NOTICE OF AVAILABILITY OF A

DRAFT ENVIRONMENTAL IMPACT REPORT

SUNSET COMPLEX PROJECT

Northwest corner of the intersection of Sunset Avenue and West Mountain Street, Pasadena, Los Angeles County, CA

DATE: July 31, 2025

TO: Agencies, Organizations, and Interested Parties

FROM: City of Pasadena Water and Power Department, 150 South Los Robles Avenue, Pasadena, CA, 91101

SUBJECT: Notice of Availability of a Draft Environmental Impact Report for the Sunset Complex Project

NOTICE IS HEREBY GIVEN: The City of Pasadena has completed the Draft Environmental Impact Report (EIR) for the proposed Sunset Complex Project (Project). The Draft EIR has been prepared in compliance with the California Environmental Quality Act of 1970 (CEQA) as amended (Section 21000 et. seq. of the Public Resources Code) and the State CEQA Guidelines (Section 15000 et. seq. of the California Code of Regulations). The Draft EIR is available for online public review and a hardcopy of the Draft EIR will be available for public review at the Pasadena Water and Power Office, City of Pasadena La Pintoresca Branch Library, City of Pasadena Office of the City Clerk, and City of Pasadena Permit Center during regular business hours (see below under "Availability of Environmental Documentation"). Written comments on the Draft EIR will be accepted by the City during the following public review period.

PUBLIC REVIEW PERIOD: Thursday, July 31, 2025 – Monday, September 15, 2025. Comments must be received in writing no later than 5:30 P.M. on Monday, September 15, 2025.

PUBLIC HEARING: A public hearing to consider certification of the EIR and approval of the requested Conditional Use Permit (CUP) will be held by the City's Hearing Officer. The date and time for such a hearing has not yet been determined, but will occur after the completion of the Draft EIR public review period and after preparation of the Final EIR.

COMMENTS: Comments on the Draft EIR may be submitted in writing during the 45-day public review period noted above. Written comments must be sent to Michael Lin, P.E., City of

Pasadena Department of Water and Power, 150 South Los Robles Avenue, Pasadena, CA, 91101; or mlin@cityofpasadena.net.

PROJECT DESCRIPTION: The Project, located at the City of Pasadena's Sunset Reservoir Complex at the northwest corner of the intersection of Sunset Avenue and West Mountain Street, consists of replacing two 125-plus-year-old reservoirs (15.5 million gallons) with new prestressed concrete reservoirs (11 million gallons), construction of a new 1,500 gallons per minute (gpm) Ion Exchange and Liquid Granular Activated Carbon groundwater treatment plant (GWTP) with room to expand to 4,500 gpm, and improving existing 1,500 gpm groundwater well. The proposed Project would be composed of multiple structures, including existing, replaced, and newly constructed structures. Additionally, the Project involves the removal and installation of piping, as well as other site improvements related to parking, ingress/egress, etc. The Project would demolish the two existing reservoirs on site, Existing Reservoir 1 and Existing Reservoir 2, including A-Basin. These structures were built in 1888 and 1900, respectively, and provide storage for the City of Pasadena's water system. These structures would be removed in order to replace them with Proposed Reservoirs 1 and 2. There are several other structures that would be demolished as part of the proposed Project. The Sunset Well Building and Electrical Transformer Area would be removed in its entirety. The Disinfection Facility would be demolished and a new disinfection structure in a different area would be constructed utilizing some of the salvaged equipment, including the existing chemical storage tanks. The Project proposes improvements to several of the existing structures on the site, driveway entrances, fences, and landscaping. The Bangham Well Building would remain, but the well's existing retention pond, sump pump, valves, elbows, tees, air relief valve, well pump discharge head, column and motor, concrete, fence and assorted piping would be replaced. Architectural modifications to the façade of the Glorieta Booster Station building would occur as part of the Project. Additionally, the Electrical Equipment Enclosure associated with the Glorieta Booster Station would be modified to add an automatic transfer switch for connection to the new standby generator.

The Project would construct two new reservoirs at the 7.17-acre site, herein referred to as Proposed Reservoir 1 and Proposed Reservoir 2. Proposed Reservoir 1 would have an inside diameter of approximately 210 feet, a total footprint of 36,530 square feet, and a capacity of 4.9 million gallons (MG). Proposed Reservoir 2 would have an inside diameter of approximately 234 feet, a total footprint of 45,180 square feet, and a capacity of 6.1 MG. Collectively, the two reservoirs would provide a total capacity of 11.0 MG. The proposed reservoirs would be constructed at different sizes due to the geometry of the existing site, which narrows at the south end of the site. By installing the smaller reservoir (Proposed Reservoir 1) in the south end of the site, the Project would be able to preserve more space for the approximately 5,250-square-foot proposed groundwater treatment plant (GWTP) and parking at the north end of the

site. Backfill would be placed around both reservoirs, as the reservoirs would be partially buried. The depth of the backfill would be a minimum of 12 feet deep all around the tanks and of sufficient depth to resist the sliding forces of the empty tanks. The finished grade would provide drainage away from the new tanks. The main ingress/egress would be located at the northeast corner of the site. The existing employee entrance to the north along Sunset Avenue would be widened to allow for safety and ease of traffic flow. Additional proposed project components include two backup generators, a groundwater treatment plant consisting of an ion exchange for perchlorate removal and granular activated carbon for volatile organic compound (VOC) removal, an air gap structure, stormwater treatment improvement, solar canopies and rooftop panels, electric vehicle charging stations, a backwash tank, a disinfection facility, and overflow and drains. The current grading plan results in an approximate net export of 3,700 cubic yards (CY).

APPROVALS NEEDED: The City of Pasadena is expected to use the information contained in the EIR for consideration of approvals related to and involved in Project implementation. The following approvals are necessary for the project to proceed:

Lead Agency Approvals – City of Pasadena

The City of Pasadena, as lead agency, must consider the following discretionary actions:

1. Project Approval and Certification of the EIR.
2. Approval of a CUP.
3. Approval of an Occupancy Permit to permit installation of backwash connection pipelines and water main in Sunset Avenue.
4. Award of contract to construct the project.
5. City Tree removal approval.

Responsible Agency Approvals

The following additional permits, approvals, and discretionary actions may be necessary as part of Project approval:

1. State Water Resources Control Board, Division of Drinking Water (DDW) Permit Amendment Application to allow for reservoir and treatment system for public drinking water systems.
2. Los Angeles County Sanitation Districts (LACSD) – Sewerage System Connection Fee application and a modification of the existing permit for Industrial Wastewater Discharge for the Disinfection Facility waste stream.

3. Regional Water Quality Control Board – NPDES Permit No, CAS004001 to approve discharge of overflow, underdrain, and collected stormwater flow to storm sewer system.
4. South Coast Air Quality Management District – Permit to Construct/Operate the emergency generator.

ANTICIPATED ENVIRONMENTAL EFFECTS: The Draft EIR analyzed the following environmental topics: Aesthetics, Air Quality, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. The Draft EIR identified potentially significant effects related to the following topics: cultural resources, hazards and hazardous materials, and tribal cultural resources. As described in the Draft EIR all but one of these impacts can be mitigated to a less than significant level, with one impact remaining significant and unavoidable (a substantial adverse change in the significance of a historical resource).

HAZARDOUS MATERIAL SITES: The Project site is not identified on the lists of hazardous waste sites compiled pursuant to Section 65962.5 of the California Government Code.

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: The Draft EIR may be viewed on the City of Pasadena website at: https://pwp.cityofpasadena.net/sunsetcomplex/. Hardcopies are available during regular business hours at the following locations:

- Pasadena Water and Power Office, 150 South Los Robles Avenue, Suite 200;
- La Pintoresca Branch Library, 1355 North Raymond Avenue;
- City of Pasadena Office of the City Clerk, 100 North Garfield Avenue, Room S228; and
- City of Pasadena Permit Center, 175 North Garfield Avenue.

ADA: In compliance with the Americans with Disabilities Act (ADA) of 1990, listening assistive devices are available with a 24-hour advance notice. Please call (626) 744-4009 or (626) 744-4371 (TDD) to request use of a listening device. Language translation services may be requested with 48-hour advance notice by calling (626) 744-4009.