

**FINAL**

**ENVIRONMENTAL ASSESSMENT  
FOR THE  
DISPOSAL AND REUSE OF THE  
DESIDERIO ARMY RESERVE CENTER  
PASADENA, CALIFORNIA**



**Prepared for:**

**U.S. Army Reserve 63d Regional Support Command**

**Prepared by:**

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**August 2011**

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**FINAL  
FINDING OF NO SIGNIFICANT IMPACT (FNSI) FOR THE  
DISPOSAL AND REUSE OF THE  
DESIDERIO ARMY RESERVE CENTER,  
PASADENA, CALIFORNIA**

Pursuant to the Council on Environmental Quality (CEQ) regulations (40 CFR 1400-1508) for implementing the procedural provisions of the *National Environmental Policy Act* (NEPA) (42 U.S.C. 4321 et. seq.) and the U.S. Department of Army Regulation 32 CFR 651 (*Environmental Analysis of Army Actions*; Final Rule), as well as policy and guidance provided by the *Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act*, the U.S. Army conducted an environmental assessment (EA) of potential environmental effects associated with implementation of BRAC realignment actions.

**Purpose and Need.** On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Desiderio United States Army Reserve Center (USARC), Pasadena, California and relocation of essential missions to other installations. These recommendations were approved by the President on September 23, 2005 and were forwarded to Congress, and on November 9, 2005, the recommendations became law. The BRAC Commission recommendations must now be implemented as provided for in the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510), as amended. The BRAC Commission made the following recommendations concerning Desiderio USARC, Pasadena, California:

*“Close the Desiderio United States Army Reserve Center, Pasadena, California, the Schroeder Hall United States Army Reserve Center, Long Beach, California, the Hazard Park United States Army Reserve Center, Los Angeles, California, and relocate units to a new Armed Forces Reserve Center on property being transferred to the Army Reserve from the General Services Administration at Bell, California”.*

**Description of the Proposed Action.** The Proposed Action, disposal and reuse, follows the BRAC Commission’s recommendation to close the Desiderio USARC, Pasadena, California.

**Alternatives.** Three alternatives are evaluated in this EA.

*Preferred Alternative.* For the Preferred Alternative, the Army would close Desiderio USARC and make two public benefit conveyances to the City of Pasadena and Habitat for Humanity for parkland and self-help housing, respectively, as recommended by the Local Redevelopment Authority (LRA) in its Reuse Plan. The Reuse Plan includes nine single-family bungalows in a court formation occupying approximately 25 percent of the site with the remainder of the site as city parkland/open space.

*Caretaker Status Alternative.* The Army will secure the Desiderio USARC after the military mission has ended to ensure public safety and the security of remaining government property. Under this alternative, the Army would reduce maintenance levels to the minimum level for surplus government property.

*No Action Alternative.* CEQ regulations require analysis of the No Action Alternative in an EA, for it serves as the baseline against which the impacts of the Proposed Action and alternatives will be evaluated. Accordingly, the No Action Alternative is evaluated in this EA.

*Alternatives Considered and Eliminated from Further Analysis.* Since remedial investigation activities would not take more than 4 years, the property is not a suitable candidate for early transfer, and the Early Transfer and Reuse Alternative was not carried forward for further analysis. In addition, eleven proposals were received by the LRA for reuse of the site. Since these alternatives were not selected by the LRA as part of its official Reuse Plan, they were not carried forward for further analysis in this EA.

**Factors Considered in Determining that an Environmental Impact Statement is not Required.** Impacts were analyzed for land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics, transportation, utilities, and hazardous and toxic substances.

Because the Army determined the Desiderio Hall is eligible for inclusion on the National Register of Historic Places and the California State Historic Preservation Officer concurred with that determination, the disposal action would have an adverse effect on *Historic Properties* as per 36 CFR 800.5(d)(2). The adverse impact would be mitigated through photographic documentation of Desiderio Hall per the Memorandum of Agreement between the Army and the California State Historic Preservation Officer signed on February 1, 2011. No significant impacts from implementation of the proposed disposal and reuse action would occur. The California State Historic Preservation Officer concurs with this conclusion. The U.S. Fish and Wildlife Service responded that the Army's determination of no impacts to federally-listed threatened or endangered species seems reasonable.

**Conclusion.** Based on the environmental impact analyses described in the EA, which is hereby incorporated into this FNSI, none of the alternatives for the Proposed Action would have a significant impact on the quality of the natural or the human environment. Therefore, an environmental impact statement is not required and will not be prepared.

**Public Comment.** The Army began a 30-day public review period on June 28, 2011 by placing a Notice of Availability of the final EA and draft FNSI in the *Pasadena Star News*. Interested parties were invited to review and comment on the EA and draft FNSI and were informed of their availability at the Pasadena Central Library and on the BRAC website. The Army received one request for a copy of the 2007 Environmental Condition of Property (ECP) report and one comment expressing concerns regarding potential past releases of hazardous materials and a possible underground storage tank (UST). As described in the 2007 ECP report, a 2005 geophysical survey was performed in an area thought to have a UST in the 1940s-1950s timeframe. The results of that survey did not indicate the presence of a UST. The ECP report classified the property as Category 1, an area where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas). Therefore, the issuance of this FNSI is appropriate.

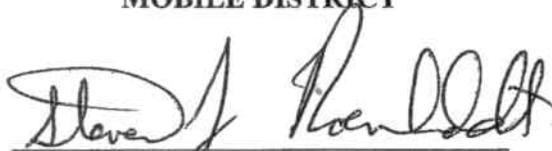
Date: \_\_\_\_\_

\_\_\_\_\_  
**Michael J. Schweiger**  
**Major General, U.S. Army Reserve**  
**Commanding**

**ENVIRONMENTAL ASSESSMENT  
FOR THE  
DISPOSAL AND REUSE OF THE  
DESIDERIO ARMY RESERVE CENTER  
PASADENA, CALIFORNIA**

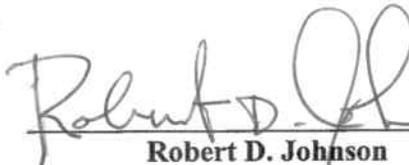
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**U.S. ARMY CORPS OF ENGINEERS  
MOBILE DISTRICT**



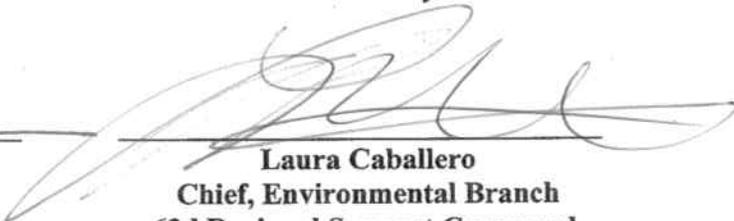
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Chief, Environmental Branch  
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**63d REGIONAL SUPPORT COMMAND**



**Jon D. Lee  
Brigadier General, U.S. Army Reserve  
Commanding**

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## ENVIRONMENTAL ASSESSMENT

**LEAD AGENCY:** Mobile District, U.S. Army Corps of Engineers

**TITLE OF PROPOSED ACTION:** Environmental Assessment for the Disposal and Reuse of the Desiderio Army Reserve Center, Pasadena, California

**AFFECTED JURISDICTIONS:** Pasadena, Los Angeles County, California

**PREPARED BY:** U.S. Army Corps of Engineers, Mobile District, Commanding

**TECHNICAL ASSISTANCE FROM:** AGEISS Inc.

**APPROVED BY:** Approved by Jon D. Lee, Brigadier General, U.S. Army Reserve.

**ABSTRACT:** The U.S. Army Corps of Engineers has prepared environmental documentation for the proposed closure and reuse of the Desiderio Army Reserve Center in Pasadena, California as part of the restructuring of military bases through the Defense Base Closure and Realignment Act. This environmental assessment (EA) addresses the potential environmental, socioeconomic, and cultural impacts of this proposal and its alternatives.

Based on the environmental impact analyses described in this EA it has been determined that, after mitigation for cultural resources, implementing any of the alternatives for the Proposed Action would not have a significant impact on the quality of the natural or the human environment. Because no significant environmental impact would result from implementation of the Proposed Action, an environmental impact statement is not required and a Finding of No Significant Impact (FNSI) will be published in accordance with the *National Environmental Policy Act*.

**REVIEW PERIOD:** A Notice of Availability (NOA) was published in the *Pasadena Star-News* on June 28, 2011, which announced the beginning of the 30-day public review period. In the NOA, interested parties were invited to review and comment on the EA and Draft FNSI, and were informed that the EA and Draft FNSI were available via the World Wide Web at [http://www.hqda.army.mil/acsim/brac/env\\_ea\\_review.htm](http://www.hqda.army.mil/acsim/brac/env_ea_review.htm) and at the Pasadena Central Library, 285 East Walnut Street, Pasadena, CA 91101. Reviewers were invited to submit comments on the EA and Draft FNSI during the 30-day public comment period via mail or e-mail to the following:

Ms. Carmen Call  
63d Regional Support Command, NEPA Program Manager  
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Moffett Field, CA 94035  
650-279-1823  
e-mail [carmen.call@usar.army.mil](mailto:carmen.call@usar.army.mil)

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## EXECUTIVE SUMMARY

### ES.1 Introduction

This environmental assessment (EA) analyzes the environmental impacts of the proposed disposal and reuse of the Desiderio United States Army Reserve Center (USARC), Pasadena, California. This EA was developed in accordance with the *National Environmental Policy Act* (NEPA) (42 United States Code § 4321 et seq.); implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651. Its purpose is to inform decision makers and the public of the likely environmental consequences of the Proposed Action and alternatives.

### ES.2 Setting

The Desiderio USARC is located in the central portion of Los Angeles County, California, within the city limits of Pasadena, California. Pasadena is a picturesque, 23-square-mile community located at the base of the San Gabriel Mountains, 15 miles northeast of downtown Los Angeles.

### ES.3 Proposed Action

The Proposed Action, disposal and reuse, follows the Base Realignment and Closure (BRAC) Commission's recommendation to close the Desiderio USARC, Pasadena, California.

### ES.4 Alternatives

Three alternatives were analyzed in this EA: Preferred Alternative: Traditional Disposal, and Reuse; the Caretaker Status Alternative; and the No Action Alternative.

**Preferred Alternative: Traditional Disposal, and Reuse.** For the Preferred Alternative the Army would close Desiderio USARC by September 15, 2011, and make two public benefit conveyances to the City of Pasadena and Habitat for Humanity for parkland and self-help housing respectively, as recommended by the Local Redevelopment Authority (LRA) in its Reuse Plan. The LRA's recommended reuse plan includes nine single-family bungalows in a court formation occupying approximately 25 percent of the site. The bungalows would be constructed by Habitat for Humanity through a sweat equity program and sold at affordable rates up to 80 percent of area median income. The remainder of the site would remain as city parkland/open space. This alternative is the Army's Preferred Alternative.

**Caretaker Status Alternative.** The Army will secure the Desiderio USARC after the military mission has ended to ensure public safety and the security of remaining government property. If the Desiderio USARC were not transferred within an agreed-to period of time, under this alternative, the Army would reduce maintenance levels to the minimum level for surplus government property required by 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-70, *Buildings and Structures*.

**No Action Alternative.** Under the No Action Alternative, the Army would continue operations at the Desiderio USARC at levels similar to those that occurred prior to BRAC 2005 Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated.

**Alternatives Considered and Eliminated from Further Analysis.** The Environmental Condition of Property report determined the property is uncontaminated. Since no remedial actions are required, the property is not a suitable candidate for early transfer, and the Early Transfer and Reuse Alternative was not carried forward for further analysis. In addition, eleven proposals were received by the LRA for reuse of the site. Since these alternatives were not selected by the LRA as part of its official Reuse Plan, they were not carried forward for further analysis in this EA.

## **ES.5 Environmental Consequences**

Twelve resource areas were characterized and evaluated for potential impacts from the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative.

Under the Preferred Alternative, land use would change from a military installation to residential and open space/parkland uses. This change in land use would be compatible with the existing planning document and zoning for the site. Short-term impacts to air quality, aesthetics, noise, geology and soils, water resources, traffic, and biological resources would occur during demolition and construction activities from ground disturbance; the presence of workers, vehicles, and equipment; and the generation of dust and vehicle exhaust. Erosion and transport of sediment during demolition and construction would be minimized by adherence to construction permit. Short-term impacts to utilities would include an increase in the volume of demolition debris requiring landfilling and small impacts to the potable water supply, the storm water system, energy sources, and solid waste systems during construction. Short-term socioeconomic impacts would include additional employment, income, and business sales created during demolition and construction.

The Environmental Condition of Property Report determined the property to be uncontaminated, an area where no release or disposal of hazardous substances or petroleum products has occurred. Because the buildings at the site were built in 1956, it is possible that some buildings contain lead-based paint on the walls and nonfriable asbestos in the stucco, floor, and roofing materials. In addition, polychlorinated biphenyls may occur in older-style fluorescent light fixture ballasts and in possible equipment in a buried electrical vault. Demolition and disposal would be accomplished in accordance with all appropriate environmental laws, rules, and regulations of the U.S. Department of Defense, U.S. Environmental Protection Agency, and the State of California. Implementation of the Preferred Alternative would have a beneficial impact on the environmental condition of the property.

In the long term, daily traffic from the nine single-family bungalows and park visitors might be slightly greater than from the four full-time workers who currently travel to the Desiderio USARC, but the weekend vehicle traffic should decrease compared to the existing 363 soldiers who travel to the site one weekend per month. Similarly, impacts to utility systems would likely be lower in magnitude than the existing impacts to utilities from use of the Desiderio USARC. Beneficial impacts to aesthetics, biological resources, and recreation would occur from removal of the buildings and impervious surfaces that cover 80 percent of the site and development of open space/parkland. Long-term impacts to air quality, noise, water resources, socioeconomics, and hazardous and toxic substances would be negligible. No long-term impacts to geology and soils would occur.

Because the Army determined the USARC building and Organizational Maintenance Shop are eligible for inclusion on the National Register of Historic Places and the California State Historic Preservation Officer concurred with that determination, the disposal action would have a significant adverse effect on *Historic Properties* as per 36 CFR 800.5(d)(2). The Army has coordinated with the California State Historic Preservation Officer and the Federal Advisory Council on Historic Preservation to mitigate the adverse effect on historic properties from transfer of the Desiderio property from Government ownership for local reuse and development. Under the proposed reuse, the historic buildings would be demolished. The adverse impact would be mitigated with proper photographic documentation of Desiderio Hall per the Memorandum of Agreement between the Army and the California State Historic Preservation Officer signed on February 1, 2011.

Under the Caretaker Status Alternative, land use would change from a functioning military installation to one under limited maintenance in caretaker status. A decrease in the military presence at the Desiderio USARC would result in decreased impacts to air quality, biological resources, traffic, utilities, and hazardous and toxic substances when compared to existing conditions. However, because of the low magnitude of these existing impacts, no significant changes to the environment would occur.

Under the No Action Alternative, the Army would continue to use the Desiderio USARC. No changes to the existing environment would occur.

**Cumulative Impacts.** Cumulative effects are those environmental impacts that result from the incremental effects of other past, present, or reasonably foreseeable future actions when combined with the Proposed Action. One past, one current, and one reasonably foreseeable project have been identified. Cumulative impacts would not be significant.

The conversion of land resources is compatible with the overall residential character of the area and would not cause cumulative impacts to land use. A minor, short-term cumulative impact to air quality could occur if the Preferred Alternative and the other proposed construction projects, and their associated traffic, occurred at the same time. Based on the small size of the proposed projects, even combined, and the fact that the Desiderio USARC is not conspicuously visible from the surrounding historic properties, the beneficial cumulative impacts to visual resources would be minor. In addition, due to

the small size of the Desiderio property and its location in a developed urban setting, the beneficial impacts to geology and soils and biological resources from development of the open space would not be significant. Cumulative impacts on groundwater recharge from the removal of impervious surfaces also would not be significant since the potential for increased infiltration is minimal in comparison to both current infiltration into and withdrawals from the Raymond Basin. Noise associated with demolition and construction would not result in significant cumulative impacts due to the distance between the proposed projects and the urban setting separating them. Cumulative impacts to transportation (and associated noise) would not be significant due to the small size of the proposed projects. No cumulative impacts socioeconomic, utilities, or hazardous and toxic substances were identified.

Because the Desiderio USARC is not visually prominent from any but immediately adjacent locations and is not architecturally similar to the Colorado Street Bridge or to other surrounding historic properties, no significant cumulative effects to historic or other properties are anticipated.

### **ES.6 Mitigation Responsibility**

The Army has coordinated with the California State Historic Preservation Officer and the Federal Advisory Council on Historic Preservation to mitigate the adverse effect on historic properties from transfer of the Desiderio property from Government ownership for local reuse and development. Per the signed Memorandum of Agreement between the Army and the California State Historic Preservation Officer, the Army shall document Desiderio Hall to the professional standards of the State Historic Preservation Office. Documentation shall consist of narrative text, unbound 35mm black and white photographs, high-quality digital images, an index to photographs, and a photographic site plan.

### **ES.7 Findings and Conclusions**

Direct, indirect, and cumulative impacts of the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative have been considered. With proper measures to mitigate the adverse effect to historic properties from transfer of the Desiderio property from Government ownership for local reuse and development, no significant impacts would occur. Cumulative impacts analysis resulted in no significant impact. Therefore, the issuance of a Finding of No Significant Impact is warranted, and preparation of an environmental impact statement is not required.

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**LIST OF ACRONYMS**

63d RSC	63d Regional Support Command
ACM	asbestos-containing material
AFY	acre-feet per year
BMP	best management practice
BRAC	Base Realignment and Closure
CEQ	Council on Environmental Quality
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CGP	Construction General Permit
CFR	Code of Federal Regulations
CO	carbon monoxide
dB	decibel
dBA	A-weighted decibel
DoD	U.S. Department of Defense
EA	environmental assessment
ECP	Environmental Condition of Property
EIFS	Economic Impact Forecast System
EO	Executive Order
EPA	U.S. Environmental Protection Agency
FNSI	Finding of No Significant Impact
HAZMAT	hazardous material
LRA	Local Redevelopment Authority
MSL	mean sea level
MW	megawatt
MWD	Metropolitan Water District of Southern California
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NO <sub>2</sub>	nitrogen dioxide
NPDES	National Pollution Discharge Elimination System
NRCS	National Resource Conservation Service
NRHP	National Register of Historic Places
O <sub>3</sub>	ozone
OMS	Organizational Maintenance Shop
OSHA	Occupational Safety and Health Administration
OWS	oil/water separator
Pb	lead
PCB	polychlorinated biphenyl
PM <sub>10</sub>	particulate matter with an aerodynamic size less than or equal to 10 microns
PM <sub>2.5</sub>	particulate matter with an aerodynamic size less than or equal to 2.5 microns
PWP	Pasadena Water and Power
ROI	region of influence

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**LIST OF ACRONYMS (continued)**

RONA	Record of Non-Applicability
RTV	rational threshold value
SCCIC	South Central Coastal Information Center
SMIWM	Street Maintenance & Integrated Waste Management
SO <sub>2</sub>	sulfur dioxide
SWPPP	Storm Water Pollution Prevention Plan
USACE	U.S. Army Corps of Engineers
USARC	U.S. Army Reserve Center
U.S.C.	United States Code
USFWS	U.S. Fish and Wildlife Service
UST	underground storage tank

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## 1.0 INTRODUCTION

This environmental assessment (EA) analyzes the environmental impacts of the proposed disposal and reuse of the Desiderio United States Army Reserve Center (USARC), Pasadena, California (Figure 1-1). This EA was developed in accordance with the *National Environmental Policy Act* (NEPA) [42 United States Code (U.S.C.) § 4321 et seq.]; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651. Its purpose is to inform decision makers and the public of the likely environmental consequences of the Proposed Action and alternatives.

### 1.1 Purpose and Need

On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Desiderio USARC and realignment of essential missions to other installations. This recommendation was made in conformance with the provisions of the BRAC Act of 1990, Public Law, 101-510, as amended. The deactivated USARC property is excess to Army military need and will be disposed of according to applicable laws, regulations, and national policy. Pursuant to the NEPA of 1969 and its implementing regulations, the Army has prepared this EA to address the environmental and socioeconomic impacts of disposing of the property and reasonable, foreseeable reuse alternatives.

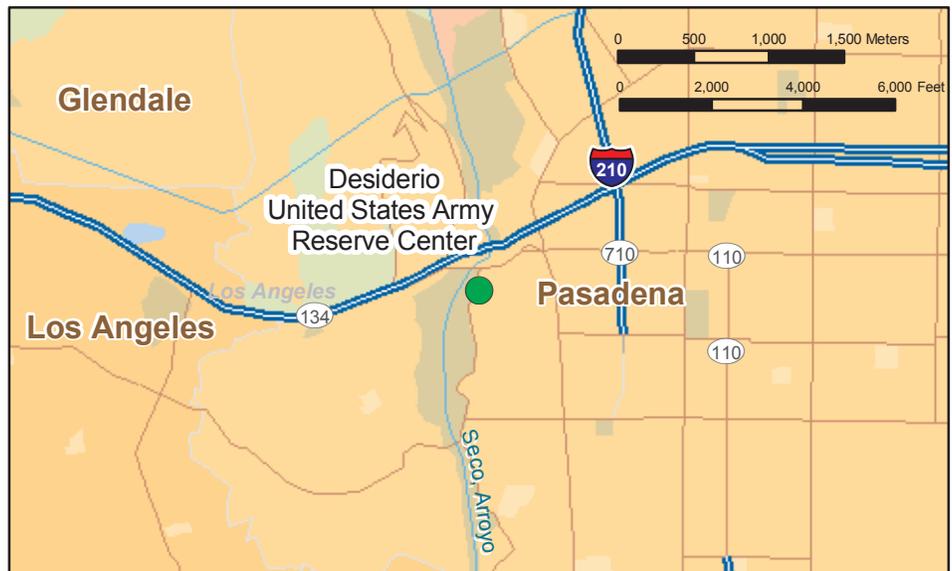
### 1.2 Public Involvement

The Army is committed to open decision-making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted with the State Historic Preservation Officer; U.S. Fish and Wildlife Service (USFWS); Native American Tribes; federal, state and local regulatory agencies; state and local governments; non-governmental organizations; individuals; and others as appropriate.

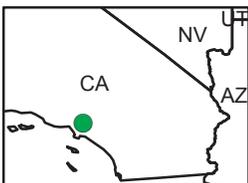
The Army began a 30-day public-review period by placing a Notice of Availability of the final EA and a draft Finding of No Significant Impact (FNSI) in a local newspaper, *Pasadena Star News* on June 28, 2011. The EA and draft FNSI were available at the Pasadena Central Library, 285 East Walnut Street, Pasadena, California, 91101 and on the BRAC website at [http://www.hqda.army.mil/acsim/brac/env\\_ea\\_review.htm](http://www.hqda.army.mil/acsim/brac/env_ea_review.htm). The Army invited the public and all interested and affected parties to review and comment on this EA and the draft FNSI and to submit comments and requests for information to the United States Army Reserve 63d Regional Support Command (63d RSC) by contacting Ms. Carmen Call, NEPA Program Manager, at 650-279-1823 or [carmen.call@usar.army.mil](mailto:carmen.call@usar.army.mil).

The Army received one request for a copy of the 2007 Environmental Condition of Property (ECP) report and one comment expressing concerns regarding potential past releases of hazardous materials and a possible underground storage tank (UST). As described in the 2007 ECP report, a 2005 geophysical survey was performed in an area thought to have a UST in the 1940s-1950s timeframe. The results of that survey did not indicate the presence of a UST. The ECP report classified the property as Category 1, an area where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these

substances from adjacent areas). The impacts of the Proposed Action are not significant and the Army will execute the FNSI and the action can proceed. The public may obtain information on the status and progress of the Proposed Action and the EA through the 63d RSC with the contact information provided above.



Site Map



Prepared For:  
 U.S. Army Corps of Engineers, Mobile District

Figure 1-1

Desiderio United States Army Reserve Center, Pasadena, CA,  
 Location Map



## 2.0 DESCRIPTION OF THE PROPOSED ACTION

The BRAC Commission's recommendation is to:

*“Close the Desiderio United States Army Reserve Center, Pasadena, California, the Schroeder Hall United States Army Reserve Center, Long Beach, California, the Hazard Park United States Army Reserve Center, Los Angeles, California, and relocate units to a new Armed Forces Reserve Center on property being transferred to the Army Reserve from the General Services Administration at Bell, California”.*

The Proposed Action, disposal and reuse, follows the BRAC Commission's recommendations to close the Desiderio USARC, Pasadena, California. Closure of the other facilities and construction and operation of the new Armed Forces Reserve Center at Bell, California are subject to analysis in other NEPA documentation and are not part of the proposed action analyzed in this EA. The Desiderio USARC is a 5.1-acre parcel located at 655 Westminster Drive, Pasadena, California. The site was formerly the grounds and recreation area of the Vista del Arroyo Hotel and Resort complex built in 1903. The hotel property was acquired by the U.S. War Department in 1943 to serve as hospital facilities for servicemen during World War II. In 1956, the site was divided and the Desiderio USARC was built on the western lot below grade from the hotel buildings.



Desiderio United States Army Reserve Center, Pasadena, California

The Desiderio USARC has been in continual use by the Army as a training facility for various military reserve units, including intelligence units. The site is currently occupied by the 3<sup>rd</sup> Battalion, 413<sup>th</sup> Regiment; 7<sup>th</sup> Battalion, 104<sup>th</sup> Regiment; Detachment 1, 9<sup>th</sup> Battalion, 104<sup>th</sup> Regiment; and Recruiting Retention Office. Few improvements have been made to the site since the original construction.

The Desiderio USARC has four permanent buildings:

- 22,152 square-foot USARC building
- 3,798 square-foot Organizational Maintenance Shop (OMS)
- 2,226 square-foot storage building
- Hazardous material (HAZMAT) shed

The USARC building is a two-story concrete and concrete block structure with a stucco exterior. The interior consists of office space, classrooms, kitchen area, and storage. The OMS is a single-story concrete structure with a stucco exterior. The building is used for storage, office space, and classroom space. The storage building is a single-story with a steel frame and metal siding. The concrete block HAZMAT storage building is not currently used. A vehicle washing area is located at the southeast corner of the property. A cell tower location was leased from the Army and constructed on the northeast portion of the site.

In addition, the site includes paved parking areas for military equipment and privately-owned vehicles. Approximately 80 percent of the site is covered by impervious surfaces; the remaining ground surface is grass-covered lawn areas. Figure 2-1 shows an aerial photograph of the site and Figure 2-2 shows a site plan.

Under BRAC law, the Army must close the Desiderio USARC not later than September 15, 2011. After the Desiderio USARC is closed, the Army will dispose of the property. As a part of the disposal process, the Army screened the property for reuse with the U.S. Department of Defense (DoD) and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

The DoD designated the City of Pasadena as the Local Redevelopment Authority (LRA) in May 2006 for the purpose of formulating a recommendation for the reuse of the Desiderio USARC (LRA undated). According to the *Federal Property Administrative Services Act of 1949* and the *Base Closure Community Redevelopment and Homeless Assistance Act of 1994*, the LRA screened this Federal Government surplus property by soliciting notices of interest from state and local governments, representatives of the homeless, and other interested parties. Eleven proposals, recommendations from four advisory bodies, and all public comments received were considered. The City Council approved the Planning Commission's recommendation. Based upon the LRA recommendation, the Army proposes to dispose of the Desiderio USARC by two public benefit conveyances to the City of Pasadena and Habitat for Humanity for parkland and self-help housing, respectively.



Source: City of Pasadena, Local Redevelopment Agency

Prepared For:

U.S. Army Corps of Engineers,  
Mobile District

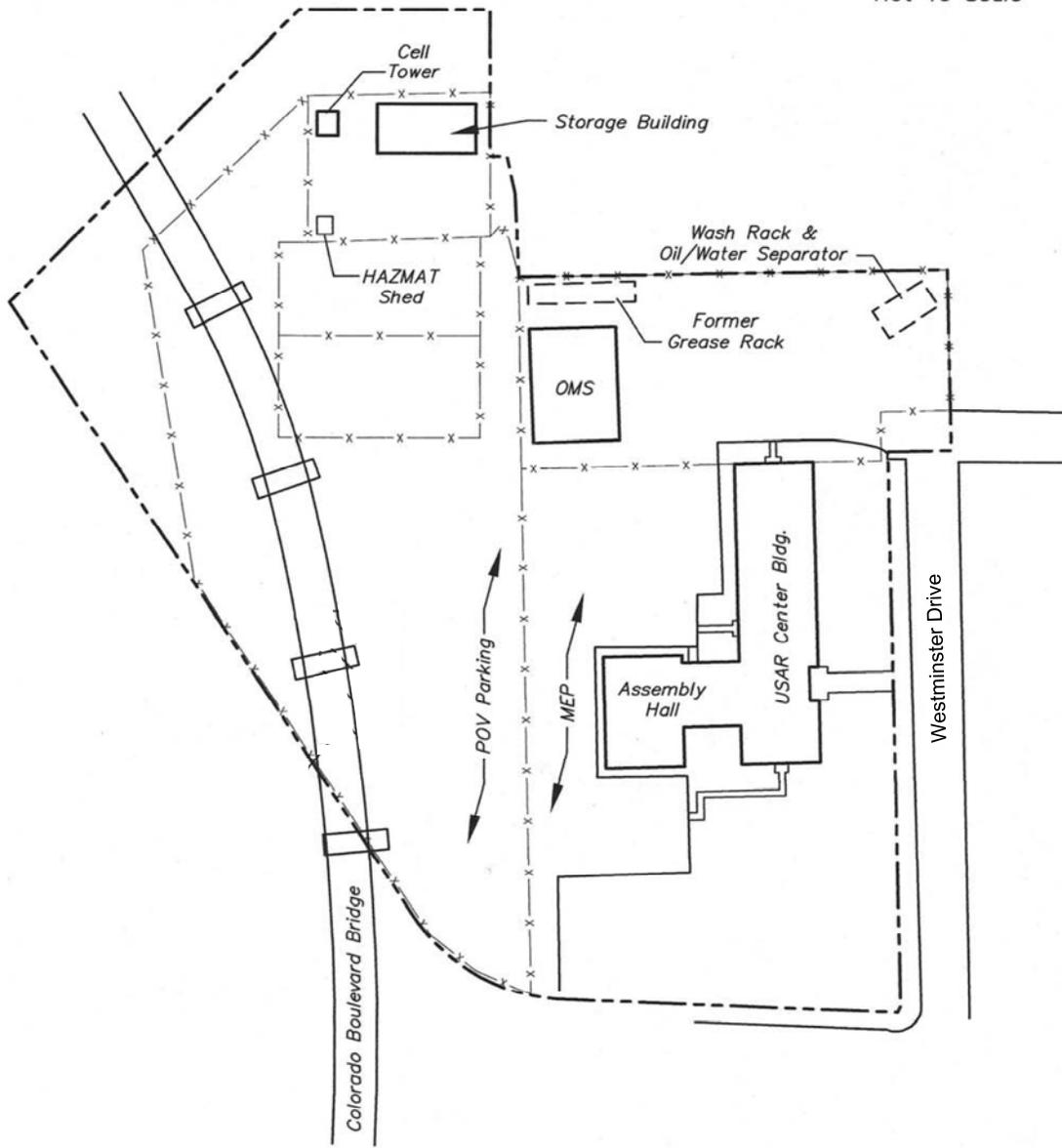
Figure 2-1

Aerial Photograph of the Desiderio United States  
Army Reserve Center, Pasadena, CA





Not To Scale



- HAZMAT    hazardous materials
- MEP        military equipment parking
- OMS        Organizational Maintenance Shop
- POV        privately-owned vehicle
- USAR      United States Army Reserve

*Adapted from previous OWS Survey (2003)  
 prepared by Harding Lawson Associates  
 US Army Reserve 63rd RSC*

Prepared For:

U.S. Army Corps of Engineers,  
Mobile District

Figure 2-2

Site Plan for Desiderio United States Army  
Reserve Center, Pasadena, CA



### **3.0 ALTERNATIVES**

#### **3.1 Preferred Alternative: Traditional Disposal, and Reuse**

For the Preferred Alternative the Army would close Desiderio USARC by September 15, 2011, and make two public benefit conveyances to the City of Pasadena and Habitat for Humanity for parkland and self-help housing, respectively, as recommended by the LRA in its Reuse Plan. Appendix A contains a copy of the Reuse Plan.

The proposed reuse of the property is depicted in Figure 3-1. The plan includes nine single-family bungalows in a court formation occupying approximately 25 percent of the site. The bungalows would be constructed by Habitat for Humanity through a sweat equity program and sold at affordable rates up to 80 percent of area median income. The remainder of the site would remain as city parkland/open space with a heavily planted parking grove with 20 parking spaces. The parking spaces would be accessed by Arroyo Boulevard thus minimizing impacts on the adjacent neighborhood. The recommended plan also included a possible center for celebration of the Arroyo Seco with capacity for an additional 15 parking spaces. However, this building, identified as “possible future community building” on the proposed site reuse plan and its associated parking (Figure 3-1) are no longer part of the plan and will not be built. The recommended plan responds to two critical priorities for the City of Pasadena, affordable housing and public parkland. Generalized property reuse intensities were not examined in this EA due to the small size of the USARC property and because there was a final LRA Reuse Plan upon which to base the NEPA analysis.

#### **3.2 Caretaker Status Alternative**

The Army will secure the Desiderio USARC after the military mission has ended to ensure public safety and the security of remaining government property. There may be a period between closure and the transfer of the Desiderio USARC. This condition should not be permanent because Army policy is to dispose of closed installations. From the time of operational closure until conveyance of the property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Desiderio USARC were not transferred within an agreed-to period of time, under this alternative, the Army would reduce maintenance levels to the minimum level for surplus government property required by 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-70, *Buildings and Structures*.

#### **3.3 No Action Alternative**

Under the No Action Alternative, the Army would continue operations at the Desiderio USARC at levels similar to those that occurred prior to the BRAC 2005 Commission’s recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. Therefore, the No Action Alternative is evaluated in the EA.



**FINAL PLAN ATTRIBUTES:**

- NINE UNIT BUNGALOW COURT WITH SIX VISITOR PARKING SPACES
- OPEN SPACE AND PLAYGROUND, PATHWAYS AND CONNECTION TO ARROYO TRAIL SYSTEMS AT WESTMINSTER DR
- PUBLIC PARKING WITH PERMEABLE PAVING FOR 20 CARS WITH FUTURE CAPACITY FOR ADDITIONAL 15 SPACES
- POSSIBLE FUTURE COMMUNITY BUILDING



**FINAL PLAN** 05.04.2007

Source: San Gabriel Valley Habitat for Humanity

Prepared For:

U.S. Army Corps of Engineers,  
Mobile District

Figure 3-1

Site Reuse Plan for Desiderio United States  
Army Reserve Center, Pasadena, CA



## **3.4 Alternatives Considered and Eliminated From Further Analysis**

### **3.4.1 EARLY TRANSFER AND REUSE**

Under this alternative, the Army would take advantage of various property transfer and disposal methods that allow the reuse of contaminated property to occur before all remedial actions have been completed. One method is to transfer the property to a new owner who agrees to perform, or to allow the Army to perform, all remedial actions required under applicable federal and state requirements. Allowing the property to be transferred before cleanup is complete requires concurrence of environmental authorities and the governor of the affected state. The property must be suitable for the new owner's intended use, and the intended use must be consistent with protection of human health and the environment. Another method is to lease the property to a non-Army entity to allow reuse of the property during cleanup and then to transfer the property when all remedial actions have been completed.

Army policy encourages use of early transfer authorities when cleanup activities will take more than 4 years to complete. The U.S. Army Corps of Engineers (USACE), Louisville District prepared an environmental condition of property (ECP) report for the Desiderio USARC in April 2007 (USACE 2007). The ECP report determined the property is uncontaminated. Since no remedial actions are required, this alternative was not carried forward for further analysis.

### **3.4.2 OTHER REUSE ALTERNATIVES**

The Desiderio USARC LRA screened this Federal Government surplus property by soliciting notices of interest from state and local governments, representatives of the homeless, and other interested parties, as required by the *Federal Property Administrative Services Act of 1949*, the *Base Closure Community Redevelopment and Homeless Assistance Act of 1994*, and the *Redevelopment and Homeless Assistance Act of 1994*. Eleven proposals for redevelopment of the site were received ranging from recreational use of the site to high-density housing, including six housing developments, two schools, and three multi-purpose proposals combining outdoor recreation uses with an art academy, a float building facility for the Tournament of Roses, and a public safety training facility for the City of Pasadena (LRA undated). A summary of each is provided in the Reuse Plan (Appendix A). The LRA-recommended proposal is described in the Preferred Alternative (Section 3.1). Since the other alternatives were not selected by the Desiderio USARC LRA as part of its official Reuse Plan, they were not carried forward for further analysis in this EA.

## **4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES**

### **4.1 Introduction**

This chapter describes the existing environmental and human resources that could potentially be affected by the Proposed Action and alternatives. The environment described in this chapter is the baseline for the consequences that are presented for each resource and each alternative. The region of influence (ROI), or study area for each resource category is the Desiderio USARC and immediate surroundings, unless stated otherwise in the individual resource category discussion. Most of the baseline information was taken from existing documentation.

This chapter also describes potential impacts for each environmental and human resource. CEQ defines impacts at 40 CFR 1508.8, “Effects and impacts as used in these regulations are synonymous. Effects includes ecological (such as the effects on natural resources and on the components, structures, and functioning of affected ecosystems), aesthetic, historic, cultural, economic, social, or health, whether direct, indirect, or cumulative. Effects may also include those resulting from actions which may have both beneficial and detrimental effects, even if on balance the agency believes that the effect will be beneficial.” For this EA, short-term impacts are defined as those impacts resulting from demolition or construction activities (e.g., those that are of temporary duration), whereas long-term impacts are those resulting from the proposed reuse of the site.

Significance criteria were developed for the affected resource categories, and for many resource categories, are necessarily qualitative in nature. Quantitative criteria can be established when there are specific numerical limits established by regulation or industry standard. Impacts are classified as significant or not significant based on the significance criteria. Significant impacts are those which would exceed the quantitative or qualitative limits of the established criteria. In the following discussions, to highlight adverse impacts for the decision maker, the impacts are considered adverse unless identified as beneficial.

### **4.2 Land Use**

#### **4.2.1 AFFECTED ENVIRONMENT**

This section describes existing land use conditions on and surrounding the Desiderio USARC. Management plans, policies, ordinances, and regulations determine the types of uses that are allowable, or protect specially designated or environmentally sensitive uses. The following sections discuss the regional geographic setting, location, and climate, installation land use, surrounding land use, state coastal management program, and current and future development.

##### **4.2.1.1 Regional Geographic Setting, Location, and Climate**

The Desiderio USARC is located in the central portion of Los Angeles County, California, within the city limits of Pasadena, California. Pasadena is a picturesque, 23-square-mile community located at the base of the San Gabriel Mountains, 15 miles northeast of downtown Los Angeles. Pasadena is bordered by the City of Glendale to the west, the Eagle Rock neighborhood of Los Angeles to the southwest, San Marino to the south, Arcadia and San Marino to the east, and Altadena (unincorporated Los Angeles County) to the north.

The Pasadena climate is warm during summer months with average high temperatures of 87 degrees Fahrenheit and low temperatures of 59 degrees Fahrenheit. Winters are mild with high temperatures of 68 degrees Fahrenheit and low temperatures of 44 degrees Fahrenheit (City of Pasadena 2010a). The annual average precipitation is 20.39 inches. Winter months tend to be wetter than summer months. Monthly average total precipitation is less than 1 inch per month from May through October (City of Pasadena 2005).

#### **4.2.1.2 Installation Land Use**

The Desiderio USARC has served as a reserve and mobilization center for the U.S. Army Reserve since it was constructed in 1956. Section 2.0 describes the property and Figure 2-2 shows the site plan. The Desiderio USARC functions primarily as an administrative, logistical, and education facility with limited maintenance of military vehicles at the OMS. Four full-time personnel work at the facility and approximately 363 soldiers are assigned to the facility who perform their duties one weekend per month. The facility serves to process incoming reservists pay, health, and service records; identification cards; uniforms; and equipment. The site is currently zoned WGSP-2 in the City of Pasadena's, West Gateway Specific Plan, which allows public or semi-public uses such as government office, schools or charitable institutions, and low-density residential.

#### **4.2.1.3 Surrounding Land Use**

Residential areas are located south of the site, with the closest residence located about 40 feet from the boundary of the site. The Colorado Street Bridge intersects a portion of the northern boundary of the site. The remaining buildings from the former historic Vista del Arroyo Hotel and Resort complex built in 1903, immediately east of the Desiderio USARC, include the main hotel and several smaller bungalows. All have been restored and are listed on the National Register of Historic Places (NRHP). The federal government still owns the main building housing the Ninth Circuit Court of Appeals and several bungalows that house non-profit agencies. The remaining bungalows were sold to a private developer who is developing the site as condominiums. Public land, including Arroyo Seco Park and horse trails, is located to the west. The immediate areas beyond these properties consist of commercial and residential uses.

#### **4.2.1.4 State Coastal Management Program**

The California Coastal Commission is the lead agency for the California Coastal Program. The boundary of the California Coastal Program extends into Los Angeles County. However, due to the distance between the site and the Pacific Ocean, activities at the site would not be affected by the California Coastal Program requirements (USACE 2007).

#### **4.2.1.5 Current and Future Development in the Region of Influence**

Development of Westgate Pasadena, a multiple-project redevelopment of the former Ambassador College on the east side of South Orange Grove Boulevard south of Green Street, could begin in 2011. The project involves residential and other development by multiple proponents. At their closest points, the project is 1,500 feet from the Desiderio USARC and several blocks of urban land separate the sites. Neither site is visible from the other.

## 4.2.2 CONSEQUENCES

Potential impacts to land use are considered significant if the Proposed Action would:

- Cause nonconformance with the current general plans and land use plans, or preclude adjacent or nearby properties from being used for existing activities; or
- Conflict with established uses of an area requiring mitigation.

### 4.2.2.1 Preferred Alternative: Traditional Disposal, and Reuse

Potential land use impacts from closure, demolition, construction, and reuse would not be significant. Land use of the Desiderio property would change from a military installation to residential and park land/open space uses. These uses would be compatible with surrounding land uses. The site is currently zoned WGSP-2 in the West Gateway Specific Plan, which allows public or semi-public uses such as government office, schools or charitable institutions, and low-density residential. The West Gateway Specific Plan is the current long-range planning document for the site. Adopted in 1998, the plan is the product of several years of community participation and includes specific recommendations for the Desiderio USARC. It states that the preferred community vision for the site is for a charitable, cultural or government institution, but that low-density residential would also be acceptable. The plan further states that in either case the new development should be in character with the surrounding residential areas, respect the peaceful quality of the area, and minimize traffic and impacts on the Arroyo Seco (LRA undated).

The planned reuse meets the development standards of the West Gateway Specific Plan and current zoning and would not conflict with existing activities on adjacent or nearby properties. In addition, the reuse plan furthers the City of Pasadena's planning goals of providing affordable housing and preservation and acquisition of open space in or adjacent to the Arroyo. The reuse plan is also in alignment with the City's focus on protection of the environment (LRA undated). Therefore, no adverse impacts to land use would occur.

### 4.2.2.2 Caretaker Status Alternative

Under this alternative, the land use would change from an active military installation to one under caretaker status. Maintenance activities to preserve and protect the facilities would take place. These activities would not conflict with the West Gateway Specific Plan or surrounding land uses.

### 4.2.2.3 No Action Alternative

Under the No Action Alternative, the Army would continue to use the Desiderio USARC and no changes or impacts to land use would occur.

## 4.3 Aesthetics and Visual Resources

### 4.3.1 AFFECTED ENVIRONMENT

This section describes the existing aesthetic and visual resource conditions in the area of the Desiderio USARC. Visual resources include natural and manmade physical features that provide the landscape its character and value as an environmental resource. Landscape features that form

a viewer's overall impression about an area include landform, vegetation, water, color, adjacent scenery, its uniqueness, and constructed modifications to the natural setting.

The 5.1-acre site contains four utilitarian structures and pavement resulting in 80 percent cover by impervious surfaces. The remaining area is grass-covered lawn. The buildings include simple, undecorated elevations (that is, unadorned facades) with flat or slightly gabled roofs with boxed eaves, and utilitarian styling (see photograph in Section 2.1). However, they represent the original Reisner & Urbahn design from this period, and are unaltered examples of a two-story USARC with a concrete and stucco exterior and its associated three-bay concrete OMS. From ground level, the site is only visible from the adjacent roads due to elevation changes and surrounding trees. The Desiderio USARC is not visually or architecturally consistent with buildings on surrounding properties and is considered by the community to be unattractive in appearance.

The Desiderio USARC is surrounded by significant historic buildings and a protected natural habitat. Significant historic buildings remain from the historic Vista del Arroyo Hotel and Resort complex built in 1903 and include the main hotel and several smaller bungalows. All have been restored and listed on the NRHP. Along the northern portion of the site is the Colorado Street Bridge built in 1913 and also restored and listed on the NRHP. The bridge is one of the most painted and photographed features in Southern California. Figures 2-1 and 2-2 show an aerial photograph and a site plan, respectively, and both identify the relationship of the bridge to the Desiderio USARC.



Colorado Street Bridge

Immediately south of the Desiderio USARC is a low-density historic single-family neighborhood built largely between 1890 and 1930. Portions of the area are listed on the NRHP with the majority of the remaining buildings being eligible for listing. This quiet neighborhood and the Desiderio USARC are bordered on the west by the Arroyo Seco, a natural watershed and major

tributary of the Los Angeles River. This deep canyon is the City's largest natural open space, stretching 8 miles through the City and 22 miles in total linking the San Gabriel Mountains to downtown Los Angeles. Pasadena and other communities along the Arroyo have worked diligently to protect and restore this important natural environment for future generations (LRA undated).

### **4.3.2 CONSEQUENCES**

Potential impacts to aesthetic and visual resources are considered significant if the Proposed Action would substantially degrade the natural or constructed physical features in the area of the Desiderio USARC that provide the area its character and value as an environmental resource. The magnitude of any impact would be primarily determined by the number of viewers affected, viewer sensitivity to changes, distance of viewing, and compatibility with existing land use.

#### **4.3.2.1 Preferred Alternative: Traditional Disposal, and Reuse**

Potential impacts to aesthetics and visual resources from closure, demolition, construction, and reuse would not be significant. Short-term adverse impacts to aesthetics would occur from ground disturbance; the presence of workers, vehicles, and equipment; and the generation of dust and vehicle exhaust associated with demolition of the USARC, construction of the bungalows, and development of the open space and parkland. However, these impacts would be temporary and once demolition and construction are complete, the reclamation of the site would remove these visual impacts.

Long-term impacts to aesthetics would be beneficial. The design of the proposed bungalows references Pasadena's historic building plans, compliments the surrounding historic buildings, and creates linkage with the adjacent single-family neighborhood. The axis of the proposed bungalow court is aligned to continue the view corridor of the existing street and to frame the view of the historic Colorado Street Bridge (Figure 3-1). The reuse plan essentially expands the existing neighborhood with affordable homes (LRA undated). Development of the park and open space would also provide long-term beneficial impacts to aesthetics. The green space would be well-landscaped with meadows, walking pathways, and trees shielding the bungalows and parking area (Figure 3-1).

The reuse of the site by homeowners and park visitors would cause a minimal amount of traffic, as discussed in Section 4.11, and nighttime light. The nighttime light from the bungalows and parkland would not be significantly different from the existing nighttime light at the USARC. The reuse plan meets the development standards of the West Gateway Specific Plan. The planned reuse also complies with the West Gateway Specific Plan in that development on the site "should be in character with the surrounding residential areas, respect the peaceful quality of the area, and minimize traffic and impacts on the Arroyo Seco" (LRA undated). The green space portion of the recommended plan would include a Neighborhood Park (defined as serving a neighborhood within a 0.5-mile radius, or a typical walking distance, with amenities such as tot lots and picnic facilities). The park would offer passive retreat for individuals, families with small children, walkers, and visitors to the Lower Arroyo. The reuse plan states that this park is not intended, nor shall it be designed to accommodate large groups or organized sports activities (LRA undated). Therefore, no adverse impacts to aesthetics would occur.

### 4.3.2.2 Caretaker Status Alternative

Under this alternative, impacts to aesthetics would not occur as the facilities would be properly maintained so that no deterioration occurs. The beneficial impacts to aesthetics described for the Preferred Alternative would not be realized.

### 4.3.2.3 No Action Alternative

Under the No Action Alternative, the Army would continue to use the Desiderio USARC and no changes or impacts to aesthetics and visual resources would occur. The beneficial impacts to aesthetics described for the Preferred Alternative would not be realized.

## 4.4 Air Quality

### 4.4.1 AFFECTED ENVIRONMENT

This resource area considers ambient air quality and emissions of air pollutants regulated by the *Clean Air Act* (42 U.S.C. 7401 et seq.), as well as greenhouse gases. For more information about the national programs, technical policies, and regulations protecting the quality of air resources, visit <http://www.epa.gov/ebtpages/air.html>. For more information about greenhouse gases, visit <http://www.epa.gov/climatechange/emissions/index.html>.

The ambient air quality in an area can be characterized in terms of whether it complies with the National Ambient Air Quality Standards (NAAQS). The *Clean Air Act* requires the U.S. Environmental Protection Agency (EPA) to set NAAQS for pollutants considered harmful to public health and the environment. NAAQS have been established for six criteria pollutants: carbon monoxide (CO); lead (Pb); nitrogen dioxide (NO<sub>2</sub>); ozone (O<sub>3</sub>); particulate matter (which includes both particulate matter with an aerodynamic size less than or equal to 10 microns [PM<sub>10</sub>] and particulate matter with an aerodynamic size less than or equal to 2.5 microns [PM<sub>2.5</sub>]); and sulfur dioxide (SO<sub>2</sub>). In addition, California has adopted its own ambient air quality standards that are not to be exceeded.

Areas that are in compliance with the NAAQS are designated as attainment areas. Areas that do not meet the NAAQS are designated as nonattainment areas. The Desiderio USARC site is located in the central portion of Los Angeles County, California, in the Los Angeles South Coast Air Basin within EPA Region 9. This portion of the air basin is designated as being in:

- Attainment for CO, NO<sub>2</sub>, SO<sub>2</sub>, and Pb
- Severe nonattainment for O<sub>3</sub>
- Serious nonattainment for PM<sub>2.5</sub>, and PM<sub>10</sub>.

These designations require the State of California to develop and implement plans to improve air quality.

Section 176(c)(1) of the *Clean Air Act* requires federal agencies to ensure that their actions conform to applicable implementation plans for the achievement and maintenance of the NAAQS for criteria pollutants. A Conformity Determination is required unless emissions would be less than specified thresholds. The *Clean Air Act* conformity threshold values for this portion of the Los Angeles South Coast Air Basin are 25 tons per year for the ozone precursor nitrogen

oxides, 25 tons per year for the ozone precursor sulfur dioxide, and 70 tons per year for PM<sub>10</sub> (40 CFR 93.153).

The potential for radon gas exposure exists in the area of the Desiderio USARC. Radon is a radioactive gas that comes from the natural decay of uranium and radium and exists in varying amounts in most soils. Radon testing performed at Desiderio USARC in 1995 reported that radon concentrations were below the EPA recommended exposure limit of 4 picocuries per liter (USACE 2007).

#### **4.4.2 CONSEQUENCES**

Potential impacts to air quality are considered significant if the Proposed Action would:

- Increase ambient air pollution above any NAAQS;
- Contribute to an existing violation of any NAAQS;
- Interfere with or delay timely attainment of NAAQS; or
- Cause direct emissions of 25,000 metric tons of carbon dioxide equivalent or more.

##### **4.4.2.1 Preferred Alternative: Traditional Disposal, and Reuse**

Potential impacts to air quality from the closure, demolition, construction, and reuse would not be significant. Short-term air quality impacts would be associated with the movement of heavy equipment and an increase in vehicular traffic on local streets during demolition and construction activities. Emissions generated during demolition and construction would include particulate matter, vehicle emissions, and increased wind-borne dust (i.e. fugitive dust). Best management practices (BMPs) would be implemented to minimize generation of fugitive dust. BMPs typically use either wind speed reduction or water suppression strategies (or both) by fencing or wetting areas of soil disturbance.

Long-term air quality impacts from reuse (heating and air conditioning of nine residences, and vehicular traffic of residents and park visitors) would be minor. The City of Pasadena expects that most users of the open space would walk to the park from surrounding neighborhoods and would not add to vehicle emissions (AGEISS Inc. 2010). Emissions from demolition, construction and reuse would be below the *Clean Air Act* Conformity Rules thresholds for Conformity Determination. A Record of Non-Applicability (RONA) documenting this finding is in Appendix B.

The Preferred Alternative would not have a significant impact on greenhouse gas emissions because it is not expected to cause direct emissions of 25,000 metric tons of carbon dioxide equivalent or more, which is the proposed CEQ screening level for including a quantitative and qualitative assessment of greenhouse gas emissions in a NEPA analysis. The proposed reuse would not contribute to a violation, nor interfere with timely attainment, of the NAAQS for ozone or particulate matter. Initial radon monitoring of newly constructed houses should be performed to verify that radon levels do not exceed the EPA's action level of 4 picocuries per liter.

#### **4.4.2.2 Caretaker Status Alternative**

Under this alternative, the quantity of air emissions from vehicle traffic would be reduced from the existing conditions. The number of maintenance workers would be less than the current four full-time workers and the 363 soldiers who travel to the facility one weekend per month.

#### **4.4.2.3 No Action Alternative**

Under the No Action Alternative, the Army would continue to use the Desiderio USARC under the existing baseline conditions. No changes or impacts would occur to air quality.

### **4.5 Noise**

#### **4.5.1 AFFECTED ENVIRONMENT**

This section describes existing noise conditions in the area of the Desiderio USARC. Noise measurement is discussed first, followed by noise sources in the area.

##### **4.5.1.1 Noise Measurement**

Noise is generally defined as unwanted sound. Sound is all around us; it becomes noise when it interferes with normal activities such as speech, concentration, or sleep. Noise associated with military installations is a factor in land use planning both on- and off-post. Noise emanates from vehicular traffic associated with facilities and from project sites during construction. Ambient noise (the existing background noise environment) can be generated by a number of noise sources, including mobile sources, such as automobiles and trucks, and stationary sources such as construction sites, machinery, or industrial operations. In addition, there is an existing and variable level of natural ambient noise from sources such as wind, streams and rivers, wildlife and other sources.

Sound is measured with instruments that record instantaneous sound levels in decibels (dB). A-weighted sound level measurements (dBA) are used to characterize sound levels that can be sensed by the human ear. The typical measurement for quieter sounds, such as rustling leaves or a quiet room, is from 20 to 30 dBA. Conversational speech is commonly 60 dBA, and a home lawn mower measures approximately 98 dBA. All sound levels discussed in this EA are A-weighted.

##### **4.5.1.2 Noise Sources in the Area**

No data exist for ambient noise in the area. Typical background levels of noise in urban residential areas range from 55 dBA to 70 dBA. Sources of noise in the vicinity of the Desiderio USARC are primarily associated with vehicular traffic. An elevated road, West Colorado Boulevard, crosses the northern part of the property, and passes within approximately 400 feet of the southeast corner of the property. Maximum peak hour traffic is estimated at approximately 2,100 vehicles at the intersection of Colorado Boulevard and Orange Grove Boulevard, the nearest measured location (City of Pasadena 2008). The Ventura Freeway (State Highway 134) is located just to the north, approximately 300 feet from the northernmost property boundary and 800 feet from the southeast corner of the property. Peak hour traffic on the Ventura Freeway is estimated at 17,100 to 17,900 in the project area (California DOT 2008). Truck traffic accounts for less than 3 percent of the annual average daily total of vehicles (California DOT 2008).

Traffic noise from interstate highways at 100 feet is typically 70 dBA and attenuates to approximately 55 dBA at 800 feet (Hanson et al. 2006).

The property is bounded on the north and the west by North Arroyo Boulevard (a two-lane road with a posted speed limit of 25 miles per hour), to the south by Westminster Drive, and to the east by open space and municipal offices (southern portion) and residential development (northern portion). Arroyo Seco is located to the west, across North Arroyo Boulevard. The concrete-lined portion of the arroyo channel passes within approximately 250 feet of the western property boundary, and the unlined portion passes within approximately 140 feet of the northwest property boundary. The residence nearest to the main building is located approximately 92 feet from the southwest corner of the main building and approximately 40 feet from the site boundary. The nearest residence to the storage building is approximately 65 feet from the northeast corner of the building. Condominiums to the northeast are approximately 40 to 60 feet from the edge of the pavement at the USARC. The residence nearest to the proposed bungalow development is approximately 100 to 150 feet from the area set aside for that purpose.

The Desiderio USARC employs four full-time personnel. Approximately 363 soldiers, from four units, utilize the facility. Each of the four units perform their duties one weekend per month at the site, and more than one unit may be present on any given weekend. Noise levels generated by existing activities at the USARC, including commuter traffic, do not add to ambient noise levels.

## **4.5.2 CONSEQUENCES**

Potential noise impacts resulting from the Proposed Action are evaluated with respect to the potential for:

- Annoyance – noise can impact the performance of various every day activities such as communication and watching television in residential areas. Sound levels that cause annoyance vary greatly by individual and background conditions.
- Hearing loss – one-time exposure to an intense “impulse” sound such as an explosion or by long or repeated exposure to sounds at or above 85 dBA can cause hearing loss (NIDCD 2007).

### **4.5.2.1 Preferred Alternative: Traditional Disposal, and Reuse**

Potential noise impacts from closure, demolition, construction, and reuse would not be significant. Short-term impacts during demolition of existing structures and pavement, construction of nine bungalows, and development of open space/parkland would include noise from large machinery such as trucks, cranes, bulldozers, dumpers, front-loaders, and excavators. This type of equipment generates noise levels of about 85 dBA to 88 dBA at 50 feet. No explosives would be utilized. The magnitude of demolition and construction noise impacts would depend on the type of activity on any given day, the noise level generated by various pieces of construction equipment, the duration of the activity, the distance between the activity and noise-sensitive receptors, and any shielding effects provided by local barriers or topography (Hanson et al. 2006). Noise and sound levels would be typical of demolition and construction activities and would be intermittent.

The City of Pasadena Municipal Code (§9.36.070, Construction Projects) restricts construction activities and operation of construction equipment to the following times:

- 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

The Municipal Code (§9.36.080) also prohibits operation of construction equipment that emits noise at a level in excess of 85 dBA when measured within a radius of 100 feet from such equipment.

Noise from demolition and construction activities would be temporary and typical of urban and/or suburban demolition and construction projects. Most residences are greater than 50 feet from all demolition activities; those within 40 to 60 feet would be subjected only to very short-term noise associated with removal of pavement. A reasonable but conservative assumption is that three pieces of loud equipment would operate simultaneously and continuously for one hour or more. The combined sound level of three pieces of the loudest equipment (scraper, truck, and bulldozer) is 92 dBA measured at 50 feet. If necessary, silencing equipment or other noise abatement measures would be used to comply with the City of Pasadena municipal code. The noise inside the residences would be further attenuated by the construction materials of their outside walls.

All residences are located more than 50 feet from proposed construction activities. The nearest residence to the proposed bungalow court construction project is approximately 100 to 150 feet. A residence at 100 feet would experience construction noise at approximately 86 dBA. Again, the noise inside the residence would be further attenuated. Demolition and construction activities would comply with the City of Pasadena municipal code described above. Therefore, no significant impacts are anticipated to result from demolition or construction activities associated with the Preferred Alternative.

Families living in the new bungalows would be potential receptors to traffic-related noise from local roads as well as West Colorado Boulevard and the Ventura Freeway to the north. The Ventura Freeway and Colorado Boulevard likely represent the greatest sources of potential traffic noise. Assuming that the northernmost bungalows would be within approximately 200 feet of Colorado Boulevard, and 600 feet of Ventura Freeway, it appears unlikely that residents would experience adverse effects from noise generated by traffic on either thoroughfare. Traffic noise from the new residents would not be significant relative to existing traffic noise in the area.

Some noise may also result from traffic associated with the operation of the park, as well as maintenance operations (for example, mowing in the event that a mowed area is developed). Only 20 parking spaces are planned for the park; as a result, it appears that traffic noise would be less than that associated with operation of the Desiderio USARC. The City of Pasadena has indicated that any mowed area would be relatively small, and it should be noted that some mowing is already performed in one of the areas closest to existing residences. Therefore, no increase in noise, and most likely a net decrease, is anticipated from the proposed reuse of the Desiderio property. In the context of the current noise environment, which is dominated by traffic noise associated with the Ventura Freeway and the Colorado Street Bridge, any changes in noise levels would not be significant. The Army classifies noise levels into 3 zones. Zone 1

noise levels are compatible with all land uses, including residential. Noise from existing and planned reuse of the property appears to be consistent with Zone 1 levels and no significant changes are expected.

#### **4.5.2.2 Caretaker Status Alternative**

Under this alternative, no new sources of noise or increases in noise levels would result. No new receptors of noise would be located within the property boundaries. A net decrease in traffic, and therefore traffic noise, would result from assigning the property to caretaker status.

#### **4.5.2.3 No Action Alternative**

Under the No Action Alternative, the Army would continue to use the Desiderio USARC and no new sources of noise or increases in noise levels would result. No new receptors of noise would be located within the property boundaries.

### **4.6 Geology and Soils**

#### **4.6.1 AFFECTED ENVIRONMENT**

This section describes the existing geology and soil conditions at the Desiderio USARC. Geologic and topographic conditions are discussed first, followed by soils.

##### **4.6.1.1 Geologic and Topographic Conditions**

The Desiderio USARC is located just east of Arroyo Seco, at an elevation of approximately 780 feet above mean sea level (MSL) (USACE 2007). The property is located at the boundary between Quaternary alluvium (to the west) and Quaternary basin deposits, which extend to the east, north, and south. Geological units exposed at the surface to the west and northwest include Mesozoic granitic rocks (especially granodiorite, tonalite, and diorite) and undivided Precambrian metamorphic rocks, primarily gneiss; these units comprise a series of hills (the San Rafael Hills) extending northwest beginning just across Arroyo Seco (Jennings and Strand 1969). The area to the west and southwest has been extensively developed; however, units displayed on the geologic map in that direction include Middle Miocene marine deposits interspersed with Quaternary basin deposits (Jennings and Strand 1969); little evidence of surface features created by these units remains on satellite images or topographic maps, with the possible exception of a ridge located along the western side of Arroyo Seco. According to the ECP Report, “Abundant folding and faulting has occurred in this area due to its proximity (about 25 miles) to the San Andreas Fault system (USACE 2007).” A number of faults are present in the general vicinity, including the Raymond Hill Fault to the south, Verdugo Fault to the west in nearby Burbank, and those associated with the Sierra Madre Fault Zone to the north.

Southern California is noted for frequent and sometimes intense seismic activity. From review of the State of California Seismic Hazard Zones map of the Pasadena Quadrangle, the Desiderio USARC is not located within a seismic hazard zone, and surface/subsurface materials would not appear to be at risk for liquefaction or earthquake-induced landslides (California Department of Conservation 1999).

#### **4.6.1.2 Soils**

The U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) has not performed a soil survey in the vicinity of the subject property. According to the ECP Report, “The site is situated in Middle Pleistocene aged alluvial fan deposits consisting of slightly to moderately consolidated sands, gravels, boulders, and silts...According to the information provided in the Environmental Data Resources, Inc. Geoscheck Report, this soil does not meet the requirements for a hydric soil.” The ECP Report also indicates that additional subordinate soil types may appear in the vicinity; these are described as sandy loam grading into fine sandy loam over gravelly sandy loam (USACE 2007). Material observed at the site is consistent with these descriptions. However, the site has been extensively developed, with approximately 80 percent of the land surface currently covered by impermeable surface. As a result, little of the soil originally present at the site likely remains.

#### **4.6.2 CONSEQUENCES**

Impacts to geology or soils are considered significant if the Proposed Action would:

- Expose people or structures to major geologic hazards; or
- Cause substantial erosion or siltation.

##### **4.6.2.1 Preferred Alternative: Traditional Disposal, and Reuse**

Potential impacts to geology and soils from closure, demolition, construction, and reuse would not be significant. The Preferred Alternative would result in removal of impermeable surfaces, buildings and pavement, currently occupying approximately 80 percent of the site surface. Associated soil disturbance would occur but would not be significant.

Habitat for Humanity would construct nine single-family homes that would occupy approximately 25 percent of the site. The City of Pasadena would require construction permits and construction would be subject to the requirements of the 2007 California Building Code (CBSC 2007), which contains comprehensive requirements regarding design for seismic events, as well as the building and grading permit requirements contained within the City of Pasadena Municipal Code Title 14, Building and Construction. The Preferred Alternative would not expose people or structures to major geologic hazards.

Open space would take up the remaining 75 percent of the property. Redevelopment activities would involve excavation, grading, tilling, and movement of heavy equipment at the Desiderio USARC. These activities would disturb the surface soil, potentially increasing the potential for soil erosion by wind or runoff. Loss of soil by wind would be minimized by the use of water trucks, stockpile covering, and similar techniques. Off-site transport of silt or soil would be controlled by such methods as silt fencing. Redevelopment as open space or parkland is not anticipated to result in adverse effects on soils; while these are currently protected from erosion by the impermeable surfaces covering much of the site, similar protection would result from removal of hard surfaces and proper grading and revegetation. The Preferred Alternative would not cause substantial erosion or siltation.

Operation of the park and occupancy by the new residents would likely have little effect on geology or soils. Some minor beneficial impact would be realized in that the site redevelopment would represent a return to a more nearly natural soil environment.

#### **4.6.2.2 Caretaker Status Alternative**

Under this alternative, no changes or impacts would occur to geologic or soil resources.

#### **4.6.2.3 No Action Alternative**

Under the No Action Alternative, no changes or impacts would occur to geologic or soil resources.

### **4.7 Water Resources**

#### **4.7.1 AFFECTED ENVIRONMENT**

This section describes local and regional water resources in the vicinity of the Desiderio USARC. Wetlands are discussed in Section 4.8.1.4. Water use at the site, as well as, sewage discharge and storm water sources of pollution are discussed in Section 4.12.

##### **4.7.1.1 Surface Water**

The average annual precipitation in the City of Pasadena is 20.39 inches, essentially all of which is rainfall. Most of the rainfall, approximately 95 percent, occurs from November to April, with monthly average total precipitation amounting to less than 1 inch per month during the May to October time period (City of Pasadena 2005).

The Desiderio USARC is located just east of Arroyo Seco, the larger of the two watercourses traversing Pasadena, which extends from the San Gabriel Mountains to the Los Angeles River. Arroyo Seco's watershed is part of the larger Los Angeles River Watershed (USACE 2005). The concrete-lined portion of the arroyo channel passes within approximately 250 feet of the western property boundary, and the unlined portion passes within approximately 140 feet of the northwest property boundary.

##### **4.7.1.2 Groundwater**

The Desiderio USARC is located within the Pasadena subarea of the Raymond Basin, a 40-square-mile alluvial valley underlain by deposits of sand, silt, and clay. Water rights within the Raymond Basin are adjudicated (meaning that a legal agreement governs the rights to withdraw water from the Basin) under the Raymond Basin Judgment, which allots Pasadena approximately 42 percent of the extraction water rights (City of Pasadena 2007a). Groundwater in the Raymond Basin is generally of good quality and is typically calcium-bicarbonate in nature (City of Pasadena 2007a). No wells are located at the Desiderio USARC; therefore, depth to groundwater is not precisely known. Groundwater levels in the vicinity are approximately 500 to 600 feet above MSL (City of Pasadena 2007a), and land surface is approximately 780 feet above MSL (USACE 2007). Therefore, depth to groundwater at the site is likely to be approximately 180 to 280 feet below the land surface.

### **4.7.1.3 Floodplains**

Executive Order (EO) 11988, *Flood Plain Management*, requires that development in floodplains be avoided if practicable. The Desiderio USARC is not located within a 100-year floodplain, as shown on Federal Emergency Management Agency issued flood maps for Los Angeles County, California (FEMA 2010).

### **4.7.2 CONSEQUENCES**

Potential impacts to water resources, including surface water and groundwater are considered significant if the Proposed Action would:

- Irreversibly diminish water resource availability, quality, and beneficial uses;
- Result in an adverse impact on water quality or an endangerment to public health by creating or worsening adverse health hazard conditions; or
- Result in a threat or damage to unique hydrological characteristics.

#### **4.7.2.1 Preferred Alternative: Traditional Disposal, and Reuse**

Potential impacts to water resources from closure, demolition, construction, and reuse would not be significant. The Preferred Alternative would reduce impermeable surfaces, currently 80 percent (approximately 4.1 acres) and thereby improve groundwater recharge and potentially the water quality of the nearby Arroyo Seco watercourse by reducing surface water runoff. Demolition and construction activities would require a grading permit, which includes provisions for protection against erosion and transport of sediment into adjoining surface water bodies (Pasadena Municipal Code, Title 14, Chapter 14.05). The City of Pasadena Municipal Code (§8.70.95) states that sediment and construction waste from construction sites and parking areas shall not leave the site, and provides other restrictions to prevent impacts that might otherwise result from construction activities.

Habitat for Humanity would construct nine bungalows, projected to occupy approximately 25 percent (approximately 1.3 acres) of the site, with the remaining area as open space and parkland. Conservatively assuming a “high density residential” setting for the purpose of determining the amount of impervious surface (42 percent; Los Angeles County 2006), approximately 0.55 acre would be covered by impervious material compared to approximately 4.1 acres under the current configuration. With an average annual rainfall of 20.39 inches, approximately 1.7 acre-feet per year (AFY) falls on permeable surface (and therefore directly able to infiltrate into the subsurface). Under the Preferred Alternative, approximately 7.73 AFY would fall on permeable material. This represents a net increase in water available for aquifer recharge. However, it appears unlikely that reconfiguration of the site would substantially increase aquifer recharge; the increase is miniscule compared with the nearly 17,000 AFY withdrawal allotted to the City of Pasadena. Some effect on discharge to Arroyo Seco could result, depending on how the storm drain system (if any) is configured; however, associated impacts would likely not be significant due to the relatively small quantities of water involved.

The Preferred Alternative would not impact water resource availability, quality, or beneficial uses. The Preferred Alternative would not endanger public health or threaten or endanger the

Arroyo Seco. The site is not located in a floodplain. Therefore, no significant impacts to water resources would occur.

#### **4.7.2.2 Caretaker Status Alternative**

Under this alternative, no changes or impacts would occur to water resources.

#### **4.7.2.3 No Action Alternative**

Under the No Action Alternative, no changes or impacts would occur to surface or groundwater resources.

### **4.8 Biological Resources**

#### **4.8.1 AFFECTED ENVIRONMENT**

This section describes existing biological resources at the Desiderio USARC. It focuses on plant and animal species or habitat types that are typical or are an important element of the ecosystem, are of special category importance (of special interest due to societal concerns), or are protected under state or federal law or statute regulatory requirement. Vegetation is discussed first, followed by wildlife, sensitive species, and wetlands.

##### **4.8.1.1 Vegetation**

The Desiderio USARC is in an urban setting with areas of open ground and native plant communities immediately adjacent to the facility which influences the wildlife using the area. The site contains a mixture of landscape features, lawn and hedged shrubs, and small groups of trees. The south and east boundaries are mostly barren except for a few tree-of-heaven (*Ailanthus altissima*) along the fence lines (Burt 2002). The southwest corner of the site contains approximately 0.25 acre of bare ground with no shrub or herbaceous layer, only a few coast live oaks (*Quercus agrifolia* var. *agrifolia*) and one European olive (*Olea europaea*) (Burt 2002).

An open oak (*Quercus* sp.) woodland containing a mixture of non-native plants including tree-of-heaven, cape plumbago (*Plumbago auriculata*), eucalyptus (*Eucalyptus* sp.), palm trees (*Washingtonia* sp.), locust trees (*Robinia* sp.), and atlas cedar (*Cedrus atlantica*) occurs east of the facility and along part of the south fence line (Burt 2002). The Arroyo Seco is directly west and north of the facility and this drainage is subject to the Arroyo Seco Master Plan. The arroyo is managed in three segments and the arroyo next to the facility falls under the Lower Arroyo Seco Master Plan (City of Pasadena 2002a). The portion of the arroyo next to the facility is a steep-sided valley covered by a variety of plant communities. On the steep slope of the valley next to the site occur the Coast Live Oak Woodland, dominated by Coast live oak, and Sage Scrub plant communities (Burt 2002). Common associated shrub species in the Coast Live Oak Woodland include: black sage (*Salvia mellifera*), California blackberry (*Rhus ursinus*), California bay (*Umbellularia californica*), California redberry (*Rhamnus californica*), and California sagebrush (*Atriplex californica*). Dominant species in the Sage Scrub type are California sagebrush, California buckwheat (*Eriogonum fasciculatum* var. *foliolosum*), chamise (*Adenostoma fasciculatum*), and black sage (City of Pasadena 2002a).

#### 4.8.1.2 Wildlife

Wildlife species common to the site are typical of the urban setting. Burt (2002) documented rock dove (*Columba livia*), northern mockingbird (*Mimus polyglottos*), white-throated swifts (*Aeronautes saxatalis*), barn swallows (*Hirundo rustica*), and Botta's pocket gophers (*Thomomys bottae*) during a survey of the area. Additional wildlife documented during surveys of the Lower Arroyo Seco include typical urban small mammal species such as ground squirrels (*Spermophilus beecheyi*) and Audubon's cottontail (*Sylvilagus audubonii*), and larger mammals occasionally present including striped skunk (*Mephitis mephitis*), red fox (*Vulpes vulpes*), coyote (*Canis latrans*) and opossum (*Didelphis virginiana*) (City of Pasadena 2002b).

#### 4.8.1.3 Sensitive Species

The USFWS administers the *Endangered Species Act* of 1973 as amended. This law provides federal protection for species designated as federally endangered or threatened. An endangered species is "in danger of extinction throughout all or a significant portion of its range," and a threatened species "is likely to become an endangered species within the foreseeable future" (USFWS 1988). Special status species are listed as threatened or endangered, are proposed for listing, or are candidates for listing by the state and/or federal government.

Under Section 7 of the *Endangered Species Act*, the Army is mandated to use its authority to ensure actions are approved, funded, or carried out to protect both flora and fauna that are considered threatened and endangered species or proposed for listing as threatened or endangered species on the Desiderio USARC. In compliance with the *Endangered Species Act*, informal consultation has been conducted with the USFWS. A copy of the consultation letter sent by the 63d RSC to the USFWS, along with a copy of the letter sent to the California Department of Fish and Game, is included in Appendix C.

Sixteen plant species, 2 invertebrate, 3 amphibian, 2 mammal, and 11 avian species are federally listed in Los Angeles County (Table 4-1), not including those listed but not considered in this analyses for the Santa Catalina and San Clemente Islands. Due to the proximity to the San Gabriel Mountains and Lower Arroyo Seco, the three listed amphibian species, Arroyo toad (*Bufo californicus*), California red-legged frog (*Rana aurora draytoni*), and mountain yellow-legged frog (*Rana muscosa*) may be present in the Arroyo Seco area, but unlikely on the Desiderio property itself. Nearby riparian habitat may also provide habitat for three listed avian species, yellow-billed cuckoo (*Coccyzus americanus*), southwestern flycatcher (*Empidonax traillii estimus*), and least Bell's vireo (*Vireo bellii pusillus*), but again these species would not be typically found at the Desiderio USARC. A few Nevin's barberry (*Berberis nevinii*) plants, a federal and state endangered species, are located north of the site in the Arroyo Seco near Arroyo Boulevard and Washington Boulevard in the vicinity of the Rose Bowl (City of Pasadena 2002b), but this species was not documented in a survey of the Desiderio USARC (Burt 2002). Surveys conducted in the Lower Arroyo Seco did not document any listed mammal or avian species nor was suitable habitat determined for the Arroyo toad (City of Pasadena 2002b). Habitat is not available at the site to support the listed mammal and invertebrate species or the many listed wetland and coastal plant and bird species.

**Table 4-1.** Federal and California State-listed species for Los Angeles County.

Common Name	Scientific Name	Federal Status <sup>a</sup>	State Status <sup>a</sup>	Preferred Habitat
Arroyo toad	<i>Bufo californicus</i>	E	N	Found in washes, streams, and arroyos in riparian, upland habitats, and desert washes
California red-legged frog	<i>Rana aurora draytonii</i>	T	N	Found in riparian forest, woodland, grassland, and streamside
Sierra Madre yellow-legged frog	<i>Rana muscosa</i>	E	N	Found in association with ponds, streams, and lakes at moderate to high elevations
California condor	<i>Gymnogyps californianus</i>	E	E	Semi-arid, rugged mountain ranges
Bald eagle	<i>Haliaeetus leucocephalus</i>	N	E	Winter range in Los Angeles County. Requires large bodies of water, or free flowing rivers with abundant fish
Swainson's hawk	<i>Buteo swainsoni</i>	N	T	Summer range in Los Angeles County -open habitat
California black rail	<i>Laterallus jamaicensis coturniculus</i>	N	T	Salt or fresh watermarshes
Western snowy plover	<i>Charadrius alexandrinus nivosus</i>	T	N	Coastal Los Angeles County
California least tern	<i>Sternula antillarum browni</i>	E	E	Sandy soils along the coast
Brown pelican	<i>Pelecanus occidentalis</i>	E	N	Coastal Los Angeles County
Short-tailed albatross	<i>Phoebastria albatrus</i>	E	N	Coastal Los Angeles County
Light-footed clapper rail	<i>Rallus longirostris</i>	E	E	Coastal wetlands
Western yellow-billed cuckoo	<i>Coccyzus americanus occidentalis</i>	C	E	Riparian forest, along lower flood-bottom of larger river systems
Southwestern willow flycatcher	<i>Empidonax traillii extimus</i>	E	E	Riparian habitat where willow, cottonwoods, and stinging nettles are dense
Coastal California gnatcatcher	<i>Polioptila californica californica</i>	T	N	Coastal sage scrub
Least Bell's vireo	<i>Vireo bellii pusillus</i>	E	E	Riparian and woodland habitats
Marbled murrelet	<i>Brachyramphus marmoratus</i>	T	E	Coastal LA County
Belding's savannah sparrow	<i>Passerculus sandwichensis beldingi</i>	N	E	Coastal wetlands
San Bernadino kangaroo rat	<i>Dipodomys merriami parvus</i>	E	N	Coastal sage scrub habitats on gravelly and sandy soils
Nelson's antelope squirrel	<i>Amмосpermophilus nelson</i>	N	T	Frequent areas with sandy loam soils, widely spaced alkali scrub vegetation, and dry washes.
Pacific pocket mouse	<i>Perognathus longimembris pacificus</i>	E	N	Coastal basins of southern California in grassland and coastal sage habitats.
El Segundo blue butterfly	<i>Euphilotes battoides allyni</i>	E	N	Coastal dunes
Palos Verdes blue butterfly	<i>Glaucopsyche lygdamus palosverdesensis</i>	E	N	Palos Verdes Peninsula, on the coast south of Los Angeles
Lyon's pentachaeta	<i>Pentachaeta lyonii</i>	E	E	Openings; valley grassland and coastal

Common Name	Scientific Name	Federal Status <sup>a</sup>	State Status <sup>a</sup>	Preferred Habitat
Nevin's barberry	<i>Berberis nevini</i>	E	E	Found in association with chaparral, cismontane woodland, coastal sage scrub, and riparian scrub, on steep, northfacing slopes or in low-grade sandy washes.
Beach spectaclepod	<i>Dithyrea maritime</i>	N	T	Coastal dunes
Gambel's water cress	<i>Nasturtium gambelii</i> (also known as <i>Rorippa gambellii</i> )	E	T	Freshwater marshes
Marsh sandwort	<i>Arenaria paludicola</i>	E	E	Freshwater marshes
Marcrescent dudleya	<i>Dudleya cymosa ssp. marcescens</i>	T	R	Volcanic rock outcrops adjacent to streams, chaparral, and coast live oak woodlands
Santa Monica dudleya	<i>Dudleya cymosa ssp. ovatifolia</i>	T	N	Chaparral, coastal sage scrub
Agoura Hills dudleya	<i>Dudleya cymosa ssp. agourensis</i>	T	N	Chaparral and cismontane woodland
Braunton's milk-vetch	<i>Astragalus brauntonii</i>	E	N	Associated with fire-dependent chaparral habitat, and requires limestone outcrops
Ventura Marsh milk-vetch	<i>Astragalus pycnostachyus var. lanosissimus</i>	E	E	Coastal salt marshes
Coastal dunes milk-vetch	<i>Astragalus tener var. titi</i>	E	E	Moist sandy depressions near the coast
San Fernando Valley spineflower	<i>Chorizanthe parryi var. fernandina</i>	C	E	Occurs in dry, sandy places mostly in coastal sage scrub
Slender-horned spineflower	<i>Dodecahema leptoceras</i>	E	E	Found in chaparral and alluvial sand in coastal scrub
Spreading navarretia	<i>Navarretia fossalis</i>	T	N	Vernal pools, alkali grasslands and alkali playas
Salt marsh bird's-beak	<i>Cordylanthus maritimus ssp. maritimus</i>	E	E	Coastal salt marshes
Thread-leaved brodiaea	<i>Brodiaea filifolia</i>	T	E	Clay soils of grasslands and vernal pools
California Orcutt grass	<i>Orcuttia californica</i>	E	E	Vernal pools

SOURCES: USFWS 2009; California Department of Fish and Game 2009; California Natural Diversity Database 2009

NOTE: San Clemente Island and Santa Catalina Island are both in Los Angeles County but species listed for these islands are not included in the above table. The list was further refined based on range maps from California Natural Diversity Database.

<sup>a</sup>Listing status: E – endangered; T – threatened; C – candidate; R – rare; N – no listing

In addition, six state-listed species, not federally protected, were identified for Los Angeles County (Table 4-1). Swainson's hawk (*Buteo swainsonii*) has the potential to use the open habitat at the Desiderio USARC; however, the known range of the raptor is north of Los Angeles County. No other California rare, threatened, or endangered species or critical habitats are known to occur in the vicinity of the project location.

#### **4.8.1.4 Wetlands**

Wetlands are classified by the USACE based on three criteria: hydrology, soil type, and vegetation. Specifically, wetlands are defined as those areas that are saturated or inundated by water that is sufficient to support vegetation typically adapted to saturated soils (USACE 1987). Wetlands and other surface water features, which may include intermittent and perennial streams, are generally considered "waters of the United States" by the USACE, and under their definition of "jurisdictional waters/features," are protected under Section 404 of the *Clean Water Act*. The Lower Arroyo Seco to the west of the site consists of riverine and riparian habitats; however, no wetlands exist on the Desiderio property (USFWS 2010).

#### **4.8.2 CONSEQUENCES**

Potential impacts to biological resources are considered significant if the Proposed Action would:

- Affect a threatened or endangered species;
- Substantially diminish habitat for a plant or animal species;
- Substantially diminish a regionally or locally important plant or animal species;
- Interfere substantially with wildlife movement or reproductive behavior;
- Result in a substantial infusion of exotic plant or animal species; or
- Destroy, lose, or degrade jurisdictional wetlands (as defined by Section 404 of the *Clean Water Act*).

EO 11990, *Protection of Wetlands*, requires federal agencies to avoid actions, to the extent practicable, which would result in the location of facilities in wetlands.

##### **4.8.2.1 Preferred Alternative: Traditional Disposal, and Reuse**

Potential impacts from closure, demolition, construction, and reuse would not be significant. The Preferred Alternative would not cause adverse impacts to any federally-listed threatened or endangered species, for no such species are known to occur at the Desiderio USARC. In addition, no wetlands exist on the Desiderio property and no impacts to wetlands would occur.

In compliance with the *Endangered Species Act*, informal consultation has been conducted with the USFWS. A copy of the consultation letter sent by the 63d RSC to the USFWS, along with a copy of the letter sent to the California Department of Fish and Game, is included in Appendix C. No response to consultation was received from the California Department of Fish and Game. The USFWS responded that the Army's determination of no impacts to federally-listed threatened or endangered species seems reasonable and recommended that the EA quantify anticipated impacts to undeveloped portions of the property and discuss the potential for Nevin's barberry to occur within the project area (Appendix C). The Army conducted a natural resources

survey at the Desiderio USARC in July 2002. No Nevin's barberry plants were present on or around the Desiderio USARC and the survey indicated that the habitat type for this plant does not occur on the facility (Burt 2002). The largest area of bare ground on the facility occurs in the southwest quadrant of the USARC. This area covers approximately 0.25 acre. The 2002 survey found five coastal live oaks and one European olive in this area. It also stated that the ground is bare and no shrubs or herbaceous ground cover occurs in this area (Burt 2002). A follow-up site visit to the area in 2010 confirmed the lack of ground cover vegetation in the area and limited growth of a few trees and shrubs. Potential impacts to this area are described below.

Demolition of the structures and parking areas and construction of the new bungalows would cause short-term impacts to the biological resources. Although limited vegetation occurs on the site, large vehicles used for demolition and construction have the potential to crush low-growing grass vegetation. The large trees in the area would be protected and therefore would not be impacted, and maintaining the existing fence during demolition would protect the denser native vegetation surrounding the Desiderio USARC. The main undeveloped portion of the USARC in the southwest corner of the property would be incorporated into a park with a single path through the area. Construction of the pathway would cause short-term disturbance through the area, but would not impact the current trees. Less than 3 percent of the area, currently an understory of landscaped grass and barren soil, would be disturbed from construction of a pathway. The vegetation in this area would be enhanced with new vegetation planted and the path would minimize any future impacts to the vegetation in the area. Additional short-term impacts would occur from the noise and dust generated by demolition and construction. Wildlife may avoid the area due to the increase in noise during demolition and construction, and an increased chance of wildlife-vehicle interactions may occur with the increase in vehicles from construction equipment. BMPs to reduce the amount of airborne dust would help lessen potential short-term impacts to the biological resources. However, after completion of the construction and development of the park, beneficial long-term impacts to the biological resources would occur as discussed below.

Currently the vegetation on and wildlife use of the site is limited by 80 percent impervious surfaces. The City of Pasadena's reuse plan incorporates a large portion of the 5 acres into a parkland setting. The reduction in non-permeable surfaces from 80 percent to 25 percent and the increase in vegetation from the new park would provide habitat for several wildlife species not currently using the Desiderio USARC. The park area would provide additional habitat adjacent to the Lower Arroyo Seco area not previously available for wildlife use. In addition, it is expected that most people using the park for walking and wildlife viewing, would walk from nearby neighborhoods so additional impacts from vehicle traffic would not occur.

#### **4.8.2.2 Caretaker Status Alternative**

Under this alternative, no adverse impacts to biological resources would occur. Potential short-term beneficial impacts may be realized as the military presence on the site decreases and the number of personnel and potential for interactions with wildlife decreases. Fewer noise distractions from vehicles may increase the use of the sparsely vegetated areas around the Desiderio USARC by wildlife.

### **4.8.2.3 No Action Alternative**

Under the No Action Alternative, no changes or impacts would occur to biological resources.

## **4.9 Cultural Resources**

### **4.9.1 AFFECTED ENVIRONMENT**

This section describes the existing cultural resource conditions in the area of the Desiderio USARC. The historic background of the area is summarized first, followed by the status of cultural resource inventories and Section 106 consultations, and Native American resources.

#### **4.9.1.1 Historic Background**

The U.S. military, Army and Navy alike, represented an important stabilizing impact on the civil institutions of California during its first decade of statehood, particularly during the transition from Mexican to American rule during the Gold Rush. Early Naval bases at Mare Island in San Francisco Bay and then in San Diego were supplemented with Army fortifications protecting these natural harbors. Still throughout this period and into World War I, the majority of military development remained along the coast. After the invention of aircraft and establishment of an air force, more bases were constructed in the inland valleys (63d RSC 2009).

Other than the Gold Rush, no other period brought as significant a change to California as World War II. Military bases and related industrial sites mushroomed throughout the state during the war and drew hundreds of thousands of soldiers and workers from across the nation. Many stayed on or returned after the war and started families in the prosperity that followed. Suburban development spread throughout the Los Angeles basin and inland, leading to greater infrastructure. Major interstate highways, and water and energy systems were constructed (63d RSC 2009).

After serving with the Regular Army in the European theater during World War II, the Army Reserve was strengthened by the National Security Act of 1947, which led to the establishment of more effective training programs. The federal government provided \$250 million dollars to build Reserve facilities over five years. Most of these early facilities were constructed by the USACE between 1951 and 1955 in communities throughout the United States, including California. Individual facilities were designed to fit a national architectural design concept created by the firm of Reisner & Urbahn, while incorporating local details so they fit more into individual communities. Facilities varied from 100 to 1,000-man training centers with the capacity for future expansion. Most were brick-faced edifices, while others had stucco exterior finishes (63d RSC 2009).

#### 4.9.1.2 Status of Cultural Resource Inventories and Section 106 Consultations

Section 110 of the National Historic Preservation Act (NHPA) requires federal agencies to locate, inventory, and nominate to the NRHP all resources that are recommended eligible for inclusion on the NRHP. The Army conducted a cultural resources inventory and evaluation at the Desiderio USARC in June 2007 and identified the 1956 Desiderio Hall building and OMS as eligible for the NRHP under Criterion C as an excellent and rare example of an unmodified Reisner & Urbahn design for USARCs (63d RSC 2007b). The buildings reflect a common construction style, using contemporary elements ubiquitous to both educational and military installations throughout the United States from this period, including simple, undecorated elevations (that is, unadorned facades), with flat or slightly gabled roofs with boxed eaves, and utilitarian styling. However, they represent the original Reisner & Urbahn design from this period, and are unaltered examples of a two-story USARC with a concrete and stucco exterior and its associated three-bay concrete OMS. Although they are military facilities constructed during the Cold War era, they are not associated with significant defense elements, such as nuclear, missile, or air defense sites, which have been found to reflect the critical, significant importance of that era to American history. They do, however, reflect the growing appreciation and need for Army Reserve soldiers during the 1950s. The period of significance for the facility is 1956, the date of construction. It is the best example of this type of plan in California and is eligible at a local level of significance (63d RSC 2007b). The California State Historic Preservation Officer concurred with this determination on July 16, 2007. A copy of this concurrence letter is provided in Appendix C.

#### CRITERION C

Resources that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

In addition, there are three and a half I-shaped abutments of the 1913 Colorado Street Bridge on the Desiderio property that are symmetrically placed in a curve in a general east-west line across Arroyo Seco (Figure 2-2). The bridge is elevated 150 feet above the Desiderio USARC and the Arroyo Seco. This bridge, designed by John Alexander Lowe Waddell and built by Contractor John Drake Mercerau is a Civil Engineering Landmark and is listed on the NRHP (63d RSC 2007b). The bridge is one of the most painted and photographed features in Southern California. The Desiderio property includes an easement under the bridge to allow access for repairs (LRA undated).

PAR Environmental Services, Inc. completed a field survey in February of 2006. The lawn areas surrounding the USARC and areas of native grasses around the border of the facility area were walked using closely-spaced transects and surveyed for cultural resources. No archaeological resources were noted (63d RSC 2007b). In addition, the evaluation determined that the potential for intact archaeological materials remaining at the Desiderio USARC is low because of the continuous history of urban development on the property. The survey also indicated that no archaeological sites have been previously identified on or near the project area (63d RSC 2009).

The South Central Coastal Information Center (SCCIC), California State University, Fullerton conducted a records search for the 5-acre area of the Desiderio Hall facility in December 2005. One recorded historical resource (19-18659) was found adjacent to the west of the record search area. Resource #19-186589 is the Arroyo Seco Flood Control Channel and was constructed between 1935 and 1947. One previous study was found within the Desiderio Hall area (#LA5243) and one study was found adjacent to the west of the area (#LA5231). In 2001, Duke conducted a survey for a Cingular wireless facility and less than 1-acre was surveyed; no sites were recorded as a result of this project. Less than 1 linear mile was surveyed during a proposed rehabilitation project for the Colorado Street Bridge; no sites were recorded as a result of this project (63d RSC 2007b).

The Army has performed Section 106 consultation and coordination with the California State Historic Preservation Officer and the Advisory Council on Historic Preservation. Copies of the letters are included in Appendix C.

#### **4.9.1.3 Native American Resources**

No Native American concerns regarding the Proposed Action have been identified. The Army sent notification letters to two federally-recognized tribes (Cahuilla Band of Indians and San Manuel Band of Mission Indians) regarding the Proposed Action. Copies of the notification letters and a memorandum for the record regarding tribal consultation for this EA are included in Appendix C. To date, no comments have been received.

#### **4.9.2 CONSEQUENCES**

Potential impacts to historic properties and/or archaeological resources are considered significant if the Proposed Action would:

- Physically destroy, damage, or alter all or part of the property;
- Neglect a property resulting in its deterioration or destruction; or
- Transfer, lease, or sell the property (36 CFR 800.9[b]) without a proper preservation plan.

##### **4.9.2.1 Preferred Alternative: Traditional Disposal, and Reuse**

Potential impacts to cultural resources from closure, demolition, construction, and reuse would be significant without a proper mitigation plan. The Proposed Action would eventually lead to final transfer of the property out of federal ownership. Based on the existence of *Historic Properties* within the Desiderio USARC, the Army has determined that the disposal action would have an adverse effect on *Historic Properties* as per 36 CFR 800.5(d)(2). The Army has coordinated with the California State Historic Preservation Officer and the Federal Advisory Council on Historic Preservation to resolve the adverse effect on historic properties from transfer of the Desiderio property from Government ownership for local reuse and development.

Demolition of the Desiderio USARC would cause a significant impact on cultural resources. Impacts are considered significant if they would physically destroy, damage, or alter all or part of the property. Under the LRA's Reuse Plan, the Desiderio Hall and OMS, which are eligible for inclusion on the NRHP, would be demolished. The impact would be mitigated with a proper preservation plan, recording the property with photographs and documenting the building's

history. The Army has coordinated with the California State Historic Preservation Officer to determine proper mitigation measures. Per the signed Memorandum of Agreement between the Army and the California State Historic Preservation Officer, the Army shall document Desiderio Hall to the professional standards of the State Historic Preservation Office. Documentation shall consist of narrative text, unbound 35mm black and white photographs, high-quality digital images, an index to photographs, and a photographic site plan. Demolition-related activities may commence once the photographic documentation has been accepted by the State Historic Preservation Officer in terms of number of views and overall quality of images. Final documentation shall be provided to the State Historic Preservation Officer for permanent archiving and public accessibility within 18 months of acceptance of the photographic documentation. The signed Memorandum of Agreement is provided in Appendix D.

Once demolition is complete, the construction of the nine single-family homes and development of open space would not impact cultural resources. Because the land has been previously developed, uncovering archaeological resources is not anticipated. However if, during construction, any potential historic or archaeological resource is uncovered, the developers would be required to comply with California Environmental Quality Act (CEQA) Section 21083.2 and CEQA Guidelines Section 15064.5 regarding the discovery of archaeological resources. Provisions of Section 5097.98 of the California Public Resources Code govern inadvertent discovery of Native American human remains. Under CEQA, public agencies should avoid damaging effects to an archaeological resource whenever possible.

Reuse by homeowners and visitors to the park would not impact cultural resources. The LRA determined, with public input, the reuse plan is the most beneficial for the local community and the surrounding historic neighborhoods. The State of California protects prehistoric and historic cultural resources by making it a misdemeanor for any person to willfully destroy, disturb, or deface archaeological, paleontological, or historic features on public land. The “Historic and Cultural Resources Element” of the Comprehensive General Plan of the City of Pasadena also seeks to identify and protect areas, sites, and structures having architectural, historical, or cultural significance. Therefore, no significant impacts to the three and a half I-shaped abutments of the 1913 Colorado Street Bridge on the Desiderio property should occur.

#### **4.9.2.2 Caretaker Status Alternative**

Under this alternative, the facility would be secured and maintained, which would minimize any potential impacts, such as neglect leading to deterioration.

#### **4.9.2.3 No Action Alternative**

Under the No Action Alternative, the Army would continue to use the Desiderio USARC and no historic properties or other cultural resources would be affected.

## 4.10 Socioeconomics

### 4.10.1 AFFECTED ENVIRONMENT

This section describes the existing socioeconomic conditions for the ROI, the City of Pasadena, which would provide the necessary goods and services to future occupants or users of the USARC property, including food, gasoline, and miscellaneous supplies. Socioeconomic data for Los Angeles County and the state of California are included for comparison purposes.

Socioeconomic factors include economic development, demographics, housing, quality of life, environmental justice, and protection of children.

#### 4.10.1.1 Economic Development

Table 4-2 displays selected income characteristics for Pasadena, Los Angeles County, and California. Statistics from the 2006-2008 U.S. Census period indicate that the average per capita income of Los Angeles County was slightly lower than the state's per capita income and Pasadena's per capita income was significantly higher than the state. The median household income of California is higher than that of Los Angeles County, and lower than Pasadena (U.S. Census Bureau 2009a). Average annual unemployment in Pasadena was lower than the county's and state's unemployment rate during that time.

**Table 4-2.** Regional Income Statistics for 2006-2008.

Area	Workforce	Per Capita Income (\$)	Median Household Income (\$)	Unemployment Rate (%)
California	18,228,215	\$29,405	\$61,154	4.4
Los Angeles Co.	4,897,563	\$27,264	\$55,192	4.2
Pasadena	72,905	\$39,190	\$64,184	3.2

SOURCE: U.S. Census Bureau 2009a

Table 4-3 presents the top three industries and top three occupations for California, Los Angeles County, and Pasadena. As shown in the table, the top industries and occupations are very similar for each area.

**Table 4-3.** Regional Employment Statistics for 2006-2008.

Area	Top Three Industries (%)	Top Three Occupations (%)
California	1 - Educational services, and health care and social assistance (19.3) 2 - Professional, scientific, and management, and administrative and waste management services (12.0) 3 - Retail trade (11.1)	1 - Management, professional, and related occupations (35.4) 2 - Sales and office occupations (25.6) 3 - Service occupations (17.1)
Los Angeles Co.	1 - Educational services, and health care and social assistance (19.2) 2 - Manufacturing (11.8) 3 - Professional, scientific, and management, and administrative and waste management services (11.7)	1 - Management, professional, and related occupations (33.7) 2 - Sales and office occupations (26.5) 3 - Service occupations (17.4)
Pasadena	1 - Educational services, and health care and social assistance (26.8) 2 - Professional, scientific, and management, and administrative and waste management services (16.0) 3 - Retail trade (8.8); finance and insurance, and real estate and rental and leasing (8.8)	1 - Management, professional, and related occupations (49.2) 2 - Sales and office occupations (22.2) 3 - Service occupations (16.7)

SOURCE: U.S. Census Bureau 2009a

#### 4.10.1.2 Demographics

Table 4-4 provides selected statistics for population trends and educational attainment for persons 25 years and older for 2006-2008. California, Los Angeles County, and Pasadena experienced an increase in population from 2000 to 2008. California's overall increase was approximately 8 percent, while Los Angeles County and Pasadena experienced approximately 3 percent growth (U.S. Census Bureau 2009b). According to the 2006-2008 U.S. Census estimates and as shown in Table 4-4, Pasadena had a higher percentage of individuals with a high school diploma than either California or Los Angeles County (U.S. Census Bureau 2009a).

**Table 4-4.** Regional Population and Education.

Area	2000 Population	2006-2008 Population	Population Trend 2000-2008 (%)	% High School Graduates	% Bachelor Degree or Higher
California	33,871,648	36,418,499	+7.5	80.3	29.4
Los Angeles Co.	9,519,338	9,832,137	+3.3	75.3	28.1
Pasadena	133,936	137,885	+3.0	84.2	45.3

SOURCES: U.S. Census Bureau 2009a; U.S. Census Bureau 2009b

#### 4.10.1.3 Housing

Selected housing characteristics related to occupancy status, median house value, and median monthly rent are presented in Table 4-5 for 2006-2008. Housing occupancy in Pasadena and Los

Angeles County was higher than the state of California as a whole; however, owner occupancy rates were lower in Pasadena and the county, where over 50 percent of occupied housing units were being rented. Housing statistics within the region reveal that the median home value was significantly higher in Pasadena than the state of California, while median rent was comparable to the state's median.

**Table 4-5.** Regional Housing Characteristics 2006-2008.

Area	Number of Housing Units	Occupied Houses (%)	Owner-Occupied (%)	Renter-Occupied (%)	Median Value	Median Contract Rent
California	13,295,476	91.6	57.8	42.2	\$510,200	\$1,118
Los Angeles Co.	3,372,376	94.1	48.9	51.1	\$564,900	\$1,078
Pasadena	56,535	92.6	46.4	53.6	\$685,200	\$1,195

SOURCE: U.S. Census Bureau 2009a

Pasadena's Department of Housing has programs in place to provide affordable housing and community development opportunities for low and moderate income people (City of Pasadena 2009a). In the past 10 years, Pasadena provided financial assistance to develop 923 affordable rental and ownership housing units. These units ranged from historic preservation of single unit homes to development of large apartment complexes. Pasadena is currently seeking proposals for a low-income housing development, Heritage Square. The project is intended to provide housing to very-low-income seniors on an approximately 3-acre site. Additionally, the city has a Community Development Block Grant Program that provides funds to over 50 non-profit agencies to provide a number of community services, including fair housing and housing rehabilitation.

#### 4.10.1.4 Quality of Life

**Schools.** There are 25 public schools with an enrollment of 19,089 students and 42 private schools with an enrollment of 7,890 students in Pasadena (Local School Directory 2010). Public school facilities include 11 elementary schools, two middle schools, three high schools, one alternative school, and a number of other schools spanning numerous grade levels. Pasadena is home to a number of colleges and universities, including Pasadena City College, the University of Southern California, Art Center College of Design, California Institute of Technology, Pacific Oaks College, and Northwest College-Pasadena Campus.

**Health.** The region is served by over 70 area hospitals/medical centers. Two of these hospitals are located in Pasadena: Huntington Memorial Hospital and Las Encinas Hospital. Huntington Memorial Hospital is a 606-bed facility and Las Encinas Hospital is a 118-bed facility designed to provide behavioral health treatment options (Hospital-Data 2010).

**Law Enforcement.** Local law enforcement is provided by the Los Angeles County Sheriff's Department, Los Angeles County Police, and Pasadena Police Department. The Los Angeles County Sheriff's Department is the largest Sheriff's Department in the world (Los Angeles County Sheriff's Department 2009). The Los Angeles County Police is the result of consolidation of the former Park Police and Safety Police (Los Angeles County 2008). The

Pasadena Police Department consists of five divisions serving the city of Pasadena (City of Pasadena 2009b).

**Fire Protection.** Fire protection and emergency medical services are provided by Los Angeles County and the City of Pasadena. The Los Angeles County Fire Department offers emergency medical response, fire response, and special programs to the communities within the county (Los Angeles County 2009). The Pasadena Fire Department has four divisions: fire management, fire prevention, fire operations, and emergency medical services. The department is staffed with full-time and volunteer personnel (City of Pasadena 2009c).

**Recreation.** The region has a number of opportunities for recreation. Los Angeles County has over 100 parks, gardens and trails; special projects and parks; and 14 historic sites and places of interest (Los Angeles County Online 2010). The City of Pasadena has 24 community parks and five community centers and recreational facilities. Neighborhood parks offer opportunities for physical fitness and other activities including basketball, softball, soccer, tennis, flag football, arts, crafts, and swimming (City of Pasadena 2009d). There are currently four parks within 1 mile of the Desiderio USARC: Brookside Park, Singer Park, Central Park, and Memorial Park. Brookside Park is 61.1 acres just over 0.5 mile from the USARC, and includes baseball and softball diamonds, seating for over 4,400, a multi-purpose field, picnic areas, and restrooms. Singer Park is located 0.76 mile from the USARC, consisting of a 2.9-acre open grass area, children's play area, and picnic areas. Central Park is a 9.2-acre park, 0.94 mile from the USARC, and includes six horseshoe pits, picnic tables, a rose garden, children's playground area, two lawn bowling greens, and a clubhouse. Memorial Park is a 5.3-acre park, 0.98 mile from the USARC. Its facilities include a band shell and seating capacity of 400, picnic facilities, benches, a large open grass area, an exercise walk, and the Pasadena Senior Center.

#### **4.10.1.5 Environmental Justice**

Environmental justice is the fair treatment for people of all races, cultures, and incomes, regarding the development and implementation (or lack thereof) of environmental laws, regulations, and policies. EO 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations*, directs federal agencies to address environmental and human health conditions in minority and low-income communities. A memorandum from former President Clinton concerning EO 12898 stated that federal agencies would collect and analyze information concerning a project's impacts on minorities or low-income groups when required by NEPA. If such investigations find that minority or low-income groups experience a disproportionate adverse impact, then avoidance or mitigation measures are necessary. This section describes the distribution of minority and low-income populations for Pasadena, Los Angeles County, and California.

The initial step in the environmental justice analysis process is the identification of minority populations and low-income populations that might be affected by implementation of the proposed action or alternatives. For environmental justice considerations, these populations are defined as individuals or groups of individuals, which are subject to an actual or potential health, economic, or environmental threat arising from existing or proposed federal actions and policies. Low-income, or the poverty threshold, is defined as the aggregate annual mean income for a

family of four correlating to \$21,200 or for a family of three correlating to \$17,600 in 2008 (Department of Health and Human Services 2009).

As indicated in Table 4-6, according to the 2006-2008 U.S. Census, California's minority population accounted for 39.1 percent of the total population, while the minority population of Pasadena was 41.3 percent and Los Angeles County's was 50.1 percent. Residents identifying themselves as "some other race" comprised a majority of the minority population, followed by Asian. The national percentage of population considered minority during the same time was 39.1 percent (U.S. Census Bureau 2009a).

According to the U.S. Census Bureau (2009a) estimates, 12.9 percent of individuals in the state of California were below poverty level. The poverty rate in Pasadena was slightly higher at 13.6, whereas the poverty rate in Los Angeles County was 15.1. Poverty levels for those under age 18 were higher in the county than the state or Pasadena, while poverty levels for those over age 65 were higher in Los Angeles County, but lower in Pasadena. Table 4-6 presents selected regional poverty statistics.

**Table 4-6.** Regional Minority Population and Poverty Levels for 2006-2008.

Area	Minority Population (%)	% Individuals Below Poverty Level	% Below Poverty Level (Under Age 18)	% Below Poverty Level (Over Age 65)
California	39.1	12.9	17.5	8.4
Los Angeles Co.	50.1	15.1	21.4	10.6
Pasadena	41.3	13.6	17.9	8.2

SOURCE: U.S. Census Bureau 2009a

#### 4.10.1.6 Protection of Children

On April 21, 1997, President Clinton issued EO 13045, *Protection of Children from Environmental Health Risks and Safety Risks*. This EO recognizes that a growing body of scientific knowledge demonstrates that children may suffer disproportionately from environmental health risks and safety risks. These risks arise because children's bodily systems are not fully developed; because they eat, drink, and breathe more in proportion to their body weight; because their size and weight can diminish protection from standard safety features; and because their behavior patterns can make them more susceptible to accidents. Based on these factors, President Clinton directed each federal agency to make it a high priority to identify and assess environmental health risks and safety risks that might disproportionately affect children. President Clinton also directed each federal agency to ensure that its policies, programs, activities, and standards address disproportionate risks to children that result from environmental health risks or safety risks.

It is Army policy to fully comply with EO 13045 by incorporating these concerns in decision-making processes supporting Army policies, programs, projects, and activities. In this regard, the Army ensures that it would identify, disclose, and respond to potential adverse social and environmental impacts on children within the area affected by a proposed Army action.

## 4.10.2 CONSEQUENCES

Potential socioeconomic impacts are considered significant if the Proposed Action would cause:

- Substantial gains or losses in population and/or employment; or
- Disequilibrium in the housing market, such as severe housing shortages or surpluses, resulting in substantial property value changes.

Potential environmental justice impacts are considered significant if the Proposed Action would cause disproportionate effects on low-income and/or minority populations. Potential impacts to protection of children are considered significant if the Proposed Action would cause disproportionate effects on children.

### 4.10.2.1 Preferred Alternative: Traditional Disposal, and Reuse

Potential socioeconomic impacts from closure, demolition, construction, and reuse would not be significant. Closure of the USARC would result in negligible socioeconomic impacts. The existing four full-time personnel and 363 troops assigned to the Desiderio USARC would be transferred to Bell, California, which is less than 20 miles from Pasadena, and within Los Angeles County. Substantial gains or losses in population or employment would not occur. No adverse potential impacts to minority or low-income populations have been identified as a result of closure of the USARC. Potential short-term economic benefits would be realized as a result of demolition and construction activity for the proposed reuse. These impacts would be in the form of additional employment, income, and business sales created. However, these impacts would not be significant as described below.

In 2007, the LRA estimated the costs of demolition, mitigation, and grading at \$650,000 to \$775,000 and the costs of park design and construction at \$1.7 million (AGEISS 2010). The economic impacts of the construction phase of the Proposed Action were estimated using the Economic Impact Forecast System (EIFS) model, a computer-based economic tool that calculates multipliers to estimate the direct and indirect impacts resulting from a given action. Changes in spending and employment associated with the demolition and construction represent the direct impacts of the action. Based on the input data and calculated multipliers, the model estimates changes in sales volume, income, employment, and population in the ROI, accounting for the direct and indirect impacts of the action. For purposes of this analysis, a change is considered significant if it falls outside the historical range of ROI economic variation. To determine the historical range of economic variation, the EIFS model calculates a rational threshold value (RTV) profile for the ROI. This analytical process uses historical data for the ROI and calculates fluctuations in sales volume, income, employment, and population patterns. The historical extremes for the ROI become the thresholds of significance (that is, the RTVs) for social and economic change. If the estimated impact of an action falls above the positive RTV or below the negative RTV, the impact is considered to be significant. For this analysis, the ROI is Los Angeles County, California and the change in local expenditures refers to the estimated construction and demolition spending for the proposed reuse. An average estimated cost of demolition, mitigation, and grading of \$712,500 was used in the model, along with \$1.7 million for the design and construction of the park, totaling \$2,412,500.

Based on the EIFS model, the Proposed Action would generate about 9 direct and 31 indirect jobs in the economic ROI during construction and demolition activities. This increase in employment would represent a 0.0 percent increase in the region's employment levels and would fall significantly short of the positive RTV of 3.74 percent to make any significant positive impact. It should be noted that the increased employment and any other economic benefits associated with construction and demolition would only be short-term and would be spread over the lifespan of the project construction. The Proposed Action would not significantly impact other economic indicators estimated by the EIFS model, including sales volume and regional personal income (0.0 percent change for both indicators). The positive RTVs for their respective categories are 12.87 percent and 11.51 percent. The EIFS model output for the proposed BRAC actions at Desiderio USARC is provided in Appendix E.

Safety precautions, such as access restrictions, would be taken during demolition and construction activities to ensure the safety of children in the area. No adverse potential impacts to minority or low-income populations have been identified as a result of demolition and construction activities.

Transfer of the property would result in a portion of the property being converted to private ownership. Under private ownership the property would lose its current tax exempt status and, thus, be added to the local tax roll and generate real property tax revenues. In addition, potential revenues from tangible personal property tax and other applicable taxes would be realized upon private development of the site. Utility tax revenues would also increase under this reuse scenario. While the planned reuse would generate nine affordable housing units, there would be an overall negligible impact on housing. Negligible impact to education facilities, law enforcement, and fire protection under this reuse scenario is also anticipated. Development of the new park and open space would be a beneficial impact to recreation. No adverse impacts to minority or low-income populations have been identified as a result of the proposed reuse activities. A small beneficial impact for low-income populations would result from the new affordable housing. Habitat for Humanity will offer housing to low-income families in accordance with the Fair Housing Act (no discrimination based on race, color, religion, sex, handicap, familial status, and national origin).

#### **4.10.2.2 Caretaker Status Alternative**

Under this alternative, the existing four full-time personnel and 363 troops assigned to the Desiderio USARC would be transferred to Bell, California, which is less than 20 miles from Pasadena, and within Los Angeles County. Changes to the existing socioeconomic baseline conditions would be negligible as a result of operational closure and periodic maintenance and upkeep of the facility.

#### **4.10.2.3 No Action Alternative**

Under the No Action Alternative, the Army would continue to use the Desiderio USARC and there would be no changes to the existing socioeconomic baseline conditions.

## **4.11 Transportation**

### **4.11.1 AFFECTED ENVIRONMENT**

This section describes the existing transportation conditions at and surrounding the Desiderio USARC. Roadways and traffic are discussed first, followed by installation and public transportation.

#### **4.11.1.1 Roadways and Traffic**

The Desiderio USARC is located in Los Angeles County, California, in the City of Pasadena. Los Angeles County experiences a large amount of vehicle traffic and has approximately 527 miles of freeway to support that traffic (Los Angeles 2009). The major highways located within the Los Angeles area include Interstates 5, 105, 210, 405, 710; U.S. Highway 101; and State Highways 134, 27, and 170. According to the California Department of Motor Vehicles, there were about 5.5 million automobiles, 1.1 million commercial vehicles, and 120,000 motorcycles registered in Los Angeles County as of January 1, 2007 (Los Angeles 2009). The Desiderio USARC can be reached from anywhere within Los Angeles County and the City of Pasadena via the extensive network of freeways and surface roads.

The facility is located approximately 3,500 feet southeast of the intersection of the Ventura Freeway (California State Highway 134) and Interstate 210 and approximately 1.1 miles south of the Rose Bowl. The facility is on the north side of Westminster Drive, with a portion of the site lying under the Colorado Street Bridge. Arroyo Boulevard borders the site on the west. Maximum peak hour traffic is estimated at approximately 2,100 vehicles at the intersection of Colorado Boulevard and Orange Grove Boulevard, the nearest measured location (City of Pasadena 2008). Peak hour traffic on the Ventura Freeway is estimated at 17,100 to 17,900 in the project area (California DOT 2008).

#### **4.11.1.2 Installation Transportation**

The 5.1-acre Desiderio USARC site is accessed via Westminster Drive. Primary access to the facility is via Westminster Drive, although a gate on Arroyo Boulevard is used to provide access to the site during existing weekend training. No major streets occur within the facility's boundary.

#### **4.11.1.3 Public Transportation**

Pasadena is served by regional and local bus transit as well as regional light rail service. Collectively, these transit services provide the public within Pasadena with alternatives to single-occupant automobiles. Although bus service is not on streets adjacent to the Desiderio USARC, the site is close to both the Los Angeles County Metropolitan Transportation Authority bus network and the Pasadena Area Rapid Transit System. These transit networks provide access to the Gold Line light rail station approximately 1 mile to the east (PDOT 2004).

## **4.11.2 CONSEQUENCES**

Potential impacts to transportation are evaluated with respect to the potential for the Proposed Action to:

- Disrupt or improve current transportation patterns and systems;
- Deteriorate or improve existing levels of service; and
- Change existing levels of safety.

### **4.11.2.1 Preferred Alternative: Traditional Disposal, and Reuse**

Potential impacts to transportation from closure, demolition, construction, and reuse would not be significant. Short-term impacts to transportation from an increase in vehicular traffic on the local streets would occur during the demolition and construction periods due to truck and heavy equipment traffic and from the private vehicle traffic of workers. Primary access to the facility is via Westminster Drive, although a gate on Arroyo Boulevard is used to provide access to the site during existing weekend training. Traffic on Westminster Drive would travel through the adjacent residential area.

Reuse of the property would not impact traffic or change current transportation patterns, or existing levels of service or safety. Existing activities at the USARC generate traffic from four full-time workers who travel to the Desiderio USARC on weekdays and 363 soldiers who travel to the site one weekend per month for training. Under the Preferred Alternative, access to the nine homes would be from Westminster Drive. Public parking space for 20 cars would be provided (LRA undated) with access from Arroyo Boulevard to minimize traffic impacts to the adjacent neighborhood. Although no traffic studies have been done to estimate traffic impacts from the reuse plan, the City of Pasadena expects that most users of the open space would walk to the park from surrounding neighborhoods and would not add to traffic in the neighborhood (AGEISS Inc. 2010). Daily traffic from the nine single-family bungalows and park users would be slightly greater as compared to existing daily traffic to the USARC on weekdays and non-drill weekends. However, on average the weekend vehicle traffic should decrease compared to the existing 363 soldiers who travel to the site one weekend per month for training.

### **4.11.2.2 Caretaker Status Alternative**

Under this alternative, the number of maintenance workers, and thus the amount of vehicle traffic, would be less than the daily vehicle traffic from the current four full-time workers and the weekend vehicle traffic from the 363 soldiers who travel to the facility one weekend per month.

### **4.11.2.3 No Action Alternative**

Under the No Action Alternative, the Army would continue to use the Desiderio USARC under the existing baseline conditions. No changes or impacts would occur to transportation.

## **4.12 Utilities**

### **4.12.1 AFFECTED ENVIRONMENT**

This section describes existing utilities at the Desiderio USARC. In general, the utility systems are classified as distribution and collection systems including water, sanitary sewer, storm drainage, electrical, and natural gas. Communication systems and solid waste disposal are also discussed in this section.

#### **4.12.1.1 Potable Water Supply**

Potable water is available to the Desiderio USARC area by the City of Pasadena, Pasadena Water and Power (PWP). For 2008, PWP produced 12.1 billion gallons of water serving 168,700 customers. PWP obtains potable water by pumping local groundwater (approximately 32 percent), purchasing surface water from the Metropolitan Water District of Southern California (MWD) (approximately 65 percent), and purchasing combined surface and groundwater from neighboring districts (approximately 3 percent) (PWP 2008).

Pasadena, like all of Southern California, is experiencing a critical water shortage. A projected water shortage was declared by the Pasadena City Council on December 17, 2007, directing all persons in the city and PWP customers to follow the City's Water Shortage Plan's voluntary conservation measures. California's governor proclaimed, in June 2008, that a statewide drought exists and issued an executive order requiring all water agencies within the state to conserve and plan accordingly. The Pasadena City Council approved PWP's Comprehensive Water Conservation Plan on April 13, 2009 that provides for water conservation by amending Pasadena's Water Shortage Procedures Ordinance (PMC 13.10). Pasadena City Council declared a Level 1 Water Shortage on July 13, 2009 (PWP 2008).

As a result of court ordered pumping restrictions, MWD water imports from Northern California resources have been drastically reduced, requiring MWD to draw down its own emergency reserves to critically low levels. As a result, MWD implemented a 10 percent reduction in allocation to PWP beginning July 1, 2009 (PWP 2008).

The Pasadena City Council approved PWP's Comprehensive Water Conservation Plan on April 13, 2009. The Comprehensive Water Conservation Plan amends Pasadena's Water Shortage Procedures Ordinance (PMC 13.10) to prohibit water waste and promote sustainable practices. The Plan also proposes implementation of a water rate structure to encourage conservation and align rates with the true cost of water; provides water efficiency audits and enhanced incentives for water-saving technologies; and increases water conservation education, outreach, and information (PWP 2008).

Construction of the Monk Hill Treatment Plant near the Windsor Reservoir began with groundbreaking on March 17, 2009. The Monk Hill Treatment Plant will treat groundwater from four deep production wells by removing perchlorate and VOCs which resulted from historic operations at the nearby Jet Propulsion Laboratory and is expected to treat 7,000 gallons of contaminated groundwater per minute, thereby providing PWP customers another source of potable water (PWP 2008). The Monk Hill Treatment Plant was completed in late 2010, and as of March 21, 2011, PWP is now serving water from the plant.

The EPA and California Department of Public Health regulations limit contaminants in public water systems and require the City of Pasadena to test well water for organic chemicals, minerals, metals, and bacteria; the distribution system for bacteria and total trihalomethanes; and select residences for lead and copper. Results of the 2008 Water Quality Report indicate that there were no exceedances of applicable water quality regulations for PWP-supplied potable water (PWP 2008).

#### **4.12.1.2 Wastewater System**

Sanitary sewer service is available at the site from the City of Pasadena, Public Works Street Maintenance & Integrated Waste Management (SMIWM) Division. The City of Pasadena owned and operated wastewater collection system services local residential and commercial customers. The City of Pasadena identified the need for renewed planning efforts to assure availability of reliable capacity to existing and future customers and in January 2007 completed its Master Sewer Plan. Analysis associated with development of the Master Sewer Plan indicates sufficient capacity exists in the system and specifically at the site to address current and future requirements (City of Pasadena 2007b).

All sewer flow collected by the system is conveyed to Los Angeles County Sanitation District treatment facilities for treatment and water reclamation outside of the City of Pasadena. A majority of the wastewater collection system piping is composed of vitrified clay pipe, a commonly used material considered reliable for 90 to 110 years. Approximately 35 percent of the system is greater than 80 years old and more than 60 percent of the system is over 70 years old. Recent video inspection of the entire wastewater collection system indicates the system is in generally good condition (City of Pasadena 2007b).

Existing gravity main collector lines are present adjacent to the site under North Arroyo Boulevard to the west and north of the site (8 inch), along the east boundary of the site (6 inch) and under Westminster Drive south of the site (8 inch). Wastewater collected from the site flows in the local collector system south to Los Angeles County Sanitation District trunk sewers (City of Pasadena 2007b).

#### **4.12.1.3 Storm Water System**

On behalf of the EPA, the California Regional Water Quality Control Board administers the National Pollution Discharge Elimination System (NPDES) storm water permitting program, under Section 402(d) of the Federal *Clean Water Act*. Regulation of nonpoint source storm water discharge is covered by Section 402(d) of the *Clean Water Act*. Los Angeles County, Los Angeles County Flood Control District, and 84 incorporated cities within the district, including Pasadena, receive coverage under the NPDES storm water program under NPDES permit No. CAS004001. The permit regulates municipal storm water and urban runoff discharges within the jurisdiction of the permit (RWQCB 2009).

Dischargers whose projects disturb 1 acre or more of soil or those projects disturbing less than 1 acre of soil but are part of a larger common development that combined disturbs 1 or more acres of soil, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity. Effective July 1, 2010 all dischargers are required to obtain coverage under the Construction General Permit (CGP) Order 2009-0009-DWQ (SWRCB

2009). To comply with the CGP requirements, dischargers are required to submit a Notice of Intent to the State Water Resources Control Board. The CGP requires development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) containing site map(s), existing and proposed buildings, lots, roadways, storm water collection and discharge points, existing and proposed topography, and project drainage patterns. The SWPPP must list BMPs to be used to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain visual and chemical monitoring programs to be implemented in the event of a BMP failure; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment.

Storm water sheet flows west across the site to storm drains located west of the military equipment parking and privately-owned vehicle parking areas. A storm drain is also located near the northern property boundary, in the grassy area north of the military equipment parking area, which ultimately drains to a ditch flowing to the Arroyo Seco canyon west of the site (USACE 2007).

#### **4.12.1.4 Energy Sources**

Southern California Gas Company provides natural gas to customers in Southern California. Southern California Gas Company is the largest natural gas utility in the United States (Connect Utilities 2010a).

Electrical service is available at the site from the City of Pasadena, PWP. PWP is a municipal utility managing service to approximately 58,000 customers with a peak load of more than 300 megawatts (MW). The City of Pasadena owns over 200 MW of on-site, natural gas-fired local generation with the capacity to import up to 215 MW more from Southern California Edison, through its interconnection. In addition, the City of Pasadena has ownership shares and long-term contracts with power generation facilities throughout the west. PWP's installed capacity is primarily natural gas-fired, however due to lower variable cost of operations of the coal-fired Intermountain Power Plant, PWP relies on Intermountain Power Plant for over 60 percent of its energy needs (City of Pasadena 2009e).

Significant reductions in peak demand are called for in the City of Pasadena's Green City Energy Action Plan. Specifically, PWP's goal is to reduce peak load by 10 percent by 2012 through instituting several energy efficiency and demand response programs. In addition, the City's Preferred Resource Plan identified in the Integrated Resource Plan Report includes the addition of substantial new, efficient and renewable resources and the replacement of existing inefficient resources (City of Pasadena 2009e).

#### **4.12.1.5 Communication**

Wired telephone service is available at the site from Southern California Telephone Company. Wired telephone and internet service is available from AT&T and Charter Communications (Connect Utilities 2010b). Multiple wireless telephone providers service the area.

#### **4.12.1.6 Solid Waste**

Solid waste collection and recycling services are available at the site from the City of Pasadena, SMIWM Division with the Operations Section responsible for solid waste collection and

disposal from residential locations. Private solid waste collection services are available, but must be entered into a Non-Exclusive Solid Waste Collection Franchise Agreement with the City of Pasadena. In addition, SMIWM and private haulers are available for commercial collection services (City of Pasadena 2010b).

#### **4.12.2 CONSEQUENCES**

Effects on infrastructure are considered in terms of increases in demands on systems and the ability of existing systems to meet those demands. Potential effects to the environment could occur if the existing systems are insufficient to handle the increased demands requiring construction and operation of a new system. Utility demands include both construction and operations usage. Individual segments that comprise the totality of the infrastructure are discussed below.

Potential impacts to the potable water system are considered significant if the Proposed Action would:

- Reduce potable water availability;
- Disrupt potable water distribution systems;
- Change water demands that affect regional potable supplies; or
- Generate contaminants that cause negative effects on water quality.

Potential impacts to the wastewater system are considered significant if the Proposed Action would:

- Cause additional inflow and infiltration and increased loads on the wastewater treatment that cannot be adequately treated; or
- Change wastewater composition that would alter wastewater treatment processes or consistently cause upsets of the wastewater treatment system.

Potential impacts to storm water conveyance systems are considered significant if the Proposed Action would:

- Cause flow obstructions and increases to the storm water drainage system that the system cannot handle;
- Accelerate deterioration of the storm water drainage system; or
- Cause long-term interruptions of storm water drainage system components.

Potential impacts to the electrical systems are considered significant if the Proposed Action would:

- Change regional electricity demands requiring major new components such as transmission lines, transformers, and substations; or
- Cause long-term disruptions in available electrical services.

Potential impacts to solid waste are considered significant if the Proposed Action would increase solid waste such that it overwhelms local landfills.

#### **4.12.2.1 Preferred Alternative: Traditional Disposal, and Reuse**

Potential impacts to utilities from closure, demolition, construction, and reuse would not be significant. Demolition could temporarily impact the storm water system by altering sheet flow of runoff across the site and potentially increasing sediment loading to the system as a result of erosion of exposed soils. Adherence to the GCP and implementation of listed BMPs would reduce impacts to the storm water system such that they would not be significant. Demolition could temporarily impact solid waste resources by temporarily increasing the volume of demolition debris requiring landfilling. Demolition activities would not impact the potable water supply, wastewater system, energy sources, or communication services.

Construction of the bungalows could temporarily impact potable water supply, the storm water system, energy sources, and solid waste systems. There could be temporary increases in use of electric power and potable water use associated with construction activities and landscaping such as establishing new vegetation. Construction activities could temporarily impact the storm water system by possibly increasing sediment loading to the system as a result of erosion of exposed soils. Adherence to the GCP and implementation of listed BMPs would reduce impacts to the storm water system such that they would not be significant. A temporary increase in refuse requiring landfilling could be associated with construction. However, all these impacts would be limited to the duration of construction activities and would not be significant. There would be no impacts to the wastewater system and communication services associated with construction of the bungalows.

Reuse of the property could have long-term impacts to the potable water supply, wastewater system, storm water system, energy sources, communication services, and solid waste system. These impacts would be minimal due to the small number of bungalows and would likely be lower in magnitude than the impacts to utility systems from use of the Desiderio USARC, resulting in an overall decrease in demand on utility systems.

Potable water demand would be tempered as a result of implementation of Pasadena's Water Shortage Plan's voluntary conservation measures and Water Shortage Procedures Ordinance. Use of local low-water plants and natural meadows in the parkland/open space would result in little if any additional demand on potable water supplies. Reuse would have a limited impact to the storm water system in that the amount of impermeable surfaces would be limited to residences and roadways associated with the nine bungalows, thereby reducing runoff and erosion of exposed soils. Additionally, design considerations for the open space could further reduce surface runoff by incorporating water retaining features.

New construction would result in decreased heating and cooling loads, and use of energy efficient appliances and light bulbs. Electrical use for the open space/parkland would be limited to security lighting for pathways. There would be an increased solid waste and recycling load placed on the system, but this would not be significant when compared to the local area. Impacts to the solid waste system resulting from the open space/parkland would be minor and a result of trash receptacles for park visitor use.

#### **4.12.2.2 Caretaker Status Alternative**

Under this alternative, the demand for all of the utility resources except the storm water system would be reduced or eliminated. No changes to the storm water system would occur.

#### **4.12.2.3 No Action Alternative**

Under the No Action Alternative, the Army would continue to use the Desiderio USARC and no changes or impacts to utility resources would occur as operations would continue at activity levels prior to the BRAC 2005 recommendation for closure.

### **4.13 Hazardous and Toxic Substances**

#### **4.13.1 AFFECTED ENVIRONMENT**

This section describes the existing conditions of hazardous and toxic substances at the Desiderio USARC. For the purpose of this analysis, the terms hazardous and toxic substances include substances that, because of their quantity, concentration, or characteristics, may present moderate danger to public health, welfare, or the environment upon being released. Hazardous materials are required to be handled, managed, treated, or stored properly by trained personnel under federal regulations that include the following: Occupational Safety and Health Administration (OSHA) General Industry, 29 CFR 1910, and Construction Industry, 29 CFR 1926; Department of Transportation, Hazardous Materials, 49 CFR 172; and EPA, Hazardous Waste Management, 40 CFR 260.

##### **4.13.1.1 Uses of Hazardous Materials**

Chemicals used at the site are associated with vehicle and facility maintenance activities and with janitorial services. Certain types of chemical products used at the site may have contained Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) hazardous substances. The quantities stored would not have exceeded corresponding CERCLA reportable quantities (USACE 2007).

##### **4.13.1.2 Storage and Handling Areas**

Janitorial chemicals and building maintenance-related products were stored in the designated storage area within the janitorial closet located in the USARC building. Vehicle maintenance products and small amounts of petroleum, oil and lubricants may have been stored within designated areas within the OMS building. Other potentially hazardous materials and petroleum, oil and lubricants products would have been stored in the outdoor HAZMAT storage building located north of the OMS building (USACE 2007).

Records indicate that an underground storage tank may have been located on the northern portion of the site during the 1940s or 1950s. A May 2005 geophysical survey did not suggest the existence of an underground storage tank but recommended that the area be excavated to determine the nature of metal objects identified in the survey area. No documentation of any follow-up excavation was available (USACE 2007).

#### **4.13.1.3 Hazardous Waste Disposal**

According to site records, on-site disposal of hazardous materials or wastes has not occurred at the Desiderio USARC. No stained soil or stressed vegetation was observed during a site visit that occurred prior to the 2007 Final ECP Report. In addition, no foul odors were noticed and the parking areas did not show any signs of staining during the site visit (USACE 2007).

#### **4.13.1.4 Site Contamination and Cleanup**

The ECP Report concluded that the site is classified as Category 1, which is defined as an area where no release or disposal of hazardous substances or petroleum products have occurred (including no migration of these substances from adjacent areas) (USACE 2007).

The buildings at the Desiderio USARC contain known or suspected asbestos-containing material (ACM) (63d RSC 2007a). The buildings on the site were built in 1956 and no known lead-based paint survey has been conducted at the site. It is assumed that lead-based paint is present in the buildings (USACE 2007). Although no transformers are located on the facility, polychlorinated biphenyls (PCBs) may be present in a buried electrical equipment vault located west of the USARC building and in older-style fluorescent light fixture ballasts that may be in use at the USARC (USACE 2007).

An indoor firing range was located on the second floor of the USARC building and used until 1982. The Army completed lead abatement programs at the site and results of quality control testing indicated the building surfaces were adequately cleaned (USACE 2007). A grease rack was operated adjacent to the OMS building (USACE 2007). A limited assessment was performed to determine whether the rack had released contaminants into the soil. A 2001 letter from the California Department of Toxic Substance Control indicated that no further action was required (USACE 2007). The grease rack was later demolished. A subsurface soil assessment was performed on soils adjacent to the wash rack and oil/water separator (OWS). The results of the sampling did not indicate the presence of constituents of concern above regulatory action levels (USACE 2007).

#### **4.13.1.5 Special Hazards**

As described in Section 4.13.1.4 of this EA, the buildings located at Desiderio USARC likely contain ACM, lead-based paint, and PCBs.

### **4.13.2 CONSEQUENCES**

Potential impacts to hazardous materials management are considered significant if the Proposed Action would:

- Result in noncompliance with applicable federal and state regulations; or
- Increase the amounts of generated or procured hazardous materials beyond current permitted capacities or management capabilities.

#### 4.13.2.1 Preferred Alternative: Traditional Disposal, and Reuse

Potential impacts to hazardous and toxic substances from closure, demolition, construction, and reuse would not be significant. The Desiderio USARC currently stores predominately janitorial and building maintenance-related chemicals. Closing the site would eliminate the need for the site to contain even those chemicals.

The proposed reuse of the Desiderio USARC would require demolition of the site's four permanent buildings and its paved parking areas. Demolition and disposal would be accomplished in accordance with all appropriate federal and State of California environmental laws, rules, and regulations. Implementation of the Preferred Alternative would have a beneficial impact on the environmental condition of the property. The expected consequences of the Preferred Alternative on each hazardous substance are summarized below.

- Lead-based paint – Because no known lead-based paint survey has been conducted at the site and the buildings at the site were built in 1956, the USACE assumes that lead-based paint is present in the buildings (USACE 2007). The deed of transfer would include a lead-based paint warning and covenant. Demolition or salvage of structures where lead or material containing lead are present is regulated by OSHA 29 CFR 1926.62 for the safe and healthful working conditions of employees. Impacts from lead-based paint would not be significant.
- Asbestos – ACM has been identified or suspected in the USARC, OMS, and storage buildings. ACM in the buildings to be demolished would require abatement prior to demolition by trained and qualified asbestos personnel. Removal and disposal would be in accordance with federal and state regulations. Impacts from ACM would not be significant.
- PCBs – PCBs might be present in possible equipment in a buried electrical vault and in older-style fluorescent light fixture ballasts in the USARC and OMS. Ballasts that are not marked “No PCBs” should be assumed to contain PCBs and should be managed in accordance with all appropriate federal and state environmental laws, rules, and regulations. Impacts from PCBs would not be significant.

Potential adverse impacts from spills and leaks associated with construction of the new bungalows would be mitigated by contractor spill management plans. Families living in the single-family residences could store or spill household and lawn chemicals or petroleum products. However, the impacts from the potential storage or chemical spills would be the same as for any other residential area. Maintenance of the open space might include the use of pesticides and herbicides. The impacts from the use of these chemicals would be comparable to the maintenance of similarly sized parks in the region.

The Preferred Alternative would not result in noncompliance with applicable federal and state regulations; or increase the amounts of generated or procured hazardous materials beyond current permitted capacities or management capabilities. No significant impacts would occur.

#### **4.13.2.2 Caretaker Status Alternative**

Under this alternative, the quantity of hazardous and toxic substances stored on site would be comparable to the existing conditions. Janitorial chemicals and building maintenance-related products would still be stored on-site. No significant impacts would occur.

#### **4.13.2.3 No Action Alternative**

Under the No Action Alternative, no changes or impacts would occur to hazardous and toxic substances.

### **4.14 Cumulative Effects**

CEQ regulations stipulate that the cumulative effects analysis within an EA consider the potential environmental impacts resulting from the “incremental impacts of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such actions” (40 CFR 1508.7). Cumulative impacts can result from individually minor, but collectively substantial, actions undertaken over a period of time by various agencies (federal, state, and local) or individuals.

The scope of the cumulative effect analysis involves evaluating impacts to environmental resources by geographic extent of the effects and the time frame in which the effects are expected to occur. Past, present, and reasonably foreseeable actions are identified first, followed by the cumulative effects that could result from these actions when combined with the Proposed Action.

#### **4.14.1 PAST, PRESENT, AND REASONABLY FORESEEABLE ACTIONS**

The geographic area analyzed for cumulative effects includes the Desiderio USARC property, the Arroyo Seco open space to the west and north of the Desiderio USARC, commercial and government property to the east, residential neighborhoods to the south, and South Orange Grove Boulevard. One past project, the Vista del Arroyo project, includes a total of approximately 3 acres and is located immediately to the northeast of the site. This project, which involved both restoration of historic residences and construction of architecturally-consistent units, included four sub-projects: Bridgeview Terrace (townhouses and flats; five units; northeast Desiderio property boundary); Arroyo Terrace (townhouses, lofts, and flats; eight units; northeast Desiderio property boundary); Historic Bungalows (historic townhouses, houses, and flats; 13 units; South Grand Avenue; east of Bridgeview Terrace); and South Grand Avenue (townhouses and flats; four units; South Grand Avenue; east of Historic Bungalows). Construction activities have been recently completed, and at least some of the units have been sold.

One current action was identified within the area surrounding the site. The Lower Arroyo Seco Master Plan was adopted in 2003 and plans activities through 2014. Activities that would occur in the vicinity of the Desiderio USARC, as discussed in the Lower Arroyo Seco Master Plan, focus primarily on restoring and upgrading existing features, such as maintenance and improvements to trails and existing structures; installation of gates and bollards at Arroyo crossings, habitat restoration, slope stabilization, and revegetation. Some of these minor improvements are planned for the area west of the Desiderio USARC, including minor reconfiguration of access, involving installation of bollards or a swing gate, at the west end of the

Parker-Mayberry Bridge, across the Arroyo approximately 600 feet from the subject property to prevent vehicular access.

One reasonably foreseeable action was identified within the area surrounding the Desiderio USARC. Westgate Pasadena is a multiple-project redevelopment of the former Ambassador College on the east side of South Orange Grove Boulevard south of Green Street, which could begin in 2011. The project involves residential and other development by multiple proponents. At their closest points, the project is approximately 1,500 feet from the Desiderio USARC. Several blocks of urban land separate the sites, and neither site is visible from the other. Traffic associated with the Westgate Pasadena development would not pass along Arroyo Boulevard or Westminster Drive.

#### 4.14.2 CUMULATIVE EFFECTS SUMMARY

Cumulative impacts would not be significant as described below for each resource area and each alternative.

**Preferred Alternative: Traditional Disposal, and Reuse.** The conversion of land resources from use as an Army Reserve training center to low-density residential use and parkland/open space would not cause an adverse impact to land use because it is compatible with the overall residential character of the area. Development of the new homes extends the adjacent residential areas as did the Vista del Arroyo project. A minor, short-term cumulative impact to air quality could occur if the Preferred Alternative and the other proposed construction projects, and their associated traffic, occurred at the same time. However, these impacts would be short term and would not be significant.

The Proposed Action would cause incremental beneficial impacts to aesthetics and visual resources (as seen from the immediately surrounding area) as a set of structures that are not architecturally consistent with the surrounding area would be removed and a previously developed area would be substantially returned to parkland/open space using native species. Redevelopment and new construction associated with the Vista del Arroyo project were planned to be architecturally consistent with surrounding historic properties. Visual impacts from this project when combined with visual impacts of the Proposed Action would result in beneficial cumulative impacts to visual resources. However, based on the small size of the two projects, even combined, and the fact that the Desiderio USARC is not conspicuously visible from the surrounding historic properties, the beneficial cumulative impacts would be minor. Activities proposed in the Lower Arroyo Seco Master Plan primarily involve maintenance and upgrades to existing features and are not visible from the Desiderio USARC (neither is the Desiderio property visible from the location of the improvements), and would not likely affect visual resources in the area in such a manner as to result in cumulative impacts. The Preferred Alternative would not cause cumulative impacts to visual resources when combined with the Westgate Pasadena project due to the distance between the two projects.

The Preferred Alternative would cause beneficial impacts to biological resources due to the development of potential habitat for local wildlife, especially insects, birds, reptiles, and small mammals. The Vista del Arroyo project and the Westgate Pasadena project would both increase development in the area, which could adversely affect biological resources; however, both projects are relatively small in area and located in already developed, urban areas. A goal of the

Lower Arroyo Seco Master Plan is to restore, preserve, and enhance the natural character of the Arroyo as a self-sustaining, healthy system for people, plants, and animals interacting with the land. Cumulative impacts of the Proposed Action when combined with past, current, and future actions in the area would not substantially enhance or diminish the quantity or quality of habitat for plants and animals, nor would they substantially enhance or diminish regional or local populations of plant or animal species, as the scale of the restoration of habitat at the Desiderio USARC would be relatively small (less than 4 acres). Therefore, resulting cumulative impacts to biological resources would not be significant.

No substantial projects that would impact geology and soils are planned immediately adjacent or in close proximity to the Desiderio USARC; the Arroyo Seco activities would not affect geology and soils, and the Westgate Pasadena activities are sufficiently distant that the effects of the Proposed Action would not combine with them to result in significant cumulative impacts. The small size of the Desiderio property, especially in comparison with the Arroyo Seco open space, and its location in a developed urban setting indicate that the beneficial impacts to geology and soils from development of the open space would not be significant. Cumulative impacts on groundwater recharge from the removal of impervious surfaces also would not be significant since the potential for increased infiltration is minimal in comparison to both current infiltration into and withdrawals from the Raymond Basin.

Noise associated with demolition and construction would not add significantly to other sources of noise, and specifically would not result in significant cumulative impacts in combination with the Westgate Pasadena project due to the distance between the two projects and the urban setting separating them.

The Preferred Alternative would result in nine new homes in a neighborhood with no public transportation. However, traffic from the new homes would likely be less overall than traffic from use of the Desiderio USARC. Some of the traffic from the redevelopment would combine with that associated with the Vista del Arroyo project, and some of that traffic would use Arroyo Boulevard. However, this represents a total of 39 households, some of which (approximately 17) would enter and leave via Grand Avenue rather than Arroyo Boulevard. Cumulative impacts to transportation (and associated noise) would not be significant. Because only nine bungalows would be built under the Preferred Alternative, no cumulative impacts to socioeconomics, utilities, or hazardous and toxic substances would occur.

The Desiderio USARC building and OMS are considered eligible for inclusion on the NRHP. However, the facility is not visually prominent from any but immediately adjacent locations. It is downhill from the historic buildings on South Orange Street, and obscured from ground level view by buildings and vegetation. It is visible from the base of the supports of the Colorado Street Bridge; however, the buildings at the Desiderio USARC are not architecturally similar to the bridge, which was built in 1913, or to other surrounding historic properties, including those involved with the Vista del Arroyo or Westgate Pasadena projects. In addition, the West Gateway Specific Plan identifies preservation of significant historic buildings, including those in the area of the Westgate Pasadena project, such as the Ambassador Auditorium. No significant cumulative effects to historic or other properties are anticipated.

**Caretaker Status Alternative.** Under this alternative, a decreased military presence at the site would cause a decrease in traffic, and therefore slight decreases in impacts to air quality, biological resources, noise, utilities, and hazardous and toxic substances over existing conditions. The impacts of the Caretaker Status Alternative when combined with impacts of the past, current, and future projects would not cause significant changes to the environment. No cumulative impacts would occur.

**No Action Alternative.** Under the No Action Alternative, no changes or impacts to existing conditions would occur. Therefore, no cumulative impacts would occur from past, present, or reasonably foreseeable actions.

#### **4.15 Mitigation Summary**

Mitigation measures are actions required for the specific purpose of reducing the significant environmental impacts of implementing a proposed or alternative action. An EA may specify mitigation measures that, if implemented, would prevent significant impacts that would otherwise require an environmental impact statement. Because the Desiderio USARC building and OMS are eligible for inclusion on the NRHP, transfer of the property from Government ownership for local reuse and development would cause a significant impact to historic properties unless a proper mitigation plan is in place. The Army has coordinated with the California State Historic Preservation Officer to determine proper mitigation measures. Per the signed Memorandum of Agreement between the Army and the California State Historic Preservation Officer, the Army shall document Desiderio Hall to the professional standards of the State Historic Preservation Office. Documentation shall consist of narrative text, unbound 35mm black and white photographs, high-quality digital images, an index to photographs, and a photographic site plan. Demolition-related activities may commence once the photographic documentation has been accepted by the State Historic Preservation Officer in terms of number of views and overall quality of images. Final documentation shall be provided to the State Historic Preservation Officer for permanent archiving and public accessibility within 18 months of acceptance of the photographic documentation. The signed Memorandum of Agreement is provided in Appendix D.

## 5.0 FINDINGS AND CONCLUSIONS

The purpose of the Proposed Action is to implement the Army's proposal to close the Desiderio USARC as directed by BRAC. The Army's Preferred Alternative is to close the Desiderio USARC and make two public benefit conveyances to the City of Pasadena and Habitat for Humanity for parkland and self-help housing, respectively, as recommended by the LRA. Direct, indirect, and cumulative impacts of the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative have been considered. The evaluation performed within this EA concludes that there would be *no significant adverse impact* to the local environment or quality of life as a result of the implementation of the Preferred Alternative, provided that best management practices specified in this EA are implemented and documentation for historic properties is provided per the signed Memorandum of Agreement with the California State Historic Preservation Officer. Long-term beneficial impacts to aesthetics, biological resources, and recreation would occur from development of the proposed open space. Therefore, the issuance of a FNSI is warranted, and preparation of an environmental impact statement is not required.

**Table 5-1.** Comparison of Environmental Impacts under the Preferred Alternative, Caretaker Status Alternative, and No Action Alternative.

Resource Area	Preferred Alternative: Traditional Disposal, and Reuse	Caretaker Status Alternative	No Action Alternative
Land use	Change in land use from military installation to residential and park/open space. No adverse impact.	Change in land use from active military installation to one under limited maintenance. No adverse impact.	No impact
Aesthetics and visual resources	Short term: Ground disturbance; presence of workers, vehicles, and equipment; and the generation of dust and vehicle exhaust associated with demolition and construction.  Long term: Beneficial impact from redevelopment. Design of the proposed bungalows compliments the surrounding historic buildings, and creates linkage with the adjacent single-family neighborhood. The green space would be well-landscaped with meadows, walking pathways, and trees shielding the bungalows and parking area.	No impact	No impact
Air quality	Short-term: Particulate matter, vehicle emissions, and increased fugitive dust during demolition and construction. Best management practices would minimize generation of fugitive dust.  Long-term: Minor emissions from heating and air conditioning of nine residences, and vehicular traffic of residents and park visitors.	Reduced vehicle traffic and vehicle emissions.	No impact
Noise	Short-term: Noise from large machinery and traffic during demolition and construction. Compliance with City of Pasadena Municipal Code would ensure no significant impacts.  Long term: New receptors (nine new residents) would experience limited noise from traffic and lawn mowing.	No new sources of noise or increases in noise levels and no new receptors of noise. Decrease in traffic noise.	No impact
Geology and soils	Short term: Surface soil disturbance during demolition and construction, potentially increasing soil erosion by wind or runoff. Best management practices such as the use of water trucks, stockpile covering, silt fencing, and similar techniques would minimize impacts.  Long term: No impact	No impact	No impact
Water resources	Short term: Erosion and transport of sediment during demolition and construction would be minimized by adherence to construction permit.  Long term: Reduction of impermeable surfaces and improvement of groundwater recharge and potentially the water quality of the nearby Arroyo Seco watercourse by reducing surface water runoff.	No impact	No impact

Resource Area	Preferred Alternative: Traditional Disposal, and Reuse	Caretaker Status Alternative	No Action Alternative
Biological resources	<p>Short term: Wildlife may avoid the area due to the increase in noise and dust during demolition and construction, and an increased chance of wildlife-vehicle interactions may occur with the increase in vehicles and construction equipment.</p> <p>Long term: Beneficial impact of additional habitat from increase in vegetation from the new park adjacent to the Lower Arroyo Seco area not previously available for wildlife use.</p>	Decrease in military presence may allow beneficial impact from increase in use of the sparsely vegetated areas around the Desiderio USARC by wildlife.	No impact
Cultural resources	Based on the existence of Historic Properties within the Desiderio USARC, the Army has determined that the disposal action would have an adverse effect on Historic Properties as per 36 CFR 800.5(d)(2). Under the Reuse Plan, the Desiderio Hall, which is eligible for inclusion on the National Register of Historic Places, would be demolished. The impact would be mitigated with proper photographic documentation of Desiderio Hall per the Memorandum of Agreement between the Army and the California State Historic Preservation Officer (Appendix D).	No impact	No impact
Socioeconomics	<p>Short term: Additional employment, income, and business sales created during demolition and construction.</p> <p>Long term: Under private ownership a portion of the property would lose its current tax exempt status and, thus, be added to the local tax roll and generate real property tax revenues, tangible personal property tax, and other applicable taxes, as well as utility tax revenues. Nine affordable housing units would cause an overall negligible impact on housing. No environmental justice impacts.</p>	Changes to the existing socioeconomic baseline conditions would be negligible as a result of operational closure and periodic maintenance and upkeep of the facility.	No impact
Transportation	<p>Short term: Increase in vehicular traffic on the local streets during demolition and construction due to truck and heavy equipment traffic and from the private vehicle traffic of workers.</p> <p>Long term: Daily traffic from the nine single-family bungalows might be slightly greater than from the four full-time workers who currently travel to the Desiderio USARC. However, the weekend vehicle traffic should decrease compared to the existing 363 soldiers who travel to the site one weekend per month.</p>	Decrease in traffic as the number of maintenance workers would be less than the current use of the USARC.	No impact

Resource Area	Preferred Alternative: Traditional Disposal, and Reuse	Caretaker Status Alternative	No Action Alternative
Utilities	<p>Short term: Increase in sediment loading to the storm water system as a result of erosion of exposed soils would be minimized by adherence to the General Construction Permit. Temporary increase in the volume of demolition debris requiring landfilling. Small temporary impacts to potable water supply, the storm water system, energy sources, and solid waste systems during construction.</p> <p>Long term: Minimal impacts to potable water supply, wastewater system, storm water system, energy sources, communication services, and solid waste system due to the small number of bungalows and would likely be lower in magnitude than the impacts to utility systems from use of the Desiderio USARC, resulting in an overall decrease in demand on utility systems.</p>	Significant reduction or elimination of demand for all of the utility resources except the storm water system. No change to the storm water system.	No impact
Hazardous and toxic substances	<p>Short term: Potential impacts from lead-based paint, asbestos-containing material, and polychlorinated biphenyls at the site. However, demolition and disposal would be accomplished in accordance with all appropriate environmental laws, rules, and regulations. Minimal adverse impacts due to the potential for spills and leaks from construction equipment would be mitigated by contractor spill management plans.</p> <p>Long term: Beneficial impacts on the environmental condition of the property from removal of lead-based paint, asbestos-containing material, and polychlorinated biphenyls. New residents could store or spill household and lawn chemicals or petroleum products. However, these impacts would be the same as for any other residential area. Maintenance of the open space might include the use of pesticides and herbicides comparable to the maintenance of similarly sized parks in the region.</p>	The quantity of hazardous and toxic substances stored on site would be comparable to the existing conditions. Janitorial chemicals and building maintenance-related products would still be stored on-site.	No impact

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## **APPENDIX A. DESIDERIO USARC REUSE PLAN**

This appendix contains the Local Redevelopment Authority's recommended reuse plan for the Desiderio United States Army Reserve Center.



CITY OF PASADENA  
LOCAL REDEVELOPMENT AGENCY

DESIDERIO ARMY RESERVE CENTER

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REUSE PLAN



DESIDERIO ARMY RESERVE CENTER  
FINAL REUSE PLAN

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## INTRODUCTION

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### Base Closure Process

The Desiderio Army Reserve Center was recommended for closure by the 2005 Base Realignment and Closure Commission in November 2005. The recommendation was approved by Congress and the property was made available to Federal agencies for a period of six months. No agencies filed interest in the property and it was subsequently declared surplus property. At that time the city was notified of its availability and advised of opportunities to participate in planning for reuse of the site.

### Local Redevelopment Authority

In May 2006, the City was designated by the Department of Defense as the Local Redevelopment Authority (LRA) responsible for the drafting of a reuse plan for the site. The reuse plan is essentially a recommendation to the Department of Defense stating how the City would like to see the property used and who could best implement that plan. Federal regulations define the responsibilities of the LRA and require that the reuse plan be developed through a community planning process. A summary of community outreach and planning activities is included later in the report.

### Description of Facilities

The Desiderio site is a 5.1 parcel located at 655 Westminster Drive in Pasadena, California. The site was formerly the grounds and recreation area of the Vista del Arroyo Hotel and Resort complex. The hotel property was acquired by the U.S. War Department in 1943 to serve as hospital facilities for servicemen during WWII. In 1956, the site was divided and the Desiderio Army Reserve Center was built on the western lot at the bottom of the grade. Facilities at Desiderio consist of a two-story classroom building that includes a large drill hall and kitchen, as well as a large garage, two small accessory structures, and paved parking. Desiderio has been in continual use by the Army as a training facility for various military reserve units, including intelligence units. Few improvements have been made to the site since the original construction.



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## SITE CONTEXT

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### Regional Context

Pasadena is a picturesque, 23 square mile community located at the base of the San Gabriel Mountains, 15 miles northeast of downtown Los Angeles. Pasadena is bordered by the City of Glendale to the west, the Eagle Rock neighborhood of Los Angeles to the southwest, San Marino to the south, Arcadia and San Marino to the east, and Altadena (unincorporated Los Angeles County) to the north.



### Local Demographics<sup>i</sup>

#### *Population*

Pasadena's location and status as a primarily "built-out" city limits the potential for citywide growth. In addition, Pasadena's demographic profile over the next 20 years is anticipated to be characterized by an aging population and continuing ethnic diversification, trends evident throughout Los Angeles County as well. The historical trend of a modestly declining household size, evidenced between 1990 and 2005, and similar projections through the year 2025, indicate a minimal but continuing reduction in household size in the future.

Pasadena's total population grew during 1970-2000 from 113,327 to 133,936 people. Nearly two-thirds of that increase occurred between 1980 and 1990. The population increased by 13,041 people, or 11 percent during the 1980-1990 decade. Growth during the 1990s was less than 2 percent, an increase of 2,345 residents.

The 2000 Census provided some unexpected information: population growth during the ten-year period was exceptionally slow, less than 2 percent; the proportions both of those who were very young and of those 65 years of age and older decreased; the average household size remained substantially unchanged.

A population of approximately 150,000 may be projected for the year 2015, with an increase of twelve percent over the population of 133,936 in 2000.

#### *Housing*

Since 1970, Pasadena's housing mix has shifted gradually from single family to multi-family. Single-family homes have decreased both in total number and as a percentage of total

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<sup>i</sup> City of Pasadena *Comprehensive General Plan, Land Use Element*, November, 24, 2004.

housing, with the shift continuing through the 1990s. At the same time, there has been a significant increase in multifamily dwellings, particularly developments containing five or more units per structure. This trend is expected to continue given land values, the lack of available sites for single-family homes.

A total of approximately 59,500 housing units may be projected for 2015, with an increase of ten percent over the 54,132 units in 2000.

*Employment*

Employment projections for the region and local area are extremely variable due to the restructuring of the national economy. In addition, accurate information concerning local employment totals is not presently available. It is estimated that 2000 employment in Pasadena totaled 94,600 jobs. Pasadena will provide approximately 111,500 jobs in 2015, as a reasonable projection.

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## SITE DESCRIPTION

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### Site History

The 5.1 acre Desiderio site was formerly the grounds and recreation area of the historic Vista del Arroyo Hotel and Resort complex built in 1903. The entire site was acquired by the U.S. War Department in 1943 to serve as hospital facilities for servicemen during WWII. In 1956 the Desiderio Army Reserve Center was built on the western half of the property below grade from the hotel buildings.

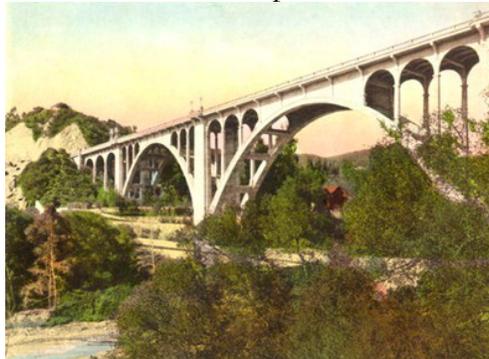
### Historic Buildings

The remaining hotel buildings, immediately east of the Desiderio site, include the main hotel and several smaller bungalows. All have been restored and listed on the National Register of Historic Places. The Federal government still owns the main building housing the Ninth Circuit Court of Appeals and several bungalows that house non-profit agencies. The remaining bungalows were sold to a private developer who is developing the site as condominiums.



*Ninth Circuit Court of Appeal, formerly the Vista del Arroyo Hotel*

Along the northern portion of the site is the Colorado Street Bridge built in 1913 and also restored and listed on the National Register of Historic Places. The bridge is one of the most painted and photographed features in Southern California. The property includes an easement under the bridge to allow access for repairs.



Colorado Bridge

Immediately south of the Desiderio site is a low-density historic single-family neighborhood built largely between 1890 and 1930. Portions of the area are listed on the National Register with the majority of the remaining buildings being eligible for listing.

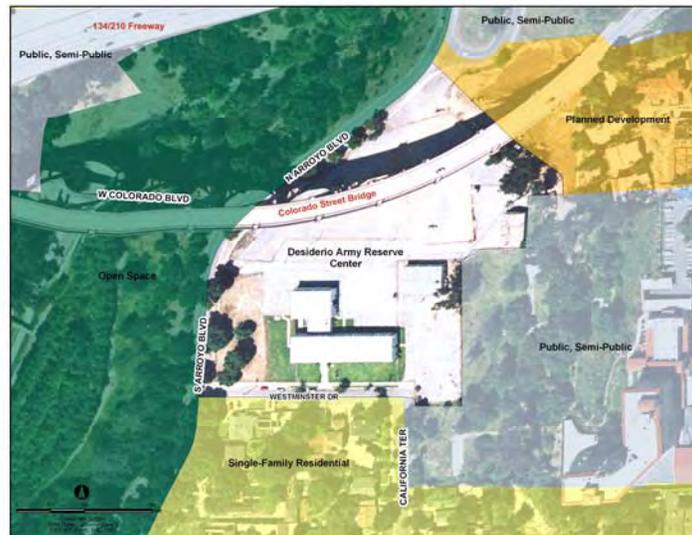
### **Natural Environment**

This quiet neighborhood and the Desiderio site are bordered on the west by the Arroyo Seco, a natural watershed and major tributary of the Los Angeles River. This deep canyon is the City's largest natural open space, stretching eight miles through the City and 22 miles in total linking the San Gabriel Mountains to downtown Los Angeles. Pasadena and other communities along the Arroyo have worked diligently to protect and restore this important natural environment for future generations.



*Lower Arroyo Seco*

### **Adjacent Land Uses**



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## **PUBLIC OUTREACH**

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### **Process Overview**

Under Federal regulations the City of Pasadena, as the LRA, was required to publish a legal notice in local newspapers announcing a 90-day period during which interested parties could submit proposals. Notices were published in three local papers on June 8, 2006, and special outreach was made to homeless services providers as required by the regulations. The LRA was also required to conduct at least one workshop that provided an opportunity for interested parties to learn about the reuse process and to tour the buildings on the Desiderio site. This workshop was held on site on June 30, 2006 and representatives of more than 75 organizations attended. On September 8, 2006, the submittal period closed and eleven proposals for redevelopment of the site were received. Under Federal regulations, the City is given nine months to review the proposals and develop a recommended Reuse Plan through a community planning process.

### **Community Participation**

A web page dedicated to information regarding the Desiderio site was posted on September 19, 2006, including all eleven proposals (excluding the financial information.). The page includes background information and photographs of the site, information on the process, and regular updates regarding meeting schedules, commission recommendations and plans. Information was also regularly shared with the community through the City's semi-monthly community newsletter.

On October 12, 2006, a general information meeting was held to allow the community to become familiar with the proposals prior to the start of the planning process. Each of the eleven proposal teams presented their plan, answered questions and distributed materials to a group of approximately 80 attendees. The meeting was promoted through press releases, notices to all neighborhood associations, postcards mailed to addresses within 1,000 ft radius of the site, postcards placed at public counters, notice posted on the local cable channel, and information posted on the City's web page. These same tools were used to notify the community of additional commission and City Council meetings.

In October 2006, the Pasadena City Council designated the Planning Commission to act as the official advisory review panel to evaluate the proposals and recommend a conceptual land use plan. The Planning Commission was deemed to meet several important criteria which qualified it to act in an advisory role on this issue. By nature of their appointment to the Commission, Planning Commissioners possess technical expertise and experience in evaluating master plans and balancing land use-related concerns. In this case, several diverse proposals needed to be evaluated for compliance with existing City plans and codes, as well as for compatibility with the unique character of the site. The Planning Commission is experienced not only with the current plans and development standards for the community, but also with the community concerns and priorities regarding new development. In addition, the membership of the Commission is representative of a cross-section of the community, thereby providing a diverse range of perspectives.

The City Council also directed that the eleven proposals be reviewed by three advisory commissions including the Community Development Committee, the Recreation and Parks Commission and the Transportation Advisory Commission. These groups assessed the open space, housing, and traffic impacts of the 11 submitted proposals respectively. Each of these commissions reviewed the proposals, heard public testimony and forwarded a list of recommended projects to the Planning Commission for their consideration.

The Planning Commission reviewed the eleven proposals over the course of three public meetings. On November 1, 2006, presentations were heard and public testimony taken. On December 6, 2006, the Commission again heard public comment and selected four finalists from among the eleven proposals. Each of the four was asked to consider partnering with each other, or other agencies, to create a more balanced project. On January 24, 2007 revised proposals were submitted by three of the finalists, however no new partnerships were presented. Public testimony was heard and a final proposal was selected for recommendation to the City Council.

The City Council considered all eleven proposals, recommendations from all four advisory bodies, and public comment on February 5, 2007. A concept plan was selected that would combine two proposals and staff was directed to return with final documents for approval. On March 19, City Council considered, at the request of the participants of the plan, possible modifications to the approved concept plan and public comment was heard. Staff was directed to prepare additional plan variations and return to Council for further action. On April 23, staff returned with a revised plan as directed; after reviewing the alternative and hearing public testimony, City Council affirmed their original decision of February 5, 2007.

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## SELECTION OF FINALISTS

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### Review Considerations

#### *Federal Criteria*

Neither the Federal regulations nor the Department of Defense specified criteria for the selection of land uses for the site. However, an Army representative stated at the June 30, 2006 information meeting that their chief priority was that the recommended plan have strong community support. It is with this understanding that the LRA has proceeded in good faith toward selecting an appropriate land use concept for the Desiderio site.

#### *Local Land Use Codes*

The West Gateway Specific Plan is the current long-range planning document for the site. Adopted in 1998, the plan is the product of several years of community participation and includes specific recommendations for the Desiderio site. It states that the preferred community vision for the site is for a charitable, cultural or government institution, but that low density residential (6 DU/acre; 36' height limit) would also be acceptable. The plan further states that in either case the new development should be in character with the surrounding residential areas, respect the peaceful quality of the area, and minimize traffic and impacts on the Arroyo Seco.

### Description of Proposals

On September 8, 2006, eleven proposals for redevelopment of the site were received ranging from recreational use of the site to high-density housing, including six housing developments, two schools, and three multi-purpose proposals combining outdoor recreation uses with an art academy, a float building facility for the Tournament of Roses and a public safety training facility for the City of Pasadena. A summary of each is shown in the matrix below.

	<b>Organization(s)</b>	<b>Land Use</b>	<b>Acquisition Type</b>
1	Arroyo Center for Art and the Environment	Art Academy and Museum Environmental Center Natural Open Space	Parkland PBC
2	Beacon Housing	Mixed Affordability Housing (18 single family homes, 32 townhomes)	Market Purchase
3	Century Housing	58 Workforce, Multifamily Housing Units	Market Purchase
4	Century Housing	Charter School Public Parkland	Education PBC

	<b>Organization(s)</b>	<b>Land Use</b>	<b>Acquisition Type</b>
5	City of Pasadena	Public Safety Training Facility Recreation Center Parkland	Parkland or Homeland Security PBC
6	Habitat for Humanity	9 Affordable, Single Family Housing Units	Self-Help Housing PBC
7	Lambert Development & IHC Community Housing	50 Multifamily Housing Units	Market Purchase
8	Moule & Polyzoides	20 Single Family Housing Units	Market Purchase
9	Tournament of Roses	Float Construction/Staging Parkland	Market Purchase
10	Union Station Foundation	Affordable, Multifamily Housing	Market Purchase
11	Westminster Academy	Private Day School Mixed housing Parkland	Education PBC

### **Selection of Finalists**

#### *Recreation and Parks Commission*

On November 29, 2006, the Recreation and Parks Commission heard presentations and reviewed the eleven proposals. The Commission voted to consider the merits of the proposals within the context of three principles: provision of the most park, open or recreational space; greatest benefit to the community as a whole; and compatibility with the adjacent neighborhood. Using these principles, the Commission recommended the following four proposals to the Planning Commission without priority:

- Habitat for Humanity
- Arroyo Center for Art and the Environment
- Moule & Polyzoides
- City of Pasadena

#### *Community Development Committee*

On November 20, 2006 the Community Development Committee heard eleven presentations and evaluated the proposals within the spirit and intent of their mission to a) preserve and expand the diversity of housing and economic development for a broad mix of persons of different ethnicities and income levels; and b) to address the Issue of homelessness in Greater Pasadena. The Committee stated a desire to recommend the proposals that provide the greatest amount of housing directed to the population(s) with the greatest need and voted to recommend to the Planning Commission the following projects in priority order:

1. Union Station Foundation
2. Century Housing - Housing Proposal
3. Lambled Development/IHC Housing Corporation
4. Habitat for Humanity
5. Moule & Polyzoides

In addition, the Committee recommended that consideration be given to incorporating the Arroyo Center for the Arts and the Environment into a joint development arrangement.

#### *Transportation Advisory Commission*

On January 12, 2007, the Transportation Advisory Commission reviewed the eleven original proposals and the updated site plans submitted by two of the proposals selected as finalists by the Planning Commission. TAC voted to concur with the Planning Commission on the selection of the four finalists and further recommended the following:

1. Pedestrian and transit access should be considered;
2. Parking and mobility impacts should be addressed through neighborhood protections for the surrounding areas;
3. Access to public uses should be directed from Arroyo Drive;
4. Adequate ingress and egress should include consideration of the bridge, the incline of Arroyo Drive, and the road alignments.

#### *Planning Commission*

On November 1, 2006, the Planning Commission heard presentations from the development teams of each of the eleven proposals and took public comment. On December 6, 2006, the Planning Commission again heard public comment and selected four proposals as finalists for further consideration. Those finalists were:

- Habitat for Humanity
- Arroyo Center for Art and the Environment
- Moule & Polyzoides
- City of Pasadena

The finalists were asked to consider partnering with other proposal teams and were invited to submit updated proposals. On January 24, 2007, the Planning Commission heard updated proposals from each of the four finalists, took public comment for a third time, and deliberated on a final recommendation. The Commission ultimately considered the proposals in the context of two criteria: 1) broad community support as required by the Department of Defense and 2) compliance with the West Gateway Specific Plan. The Commission voted unanimously to recommend the Habitat for Humanity "Scheme A" that includes nine single-family units, 75% open space, inclusion of the Arroyo Center for the Arts and Environment in a new building, and a parking grove similar to the grove at the Huntington Library and Gardens.

### Description of Finalists

Of the eleven proposals, four were selected by the Planning Commission as finalists for further consideration. The Recreation and Parks Commission and the Transportation Advisory Commission recommended the same four proposals as finalists. Two of the four, Habitat for Humanity and Moule & Polyzoides, were also recommended by the Community Development Committee. Descriptions of the final four are as follows:

#### *Habitat for Humanity*

The original proposal from Habitat for Humanity included 22 attached single-family homes leaving the remainder of the site for either public parkland or the development of market rate single family homes. In response to community concerns, Habitat submitted an updated proposal reducing the number of units to nine single-family bungalows in a court formation occupying approximately 25% of the site. The bungalows would be constructed through a sweat equity program and sold at affordable rates up to 80% of area median income. Habitat proposed three alternatives for the remainder of the site. Scheme A, recommended by the Planning Commission, proposed that most of the site remain as open space with a heavily planted parking grove similar to that at the Huntington Library. It also proposed a large bungalow, sited as an aesthetic focal point framed by an arch of the bridge, to house the Arroyo Center for the Arts and Environment. Access to the parking would be from Arroyo Boulevard thus minimizing impacts on the adjacent neighborhood.

This proposal meets the development standards of the West Gateway Specific Plan and current zoning. It also complies with the statements in the Plan that development on the site "should be in character with the surrounding residential areas, respect the peaceful quality of the area, and minimize traffic and impacts on the Arroyo Seco." In addition, it furthers the goals of the Housing Element to provide affordable housing, the Draft Green Space Element for preservation and acquisition of open space in or adjacent to the Arroyo, and the Cultural Nexus Plan to provide space for the cultural and creative sector, to expand cultural and heritage tourism, and to communicate Pasadena's unique cultural identity to the region and world. It is also in alignment with the City's focus on protection of the environment.

The land would be transferred to the City and Habitat for Humanity at reduced or no cost through Public Benefit Conveyances for parkland and self-help housing respectively. The Arroyo Center for Art and the Environment would occupy the site through an agreement with the City.

#### *Arroyo Center for Art and the Environment*

The Arroyo Center for Art and the Environment is a joint venture of the Arroyo Seco Foundation and the California Art Club. Both are local non-profits established in Pasadena more than 100 years ago. The Arroyo Seco Foundation works to preserve and promote the Arroyo Seco; the California Art Club provides education and support for traditional fine art, particularly painting in the "plein air" tradition for which the Arroyo Seco has served as inspiration since the turn of the century. Their proposal seeks to celebrate nature and art in the Arroyo through restoration of natural vegetation on most of the site and reuse of the existing buildings as an art museum and academy, a library of Arroyo history, and a center

for environmental education. Improvements to the buildings would include state-of-the-art energy and environmental design and LEED certification. The proposal is in compliance with the West Gateway Specific Plan and is conditionally permitted under the current zoning for the site.

The land would be transferred to the City through a Public Benefit Conveyance for parkland and occupied by the non-profits through an agreement with the City.

*City of Pasadena*

The City of Pasadena proposal was submitted by a four-department team including Fire, Police, Public Works and Human Services and Recreation. The proposal seeks to provide both a regional public safety training facility in the existing structures and new park/open space opportunities on the remainder of the site. This use is in compliance with the West Gateway Specific Plan and is conditionally permitted under the existing zoning.

The land would be transferred to the City under a Public Benefit Conveyance for parkland and/or homeland security. It is believed that Homeland Security dollars could be secured for facility renovation.

*Moule & Polyzoides*

Moule & Polyzoides, a local architecture firm noted for its focus on "new urbanism", originally proposed 22 single family homes to be sold at market rate as well as a one acre neighborhood park with a small community building at the center. In an updated proposal, intended to address the priorities set forth by the City's advisory bodies as well as community input, the number of units was reduced to 20, the size of the park increased to 1.75 acres, and two workforce units were added to the three affordable units required by the inclusionary housing ordinance. The proposed use would require a zone change and Specific Plan Amendment for a Planned Unit Development (PD) that would allow flexibility from the current zoning and development standards for the site.

The land would be purchased by Moule & Polyzoides at market rate, as assessed at the time of transfer, directly from the Department of Defense. This proposal was withdrawn by the applicant before being considered by City Council.

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## RECOMMENDED PLAN

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### Plan Summary

The recommended plan includes nine single-family bungalows in a court formation occupying approximately 25% of the site. The bungalows would be constructed by Habitat for Humanity through a sweat equity program and sold at affordable rates up to 80% of area median income. The remainder of the site would remain as city parkland/open space with a heavily planted parking grove. It also includes a possible center for celebration of the Arroyo Seco. Access to the parking would be from Arroyo Boulevard thus minimizing impacts on the adjacent neighborhood.

This proposal meets the development standards of the West Gateway Specific Plan and current zoning. It also complies with the statements in the Plan that development on the site "should be in character with the surrounding residential areas, respect the peaceful quality of the area, and minimize traffic and impacts on the Arroyo Seco." In addition, it furthers the goals of the Housing Element to provide affordable housing, the Draft Green Space Element for preservation and acquisition of open space in or adjacent to the Arroyo, and the Cultural Nexus Plan to provide space for the cultural and creative sector. It is also in alignment with the City's focus on protection of the environment.

The land would be transferred to the City and Habitat for Humanity through Public Benefit Conveyances for parkland and self-help housing respectively. The community bungalow would be occupied through an agreement with the City.

The recommended plan responds to two critical priorities for the City of Pasadena - affordable housing and public parkland. It also responds to a community priority to create more opportunities for the celebration of arts and culture.



**FINAL PLAN ATTRIBUTES:**

- NINE UNIT BUNGALOW COURT WITH SIX VISITOR PARKING SPACES
- OPEN SPACE AND PLAYGROUND, PATHWAYS AND CONNECTION TO ARROYO TRAIL SYSTEMS AT WESTMINSTER DR
- PUBLIC PARKING WITH PERMEABLE PAVING FOR 20 CARS WITH FUTURE CAPACITY FOR ADDITIONAL 15 SPACES
- POSSIBLE FUTURE COMMUNITY BUILDING



**FINAL PLAN** 05.04.2007



### **Affordable Housing**

California is facing an affordable housing shortage of crisis proportions across the state. Pasadena faces several challenges in providing housing, including the following priorities outlined in the City's Housing Element of the General Plan:

- Maintaining the diversity of the community;
- Ensuring the affordability of its housing stock;
- Addressing individuals and families with special housing needs;
- Focusing reinvestment in poorer areas of the community, and;
- Balancing growth with preservation of the unique aspect of Pasadena.

The City is at the forefront of seeking solutions for the creation of affordable housing to the extent that it recently hosted a series of forums and research seminars with the Urban Land Institute. Despite operating a variety of affordable housing programs a critical shortage of affordable housing remains within the community.

The Desiderio site is a difficult development site because it is surrounded on all sides by sensitive land uses including significant historic buildings and a protected natural habitat. The community found that high-density multi-family development would not be appropriate for the site and would have significant impacts on these important community resources. However, the desire to include affordable housing was strong, even when balanced with the need for community parkland.

The recommended project is compatible with the surrounding land uses and the City's affordable housing goals. The final plan includes nine affordable single-family ownership units in a bungalow court format. This project will help achieve the City's affordable home ownership goals and accommodates the need for larger family units. The design references Pasadena's historic building plans, compliments the surrounding historic buildings and creates linkage with the adjacent single-family neighborhood. The axis of the court is aligned to continue the view corridor of the existing street and the frame the view of the historic Colorado Street Bridge. The plan essentially expands the existing neighborhood with affordable homes.

### **Public Parkland**

It is a priority of the City to "create, maintain, protect, and restore an interrelated system of parks, trails, and natural open spaces. To provide recreational opportunities which sustain a vibrant and healthy community with an emphasis on ecologically sensitive public enjoyment and education."

Findings from a recent study identified existing deficiencies in the City's inventory of parkland and a need to create additional urban open space and parkland to accommodate growth. The City's draft Green Space Element of the General Plan recommends that the following measures be considered to alleviate this need:

- Acquire properties adjacent to existing parks as they become available.

- Encourage the development of publicly accessible urban open space areas throughout the city, both public and privately owned.

The Desiderio site is immediately adjacent to the Lower Arroyo, a natural watershed and major tributary of the Los Angeles River. This deep canyon is the City's largest natural open space, stretching eight miles through the City and 22 miles in total linking the San Gabriel Mountains to downtown Los Angeles. Pasadena and other communities along the Arroyo have worked diligently to protect and restore this important natural environment for future generations.

Because of this location, many in the community believe that the site is a rare opportunity to expand the city's inventory of natural open space and that the entire site should be preserved as parkland. It meets the goal of acquiring properties adjacent to existing parks as they become available. It is unlikely that other parcels adjacent to the Arroyo and suitable for park development will be available at any time in the near future.

In addition, the neighborhood surrounding the Desiderio site is not currently served by a "Neighborhood Park." A neighborhood park is defined as serving a neighborhood within a ½ mile radius, or a typical walking distance, with amenities such as tot lots and picnic facilities.

The green space portion of the recommended plan will consist of a Neighborhood Park to be characterized as a passive retreat for individuals, families with small children, walkers, and visitors to the Lower Arroyo. This park is not intended, nor shall it be designed to accommodate large groups or organized sports activities. The following list of amenities proposed for Desiderio Park is consistent with the minimum standard set of amenities for Neighborhood Parks, as proposed in the City's draft Recreation, Parks, and Open Space Master Plan (items in parentheses further define the features proposed for Desiderio Park):

- Open Turf Area ("Meadow")
- Trees
- Security Lighting
- Walkways that loop around and through park amenities
- Picnic Tables (scattered throughout)
- Benches
- ADA compliant Play Equipment (small "Tot Lot")
- ADA compliant Drinking Fountains
- Waste and Recycling Receptacles

In addition to the elements listed above, the size, topography, and setting of Desiderio Park make it ideal for the following additional features:

- Native grasses and plantings consistent with the Lower Arroyo
- Naturalistic play elements dispersed throughout the park (e.g. Huntington Children's Garden)
- Small Picnic Ramada (family scale; 2 tables)

- Street crossing across Arroyo Blvd from Desiderio Park to Lower Arroyo trails (at Westminster Dr.)
- Restrooms (incorporated into side of “Arts Casita” structure on the eastern edge of the Site, with exterior access)
- 25-30 parking spaces

City Council has directed that the park be named Desiderio Park in honor of Captain Desiderio.

### **Arts & Culture**

The City recently adopted Cultural Nexus a plan for the support and expansion of cultural opportunities throughout the City. Among the priorities of the plan are to provide space for the cultural and creative sector.

The recommended plan includes a community building intended to house arts and environmental activities in celebration of the Arroyo Seco natural environment. The building would be no more than 8,000 square feet in footprint and could have one additional story underground. It would be situated to create maximum view of the historic bridge and the historic Vista del Arroyo hotel.

An arts and culture center was originally included in the plan with the intention of housing the Arroyo Center for Arts and Environment, one of the four finalists. That organization however has stated that they are interested in participating only if they can preserve and rehabilitate the existing buildings on site, rather than build new construction. Without the participation of this group, the potential remains that the building could be built at a future date to house similar activities by other organizations. The building remains only an alternative at this time, if the City can identify the appropriate use and funding mechanism. The creation of space for the cultural use would meet the priorities of the City’s cultural plan.



## **APPENDIX B. RECORD OF NON-APPLICABILITY**

This appendix contains a Record of Non-Applicability (RONA) documenting the determination that the Proposed Action falls into conformity with the U.S. Environmental Protection Agency-approved state implementation plans and a written Conformity Determination is not required.



## RECORD OF NON-APPLICABILITY

In Accordance with the Clean Air Act – General Conformity Rule for

The Disposal and Reuse of the Desiderio Army Reserve Center, Pasadena, California

June 1, 2010

In accordance with the 2005 Base Realignment and Closure, the U.S. Army proposes to close the Desiderio United States Army Reserve Center in Pasadena, California, and dispose according to applicable laws, regulations, and national policy. Foreseeable reuse alternatives include nine single-family bungalows and associated parkland/open space.

General Conformity under the Clean Air Act, Section 176 has been evaluated for the project described above according to the requirements of 40 CFR 93, Subpart B. The General Conformity Rule applies to federal actions occurring in regions designated as being in nonattainment for the NAAQS or in attainment areas subject to maintenance plans (maintenance areas). Threshold (*de minimis*) rates of emissions have been established for federal actions with the potential to have significant air quality impacts. If a project/action located in an area designated as nonattainment exceeds these *de minimis* levels, a general conformity analysis is required. Los Angeles County is designated as a severe ozone nonattainment area and thus NO<sub>x</sub> and VOC thresholds apply. Los Angeles County is also designated as a serious PM<sub>10</sub> and PM<sub>2.5</sub> nonattainment area and thus PM<sub>10</sub> and PM<sub>2.5</sub> thresholds apply.

A General Conformity Analysis of this project is not required because:

Total direct and indirect emissions from this project would include minor short-term effects from demolition and construction. Long term emissions from reuse would include heating and air conditioning of residences and vehicular traffic generated by the residences and park. These emissions would be less than the annual *de minimis* values.

The *de minimis* values established in 40 CFR 93.153 are:

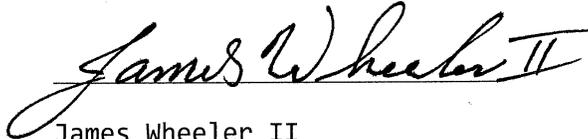
NO<sub>x</sub>: 25 tons; VOC: 25 tons; PM<sub>10</sub>: 70 tons; PM<sub>2.5</sub>: 70 tons

Furthermore, the project is not considered regionally significant under 40 CFR 93.153 (i).

Los Angeles County, CA is in attainment for criteria pollutants CO, SO<sub>2</sub>, and Pb and therefore these pollutants are not subject to conformity review. Portions of Los Angeles County are a maintenance area for NO<sub>2</sub>; however, conformity for NO<sub>2</sub> was considered due to ozone nonattainment.

Supporting documentation and emission estimates:

- Are Attached
- Appear in the NEPA Documentation
- Other (Not Necessary)



James Wheeler II  
BRAC Environmental Coordinator  
63D Regional Support Command

June 2, 2010

Date

## **APPENDIX C. CONSULTATION**

This appendix contains the following consultation and coordination documents:

- Concurrence letter from the California State Historic Preservation Officer dated July 16, 2007, regarding the Army's determination of eligibility for the National Register of Historic Places
- Letter sent to the Cahuilla Band of Indians
- Letter sent to the San Manuel Band of Mission Indians
- Letter sent to the U.S. Fish and Wildlife Service
- Letter sent to the California Department of Fish and Game
- Letter sent to the California State Historic Preservation Officer
- Letter sent to the Advisory Council on Historic Preservation

NOTE: Attachments 1 and 2 were identical for all letters and are shown in this appendix after the letter sent with the U.S. Fish and Wildlife Service. Attachment 3 to the letter sent to the California State Historic Preservation Officer is identical to the concurrence letter from the California State Historic Preservation Officer and is included as the first letter in this appendix.

- E-mail received from the U.S. Fish and Wildlife Service
- Correspondence with the Advisory Council on Historic Preservation

This appendix also contains Memorandums for the Record regarding tribal consultation actions and consultation actions with the California Department of Fish and Game for this environmental assessment.



**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

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July 16, 2007

In reply refer to: USA070613A

Colonel James O. Anderson  
Deputy Chief of Staff, Engineer  
United States Department of the Army  
Headquarters, 63<sup>rd</sup> Regional Readiness Command  
4235 Yorktown Avenue  
Los Alamitos, CA 90720-5002

Re: Inventory and Evaluation of Historic Resources at 63D Regional Readiness Command, US Army Reserve Center in California

Dear Colonel Anderson:

Thank you for your letter of 23 May 2007, received in my office on 13 June 2007, regarding the National Register of Historic Places eligibility of US Army Reserve centers in the state of California. You are consulting with me in order to comply with Section 110 of the National Historic Preservation Act of 1966 (16 U.S.C. 470h-2(a)), as amended.

Although in your letter you state that the Army has evaluated 32 reserve centers, the documentation you have included with your letter, *Cultural Resources Inventory and Evaluation of United State Army Reserve 63D Regional Readiness Command Facilities* (June 2007) evaluates 33 facilities. I am assuming that the difference represents a typographical error and consequently I will offer comments on the 33 facilities treated in the referenced report.

The Army has determined that the following four facilities are eligible for inclusion in the National Register:

- CA022-Long Beach USAR Center, Schroeder Hall, Los Angeles County
- CA038-Pasadena USAR Center, Desiderio Hall, Los Angeles County
- CA017-Victorville USAR Center/Air Support Facility, San Bernardino County
- CA072-Santa Barbara USAR Center, Fremont Hall, Santa Barbara County

The Army has further determined that the following facilities are not eligible for inclusion in the National Register:

- CA036-Heroic War Dead USAR Center, Alameda County
- CA0125-Oakland USAR Center #2, Alameda County
- CA007-Concord AFRC, PFC Baccigleiri Hall, Contra Costa County
- CA070-San Pablo USAR Center, Colonel Hunter Hall, Contra Costa County
- CA014-South Fresno USAR Center, Leyman Hall, Fresno County
- CA015-Fresno AFRC, Fresno County

- CA001-Bakersfield USAR Center, Wilkson Hall, Kern County
- CA002-Bell USAR Center, Patton Hall, Los Angeles County
- CA010-EI Monte USAR Center, Los Angeles County
- CA027-Hazard Park USAR Center, Los Angeles County
- CA092-Sherman Oaks USAR Center, Daniels Hall, Los Angeles County
- CA093-Van Nuys, AMSA 32, Los Angeles County
- CA095-Holderman Hall USAR Center, Los Angeles County
- CA012-Marina USAR Center, Monterey County
- CA016-Garden Grove USAR Center, Orange County
- CA071-Tustin USAR Center, Orange County
- CA100-Garden Grove Lease, Orange County
- CA062-Sacramento USAR Center, BT Collins, Sacramento County
- CA063-San Bernardino USAR Center, San Bernardino County
- CA088-Upland USAR Center, Major Norman E. Thrall Hall, San Bernardino County
- CA185-Victorville USAR Center #2, San Bernardino County
- CA065-Van Deman Hall USAR Center, San Diego County
- CA178-San Diego USAR Center #2, San Diego County
- CA188-San Diego Lease #2, San Diego County
- CA021-Lathrop Center, Quinones AFRC, San Joaquin County
- CA031-Jones Hall, USAR Center, Santa Clara County
- CA069-San Jose USAR Center, Richey Hall, Santa Clara County
- CA120-Moffett Field, USAR Center, Santa Clara County
- CA090-Vallejo USAR Center, PFC Young Hall

Based upon a review of the documentation you provided me, I concur with your determination.

Thank you for seeking my comments. If you have any questions or concerns, please contact David Byrd, Project Review Unit historian, at (916) 653-9019 or at [dbyrd@parks.ca.gov](mailto:dbyrd@parks.ca.gov).

Sincerely,

*Susan K Shattler for*

Milford Wayne Donaldson, FAIA  
State Historic Preservation Officer

MWD:db



**DEPARTMENT OF THE ARMY**  
**HEADQUARTERS, UNITED STATES ARMY 63RD REGIONAL SUPPORT COMMAND**  
P.O. Box 63  
MOFFETT FIELD, CALIFORNIA 94035-1000

April 28, 2010

Reply to the Attention of the Environmental Office

Mr. Luther Salgado, Sr.  
Tribal Chairman  
Cahuilla Band of Indians  
52701 Highway 371  
Anza, CA 92539

RE: Disposal and Reuse of the Desiderio Army Reserve Center in Pasadena, California

Dear Chairman Salgado:

As a result of the Defense Base and Closure and Realignment Act of 1988 (Pub. L. 101-526, 10 U.S.C. § 2687 note), and the Defense Base Closure and Realignment Act of 1990 (Pub. L. 101-510, 10 U.S.C. § 2687 note), the Defense Base Realignment and Closure (BRAC) Commission has recommended closure of the Desiderio United States Army Reserve Center (USARC). To implement this recommendation, the Army proposes transfer of this property from Government ownership for local reuse and development after closure. If this action is of interest to you, we would like to begin consultation pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended at this time.

The Desiderio USARC is a 5.1-acre parcel located at 655 Westminster Drive, Pasadena, California (Enclosure 1). The property was acquired by the U.S. War Department in 1943 to serve as hospital facilities for servicemen during World War II. In 1956, the site was divided and the Desiderio USARC was built (Enclosure 2). A Cultural Resources Inventory and Evaluation was conducted at the site in June 2007 and identified the 1956 Desiderio Hall building as eligible for the National Register of Historic Places; a determination concurred with by the California State Historic Preservation Office (Enclosure 3). The evaluation determined that the potential for intact archaeological materials remaining at Desiderio USARC is low because of the continuous history of urban development on the property. In addition, the survey indicated that no archaeological sites have been previously identified on or near the project area.

The Army takes seriously its obligation to consult with the Cahuilla Band of Indians. This letter is meant to determine your interest in participating in the Section 106 consultation process for this project. We will follow up this letter with a phone call to discuss the level of participation you desire going forward. At this time, we respectfully request any information you can share concerning traditional cultural properties or sacred sites located within the project area to assist us in our decision-making process. In addition, if you know of any other Federally-recognized Tribes that you think would be interested in participating in this consultation, please forward their name and we will contact them. We welcome your input on this project.

If you have any further questions please contact Mr. James Wheeler II, BRAC Environmental Coordinator, 63<sup>rd</sup> Regional Support Command, at (501) 771-7992.

Sincerely,

A handwritten signature in black ink that reads "Bruce A. Casella". The signature is written in a cursive style with a long horizontal stroke at the end.

Bruce A. Casella  
Major General, U.S. Army Reserve  
Commanding

Enclosures



**DEPARTMENT OF THE ARMY**  
HEADQUARTERS, UNITED STATES ARMY 63RD REGIONAL SUPPORT COMMAND  
P.O. Box 63  
MOFFETT FIELD, CALIFORNIA 94035-1000

April 28, 2010

Reply to the Attention of the Environmental Office

Mr. James Ramos  
Chairman  
San Manuel Band of Mission Indians  
26569 Community Center Drive  
Highland, CA 92346

RE: Disposal and Reuse of the Desiderio Army Reserve Center in Pasadena, California

Dear Chairman Ramos:

As a result of the Defense Base and Closure and Realignment Act of 1988 (Pub. L. 101-526, 10 U.S.C. § 2687 note), and the Defense Base Closure and Realignment Act of 1990 (Pub. L. 101-510, 10 U.S.C. § 2687 note), the Defense Base Realignment and Closure (BRAC) Commission has recommended closure of the Desiderio United States Army Reserve Center (USARC). To implement this recommendation, the Army proposes transfer of this property from Government ownership for local reuse and development after closure. If this action is of interest to you, we would like to begin consultation pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended at this time.

The Desiderio USARC is a 5.1-acre parcel located at 655 Westminster Drive, Pasadena, California (Enclosure 1). The property was acquired by the U.S. War Department in 1943 to serve as hospital facilities for servicemen during World War II. In 1956, the site was divided and the Desiderio USARC was built (Enclosure 2). A Cultural Resources Inventory and Evaluation was conducted at the site in June 2007 and identified the 1956 Desiderio Hall building as eligible for the National Register of Historic Places; a determination concurred with by the California State Historic Preservation Office (Enclosure 3). The evaluation determined that the potential for intact archaeological materials remaining at Desiderio USARC is low because of the continuous history of urban development on the property. In addition, the survey indicated that no archaeological sites have been previously identified on or near the project area.

The Army takes seriously its obligation to consult with the San Manuel Band of Mission Indians. This letter is meant to determine your interest in participating in the Section 106 consultation process for this project. We will follow up this letter with a phone call to discuss the level of participation you desire going forward. At this time, we respectfully request any information you can share concerning traditional cultural properties or sacred sites located within the project area to assist us in our decision-making process. In addition, if you know of any other Federally-recognized Tribes that you think would be interested in participating in this consultation, please forward their name and we will contact them. We welcome your input on this project.

If you have any further questions please contact Mr. James Wheeler II, BRAC Environmental Coordinator, 63<sup>rd</sup> Regional Support Command, at (501) 771-7992.

Sincerely,

A handwritten signature in cursive script that reads "Bruce A. Casella". The signature is written in black ink and is positioned above the printed name and title.

Bruce A. Casella  
Major General, U.S. Army Reserve  
Commanding

Enclosures



**DEPARTMENT OF THE ARMY**  
HEADQUARTERS, UNITED STATES ARMY 63RD REGIONAL SUPPORT COMMAND  
P.O. Box 63  
MOFFETT FIELD, CALIFORNIA 94035-1000

December 22, 2009

Reply to the Attention of the Environmental Office

Jonathan Snyder  
United States Fish and Wildlife Service  
Pacific Southwest Region  
6010 Hidden Valley Rd  
Carlsbad, CA 92009

Dear Mr. Snyder:

On September 8, 2005, the Defense Base Realignment and Closure Commission (BRAC Commission) recommended closure of the Desiderio United States Army Reserve Center (Desiderio USARC) in Pasadena, California (Attachment 1). These recommendations were approved by the President on September 23, 2005, and forwarded to Congress. The Desiderio USARC is a 5.1-acre parcel located at 655 Westminster Drive, Pasadena, California. The site was formerly the grounds and recreation area of the Vista del Arroyo Hotel and Resort complex built in 1903. The hotel property was acquired by the U.S. War Department in 1943 to serve as hospital facilities for servicemen during World War II. In 1956, the site was divided and the Desiderio USARC was built on the western lot below grade from the hotel buildings (Attachment 2).

The Army is preparing an environmental assessment (EA) to analyze and document the environmental effects of closure, disposal, and reuse of the property. The EA will evaluate the environmental, cultural, and socioeconomic impacts associated with the proposed disposal and reuse of the SRMSC, pursuant to the *National Environmental Policy Act* (NEPA) [42 U.S. Code (U.S.C.) § 4321 et seq.]; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651. The purpose of this letter is to obtain your Agency's comments on this proposed closure, disposal, and reuse.

*Alternatives.* Three alternatives are being analyzed in the EA: 1) No Action Alternative; 2) Caretaker Status; and 3) disposal and property reuse by the Land Reuse Authority (City of Pasadena) which is the Army's Preferred Alternative. The LRA's recommended reuse plan includes nine single-family bungalows in a court formation occupying approximately 25 percent of the site. The bungalows would be constructed by Habitat for Humanity through a sweat equity program and sold at affordable rates up to 80 percent of area median income. The remainder of the site would remain as city parkland/open space with a heavily planted parking grove. The recommended plan also includes a possible center for celebration of the Arroyo Seco. Access to parking for the center would be from Arroyo Boulevard thus minimizing impacts on the adjacent neighborhood.

*Protected Species:* The 63<sup>rd</sup> Regional Support Command (63D RSC) is not aware of any federally protected species at the Desiderio USARC. According to the Integrated Natural Resource Management

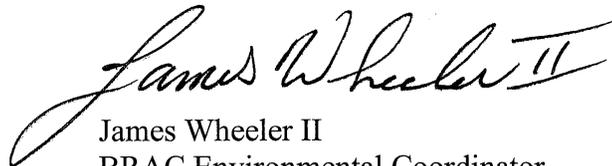
Plan (INRMP) for the 63<sup>rd</sup> Regional Support Command for U.S. Army Reserve properties in California, Arizona, and Nevada, no federally listed species or critical habitat are known to occur on the Desiderio property. The U.S. Fish and Wildlife Service (USFWS) Carlsbad jurisdiction website (<http://www.fws.gov/carlsbad/>) was accessed to determine if any federally-listed species occur in the vicinity of the project location. Sixteen plant species, 2 invertebrate, 3 amphibian, 2 mammal, and 13 avian species are federally listed in Los Angeles County, not including those listed but not considered in this analyses for the Santa Catalina and San Clemente Islands. There are no wetlands noted on the property although the Arroyo Secco borders a portion of the property. Due also to the proximity to the San Gabriel Mountains and this water source, the 3 listed amphibian species, Arroyo toad (*Bufo californicus*), California red-legged frog (*Rana aurora draytoni*), and mountain yellow-legged frog (*Rana muscosa*) may be present in the Arroyo Secco area, but unlikely on the Desiderio property itself. Nearby riparian habitat may also provide habitat for 3 listed avian species, yellow-billed cuckoo (*Coccyzus americanus*), southwester flycatcher (*Empidonax traillii estimus*), and least Bell's vireo (*Vireo bellii pusillus*), but again these species would not be typically found on the Desiderio site. Habitat is not available at the site to support the listed mammal and invertebrate species as well as the many wetland and coastal listed plant and bird species. The 63<sup>rd</sup> Regional Support Command is not aware of any resident protected species at the Desiderio USARC, and therefore, no impacts to any federally protected species are expected to occur as a result of the Proposed Action.

We look forward to and welcome your participation in this study. Please respond with any comments or concurrence of this assessment within 30 days of receipt of this letter to enable us to complete this phase of the project within the scheduled timeframe. AGEISS Inc. has been contracted by the USACE Mobile District to assist with the environmental documentation. Please send your responses to:

AGEISS Inc.  
ATTN: Dr. Wendy Arjo  
5225 Deerfield Park CT, NE  
Olympia, WA 98516

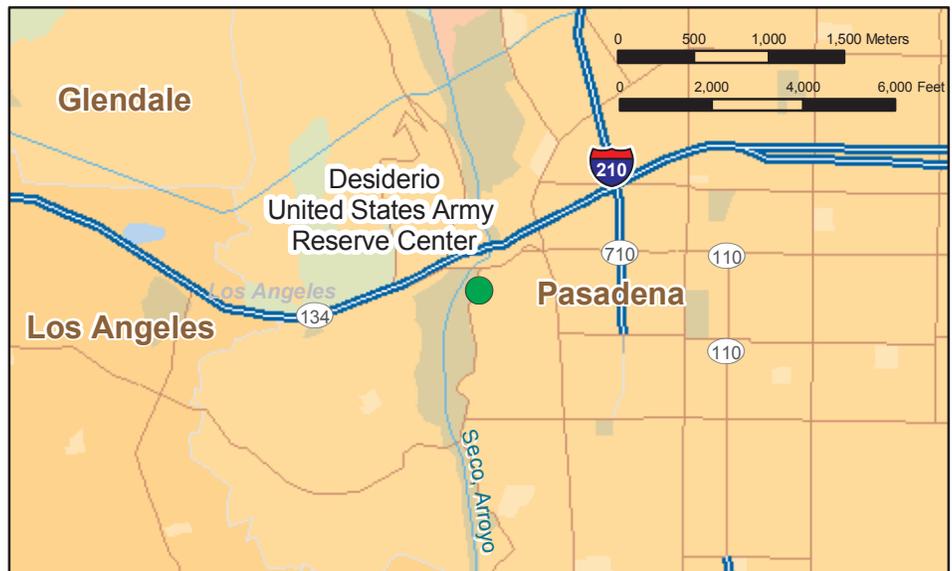
If you have any questions or concerns with regard to this request, please direct them to Dr. Arjo at (360) 628-8748. Thank you for taking the time to review this letter.

Sincerely,

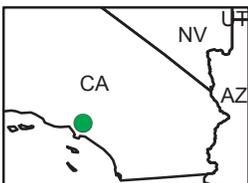


James Wheeler II  
BRAC Environmental Coordinator  
63<sup>rd</sup> Regional Support Command

Enclosures



Site Map



Prepared For:  
 U.S. Army Corps of Engineers, Mobile District

Attachment 1

Desiderio United States Army Reserve Center, Pasadena, CA,  
 Location Map





Source: City of Pasadena, Local Redevelopment Agency

Prepared For:

U.S. Army Corps of Engineers,  
Mobile District

Attachment 2

Aerial Photograph of the Desiderio United States  
Army Reserve Center, Pasadena, CA





**DEPARTMENT OF THE ARMY**  
HEADQUARTERS, UNITED STATES ARMY 63RD REGIONAL SUPPORT COMMAND  
P.O. Box 63  
MOFFETT FIELD, CALIFORNIA 94035-1000

December 22, 2009

Reply to the Attention of the Environmental Office

Mr. Ed Pert, Regional Manager  
California Fish and Game  
South Coast Region  
4949 Viewridge Ave  
San Diego, CA 92123

Dear Mr. Pert:

On September 8, 2005, the Defense Base Realignment and Closure Commission (BRAC Commission) recommended closure of the Desiderio United States Army Reserve Center (Desiderio USARC) in Pasadena, California (Attachment 1). These recommendations were approved by the President on September 23, 2005, and forwarded to Congress. The Desiderio USARC is a 5.1-acre parcel located at 655 Westminster Drive, Pasadena, California. The site was formerly the grounds and recreation area of the Vista del Arroyo Hotel and Resort complex built in 1903. The hotel property was acquired by the U.S. War Department in 1943 to serve as hospital facilities for servicemen during World War II. In 1956, the site was divided and the Desiderio USARC was built on the western lot below grade from the hotel buildings (Attachment 2).

The Army is preparing an environmental assessment (EA) to analyze and document the environmental effects of the closure, disposal, and reuse of the property. The EA will evaluate the environmental, cultural, and socioeconomic impacts associated with the proposed disposal and reuse of the SRMSC, pursuant to the *National Environmental Policy Act* (NEPA) [42 U.S. Code (U.S.C.) § 4321 et seq.]; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651. The purpose of this letter is to obtain your Department's comments on this proposed closure, disposal, and reuse.

*Alternatives.* Three alternatives are being analyzed in the EA: 1) No Action Alternative; 2) Caretaker Status; and 3) disposal and property reuse by the Land Reuse Authority (City of Pasadena) which is the Army's Preferred Alternative. The LRA's recommended reuse plan includes nine single-family bungalows in a court formation occupying approximately 25 percent of the site. The bungalows would be constructed by Habitat for Humanity through a sweat equity program and sold at affordable rates up to 80 percent of area median income. The remainder of the site would remain as city parkland/open space with a heavily planted parking grove. The recommended plan also includes a possible center for celebration of the Arroyo Seco. Access to parking for the center would be from Arroyo Boulevard thus minimizing impacts on the adjacent neighborhood.

*State listed species.* The 63<sup>rd</sup> Regional Support Command (63D RSC) is not aware of any state protected species at the Desiderio USARC. The California Department of Fish and Game website ([http://www.dfg.ca.gov/wildlife/nongame/t\\_e\\_spp/index.html](http://www.dfg.ca.gov/wildlife/nongame/t_e_spp/index.html)) and the California Natural Diversity Database website (<http://www.dfg.ca.gov/biogeodata/cnddb/mapsanddata.asp>) were accessed to determine if any state-listed species occur in the vicinity of the project location. Swainson's hawk (*Buteo swainsonii*) has the potential to use the open habitat at the Proposed Action site; however, the known range of the raptor is north of Los Angeles County. No other rare, threatened, or endangered species or critical habitats are known to occur in the vicinity of the project location.

We look forward to and welcome your participation in this study. Please respond with any comments or concurrence of this assessment within 30 days of receipt of this letter to enable us to complete this phase of the project within the scheduled timeframe. AGEISS Inc. has been contracted by the USACE Mobile District to assist with the environmental documentation. Please send your responses to:

AGEISS Inc.  
ATTN: Dr. Wendy Arjo  
5225 Deerfield Park CT, NE  
Olympia, WA 98516

If you have any questions or concerns with regard to this request, please direct them to Dr. Arjo at (360) 628-8748. Thank you for taking the time to review this letter.

Sincerely,



James Wheeler II  
BRAC Environmental Coordinator  
63<sup>rd</sup> Regional Support Command

Enclosures



**DEPARTMENT OF THE ARMY**  
HEADQUARTERS, UNITED STATES ARMY 63RD REGIONAL SUPPORT COMMAND  
P.O. Box 63  
MOFFETT FIELD, CALIFORNIA 94035-1000

March 30, 2010

Reply to the Attention of the Environmental Office

Milford Wayne Donaldson, FAIA  
State Historic Preservation Officer  
Office of Historic Preservation  
California Department of Parks and Recreation  
1416 9th Street, Room 1442-7  
Sacramento, CA 95814

RE: Disposal and Reuse of the Desiderio Army Reserve Center in Pasadena, California

Dear Mr. Donaldson:

As a result of the Defense Base and Closure and Realignment Act of 1988 (Pub. L. 101-526, 10 U.S.C. § 2687 note), and the Defense Base Closure and Realignment Act of 1990 (Pub. L. 101-510, 10 U.S.C. § 2687 note), the Defense Base Realignment and Closure (BRAC) Commission has recommended closure of the Desiderio United States Army Reserve Center (USARC) in Pasadena, California. To implement this recommendation, the Army will transfer this property from Government ownership. A Local Reuse Authority (LRA) is tasked by Congress with planning the redevelopment of the property independently from the Army.

The Desiderio USARC is a 5.1-acre parcel located at 655 Westminster Drive, Pasadena, California (Attachment 1). The property was acquired by the U.S. War Department in 1943 to serve as hospital facilities for servicemen during World War II. In 1956, the site was divided and the Desiderio USARC was built (Attachment 2). A Cultural Resources Inventory and Evaluation was conducted at the site in June 2007 and identified the 1956 Desiderio Hall building as eligible for the National Register of Historic Places; a determination concurred with by the California State Historic Preservation Office (Attachment 3).

The evaluation determined that the potential for intact archaeological materials remaining at Desiderio USARC is low because of the continuous history of urban development on the property. In addition, the survey indicated that no archaeological sites have been previously identified on or near the project area. The Army finds that no further archeological investigations are warranted and seeks your concurrence.

The current proposed reuse by the LRA does not include the retention of the primary building, Desiderio Hall. The Army finds the proposed reuse an adverse effect and seeks your concurrence on this finding.

Assuming your concurrence on our finding of adverse effect, we initiate consultation with your office concerning mitigation. The Army proposes conducting written documentation of Desiderio Hall equal to the Secretary of the Interior's Standards for HABS Level II prior to the disposal of the property. Proposed photographic documentation shall conform to National Park Service standards for digital photographs. The Army seeks your comment on this proposed mitigation and is in the process of preparing a Memorandum of Agreement for your consideration.

The Army is separately notifying the Advisory Council on Historic Preservation of the finding of adverse effect and affording the Council an opportunity to comment.

Consultation has been initiated with the appropriate, federally-recognized tribes who historically used this region and/or continue to use the area. To date, no traditional cultural properties or Native American sacred sites are identified at Desiderio and no tribes have expressed interest in further consultation under Section 106 of the NHPA. In regard to the historic buildings, the Army seeks your input on identification of potential consulting parties so that the Army may consider inviting them to participate in this consultation.

Please contact the undersigned at (501) 771-7992, email at [jim.wheeler@usar.army.mil](mailto:jim.wheeler@usar.army.mil), or via USPS,

63rd Regional Support Command  
ATTN: Mr. Wheeler  
8000 Camp Robinson Road  
North Little Rock, AR 72118-2205

with your comments concerning the Army's proposed mitigation or any other questions regarding this undertaking.

Sincerely,



James Wheeler II  
BRAC Environmental Coordinator  
63<sup>rd</sup> Regional Support Command

#### Attachments

1. Desiderio United States Army Reserve Center, Pasadena, CA, Location Map
2. Aerial Photograph of the Desiderio United States Army Reserve Center, Pasadena, CA
3. California Office of Historic Preservation, Letter of Concurrence, 16 July 2007



**DEPARTMENT OF THE ARMY**  
HEADQUARTERS, UNITED STATES ARMY 63RD REGIONAL SUPPORT COMMAND  
P.O. Box 63  
MOFFETT FIELD, CALIFORNIA 94035-1000

April 8, 2010

Reply to the Attention of the Environmental Office

Mr. John M. Fowler, Executive Director  
Advisory Council on Historic Preservation  
1100 Pennsylvania Avenue NW, Suite 809  
Washington, DC 20004

RE: Disposal and Reuse of the Desiderio Army Reserve Center in Pasadena, California

Dear Mr. Fowler:

As a result of the Defense Base and Closure and Realignment Act of 1988 (Pub. L. 101-526, 10 U.S.C. § 2687 note), and the Defense Base Closure and Realignment Act of 1990 (Pub. L. 101-510, 10 U.S.C. § 2687 note), the Defense Base Realignment and Closure (BRAC) Commission has recommended closure of the Desiderio United States Army Reserve Center (USARC) in Pasadena, California. To implement this recommendation, the Army will transfer this property from Government ownership. A Local Reuse Authority (LRA) is tasked by Congress with planning the redevelopment of the property independently from the Army. Pursuant to Section 106 of the National Historic Preservation Act of 1966 (NHPA), as amended, and the National Environmental Policy Act of 1969, the Army is writing to initiate consultation with you concerning a determined adverse effect of the proposed disposal action on historic properties.

The Desiderio USARC is a 5.1-acre parcel located at 655 Westminster Drive, Pasadena, California (Attachment 1). The property was acquired by the U.S. War Department in 1943 to serve as hospital facilities for servicemen during World War II. In 1956, the site was divided and the Desiderio USARC was built (Attachment 2). A Cultural Resources Inventory and Evaluation was conducted at the site in June 2007 and identified the 1956 Desiderio Hall building as eligible for the National Register of Historic Places; a determination concurred with by the California State Historic Preservation Office (Attachment 3).

The evaluation determined that the potential for intact archaeological materials remaining at Desiderio USARC is low because of the continuous history of urban development on the property. In addition, the survey indicated that no archaeological sites have been previously identified on or near the project area.

The proposed transfer action will lead to final transfer of the property out of Federal ownership. Based on the presence of the National Register-eligible Desiderio Hall, the Army has

determined that the disposal action will have an adverse effect on Historic Properties as per 36 CFR 800.5(d)(2). The current proposed reuse by the LRA does not include the retention of the buildings. Therefore, the Army is officially notifying you of the adverse effect determination as per requirements at 36 CFR 800.6(a)(1). The Army invites your participation concerning our efforts to resolve the effects of disposal and reuse.

The Army has separately notified the Office of Historic Preservation of the California Department of Parks and Recreation of the finding of adverse effect, affording them an opportunity to concur. The Army proposes conducting written documentation of Desiderio Hall equal to the Secretary of the Interior's Standards for HABS Level II prior to the disposal of the property. Proposed photographic documentation shall conform to National Park Service standards for digital photographs. The Army seeks your comment on this proposed mitigation and is in the process of preparing a Memorandum of Agreement for your consideration.

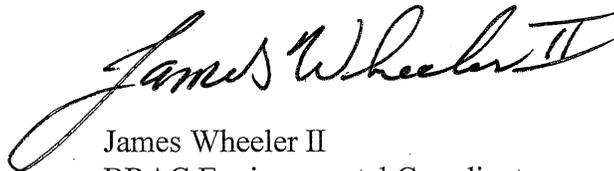
Consultation has been initiated with the appropriate, federally-recognized tribes who historically used this region and/or continue to use the area. To date, no traditional cultural properties or Native American sacred sites are identified at Desiderio and no tribes have expressed interest in further consultation under Section 106 of the NHPA. In regard to the historic buildings, the Army seeks your input on identification of potential consulting parties so that the Army may consider inviting them to participate in this consultation.

Please contact the undersigned at (501) 771-7992, email at [jim.wheeler@usar.army.mil](mailto:jim.wheeler@usar.army.mil), or via USPS,

63rd Regional Support Command  
ATTN: Mr. Wheeler  
8000 Camp Robinson Road  
North Little Rock, AR 72118-2205

with your comments concerning the Army's proposed mitigation or any other questions regarding this undertaking.

Sincerely,



James Wheeler II  
BRAC Environmental Coordinator  
63rd Regional Support Command

Attachments

1. Desiderio United States Army Reserve Center, Pasadena, CA, Location Map
2. Aerial Photograph of the Desiderio United States Army Reserve Center, Pasadena, CA
3. California Office of Historic Preservation, Letter of Concurrence, 16 July 2007

-----Original Message-----

From: William\_B\_Miller@fws.gov [mailto:William\_B\_Miller@fws.gov]

Sent: Wednesday, December 30, 2009 3:07 PM

To: wendya@ageiss.com

Subject: Reuse of the Desiderio USARC

Dear Dr. Arjo;

This email is provided in response to a December 22, 2009 request from the Department of the Army to comment on preparation of an Environmental Assessment to address the environmental effects of closure, disposal and reuse of the Desiderio United States Army Reserve Center located at 655 Westminster Drive, Pasadena, California. The Desiderio USARC sits on a 5.1 acre parcel abutting the Arroyo Seco stream channel. The Arroyo Seco is dammed upstream at the Devils Gate dam, and segments of the stream channel are channelized upstream and downstream from the the project site.

Alternatives being analyzed in the EA include a no action alternative, placing the property in caretaker status, or the preferred alternative of transferring the property to the City of Pasadena Land Reuse Authority. The Reuse Authority proposes to develop residential bungalows on 25 percent of the property, retain the remainder of the property as parkland/open space, and possibly to create a center for celebration of the Arroyo Seco where public access to the Arroyo Seco appears to be contemplated.

Your request for comment concludes that the endangered arroyo toad (*Bufo californicus*), mountain yellow-legged frog (*Rana muscosa*), southwestern willow flycatcher (*Empidonax traillii extimus*), least Bell's vireo (*Vireo bellii pusillus*), threatened California red-legged frog (*Rana aurora draytoni*) and candidate yellow-billed cuckoo (*Coccyzus americanus*) may be in the Arroyo Seco but these species are unlikely to occur on the Desiderio property itself. The request for comment also notes that "Habitat is not available at the site to support the listed mammal and invertebrate species as well as the many wetland and coastal listed plant and bird species."

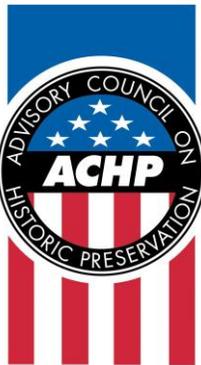
Although the Department of the Army's conclusion that "there are no impacts to any federally protected species expected to occur as a result of the Proposed Action" seems reasonable based on the information provided, the request for comment does not include a precise delineation of the project boundaries or disclose if any impacts are anticipated to previously undeveloped portions of the property. The request for comment also appears not to consider the potential for the endangered plant Nevin's barberry (*Berberis nevinii*) to occur within the project area. Our search of the California Department of Fish and Game Natural Diversity Data Base indicates there is a presumed extant occurrence (Element Occurrence No. 18) of Nevin's barberry just upstream from the project area within the Arroyo Seco (near Arroyo Boulevard and Washington Boulevard in the vicinity of the Rose Bowl). Thus, there is some potential that this plant species occurs in the immediate project vicinity.

We, therefore, recommend that the analysis of environmental effects quantify anticipated impacts to undeveloped portions of the property from development and park uses, and discuss the potential for Nevin's barberry to occur within the project area.

Thank you for the opportunity to comment on the disposal and reuse of the Desiderio USARC. Should you wish further technical assistance please do not hesitate to contact us.

Sincerely,

William B. Miller  
U.S. Fish and Wildlife Service  
6010 Hidden Valley Road, Suite 101  
Carlsbad, California 92011  
(760) 431-9440 extension 206



*Preserving America's Heritage*

April 22, 2010

Mr. James Wheeler  
BRAC Environmental Coordinator  
Department of the Army  
63<sup>rd</sup> Regional Support Command  
P.O. Box 63  
Moffett Field, CA 94035-1000

***Ref: Proposed Disposal and Reuse of the Desiderio Army Reserve Center  
Pasadena, California***

Dear Mr. Wheeler:

On April 16, 2010, the Advisory Council on Historic Preservation (ACHP) received your documentation for the referenced project. Unfortunately, the background documentation included with your submission does not meet the specifications listed in Section 800.11(e). We, therefore, are unable to determine whether Appendix A of the regulations, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases*, applies to this undertaking. Accordingly, we request that you submit the following information so that we can determine whether our participation is warranted.

- A description of the affected historic properties, including information on the characteristics that qualify them for the National Register;
- A description of the undertaking's effects on historic properties; and
- Copies or summaries of any views provided by consulting parties and the public, including comments from Indian tribes, Native Hawaiian Organizations, the California State Historic Preservation Officer (SHPO).

Upon receipt of the additional information, we will notify you within 15 days of our decision. If you have any questions or require further assistance, please contact Katharine Kerr at 202-606-8534, or via email at [kkerr@achp.gov](mailto:kkerr@achp.gov).

Sincerely,

Raymond V. Wallace  
Historic Preservation Technician  
Office of Federal Agency Programs

Mr. Wheeler,

We can certainly accept electronic copies of requested information.  
Please provide me with details on how to retrieve them from the internet.

Thank you,

Katharine Kerr

\*\*\*\*\*

Katharine R. Kerr  
Program Analyst  
Office of Federal Agency Programs  
Advisory Council on Historic Preservation

1100 Pennsylvania Avenue NW  
Room 803  
Washington, DC 20004-2501  
PHONE: 202.606.8534  
FAX: 202.606.5072  
EMAIL: [kkern@achp.gov](mailto:kkern@achp.gov)  
WEB: [www.achp.gov](http://www.achp.gov)

-----Original Message-----

From: Wheeler, Jim USAR 90TH RRC Engineers [mailto:[jim.wheeler@usar.army.mil](mailto:jim.wheeler@usar.army.mil)]  
Sent: Friday, April 23, 2010 8:38 AM  
To: Katharine R. Kerr  
Cc: Susan Stratton; Raymond Wallace  
Subject: RE: Disposal and Reuse of the Desiderio Army Reserve Center  
(UNCLASSIFIED)

Classification: UNCLASSIFIED  
Caveats: FOUO

Ms. Kerr,  
Please advise if your office will accept electronic copies of supporting  
documentation.  
These documents are too large for email, but I can make them available for  
download.

Thank you for your consideration.

James Wheeler II  
BRAC Environmental Coordinator  
63D RSC  
501-771-7992 - Office  
501-442-1810 - Cell  
501-771-7932 - Fax

63D Regional Support Command  
ATTN: Mr. Wheeler  
8000 Camp Robinson Road  
North Little Rock, AR 72118-2205

-----Original Message-----

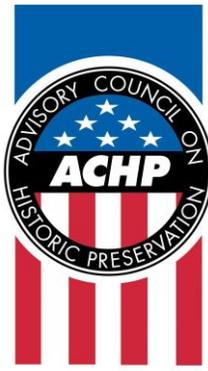
From: Raymond Wallace [mailto:rwallace@achp.gov]  
Sent: Thursday, April 22, 2010 1:33 PM  
To: Wheeler, Jim USAR 90TH RRC Engineers  
Cc: kkerr@achp.gov; sstratton@parks.ca.gov  
Subject: Disposal and Reuse of the Desiderio Army Reserve Center

From: Office of Federal Agency Programs  
Advisory Council on Historic Preservation Attached is our letter on the subject undertaking. (in Adobe Acrobat PDF format) If you have any questions concerning our letter, please contact:

Katharine Kerr  
202) 606-8534  
[kkerr@achp.gov](mailto:kkerr@achp.gov)

Note: Please do not reply to this email.  
A free copy of Adobe Acrobat Reader can be downloaded from:  
[www.adobe.com](http://www.adobe.com)

Classification: UNCLASSIFIED  
Caveats: FOUO



*Preserving America's Heritage*

September 29, 2010

Mr. James Wheeler  
BRAC Environmental Coordinator  
Department of the Army  
63<sup>rd</sup> Regional Support Command  
P.O. Box 63  
Moffett Field, CA 94035-1000

***Ref: Proposed Disposal and Reuse of the Desiderio Army Reserve Center  
Pasadena, California***

Dear Mr. Wheeler:

The Advisory Council on Historic Preservation (ACHP) recently received the additional information regarding the adverse effects of the referenced undertaking on properties listed on and eligible for listing in the National Register of Historic Places. Based upon the information you provided, we have concluded that Appendix A, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases*, of our regulations, "Protection of Historic Properties" (36 CFR Part 800), does not apply to this undertaking. Accordingly, we do not believe that our participation in the consultation to resolve adverse effects is needed. However, if we receive a request for participation from the State Historic Preservation Officer (SHPO), Tribal Historic Preservation Officer, affected Indian tribe, a consulting party, or other party, we may reconsider this decision. Additionally, should circumstances change, and you determine that our participation is needed to conclude the consultation process, please notify us.

Pursuant to 36 CFR §800.6(b)(1)(iv), you will need to file the final Memorandum of Agreement (MOA), developed in consultation with the California SHPO and any other consulting parties, and related documentation with the ACHP at the conclusion of the consultation process. The filing of the MOA and supporting documentation with the ACHP is required in order to complete the requirements of Section 106 of the National Historic Preservation Act.

Thank you for providing us with the opportunity to review this undertaking. If you have any questions or require further assistance, please contact Katharine Kerr at 202-606-8534, or via email at [kkerr@achp.gov](mailto:kkerr@achp.gov).

Sincerely,

Raymond V. Wallace  
Historic Preservation Technician  
Office of Federal Agency Programs

**Tribal Consultation Actions Regarding the Desiderio USARC**

Information Compiled by AGEISS Inc., Andrea Linder

Date Initiated: June 2, 2010

Current as of: June 14, 2010

<u>Group Name</u>	<u>Date</u>	<u>Correspondance</u>
2 Tribes*	28-Apr-10	Scoping letter sent to tribes.
1) Cahuilla Band of Indians	2-Jun-10	The phone number provided in the Winter 2009 Tribal Directory, (909) 763-5549, is disconnected or no longer in service.
	2-Jun-10	Looked up the phone number online and found the Tribe's website which has (951) 763-5549 listed as the correct phone number. Spoke to the Chairman Luther Salgado, Sr's Secretary, with Mr. Salgado in the background, who stated the Tribe is not interested in participating in the Section 106 process.
2) San Manuel Band of Mission Indians	2-Jun-10	Left a voicemail for Chairman James Ramos on his Executive Assistant's voicemail, Caroline Topin.
	14-Jun-10	Left a voicemail for Chairman James Ramos on his Executive Assistant's voicemail, Caroline Topin. Explained to please get in touch if they are interested in participating in the Section 106 process.

\* 1) Cahuilla Band of Indians; 2) San Manuel Band of Mission Indians

<b>KEY:</b>
Interested in Participating in Section 106 Process and/or wants a copy of the EA
NOT Interested in Participating in Section 106 Process and/or No Concerns
Left messages and did not hear back from the THPO and/or the Tribe

## Biological Consultation Actions with the California Fish and Game Regarding the Desiderio USARC

Information Compiled by AGEISS Inc., Wendy Arjo

Date Initiated: December 2009

Current as of: September 1, 2010

<u>Group Name</u>	<u>Date</u>	<u>Correspondence</u>
California Fish and Game (CAFG)	12/22/2009	Sent initial consultation letter to CAFG. Spoke with Kelly Schmoker about the project. She did not receive any information. Sent follow-up e-mail with the
CAFG	4/5/2010	Desiderio reuse consultation letter. Spoke with Scott Harris about the project. He did not receive any information and said that either he or Kelly would review the project.
CAFG	4/19/2010	Sent a follow-up e-mail to Kelly Schmoker requesting any comments from CAFG.
CAFG	5/26/2010	No response yet from CAFG. Called Kelly Schmoker but her voice mail box was full, and sent a follow-up e-mail requesting any input from CAFG. Tried to contact Scott Harris but the CAFG office is closed most of August through the first week of
CAFG	9/1/2010	September.

## **APPENDIX D. MEMORANDUM OF AGREEMENT**

This appendix contains the signed Memorandum of Agreement between the Department of the Army and the California State Historic Preservation Officer for the Disposition of the Desiderio Army Reserve Center, Pasadena, California.



**Memorandum of Agreement  
Between  
The Department of the Army  
And  
The California State Historic Preservation Officer  
For the  
Disposition of the Desiderio Army Reserve Center,  
Pasadena, California**

November 26, 2010

**WHEREAS**, the United States Army (Army) plans to close the Desiderio United States Army Reserve Center (USARC) located in Pasadena, California,, resulting in the disposal of four buildings and structures and 5.1 acres of surplus property (the Undertaking); and

**WHEREAS**, the Army plans to carry out the Undertaking pursuant to the Defense Base Closure and Realignment Act of 1990 (Pub. L. 101-510,) in a manner consistent with the requirements of the 2005 Defense Base Closure and Realignment Commission recommendation; and

**WHEREAS**, the Area of Potential Effect is the entire Desiderio USARC (see Attachment); and

**WHEREAS**, the Army has determined that disposal of the Desiderio USARC, is an undertaking subject to review under Section 106 of the National Historic Preservation Act (NHPA), 16 U.S.C. § 470f, and its implementing regulations, 36 CFR Part 800, and that the Undertaking will have an adverse effect upon historic properties that have been designated as eligible for listing on the National Register of Historic Places (National Register), and has consulted with the California State Historic Preservation Officer (SHPO), and the Advisory Council on Historic Preservation (ACHP) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (NHPA) (16 U.S.C. Section 470f, Section 110(f) of the same Act (16 U.S.C. Section 470h-2[f]), and Section 111 of the same Act (16 U.S.C. Section 470h-3); and

**WHEREAS**, in accordance with 36 CFR § 800.6(a)(1), the Army notified the ACHP of its adverse effect determination by providing the specified documentation, and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii); and

**Whereas** by consensus determination, the Desiderio Hall building is eligible for the National Register of Historic Places due to its design and construction values; and

**Now, Therefore**, the Army and the SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations to take into account the effect

of the undertaking on historic properties at Desiderio USARC and mitigate the loss of the structure, therefore satisfying the Army's Section 106, 110, and 111 responsibilities under the NHPA at Desiderio USARC.

## **Stipulations**

The Army will ensure that the following measures are carried out:

### **I. Compliance with Federal Laws and Regulations**

The Army will comply with applicable historic preservation laws and regulations in carrying out the disposal of the Desiderio USARC.

**II. Documentation.** The Army shall document Desiderio Hall to the professional standards of the State Historic Preservation Office. Documentation shall consist of narrative text, unbound 35mm black & white photographs, high-quality digital images, an index to photographs, and a photographic site plan. Demolition related activities may commence once the photographic documentation has been accepted by the SHPO in terms of number of views and overall quality of images. Such acceptance shall not be unreasonably withheld. Final documentation shall be provided to the SHPO for permanent archiving and public accessibility within 18 months of acceptance of the photographic documentation.

### **III. Anti-Deficiency Act**

Any obligation of the Army under this Agreement is subject to the availability of appropriated funds, and nothing in this Agreement shall be interpreted to require obligations or payments by the Army in violation of the Anti-Deficiency Act, 31 U.S.C. 1341. If compliance with the Anti-Deficiency Act alters or impairs the Army's ability to implement the provisions of this agreement, the Army will consult in accordance with the amendment and termination procedures found in this agreement.

### **IV. Status Reports**

Until such time as properties have been demolished or transferred out of federal ownership, the Army will provide an annual status report to the California SHPO to review implementation of the terms of this agreement and to determine whether amendments are needed. If amendments are needed, the signatories to this agreement will consult, in accordance with Stipulation VI of this agreement, to make such revisions. The first status report will be submitted to the California SHPO one year after the effective date of this agreement.

### **V. Dispute Resolution**

A. Should the California SHPO object within thirty (30) days to any plans or other documents provided by the Army for review pursuant to this agreement, or to any actions proposed or initiated by the Army pursuant to this agreement, the Army shall consult with the SHPO to resolve the objection. If the Army determines that the objection cannot be resolved, the Army shall forward all documentation relevant to the dispute to the Advisory Council on Historic Preservation. Within thirty (30) days after receipt of all pertinent documentation, the Council will either:

(1) Provide the Army with recommendations, which the Army will take into account in reaching a final decision regarding the dispute; or

(2) Notify the Army that it will comment pursuant to 36 C.F.R. §800.6(b)(2), and proceed to comment.

Any Council comment will be taken into account by the Army in accordance with 36 C.F.R. §800.6 or 800.7 with reference to the subject of the dispute.

B. Any recommendations or comment provided by the Council pursuant to Stipulation V. A. above will pertain only to the subject of the dispute; the Army's responsibility to carry out all other actions under this agreement that is not the subject of the dispute will remain unchanged.

## **VI. Amendments**

A. The Army or the California SHPO, or both may request that this MOA be revised, whereby the parties will consult to consider whether such revision is necessary.

B. If it is determined that revisions to this MOA are necessary, then the Army and the California SHPO shall consult pursuant to 36CFR §800.6(c)(7), as appropriate, to make such revisions. Except that, reviewing parties must comment on, or signify their acceptance of, the proposed changes to the MOA in writing within 30 days of their receipt.

## **VII. Termination of Agreement**

A. The Army, the California SHPO, or both, may terminate this MOA by providing thirty (30) days written notice to the other signatory parties. During the period after notification and prior to termination the Army and the California SHPO will consult to seek agreement on amendments or other actions that would avoid termination. In the event of termination, the Army will comply with 36CFR §800.4 through 800.6 with regard to individual undertakings associated with this action.

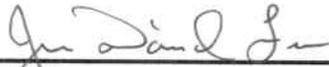
B. Execution and implementation of this MOA shall evidence that the Army has afforded the Council and the SHPO a reasonable opportunity to comment on the adverse effects at Desiderio USARC, and that the Army has taken into account the effects of the

undertaking on these historic properties. Execution and compliance with this MOA fulfill the Army's Section 106 responsibilities regarding this action at Desiderio USARC.

C. The parties agree that this agreement will become null and void five (5) years after the date of the last signature.

D. The effective date of this Memorandum of Agreement shall be the date of the last signature.

**DEPARTMENT OF THE ARMY**



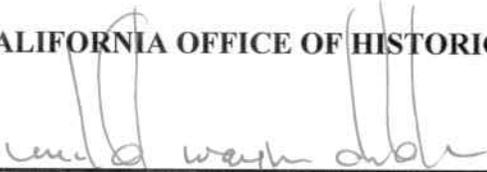
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Jon D. Lee  
Brigadier General, US Army Reserve  
Commanding

4 Dec 2010

(Date)

**CALIFORNIA OFFICE OF HISTORIC PRESERVATION**



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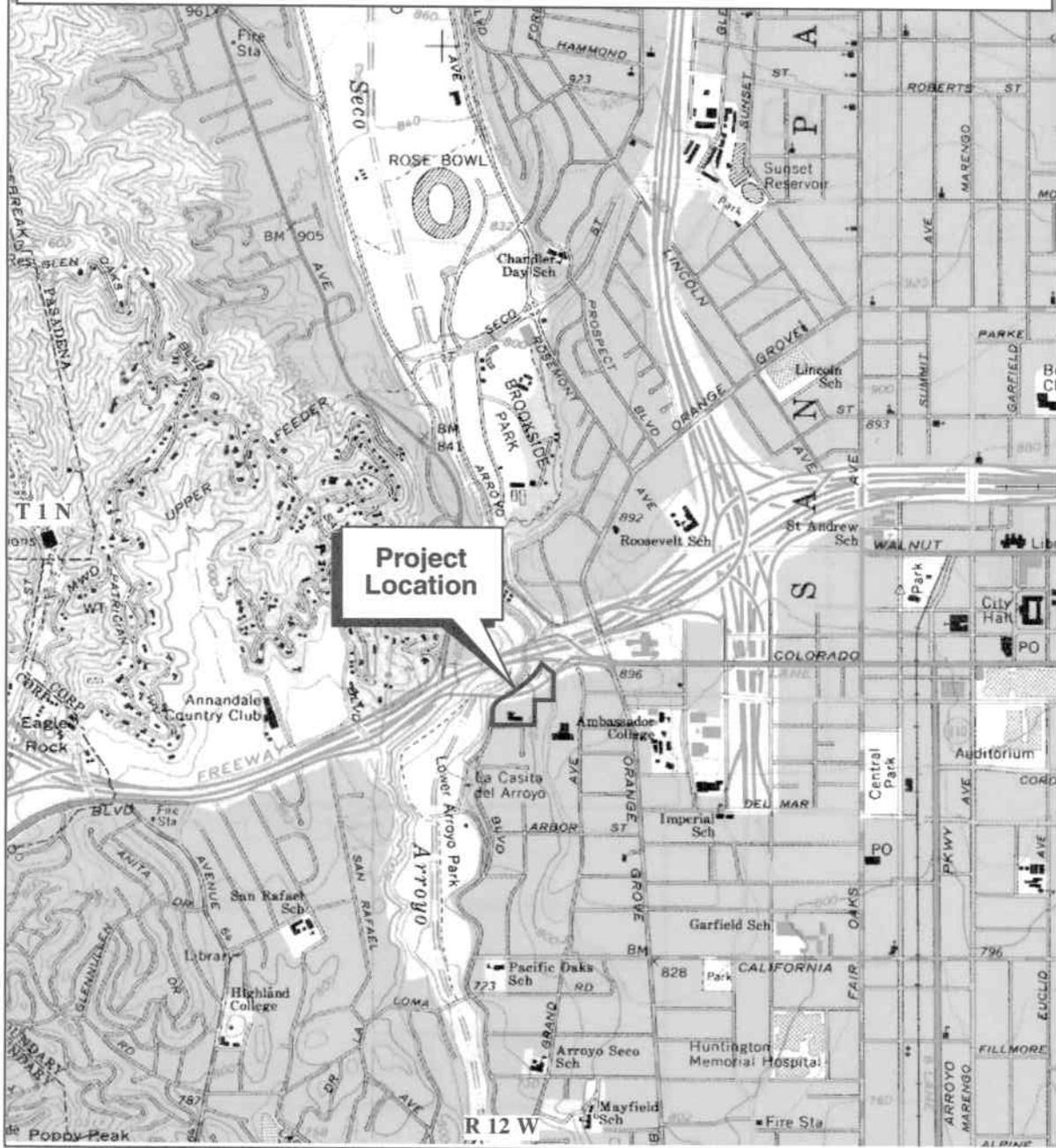
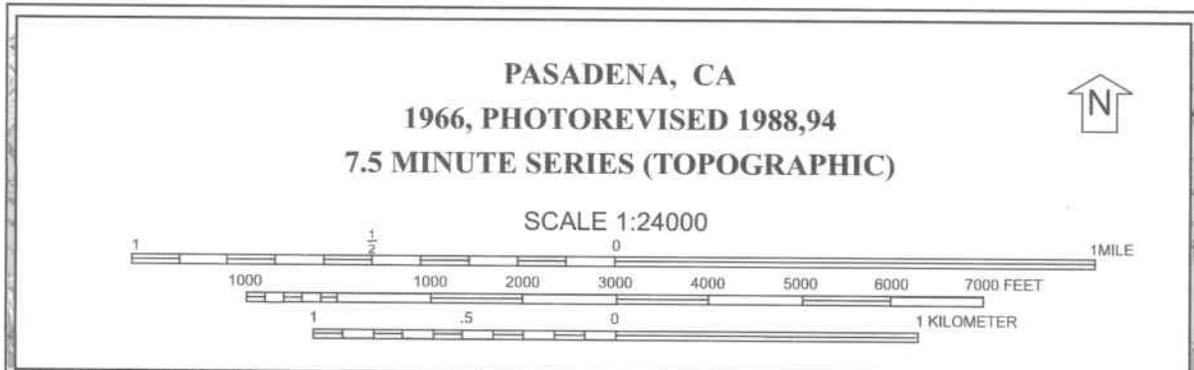
**Milford Wayne Donaldson**  
California State Historic Preservation Officer

1 FEB 2011

(Date)

**ATTACHMENT**

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**Location Map for Desiderio Hall USAR Center, Pasadena, California**

USAR 63D RRC  
 Desiderio Hall USAR Center



USDA Forest Service  
VT State College

## APPENDIX E. ECONOMIC IMPACT FORECAST SYSTEM

This appendix contains the Economic Impact Forecast System (EIFS) model output for the Proposed Action at Desiderio USARC.

<b>Economic Impact Forecast System</b> US Army Corps of Engineers Mobile District				
<b>EIFS REPORT</b>				
<b>PROJECT NAME</b>				
Desiderio EA				
<b>STUDY AREA</b>				
06037 Los Angeles, CA				
<b>FORECAST INPUT</b>				
Change In Local Expenditures		\$2,412,500		
Change In Civilian Employment		0		
Average Income of Affected Civilian		\$0		
Percent Expected to Relocate		0		
Change In Military Employment		0		
Average Income of Affected Military		\$0		
Percent of Militart Living On-post		0		
<b>FORECAST OUTPUT</b>				
Employment Multiplier		4.33		
Income Multiplier		4.33		
Sales Volume - Direct		\$2,412,500		
Sales Volume - Induced		\$8,033,625		
Sales Volume - Total		\$10,446,130	0%	
Income - Direct		\$412,581		
Income - Induced)		\$1,373,894		
Income - Total(place of work)		\$1,786,475	0%	
Employment - Direct		9		
Employment - Induced		31		
Employment - Total		40	0%	
Local Population		0		
Local Off-base Population		0	0%	
<b>RTV SUMMARY</b>				
	Sales Volume	Income	Employment	Population
<b>Positive RTV</b>	12.87 %	11.51 %	3.74 %	1.56 %
<b>Negative RTV</b>	-5.89 %	-5.51 %	-3.48 %	-0.9 %

\*\*\*\*\* End of Report \*\*\*\*\*