

Agenda Report

TO: CITY COUNCIL

DATE: March 14, 2005

FROM: CITY MANAGER

SUBJECT: APPROVAL OF AN AMENDMENT TO THE MASTER PLAN FOR EATON WASH PARK

RECOMMENDATION:

It is recommended that the City Council:

1. Approve an amendment to the Initial Study for Eaton Wash Master Plan,
2. Approve an amendment to the Eaton Wash Master Plan to include a picnic shelter and increase the size of the playground equipment,

RECOMMENDATION OF THE RECREATION AND PARKS COMMISSION

On January 4, 2005, this recommendation was presented to the Recreation and Parks Commission for consideration. Staff mailed a notice to all residents within 300 feet of the park to solicit feedback on the proposed changes to the master plan. Two residents appeared at the meeting and both supported the proposed modifications to the master plan. The Commission voted unanimously to recommend that the amendment be sent to council for consideration and approval.

BACKGROUND

The master plan for Eaton Wash Park was formally adopted by the City Council on December 20, 2004. The park is located on Orange Grove Blvd., just east of Eaton Wash Channel. The master plan includes the following features: A small playground, restroom, parking, a 2.5 acre off leash dog area, walkways, benches and landscaping. The bid for construction of the park was awarded to Pima Construction on January 10, 2005 and the work will begin in April 2005. Since the completion of the master plan and the development of the construction drawings for the park, an opportunity to significantly upgrade the facilities in the park has arisen. At no cost to the City, a developer is willing to donate and construct a picnic shelter in the park and also increase the size of the proposed playground equipment, as shown on attachment A.

The developer, BRE Properties, Inc., is renovating the former Stuart Pharmaceutical Company headquarters at the corner of Foothill Blvd. and Madre Street. The shelter (attachment B) is one of the historic features of the headquarters complex that was designed by internationally renowned architect Edward Durell Stone, who designed the Kennedy Center in New York City, among other notable projects. BRE Properties is restoring many of the historic features of the headquarters complex, but the shelter is not compatible with the new improvements and the developer has been required to restore it and relocate it to a new location.

City staff recommends that the placement of the shelter in Eaton Wash Park will be a significant upgrade to the proposed improvements in the current master plan. The proposed location of the shelter is just north of the playground area. It is a large structure and the developer has agreed to significantly enlarge the playground equipment at the park to create a better balance of scale between the park features (see the cross section shown in attachment B). In addition to the shelter and play area upgrades, the developer will provide a concrete pad under the shelter as well as new picnic tables.

ENVIRONMENTAL IMPACT

In compliance with California Environmental Quality Act requirements, an amendment to the adopted Initial Study and Mitigated Negative Declaration have been completed for the Master Plan. This document has been approved by the Environmental Administrator.

FISCAL IMPACT:

The cost of the new improvements proposed in the amended master plan will be borne by BRE Properties, Inc.


Respectfully submitted,


CYNTHIA J. KURTZ
City Manager


Prepared by:


TODD HOLMES
Landscape Architect

Reviewed By:


KATHLEEN WOODS, Administrator
Parks and Natural Resources

Approved by:

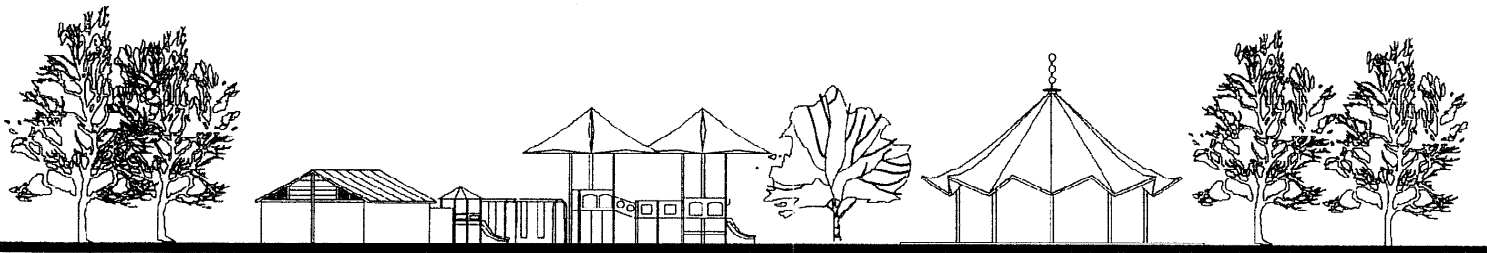
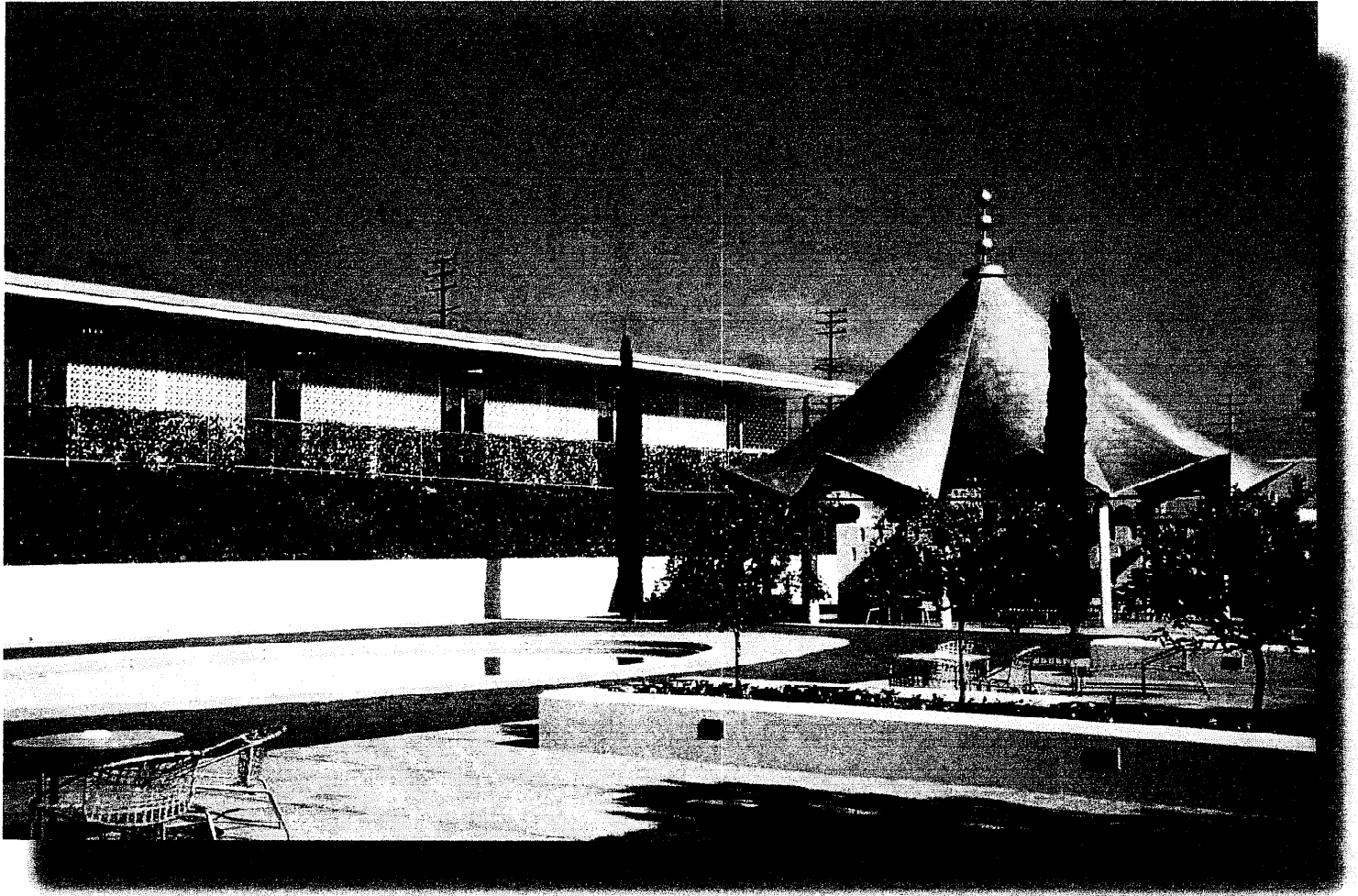

MARTIN PASTUCHA, Director
Department of Public Works



EATON WASH MASTER PLAN AMENDMENT

March 14, 2005

Attachment "B"



ELEVATION VIEW

**EATON WASH MASTER PLAN AMENDMENT
MARCH 14, 2005
ATTACHMENT C**

**MEMORANDUM - CITY OF PASADENA
DEPARTMENT OF PUBLIC WORKS
PARKS AND NATURAL RESOURCES DIVISION**

DATE: March 7, 2005
TO: Denver Miller, Environmental Administrator
FROM: Todd Holmes, Landscape Architect
RE: Addendum to the Initial Study/Mitigated Negative Declaration for Eaton Wash park

On December 20, 2004, the City Council adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the Eaton Wash Park Master Plan. The park is located on Orange Grove Blvd., just east of Eaton Wash Channel. The primary aspects of the master plan included the following features: A small playground, restroom, parking, a 2.5 acre off leash dog area, walkways, benches and landscaping.

The IS/MND adopted on December 20, 2004, considered the entire Eaton Wash Master Plan as proposed at that time, which included the following improvements and recreational opportunities:

Improvements:

Promote Environmental Education:

1. Preserve Oaks located along the west edge of the park site.
2. Planting of native trees in the park and along the western edge of the adjacent Los Angeles County Flood Control District settling basins.

Access:

3. Pedestrian access at Orange Grove Boulevard and Avocado Street.
4. Vehicular access at Orange Grove Boulevard to a 56 space parking lot.

Safety and Security:

5. Perimeter fencing on the west, south and east sides of the park

Provide Park Amenities:

6. Decomposed granite trails for jogging and walking
7. Picnic tables
8. Playground Equipment
9. Fenced off leash dog areas
10. Benches
11. Parking lot
12. Large turf areas with trees
13. Shrub plantings with trees
14. Trash Receptacles
15. Drinking Fountains
16. Restrooms
17. Storage Area

Recreational Opportunities:

18. Walking, Jogging
19. Casual play on turf areas
20. Picnicking
21. Dogs Off-leash Area
22. Children's Play Area

Since adoption of the IS/MND, additional opportunities for Eaton Wash Park have arose, and the City is now considering an Amendment to the Eaton Wash Master Plan. The amendment consists of adding a picnic shelter in the park and increasing the size of the proposed playground equipment, as shown on attachment A. At no cost to the City, a developer is willing to donate and construct these additional improvements.

In accordance with CEQA, if changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the Lead Agency shall determine whether to prepare a Subsequent Environmental Impact Report (EIR), a Subsequent Negative Declaration, an Addendum to the Negative Declaration, or no further documentation (State CEQA Guidelines Section 15162[b]). State CEQA Guidelines Section 15164(b) identifies when an Addendum to an adopted Negative Declaration is appropriate: This section states:

An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions [to the previously certified IS/MND] are

necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

Environmental Considerations

Adding the shelter and increasing the size of the play equipment in the park, as described above, would have no change, negligible changes, or less impacts to project's environmental consequences. In making this determination the City considered all of the environmental topics included in the City's Initial Study Checklist and all environmental topics address in the Master Plan's previously adopted IS/MND. These environmental topics consist of:

- Aesthetics
- Agricultural Resources
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems

Therefore, the proposed Amendment to the Eaton Wash Master Plan would not trigger any of the conditions identified in State CEQA Guidelines Section 15162 that require additional CEQA documentation to be circulated for public review.

Conclusions

The proposed changes will not result in:

1. One or more significant effects not discussed in the previous negative declaration;
2. A substantial increase in the severity of the effects previously examined in the negative declaration; or

3. The refusal of a feasible mitigation measure or alternative that would substantially reduce one or more significant effects of the project.

Therefore, the proposed modifications to the Eaton Wash Master Plan do not constitute:

1. A substantial change in the project requiring major revisions to the negative declaration;
2. A substantial change in circumstances under which the project is undertaken which will require major revisions of the previous negative declaration; or
3. New information of substantial importance that arose after adoption of the negative declaration.

As a result of these conclusions, none of the conditions described in Section 15162 of the State CEQA Guidelines have occurred, and the proposed Amendment to the Eaton Wash Master Plan will not require additional CEQA documentation to be circulated for public review.

In accordance with Section 15164 of the State CEQA Guidelines, this memo constitutes an Addendum to the IS/MND adopted for the proposed project and identifies only minor changes or additions to the adopted document. This addendum does not need to be circulated for public review, but will be attached to the adopted IS/MND, and considered by the City Council prior to making any subsequent decisions on the project.