EXHIBIT A

CALIFORNIA CULTURAL AND HISTORICAL ENDOWMENT

FINDINGS OF FACT
AND
STATEMENT OF OVERRIDING CONSIDERATIONS

REGARDING

CITY OF PASADENA CITY HALL SEISMIC RETROFIT PROJECT

The California Cultural and Historical Endowment (CCHE), as a responsible agency which will fund part of the City of Pasadena City Hall Seismic Retrofit Project, has independently considered the Environmental Impact Report (EIR) prepared for the project by the lead agency, the City of Pasadena. The Final EIR was adopted by the City on October 27, 2003. As a responsible agency, CCHE makes its own Findings of Fact and Statement of Overriding Considerations pursuant to Sections 15091 and 15093 of the State CEQA Guidelines, as provided by Section 15096(h) of the Guidelines.

The Project—Pasadena City Hall Seismic Retrofit Project

The Project involves the seismic retrofit and rehabilitation of Pasadena's historic, beaus-arts City Hall. The principal features of the project are as follows:

1. Base Isolation and Related Structural Work

The rehabilitation and seismic base isolation of Pasadena City Hall involves strengthening the existing building foundations and the creation of a "moat" around the entire perimeter of the building to allow for ground movement independent of the building in the event of an earthquake. Base isolation would complete the rectangular plan, with construction of a new east basement structure that would tie the building together as a unit and cut the building off from the existing foundations. This new east basement would act as a seismic brace between the two wings and allow for potential future construction of a fourth wing. In order to accommodate construction of the new east basement, the current arcade would be demolished and would be replaced to match the existing structure. New grade beams would tie the existing footings together. Base isolators acting as shock absorbers between the strengthened foundation and the building above would be inserted and a structural diaphragm installed, tying the basement columns and wails together. The isolators would reduce earthquake forces from high, sharp-frequency movements to low, slower-frequency motion. Additionally, seismic collectors would be installed in the floors at the corner stair tower locations, some yet-to-be designed shear capacity would be provided at the ends of the north and south wings, and limited additional steel bracing would be provided at the sixth-floor level of the dome.

Basement light wells exist at the exterior perimeter on the north and south sides, except at the corners. These wells are to be incorporated as part of the moat for the base isolation system and must be shored and the walls removed and replaced. The new light wells would be extended

approximately four feet below the existing light well floor. The light wells along the building's southern outer edge would be extended outward to contain new mechanical equipment, consisting of an emergency backup generator, fuel tank, and fire pump.
On the northeast corner along Thurgood Marshall Street, the light well will be extended to contain an 18-foot-tall cooling tower for the new chillers. This cooling tower will be installed below grade, with only surface grating visible. Appropriate landscaping in this area will be included to provide further visual shielding. Two new chillers will be installed in the boiler room of the existing basement.

The moat would be extended to be continuous at the exterior and interior perimeter, including at the west entry stair and the new east basement structure, where bridges would occur. As a result of the covered moat, the courtyard garden would be impacted to about 24 feet from the building edge to the two central planters, where a construction fence will be erected. This will be an access zone for the drilling and other equipment, which will result in impacts extending approximately 12 feet from the building edge. The moat and shoring are anticipated to require about 7 feet, with an additional 5-foot allowance for the drilling and excavating equipment. This construction would result in the removal of all landscaping and trees within this area. Modification would include the deepening of the existing light wells 4 feet to become part of the base isolation moat around the outside perimeter of the building. The area of impact on the outside perimeter of the building is 10 feet wide along the outside to connect existing light wells. In all cases, the finished moat will be 30 to 36 inches wide. Existing Floss Silk trees in each of the four corners adjacent to the stair towers would be removed, as well as some additional courtyard and exterior perimeter plantings, due to their location immediately adjacent to the area of construction, However, a tree protection plan has been developed for the entire site during the construction phase.

2. Exterior Rehabilitation

The existing building has two long wings that extend to the east away from Garfield Avenue. As described above, the ends of the north and south wings of the building along Euclid Avenue would be connected at the basement level in order to strengthen the building's foundation, allowing it to move as a single unit during an earthquake. Without completing the rectangle and connecting the two wings at the basement level, the building has a greater potential for collapse, as the north and south wings move independently of each other. As stated previously, the current arcade would be demolished to allow construction of the new east basement and subsequently replaced to match the existing structure, and a stronger foundation adequate to accommodate potential future expansion upward on the east side would be constructed. To accommodate this work, the existing hardscape and landscape scheme along Euclid Avenue would be reconfigured. New access ramps would be added at both the Garfield and Euclid entries to the building. Courtyard walkways requiring removal for structural work would also be replaced. The steel reinforcement in the dome would be covered over in plaster to match the current configuration. Other exterior work would include roof and gutter repairs, drainage improvements, patching of exterior plaster, cleaning and repair of exterior cast stone elements, window rehabilitation, door repair, accessibility upgrades, signage improvements and upgrades, installation of bird deterrent systems, cleaning and restoration of the clock, and skylight cleaning and repairs. The finishes to the monumental flagpoles in front of

the main entrance would be restored, Additionally, four urns in the courtyard would replace the original urns that were removed in the 1950s, if funding allows. Historic photographs and original drawings would be used to ensure that the replacements match the original urns.

3. Interior Rehabilitation

The proposed project provides that at the interior, the entire basement level would be rebuilt above the new base isolation system with ceiling heights to match the existing, except under the dome tower, at the west elevation. There would be a net increase of 8,000 to 12,000 sf provided by the new basement under the east entry and arcade. The new basement would provide space for required infrastructure and program improvements, with a minimal ceiling height clearance requirement for usable space of 8 feet, meeting all OSHA requirements. The new basement would also provide a foundation for potential future construction of an east wing. On August 11, 2003, the Pasadena City Council selected Alternative 5, the Limited Basement Alternative, as the preferred alternative to the proposed project, and recommended proceeding with Alternative 5. Therefore, the findings in this document reflect the impacts that would result and mitigation measures that would be required under Alternative 5. It should be noted that two impacts that were determined in the EIR to be significant and unavoidable under the proposed project in the issue areas of aesthetics and cultural resources as a result of exposed foundation walls do not exist under Alternative 5.

The existing upper floors of the building would be fitted with new mechanical, electrical, plumbing, fire sprinkler and alarm systems, as well as needed building program improvements in non-historic areas. All original historic interior spaces and features that remain would be rehabilitated. The one existing historic elevator cab would be restored and upgraded, a new elevator would be installed to replace the existing Council Chamber elevator, and an additional new elevator would provide access to the fourth floor and fifth level observation deck in the dome. Some original restrooms would be restored and, if possible, upgraded to meet access requirements, and new accessible restrooms would also be added where necessary. The entire building would be upgraded to meet life safety and accessibility requirements.

Under the current project, new shear walls may be inserted in the back of the Council Chamber. This may require dismantling of the existing finishes and re-installation where possible upon completion of the work. Access would be provided to the raised Council members' platform. Given the age of the existing infrastructure, installation of new mechanical, electrical, and plumbing systems is necessary throughout the building. The entire waste and vent, hot and cold water, and natural gas systems would be disconnected and removed from the site and disposed. As part of the mechanical upgrades, two new chillers and a cooling tower would be installed at the northeast side of the building to replace the numerous existing air conditioning systems. Both chillers would be located in the boiler room of the basement, while the associated cooling tower would he located outside, along Thurgood Marshall Street near the intersection of Euclid Avenue. The cooling tower would be located approximately 18 feet below grade in the deepened and extended light wells, with grating for visual and safety screens across the top. Additionally, landscaping would be provided to minimize the visibility of the grate. Serving the two chillers inside the building, the cooling tower would occasionally emit a vapor plume. An existing underground fuel oil tank located on the northeast corner of the site and all

associated piping would be removed, and replaced with a 2,500-gallon fuel tank on the south side of the building along with a 400 kilowatt generator, and a small backup fire pump. All three mechanical systems are required to bring the building up to code, and will be located below-grade with a visible and retaining walls. Similarly to the cooling tower, landscaping will be provided to screen the grate and retaining walls to the maximum extent feasible. The existing fountain filter system and all associated piping within the building would be removed and replaced. Further, accessible ceiling space would be provided as required to house horizontal distribution for new sprinklers, HVAC, and other building systems.

Portions of the Project to be Funded by CCHE

When considering mitigation measures, a responsible agency is more limited than a lead agency. A responsible agency has responsibility for mitigating or avoiding only the direct or indirect environmental effects of those parts of the project which it decides to carry out, finance, or approve. The portions of the Pasadena City Hall Seismic Retrofit Project to be funded by CCHE include 1) cast stone restoration, 2) ornamental metal, 3) existing historic lighting, 4) landscaping, 5) historic brick pavers, and 6) East Arcade reconstruction. Where mitigation measures are identified for impacts associated with those portions of the project that CCHE is funding, CCHE will make implementation of the mitigation measure a condition of funding.

Findings on Significant and Potentially Significant Impacts Identified in the EIR.

The following findings relate to the impacts of Alternative 5, which was selected by the City of Pasadena as the preferred alternative. Alternative 5, the Limited Basement Alternative, would provide for all of the elements in the proposed project except that a minimal basement would be constructed.

Pursuant to and in accordance with Section 21081 of the Public Resources Code, the EIR examined the potential for adverse effects to result from project implementation. The following environmental impact issue areas were examined: (1) Aesthetics; (2) Air Quality; (3) Biological Resources; (4) Cultural Resources; (5) Geology/Soils; (6) Hazards and Hazardous Materials; (7) Hydrology/Water Quality; (8) Land Use/Planning; (9) Noise and Vibration; (30) Public Services; and (11) Traffic, Parking, and Circulation. In addition, long-term and growth-inducing impacts were examined. The findings, impacts, and mitigation measures applicable to Alternative 5 are noted below. The numbers of the impacts and mitigation measures are those found in the EIR.

AESTHETICS

Impact 3.1-3, Implementation of the proposed project could degrade the existing visual character or quality of the architectural features of Pasadena City Hall.

This impact was identified as significant and unavoidable in the EIR, but this impact was eliminated by the choice of Alternative 5.

Finding: Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the final EIR. Such changes are within the responsibility and jurisdiction of another public agency, the City of Pasadena. Such changes have been adopted by the City.

AIR QUALITY

The impacts discussed in the EIR were less than significant.

BIOLOGICAL RESOURCES

Impact 3.3-1: Project implementation could interfere with the movement of migratory species.

Mitigation Measures: The following mitigation measures will be required to lessen the impact.

MM 3.3-1 If the construction phase occurs during the avian breeding season, generally February through August 1, surveys for nesting special status and/or migratory avian species and raptors will be conducted on the affected portion of the site prior to the onset of construction activities, following USFWS and/or CDFG guidelines. Additionally, a survey for nursing special status bats will be conducted on the affected portion of the site. If no active avian nests or bat nurseries are identified on or within 500 feet of the construction areas, no further mitigation is necessary.

MM 3.3-2 If any active migratory bird nests are identified, the District shall consult with the U.S. Department of Fish and Wildlife Service and or the California Department of Fish and Game to develop specific mitigation measures. The mitigation measures may consist of delaying construction, removing nest and nestlings and raising by hand at a qualified facility, or taking the nest and nestlings under agency auspices, or other appropriate measures. The mitigation shall be implemented at the direction of the appropriate agency and shall take place in a timeframe that is deemed appropriate by the agency. The mitigation shall be deemed as complete once the tree is removed or the nest/nestlings are removed, according to the specifications of the relevant agency.

Finding: Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the final EIR. Such changes are within the responsibility and jurisdiction of another public agency, the City of Pasadena. Such changes have been adopted by the City.

Implementation of MM 3.3-1 and MM 3.3-2 would provide for surveying of the site prior to construction as well as temporary cessation of construction in the event any nests are found and would reduce this impact to less than significant.

Impact 3.3-2: Project implementation would result in a loss of trees protected by the City of Pasadena Tree Protection Ordinance.

The purpose of the Pasadena Tree Protection Ordinance is to recognize the significant aesthetic, environmental, and economic benefits to the community provided by trees. The guiding policy is to protect and maintain mature and healthy trees, with special consideration afforded to public, landmark, native, and specimen trees. As defined in the ordinance, public trees are those trees located on property under ownership or control of the City, and as such, all public trees are protected and it is a violation to prune, remove, injure, or plant a public tree. Landmark trees hold special designations for numerous reasons, including historic significance due to an association with a historic building or site. These trees are protected in all areas of all zones, on private as well as public property. There are no landmark trees on the project site. All trees on the City Hall site are considered public trees, and the floss silk trees (Chorisia speciosa) are designated specimen trees. Native trees on the project site consist of the Oaks (Quercus sp.) in the courtyard.

The tree protection guidelines set the standards and specifications for the protection of trees and were adopted by resolution of the City Council. The guidelines offer protective measures for projects involving construction and require submittal of a tree protection plan for review and approval. Specifically, the guidelines seek to avoid mechanical injury to tree roots, trunks, or branches; the compaction of soil; and changes to existing grade, which may expose or suffocate tree roots. A project-related landscape plan is required to show trees onsite, on the adjacent public property, and any protected tree on adjacent private property that might be impacted by the proposed project. Key elements to the guidelines are for the requirement of fencing to protect the trees, and inspections before, during, and after construction. As required, the Design Commission shall review, advise, and make recommendations to the City Council relating to the City's tree planting, maintenance and removal practices.

Implementation of the proposed project would impact a portion of the garden courtyard in a ten-foot wide zone along the edges where the building and landscape meet, Due to demolition and construction of the proposed project, it is anticipated that thirty-one of the eighty-five trees, or 36 percent, on the project site would be removed. Currently, under the Tree Protection Ordinance, the thirty-one to thirty-seven broadleaf evergreen trees, the floss silk trees, and the twelve palms to be removed for the proposed project are all protected as public trees under the Tree Protection Ordinance.

The landscape technical report dated April 15, 2003, from EPT Design includes recommendations for revisions to the current landscape plan. For example, in the courtyard planters, the landscape technical report recommends that native species be planted instead of the more invasive sword ferns called for in the planting plan, and that species should reflect the original theme of native and drought-tolerant plantings to fit the style and scale of the architecture. These recommendations are included in MM 3.3-3, which requires the City to submit a landscaping plan to the Design Commission, with consultation with the Urban Forestry Committee to minimize the negative effects of the loss of protected trees.

The new landscape plan proposes to install seven new evergreen trees to replace the nineteen removed. Eighteen of the thirty-three large historic palms will be re-used in the new landscape. The double row of Magnolia trees along Thurgood Marshall Street are noted to

remain unless impacted by construction, and will require strict adherence to the Tree Protection Guidelines. Additionally, one missing magnolia street tree will be added to the landscape, and one small recently planted oak will be replaced in the courtyard with a 60- inch boxed oak in order to better complete the symmetry of the courtyard and scale of the other oaks.

The magnolia street trees making up the double row along Garfield Street are threatened by the lack of attention to the existing tree wells. The Arborist report notes the declining condition of the street trees due to the small well size, compacted soil, and lack of water. In addition, the magnolia in the perimeter planting north of the Garfield entry would be damaged by the construction of the adjacent entry ramp. Although its location completes the symmetry of the double row, the narrow planter does not provide enough space for the surface roots of a young magnolia tree or a sixty-year-old specimen. Additionally, the two trees accenting each corner of the City Hall have not been replaced on the western Garfield side.

The Washingtonia palms at the East Arcade along Euclid Street would remain, but only four of the six magnolias in the perimeter planter would be replaced, thus eliminating the double row and design intent of the original planting. The two trees accenting each corner would be replaced with new trees. The double row of carob and magnolia trees along Union Street would be partially eliminated due to a required utility space. However, the plan does not replace one of the old carobs on the southwest corner with a new magnolia that would complete the symmetry of the northwest corner and complete the double row of Magnolia trees along Union Street. Because these trees were part of the early planting scheme, they are important to the historic character of the site. The formal placement of these trees accentuates City Hall's axial strength and its prominent beauty. In total, the project would include the loss of eight mature trees that would not be replaced, and would result in a **significant and unavoidable impact**.

A single row of twenty-eight yew (Taxus sp.) exists along the perimeter of the City Hall building, accenting the architecture. As original planting from the 1930% they complete the historic character of the landscape and style of architecture. However, they have been determined past their useful life, and would be removed as a result of construction of the moat. As illustrated in the planting plan for City Hail, the yews would be replaced with twenty-four fern pines (Podocarpus gracilior), which are similar in proportion.

In addition, the Beaux Arts School of planning incorporated the use of integrating the landscape with the architecture. A significant element of the City Hall's plan is the garden courtyard and central fountain. The garden courtyard was designed to reflect California's Spanish mission motif, which is suited to Pasadena's local tradition and climate. The elegance of the space is based on the formal symmetry of the planting beds and lush assortment of native Californian and Mediterranean trees and shrubs. The reuse of eighteen palms and the protection of the oaks is an advantage to the project. The loss of the four floss silk trees and seven palms in the courtyard will greatly change the look and feel of this space and would result in a **significant and unavoidable** impact. However, it should also be noted that the changes in courtyard landscaping may restore the low-scale plantings and more spacious image of the original design.

As stated under the Tree Protection Ordinance, no permit is required for City employees or City contractors to remove a protected tree for the public health, safety, or welfare as deemed

by the City manager. The seismic retrofit of Pasadena City Hall qualifies as a public benefit, which would outweigh the protection of the specific trees. MM **3.3-3** ensures that the landscaping plan for the City Hall project will go through the Design Commission in consultation with the Urban Forestry Committee, in order to mitigate the loss of trees to minimize the impacts. Although these tree removal measures are necessarily allowed under the Pasadena Tree Protection Ordinance, the **loss of protected trees is considered a significant and unavoidable impact**.

Mitigation Measure: The following mitigation measure will be required to lessen the impact.

> **MM 3.3-3**: The City shall submit a landscaping plan to the Design Commission, with consultation with the Urban Forestry Committee. The Design Commission shall review, advise, and make recommendations to the City Council relating to the City's tree planting, maintenance, and removal practices to minimize the negative effects of the loss of protected trees. Proper planning shall be undertaken for optimum tree health, which includes ensuring enough space for root, branch, and trunk growth. Particular care shall be taken to ensure the health of the oak trees in the courtyard during construction activities through established tree protection zones and proper root protection measures. Recommended modifications to the current landscape plan could include measures such as the following: using native and less invasive plants in the courtyard beds, planting species which reflect the original theme of native and drought tolerant plantings to fit the style and scale of the architecture, providing larger tree wells to improve the health of the street trees, and frequently pruning perimeter trees and shrubs to avoid obscuring major building features. In addition, the entire landscape irrigation system shall be modified or replaced to reduce the stress and decline of the landscape and water waste.

Finding: Changes or alterations have been required in, or incorporated into, the project that substantially lessen the significant environmental effect as identified in the final EIR, but not to a level of insignificance. Such changes are within the responsibility and jurisdiction of another public agency, the City of Pasadena. Such changes have been adopted by the City.

Specific economic, legal, technological, or other considerations make infeasible any additional mitigation measures.

After implementation of all feasible mitigation measures, impacts related to the loss of trees will continue to be significant.

CULTURAL RESOURCES

Impact 3.4-3: Project implementation could adversely affect the historic character of Pasadena City Hall.

Mitigation Measures: The following mitigation measures will be required to lessen the impact:

MM 3.4-5*:* Compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. The scope of work is currently schematic and will be defined further as the project progresses. The goal is for all work to be designed to be in compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. This shall be accomplished through the oversight of an independent historic preservation consultant and review by City staff.

MM 3.4-6: Historic Preservation Consultant. The City shall retain the services of a qualitifed historic preservation consultant with experience in architectural preservation. The role of the historic preservation consultant shall be limited to review of construction activities that could potentially impact historic fabric, character-defining features, and/or designated historic areas as determined in consultation with the architect of record and the City. All reviews by the historic preservation consultant shall be carried out by a person or persons meeting the Secretary of the Interior's Professional Qualification Standards. Knowledge of historic architecture, materials, surface finishes, and historic restoration techniques are required. This consultant shall have a structural engineer and conservator available for consultation, as required, and approved by the City and architect of record. The consultant's main responsibility shall be to monitor and advise the City regarding compliance with the Secretary of Interior's Standards and approved design criteria. The historic preservation consultant shall work in conjunction with Project and Construction Management associated with the project. In addition, the consultant shall review the historic record and photo documentation, protection of historic fabric, mock-ups, and test panels of treatments to historic fabric. In consultation with other experts, the consultant shall approve the materials and replica designs used in the restoration, rehabilitation and new construction related to the historic resources.

MM 3.4-7: Design Review. Compliance with the Secretary of the Interior's Standards will be accomplished through a series of development meetings and reviews of design and construction documents and specifications by the historic preservation consultant, as required.

MM 3.4-8: Construction Monitoring. On-site construction monitoring by a historic preservation consultant shall be undertaken throughout the construction phase to ensure protection of historic fabric and compliance with the Standards and approved design and construction documents. Monitoring will be scheduled based on potential construction impacts and specific scope of work and vary between daily and weekly visits upon approval by the City. In addition, all submittals, mock-ups and change orders that affect historic fabric shall be reviewed by tile consultant. On-site changes that might affect historic fabric shall be undertaken in consultation with the historic consultant. If the historic preservation consultant determines that construction does not substantially conform to the approved criteria, the historic preservation consultant will immediately notify the City. The City will require any

contractors, vendors, etc. to take all reasonable measures to minimize harm to the property until the issue is resolved. The historic preservation consultant, design team, and construction management will work cooperatively and diligently to resolve issues in a timely manner.

MM 3.4-9: Historic Record. A Historic Record shall be made of the changes that affect historic fabric by the City Hall project. The record will be prepared by the contractor based on the architect's specifications and submitted to the historic preservation consultant for review and approval. These changes shall be documented by photographs and plans. Documentation of conditions before, during, and after construction shall be prepared for all areas where demolition, removal and/or installation occurs which may affect historic fabric. This record will be compiled as work progresses and completed within one year of the completion of the project.

MM 3.4-10: Photographic documentation. The City will complete large format (4" x 5") photographic recordation documentation in accordance with the Memorandum of Agreement between the City of Pasadena, FEMA, and SHPO dated October 30, 2000.

MM 3.4-11: Reuse of Historic Elements. The program will be prepared by the contractor based on the architect's specifications and be submitted to the architect for approval in consultation with the historic preservation consultant. Original historic materials such as wooden moldings, marble steps, clay tile flooring, metal railings, lanterns and wooden doors, that will be removed as part of the demolition shall be removed in such a manner to facilitate reuse, wherever feasible and appropriate. These items shall be labeled, photographed in place, inventoried, and stored following approved preservation procedures.

MM 3.4-12: Historic Restoration. All matching materials (paint, tiles, stone, wood etc.) shall be approved by the architect and in consultation with the historic preservation consultant. The matched material should replicate original surfaces with as much authenticity as possible (for example, stone from the same quarry, tiles from the same manufacturer using original formulas, etc.). Color, texture, dimension, and shape will match existing, as closely as possible. Cleaning of historic materials (paint, tiles, stone, wood etc.) shall be specified by the architect in consultation with the historic preservation consultant. Submittals and mock-ups will be prepared by the contractor for approval by the architect in consultation with the historic preservation consultant.

The scope of the protection program shall be developed in conjunction with the project architect of record, their consultants, the historic preservation consultant, and City staff associated with the project prior to completion of construction documents.

MM 3.4-13: Protection of historic elements and fabric during construction. All historic surfaces and elements will be protected during construction.

- All clay tile floor and marble surfaces will be protected from damage with coverings or barriers to keep these surfaces from being chipped, scratched or marred. The historic preservation consultant in consultation with project team will review and approve method of protection.

- All brick paving, including brick and concrete sidewalk on Garfield, will be protected from damage with coverings or barriers to keep these surfaces from being chipped, scratched or marred. The historic preservation consultant in consultation with project team will review and approve method of protection.

- Historic elements that must be removed temporarily to accommodate construction (such as wood wainscot, clay tile floorings, and decorative elements) will be stored in a manner that protects their integrity and in a suitable and secure location. These elements will be marked with identifying labels or tags and photographed in place to allow for accurate replacement. These labels or tags shall not damage or mar the historic element. All items shall be inventoried and stored following preservation procedures. The historic preservation consultant in consultation with project team will review and approve method.

- An area shall be evaluated for the need for protective measures by the historic preservation consultant prior to the commencement of work in sensitive areas. If protective measures are needed, the appropriate measures should be developed by the contractor in consultation with the architect and historic preservation consultant.

- Covering of vertical surfaces (walls, columns, railings door openings, etc.) for the purpose of impact protection shall be accomplished in a manner that does not damage or mar the original surface. Approved attachment methods will be developed by the contractor in consultation with the architect and historic preservation consultant.

- Durable and appropriate enclosures, bracing, and protection shall be developed for the courtyard foundation, the hanging lanterns on the first floor, and the cast-iron flagpoles on the Garfield elevation, etc. subject to written specifications by a materials or art conservator in consultation with the architect and historic preservation consultant.

- Construction path of travel shall be provided by the contractor and all historic elements protected within that path of travel. Historic preservation consultant to review and approve path of travel. Revisions

to the path of travel will be provided, as necessary, and appropriate measures developed, as required.

Finding: Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the final EIR. Such changes are within the responsibility and jurisdiction of another public agency, the City of Pasadena. Such changes have been adopted by the City.

Implementation of MM 3.4-5 through MM 3.4-13, which include documentation, design review, and construction monitoring, would reduce this impact to a less-than-significant level.

Impact 3.4-4: The proposed project's new basement configuration could adversely impact the character-defining east arcade by obscuring visibility of the arcade from the street.

The proposed project calls for a new basement with minimum 8-foot clearance extending to the east end of the north and south building wings. The new basement would be required to connect the north and south wings and act as a structural brace between the wings. The City Council approved Alternative 5, the Limited Basement Alternative, as the preferred alternative to the proposed project. This alternative would provide for all of the elements in the proposed project except that a minimal basement would be constructed. The basement would connect the north and south wings for stabilization and would accommodate the base isolation system components along the east side. The purpose of this basement alternative is to provide the least-invasive required structural link beneath the arcade. Covered moats would be installed on both sides of the arcade with open moats connecting the ends of the wings with the arcade moat. This alternative would also provide the least subsurface constraint on the design of the east entry walkways and plantings. There would be no useable space added to the existing building. The basement would be utilized as a utility corridor running the entire length of the eastern perimeter under the arcade. There would be no visible foundation walls from the basement. The visual character of the eastern side of the building would be substantially the same as under current conditions. All code upgrades such as emergency lighting, fire sprinklers, installation of new chillers, cooling tower, and backup mechanical equipment would be completed with this alternative, as well as interior and exterior historic rehabilitation as outlined in the proposed project. The arcade would be removed and rebuilt to match the existing to provide the requisite strengthening of both the arcade and the north and south wing walls. As the basement would be less extensive with this alternative, the excavation would be less than with the proposed project, consisting of deepening at the light wells and excavation for the moat and utility basement on the east side. (Final EIR pp. 8-5-8-7)

Alternative 5 would achieve the majority of the stated project objectives. A base isolation system would be installed to meet life-safety standards and prevent damage to the structure; all substandard electrical, mechanical, and plumbing installation would be replaced; the building's exterior would be rehabilitated and preserved, including the east arcade; landscaping affected by construction would be rehabilitated; historic interior areas would be rehabilitated; and code upgrades, including life safety systems, would be installed. In addition, Alternative 5 would achieve the project's goal of providing sufficient foundation to allow for

potential future construction of an east wing to accommodate expansion and growth of City functions. However, a minimal basement would be utilized as a utility corridor. Even though, this alternative would not provide the foundation necessary for the future East Wing expansion of City Hall, it does comply with the City's revised scope of work.

Finding: Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the final EIR. Such changes are within the responsibility and jurisdiction of another public agency, the City of Pasadena. Such changes have been adopted by the City.

With the basement configuration of Alternative 5, this impact would be less than significant.

Impact 3.4-5: Implementation of the proposed project would demolish the existing east arcade.

The existing arcade is a single-story structure, approximately twelve feet wide and 220 feet long. The arcade links the east ends of the office wings, and is supported on spread footing at approximately the level of the first floor and its roof aligns with the second floor and forms a walking surface between the office wings. Currently, it is neither structurally connected to nor adequately separated from the office wings. The arcade is framed with "T'-shape concrete columns at approximately a 12-foot spacing, which support longitudinal concrete beams and a thick concrete slab. Hollow clay tile furring is used at the columns to form piers. In its present form, it is anticipated that the arcade would not withstand a major earthquake. If the existing arcade is not seismically upgraded and the new basement not constructed, then the arcade would remain a serious structural concern with respect to seismic safety, and the structural design of the proposed project would be negatively affected.

Implementation of the proposed project would result in the demolition of the existing east arcade of City Hall, and a new east wing basement is to be constructed below the levels of the current arcade foundations. With adequate strength once reconstructed, the arcade would act as a strut between the ends of the two office wings, reducing the demand on the ends of the office wings and limiting the strengthening required inside the building.

As discussed in the report by Forell/Elsesser Engineers (Appendix I), two alternatives were considered to preserve portions of the existing arcade while meeting the life safety goals of the project. A third alternative of moving the arcade in one or more large pieces was also considered. However, none of these alternatives would preserve all, or even a majority, of the existing arcade. As such, the recommended approach was the replacement of the existing arcade with new concrete construction that would be visually identical to the existing arcade. Although this east wing was originally designed to be a "temporary arcade," the building has since been listed in the National Register of Historic Places and designated as a landmark, and as such, the east wing has attained significance as an original feature of the building and contributes to the overall character of City Hall. Standard for Rehabilitation No. 2 states: "The historic character of a property will be retained and preserved. Tile removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided." Standard No. 9 states: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and special relationships that characterize the property." With the

proposed project, the existing finishes of the arcade would be lost. However, the final arcade construction would be designed as a replica of the original, with the same architectural elements, such as clay tile pavers, lights, railings, etc., which would be reused. While the replacement arcade is reconstructed according to the Standards, the overall impact would be mitigated to the extent possible.

Mitigation Measure: The following mitigation measure requires complete documentation of the east arcade, but impacts to this now-historic structure would remain significant and unavoidable.

> **MM 3.4-1:** Arcade Documentation and Restoration. The City will complete large format (4" x 5") photographic recordation documentation of the east arcade in accordance with the Memorandum of Agreement between the City of Pasadena, FEMA, and SHPO dated October 30, 2000:
>
> - As-built plans, description and photographs to be prepared to fully document existing conditions including construction materials and methods in consultation with the historic preservation consultant.
>
> - Architectural elements (clay tile pavers, brick pavers, lights, railings, etc. to be labeled, photographed, carefully removed for reuse, inventoried and stored. All elements to be reused, where feasible. Clay tile pavers to replace those broken during salvage must match the original pavers. A large sample of the plaster to be retained for replication. Architect in consultation with the historic preservation consultant to review and approve.
>
> - Arcade to be reconstructed to exactly match the original including the configuration, shape and dimension. All visible finishes to match the original in material texture and color, as closely as possible. Construction techniques and materials shall match the original, where feasible, in consultation with the historic preservation consultant.

Findings: Changes or alterations have been required in, or incorporated into, the project that substantially lessen the significant environmental effect as identified in the final EIR, but not to a level of insignificance. Such changes are within the responsibility and jurisdiction of another public agency, the City of Pasadena. Such changes have been adopted by the City.

Specific economic, legal, technological, or other considerations make infeasible any additional mitigation measures.

After implementation of all feasible mitigation measures, impacts related to this now-historic structure will continue to be significant.

GEOLOGY/SOILS

The EIR did not identify any potentially significant impacts in this category.

HAZARDS AND HAZARDOUS MATERIALS

Impact 3.6-4: Demolition of the existing arcade and other walls of the City Hall structure may result in the accidental release of asbestos and/or lead-containing materials and residues within one-quarter mile of the All Saints Church and day care facility.

Mitigation Measures: The following mitigation measures will be required to lessen the impact:

> **MM 3.6-1:** Any areas that were found to contain asbestos-containing materials and were reported to be damaged or significantly damaged based on the Hazardous Materials study conducted by Barr & Clark shall be repaired or removed immediately. An asbestos abatement contractor registered with the Division of Occupational Safety and Health should perform any work that disturbs these materials.
>
> **MM 3.6-2:** Any areas which were found to contain lead-based paint on the Hazardous Materials study conducted by Barr & Clark and are scheduled for replacement, or have been identified with defective lead paint, shall be done so using "lead safe" containment and replacement. Lead-based paint components that have not been targeted for replacement should either be considered for abatement (replacement, enclosure, encapsulation, etc.) or included in an Operation & Management (O&M) Plan that will help minimize exposures to lead hazards.

Finding: Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the final EIR. Such changes are within the responsibility and jurisdiction of another public agency, the City of Pasadena. Such changes have been adopted by the City.

Implementation of MM 3.6-1 and MM *3.6-2* would ensure that this impact would be less than significant.

Impact 3.6-5: The proposed project may impair implementation of or physically alter the adopted emergency response plan or emergency evacuation plan during construction.

Mitigation Measures: The following mitigation measures will be required to lessen the impact.

> **MM 3.6-3:** To the extent feasible, during the construction of the proposed project site, at least one unobstructed lane shall be provided in both directions on surrounding roadways. At any time only a single lane is available, the City shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions. If construction

activities require the complete closure of a roadway segment, the City shall appropriate signage indicating alternative routes.

MM 3.6-4: To ensure adequate access for emergency vehicles when construction of the proposed project would result in temporary lane or roadway closures, the City shall consult with the Pasadena Police Department, and the Pasadena Fire Department to disclose temporary lane or roadway closures and alternative travel routes.

Finding: Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the final EIR. Such changes are within the responsibility and jurisdiction of another public agency, the City of Pasadena. Such changes have been adopted by the City.

Implementation of MM 3.6-3 and MM 3.6-4 would reduce any potential impact associated with the impairment of an adopted emergency response plan or emergency evacuation plan to a less-than-significant level.

Impact 3.6-6: Removal of the existing fuel tank on the project site could create a significant risk of exposure of construction workers to contaminated soil or groundwater.

Mitigation Measure: The following mitigation measure will be required to lessen the impact

MM 3.6-5. In the event that previously unknown soil or groundwater contamination is encountered during construction, construction activities shall immediately stop, and appropriate health and safety procedures shall be implemented. Where site contamination is identified, an appropriate remediation strategy (i.e., a Health and Safety Plan that meets OSHA requirements) approved by the City, and DTSC and the Los Angeles RWQCB, as required, shall be implemented. Qualified and licensed professionals shall perform the remediation acdtivities and all work shall be performed under the supervision of the City of Pasadena.

Finding: Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the final EIR. Such changes are within the responsibility and jurisdiction of another public agency, the City of Pasadena. Such changes have been adopted by the City.

Implementation of MM 3.6-5 would ensure that appropriate precautions would be taken and that best management practices would be implemented during removal of the fuel tank, in accordance with local, State, and federal guidelines, which would reduce any potential impact associated with the impairment of an adopted emergency response plan or emergency evacuation plan to a less-than-significant level.

HYDROLOGY/WATER QUALITY

The EIR did not identify any significant impacts in this category.

LAND USE AND PLANNING

The EIR did not identify any significant impacts in this category.

NOISE AND VIBRATION

Impact 3.9-5 Mechanical equipment associated with the proposed project could generate noise levels that exceed the standards established in the City of Pasadena Noise Regulations.

Mitigation Measure: The following mitigation measure will he required to lessen the impact.

> **MM 3.9- 1**: Prior to approving the purchase and installation of new mechanical equipment for City Hall, the project engineer shall provide an acoustic analysis demonstrating that noise levels generated by the cooling tower and new mechanical equipment, and measured at the properties to the east of Euclid Avenue, north of Thurgood Marshall Street, and south of Union Street, would not exceed 65 dBA Leq when operating at maximum output.

Finding: Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the final EIR. Such changes are within the responsibility and jurisdiction of another public agency, the City of Pasadena. Such changes have been adopted by the City.

No significant impact will result, and implementation of MM 3.9-1 would reduce this impact to a less-than-significant level, as the project engineer shall be required to demonstrate that noise levels associated with mechanical equipment would not exceed 65 dBA Leq when operating at maximum output.

PUBLIC SERVICES

Impact 3.10-1: While City Hall is undergoing renovation, homeless persons who previously utilized City Hall restrooms could use the restrooms at All Saints' Church and associated daycare facility, presenting a potential safety hazard to visitors and students at this site.

Mitigation Measure: The following mitigation measure will be required to lessen the impact:

> **MM 3.10-1:** The project contractor, as part of its contract with the City, shall coordinate with the City of Pasadena, the Pasadena Police Department, and All Saints Church and associated daycare facility to provide additional security during the construction phase. This additional security shall include, but not be limited to, additional security patrols, installation of security devices such as fences and/or barriers, and education to the school faculty in case of an emergency.

Finding: Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Such changes are within the responsibility and jurisdiction of another public agency, the City of Pasadena. Such changes have been adopted by the City.

Implementation of MM 3.10-1 would reduce this impact to a less-than-significant level with additional security surrounding the project area during the construction phase.

TRAFFIC, PARKING, AND CIRCULATION

Impact 3.11-3: The temporary removal of metered parking spaces around City Hall would not adversely impact the All Saints Church parking lot on Euclid Avenue.

Mitigation Measure: The following mitigation measure will be required to lessen the impact:

> **MM 3.11-1:** Prior to project implementation, City Hall employee parking notification shall be required. During project construction, City Ordinance 1940-9A shall be enforced. The City shall put up signage at All Saints Church parking lot, which will explain that the parking lot is for church patrons only, and also states information regarding the nearest parking facility where non-church patrons can park. Additional optional measures include hiring a parking monitor during construction, and/or posting a phone number for church members so that people not belonging in the parking lot could be cited.

Finding: Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the final EIR. Such changes are within the responsibility and jurisdiction of another public agency, the City of Pasadena. Such changes have been adopted by the City.

No significant impact will result, and implementation of MM 3.11-1 would reduce this impact to a less-than-significant level with the additional parking measures required at the All Saints' Church parking lot.

Impact 3.11-4: The proposed project would temporarily decrease the level of service at two of the study intersections during construction.

Application of the City's threshold criteria to the Future with Proposed Project scenario indicates that the proposed project is expected to create temporary significant impacts at two of the seven study intersections. The two locations anticipated to be significantly impacted on a short-term basis are

- Intersection No. 3: Euclid Avenue and Thurgood Marshall Street
- Intersection No. 4: Euclid Avenue and Union Street

The anticipated short-term impacts are not, as a result of project construction traffic, added to the street system. The short-term impacts are primarily attributable to the Garfield Avenue closure and the reduction of lanes and capacity along Union Street adjacent to City Hall. The street closure and lane reduction would result in traffic volume shifts from Garfield Avenue to Euclid Avenue and from Union Street to the Walnut Street and Colorado Boulevard corridors. The Union Street intersection analysis reflects lane capacity reductions to account for the lower

speeds expected during construction. Since these impacts are short-term in nature, particularly since they were estimated based on the worst-case scenario during construction, no permanent physical mitigation measures (i.e., street widening or capacity enhancements) are necessary.

Mitigation Measure: The following mitigation measure will be required to lessen the impact.

> **MM 3.11-2:** During construction, the contractor, with approval and monitoring by the City, shall implement BMPs such as temporary access barriers, management of truck deliveries, and adherence to the construction layout plan (Figure 3.11-3) to minimize the impacts of construction on local traffic and circulation.

Findings: Changes or alterations have been required in, or incorporated into, the project that substantially lessen the significant environmental effect as identified in the final EIR, but not to a level of insignificance. Such changes are within the responsibility and jurisdiction of another public agency, the City of Pasadena. Such changes have been adopted by the City.

Specific economic, legal, technological, or other considerations make infeasible any additional mitigation measures.

Implementation of MM 3.11-2 would help minimize the impact of construction activities, although not to a less-than-significant level. On the other hand, the reduction in travel speeds at these intersections would allow for safer operations at or near the construction zone. After implementation of the feasible mitigation measure, traffic impacts during construction will continue to be significant. However, these traffic impacts would be short-term in nature and no permanent physical alterations such as street widening would be required.

LONG-TERM EFFECTS

The EIR concluded that long-term commitment of energy resources was less than significant.

GROWTH-INDUCING EFFECTS

The EIR concluded that growth-inducing effects would be less than significant.

Mitigation Made a Condition of Funding

All of the mitigation measures set forth in the findings above have been adopted by the lead Agency, the City of Pasadena. As a responsible agency, CCHE makes them a condition of funding.

Modifications to the mitigation measures may be made by the City in the following circumstances:

a. The mitigation measure included in the Final EIR and the Mitigation Monitoring and Reporting Program is no longer required because the significant

environmental impact identified in the Final EIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment, or other factors.

Or

b. The modified or substitute mitigation measure provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the Final EIR and these Findings, and the modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those which were considered in the final EIR.

The City shall inform the Executive Director of CCHE of any change in mitigation measures and the facts supporting one of the circumstances above.

Mitigation Reporting

The City of Pasadena has adopted a Mitigation Monitoring and Reporting Plan. City staff will be responsible for monitoring and reporting on the mitigation measures. CCHE will require the City to provide copies of its mitigation reporting to the Executive Director of CCHE on a quarterly basis, until the completion of construction.

Statement of Overriding Considerations

The City of Pasadena adopted the following Statement of Overriding Considerations:

"The California Environmental Quality Act requires the lead agency to balance the benefits of the project against its unavoidable environmental risks in determining whether to approve the project. If the benefits outweigh the unavoidable adverse effects, those effects may be considered "acceptable" (CEQA Guidelines Section 15093[a]). However, CEQA requires the agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are infeasible to mitigate. Such reasons must be based on substantial evidence in the FEIR or elsewhere in the administrative record (CEQA Guidelines Section 15093[b]). The agency's statement is referred to as a "Statement of Overriding Considerations."

"The City looks to approve the Pasadena City Hall Seismic Retrofit Project and has prepared a Final EIR that satisfies CEQA requirements. The following adverse impacts of the project are considered significant and unavoidable, based on the findings contained in the Draft EIR, Final EIR, and Mitigation Monitoring Program, and the findings presented in . . . this document.

- Biological Resources Impact. Implementation of the proposed seismic retrofit of Pasadena City Hall would impact the garden courtyard to about 24 feet from the building

edge to the two central planters, where a construction fence will be erected. This will be an access zone for the drilling arid other equipment, which will result in impacts extending approximately 12 feet from the building edge. The moat and shoring are anticipated to require about 7 feet, with an additional 5-foot allowance for the drilling and excavating equipment. This construction would result in the removal of all landscaping and trees within this area. MM 3.3-3 ensures that the landscaping plan for the City Hall project will go through the Design Commission in consultation with the Urban Forestry Advisory Committee in order to mitigate the loss of trees to minimize the impacts. Although these tree removal measures are necessarily allowed under the Pasadena Tree Protection Ordinance, the loss of protected trees is considered a significant and unavoidable impact.

Replacement landscaping is proposed as part of the project. However, the loss of the four Floss Silk trees and twelve Palms in the courtyard will greatly change the look and feel of this space. Implementation of MM 3.3-3 and MM 3.3-4 would minimize the impacts of the loss of trees, but not to a less-than-significant level. This impact remains significant and unavoidable.

- Cultural Resources Impact. Implementation of the proposed project would result in the demolition of the existing east arcade of City Hall. Although this east wing was originally designed to be a temporary arcade, the building has since been listed in the National Register of Historic Places and designated as a landmark, and the east wing has attained significance as an original feature of the building and contributes to the overall character of City Hall. Its removal represents a significant and unavoidable impact on the building. If documented properly before construction and if the east arcade is reconstructed according to the Standards, the overall impact would be mitigated to the extent possible. MM 3.4-14 requires complete documentation of the east arcade, but impacts to this historic structure would remain significant and unavoidable.

- Transportation/Traffic Impact. The short-term impacts are primarily attributable to the Garfield Avenue closure and the reduction of lanes and capacity along Union Street adjacent to City Hall. The street closure and lane reduction would result in traffic volume shifts from Garfield Avenue to Euclid Avenue and from Union Street to the Walnut Street and Colorado Boulevard corridors. Since these impacts are short-term in nature, particularly since they were estimated based on the worst-case scenario during construction, no permanent physical mitigation measures (i.e., street widening or capacity enhancements) are necessary. However, implementation of MM 3.11-2 would help minimize the impact of construction activities, although not to a less-than-significant level. On the other hand, the reduction in travel speeds at these intersections would allow for safer operations at/near the construction zone.

“The City finds that economic, legal, social, technological, or other benefits of the proposed project outweigh the unavoidable adverse environmental effects of the project, and the adverse environmental effects are considered acceptable when these benefits of the project are considered.

"The following specific benefits of the proposed project will outweigh the significant adverse environmental effects identified in the Final EIR:

1. **Installation of a base isolation system**. Proposed seismic retrofit measures would provide the City Hall building adequate assurance against structural collapse, and the eastern arcade would become self-supporting. Such seismic retrofit procedures would decrease potential earthquake damage and life-safety hazards to employees and visitors presented by the current City Hall building.

2. **Restoration and Rehabilitation of City Hall**. The proposed project would replace all substandard electrical, mechanical, and plumbing installations throughout the building. In addition, project implementation would result in the rehabilitation and preservation of the building's exterior and also that of the landscaping surrounding City Hall that would be affected by construction activities. Further, the proposed project would restore and rehabilitate the historic fabric of the building.

3. **Code Upgrades**. The entire building could be upgraded to meet life safety and accessibility requirements, including compliance with ADA regulations, and the addition of safety features such as fire sprinkler systems and emergency lighting."

CCHE has independently considered the significant and unavoidable environmental impacts of the proposed projects and concurs with the statement above. **For the reasons given above, CCHE finds that economic, legal, social, technological, or other benefits of the proposed project outweigh the unavoidable adverse environmental effects of the project, and the adverse environmental effects are considered acceptable when these benefits of the project are considered.**