

The CARB identifies diesel particulate matter (DPM) as both a carcinogen and long-term chronic toxic air contaminant (TAC). The CARB and SCAQMD recommend not locating new sensitive land uses within 500 feet of a freeway or high traffic road. Residential uses currently exist on-site at similar distances from the freeway and the campus was laid out prior to the release of the CARB's Air Quality and Land Use Handbook. Since the students, and occasional users of the proposed open space, would be short-term users, the exposure duration would be substantially less than the constant 70-year duration used in calculating cancer risk. Local conditions may be a factor in the levels of exposure since prevailing winds are to the northeast (from the southwest), and may reduce the impacts at this project site further. An air filtration system with a 12 MERV, which is required in Mitigation Measure C-15, would reduce particles in the range of 1 to 3 microns by a minimum of 80 percent. Therefore, the carcinogenic risk to residential uses is reduced substantially.

**Cumulative Impacts:** During operations, the project would not result in regional emissions that exceed the SCAQMD significance thresholds. Thus, regional impacts from operation of the project would be less than significant for these pollutants.

#### **IV. RESOLUTION REGARDING ENVIRONMENTAL IMPACTS UNABLE TO BE MITIGATED TO BELOW A LEVEL OF SIGNIFICANCE**

The City Council find that, although mitigation measures have been identified in the Final EIR which reduce the following potentially significant

environmental impacts, the following impacts cannot be mitigated to below a level of significance.

With regard to the Project or Alternative 5A, impacts to cultural/historic resources remain significant even after mitigation. With regard to the Project or any of the alternatives, construction-related daily emissions of Nitrogen Oxides (NO<sub>x</sub>) and reactive organic compounds (ROC) would exceed the SCAQMD's threshold resulting in a significant regional impact.

**a. Historic/Cultural Resources**

**i. Potential Significant Impacts**

The project would result in the removal of the Herkimer Arms/Mrs. Parker Earle Apartment House (527 East Union Street), and the Professor William P. Hammond House, which are identified as historic resources. (In addition, and as discussed fully in Section V below, if Alternative 5A were adopted, there remains the possibility that this structure may be demolished.) Demolition of these structures is considered a significant impact that cannot be mitigated to a level of less than significant.

**ii. Proposed Mitigation**

**Mitigation Measure A-1:**

**Herkimer Arms/Mrs. Parker Earle Apartment House – 527 East Union Street  
(Map ID#30)**

**Photography and Recordation.** Prior to the issuance of a demolition permit for the Herkimer Arms/Mrs. Parker Earle Apartment House, a photographic documentation report shall be prepared by a qualified architectural

historian, architect experienced in historic preservation, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, or Architecture, pursuant to 36 CFR 61. This report shall document the significance of the apartment building and its physical conditions, both historic and current, through photographs and text (an expanded DPR form). Photographic documentation noting all elevations and additional details of the apartment grouping's architectural features shall be taken utilizing 35-mm black and white film. The photographer shall be familiar with the recordation of historic resources. Photographs shall be prepared in a format consistent with the Historic American Buildings Survey (HABS) standard for field photography. Copies of the report shall be submitted to the City of Pasadena Planning and Development Department, the Pasadena Public Library (Central Branch), the Pasadena Historical Museum, the Gamble House Greene & Greene archive, and Fuller Theological Seminary.

**Salvage and Reuse of Key Features.** Prior to the demolition of the Herkimer Arms/Mrs. Parker Earle Apartment House, an inventory of significant exterior character-defining features and materials of the property shall be made by a qualified architectural historian, architect experienced in historic preservation, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, or Architecture, pursuant to 36 CFR 61. Where feasible, these materials and design elements shall be itemized, photographed (35mm black and white or

digital format), salvaged, and sold, or donated for use elsewhere in the community. Unsound, decayed, or toxic materials (e.g., asbestos, etc.) need not be included in the salvage process. The salvaged materials shall be advertised for a period of not less than thirty (30) days in at least three newspapers of local and regional circulation, as well as by posting on the site and by other means as appropriate. In addition, local preservation/historical organizations shall be contacted to seek their interest in obtaining these architectural features. Salvage efforts shall be documented by summarizing all measures taken to encourage receipt of salvaged materials by the public. Copies of notices, evidence of publication of such notices, and a list of salvage offers (if any) that were made and an explanation of why they were not or could not be accepted shall be submitted by the applicant to the Design and Historic Preservation Section, Planning Division, City of Pasadena Planning and Development Department.

**Professor William P. Hammond House – 110 North Los Robles Avenue  
(Map ID#36)**

**Mitigation Measure A-2:**

**Photography and Recordation.** Prior to the demolition of the Professor William P. Hammond House, a photographic documentation report shall be prepared by a qualified architectural historian, architect experienced in historic preservation, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, or Architecture, pursuant to 36 CFR 61. This report shall document the significance of the Professor William P. Hammond House and its physical

conditions, both historic and current, through photographs and text (e.g., an expanded DPR form). Photographic documentation noting all elevations and additional details of the building's architectural features should be taken utilizing 35-mm black and white film. The photographer should be familiar with the recordation of historic resources. Photographs shall be prepared in a format consistent with the Historic American Buildings Survey (HABS) standard for field photography. Copies of the report shall be submitted to the City of Pasadena Planning and Development Department, the Pasadena Public Library (Central Branch), the Pasadena Historical Museum, and Fuller Theological Seminary.

### **iii. Findings Pursuant to CEQA Guidelines**

#### **Section 15091**

Under CEQA, the mitigation measures proposed would reduce, but not eliminate, the significant impacts of the project to identified historic resources. The measures outlined for the documentation of these two historic resources and salvage of significant character-defining elements/features are important to assure that information regarding each building's contribution to the history of the City of Pasadena is retained.

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final EIR.

**b. AIR QUALITY**

**i. Potential Significant Impacts**

Daily construction-related regional emissions are forecasted to exceed SCAQMD significance thresholds for NO<sub>x</sub> and ROC. Thus, emissions of these pollutants would result in significant and unavoidable short-term regional air quality impacts. With implementation of the above mitigation measures, heavy-duty construction equipment emissions of PM<sub>10</sub>, ROC, NO<sub>x</sub>, sulfur oxide (SO<sub>x</sub>), and CO would be reduced by a minimum of five percent (5%). However, construction activities would still exceed the SCAQMD daily emission thresholds for regional NO<sub>x</sub> and ROC after implementation of all feasible mitigation measures. Therefore, construction of the project (or any of the alternatives) would result in a significant and unavoidable impact on regional air quality.

**ii. Proposed Mitigation**

**Mitigation Measure C-1:** During all phases of construction, general contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403.

**Mitigation Measure C-2:** During all phases of construction, general contractors shall maintain and operate construction equipment in accordance with manufacturer's specifications to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues shall turn their engines off when not in use to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during Stage II Smog Alerts or higher.

**Mitigation Measure C-3:** During all phases of construction, general contractors shall water all excavated soil piles hourly or cover piles with temporary coverings. Additional unpaved construction areas shall be watered twice daily.

**Mitigation Measure C-4:** In the event wind exceeds 25 miles per hour, all construction activities shall cease.

**Mitigation Measure C-5:** On the last day of active operations prior to a weekend or holiday, general contractors shall apply water or a chemical stabilizer to maintain a stabilized surface. If chemical stabilizers are employed, only nontoxic soils stabilizers shall be used and shall be applied according to manufacturer's specifications.

**Mitigation Measure C-6:** During all construction, general contractors shall post signs and monitor speed on unpaved roads shall be reduced to assure traveling speeds of no more than 15 miles per hour.

**Mitigation Measure C-7:** During construction, contractors shall ensure that all truckloads of dirt hauled off-site shall have two feet of freeboard and are shall be covered in the truck bed to prevent fugitive dust emissions en route to disposals site.

**Mitigation Measure C-8:** During all phases of construction, contractors shall wash or brush off all construction equipment prior to leaving the construction site. The general contractor shall sweep or remove from the street all visible soil material that is inadvertently carried off the construction site.

**Mitigation Measure C-9:** During construction, all contractors shall use electricity from power poles rather than temporary diesel- or gasoline-powered generators to the extent feasible.

**Mitigation Measure C-10:** During construction, all contractors shall use alternative clean fuels, such as compressed natural gas-powered equipment instead of diesel-powered engines. The use of diesel-powered equipment shall be minimized by using gasoline-powered equipment to reduce NOx emissions. If diesel equipment is used, particulate filters and low sulfur diesel fuel shall be used, (i.e., diesel fuel with less than 15 ppm sulfur content), to the extent feasible.

**Mitigation Measure C-11:** During construction activity on the project site, outdoor instructional activities for students shall be coordinated by the applicant to prevent undue exposure of students to active demolition and site grading activities.

**Mitigation Measure C-12:** During construction, deliveries of construction materials, hauling of exported soil, and other construction activities requiring access to the site by large vehicles shall be scheduled by the general contractor to take place during off-peak hours to the extent possible.

**Mitigation Measure C-13:** During construction, the use of high volume/low pressure paint spray systems, which spray at low velocities resulting in a higher transfer efficiency as compared to conventional paint spray systems, shall be used by the general contractor to minimize overspray to the extent feasible.



**Mitigation Measure C-14:** During construction, low VOC paint, architectural coatings and asphalt shall be utilized by the general contractor where possible.

**iii. Findings Pursuant to CEQA Guidelines**

**Section 15091**

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final EIR.

**iv. Supporting Explanation**

**Project Construction Impacts:** Construction of the Project will create air quality impacts through the use of heavy-duty construction equipment for site preparation and construction activities, and vehicle trips generated from construction workers traveling to and from the Project site. Mobile source emissions, primarily NO<sub>x</sub>, would result from the use of construction equipment such as bulldozers, wheeled loaders, and cranes. During the finishing phase, paving operations and the application of architectural coatings (i.e., paints) and other building materials would release reactive organic compounds (ROC). Maximum regional emissions related to construction would exceed the SCAQMD daily significance thresholds for ROC, and NO<sub>x</sub>. (*Id.* at p. 3B-9.) Even after the imposition of mitigation measures, maximum regional construction emissions

would still exceed the SCAQMD daily significance thresholds for ROC and NOX. The regional construction impacts remain significant and unavoidable.

**Cumulative Impacts:** The SCAQMD has set forth both a methodological framework as well as significance thresholds for the assessment of a project's cumulative air quality impacts. Based on the SCAQMD's methodology, the project is not anticipated to result in a significant cumulative impact on regional air quality. In addition, a localized CO impact analysis was conducted for cumulative traffic in which no local CO violations would occur at any of the studied intersections. Therefore, the project would not have a significant cumulative impact on localized air quality.

## **V. RESOLUTION REGARDING ALTERNATIVES**

The City Council declares that it has considered and rejected as infeasible the alternatives identified in the Final EIR as set forth herein. CEQA requires that an EIR evaluate a reasonable range of alternatives to a project, or to the location of a project, which: (1) offer substantial environmental advantages to the proposed project, and (2) may be feasibly accomplished in a successful manner within a reasonable period of time considering the economic, environmental, social and technological factors involved. An EIR must only evaluate reasonable alternatives to a project which could feasibly attain most of the basic project objectives, and evaluate the comparative merits of the alternatives. In all cases, the consideration of alternatives is to be judged against a rule of reason. The lead agency is not required to choose the environmentally superior alternative identified in the EIR if the alternative does not provide substantial advantages

over the proposed project, and (1) through the imposition of mitigation measures the environmental effects of a project can be reduced to an acceptable level, or (2) there are social, economic, technological or other considerations which make the alternative infeasible.

The Central District Specific Plan (CDSP) envisions a diverse mix of land uses designed to create the primary business, financial, retailing, and government center of the City. It emphasizes the concept of a higher density, mixed-use environment that will support transit- and pedestrian-oriented mobility strategies. The Walnut Housing Sub-district that includes the Fuller Seminary and Ford Place Precinct is intended to promote the development of a high-density residential area north of Colorado Boulevard and in close proximity to the Lake Avenue Light Rail Station, as well as to balance the institutional growth and historic preservation activities of Fuller Seminary. Fuller Seminary is committed to enhancing Pasadena's status as a world-class urban community and will work to meet the above mentioned goals by implementing the following objectives for the Project:

1. Develop the campus as place that reflects Pasadena's commitment to aesthetic beauty and provide a mixture of uses and scales of development.
  - Improve, increase, and develop high-density affordable student housing.
  - Incorporate a limited amount of neighborhood serving retail and office uses.

- Encourage well-designed communal outdoor space and recreational facilities with residential projects.
  - Design publicly accessible open space of various sizes that include pocket parks, playgrounds, and community gardens within Pasadena's core.
2. Balance institutional growth with historic preservation.
- Provide enhanced learning facilities to attract the best students.
  - Design the academic building with respect for the surroundings and mindful of the City's standards.
  - Place emphasis on maintaining the integrity and supporting the adaptive reuse of historic structures and preserving views of City Hall.
  - Expand academic facilities and improve the efficiency of parking and traffic.
3. Improve the urban environment.
- Create a walking network tied to the Civic Center and Playhouse sub-districts.
  - Encourage pedestrian circulation by improving streets and providing well-landscaped streetscapes.
  - Support transit so that faculty, staff and residents should be able to walk to nearby transit facilities, shopping, and work without generating additional auto trips.
  - Develop the campus as a pedestrian experience and provide for a diverse pedestrian citizenry.

- Keep an open campus in the predominantly developed civic center area.

**a. ALTERNATIVES ELIMINATED FROM  
CONSIDERATION**

The City of Pasadena eliminated the “alternative location” from full consideration in the EIR. Alternatives may be eliminated from detailed consideration in the EIR if they fail to meet most of the project objectives, are infeasible, or do not avoid any significant environmental effects (CEQA Guidelines Section 15126.6(c)).

CEQA Guidelines Section 15126.6(f)(2) requires examination of an alternative location for the Project if such locations would result in the avoidance of or lessening of significant impacts. There are no comparable alternative sites, (25 acres or more), in the vicinity of the existing Fuller Theological Campus that would allow the Campus to function as it does today. The project involves the expansion of an existing Seminary and the provision of residential and specialty retail uses within walking distance to serve the students. As such, alternative locations that are distant from the project site would not be able to maintain these critical relationships. Therefore, it is concluded that there is no alternative site that would be a feasible alternative for the project and further analysis is not warranted in the EIR.

**b. ALTERNATIVES ANALYZED IN THE EIR**

**i. No Project Alternative**

The No Project Alternative assumes that no project is approved and the Project site remains unchanged. Thus, under this alternative the physical conditions of the Project site would remain as they exist today. This alternative would avoid the Project's potential significant impact on historic resources. It would also reduce significant air emission impacts during construction.

Pursuant to Guidelines Section 15126.6, the EIR discussed a No Project/No Build alternative. Under this alternative, the Project would not be constructed, the existing environment would not change, and the project would not result in any significant environmental impacts. This alternative, however, fails to meet any of the Project objectives. For these reasons, the City finds that the No Project/No Build alternative is infeasible.

**ii. Interim Concept Plan Alternative**

The Interim Concept Plan Alternative includes development on Fuller-owned properties only. Under the Interim Concept Plan Alternative, the site would be 14 acres, or 11 acres less when compared with the project. The Interim Concept Plan Alternative would result construction of less residential units, but the same academic square footage as with the project. The vacation of Oakland Avenue from Walnut Street to Corson Street would not occur under the Interim Concept Plan Alternative. Therefore, the new central community green space that would be created with the project would not occur under this

alternative. In addition, the parking garage would be constructed under the Interim Concept Plan Alternative.

The Interim Concept Plan Alternative would result in expansion of the Fuller Campus within those areas owned by Fuller. Fuller owns all the historic structures/facilities that would be impacted either directly or indirectly by the proposed project. Thus, the same impacts to the identified historic structures under the proposed project would occur under the Interim Concept Plan Alternative. As with the project, this alternative would result in significant and unavoidable impacts to the Herkimer Arms Apartment House and the Hammond House, as a result of demolition of these structures.

The alternative's impacts are substantially similar to those of the Project, in the other three resource areas. As with the Project, this alternative would generate the same significant and unavoidable air quality impacts. Traffic volumes would be less than the proposed project and impacts to intersections and street segments would be less than that anticipated for the project. Transportation and traffic impacts would be reduced to less than significant levels with incorporation of mitigation measures. Utility and service system impacts would also be less than significant with mitigation measures. This alternative would substantially meet the Project objectives. However, since the Interim Concept Plan Alternative does not avoid or substantially lessen the significant environmental impact to cultural/historic resources, it is rejected.

**iii. Full Buildout With Relocation, Retention  
and Reuse of Potentially Significant Historic  
Structures Alternative**

The Full Buildout With Retention, Relocation, and Reuse of Potentially Historic Structures Alternative includes the same amount, type, and location of development as would occur under the project. However, in this alternative, the Herkimer Arms Apartment House and the Professor Hammond House would be retained or relocated and reused within the campus. While the intensity of development would be the same as with the project, the two historic structures would be preserved under this alternative. The Full Buildout Alternative avoids the significant environmental impact to cultural/historic resources. This alternative does not preserve properties that contribute to the potential Ford Place landmark district. Because the Historic Preservation Commission and Design Commission recommended preservation of key contributors to the potential district, the Full Buildout Alternative is rejected.

**iv. Reduced Intensity Alternative**

The Reduced Intensity Alternative would provide some expansion of the Fuller campus but not to the same extent as with the project. The Reduced Intensity Alternative assumes acquisition of non-Fuller owned properties. Under the Reduced Intensity Alternative, less residential units and academic space would be constructed. Also, a smaller parking structure would be developed. This alternative assumes the vacation of Oakland Avenue and development of the central community green space in a similar manner to the proposed project.



However, since less residential and academic facilities would be developed under this alternative, there would be increased opportunity for the development of open/green space under this alternative when compared to the project. This alternative also assumes the retention, or relocation and reuse of the two potentially historic structures.

The Reduced Intensity Alternative would generally reduce traffic and operational air quality impacts compared to the Project. However, the significant and unavoidable construction air quality impacts would remain under this alternative. This alternative would result in a less than significant impact to traffic, utility and service systems. Since this alternative does not meet the Project objectives, it is rejected.

**v. Relocation, Rehabilitation, and Reuse of  
Significant Historic Structures and Potential Landmark  
District Contributing Properties Alternative (Historic  
Preservation Alternative)**

In response to comments regarding the need for study of an alternative that addressed the impacts to historic resources, the City studied and added a Historic Preservation Alternative to the FEIR (see Chapter IV, Alternatives to the Proposed Project). Under this alternative, the type of uses and mix of uses would remain essentially the same as with the Project. However, the amount of academic floor area would be reduced by approximately 78,000 square feet from approximately 260,000 square feet to 182,000 square feet. The Historic

Preservation Alternative would result in an increase of 27 residential units as a result of the relocation and retention of structures discussed below.

Under this alternative, the Herkimer Arms Apartment House (527 E. Union Street) would be relocated within the Campus to the north side of Walnut Street potentially using two adjacent parcels (465 & 483 E. Walnut Street) and the Professor Hammond House (110 N. Los Robles Avenue) would be relocated between 460 Ford Place and the rear portion of Slessor Hall (145 N. Oakland Avenue). The two structures that have been identified as eligible for individual landmark status would be preserved under this alternative. A statement of overriding considerations for impacts to cultural/historic resources would not be required with implementation of this alternative.

The properties that are contributors to the potential Ford Place Landmark District located along the south side of Ford Place (450-452 Ford Place, 454-456 Ford Place, 144 N. Los Robles Avenue) would be retained on site. The property located at 460 Ford Place would also be rehabilitated and would become a contributor to the potential Landmark district. The Evelyn Boadway Apartment building (91 N. Oakland Avenue) which is a contributing property would be removed. This alternative would result in a greater retention of potentially historic structures compared with the project.

**vi. Alternative 5A: Modified Historic**

**Preservation Alternative**

During the completion of the Final EIR a modified Historic Preservation Alternative was developed as an attempt to balance the potential cultural/historic

resources impacts and alternative feasibility. This alternative, its potential impacts, and attainment of project objectives are substantially similar to Alternative 5.

The modified Historic Preservation Alternative would allow for the relocation of the Herkimer Arms Apartment House. If after 180 days a relocation site were not found, the structure could be demolished. Under this Alternative, the significant and unavoidable impact that would occur with the project as a result of demolition of the Herkimer Arms Apartment House could occur. In addition, this Alternative would result in the relocation of the Hammond House either within the campus or within the City boundaries. The Hammond House would be relocated thus reducing the potential impact to less than significant. As with the project, a statement of overriding considerations for impacts to cultural/historic resources would be required with implementation of this Alternative.

In addition, three properties that contribute to the potential Ford Place Landmark District located along the south side of Ford Place (450-452 Ford Place, 454-456 Ford Place, 144 N. Los Robles Avenue) would be retained on site instead of removed. However, the property located at 460 Ford Place would be demolished. As a result, this Alternative would result in a greater retention of potentially historic structures compared with the project. With regard to the Landscape Features, the potential impacts to these features would occur under this alternative as with the project. However, as with the project, the impact

would be reduced to a less than significant level with the incorporation of a mitigation measure.

The impacts associated with this modified Historic Preservation Alternative have been fully analyzed in this EIR as this Alternative falls within the parameters of the project and the Historic Preservation Alternative.

**Proposed Mitigation:**

If this alternative were adopted, the following mitigation measure from the Historic Resources Technical Report would be *added to* Mitigation Measure A-1 to address the potential relocation of the Herkimer Arms Apartment House:

**Herkimer Arms/Mrs. Parker Earle Apartment House – 527 East Union Street  
(Map ID# 30)**

**Relocation.** Relocation options may include full or partial retention and relocation the apartment building within the Fuller Theological Seminary campus, or off-site to a compatible location. Upon relocation of the apartment building to a new location, which reestablishes contributing aspects of its historic orientation, immediate setting, and general environment, the construction of compatible additions attached to secondary elevations for reuse of the building may be implemented under certain stipulations. Any relocation efforts implemented for the Herkimer Arms/Mrs. Parker Earle Apartment House should be conducted in accordance with the guidelines recommended by the National Park Service that are outlined in the booklet "Moving Historic Buildings," by John Obed Curtis (1979). In addition, any maintenance, repair, rehabilitation, stabilization, or

preservation work performed in conjunction with the relocation of the apartment building should be undertaken in a manner consistent with the Standards.

The following mitigation measure from the Historic Resources Technical Report would *replace* Mitigation Measure A-2 to address the relocation of the Hammond House:

**Professor William P. Hammond House – 110 North Los Robles Avenue  
(Map ID# 36)**

**Relocation.** Relocation options may include full or partial retention and relocation the building within the Fuller Theological Seminary campus, or off-site to a compatible location. Upon relocation of the residence to a new location, which reestablishes contributing aspects of its historic orientation, immediate setting, and general environment, the construction of compatible additions attached to secondary elevations for reuse of the building may be implemented under certain stipulations. Any relocation efforts implemented for the Professor William P. Hammond House should be conducted in accordance with the guidelines recommended by the National Park Service that are outlined in the booklet “Moving Historic Buildings,” by John Obed Curtis (1979). In addition, any maintenance, repair, rehabilitation, stabilization, or preservation work performed in conjunction with the relocation of the apartment building should be undertaken in a manner consistent with the Standards.

**Deleted Mitigation Measure:**

The recommended Mitigation Measure A-4, which applies to the apartment buildings at 450-452 Ford Place, 454-456 Ford Place, and 144 North

Los Robles Avenue (Map ID# 38, 39, 40) would *not apply* to the modified Historic Preservation Alternative since these structures would be retained.

**c. Environmentally Superior Alternative**

CEQA Guidelines Section 15126.6(c) requires that, if the environmentally superior alternative is the No Project Alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. The No Project Alternative is the environmentally superior alternative, but would not achieve any of the Project objectives. Among the other alternatives, the Historic Preservation Alternative would be the environmentally superior alternative.

The Historic Preservation Alternative would achieve the project objectives by increasing and develop affordable housing on the campus resulting in a campus where students live and study, rather than a commuter type campus. The pedestrian experience and citizenry would be enhanced to a similar degree as the project. Although the Historic Preservation Alternative would not include the development of academic facilities to the extent as the project, it would still provide academic facilities that would accommodate the needs of the projected growth in faculty and students at the Campus.

**VI. RESOLUTION REGARDING SIGNIFICANT  
IRREVERSIBLE ENVIRONMENTAL CHANGES**

State CEQA Guidelines Section 15126.2(c) requires an EIR to discuss the significant irreversible environmental changes which would be caused by the proposed project. An impact would occur under this category if, for example: (1) the Project involved a large commitment of nonrenewable resources: (2) the

primary and secondary impacts of the Project would generally commit future generations to similar uses; (3) the Project involves uses in which irreversible damage could result from any potential environmental incidents associated with the Project; and (4) the proposed consumption of resources are not justified (for example, results in wasteful use of resources).

The Project would not result in wasteful or inefficient use of non-renewable natural resources.

## **VII. RESOLUTION REGARDING GROWTH-INDUCING IMPACTS**

State CEQA Guidelines Section 15126.2(d) requires an EIR to discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Growth inducement, however, is not considered necessarily detrimental, beneficial, or significant to the environment.

The Project is consistent with the City's General Plan, Zoning Code and Central District Specific Plan. It does not directly induce growth, but instead accommodates the population growth anticipated in the City's 2004 General Plan Land Use Element. The Project also does not indirectly induce growth through the increase in sewer line capacity that is required to serve the Project, since the increased capacity will be mitigated by required payment of impact fees to defray the cost of sewer line upgrades.

**VIII. RESOLUTION ADOPTING A MITIGATION MONITORING PLAN**

Pursuant to Public Resources Code Section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Plan attached to this Resolution as Exhibit A, and incorporated herein.

**IX. RESOLUTION REGARDING CUSTODIAN OF RECORDS**

The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Pasadena, City's Planning and Development Department at 175 North Garfield Avenue, Pasadena, California 91101.

**X. RESOLUTION REGARDING NOTICE OF DETERMINATION**

Staff is directed to file a Notice of Determination with the Clerk of the County of Los Angeles within five working days of final Project approval.

Adopted at the regular meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the following vote:

AYES:

NOES:

ABSENT:

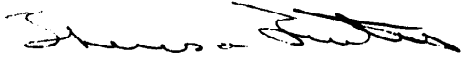
ABSTAIN:

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Jane L. Rodriguez, CMC  
City Clerk



APPROVED AS TO FORM:



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Theresa E. Fuentes  
Deputy City Attorney

Fuller Seminary\Fuller CEQA resolution