

1.0 INTRODUCTION

This document evaluates the environmental effects of the All Saints Church Master Development Plan, which involves the demolition of select existing improvements, excavation for a one-level subterranean garage, and subsequent construction of a multiple-story, four-building complex. This Environmental Impact Report (EIR) evaluates two scenarios for Building E, proposed at the corner of North Euclid Avenue and Walnut Street. Scenario 1 consists of a 46,700 square foot (sf), eight-story structure to house 45 senior residential units, while Scenario 2 consists of a 13,000 sf two-story youth recreation building. The project also includes outdoor spaces, including a forecourt, a pre-function garden, an outdoor seating area for a café, play yards for a day care use, and a contemplative garden.

This section describes the purpose and legal authority of the EIR, the scope and content of the document, agencies with approval authority over the project, and the intended uses of the EIR. It also provides an overview of the environmental review process under CEQA. Section 2.0, *Project Description*, describes the proposed project in detail.

During the public review period, written comments may be forwarded to:

Lead Agency: City of Pasadena
Contact Person: Antonio Gardea, Associate Planner
Planning & Development Department

Address: 175 N. Garfield Avenue (Hale Building)
Pasadena, California 91101-1704
Phone: (626) 744-6725
E-mail: AGardea@cityofpasadena.net

The Draft EIR and supporting documents are also available for review at the Planning and Development Department Public Counter located at 175 North Garfield Avenue, Pasadena CA 91109.

1.1 PURPOSE AND LEGAL AUTHORITY

This EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) and the *CEQA Guidelines*. In accordance with Section 15121 (a) of the *CEQA Guidelines* (California Administrative Code, Title 14, Division 6, Chapter 3), the purpose of an EIR is to serve as an informational document that:

will inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

This EIR has been prepared as a Project EIR pursuant to Section 15161 of the *CEQA Guidelines*. A Project EIR is appropriate for a specific development project. As stated in the *CEQA Guidelines*:



This type of EIR should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project, including planning, construction, and operation.

This EIR is to serve as an informational document for the public, and decision-makers of the City of Pasadena. The process will culminate with Planning Commission and City Council hearings to consider certification of a Final EIR and consideration of the project.

1.2 SCOPE AND CONTENT

This EIR addresses the issues determined to be potentially significant pursuant to the initial study, input from neighbors in the community, and responses to the Notice of Preparation (NOP), which was circulated for 30 days from October 19, 2009 to November 19, 2009 in accordance with Article 7, Section 15082 of the *CEQA Guidelines*. 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 *CEQA Guidelines*. The EIR also recommends feasible mitigation measures, where possible, that would reduce or eliminate adverse environmental effects.

The issues addressed in this EIR include:

- *Aesthetics*
- *Air Quality/Global Climate Change*
- *Historic Resources*
- *Land Use*
- *Transportation/Parking*
- *Water Resources*

The Initial Study Checklist also indicated that other categories of significant impacts include hydrology & water quality, noise and utilities & service systems. Impacts related to hydrology & water quality as well as utilities & service systems that were found to be potentially significant in the Initial Study relate to groundwater supplies. The issue of groundwater supply is addressed in this EIR within the Water Supply section of this EIR (Section 4.5). Impacts related to noise that were found to be potentially significant in the Initial Study relate to construction-generated vibration and the potential to adversely affect the historic structures onsite. The issue of construction-generated vibration is addressed within the cultural resources section of this EIR (Section 4.3).

The scoping meeting mentioned above was held during the 30-day review period for the Notice of Preparation. The scoping meeting was conducted at a Planning Commission meeting on October 28, 2009. The Table 1-1 shows common themed scoping meeting comments and how those comments have been addressed pursuant to CEQA within this EIR and the Initial Study which is attached in Appendix A.

In preparing the EIR, pertinent City policies and guidelines, existing EIRs and technical reports prepared by the applicant were used. City staff reviewed the Historic Resources Report prepared by San Buenaventura Research Associates (25 February 2010) which is also used in preparing the EIR. A full reference list is contained in Section 7.0, *References and Preparers*.



**Table 1-1
 Scoping Meeting Comments and EIR Response**

<i>Issue Area</i>	<i>Specific Comment/Request</i>	<i>How and Where it was Addressed</i>
Energy	The commenter requests energy analysis within the EIR and specifically requested analysis of the consumption of an all glass building.	<p>Energy calculations including electricity and natural gas consumption and quantification were conducted for the initial study based on a standard spread sheet model that is consistently used to evaluate all new development demands within the City.</p> <p>Glass materials provide a means of passive heating during the winter and of daylighting at all times of the year, both of which reduce overall energy demand. Moreover, there are additional means of shading glass in the summer to prevent excessive heat gain, including but not limited to, exterior and interior shading devices, high performance glazing to reduce solar heat gain and deciduous trees that shade the structure in the summer and allow for heat gain during the winter.</p> <p>The overall project was also evaluated with respect to energy usage and CO₂ equivalent contributions within Section 4.2, <i>Air Quality/Global Climate Change</i>.</p>
Scenic Vistas/View Corridors	Request to have scenic vistas from vantages other than N-S corridor studied. Request to have scenic vistas from Civic Center and along the center of the block across from the Civic Center Studied.	In response to this comment, the discussion of views from publicly accessible space at the City Hall was added to the aesthetics discussion in Section 4.1, <i>Aesthetics</i> .
LEED design vs. obtaining LEED certification	Request clarification of whether the project will be required to obtain LEED certification vs. Design for LEED certification (Initial Study page 13).	The initial study was updated to clarify that compliance with the City's ordinance only requires designing for LEED certification.
Land Use and Planning	<p>Initial Study pages 6 (Item 3c) and page 23 (Item 12b). Commenter requests that Land Use and Planning should be separate from the Aesthetics Discussion to focus more on the issue of whether the project conflicts with any of the relevant planning docs.</p> <p>Request exploration of the legislative intent behind the Civic Center Specific Plan.</p> <p>Request analysis of Land Use and Planning Docs regarding the Civic Center, does one document replace the former guidance document (Grey Report?)</p> <p>Request to look specifically at development</p>	In response to this comment, the Initial Study has been updated to reflect Land Use and Planning as a potentially significant impact that will be addressed in the EIR. Section 4.6, <i>Land Use and Planning</i> , has been added to the EIR to explore these issues.



**Table 1-1
 Scoping Meeting Comments and EIR Response**

<i>Issue Area</i>	<i>Specific Comment/Request</i>	<i>How and Where it was Addressed</i>
	direction for Euclid Avenue in planning documents. Request adding Land Use and Planning to the Mandatory findings of significance in the Initial Study.	
Light and Glare	Request analysis of light and glare due to the proposed design which includes an all glass building.	Though the issue was found to be less than significant in the Initial Study; however, in response to this comment, the EIR will explore this issue further within Section 4.1, <i>Aesthetics</i> .
Commission Meetings	Commenter requests that the project be reviewed by the Historic Preservation Commission in addition to the Design Commission during the Public Review Period.	This request involves a modification of City review standards and process and is not applicable to the content of the EIR. By code, the Design Commission acts as the City's historic preservation commission in the Central District. (and has acted in this capacity for 25 years). The National Park Service and the State of California Office of Historic Preservation—through the Certified Local Government program—recognizes two historic preservation commissions in Pasadena: the Design Commission and the Historic Preservation Commission. One member of the Historic Preservation Commission serves on the Design Commission.
Historic Resources	Request analysis pursuant to the Secretary of the Interior's Standards, including all of the many chapters such as landscape, new construction, interior renovations, etc.	This comment was relayed to the Historic Resources Consultant and the Historic Resources Report evaluates the project pursuant to the applicable Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings (see Appendix C).
Traffic	Request an explanation as to why LOS E is acceptable and where/when was this standard adopted by the City.	Level of service impacts are addressed in Section 4.4, <i>Transportation/Parking</i> . In particular, operational thresholds are discussed on page 4.4-24.
Aesthetics	Request that the Aesthetics discussion include a compatibility discussion with the CDSP sections 7 and 10. Request specific address to materials and colors. Request specific address to pages 104, 105, 170, and 172 of the CDSP.	Consistency with the Central District Specific Plan guidelines is evaluated in Section 4.1, <i>Aesthetics</i> .
Alternatives	Request a serious study of a useful range of alternatives	Pursuant to CEQA Guidelines Section 15126.6, alternatives were



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 Scoping Meeting Comments and EIR Response**

<i>Issue Area</i>	<i>Specific Comment/Request</i>	<i>How and Where it was Addressed</i>
	<p>Request high-quality alternatives that provide additional platforms to develop a better project</p> <p>Request an alternative that includes the following:</p> <ol style="list-style-type: none"> 1) a public passage through to the Plaza Las Fuentes courtyard on the east and 2) Maryland Wall as a terminus of an east-west garden axis. 3) demonstrates relationships to existing buildings 	<p>selected first and foremost based on the likelihood of reducing or eliminating <i>significant</i> effects of the project.</p> <p>While alternative project designs may be more attractive to some commenters for one reason or another, the EIR is not required to analyze them unless there is potential to reduce a significant impact that could not otherwise be mitigated to a level that is less than significant.</p> <p>The EIR is required to analyze the project as proposed, and any basis for mitigation or project modifications is founded on reducing physical environmental impacts that have exceeded adopted thresholds.</p> <p>Pursuant to CEQA Guidelines §15040, CEQA authorizes the use of discretionary powers for environmental protection consistent with express and implied limitations provided by other laws.</p>
Sustainability	Request a discussion of whether the project will be sustainable	The project is being designed as a LEED project and will be required to incorporate a minimum amount of design considerations to enhance sustainability pursuant to the LEED prerequisites. Sustainability issues are discussed in Section 4.2, <i>Air Quality/Global Climate Change</i> .

The level of detail contained throughout this EIR is consistent with the requirements of CEQA and applicable court decisions. The *CEQA Guidelines* provide the standard of adequacy on which this document is based. The *CEQA Guidelines* state:

An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but, the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure.



1.3 LEAD, RESPONSIBLE AND TRUSTEE AGENCIES

The *CEQA Guidelines* define "lead," "responsible" and "trustee" agencies. The City of Pasadena is the lead agency for the project because it has the initial responsibility for approving the project.

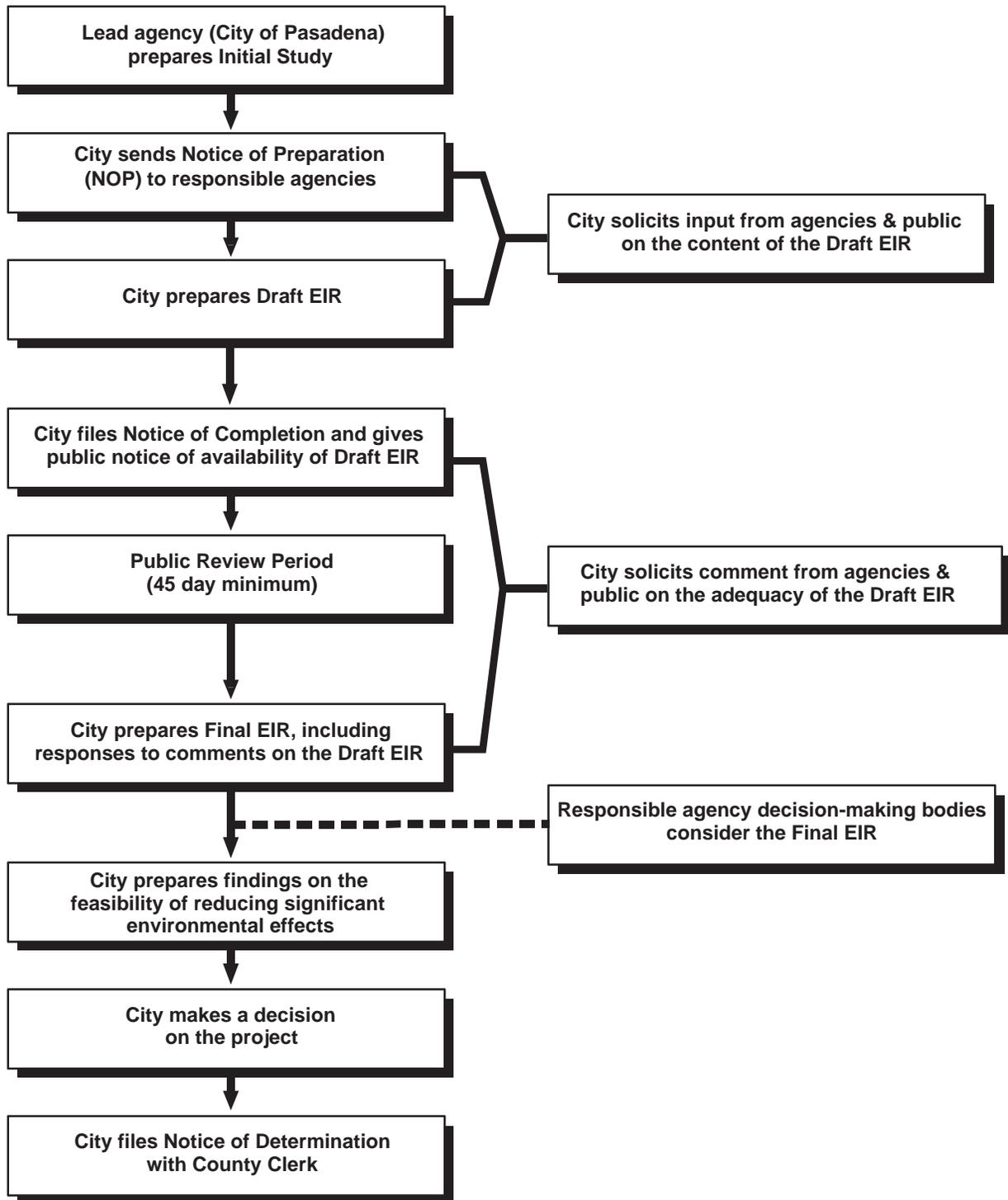
A "responsible agency" refers to a public agency other than the "lead agency" that has discretionary approval over the project. A "trustee agency" refers to a state agency having jurisdiction by law over natural resources affected by a project. There are no responsible or trustee agencies associated with the proposed project.

1.4 ENVIRONMENTAL REVIEW PROCESS

The environmental impact review process, as required under CEQA, is summarized below and illustrated on Figure 1-1. The steps are presented in sequential order.

- 1. Notice of Preparation (NOP) Distributed.** Immediately after deciding that an EIR is required, the lead agency files an NOP soliciting input on the EIR scope to "responsible," "trustee," and involved federal agencies; to the State Clearinghouse, if one or more state agencies is a responsible or trustee agency; and to parties previously requesting notice in writing. The NOP must be posted in the County Clerk's office for 30 days. A scoping meeting to solicit public input on the issues to be assessed in the EIR is not required, but may be conducted by the lead agency.
- 2. Draft Environmental Impact Report (DEIR) Prepared.** The DEIR must contain: a) table of contents or index; b) summary; c) project description; d) environmental setting; e) significant impacts (direct, indirect, cumulative, growth-inducing and unavoidable impacts); f) alternatives; g) mitigation measures; and h) irreversible changes.
- 3. Public Notice and Review.** The lead agency must prepare a Notice of Availability of an EIR. The Notice must be placed in the County Clerk's office for 30 days (Public Resources Code Section 21092) and sent to anyone requesting it. Additionally, public notice of DEIR availability must be given through at least one of the following procedures: a) publication in a newspaper of general circulation; b) posting on and off the project site; and c) direct mailing to owners and occupants of contiguous properties. The lead agency must consult with and request comments on the DEIR from responsible and trustee agencies, and adjacent cities and counties. The minimum public review period for a DEIR is 30 days. When a DEIR is sent to the State Clearinghouse for review, the public review period must be 45 days, unless a shorter period is approved by the Clearinghouse (Public Resources Code 21091). Distribution of the DEIR may be required through the State Clearinghouse.





CEQA Environmental Review Process

Figure 1-1



4. **Notice of Completion.** The lead agency must file a Notice of Completion with the State Clearinghouse as soon as it completes a DEIR.
5. **Final EIR (FEIR).** An FEIR must include: a) the DEIR; b) copies of comments received during public review; c) list of persons and entities commenting; and d) responses to comments.
6. **Certification of FEIR.** The lead agency shall certify: a) the FEIR has been completed in compliance with CEQA; b) the FEIR was presented to the decision-making body of the lead agency; and c) the decision-making body reviewed and considered the information in the FEIR prior to approving a project.
7. **Lead Agency Project Decision.** The lead agency may: a) disapprove a project because of its significant environmental effects; b) require changes to a project to reduce or avoid significant environmental effects; or c) approve a project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted.
8. **Findings/Statement of Overriding Considerations.** For each significant impact of the project identified in the EIR, the lead or responsible agency must find, based on substantial evidence, that either: a) the project has been changed to avoid or substantially reduce the magnitude of the impact; b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible. If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that set forth the specific social, economic or other reasons supporting the agency's decision.
9. **Mitigation Monitoring/Reporting Program.** When an agency makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects.
10. **Notice of Determination.** An agency must file a Notice of Determination after deciding to approve a project for which an EIR is prepared. A local agency must file the Notice with the County Clerk. The Notice must be posted for 30 days and sent to anyone previously requesting notice. Posting of the Notice starts a 30-day statute of limitations on CEQA challenges.