# 5.0 OTHER CEQA REQUIRED DISCUSSIONS

## 5.1 POPULATION AND ECONOMIC GROWTH

The proposed project involves the demolition of a commercial building used for storage (1,487 square feet), a building used for Sunday School/day care purposes (Scott Hall 6,195 square feet) and a Trailer used for office and meeting space (1,800 square feet); interior renovation of the existing Regas House and Rectory buildings; construction of a multiple-story, four building complex and construction of a single subterranean level to contain 122 parking spaces and 12,600 square feet of maintenance uses.

Above ground new buildings include a two-story 14,300 square foot building (Building A: West Building) with offices, conference rooms (social hall with kitchen) and a kitchen for an outdoor cafe; a two-level 6,700 square foot assembly building (Building B: Forum - alternate worship); and a three-story 18,000 square foot building (Building C: East Building) that will house a youth program, daycare, and classroom areas. A fourth building (Building E North Building) will be situated on the corner of North Euclid Avenue and Walnut Street; however, there are two different scenarios under consideration. Scenario 1 for Building E would consist of a 46,700 square-foot, eight-story structure to house 45 senior residential units, while Scenario 2 would consist of a 13,000 square foot two-story youth recreation building. The proposed project expands development on the existing All Saints Church Campus.

The 2004 Land Use and Mobility Elements, Zoning Code Revisions, and Central District Specific Plan FEIR states that about 2 jobs are generated per 1,000 square feet of non-residential development. The project involves development of new buildings to enhance the functionality of the Church campus and to replace some of the existing buildings that will be demolished (1,487 sf storage building, 6,195 sf Scott Hall and 1,800 sf trailer). Employment and population projections are shown in Table 5-1.

Scenario 1 Senior Residential. As shown in Table 5-1, it is estimated that the increase in development under Scenario 1 Senior Residential could result in the generation of up to 49 employees and 90 residents. This is likely a conservative estimate because it is likely that some of the residential units would be occupied by single persons rather than couples and it is also likely that existing employees of the All Saints Church would move in to the new program spaces to occupy offices and teaching positions. In addition, because the dwelling units are senior residential units developed by the All Saints Church, it is likely the residential units would be occupied by existing City residents relocating to the project site from elsewhere in the City.

Scenario 2 Youth Recreation. Under Scenario 2 Youth Recreation, it is estimated that up to 75 new employees could be generated. However, as mentioned above for Scenario 1, because Scenario 2 involves an expansion of existing church facilities, it is likely that some of these new program spaces and offices would be staffed by existing employees of the All Saints Church.

The development intensification is consistent with plans for the Central District, which is intended to accommodate 9,946 new jobs between 2004 and 2015 (The 2004 Land Use and Mobility Elements, Zoning Code Revisions, and Central District Specific Plan FEIR).

The generation of up to 90 new residents and 49 new employees under Scenario 1 Senior Residential, or 75 new employees under Scenario 2 Youth Recreation, is consistent with the vision for the Central District, the Land Use Element and the General Plan which envisions 2,750 new residential units and 1.25 million square feet of non-residential development within the Central District between 2004 and 2015. Because of this, population and economic growth inducing impacts are less than significant.

**Table 5-1**
**Employment and Population Projections**

| Building | Size | Employees * | Residents ** |
|---|---|---|---|
| Building A West Building<br>Offices/Social Hall | 14,300 sf | 29 | 0 |
| Building B Forum<br>Alternate Worship Space | 6,700 sf | 13 | 0 |
| Building C East Building<br>Youth/Daycare/Classrooms | 18,000 sf | 36 | 0 |
| Existing uses to be demolished | (9,482) sf | (19) | 0 |
| Subtotal | | 49 | 0 |
| Building E North Building<br>Scenario 1 Senior Residential | 45 DU | 0 | 90 |
| **Total Scenario 1** | | **49** | **90** |
| OR<br>Scenario 2 Youth Recreation | 13,000 sf | 26 | 0 |
| **Total Scenario 2** | | **75** | **0** |

**The 2004 Land Use and Mobility Elements, Zoning Code Revisions, and Central District Specific Plan FEIR states that about 2 jobs are generated per 1,000 square feet of non-residential development*

*** Assumes two residents per unit since these are senior units and no children are likely.*

## 5.2 REMOVAL OF OBSTACLES TO GROWTH

The project site is located within a highly urbanized area that is well-served by existing infrastructure. As discussed in the Initial Study Section 19e (Appendix A) and mitigation measure Utilities 1, the applicant will be required to correct the sewer deficiency on Colorado Boulevard between Euclid Avenue and Los Robles Avenue, a length of 456 feet, and in Los Robles Avenue between Marengo Avenue and 315 feet north of Marengo Avenue or pay their share of a fee that the City will use to correct the deficiency. However, this upgrade to the sewer conveyance system is necessary to maintain existing services and accommodate planned growth within the City.

No other improvements to water, sewer and drainage infrastructure would be required to accommodate the proposed project, other than that which may be required for site specific development intensification. No new roads would be required. Because the project constitutes

redevelopment within an urbanized area, and does not require the extension of new infrastructure through undeveloped areas, project implementation would not remove an obstacle to growth.

## 5.3 IRREVERSIBLE ENVIRONMENTAL EFFECTS

Section 15126.2(c) of the CEQA Guidelines requires a discussion of any significant irreversible environmental changes that the proposed project would cause. Specifically, Section 15126.2(c) states:

> Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts, and particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified. Section 15126.2(c).

The construction and implementation of the proposed project will require the use of energy and building materials, some of which are non-renewable. Manpower would also be committed for the construction of buildings necessary to support the new development. Once construction is complete, long term use of the site would require energy resources in the form of natural gas and electricity. Consumption of these resources would occur with any development in the region and are not unique to the proposed plan. The expansion of church campus uses to the Civic Center District would irreversibly increase local demand for non-renewable energy resources such as petroleum and natural gas. However, the increasingly efficient building fixtures (LEED designed) for the proposed project and more efficient automobile engines are expected to offset the demand to some degree.

The additional vehicle trips associated with the proposed project would increase regional air pollutant emissions, which would incrementally contribute to the degradation of air quality; however, as discussed in Section 4.2, *Air Quality*, project impacts are less than significant. Moreover, the proposed project will be designed for consistency with LEED, which will offset future operating effects as well as the effects associated with construction of the proposed project.

Implementation of the proposed project would increase traffic on area roadways. The proposed project would cause a 3.5 to 4.5% increase in ADT along Euclid Avenue between Union Street and Walnut Street under both Scenario 1 and Scenario 2. The impact to street segments would be Class II, significant but mitigable, for both scenarios due to the increase in ADT along Euclid Avenue between Union Street and Walnut Street. However, implementation of mitigation measure T-2 would reduce the impact to a level that is less than significant.

An unavoidably significant impact would occur due to the proposed reconstruction of the Maryland Hotel Wall. Mitigation would be applied to require conformance with the Secretary of the Interior's standards; however the impact would remain unavoidably significant. Other significant but mitigable impacts would occur due to the potential for light and glare from the new project as well as vibration induced construction impacts.

## 5.4 ISSUES FOUND LESS THAN SIGNIFICANT

The initial study for the project is contained in Appendix A. The initial study found that the project would have a less than significant impact in the following issue areas.

- Agricultural Resources
- Geology and Soils
- Energy
- Population and Housing
- Recreation
- Hazards and Hazardous Materials
- Mineral Resources
- Public Services
- Biological Resources

The Initial Study further found that for the issue area of cultural resources, the proposed project would have a less than significant impact with implementation of City required standard mitigation for the protection of as-yet undiscovered archaeological and paleontological resources. In addition, a mitigation measure was added to ensure compliance with the migratory bird treaty act during tree removals and a mitigation measure was added to trigger specific wastewater conveyance upgrades as previously mentioned. These standard City mitigation measures are carried over into the Mitigation Monitoring and Reporting Program for the project as well as at the end of the Executive Summary Table ES-1.