

# EXECUTIVE SUMMARY

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## A. Introduction

This Draft EIR (State Clearinghouse, SCH No. 2007061083) has been prepared in conformance with state of California and City of Pasadena environmental policy guidelines for the implementation of the California Environmental Quality Act (CEQA) and *CEQA Guidelines*.<sup>1</sup>

## B. Project Description

The proposed project is the Master Development Plan for the Pasadena Art Center College of Design. The plan, which is included in **Appendix A** of this EIR, would be implemented over 25 years from the date of approval, and would provide for the modernization and updating of the Hillside Campus (alternately North Campus or Lida Campus), located at 1700 Lida Street through the year 2033. New facilities are proposed including, the Design Research Center (DRC, 48,183 sf), the expansion of the Tyler Addition (42,226 sf), a new parking structure (729 spaces), and operations and maintenance facilities within the new parking structure (15,145 sf), as well as renovation and remodeling of the existing Ellwood Building.

An increase of approximately 400 full time students<sup>2</sup> is estimated to occur with the project, as well as an increase of approximately 10 instructors<sup>3</sup>. Added to the existing enrollment of approximately 1,500<sup>4</sup>, future enrollment at buildout of the Master Development Plan would be 400 additional students for a maximum enrollment of 1,900 students. Instructors currently number 350, and this would increase to 360<sup>5</sup> at buildout. Parking would increase from the current 944 vehicle spaces to 1,296 with construction of the five-level, 729 space parking structure on the South Parking Lot, a net increase of 352 vehicle spaces.

The campus property is irregularly shaped and encompasses approximately 175 acres. The boundaries of the property are generally Lida Street on the north, Rutherford Drive to the south, a

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<sup>1</sup> CEQA Statute, Public Resources Code (PRC) Division 13, Chapter 1, §21000 et al., 2007; CEQA Guidelines, California Code of Regulations (CCR), Title 14, Chapter 3, §15378, 2007.

<sup>2</sup> According to the Art Center College of Design, the 400 students are expected to be full-time students. All students are considered “full time,” thus the term “full time equivalent,” a measure often used in analysis for educational facilities, does not apply to the analysis in this EIR.

<sup>3</sup> Art Center College Design Hillside Campus Master Plan, Page 12, October 30, 2006.

<sup>4</sup> Current enrollment cap is 1500. Enrollment numbers can vary by semester.

<sup>5</sup> Art Center College Design Hillside Campus Master Plan, Page 12, October 30, 2006.

downward slope on the east, and an upward on the west. The topography of the campus is predominately hilly with the existing campus facilities clustered on a previously graded 33-acre portion of the site. The remaining approximately 142 acres is currently retained as undeveloped land.<sup>6</sup>

Development of the project would primarily be focused on the 33-acre previously graded portion of the campus, with an additional area of approximately less than half an acre proposed for grading associated with the DRC building. The remaining 141.5 acres of the Hillside campus would remain as undeveloped land under the Master Plan. Grading of up to 8,751 cubic yards of earth would be excavated and exported from the site for the project. All staging and equipment storage activities during grading would occur on-site. Grading is anticipated to begin in Fall 2008. The Master Plan is for 25 years, however, all major construction projects are proposed to be completed in 2011.

Please see Chapter 2, Project Description, for a full description of the proposed project.

## **Project Objectives**

The Art Center and City of Pasadena's objectives relevant to this EIR and the proposed development in the Master Development Plan include the following:

- Further the Art Center's educational mission and provide for long range growth of the College's degree programs by providing the educational and research capacity physical space for expanded undergraduate level instruction in art, design and related disciplines, in a space designed to take advantage of opportunities afforded by evolving technologies;
- Express the College's commitment to high stands of stewardship, architecture and design;
- Enhance Pasadena's prestige as a center of cultural and educational institutions;
- Ensure the long-term financial stability of the College by balancing enrollment projections with facility needs, at the same time providing a unified, balanced, and dynamic plan for future growth which also minimizes uncertainty with the community regarding the scope of future campus development;
- Provide new outdoor plazas that would serve as venues for formal and informal meetings and events that would help foster a sense of campus community at the College;
- Conserve open and native vegetation both by leaving the hillside behind the existing campus undeveloped, and maintain an appropriate relationship between the campus, the surrounding community and the natural environment;

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<sup>6</sup> Art Center College Design Hillside Campus Master Plan, October 30, 2006.

- Improve the quality of campus life for students at the Art Center by increasing the College's educational and research capacity through the construction of the DRC;
- Develop a distinct program and identity for the North Campus (Hillside Campus) separate from the South Campus; and
- Respond to the applicant's desire to increase the number of parking spaces at the Art Center North Campus (Hillside Campus) to address high parking demand.

## Approvals and Intended Uses of the EIR

- Master Development Plan;
- Historic Preservation and Design Commission Reviews of Ellwood Building alterations; and
- Design Commission Review of final building designs and landscape plans for new construction.

## Cumulative Projects

Cumulative impacts refer to the combined effect of project impacts with the impacts of other past, present and reasonably foreseeable future projects. Both CEQA and the CEQA Guidelines require that cumulative impacts be analyzed in an EIR. As set forth in the CEQA Guidelines Section 15130(b), "the discussion of cumulative impacts shall reflect the severity of the impacts, and their likelihood of occurrence, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone."

Cumulative projects identified by the City for analysis in the EIR are provided as follows:

- 1005 Armada Drive/Chandler School, Update to MDP, Increase enrollment to 30 students, (proposed);
- 285 W. Green Street/Condominiums, 33 multi-family dwelling units, (under construction); and
- 751 N. Orange Grove Blvd/Apartments with Commercial Retail Development, 25 multi-family dwelling units and 9,999 sf retail (in design development).

## C. Environmental Impacts and Mitigation Measures

The potential environmental impacts of the project are summarized in Table S.1 at the end of this chapter. This table lists impacts and mitigation measures in three impact categories: no impact, less than significant impact, and less than significant impact with mitigation. For this project, no impacts were found to be significant after the implementation of mitigation measures. For each

significant impact, the table includes a summary of the mitigation measure(s) and an indication of whether the impact would be mitigated to a less than significant level. Please refer to Chapter 3, Environmental Setting, Impacts, and Mitigation, for a complete discussion of each impact and associated mitigation measures.

## **D. Alternatives**

The California Environmental Quality Act requires that a reasonable range of project alternatives be discussed in an Environmental Impact Report. This EIR identifies and analyzes such a reasonable range of alternatives; identifies the environmental effects of each alternative; and compare the environmental effects of each alternative with the environmental setting with the effects of each other alternative, and with the project. The alternatives consist of the following:

### **Alternative 1: No Project/ No Build Alternative**

The *CEQA Guidelines* (Section 16126.6(e)) provides the following guidance on the No Project Alternative, “for ...a development project on identifiable property, the “no project” alternative is the circumstance under which the project does not proceed. Here the discussion would compare the environmental effects of the property remaining in its existing state against environmental effects which would occur if the project is approved.”

Under this alternative, no increase in impacts would occur, and all significant (though mitigatable) impacts of the project would be avoided (aesthetics, biological resources, cultural resources, geology, hydrology, land use, noise, public services, and transportation/ traffic). However, the No Project Alternative would not meet many any of the project objectives. This alternative would not provide the Art Center with expanded facilities, nor would it provide the City with a building of architectural excellence (as promoted by City General Plan policy).

### **Alternative 2: Less Intensive/ No Parking Structure Alternative**

The Less Intensive/ No Parking Structure Alternative would eliminate the parking structure from the proposed Master Plan project. This is considered a less intensive development alternative, as it would include less construction activity and fewer tree removals, and since the parking structure on the South Parking Lot would not be built. All significant (though mitigatable) impacts of the project would be avoided or reduced with this alternative (aesthetics, biological resources, cultural resources, geology, hydrology, land use, noise, public services, and transportation/ traffic).

The Less Intensive/ No Parking Structure Alternative would meet the project objectives, but to a lesser extent than with the project. This alternative would not fulfill the Art Center plans for the site as well as would the project.

## Environmentally Superior Alternative

An EIR must identify the environmentally superior alternative. In addition, the *CEQA Guidelines* (Section 15126.6(e)(2)) require 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 would result in the least environmental impacts. Next to the No Project Alternative, the Less Intensive/ No Parking Structure Alternative would have the least impacts, and therefore is the environmentally superior alternative. This alternative would meet some of the goals and objectives of the project.

**TABLE ES-1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<b>3A: Aesthetics</b>		
<b>Impact 3A.1:</b> The proposed project could have a substantial adverse effect on a scenic vista (less than significant with mitigation).	<p><b>Mitigation Measure 3A.1:</b> The predominant materials and finishes of the new building shall be non-reflective and harmonize with the hillside setting of the North Campus. Final building design and landscape plans are subject to review and approval by the Design Commission.</p> <p><b>Mitigation Measure 3A.2:</b> The proposed project shall comply with all visual regulations and restrictions in the Conditions of Approval from the City of Pasadena.</p>	Less than significant.
<b>Impact 3A.2:</b> The proposed project could substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway (less than significant with mitigation).	Implement <b>Mitigation Measures 3A.1 and 3A.2</b> , above.	Less than significant.
<b>Impact 3A.3:</b> The proposed project could substantially degrade the existing visual character or quality of the site and its surroundings (less than significant with mitigation).	Implement <b>Mitigation Measures 3A.1 and 3A.2</b> , above.	Less than significant.
<b>Impact 3A.4:</b> The proposed project could create a new source of light or glare which would adversely affect day or nighttime views in the area (less than significant with mitigation).	<p>Implement <b>Mitigation Measures 3A.1 and 3A.2</b>, above, as well as the following:</p> <p><b>Mitigation Measure 3A.3:</b> Within 12 months of completion of the DRC, the Art Center College of Design shall conduct a light audit to determine if additional light reduction measures will be necessary to reduce potential light or glare impacts caused by the lighting effect of the atrium. The light audit shall determine if any additional mitigation will be necessary after completion of the DRC and what measures will be implemented to reduce potential light and glare impacts.</p> <p><b>Mitigation Measure 3A.4:</b> Prior to the issuance of any building permit, the applicant shall demonstrate on the final project plans that all exterior lighting shall be limited to ground level and the landscaping areas. Security lighting shall be used in the proposed project area such as in the parking structure, limited to project entrances (including walkways), landscaping, as well as loading areas. All lighting shall be shielded to prevent "spillover" to adjacent properties. Lighting shall be energy-efficient, and shielded or recessed so that direct glare and reflections are confined to the maximum extent feasible within the building site, and shall be directed downward and away from adjoining properties and public rights-of-way. No lighting shall produce an illumination level greater than one foot-candle except on the site of the light source.</p>	Less than significant.
<b>Impact 3A.5:</b> The proposed project could result in an adverse cumulative aesthetic impact (less than significant).	None required.	Less than significant.
<b>3B: Air Quality</b>		
<b>Impact 3B.1:</b> The project could conflict with or obstruct implementation of the applicable air quality plan (less than significant).	None required.	Less than significant.

**TABLE ES-1 (CONT.)  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<b>Impact 3B.2:</b> Project construction could violate air quality standards or contribute substantially to an existing or projected air quality violation and potentially expose sensitive receptors to pollutant concentrations, resulting in an adverse health effect during the short-term duration of construction (less than significant).	None required.	Less than significant.
<b>Impact 3B.3:</b> Project operation could violate air quality standards or contribute substantially to an existing or projected air quality violation or expose sensitive receptors to pollutant concentrations resulting in an adverse health effect during long-term operation (less than significant).	None required.	Less than significant.
<b>Impact 3B.4:</b> The project could create objectionable odors affecting a substantial amount of people (less than significant).	None required.	Less than significant.
<b>Impact 3B.5:</b> Project traffic could increase localized carbon monoxide concentrations at sensitive receptors in the project vicinity(less than significant).	None required.	Less than significant.
<b>Impact 3B.6:</b> The project could conflict with implementation of state goals for reducing greenhouse gas emissions and thereby have a negative effect on Global Climate Change(less than significant).	None required.	Less than significant.
<b>Impact 3B.7:</b> Air pollutant emissions associated with the project could result in an adverse cumulative impact to air quality (less than significant).	None required.	Less than significant.
<b>3C. Biological Resources</b>		
<b>Impact 3C.1:</b> The proposed project could have a substantial adverse affect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service (less than significant with mitigation).	<p data-bbox="716 1146 1688 1234"><b>Mitigation Measure 3C.1:</b> To avoid potential impacts on nesting birds, tree removal for the proposed project shall be conducted outside of the typical breeding season for birds generally determined to be March 1 through August 31. If tree removal outside the breeding season for birds is not feasible, then the following mitigation measures shall be implemented:</p> <p data-bbox="716 1255 1688 1385">A qualified biologist approved by the City shall conduct a breeding bird survey of all trees to be removed. If no active nesting birds are observed no further mitigation would be required. If an active bird nest is located in a tree to be removed, then the tree removal shall be deferred and the impacts to the nest tree avoided until the adults and young are no longer reliant on the nest tree. The qualified biologist shall determine if additional non-disturbance buffer zones around the nest tree are required to allow for the successful completion of the nesting cycle. Avoidance buffer zones shall be determined by the qualified biologist based on the species and</p>	Less than significant.

**TABLE ES-1 (CONT.)  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>any other protections afforded it, details of the nest site, the nest stage, types and levels of ongoing disturbances, the relevant project actions, and distances involved.</p> <p><b>Mitigation Measure 3C.2:</b> To avoid potential direct impacts on American badger, coast horned lizard, or western mastiff bat, a qualified biologist approved by the City shall survey the areas of disturbance within 30 days of the start of construction. If none of these species are observed, no further mitigation shall be required. If any American badgers or coast horned lizards are observed, they shall be relocated out of harms way by the qualified biologist by hand excavation or similar measures to allow these ground dwelling animals to escape into the surrounding coastal sage scrub habitat. If western mastiff bats are observed, the qualified biologist shall determine the use of the site (natal roost, transient day/night roost, etc.). If feasible, disturbance to the roost site shall be avoided until the bats no longer use that location. If avoidance is not feasible, the bats shall be passively relocated by a California licensed contractor registered with Bat Conservation International.</p> <p><b>Mitigation Measure 3C.3:</b> To compensate for the loss of coastal sage scrub habitat for special-status and common wildlife species, a landscape plan shall be submitted for Design Review showing all disturbed project areas adjacent to the surrounding native habitat hillsides to be revegetated with a native plant species palette consisting of coastal sage scrub species. In addition, to preserve the integrity of the surrounding native vegetation, landscaping around the new structures shall not contain invasive species identified by the California Invasive Plant Council or otherwise known to invade native habitats. The City shall review and approve the native plant revegetation plan, including the tree and plant palette to be used, and the landscape plans to ensure implementation of this mitigation measure. Revegetation shall, to the extent possible, replace an area equal to the tree canopy volume and coverage removed. No mass tree removals shall be permitted until an approved final landscape plan has been approved by the City of Pasadena. Individual tree removals may be approved by the Planning Director subject to a Tree Removal Permit.</p> <p><b>Mitigation Measure 3C.4:</b> To compensate for the canopy loss of trees, a qualified arborist or landscape architect shall evaluate the canopy volume for each tree that is proposed for removal and depict said trees in a site survey of existing conditions. The site survey of existing conditions shall be attached to the landscape plan submitted for Design Review. The landscape plan presented for Design Commission approval shall clearly demonstrate through new plantings the replacement of the removed canopy noted in the site survey of existing conditions. The landscape plan shall contain the size, type, and location of each new tree that is proposed to compensate for the canopy loss. The plan shall also indicate the estimated amount of growth time needed for each tree to reach the desired replacement canopy size.</p>	
<b>Impact 3C.2:</b> The project could not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service (no impact).	None required.	No impact.
<b>Impact 3C.3:</b> The project could not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling,	None required.	No impact.

**TABLE ES-1 (CONT.)  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
hydrological interruption, or other means (no impact).		
<b>Impact 3C.4:</b> The project could interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites (less than significant with mitigation).	Implement <b>Mitigation Measures 3C.1, 3C.2, 3C.3 and 3C.4.</b>	Less than significant.
<b>Impact 3C.5:</b> The project could conflict with local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance or conservation goals and policies (less than significant with mitigation).	Implement <b>Mitigation Measures 3C.1, 3C.2, 3C.3 and 3C.4.</b>	Less than significant.
<b>Impact 3C.6</b> The proposed project could result in adverse cumulatively considerable impacts on biological resources including loss of habitat for native plant and wildlife species (less than significant).	None required.	Less than significant.
<b>3D: Cultural Resources</b>		
<b>Impact 3D.1:</b> Project construction could adversely affect currently unknown historical resources, including unique archaeological resources (less than significant with mitigation).	<p data-bbox="716 876 1686 1060"><b>Mitigation Measure 3D.1:</b> If any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources will be halted and the project proponent will consult with a qualified archaeologist to assess the significance of the find according to CEQA Guidelines Section 15064.5. If any find is determined to be significant, the project proponent and the archaeologist will meet to determine the appropriate avoidance measures or other appropriate mitigation. All significant cultural materials recovered will be, as necessary and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.</p> <p data-bbox="716 1076 1686 1214">In considering any suggested mitigation proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project proponent will determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) will be instituted. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out.</p>	Less than significant.
<b>Impact 3D.2:</b> The proposed project could adversely affect unidentified paleontological resources (less than significant with mitigation).	<b>Mitigation Measure 3D.2:</b> In the event that paleontological resources are discovered during project construction, the project proponent will notify a qualified paleontologist. The paleontologist will document the discovery as needed, evaluate the potential resource, and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. If fossil or fossil bearing deposits are discovered during construction, excavations within 50 feet of the find will be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (in accordance with Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology, 1995). The paleontologist will notify the appropriate agencies to	Less than significant.

**TABLE ES-1 (CONT.)  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<b>Impact 3D.3:</b> Project construction could result in damage to previously unidentified human remains (less than significant with mitigation).	determine procedures that would be followed before construction is allowed to resume at the location of the find. If the project proponent determines that avoidance is not feasible, the paleontologist will prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important. The plan will be submitted to the project proponent for review and approval prior to implementation.  <b>Mitigation Measure 3D.3:</b> If human skeletal remains are uncovered during project construction, the project proponent will immediately halt work, contact the Los Angeles County coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5 (e)(1) of the CEQA Guidelines. If the County coroner determines that the remains are Native American, the project proponent will contact the Native American Heritage Commission (NAHC), in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). Per Public Resources Code 5097.98, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section (PRC 5097.98), with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains.	Less than significant.
<b>Impact 3D.4:</b> The proposed project could significantly impact the Ellwood Building, a City of Pasadena Designated Historical Monument (less than significant).	None required.	Less than significant.
<b>Impact 3D.5:</b> The proposed project could significantly impact cultural and historic resources on a cumulative level (less than significant).	None required.	Less than significant.
<b>3E: Geology</b>		
<b>Impact 3E.1:</b> The proposed project could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, due to strong seismic ground shaking (less than significant with mitigation).	<b>Mitigation Measure 3E.1:</b> To minimize the potential effects of groundshaking and to evaluate the potential for other seismic hazards such as earthquake-induced settlement and landslides, the applicant shall have a California certified geotechnical engineer or engineering geologist prepare a site specific soils and geologic engineering report in accordance with California Building Code and Neighborhood & Revitalization (BNR) Division requirements. This report must include the findings of the preliminary report and be reviewed, approved, and adhere to all recommendations made by BNR.	Less than significant.
<b>Impact 3E.2:</b> Development at the project site could subject people and property to slope instability hazards, including landslides and debris flows caused by seismic or nonseismic mechanisms (less than significant with mitigation).	<b>Mitigation Measure 3E.2:</b> A site-specific, design level geotechnical investigation for each building site shall be required as part of the project to reduce the potential for new slope instability from construction grading. The design level geotechnical investigation shall provide individual final design criteria consistent with California Building Code and City of Pasadena BNR requirements. All recommendations provided by the licensed geotechnical engineer shall be included in the final design and be incorporated into the project plans.	Less than significant.
<b>Impact 3E.3:</b> The proposed project could be located on a geologic unit that would become unstable, and potentially subside or result in failure due to liquefaction (less than significant with mitigation).	<b>Mitigation Measure 3E.3:</b> Implement Mitigation Measure 3E.1 above.	Less than significant.
<b>Impact 3E.4:</b> The proposed project could be located on expansive soils, as defined in Table 18-1-B of the	<b>Mitigation Measure 3E.3:</b> Implement Mitigation Measure 3E.1 above.	Less than significant.

**TABLE ES-1 (CONT.)  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
UBC, creating substantial risks to life or property (less than significant with mitigation).	None required.	Less than significant.
<b>Impact 3E.5:</b> The proposed project construction activities could result in substantial soil erosion or the loss of topsoil (less than significant).	None required.	Less than significant.
<b>Impact 3E.6:</b> The proposed project could result in adverse cumulatively considerable geology, soils, and seismicity impact (less than significant).	None required.	Less than significant.
<b>3F: Hydrology</b>		
<b>Impact 3F.1:</b> Construction activities at the project site could result in construction-related impacts on surface water quality (less than significant with mitigation).	<p><b>Mitigation Measure 3F.1:</b> Prior to construction of any element of the Master Plan, a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the Regional Water Quality Control Board (RWQCB). Implementation of the SWPPP shall start with the commencement of construction and continue through the completion of the project. At a minimum, the SWPPP shall include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater during construction; site-specific erosion control and storm water quality Best Management Practices (BMPs) to be employed during construction; and an inspection and monitoring program. At a minimum, the following measures shall be included as part of the SWPPP to prevent adverse impacts to water quality during project construction.</p> <p><b>Site Grading and Earthwork</b></p> <p>The following SWPPP BMPs shall be required to prevent construction-related silt and erosion from entering the storm drainage system and downstream waters:</p> <ul style="list-style-type: none"> <li>• The amount of exposed soil shall be limited and erosion control procedures implemented for those areas that must be exposed.</li> <li>• Grading activities shall be phased so that graded areas are revegetated or otherwise covered as soon as possible following disruption.</li> <li>• Appropriate dust suppression techniques, such as watering and tarping, shall be used in areas that must be exposed.</li> <li>• The area shall be secured to control off-site migration of pollutants.</li> <li>• Construction entrances shall be designed to facilitate removal of debris from vehicles exiting the site, by passive means such as paved/graveled roadbeds, and/or by active means such as truck washing facilities.</li> <li>• Truck loads shall be tarped.</li> <li>• Roadways and parking lots shall be regularly swept to prevent generation of fugitive dust by local traffic.</li> <li>• Simple sediment filters shall be constructed at or near all entrances to the storm drainage system.</li> </ul>	Less than significant.

**TABLE ES-1 (CONT.)  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p><b>Construction Debris</b></p> <p>The following SWPPP BMPs shall be required to prevent construction debris from entering the storm drainage system and downstream waters:</p> <ul style="list-style-type: none"> <li>• During construction and operation, all construction materials shall be handled and disposed of in accordance with all applicable laws and regulations. Properly labeled recycling bins shall be utilized for recyclable construction materials including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials and wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed, regulated disposal site by a licensed waste hauler.</li> <li>• All leaks, drips and spills occurring during construction shall be cleaned up promptly and in compliance with all applicable laws and regulations to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.</li> <li>• If materials spills occur, they should not be hosed down. Dry cleaning methods shall be employed whenever possible.</li> </ul> <p><b>Equipment Maintenance</b></p> <p>The following SWPPP BMPs shall be required to prevent fuel, oil, and other fluids associated with construction vehicles and heavy machinery from entering the storm drainage system and downstream waters:</p> <ul style="list-style-type: none"> <li>• All leaks, drips and spills occurring during construction shall be cleaned up promptly and in compliance with all applicable laws and regulations to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.</li> <li>• If materials spills occur, they should not be hosed down. Dry cleaning methods shall be employed whenever possible.</li> <li>• The project applicant/developer shall conduct truck wheel cleaning and truck washing to prevent dirt in storm water.</li> <li>• The project applicant/developer shall keep vehicles in good working order.</li> </ul> <p><b>Contaminated Soils</b></p> <p>The SWPPP shall include the following protocols to prevent contaminated soils from entering the storm drainage system and downstream waters:</p> <ul style="list-style-type: none"> <li>• Protocols for the investigation and evaluation of previously unidentified contaminated soils that may be encountered during project development, including controls that may be required to prevent the migration of contaminated soils into storm water runoff.</li> </ul>	
<p><b>Impact 3F.2:</b> Redevelopment of the project site could result in increased non-point source pollution in stormwater runoff (less than significant with mitigation).</p>	<p><b>Mitigation Measure 3F.2:</b> The project applicant shall comply with Los Angeles Standard Urban Stormwater Mitigation Plan (SUSMP), requirements. The Los Angeles SUSMP, adopted in 2000, was developed by the County of Los Angeles to prevent and control the detrimental effects of new and redevelopment projects on</p>	<p>Less than significant.</p>

**TABLE ES-1 (CONT.)  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>post-construction stormwater quality and runoff by reducing post-construction pollutants in stormwater discharges.</p> <p>The applicant shall be required to submit and then implement SUSMP design features and BMPs that are appropriate and applicable to the proposed changes to site drainage. In accordance with SUSMP requirements, the applicant shall provide for the infiltration of the runoff into the ground in order to minimize the introduction of pollutants of concern. Treatment control BMPs must be sufficiently designed and constructed to treat or filter the first 0.75-inch of stormwater runoff from a storm event. Applicable infiltration/treatment control BMPs will be selected from those identified in the Development Planning for Storm Water Management, A Manual for the Standard Urban Storm Water Mitigation Plan prepared by LACPWD (2002). The applicant will be required to conduct maintenance inspection of all treatment control BMPs at least once a year or as specified by the designer or manufacturer. Also, the project applicant shall be required to provide to the City or County a signed statement accepting responsibility (applicant's) for maintenance until the responsibility is legally transferred to a new owner.</p>	
<p><b>Impact 3F.3:</b> Redevelopment of the project site could alter drainage patterns and require expansion of stormwater and wastewater systems, potentially having adverse effects on the volume and/or timing of peak runoff and wastewater flow (less than significant with mitigation).</p>	<p><b>Mitigation Measure 3F.3:</b> Changes to the storm water collection and wastewater systems at the project site shall be made in accordance with the requirements of the City of Pasadena Public Works Department. A drainage plan shall be submitted to the Planning and Development Department as well as the Department of Public Works prior to issuance of a grading or building permit. Any new sewer connections made at the project site shall be six-inch diameter vitrified clay or cast iron pipe construction with a minimum slope of two percent.</p>	<p>Less than significant.</p>
<p><b>Impact 3F.6:</b> The proposed project could result in adverse cumulatively considerable hydrology or water quality impacts (less than significant).</p>	<p>None required.</p>	<p>Less than significant.</p>
<p><b>3G: Land Use and Planning</b></p>		
<p><b>Impact 3.G.1:</b> The proposed project could conflict with applicable land use plans, policies or regulations of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect (less than significant with mitigation).</p>	<p>Implement <b>Mitigation Measures 3A.1, 3A.2, 3A.3 and 3A.4</b> in Section 3A. Aesthetics; and <b>Mitigation Measure 3C.4</b>, in Section 3C. Biological Resources.</p>	<p>Less than significant.</p>
<p><b>Impact 3G.2:</b> The proposed project could contribute to an adverse cumulative land use impact (less than significant).</p>	<p>None required.</p>	<p>Less than significant.</p>

**TABLE ES-1 (CONT.)  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<b>3H: Noise</b>		
<b>Impact 3H.1:</b> Project construction could generate short-term construction-related noise increases (less than significant with mitigation).	<b>Mitigation Measure 3H.1:</b> Avoid Noise Sensitive Hours. In order to avoid noise-sensitive hours of the day and night, construction contractors shall comply with the following:  Construction activities shall be limited from 7:00 a.m. to 7:00 p.m. Monday through Friday, from 8:00 a.m. to 5:00 p.m. on Saturday, and shall be prohibited on Sundays and Holidays.	Less than significant.
<b>Impact 3H.2:</b> Project operation would generate increased noise levels (less than significant).	None required.	Less than significant.
<b>Impact 3H.3:</b> Project construction could expose persons to or generate excessive ground-borne vibration or ground-borne noise levels (less than significant).	None required.	Less than significant.
<b>Figure 3H-4:</b> Increases in traffic from the project in combination with other development could result in cumulatively considerable noise increases (less than significant).	None required.	Less than significant.
<b>3I: Public Services</b>		
<b>Impact 3I.1:</b> The proposed project could not result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives (no impact).	None required.	Less than significant.
<b>Impact 3I.2:</b> The proposed project could not result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives (less than significant with mitigation).	<b>Mitigation Measure 3I.1:</b> The following measures shall apply to the proposed project: <ul style="list-style-type: none"> <li>• Regularly scheduled evening classes shall not continue past 10:00 p.m., Monday through Friday.</li> <li>• Allow for 24-hour public safety access.</li> <li>• Provide the Police Department with floor plans and maps of the Art Center College of Design layout, as they are updated or changed.</li> <li>• Develop and maintain, in cooperation with the Police Department, a public safety response plan that considers contingencies for emergencies, both natural and man-made to include active shooters.</li> <li>• Provide access to any pertinent video systems in the event of an emergency and at the request of the Police Department, including potential web based cameras that the Police Department's dispatch center could log onto and view video as it happens on campus in an emergency.</li> </ul>	Less than significant.

**TABLE ES-1 (CONT.)  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<ul style="list-style-type: none"> <li>• Provide and maintain current contact information to allow for 24-hour emergency contact of responsible school staff members. Contact information should include but is not limited to cell phone numbers, home or office phone numbers and e-mail.</li> <li>• Provide on-campus enforcement of parking violations that includes enforcement of handicapped parking, fire zones and fire lanes, and nuisance violations like car alarms.</li> <li>• Cooperate with the City's efforts to provide a system of enforcement of speed violations as students approach/leave the campus through the use of photo radar, license plate recognition systems, or any other system that will provide campus security with the ability to identify students and faculty that violate the speed laws and take administrative action.</li> </ul>	
<b>Impact 3I.3:</b> The proposed project could result in a substantial cumulative impact to fire and police services (less than significant).	None required.	Less than significant.
<b>3J: Transportation/Traffic</b>		
<b>Impact 3J.1:</b> The proposed project could cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system, i.e., the project may result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections. The project will also create construction-related trips and temporarily displace parking during construction (less than significant with mitigation).	<p><b>Mitigation Measure 3J.1:</b> The applicant shall pick one of the two suggested alternative measures provided below. Either of the mitigation alternatives would reduce the impact to below the 4.9 percent threshold for street segment impact.</p> <ul style="list-style-type: none"> <li>• <b>Option 1:</b> To reduce the proposed traffic volumes generated by the project to levels below the levels of significance without requiring physical mitigation, the proposed project added trips shall be reduced from 796 to 291 net new trips on Lida Street west of Linda Vista Avenue accomplished by a cap on student enrollment at 1,697.</li> <li>• <b>Option 2:</b> Methods outside of an enrollment cap shall be implemented to reduce net new project trips on Lida Street to 291 or less, and may include permit parking, shuttle service, carpool services, or any other measure approved by DOT. To verify that the Art Center has met the outlined performance standards for street segment impacts to be below levels of significance requiring physical mitigation, the Art Center shall retain, on a yearly basis, professional services directly from the City's pre-qualified list of traffic engineering consultants to prepare an annual compliance report to the satisfaction of the City Department of Transportation. The preparer shall coordinate with the Department of Transportation for required information to be included in the submittals. <ul style="list-style-type: none"> <li>– If a permit system is selected by the Art Center, the permit system for on-campus parking shall limit the number of users parking at the Hillside Campus. Permits could be issued on a first-come first-serve basis, lottery, seniority, or some other manner. The number of student total permits issued shall not exceed 1,697.</li> <li>– At this time, Art Center has fully explored the possibility of an off-site shuttle and has been unable to find a suitable location. However, if an off-site shuttle were to become foreseeable in the future, the Art Center will have the option of using this measure as an alternative mitigation measure.</li> <li>– The Art Center shall be required to enter into an agreement with an off-site parking provider to acquire parking spaces in conjunction with a shuttle program and restricted permit-only on-site</li> </ul> </li> </ul>	Less than significant.

**TABLE ES-1 (CONT.)  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

ENVIRONMENTAL IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>parking (currently unrestricted) at the Art Center Hillside campus. Art Center shall provide and fund shuttle service from the off-site parking lots to campus. A supplemental traffic impact study for the off-site lot shall be prepared by a registered professional engineer in California to determine related impacts and identify mitigation measures that reduce any impacts (should they occur) to below a level of significance. The Art Center may retain professional services directly from the City's pre-qualified list of traffic engineering consultants to prepare the study. The preparer should coordinate with the Department of Transportation for required information to be included in the submittals. The size and location of the off-site lot and its associated impacts shall be reviewed and approved by the Department of Transportation prior to the issuance of the first permit for construction.</p> <p>– Art Center may provide additional “carpool only” spaces after Master Plan implementation, which would allow users to carpool, rather than use the shuttle, to encourage carpooling while facilitating the movement of equipment, supplies, and work products.</p> <p><b>Mitigation Measure 3J.2:</b> In addition to either of the above two mitigation measures, the following off-site and on-site improvements shall be implemented in conjunction with implementation of the 1700 Lida Street Art Center Hillside Master Plan Project.</p> <ul style="list-style-type: none"> <li>• Coordinate with Department of Transportation staff to resolve the project's responsible contribution to neighborhood traffic calming measures for Linda Vista Ave., Lida St., and Wellington Ave. Such measures could include re-striping along Lida Street, drive feedback devices such as speed display boards, or additional speed limit signage.</li> <li>• Maintain shuttle service on-campus accessibility for existing Arts Routes 51 and 52.</li> <li>• The Art Center shall notify the Department of Transportation 30 days in advance of all special events occurring during the peak hour – 7:00 a.m. to 9:00 a.m. or 4:00 p.m. to 6:00 p.m. The Art Center, in coordination with the Department of Transportation, shall have in place approved Event Management Plans (EMP's) prior to the special events. The plan shall be prepared by a registered professional from the City's pre-qualified traffic engineering consultants. The school may retain professional services directly with the consultant.</li> <li>• Improve the intersection of Orange Grove Boulevard and Holly Street per City design standards to provide a new protected southbound left turn movement to mitigate the impacts to this intersection by the addition of project added trips.</li> <li>• During construction period, much of the surface lot usage will be affected by construction. The Art Center shall identify a parking alternative location(s) for the duration of construction.</li> </ul> <p><b>Mitigation Measure 3J.3:</b> EIR Table 3J-13 displays the required mitigation necessary to reduce project impacts on roadway segments to less than a significant level (please refer to page 3J-32).</p>	
<b>Impact 3J.2:</b> The proposed project could not exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways (less than significant).	None required.	Less than significant.

**TABLE ES-1 (CONT.)  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<b>ENVIRONMENTAL IMPACT</b>	<b>MITIGATION MEASURES</b>	<b>LEVEL OF SIGNIFICANCE AFTER MITIGATION</b>
<b>Impact 3J.3:</b> The proposed project could not substantially increase hazards due to a design feature or incompatible use (less than significant).	None required.	Less than significant.
<b>Impact 3J.4:</b> The project could not result in inadequate emergency access (less than significant).	None required.	Less than significant.
<b>Impact 3J.5:</b> The proposed project could not result in inadequate parking capacity (less than significant with mitigation).	Implement <b>Mitigation Measure 3J.1</b> , above, which has restrictions and limitations.	Less than significant.
<b>Impact 3J.6:</b> The proposed project could not conflict with adopted policies plans or programs supporting alternative transportation, with code compliance (less than significant).	None required.	Less than significant.
<b>Impact 3J.7:</b> Cumulative development could significantly impact local intersections and street segments in the project vicinity during construction (less than significant).	None required.	Less than significant.
<b>3K: Utilities</b>		
<b>Impact 3K.1:</b> The proposed project could require or result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects (less than significant with mitigation).	<b>Mitigation Measure 3K.1:</b> The Art Center College shall relocate the existing 12-inch water main away from the proposed parking structure. Art Center College would also be required to provide a new recorded utility easement.	Less than significant.
<b>Impact 3K.2:</b> The proposed project could require new or expanded water supplies that would create a substantial adverse physical impact, and, existing PWP entitlements and resources are sufficient to serve the project (less than significant with mitigation).	<b>Mitigation Measure 3K.2:</b> The Art Center College will be required to pay reservoir and pumping plant charges (currently \$2,884 per new gross acre).	Less than significant.
	<b>Mitigation Measure 3K.3:</b> The Art Center College shall comply with the January 1975 Letter of Understanding (LOU) regarding water service to the Art Center College which limited water usage to inside the 33-acre boundary. For any water usage outside of that area in the future, the college shall be required to pay a reservoir and pumping plant charge (\$500 per gross acre at the time of the LOU).	
	<b>Mitigation Measure 3K.4:</b> The Art Center College shall implement water conservation features as a part of its Leadership in Energy and Environmental Design (LEED) equivalent design. Such features shall be approved by the Department of Planning and Development and Pasadena Water and Power, prior to building permit approval.	
<b>Impact 3K.3:</b> The proposed project could result in adverse cumulatively considerable impacts to water supply or infrastructure (less than significant).	None required.	Less than significant.

