

Table of Contents

Section	Page
1.0	Introduction 1.0-1
1.1	Purpose of a Sustainable Communities Environmental Assessment 1.0-1
1.2	Project Summary 1.0-2
1.3	Statutory Background 1.0-3
1.4	Organization of the SCEA 1.0-4
2.0	Project Description 2.0-1
2.1	Project Title 2.0-1
2.2	Lead Agency Name and Address 2.0-1
2.3	Contact Person and Phone Number 2.0-1
2.4	Project Location 2.0-1
2.5	Project Sponsor's Name and Address 2.0-1
2.6	General Plan & Specific Plan Designations 2.0-5
2.7	Zoning 2.0-5
2.8	Surrounding Land Uses and Setting 2.0-5
2.9	Description of Project 2.0-16
2.10	Other Public Agencies Whose Approval Is Required 2.0-50
2.11	Have California Native Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1? If So, Has Consultation Begun? 2.0-50
2.12	Cumulative Scenario 2.0-51
3.0	Sustainable Communities Environmental Assessment Eligibility 3.0-1
3.1	Sustainable Communities Strategy Consistency Analysis 3.0-1
3.2	Transit Priority Project Consistency Analysis 3.0-4
3.3	Incorporation of Feasible Mitigation Measures, Performance Standards, and Criteria from Prior Applicable EIRs 3.0-5
4.0	SCEA Environmental Checklist 4.0-1
	Environmental Factors Potentially Affected 4.0-1
	Determination 4.0-1
	Evaluation of Environmental Impacts 4.0-3
	Environmental Impacts 4.0-4
4.1	Aesthetics 4.0-4
4.2	Agricultural Resources 4.0-23
4.3	Air Quality 4.0-24
4.4	Biological Resources 4.0-37
4.5	Cultural Resources 4.0-43
4.6	Energy 4.0-79
4.7	Geology and Soils 4.0-81
4.8	Greenhouse Gas Emissions 4.0-86
4.9	Hazards and Hazardous Materials 4.0-95
4.10	Hydrology and Water Quality 4.0-97
4.11	Land Use and Planning 4.0-104
4.12	Mineral Resources 4.0-104
4.13	Noise 4.0-105
4.14	Population and Housing 4.0-114
4.15	Public Services 4.0-114
4.16	Recreation 4.0-116
4.17	Transportation 4.0-117
4.18	Tribal Cultural Resources 4.0-118
4.19	Utilities and Service Systems 4.0-120
4.20	Wildfire 4.0-127

Table of Contents (continued)

Section	Page
4.21 Earlier Analysis	4.0-128
4.22 Mandatory Findings of Significance	4.0-128
5.0 List of Preparers	5.0-1
6.0 References	6.0-1

Appendices

A	Incorporation of Applicable Mitigation Measures, Performance Standards, and Criteria from Prior Applicable EIRs
B	Air Quality Impact Assessment
C	Biological Resources Report
D	Greenhouse Gas Analysis
E	Historic Resources Technical Report
F	Noise Report
G	Transportation Report

Tables

Table	Page
2.0-1 Summary of On-Site Protected Trees	2.0-7
2.0-2 Project Unit Summary	2.0-17
2.0-3 Project Parking Summary	2.0-18
2.0-4 Pasadena General Plan Update: Development Capacities (2035)	2.0-53
3.0-1 Consistency Analysis with Connect SoCal (2020–2045 Regional Transportation Plan/ Sustainable Communities Strategy)	3.0-2
4.3-1 South Coast Air Quality Management District Regional Significance Thresholds – Pounds per Day	4.0-25
4.3-2 Local Significance Thresholds – Pounds per Day	4.0-27
4.3-3 Construction-Related Pollutant and Precursor Emissions – Maximum Pounds per Day	4.0-28
4.3-4 Long-Term Operational Emissions - Maximum Pounds per Day	4.0-29
4.3-5 Localized Significance of Construction Emissions – Maximum Pounds per Day	4.0-34
4.4-1 Summary of On-Site Protected Trees	4.0-39
4.8-1 CAP Action Measures	4.0-87
4.8-2 Project Implementation of the CAP Actions	4.0-90
4.8-3 Project Consistency with Applicable 2017 Scoping Plan Measures	4.0-91
4.8-4 Project Consistency with SCAG 2016-2040 RTP/SCS	4.0-92
4.8-5 Project Consistency with SCAG Connect SoCal	4.0-94
4.13-1 Ambient, Short-term Noise Measurements	4.0-107

Tables (continued)

Table	Page
4.13-2 Construction Equipment List Noise Emission Levels	4.0-108
4.13-3 Vibration Source Levels for Construction Equipment	4.0-110
4.13-4 Vibration Levels at Off-Site Sensitive Uses from Project Construction – Unmitigated	4.0-111
4.19-1 Projected Water Use	4.0-123

Figures

Figure	Page
2.0-1 Regional Location	2.0-2
2.0-2 Local Vicinity	2.0-3
2.0-3 Aerial Overview	2.0-4
2.0-4 Existing On-Site Tree Locations	2.0-6
2.0-5 Existing Site Context	2.0-11
2.0-6 Existing Site Context	2.0-12
2.0-7 Existing Conditions Photo Montage – Fair Oaks	2.0-13
2.0-8 Existing Conditions Photo Montage – Central Park	2.0-14
2.0-9 Central District Specific Plan Area	2.0-15
2.0-10 Project Height Averaging Analysis	2.0-20
2.0-11 Project Site Plan – Ground Floor	2.0-21
2.0-12 Project Site Plan – Mezzanine Floor	2.0-22
2.0-13 Project Site Plan – Second Floor	2.0-23
2.0-14 Project Site Plan – Third Floor	2.0-24
2.0-15 Project Site Plan – Fourth Floor	2.0-25
2.0-16 Project Site Plan – Fifth Floor	2.0-26
2.0-17 Project Site Plan – Sixth Floor	2.0-27
2.0-18 Project Site Plan – Sixth Floor Mezzanine Plan	2.0-28
2.0-19 Project Roof Plan	2.0-29
2.0-20 Project Site Plan – Parking Level P1	2.0-30
2.0-21 Project Site Plan – Parking Level P2	2.0-31
2.0-22 Project Site Plan – Parking Level P3	2.0-32
2.0-23 Project Site Plan – Parking Level P4	2.0-33
2.0-24 South (Dayton Street) Elevation	2.0-34
2.0-25 West (Fair Oaks) Elevation	2.0-35
2.0-26 South and West Building Elevations	2.0-36
2.0-27 North and East Building Elevations	2.0-37

Figures (continued)

Figure	Page
2.0-28 North Ramp Building Section	2.0-38
2.0-29 East Ramp Building Section	2.0-39
2.0-30 South Ramp Building Section	2.0-40
2.0-31 West Ramp Building Section	2.0-41
2.0-32 Landscape Plan – Ground Level.....	2.0-42
2.0-33 Landscape Plan – Roof Deck	2.0-43
2.0-34 Perspective Rendering at the Corner of Fair Oaks Avenue and Dayton Street	2.0-44
2.0-35 Perspective Rendering along Dayton Street.....	2.0-45
2.0-36 Bird’s Eye Perspective Rendering along Fair Oaks Avenue.....	2.0-46
2.0-37 Perspective Rendering along Fair Oaks Avenue	2.0-47
2.0-38 Bird’s Eye Perspective Rendering of Project Courtyard	2.0-48
4.1-1 View Key Map	4.0-13
4.1-2 View A	4.0-14
4.1-3 View B	4.0-15
4.1-4 View C.....	4.0-16
4.1-5 View D.....	4.0-17
4.1-6 View E	4.0-18
4.1-7 View F	4.0-19
4.1-8 View G.....	4.0-20
4.1-9 View H.....	4.0-21
4.4-1 Existing On-Site Tree Locations	4.0-42
4.5-1 Old Pasadena Historic District Map	4.0-55
4.5-2 Nearby Historical Resources Map	4.0-65
4.13-1 Noise Monitoring Locations.....	4.0-106