

BROOKSIDE GOLF COURSE

IMPROVEMENTS
PROJECT

CITY COUNCIL MEETING



BROOKSIDE
AT THE ROSE BOWL

July 10, 2023



TEAM INTRODUCTIONS

- Rose Bowl Operating Company
 - Jens Weiden, General Manager
 - Brandon Fox, PGA Director of Golf Operations
- PlaceWorks – Independent CEQA Consultant
 - Addie Farrell, Project Director
 - Alen Estrada-Rodas, Planner





CEQA PROCESS

- Initial Study/MND Overview
- Project Description
- Key Environmental Topics
- Response to Public Comments
- Outreach Summary
- Project Concept Inspiration





INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

- Public Comment Period January 17 – March 3, 2023
- Project Description and Background
- CEQA Process
- Analysis of 21 Topical Areas
- Supporting Technical Appendices
 - Lighting Study
 - Air Quality and Greenhouse Gas Modeling
 - Biological Resources
 - Historical Resources
 - Noise
 - Transportation



BROOKSIDE GOLF COURSE IMPROVEMENTS PROJECT

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

JANUARY 2023





PROJECT DESCRIPTION

- Reorient and expand the existing driving range and construct a new miniature golf facility within the existing driving range area at the Brookside Golf Course.
- Improvements on 16 acres within the exiting driving range, Hole 10 of the C.W. Koiner Course, and Holes 6 and 7 of the E.O. Nay Course (Project Site).
- Driving range expanded from 20 to 60 hitting bays, to serve the existing demand of golfers. Reoriented to northern direction of play.
- Replacement of driving range netting with 56 total poles (20 existing to remain and 36 new) to support replacement netting. Pole height ranges from 38 feet to 130 feet with an average pole height of 90.67 feet.
- Lighting to be provided on 14 poles, at 60 feet in height (not top of poles).
- “Top Tracer” type technology with instant shot replays and statistical feedback to enhance player experience.





PROJECT DESCRIPTION (Continued)

- Addition of 36 family-friendly holes of modern miniature golf on approximately one acre within the footprint of the existing driving range and adjacent to the Arroyo channel.
- Located in proximity to existing paths of travel, Brookside Clubhouse, and parking areas.
- Design of the miniature golf area would incorporate an arrangement of pathways and landscape elements. Structures less than 8 feet in height.
- Drought tolerant landscaping and artificial turf.
- Replacement turf, modified irrigation system, and other minor landscape modifications would be installed. Site furniture, signage, and markers would be updated. A new electrical service line with generator would be provided.





PROJECT DESCRIPTION

(Continued)

- Project is intended to serve existing demand on driving range and further engage the youth and community that already live, recreate, and visit the Central Arroyo Seco area for recreational purposes.
- No new staff required. Hours of operation until 10:00 p.m.
- No conflict with other operational needs of the Golf Course or Stadium.
- Construction 8 months (driving range), then miniature golf (4 months).
- The RBOC is undertaking this environmental review concurrent with a substantial allocation of public funds toward the Project, even though the RBOC is not yet ready to break ground. There is no final design of the project at this stage.
- Design subject to the City's Design Review process as defined in the Pasadena Municipal Code to ensure compatibility policies and objectives of the Arroyo Seco Design Guidelines and overall visual harmony with surroundings.





Figure 2
Existing Project Site



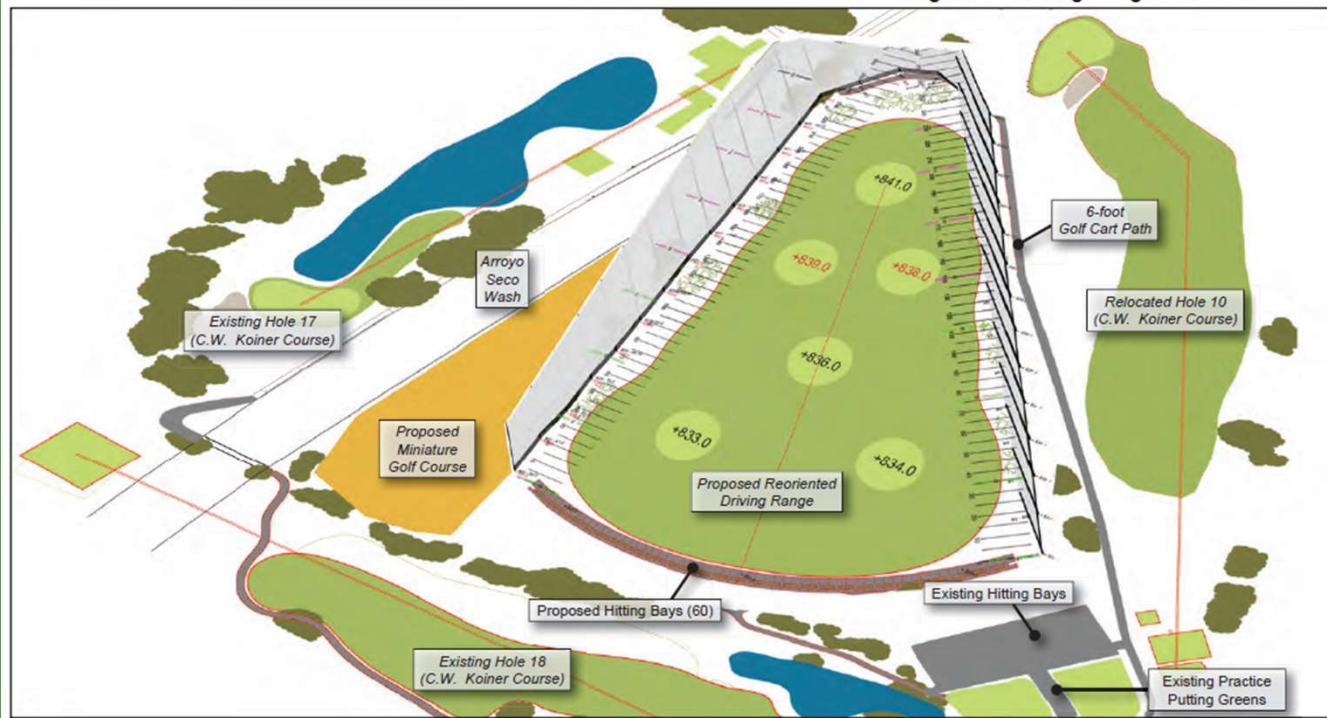
Project Site



Figure 3
Driving Range and
Miniature Golf
Conceptual Site Plan



Figure 4 - Driving Range Poles and Netting



Source: Tanner Consulting, 2020



PlaceWorks

Figure 4 Driving Range Poles and Netting





No Impact

- Agricultural and Forestry Resources
- Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Mineral Resources
- Population and Housing

Less than Significant Impact

- Air Quality
- Geology and Soils
- Greenhouse Gas Emissions
- Noise
- Public Services
- Recreation
- Transportation
- Utilities
- Wildfire

AESTHETICS

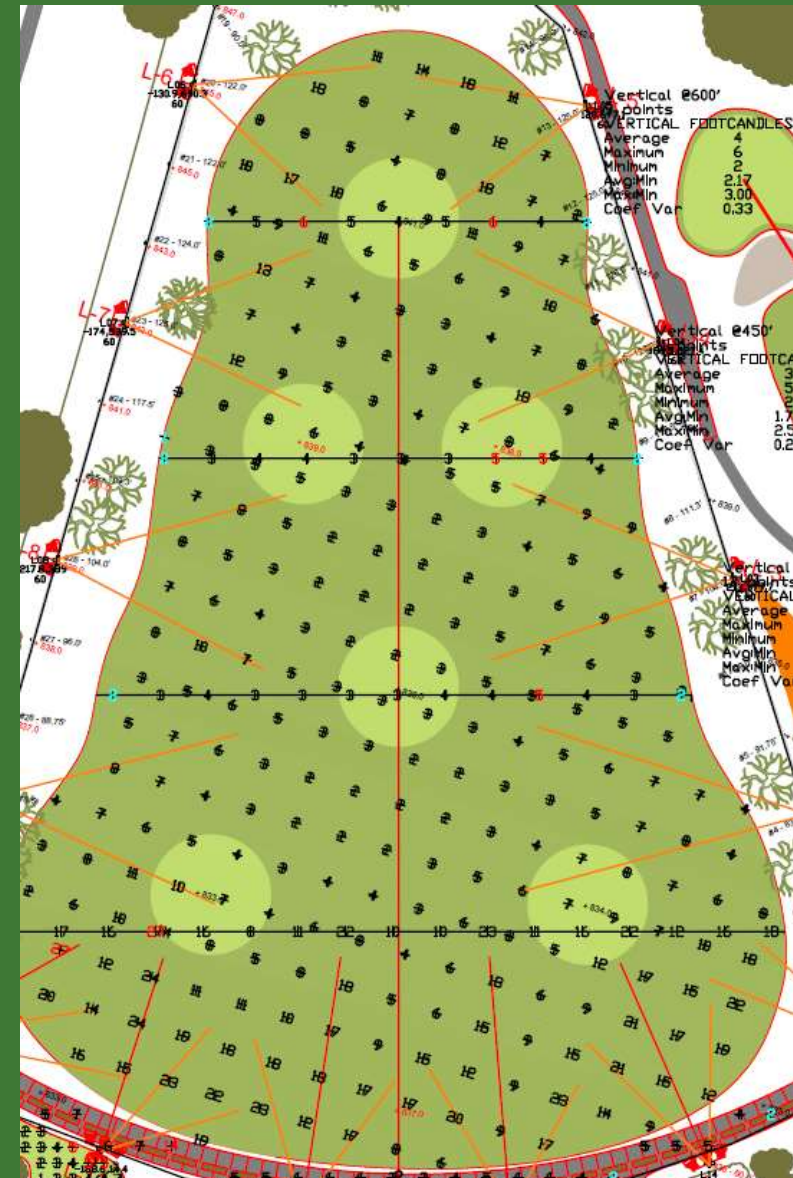
Light and Glare



- Quantified Lighting Study using City thresholds.
- 14 lighting poles, lighting fixtures at approx. 60 feet.
- Compliance with PMC 17.40.080, Outdoor Lighting.
- LED technology, remote operated, precise lighting directionality.
- Low-level illumination from miniature golf.
- Demonstrates lighting spill would not exceed 1 foot candle.
- Given no final design at this time, potentially significant.

MITIGATION MEASURES

Lighting plan for final design and further testing to confirm no exceedance of 1 footcandle.



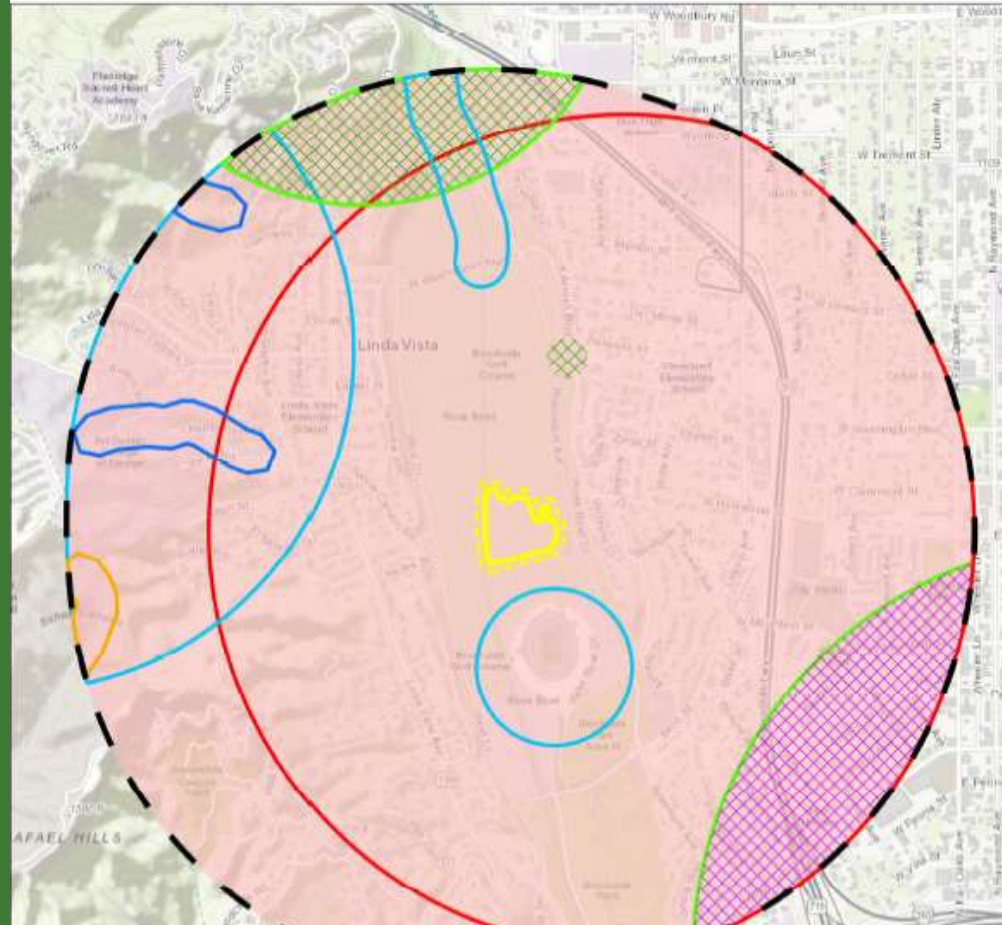
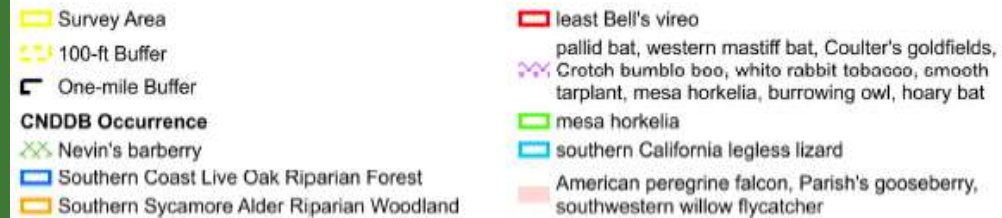
BIOLOGICAL RESOURCES



- Biological Survey and Research
- Tree Survey and Report
- Considered 47 Trees Potentially Removed.
- Compliance with City Tree Ordinance and coordination with Urban Forestry Advisory Commission (UFAC) and City Manager
- Likely reduced to 27 (all non-native)
- Met with UFAC, RBOC will be requesting a 2:1 replacement ratio for tree removals.

MITIGATION MEASURES

Preconstruction surveys for nesting raptors.
Ensure lighting is directed downward away from trees.



- First Opened in 1925
- NRHP & CRHR
- Contributing feature of Arroyo Park and Recreation District
- Changes consistent with historical uses
- Changes to approx. 0.4% of District
- While no impact to integrity of resource, no final design – therefore potential impact



CULTURAL RESOURCES

Historical Resources

MITIGATION MEASURES

Retain a qualified historic preservation professional to ensure alterations to the driving range, design of the miniature golf course, and overall modifications to the Course are compatible with the existing Brookside Golf Course landscape, the Pasadena Arroyo Park and Recreational District, and the Arroyo Seco Design Guidelines.





TRIBAL AND ARCHAEOLOGICAL RESOURCES

- Consultation with Native American tribes pursuant to AB 52
- Potential impacts from ground disturbing activities in native soils

MITIGATION MEASURES

Tribal and archeological monitors during construction activities.



RESPONSE TO PUBLIC COMMENTS

- Public review Jan 17 – March 3
- 41 comment emails/letters
- Verbal comments at public meetings
- Response to comments document
- Six “topical responses”
- Responses to all comments provided
- All comments adequately addressed in CEQA document
- MND content and process meet requirements of CEQA



OUTREACH

- 9/22/2021 – Pasadena Heritage Meeting
- 9/20/2022 – Virtual Neighborhood Meeting
- 10/4/2022 – Golf Committee Presentation
- 10/5/2022 – Golf Advisory Committee
- 10/5/2022 – Virtual West Pasadena Residents Association Meeting
- 10/6/2022 – RBOC Board Presentation
- 10/11/2022 – Ladies Club EO Nay Presentation
- 10/11/2022 – Greens Committee Presentation
- 10/12/2022 – Ladies Club Presentation
- 11/8/2022 – Men’s Club Presentation
- 11/17/2022 – Linda Vista | Annandale Association Resident In-Person Meeting
- 1/17/2023 – Mailer to 1k+ Residents
- 1/30/2023 – Email Men’s Club Database
- 1/30/2023 – Email RBOC Board and Stakeholders
- 2/1/2023 – Email 15k RBOC Resident Database
- 2/2/2023 – Email 27k in Brookside Database
- 2/13/2023 – CEQA Informational Meeting
- 5/4/2023 - RBOC Board Meeting
- 5/16/2023 – RBOC Board Meeting





POSITIVE IMPACT FOR FIRST TEE OF GREATER PASADENA

The expansion and reorientation of the driving range, as well as the addition to the 36 hole miniature golf course would create positive impact on the First Tee of Greater Pasadena. As a non-profit organization that annually welcomes and services more than 40,000 youth and veterans to the chapter's programs through the game of golf, these improvements at Brookside will undoubtedly provide expanded areas for training, teaching, and learning amongst all skill levels. The range expansion also accounts for the current range needs of the First Tee of Greater Pasadena enabling to continue their programming at Brookside.



REQUESTED ACTIONS

- Adopt Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Reporting Program
- Approve \$1,000,000 loan toward further development of project



VIDEO