of cumulative impacts: “(A) a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or (B) a summary of projections contained in an adopted local, regional, or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect.” In this Draft EIR, a combination of these two methods is used, depending upon the specific environmental issue area being analyzed.

Cumulative study areas are defined based on an analysis of the geographical scope relevant to each particular environmental issue. Therefore, the cumulative study area for each individual environmental impact issue may vary. For example, a cumulative land use impact generally may only affect the compatibility of uses within the vicinity of the Project Site, while a cumulative air quality impact may affect the entire South Coast Air Basin. The specific boundaries and the projected growth within those boundaries for the cumulative study area of each environmental issue are identified in the applicable environmental issue section of this Draft EIR.

The cumulative analysis in this Draft EIR considers a combination of identified related projects as well as forecasts of land use and population growth contained in the City’s 2015 General Plan. **Table 4.0-1, List of Related Projects**, which describes proposed development projects throughout the City that could affect conditions in the Project area (e.g., by adding traffic volumes to study area intersections and/or generating population increases), was prepared based on data obtained from the City.

**Table 4.0-1
List of Related Projects**

No.	Project Location	Land Use	Size
1	550 E Colorado Blvd	Medical Office	92,335 sf
		Commercial	19,714 sf
2	132 N Euclid Ave	Church	50,300 sf
3	300 W Green St	Apartments	98 du
		Single-Family	1 du
4	151 S Hill St	Church	34,453 sf
5	167 E Walnut St	Apartments	100 du
6	770 E Walnut St	Apartments	91 du
		Retail	6000 sf
7	851 E Washington Blvd	Apartments	40 du
		Retail	15,000 sf
8	270 N Los Robles Ave	Apartments	18 du
9	100 W Walnut St	Apartments	475 du
		Office	590,000 sf
		Retail	40,000 sf
10	200 S Sierra Madre Blvd	Condominiums	60 du
11	100 W California Blvd	Beds	65
12	680 E Walnut St	Apartments	82 du
		Retail	5,600 sf
13	686 E Union St	Apartments	118 du
		Retail	10,000 sf
14	135-145 S Wilson Ave	Condominiums	30 du
15	1336 & 1347 E Colorado Blvd	Retail	26,400 sf
		Hotel	525 rooms
16	288 S Oakland Ave	Condominiums	28 du
17	922-936 E Green St	Condominiums	45 du
		Retail	14,791 sf
18	86 S Fair Oaks Ave	Apartments	64 du
		Retail	5,000 sf

No.	Project Location	Land Use	Size
19	686 S Fair Oaks Ave	Medical Laboratory	37,000 sf
20	260-386 E Colorado Blvd	Condominiums	71 du
		Commercial	25,000 sf
		Hotel	175 rooms
21	78 N Marengo Ave	Restaurant	2,350 sf
		Hotel	185 rooms
22	835 N Michellinda Ave	School	83,874
24	2116 E Villa St	School	12,212
23	940 Avenue 64	School	8,102
24	909-915 S Fair Oaks Ave	Medical Office	74,800 sf
25	130-140 N Fair Oaks Ave	Condominiums	39 du
		Office	3,374 sf
26	25 W Walnut St	Apartments	201 du
		Retail	10,000 sf
27	277 N El Molino Ave	Apartments	105 du
28	922-936 E Green St	Apartments	45 du
		Office	14,791 sf
29	123 Hurlbut St	Apartments	29 du
30	245 S Los Robles Ave	Apartments	55 du
31	60-80 S Vinedo Ave	Condominiums	26 du
32	1700 Lida St	School	18,875
33	870-988 S Raymond Ave	Apartments	375 du
		School	460,000
		Beds	1,500
34	1030 E California Blvd	School	38,214
35	254 E Union St	Condominiums	36 du
		Retail	2,625 sf
36	2371 E Foothill Blvd	Commercial	1,000 sf
37	39 Congress St	Office	17,100 sf
38	170 N Halstead	Apartments	19 du

No.	Project Location	Land Use	Size
39	530 E Union	Apartments	186 du
		Retail	4,500 sf
40	450 S Arroyo Pkwy	Apartments	65 du
		Retail	9,500 sf
41	711 E Walnut St	Apartments	115 du
		Commercial	11,273 sf
42	3202 E Foothill Blvd	Apartments	550 du
		Retail	9,800 sf
43	960 E Green St	Apartments	131 du
44	33 E Walnut St	Office	46,400 sf
45	169 S St. John	School	15,500
46	1610 Elizabeth St	School	46,100
47	360 Arroyo Blvd	School	30,244
48	922 E Green St	Condominiums	45 du
		Commercial	14,791 sf
49	2460-2480 Oswego	Condominiums	32 du
50	54 N Oakland Ave	Assisted Living/Senior Apartments	55 du
		Commercial	4,200 sf
51	535 E Union St	Condominiums	85 du
		Commercial	11,373 sf
52	417 N Madison	Apartments	35 du
53	747 E Green St	Condominiums	72 du
		Commercial	5,424 sf
54	233 N Hudson Ave	Condominiums	42 du
		Commercial	5,986 sf
55	1200 E California Blvd	School	120,000
		Beds	249

No.	Project Location	Land Use	Size
56	83 N Lake	Condominiums	97 du
		Retail	7,000 sf
		Restaurant	10,000 sf
		Hotel	139 rooms
57	94 S Los Robles Ave	School	110,000
58	380 E Union St	Office	82,920 sf
59	85 W Green St	Office	3,500 sf
		Restaurant	11,000 sf
60	600 S Raymond Ave	Office	24,600 sf
61	2900 E Del Mar	Assisted Living/Senior Apartments	332 du
		Medical Office	34,400 sf
62	245 S Los Robles Ave	Condominiums	131 du

Notes: du = dwelling units; sf = square feet.