

Section 3.0

ENVIRONMENTAL IMPACT ANALYSIS

Introduction

The purpose of this section is to inform decision makers and the public of the type and magnitude of the change to the existing environment that would result from the proposed project in the City of Pasadena (City).

Environmental topics addressed in this Draft Environmental Impact Report (EIR) have been identified in the Notice of Preparation (NOP) prepared by the City for the proposed project. 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 proposed project, and determine the level of significance of reasonably foreseeable impacts. The environmental impact analysis sections identify mitigation measures intended to reduce potentially significant environmental impacts to a less than significant level or to the greatest extent feasible.

This EIR addresses the issues determined to be potentially significant in the Initial Study. Consistent with California Environmental Quality Act (CEQA) Guidelines Sections 15063(c)(3) and 15128, impacts determined to be less than significant in the Initial Study are addressed in Appendix A to this EIR. Appendix A also includes input from other public agencies and the public.

This EIR addresses these issues and identifies potentially significant environmental impacts of the project and cumulative development in the City in accordance with provisions set forth in the State CEQA Guidelines. The EIR also recommends feasible mitigation measures, where possible, that would reduce or eliminate adverse environmental effects. Through the NOP and scoping process, the City has determined that the EIR analysis should focus on the following resource areas:

- Cultural Resources;
- Energy;
- Land Use and Planning;
- Noise and Vibration; and
- Transportation and Traffic.

This section of the EIR addresses the potentially significant environmental impacts of the proposed project for the resources listed above. Each environmental resource area is discussed under the following headings: Environmental Setting, Regulatory Framework, Methodology, Thresholds of Significance, Project Impacts, and Cumulative Impacts.

Environmental Setting/Baseline

CEQA Guidelines Section 15125 states that “An EIR must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time the environmental analysis is commenced, from both a local and regional perspective. The environmental setting will normally constitute the baseline physical conditions by which a Lead Agency determines whether an impact is significant. The description of the environmental setting shall be no longer than is necessary to [provide] an understanding of the significant effects of the proposed project and its alternatives.” The CEQA Guidelines and case law recognize that the date for establishing an environmental baseline cannot be rigid (CEQA Guidelines Sections 15146, 15151, 15204). In some instances, information is presented in the environmental setting, which differs from the precise time of the NOP; this information is considered representative of baseline conditions. As discussed under CEQA case law, environmental conditions may also change during the period of environmental review, and temporary lulls or spikes in operations that happen to occur during the period of review should not depress or elevate the baseline. Furthermore, environmental conditions may vary from year to year, and in some cases it is necessary to consider conditions over a range of time periods.

Additional details regarding the environmental setting are provided in the individual resource sections throughout Section 3.

Regulatory Framework

The Regulatory Framework subsections contained in Section 3 provide an overview of the existing federal, state, regional, and local laws and regulations applicable to each environmental review topic. Developments, such as the proposed project, must comply with these legal requirements.

Thresholds of Significance

The Thresholds of Significance subsections contained in Section 3 explain how an impact is judged to be significant in this EIR. These include identifiable quantitative, qualitative, and performance levels for particular environmental effects, noncompliance with which means the environmental effect will normally be determined to be significant and compliance with which means the effect normally will be determined to be less than significant. These thresholds are based on the State CEQA Guidelines and locally adopted thresholds.

Project Impacts

The Project Impacts discussion includes an overview of potential impacts of the proposed project and explains why impacts were found to be significant or less than significant. Within this section are impact determinations and suggested mitigation measures that would mitigate each impact, where such measures are necessary and/or available. If impacts are considered significant prior to mitigation, mitigation measures have been suggested that would reduce significant impacts. Following identified mitigation measures, there is a statement whether the mitigation would reduce the impact to a less than significant level, or whether the impact would remain significant and unavoidable.

Cumulative Impacts

The technical analysis contained in this section examines both the proposed project-specific impacts and the project's potential contribution to environmental effects associated with cumulative development. CEQA requires that EIRs discuss cumulative impacts, in addition to the proposed 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 the 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.

(a) The individual effects may be changes resulting from a single project or a number of separate projects.

(b) 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) (1) of the State CEQA Guidelines further states, “a cumulative impact consists of an impact which is created as a result of the combination of the proposed project evaluated in the EIR together with other projects causing related impacts.”

Section 15130(a) of the State CEQA Guidelines specifies that EIRs discuss the cumulative impacts of a project when the proposed project's incremental effect is “cumulatively considerable.”¹ Where 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 the proposed 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 proposed project are cumulatively considerable.

The fact that a cumulative impact is significant does not necessarily mean that the proposed project-related contribution to the cumulative impact analysis is significant as well. Instead,

¹ Under Section 15065(a)(3) of the State CEQA Guidelines, “cumulatively considerable” means that “the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.”

under CEQA, a project-related contribution to a significant cumulative impact is only significant if the contribution is “cumulatively considerable.” To support each significance conclusion, the Draft EIR provides a cumulative impact analysis; and 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 the following two elements as necessary to provide an adequate discussion of cumulative impacts: “(a) a list of past, present, and reasonably anticipated future projects producing related or cumulative impacts, including those projects outside the control of the City, or (b) a summary of projections contained in an adopted general plan or related planning document which is designed to evaluate regional or area wide conditions.” In this Draft EIR, a combination of these two methods is used depending upon the specific environmental issue area being analyzed. As is detailed in Section 3.5, *Transportation and Traffic*, the traffic analysis was prepared in accordance with the City of Pasadena’s Traffic Impact Analysis Guidelines (City of Pasadena Department of Transportation 2015), and was based on the growth projections reflected in the City’s General Plan Update (City of Pasadena 2015).

The analysis of cumulative impacts within this EIR includes the impacts of the proposed project plus all other pending or approved projects within the affected area for each resource. The affected environment for most of the resource areas analyzed in this EIR was determined to be the City of Pasadena, although more specific information is provided in the cumulative impacts analyses presented later in this EIR. **Table 3-1** provides a list of pending and approved major projects within the City of Pasadena. Not all of these projects will be relevant to every individual resource area, as the geographic scope of each resource area’s cumulative analysis may differ. The locations of these projects are shown on **Figure 3-1**.

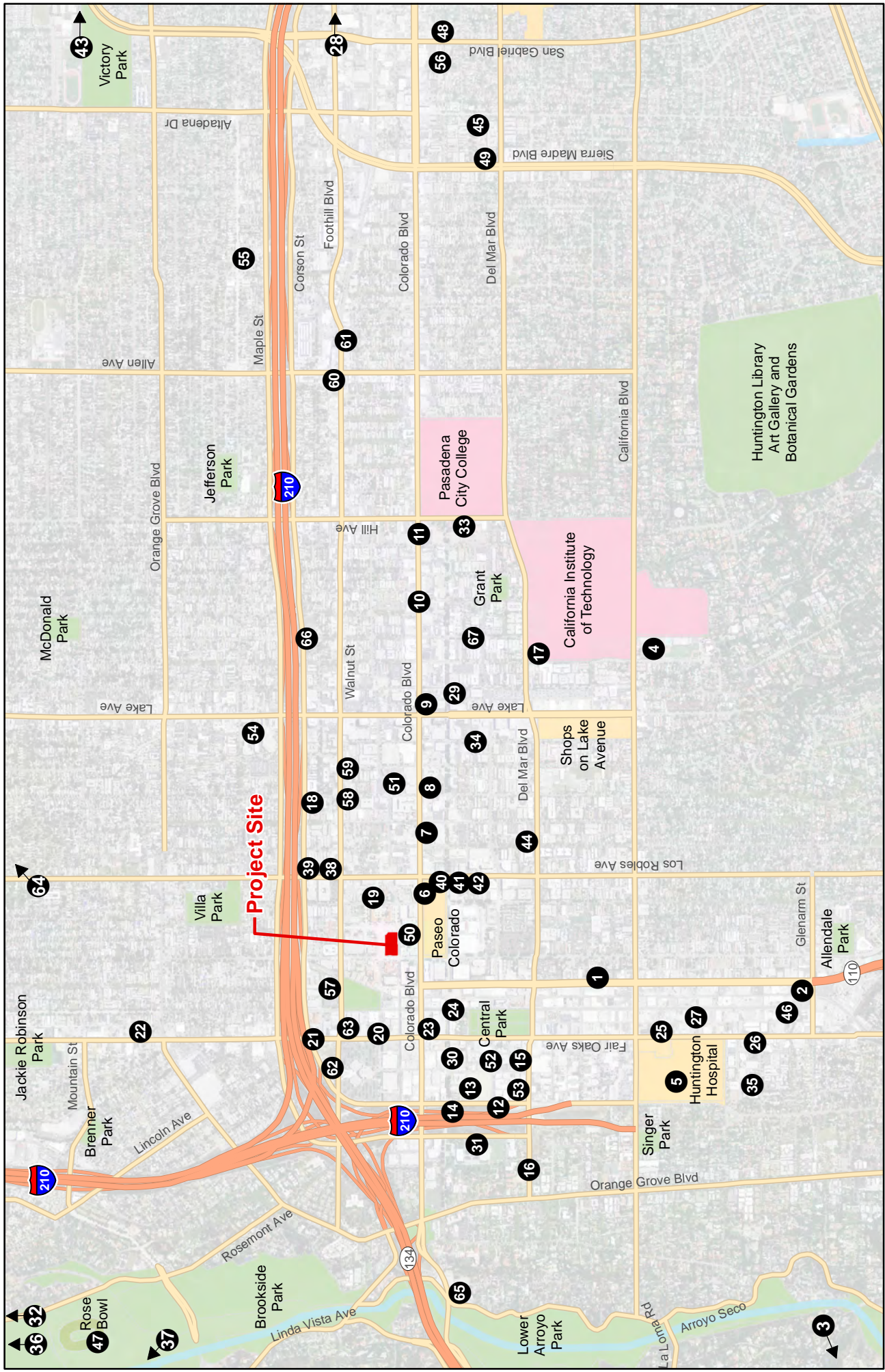
Table 3-1 Cumulative Projects in the City of Pasadena

Map No.	Project Location	Project Description
1	480 South Arroyo Parkway	26 Condominium Dwelling Units; 10,000 sf Commercial
2	1111 South Arroyo Parkway	Art Center Master Plan – 153,209 sf School
3	940 Avenue 64	Hillsides Home for Children Expansion – 3,300 sf School; no increase in student enrollment
4	1030 East California Boulevard	Polytechnic School Master Plan – 38,214 sf School
5	100 West California Boulevard	Huntington Hospital Expansion – 65 Beds
6	260-386 East Colorado Boulevard	Paseo Colorado (Macy’s Site) – 71 Condominium Dwelling Units, 25,000 sf Commercial, 175 hotel rooms
7	550 East Colorado Boulevard	Crown City Medical Center – 112,000 sf Medical Office
8	680 East Colorado Boulevard	IDS Office Project - 137,000 sf Office; 4,500 sf Restaurant; 3,700 sf Retail
9	880 East Colorado Boulevard	Constance Hotel – 140,000 sf Office; 5,000 sf Retail; 156 hotel rooms
10	1201 East Colorado Boulevard	Hampton Inn – 80 hotel rooms
11	1336 & 1337 East Colorado Boulevard	Hill and Colorado Hotel Project – 40,000 sf Retail; 520 hotel rooms
12	150 West Dayton Street	Westgate - 41 Apartment Dwelling Units
13	153 West Dayton Street	Westgate - 59 Apartment Dwelling Units
14	170 West Dayton Street	Westgate - 52 Apartment Dwelling Units
15	231 South De Lacey Avenue	Westgate - 480 Apartment Dwelling Units

Map No.	Project Location	Project Description
16	367 West Del Mar Boulevard	4 Condominium Dwelling Units
17	1043 East Del Mar Boulevard	30 Condominium Dwelling Units
18	277 North El Molino Avenue	105 Apartment Dwelling Units
19	132 North Euclid Avenue	All Saints – 50,300 sf Church
20	130-140 North Fair Oaks Avenue	39 Condominium Dwelling Units; 3,374 sf Office
21	233 North Fair Oaks Avenue	Marriott Residence Inn – 144 hotel rooms
22	750 North Fair Oaks Avenue	Heritage Square - 70 Assisted Living Apartment Dwelling Units
23	31-71 South Fair Oaks Avenue	NWC Fair Oaks/Green - 28,500 sf Office; 16,400 sf Retail
24	86 South Fair Oaks Avenue	64 Apartment Dwelling Units; 5,000 sf Retail
25	686 South Fair Oaks Avenue	HMRI TOD- 37,000 sf Medical Laboratory
26	909-915 South Fair Oaks Avenue	Shriners Medical Office - 74,800 sf Medical Office
27	55 Filmore Street	Huntington Rehabilitation – 90 beds
28	3330 East Foothill Boulevard	212 Apartment Dwelling Units
29	922-936 East Green Street	Green/Mentor Mixed Use - 45 Condominium Dwelling Units; 12,800 sf Retail; 14,791 sf Office
30	168 West Green Street	25 Apartment Dwelling Units; 9,000 sf Retail; 4,000 sf Restaurant
31	300 West Green Street	Ambassador West – 136 Apartment Dwelling Units; 1 Single-Family Dwelling Unit
32	Hahamonga Watershed Park	Multi-Benefit/Multi-Use Project
33	151 South Hill Avenue	34,453 sf Church
34	153 South Hudson Avenue	9 Apartment Dwelling Units; 3,000 sf Medical Office
35	123 Hurlbut Street	Balian Investments – 29 Apartment Dwelling Units
36	1022 La Cañada Verdugo Road	Devil’s Gate Dam and Reservoir
37	1700 Lida Street	Art Center Master Plan – 18,800 sf School
38	262 North Los Robles Avenue	Mirador/Carmel Partners – 496 Apartment Dwelling Units
39	270 North Los Robles Avenue	18 Apartment Dwelling Units
40	65 South Los Robles Avenue	City of Gardens – 58 Apartment Dwelling Units
41	105 South Los Robles Avenue	50 Condominium Dwelling Units
42	123 South Los Robles Avenue	34 Condominium Dwelling Units; 2,000 sf Office
43	835 North Michillinda Avenue	La Salle High School Expansion – 94,800 sf School; no increase in student enrollment
44	270-280 South Oakland Avenue	28 Condominium Dwelling Units
45	2460-2480 Oswego Street	City of Gardens Project - 33 Condominium Dwelling Units
46	870-988 South Raymond Avenue	Art Center Master Plan – 375 Apartment Dwelling Units; 392,000 sf School
47	1001 Rose Bowl Drive	5-Year Use of Rose Bowl Stadium by NFL
48	52, 74 South San Gabriel Boulevard	Walden School Expansion – 14,300 sf School; no increase in student enrollment
49	200 South Sierra Madre Boulevard	Town & Country School Site – 60 Condominium Dwelling Units
50	254 East Union Street	Union St Condominiums – 36 Condominium Dwelling Units; 2,625 sf Commercial
51	686 East Union Street	118 Apartment; 10,000 sf Retail Space
52	145 Valley Street	Westgate - 56 Apartment Dwelling Units
53	175 Valley Street	Westgate - 74 Apartment Dwelling Units
54	842 East Villa Street	Villa Garden Expansion - 25 Additional Senior Housing Units
55	2116 East Villa Street	Villa Esperanza School Expansion – 12,300 sf School; 35 student enrollment increase
56	60-80 South Vinedo Avenue	City of Gardens – 26 Condominium Dwelling Units
57	167 East Walnut Street	100 Apartment Dwelling Units

Map No.	Project Location	Project Description
58	680 East Walnut Street	82 Dwelling Units ; 5,600 sf Retail
59	770 East Walnut Street	91 Apartment Dwelling Units; 6,000 sf Retail
60	1727-1787 East Walnut Street	Davis Lumber Site – 128 Apartment Dwelling Units; 5,000 sf Retail
61	1880 East Walnut Street	Urban Housing – 52 Apartment Dwelling Units
62	25 West Walnut Street	201 Apartment Dwelling Units; 10,000 sf Retail
63	100 West Walnut Street	Parson’s Project - 475 Apartment Dwelling Units; 590,000 sf Office; 40,000 sf Retail
64	851 East Washington Boulevard	Washington Theater - 40 Apartment Dwelling Units; 15,000 sf Retail
65	655 Westminster Drive	Desiderio - 9 Single Family Dwelling Units
66	290 North Wilson Avenue	33 Condominium Dwelling Units
67	135-145 South Wilson Avenue	30 Apartment Dwelling Units

Source: City of Pasadena 2015



Source: City of Pasadena 2015b; USDA NAIP 2012; U.S. Census Bureau, Geography Division 2009; Esri 2005.



Figure 3-1
 Cumulative Project Locations
 YWCA Kimpton Hotel Project Draft EIR



This page intentionally left blank.