# CITY OF PASADENA PLANNING DIVISION HALE BUILDING 175 NORTH GARFIELD AVENUE PASADENA, CA 91101-1704

# **INITIAL STUDY**

In accordance with the Environmental Policy Guidelines of the City of Pasadena, this analysis, the associated "Master Application Form," and/or Environmental Assessment Form (EAF) and supporting data constitute the Initial Study for the subject project. This Initial Study provides the assessment for a determination whether the project may have a significant effect on the environment.

# SECTION I - PROJECT INFORMATION

1. Project Title: Conditional Use Permit #4537

2. Lead Agency Name and Address: City of Pasadena – Planning and Development Dept.

175 N. Garfield Avenue Pasadena, CA 91101

3. Contact Person and Phone Number: Jason Kruckeberg, Senior Planner

(626) 744-6726

4. Project Location: 550-556 East Colorado Boulevard

**5.** Project Sponsor's Name and Address: **Milan Garrison** 

**MG** Resolutions

595 East Colorado Boulevard, Suite 528

Pasadena, CA 91101

6. General Plan Designation: Central District Specific Plan

7. Zoning: CD-4 (Central District, sub-area 4)

- 8. Description of the Project: The project involves the construction of a 112,850 square-foot, five-story office and retail building. As proposed, the ground floor will contain 12,460 square feet of retail space and a lobby. The remaining four levels will consist of just over 100,000 square feet of office space. In addition, a five level subterranean parking garage containing 402 spaces is also proposed. The site is presently utilized as a surface parking lot with a total site area of 38,000 square feet.
- 9. Surrounding Land Uses and Setting: The project site is located on the southwest corner of Colorado Boulevard and Madison Avenue and is located in a fully developed urban area. Converse Alley runs along the southern boundary of the site. There are a variety of different uses near the site. Directly across Colorado Boulevard to the north is a church. To the south is a five-level parking structure serving many of the nearby uses. To the west is an eight-story general office building and to the east is a commercial shoe repair business. There are several additional multi-story buildings in the area.
- 10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreements) The Pasadena Department of Public Works and Department of Transportation, Pasadena Water and Power, Pasadena Building Division, and Pasadena Fire Department will review the project. The project is also subject to Design Review by the Design Commission.

# **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would involve at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

	Aesthetics	Geology and Soils		Population and Housing
	Agricultural Resources	Hazards and Hazardous Materials		Public Services
Х	Air Quality	Hydrology and Water Quality		Recreation
	Biological Resources	Land Use and Planning		Transportation/Traffic
	Cultural Resources	Mineral Resources		Utilities and Service Systems
	Energy	Noise		Mandatory Findings of Significance

# **DETERMINATION:** (to be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project DOES NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.		
I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.	X	
I find that the proposed project MAY have a significant effect(s) on the environment. =Analysis in the Initial Study shows that one or more impact areas will have a "Potentially Significant Impact" An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that were not analyzed in a previously approved EIR or Negative Declaration for the project at hand.		
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.		T

Signature

Printed Name

Date

Réviewed Bv ⊅Date

# **EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact' is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 20, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. See CEQA Guidelines Section 15063(c)(3)(D). Earlier analyses are discussed in Section 20 at the end of the checklist.
  - a) Earlier Analysis Used. Identify and state where they are available for review.

- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) Mitigation Measures. For effects that are "less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier documents and the extent to which address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significant

Significant Unless Mitigation is Incorporated

Less Than Significant Impact

No Impact

# **SECTION II - ENVIRONMENTAL CHECKLIST FORM**

1.	BACKGROUND.  Date checklist submitted: Department requiring che Planner assigned: Jason	ecklist: Planning a			
2.	ENVIRONMENTAL IMPACTS	. (explanations of	all answers are req	uired):	
		Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
3.	AESTHETICS. Would the proj	ect:			
	a. Have a substantial adverse	e effect on a sceni	c vista? ( )		
					$\boxtimes$
view struct subs Elen	ains structures of multiple heights in question are to the north of cture. The proposed project vistantially impact any scenic vistantially impact any scenic vistantially of Pasadena Cures the proposed development  b. Substantially damage scent historic buildings within a second	f the project site. To would meet the sta as defined in General Plan. Fur will be aesthetical sic resources, including	The most impacted mass limitations of the 2004 final Elurther, the Project illy compatible with the suding, but not limite	building (to the so of the Zoning Co R for the Land U s subject to Desig he site and surrou	buth) is a parking de and will not Jse and Mobility n Review, which ndings.
					$\boxtimes$
Rec	Y? The project does not su ommended Scenic Highway or result in the destruction of any languized as having significant aes	unofficial City Des Indmark eligible tr	signated Scenic co	ridor. The propos	sed project would
	c. Substantially degrade the	existing visual cha	aracter or quality of	the site and its su	rroundings? ( )
					$\boxtimes$
the setb	Y? The proposed project meets neighboring building to the west acks) of the Zoning Code. Fosed development will be aesth	st. The proposed further, the Proje	project would also ct is subject to D	o meet the mass esign Review, wh	limitations (FAR-
	d. Create a new source of s views in the area? ( )	ubstantial light or	glare which would	d adversely affect	day or nighttime

	Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact		
			$\boxtimes$			
WHY? The project will not have a sign with the standards in the zoning code any outdoor lighting and the screen requirements. The project is located in not sources of glare and are an aide to	that regulate glaening of mechands of mechands and the contractions of the contraction	are and outdoor lig anical equipment	hting. The height must conform t	and direction of o Zoning Code		
Exterior and interior lights and reflective of reflective materials shall conform to and materials through the City's desicolors, and materials, will be reviewed	o Zoning Code r ign review proce	equirements and ess. The design	to evaluations of of this project, inc	exterior cladding		
The proposed project is four stories a shadows on adjacent sites; however, all setback and height requirements.						
4. AGRICULTURAL RESOURCES significant environmental effects, lead Site Assessment Model (1997) prepare to use in assessing impacts on agricult	agencies may re ed by the Califorr	fer to the Californi nia Department of	ia Agricultural Land Conservation as a	d Evaluation and		
<ul> <li>Convert Prime Farmland, eas shown on the maps pre the California Resources Agence</li> </ul>	pared pursuant t	to the Farmland M				
				$\boxtimes$		
WHY? The City of Pasadena is a deverage of the Western portion of the City contains has commercial recreation, park, natural farmland of statewide importance, as Monitoring Program of the California R	ns the Arroyo Sec ral and open spa s shown on map	co, which runs fror ice. There is no p s prepared pursua	n north to south th rime farmland, uni	ough the City. It que farmland, or		
b. Conflict with existing zoning	for agricultural us	se, or a Williamsor	n Act contract? (	)		
WHY? The City of Pasadena has no allowed by right in the CG (General (Industrial) and OS (Open Space) Zon	Commercial) an					
c. Involve other changes in the result in conversion of Farmla			e to their location	or nature, could		
				$\boxtimes$		
<b>WHY?</b> There is no known farmland in the City of Pasadena; therefore the proposed project would not result in the conversion of farmland to a non-agricultural use.						

CUP#4537 – 550-556 E. Colorado Blvd.

Potentially Sign
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Impact

Significant Unless Mitigation is Incorporated

Less Than Significant Impact

No Impact

5.	AIR	QUA	ALITY	. Where	availab	le, the	signifi	can	ce crit	eria e	estab	olished	by	the applic	cable air	quality
	agem Id the			pollution	control	district	may	be	relied	upon	to	make	the	following	determin	nations.
		ره. م	00													

a. Conflict with or obstruct imple	mentation of th	ne applicable air qua	nlity plan? ( )	
WHY? The project must comply with the Air Quality Management Plan (AQMP Southern California Association of Governments. The City of Pasadena adopted the West San Gabriel Valley completed by PCR that recognizes the conflict with or obstruct an applicable as	e) adopted by vernments. The is also part of Air Quality For applicable a	the South Coast Aine AQMP contains returned the West San Gab Plan. The applicant ir quality measures	r Quality Manage measures to meet riel Valley Planni has submitted ar	ement District and t federal and state ng Council, which n air quality study
b. Violate any air quality standa	rd or contribute	e to an existing or pr	ojected air quality	violation?()
		$\boxtimes$		

WHY? Due to its geographical location and the prevailing off shore daytime winds, Pasadena receives smog from downtown Los Angeles and other areas in the Los Angeles basin. The prevailing winds, from the southwest, carry smog from wide areas of Los Angeles and adjacent cities, to the San Fernando Valley and to Pasadena in the San Gabriel Valley where it is trapped against the foothills. For these reasons the potential for adverse air quality in Pasadena is high.

Pasadena is located in a non-attainment area, an area that frequently exceeds national ambient air quality standards. However, the project itself does not meet the South Coast Air Quality Management District's (SCAQMD) land use threshold for significant air emissions, according to the 1993 updated SCAQMD's CEQA Air Quality Handbook.

The air quality study prepared for this project (Air Quality Technical Report, PCR, August 2005) evaluated construction impacts, toxic air contaminants, odors, regional operational impacts, local impacts, consistency with local air quality plans and policies, and cumulative impacts. With regard to construction related emissions, the project has the potential to create air quality impacts through the use of heavy duty construction equipment and through vehicle trips. With regard to operation related emissions, impacts could result from the operation of on-road vehicles. Each of these issues is described below.

The traffic study, prepared for this project, states that the project will generate a net increase of 124 vehicle trips per day, seven for the a.m. peak hour and ten during the p.m. peak hour which is below the significance threshold.

**CONSTRUCTION EMISSIONS:** According to the 1993 updated SCAQMD's CEQA Air Quality Handbook Table 9-1 project emissions during construction will not exceed the district threshold for construction emissions. However, the calculations submitted for CO, PM10, NOx, ROC, or SOx assume that appropriate dust control measures would be implemented during each phase of development, as required by SCAQMD Rule 403 – Fugitive Dust. With the implementation of Mitigation Measures AQ1 and AQ 2, impacts will be reduced to a less than significant level.

Significant Unless Mitigation is Incorporated

Less Than Significant Impact

No Impact

**MOBILE EMISSIONS:** Using the 1993 updated SCAQMD's CEQA Air Quality Handbook Table 9-7 for Estimating Mobile, Energy and PM10 Emissions, the project's mobile emissions will not exceed the district's threshold for air emissions.

Mitigation Measure AQ 1: Construction equipment shall be properly maintained to ensure low operating emissions.

Mitigation Measure AQ 2: The project shall comply with SCAQMD Rules 403 and 1113 regarding the control of fugitive dust emissions, and architectural coatings.

9	,	9			
C.	Result in a cumulatively consideregion is non-attainment under (including releasing emissions to	er an applicable	federal or state	ambient air qualit	y standard
				$\boxtimes$	
area foi cumulat	The City of Pasadena is within to Nitrogen Dioxide (NO <sub>2</sub> ) and ively considerable increase in No <sub>2</sub> -3 and 6-2, respectively, of the So <sub>2</sub> -3	fine particulates $O_2$ and/or PM $_{10}$ du	matter (PM <sub>10</sub> ). Tring construction a	his project will no nd/or operation, as	ot cause a
d.	Expose sensitive receptors to su	ıbstantial pollutant	concentrations?	( )	
					$\boxtimes$
the proj Seminar emissior The proj impact c	According to Figure 5-1 and Table ect is located near sensitive received to the north of the site approximations. Specific air quality impacts nearly construction sensitive receptors (Air Quality)  Create objectionable odors affective.	eceptors (student mately 600 feet) but ear the receptor location traffic and gen Technical Study,	residences assocut is not likely to gestations (intersection eral project traffic PCR, August 2005	iated with Fuller and significate any significates and significates and significates and to a significates and to a significates and significa	Theological ant toxic air or impacts.
					$\boxtimes$
	This type of use is not shown on ad Uses Associated with Odor Co		SCAQMD's CEQA	A Air Quality Handb	ook Figure
6. BI	OLOGICAL RESOURCES. Wou	ıld the project:			
a.	Have a substantial adverse efficientified as a candidate, sension regulations, or by the California	tive, or special sta	tus species in loca	l or regional plans,	policies, or

Significant Unless Mitigation is Incorporated

Less Than Significant Impact

No Impact

**WHY?** The project is in a developed urban area and the site is currently developed with a surface parking lot. There are no known unique, rare or endangered plant or animal species or habitats on or near the site.

b.	Have a substantial adverse ef identified in local or regional p Fish and Game or U.S. Fish and	lans, policies, and	regulations or by		
					$\boxtimes$
the natu	The Final Environmental Impact Firal communities within the City's eno known existing plant or natu	boundaries. The p	roject is located in	a developed urbar	
C.	Have a substantial adverse effective Clean Water Act (including, but removal, filling, hydrological interpretation)	ut not limited to, m	arsh, vernal pool,		
					$\boxtimes$
	The project is located in a deve on or near the Project site.	eloped urban area.	There is no know	n naturally occurrir	ng wetland
d.	Interfere substantially with the nor with established native resimilation of wildlife nursery sites? ( )				
					$\boxtimes$
	The project is located in a developed in a developed in a barrier to migration or mo		nd does not involve	e the dispersal of v	wildlife nor
e.	Conflict with any local policie preservation policy or ordinance		rotecting biological	resources, such	as a tree
				$\boxtimes$	
Ordinand to the si includes Departm landscap	The site contains no trees prote ce" or trees designated as landmite along Colorado Boulevard a several large Ficus and Campent to incorporate these trees be plan will be required as a cors throughout the project site.	arks. There are ning Madison Avenual or trees. The appearance their future	ne (9) trees located e that may be impolicant will work work of the contraction of the co	on city right-of-wa pacted by construction with the City's Publiopment plans. A	y adjacent ction. This blic Works complete
f.	Conflict with the provisions of a Conservation Plan (NCCP), or o	•			•
					$\boxtimes$

Significant Unless Mitigation is Incorporated

**Less Than** Significant Impact

No Impact

WHY? There are no adopted Habitat Conservation or Natural Community Conservation Plans within the City of Pasadena. There are also no approved local, regional or state habitat conservation plans in Pasadena.

7.	CULTURAL RESOURCES. W	ould the project:			
	a. Cause a substantial adve CEQA Guidelines Section 1		e significance of	a historical resour	ce as defined in
nat	IY? The project site is a currently ural features, works of art or sin ich are to be demolished, relocate	nilar objects on t	he site having a	significant historic	
	b. Cause a substantial advers Section 15064.5? ( )	e change in the s	significance of an	archaeological resc	ource pursuant to
					$\boxtimes$
are wou exc	HY? There are no known prehiston encountered during grading or all uld disturb these sites, shall ceast eavating the site shall be made ality Act Guidelines.	construction of te. An archaeolog	he project, all gra gist shall be notific	ading or constructions feed and provisions f	on efforts, which or recording and
	c. Directly or indirectly destroy ( )	a unique paleon	tological resource	or site or unique ge	eologic feature?
					$\boxtimes$
	HY? There are no records of a cerefore, there are no known paleon				ty of Pasadena.
	d. Disturb any human remains,	including those i	interred outside of	formal ceremonies	? ( )
					$\boxtimes$
	HY? There are no known human blementation the Los Angeles Cou		•	ins are encountere	ed during project
8.	ENERGY. Would the proposal:				
	a. Conflict with adopted energ	y conservation pl	ans?( )		
					$\boxtimes$
	HY? The project does not conflict posed intensity of the project is				

Potentially	Significant	Less Than	No Impact
Significant	Unless	Significant	
Impact	Mitigation is	Impact	
iiiipact	Incorporated	iiiipaci	

approved General Plan and Central District Specific Plan. Further the project will comply with the energy standards in the California Energy Code, Part 6 of the California Building Standards Code (Title 24). Measures to meet these performance standards may include high-efficiency Heating Ventilation and Air Conditioning (HVAC) and hot water storage tank equipment, lighting conservation features, higher than required rated insulation and double-glazed windows.

b. Use non-renewable resources in a wasteful and inefficient manner? (

why? (Oil-based products.) The prorequire development of new energy insignificant consumption of oil-based will not cause a significant reduction in vehicles will be reduced by adherence to (Energy). The long-term impact from in the number of customers currently available from existing mains, lines and insignificant increase in the consumption the performance standards of California 24. This project will result in the increaday. This increased consumption will be energy standards. Measures to meet Ventilation and Air Conditioning (HVA) features, higher than required rated measures will be prepared by the deve the Water and Power Department and building permit. Installation of energy-sof a Certificate of Occupancy. (Water) This project will result in approximate will be mitigated during drought Ordinance, which restricts water consumption of plumbing will be inspectionable.	sources. Comenergy products available supported by the discreased energy codes as Energy Codes and Hotological States and Energy Codes as Ener	onstruction of the its. However, the soplies. Consumpt duction Ordinance gy use by this projudent in the area. Occurs. This consumpter, Part 6 of the Caltion of 6,160 net keep an insignificant leverance standards water storage tare double-glazed who on a building point for review and so will be inspected applicant adhering of expected contilling Division Continued Division Contilling Division Contilling Division Contilling Division Contilling Division Continued Division Contilling Division Contilling Division Continued Division Contilling Division Continued Division Contilling Division Contilling Division Continued Division Contilling Div	project will result additional amount of ion of gasoline by to a level that is not ect is not significant as utility companies utility companies utility companies upation of the projection will be lessened ifornia Building Statistical Build	in a short-term of resources used project-generated to significant. It in relationship to some supplies are ct will result in and by adherence to indards Code Title ctrical energy per above referenced efficiency Heating conservationary conservationall be submitted to the issuance of a prior to issuance on. However, this rtage Procedures ach billing period.
The Water and Power Department revi and it was determined existing infrastr energy resources as a result of the proj	ucture can se			
9. <b>GEOLOGY AND SOILS.</b> Would to	the project:			
<ul> <li>a. Expose people or structures injury, or death involving:</li> </ul>	to potential s	substantial advers	e effects, including	the risk of loss,
i. Rupture of a known ea Earthquake Fault Zoning substantial evidence of a Publication 42. ( )	Map issued b	y the State Geolo	gist for the area o	r based on other
				$\boxtimes$

Significant Unless Mitigation is Incorporated

Less Than Significant Impact

No Impact

**WHY?** According to the 2002 adopted Safety Element of the City of Pasadena's General Plan, the San Andreas Fault is a "master" active fault and controls seismic hazards in Southern California. This fault is located approximately 21 miles north of Pasadena.

The County of Los Angeles and the City of Pasadena are both affected by Alquist-Priolo Earthquake Fault Zones. Pasadena is in four USGS Quadrants, the Los Angeles and the Mt. Wilson quadrants were mapped for earthquake fault zones under the Alquist-Priolo Act in 1977. The Pasadena and Condor Peak USGS Quadrangles have not yet been mapped per the Alquist-Priolo Act.

Adjacent to and partially in the City of Pasadena are two faults considered active: the Sierra Madre primarily north of the City and the Raymond Fault primarily south of the City. The 2002 Safety Element of the General Plan considers the Sierra Madre Fault to be in a Fault Hazard Management Zone and the Raymond Fault to be in an Alquist-Priolo Earthquake Fault Zone. Within the southwest of the City, the Eagle Rock Fault is considered potentially active. The proposed project is 3 miles south of the Sierra Madre Fault, 1 mile south of a potentially active strand of the Sierra Madre Fault, 1.5 miles north of the Raymond Fault and 1 mile northeast of the Eagle Rock Fault.

The potential exists for people and property to be exposed to the hazards of seismic activity in most of California. This project will not increase the potential occurrence of earthquakes. The risk of earthquake damage is minimized because the new structure shall be built according to the Uniform Building Code and other applicable codes, and is subject to inspection during construction. Structures for human habitation must be designed to meet or exceed California Uniform Building Code standards for Seismic Zone 4.

ii.	Strong seismic ground	shaking? ( )			
					$\boxtimes$
WHY? See	e 9.a.i.				
Andreas a shaking in	City of Pasadena is with nd Newport-Inglewood, Pasadena. At a minim sceed the current seismic quirements.	any major earthquaum the earthquake-	ake along these resistant design	systems will cause and materials of n	e seismic ground new projects must
iii.	Seismic-related groun Hazards Zones Map i evidence of known are	ssued by the State	Geologist for th		
					$\boxtimes$
WHV2 As	aarding to the State of 1	California Caiamia I	Jozard man (Da	aadana Mt Wilaa	n or Loo Angoloo

**WHY?** According to the State of California Seismic Hazard map (Pasadena, Mt. Wilson or Los Angeles Quadrangle official maps released 3.25.99) the project site is not in an area subject to either liquefaction or earthquake-induced landslides. Further, the 2002 adopted Safety Element of the General Plan on Plate 1-3 does not show the project site to be located in an area subject to either liquefaction or earthquake-induced landslides.

The site is currently flat. Existing City Municipal Code and Building Code regulations will control any slope instability; therefore there will be no impact. Due to these codes and inspections there will be no increased exposure to seismic ground failure including liquefaction.

		Significant Impact	Unless Mitigation is Incorporated	Significant Impact	No Impact
iv.		eated on the most relea or based on other		•	•
					$\boxtimes$
(Plate 1-3 the project any known regulation	ccording to 1999 State 3) and Slope Instability ct is located where slop wn historic evidence cons will control any slop nap does not show this s.	Map (Plate 2-4 of the shave low slope instability; therefore	e adopted 2002 Sa stability. According project site or a re there will be no	afety Element of to to these same so djacent properties o impact. In add	he General Plan urces there is no s. Existing City ition the Seismic
b.	Result in substantial so	il erosion or the loss o	of topsoil? ( )		
					$\bowtie$

Potentially

Significant

Unless

Less Than

WHY? (Excavation and Grading) In order to accommodate the subterranean parking, construction of the project will lead to 80,000 cubic yards of soil being exported from the site. The entire site is currently utilized as a paved surface parking lot so the project will result in increased landscaped areas and permeable surfaces on site. No soil erosion or topsoil loss issues will result from the project. The existing building regulations and property site inspections ensure that construction activities do not create unstable earth conditions.

The displacement of soil through cut and export will be controlled by the City's grading ordinance, Appendix Chapter 33 of the 2001 California Building Code relating to grading and excavation, other applicable building regulations and standard construction techniques; therefore there will be no impact.

(Erosion) According to the Final Environmental Impact Report certified for the adoption of the 2004 Land Use and Mobility Elements, the natural water erosion potential of soils in Pasadena is low, unless these soils are disturbed during the wet season. Both the Ramona and Hanford soils associations, which underlay much of the City, have high permeability, low surface runoff and slight erosion hazard due to the gravelly surface layer and low topographic relief away from the steeper foothill areas of the San Gabriel Mountains.

Water erosion during construction will be minimized by limiting construction to dry weather, covering exposed excavated dirt during periods of rain and protecting excavated areas from flooding with temporary berms. Soil erosion after construction will be controlled by implementation of an approved landscape and irrigation plan. This plan shall be submitted to the Zoning Administrator and Design staff for review and approval prior to the issuance of a building permit.

Construction may temporarily expose the soil to wind and/or water erosion. Erosion caused by strong wind, excavation and earth moving operations will be minimized by watering during construction and by covering earth to be transported in trucks to or from the site. Therefore, the project will not result in significant impacts related to a loss of topsoil or erosion.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (

	Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact	
				$\boxtimes$	
<b>WHY?</b> The City of Pasadena rests primarily on an alluvial plain. To the north the San Gabriel Mountains are relatively new in geological time. These mountains run generally east-west and have the San Andreas Fault on the north and the Sierra Madre Fault to the south. The action of these two faults in conjunction with the north south compression of the San Andreas tectonic plate is pushing up the San Gabriel Mountains. This uplifting combined with erosion has helped form the alluvial plain. The project will be reviewed by the Building Division to ensure there are no unstable soil conditions. Therefore, there will be no impact.					
<ul> <li>d. Be located on expansive s creating substantial risks to</li> </ul>			the Uniform Build	ling Code (1994),	
				$\boxtimes$	
WHY? According to the 2002 adop underlain by alluvial material from the gravel and is in the low to moderate applicable Building and Safety regulation	e San Gabriel e range for e:	Mountains. This s xpansion potential.	oil consists prima The project must	arily of sand and tocomply with all	
e. Have soils incapable of adec disposal systems where sewe					
				$\boxtimes$	
WHY? The City of Pasadena allows regulations found in Ordinances 3881 project is not in any of these specifi available. If the sewer is at a higher sewer.	and 4170 and ed areas. Ne	l codified in Pasader ew construction will	na Municipal Code be hooked up to	e. The proposed a sewer if it is	
10. HAZARDS AND HAZARDOUS	MATERIALS.	Would the project:			
<ul> <li>a. Create a significant hazard to disposal of hazardous materia</li> </ul>		he environment thro	ugh the routine tra	ansport, use or	
				$\boxtimes$	
<b>WHY?</b> The project does not involve the use or storage of hazardous substances other than the small amounts of pesticides, fertilizers and cleaning agents required for normal maintenance of the structure and landscaping. The project must adhere to applicable zoning and fire regulations regarding the use and storage of any hazardous substances. Further there is no evidence that the site has been used for underground storage of hazardous materials.					
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ( )					

Significant Unless Mitigation is Incorporated

Less Than Significant Impact

No Impact

**WHY?** The project does not involve hazardous materials therefore there is no significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions, which could release hazardous material.

	C.	Emit hazardous emissions or h waste within one-quarter mile of		-	ous materials, subs )	tances, or
						$\boxtimes$
		he project does not emit hazardo e, or waste and is not within one-			_	materials,
		Be located on a site which is ind Government Code Section 659 public or the environment? (	62.5 and, as a res			
						$\boxtimes$
		he project site is not located on the ublished by California Environme			ste and Substances	Sites List
	e.	<ul> <li>For a project located within an within two miles of a public a hazard for people residing or w</li> </ul>	airport or public u	se airport, would	-	•
						$\boxtimes$
repre rise b	sen uild	he nearest public use airport is in tatives from the Cities of Burbank ings for evacuating occupants in he Arroyo Seco near the City's bo	k, Glendale and Pa case of emergenc	sadena. Helipads y. The police helip	are required on ma ort is located at the	any high- eastern
		For a project within the vicinity of people residing or working in the		would the project r )	esult in a safety ha.	zard for
						$\boxtimes$
WHY	? TI	here are no private airstrips in Pa	asadena.			
	g.	Impair implementation of or physemergency evacuation plan? (	sically interfere with )	n an adopted emer	gency response pla	nn or
						$\boxtimes$

**WHY?** The project is located within an urban area. To ensure compliance with zoning, building and fire codes, the applicant is required to submit appropriate plans for plan review prior to the issuance of a building permit. Adherence to these requirements ensures that the project will not have a significant impact on emergency response and evacuation plans.

Significant Unless Mitigation is Incorporated

Less Than Significant Impact

No Impact

The City of Pasadena maintains a citywide emergency response plan, which goes into effect at the onset of a major disaster (e.g., a major earthquake). The Fire Department maintains the disaster plan. In case of a disaster, the Fire Department is responsible for implementing the plan, and the Pasadena Police Department devises evacuation routes based on the specific circumstance of the emergency.

The City has pre-planned evacuation routes for dam inundation areas associated with Devil's Gate Dam, Eaton Wash, and the Jones Reservoir. According to the adopted 2002 Safety Element of the General Plan, the project site is not within any of these dam inundation areas.

There are no areas in the City designated as eligible for flood insurance by the Federal Emergency Management Administration (FEMA).

Manage	ment Administration (FEMA).				
h.	Expose people or structures to including where wildlands are a wildlands? ( )	•		•	•
	According to the 2002 adopted site is in an area of low fire hazard	-	shown on Plate 4	4-2, Wildfire Hazar	d Map, the
11. HY	DROLOGY AND WATER QUAI	LITY. Would the pro	oject:		
a.	Violate any water quality standa	ards or waste disch	arge requirements	? ( )	
					$\boxtimes$
project r	The project will not violate any must comply with federal Water I ion System (NPDES) permit recions.	Pollution Control A	ct (Clean Water Ad	ct) National Pollutio	n Disposal
project.	re no bodies of water near the pread the pread the pread of the same of the San Pedro Bawater.	f from the site, this	runoff may be disc	charged via Los Co	unty Flood
help imp	ject will be subject to the Standa plement the National Pollutant Di SMP and NPDES there will be no roject.	scharge Elimination	n System (NPDES	). Based on the st	andards of
b.	b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? ( )				

Significant Unless Mitigation is Incorporated

Less Than Significant Impact

No Impact

**WHY?** The project will use the existing water supply system provided by the Pasadena Department of Water and Power and the existing sewer provided by the Public Works Department. Therefore, there will be no direct additions or withdrawals from the ground waters. Moreover there is no known aquifer condition in the project site or in the surrounding area, which could be intercepted by excavation for the project.

Under normal operation the project will use approximately 15,792 gallons of water per day. The source of some of the water from the Pasadena Water and Power Department is ground water, stored in the Raymond Basin.

During drought conditions, the project must comply with the Water Shortage Procedures Ordinance (Chapter 13 of the Pasadena Municipal Code) the project shall only consume 90% of expected consumption. To ensure compliance with this ordinance, the applicant shall submit a water conservation plan limiting the project's water consumption to 90% of expected consumption. This plan shall be submitted to and approved by the City's Water and Power Department and the Building Division prior to the issuance of a building permit. The applicant's irrigation and plumbing plans shall comply with the approved water conservation plan.

C.	Substantially alter the existing of the course of a stream or riv on-or off-site? ( )				
					$\boxtimes$
addition The dra towards shall su Departm submiss runoff. Accordir propertic located	The project will actually cover let of setbacks and landscaping. Sinage of surface water from the the City's existing streets, floor bmit a site drainage plan for repent prior to the issuance of a ion, approval and implementation of the 2002 adopted Safety Eas in the City are not normally sin an urban area. Drainage and SUSMP and there are no streat	Storm and other wane project will be do control channels eview and approvation of a drainage plant of the City subject to flooding and run-off from the	ater runoff will ther controlled by built, storm drains and by the Building Due to the existing an there will be no of Pasadena Com. The subject site site must comply	efore decrease slig lding regulations a d catch basins. The Division and the Pug building regulation significant impact from the prehensive General is currently develowith all applicable	htly on site. Ind directed Ind applicant Indic Works Ins and the Ins and ins and ins Ins and ins and ins Ins and ins and ins and ins and ins and ins
d.	Substantially alter the existing of the course of a stream or riv manner, which would result in a	er, or substantially	increase the rate	0 0	
					$\boxtimes$
	See response 11 c. The City of I ject is not located near either s				

streams and there are no ravines or gullies on the site.

e. Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? ( )

	Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
WHY? The project site is adequately and Water Departments have review Review process and have indicated the	wed the propos	sed Project through	the City's Pred	
f. Otherwise substantially degr	rade water qualit	ty? ( )		
<b>WHY?</b> The project will not substantially degrade water quality during construction or operation. Runoff will be controlled during construction using required Best Management Practices. There are no known hazardous materials that would be disturbed during construction. The project will be connected to the existing water, sewer and storm drain systems so there will be no direct impact on groundwater quality.				
g. Place housing within a 10 Boundary or Flood Insuranc adopted Safety Element of to	e Rate Map or d	lam inundation area	as shown in the	City of Pasadena
WHY? According to the Dam Failure City's adopted General Plan, the project	•		•	ty Element of the
h. Place within a 100-year flood ( )	d hazard area st	ructures, which wou	ld impede or redi	rect flood flows?
WHY? The entire City of Pasadena is map Community Number 065050. management regulations. See responsible to the such as liquefaction and landslides are	In Zone D the onses to 9 Geol	e City is not requir ogy and Soils a. iii	ed to implement and iv regarding	t any flood plain
<ul> <li>i. Expose people or structures flooding as a result of the fair</li> </ul>			death involving f	looding, including
WHY? According to the Dam Failure City's adopted General Plan, the project				ety Element of the
There are no significant bodies of war to tidal waves. An on-site drainage facilities.				
j. Inundation by seiche, tsunar	mi, or mudflow?	( )		

			Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
to be	e ini	The City of Pasadena is not loundated by either a seiche or egarding seismic hazards such	tsunami. For n	nudflow see respor		
12.	LA	ND USE AND PLANNING.	Would the projec	ot:		
	a.	Physically divide an existing	community? (	)		
						$\boxtimes$
with	a s	The project will not physically urface parking lot, and is loc ction of the proposed project w	ated in a fully ur	banized area. Th	e demolition of the	e surface lot and
	b.	Conflict with any applicable the project (including, but adopted for the purpose of a	not limited to th	ne general plan, s	pecific plan, or z	
Cent The	tral l proj ect v	The proposed project is consist District Specific Plan. The project is required to comply with will have no impacts related to	oject is considere all the requirem	ed an in-fill project vents of the Zoning	within a fully develoced Code. Based on t	oped urban area. these factors, the
	C.	Conflict with any applicable plan (NCCP)? ( )	habitat conserv	ration plan (HCP)	or natural commu	nity conservation
						$\boxtimes$
WHY	<b>/?</b> T	here are no Habitat Conserva	ation or Natural C	Community Conser	vation Plans in Pas	sadena.
13.	MI	NERAL RESOURCES. Wou	ıld the project:			
	a.	Result in the loss of availab and the residents of the state	-	mineral resource tl	nat would be of va	llue to the region
						$\boxtimes$
City'	s G	The Final Environmental Impa eneral Plan states that there avel and stone Eaton Wash, a	are two areas in	n Pasadena, which	may contain min	eral resources of
	b.	Result in the loss of available a local general plan, specific			esource recovery s	site delineated on

Potentially Significant Impact	Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
			$\boxtimes$
	Significant	Significant Mitigation is	Significant Unless Significant Impact Mitigation is Impact

WHY? There are no locally important mineral-resource recovery sites delineated by the City of Pasadena Land Use Element of the Comprehensive General Plan. The 2004 certified final EIR for this element states that there are two areas within Pasadena which contain aggregate for making Portland cement, one in the Arroyo Seco, the other in Eaton Canyon. These areas are zoned for Open Space uses and are not currently being mined. There are no mineral-resource recovery sites shown in the Hahamongna Watershed Park Master Plan. The 1999 "Aggregate Resources in the Los Angeles Metropolitan Area" map published by the California Department of Conservation, Division of Mines and Geology shows no aggregate resources with the City of Pasadena.

# **14. NOISE.** Will the project result in:

a.	Exposure of persons to or generation of noise levels in excess of standards established in the
	local general plan or noise ordinance, or applicable standards of other agencies? ( )

 $\boxtimes$ 

WHY? The project itself will not lead to a significant increase in ambient noise. Noise generated by construction activities may have a short-term impact and noise from air conditioning and heating systems may increase the existing level of ambient noise after construction. Significant long-term impacts are not anticipated. The project will adhere to City regulations governing hours of construction, noise levels generated by construction and mechanical equipment, and the allowed level of ambient noise (Chapter 9.36 of the Pasadena Municipal Code). Regulations in the Municipal Code regarding ambient noise levels apply to stationary noise sources. The Noise Restrictions Ordinance does not regulate traffic noise.

The impact from construction noise will be short-term and limited to normal working hours (7 a.m. to 7 p.m. Monday through Friday, 8 a.m. to 5p.m. on Saturday, in or within 500 feet of a residential area) in accordance with City regulations. A construction related traffic plan will be required to ensure that truck routes for transportation of materials and equipment are established with consideration for sensitive uses in the neighborhood. A traffic and parking plan for the construction phase will be submitted for approval to the Traffic Engineer in the Transportation Department and to the Zoning Administrator prior to the issuance of any permits.

The project must comply with the City's Noise Restrictions Ordinance (Chapter 9.36 of the Pasadena Municipal Code) and the California Sound Transmission Control Standards (CAC, Title 24, building Standards, Chapter 12 Appendix Section 1208A).

The project must comply with the City's Noise Restrictions Ordinance (Chapter 9.36 of the Pasadena Municipal Code) and the California Sound Transmission Control Standards (CAC, Title 24, building Standards, Chapter 12 Appendix Section 1208A). According to the Noise Restrictions Ordinance the allowed ambient noise level is between 60 dBA during the day (6a.m.-11 p.m.) and 50 dBA at night (11 p.m. to 6 a.m.). The 2002 adopted Noise Element of the Comprehensive General Plan contains objectives and policies to help minimize the effects of noise from different sources. According to Figure 1, Guidelines for Noise Compatible Land Use, of this element this office/retail use should be located in an area with a normally acceptable ambient noise range of 50-75 dBA. Land uses that are considered to be noise sensitive include but are not limited to: residences, hotels, single room occupancy buildings, group care and convalescent homes, schools, churches, libraries, performance halls, parks and hospitals.

b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? ( )

	Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
				$\boxtimes$
WHY? The project will be construct will limit the exposure of people to e			•	ements, which
c. A substantial permanent existing without the projec		ent noise levels ii	n the project vicii	nity above levels
WHY? See response to 14.a. The sets the allowed ambient noise levels to a sincrease ambient noise levels to a sincrease.	el. The project is	•	•	. ,
d. A substantial temporary of levels existing without the	•	e in ambient noise	levels in the proje	ect vicinity above
WHY? The project will not cause a project will adhere to City regul construction and mechanical equi Pasadena Municipal Code). The i working hours (7 a.m. to 7 p.m. Mowith City regulations). Also, a constor transportation of materials and extraffic and parking plan for the contransportation Departments and to project must comply with the City's the California Sound Transmission e. For a project located within within two miles of a public or working in the project a	ations governing pment, and the all mpact from construction related tracequipment are establishment and administraction phase with the Zoning Admis Noise Ordinance Control Standards in an airport land usic airport or public	hours of construction noise will be lays and 8 a.m. to ffic plan would be blished with consideration of the submitted for inistrator prior to for (Chapter 9.36 of to (CAC, Title 24, builties a larport, would)	ction, noise levenbient noise (Charle short-term and 5 p.m. on Saturdarequired to ensure leration for the surphy approval to the Fasadena Murlding Standards, Cauch a plan has note that the such a plan has note that the second such as the second such	Is generated by apter 9.36 of the limited to normal ay in accordance that truck routes rounding area. A Public Works and ny permits. The nicipal Code) and Chapter 2-35).
WHY? There are no airports or airp Burbank, Glendale Pasadena Airpo west.		_		-
f. For a project within the vice working in the project area			oject expose peop	le residing or
WHY? The project is not within the	vicinity of the Polic	e Heliport or the Fi	re Camp in the Arı	royo Seco.

	Impact	Mitigation is Incorporated	Impact	No impact
15. POPULATION AND HOUSING.	Would the proje	ect:		
<ul> <li>a. Induce substantial population homes and businesses) or infrastructure)? ( )</li> </ul>				
WHY? The project is in a developed a result in necessary improvements to responsibility of the applicant. The accommodated by the City's General I with an established roadway network project would not require extending or growth. Because the project is consist project would not induce substantial por	connect the proposed pro Plan. Furtherm and in-place or improving infotent with the u	project to the existent leads is consistent leads to the project is linfrastructure. The rastructure in a mises and growth and	sting infrastructur with the growth located in a deve us, development anner that would sticipated in the 0	re, it will be the anticipated and loped urban area of the proposed facilitate off-site Seneral Plan, the
<ul><li>b. Displace substantial numbers housing elsewhere? ( )</li></ul>	s of existing ho	ousing, necessitatin	g the constructio	n of replacement
WHY? The scope of the project widisplacement will occur.	ill result in the	e demolition of a	surface parking	lot. No housing
<ul><li>c. Displace substantial number elsewhere? ( )</li></ul>	s of people, ne	ecessitating the co	nstruction of repi	lacement housing
WHY? The proposed project would no surface parking lot and no housing unit			site is presently	developed with a
16. PUBLIC SERVICES. Will the provision of new or physicall governmental facilities, the consorder to maintain acceptable services:	y altered gover truction of whice	nmental facilities, ch could cause sig	need for new or nificant environm	physically altered ental impacts, in
a. Fire Protection? ( )				
WHY? The project site is located in a 4-2) of the adopted 2002 Safety Elements. 5 miles from the nearest fire station PPR process and has determined exist	ent of the City's	s General Plan. Tr partment reviewed	ne project is locat	ed approximately
b. Libraries? ( )				

Significant Unless

Less Than Significant

No Impact

Potentially Significant

	Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
WHY? The project is located approximately as a whole is well served by its P	•		nch library (Cent	ral Branch). The
c. Parks?()				
WHY? The project is located within 1 impact fee nexus study prepared in 2 developed parkland and 1.49 acres space per 1000 residents. The project	2004, for every of open space	1000 residents the parkland, for a total	City as a whole half of 3.66 acres of	nas 2.17 acres of of park and open
The proposed project is a non-resid However, there is a potential for an in associated with the proposed project residential space. Payment of this fee	ncrease in usag t. The City col	e of park space give llects an impact fee	n the new emplo	yees and patrons
d. Police Protection? ( )				
WHY? The proposed project will not result in the need for additional new or altered police protection services and will not alter acceptable service ratios or response times. The proposed project consists of commercial and office uses, which could increase the demand on the Pasadena Police Department. However, the project itself is not large enough to require the development of additional Police facilities. Furthermore, the project applicant is required to pay the City's development fees, which are established to offset incremental increases to police service demand. Therefore, the proposed project would not significantly impact police protection services.				
e. Schools? ( )				
			$\boxtimes$	
WHY? The City of Pasadena collects new commercial construction. Payme				ruction tax on all
f. Other public facilities? ( )				
WHY? The project's development maprojected revenue to the City in terms	•		-	

lower this impact to a level that is not significant.

Potentially
Significant
Unless
Impact

Significant
Unless
Mitigation is
Incorporated

Less Than
Significant
Impact

### 17. RECREATION.

	a.	Would the project increase recreational facilities such tha accelerated? ( )				
					$\boxtimes$	
The units	proj pro	See response 16 c. lect is located approximately 1 oposed with this project and the ad other recreation services.				
	b.	Does the project include re- recreational facilities, which mi		-		•
						$\boxtimes$
patic	s. T	The proposed project will include the project is not expected to reason the environs physical impact on the environs.	equire the expans			
18.	TR	ANSPORTATION/TRAFFIC.	Would the project	:		
	a.	Cause an increase in traffic the the street system (i.e., result volume to capacity ratio on roa	in a substantial i	ncrease in either t	he number of vehic	
				$\boxtimes$		

**WHY?** The project is located on a street that is identified as a Principal Multimodal Corridor in the 2004 Mobility Element of the General Plan.

A Traffic Study was prepared analyzing 21 intersections and 4 street segments in the area surrounding the site. This scope of work was determined by the Public Works and Transportation Department based on Intersection Capacity Utilization (ICU) methodology. The Traffic Study was completed by Arthur Kassan, PE, in July 2005 and the scope and findings of the Traffic Study have been reviewed and approved by the Department of Transportation. The Traffic Study finds there will be an increase of 272 trips in the AM peak hour and 367 trips in the PM peak hour as a result of the project. Of the 21 intersections analyzed, in the morning peak hour 17 operate at a level of service A or B. Three of the intersections are at level of service C and one is at level of service D. In the PM peak hour, 13 of the 21 intersections operate at A or B with 4 at C, 2 at D, 1 at E (Maple and Lake) and 1 at F (Corson and Lake). According to the Department of Transportation, the increase in traffic at the intersection of Colorado and Madison in the PM peak hour exceeds the 2.0% threshold for requiring mitigation. Therefore, the Department of Transportation is recommending Mitigation Measures to reduce the project impacts to a less than significant level.

There are three primary methods of mitigation required: trip reduction measures, intersection capacity enhancement, and neighborhood speed control. The proposed Mitigation Measures also require the project to participate in the Citywide Traffic Performance Monitoring Network project. The Citywide Traffic Performance Monitoring Network project is included in the City's Capital Improvement Program and is intended to address the community's particular concerns on traffic attributed by new developments.

No Impact

Significant Potentially Less Than Unless Significant Significant No Impact Mitigation is **Impact Impact** Incorporated

Therefore, with adherence to the following mitigation measures impacts will be reduced to a less than significant level:

Mitigation Measure Traffic and Transportation 1: The applicant shall fund the installation of a closed circuit television at the intersection of Green/El Molino Avenue, including fiber optics.

Mitigation Measure Traffic and Transportation 2: The project shall fund the installation of approximately 2,000 feet of fiber optic cable to connect the hub at Colorado Boulevard/Los Robles Avenue.

Mitigation Measure Traffic and Transportation 3: The project shall fund the installation of video detection equipment for traffic signals at the three intersections: Colorado Boulevard at Madison Avenue, Oakland Avenue and El Molino Avenue.

Mitigation Measure Traffic and Transportation 4: The applicant shall participate in the Citywide Traffic Monitoring Program.

Mitigation Measure Traffic and Transportation 5: The project shall fund the installation on one electronic

speed limit/driver feedback sign on eith	ner Madison Av	enue or El Molino A	Avenue.	
b. Exceed, either individually or congestion management age				ed by the county
				$\boxtimes$
WHY? The approved Traffic Study for of service threshold for designated Co.			no significant imp	acts to the level
c. Result in a change in air traffi location that results in substa			ease in traffic leve	ls or a change in
<b>WHY?</b> The project site is not within a use airport.	n airport land u	ise plan or within tv	vo miles of a public	c airport or public
d. Substantially increase haza intersections) or incompatible			e.g., sharp curve )	es or dangerous
WHY? The project has been evaluat due to the proposed use and its design the project or in the vicinity of the project determined that corner rounding and seturn radius to meet City standards for	n has been four ect. The Public street right-of-w	nd not to be hazard Works Department vay dedications will	ous to traffic circular has reviewed the	ation either within site plan and has
e. Result in inadequate emerge	ncy access? (	)		

	Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact	
<b>WHY?</b> The ingress and egress for the site have been evaluated by the Department of Transportation and Fire Department and found to be adequate for emergency access or access to nearby uses. The project must comply with all Building, Fire and Safety Codes and plans are subject to review and approval by the Public Works and the Transportation Departments, and the Building Division and Fire Department.					
f. Result in inadequate parking	capacity? ( )				
WHY? The project proposes to provide five levels of subterranean parking. The removal of the existing surface parking lot will not displace required parking for another user. The parking proposed will be adequate for the proposed mix of medical office and retail uses. As proposed, the project will meet the required number of parking and loading spaces required by the Zoning Code (402 spaces provided).					
g. Conflict with adopted policie turnouts, bicycle racks)? (	es, plans, or prog )	grams supporting	alternative transpo	ortation (e.g. bus	
		$\boxtimes$			
<b>WHY?</b> According to the adopted Traffic Study for the proposed project, with adherence to the Mitigation and Monitoring Plan, the medical office building will not result in a substantial impact upon the existing transportation system. However, because the trip increase will exceed established Department of Transportation thresholds, mitigation measures are proposed that will reduce the impacts to a less than significant level (see response 18a).					
In addition, the project is located on a Principal Multimodal Corridor according to the 2004 adopted Mobility Element of the General Plan. The project is located on local and regional bus routes and not far from the light rail line from Downtown Los Angeles to Pasadena. However, through the Conditional Use Permit process, the project will be required to adhere to and implement the City's Trip Reduction Ordinance, which includes carpooling, ridesharing, alternative transportation methods, etc. In addition, the project is required to submit and implement a Transportation System Management Plan and contribute to the City's Dial-A-Ride transit system.					
19. UTILITIES AND SERVICE SYST	ΓEMS. Would the	e project:			
<ul> <li>a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? ( )</li> </ul>					
				$\boxtimes$	
WHY? The project will not exceed wastewater treatment requirements of the California Regional Water Quality Control Board, Los Angeles Region. Los Angeles County treats the City's wastewater, individual projects are subject to a Los Angeles County fee when the project is hooked up to a sewer line. The City is within Los Angeles County Sanitation District 16. There are no unusual wastes in the project's wastewater, which cannot be treated by L.A. County Sanitation District.					

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ( )  $\boxtimes$ 

Significant Unless Mitigation is Incorporated

Less Than Significant Impact

No Impact

**WHY?** The project will result in approximately 22,560 gallons per day of sewage. The project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The City's Water and Power Department is responsible for water and water treatment facilities. Los Angeles County treats the City's wastewater, individual projects are subject to a Los Angeles County fee when the project is hooked up to a sewer line. The Water and Power Department reviewed the Project through the PPR process and will not require any new infrastructure.

c. Require or result in the construction of w				
				$\boxtimes$
WHY? The project will not require the of existing facilities. The project is locat existing streets, storm drains, flood coresult in the need for a new or substamust have an on-site drainage plan apple to the issuance of any building permits nect the project with the existing City definition.	ed in a developentrol channels, intial alteration proved by the Es. Any on-site	ped urban area when and catch basins to the existing drasuilding Official and improvements needs	nere storm draina . The project de inage system. F I the Public Works eded to provide d	age is provided by velopment will not urther, the project s Department prior rainage or to con-
The project does meet a standard for Storm Water Mitigation Plan (SUSMP plans must be reviewed by the Buildin Public Works Department.	) Ordinance.	If the project mee	ts a standard for	review, drainage
The City of Pasadena through Ordinal recommended by the California Regordinance enables the City to be par Region to the County of Los Angeles. the Standard Urban Storm Water Mitingeles Region.	gional Water C t of the munic The City Cou	Quality Control Bo ipal storm sewer ncil is committed It	pard, Los Angelo permit issued by f to adopting any	es Region. This the Los Angeles changes made to
d. Have sufficient water suppli resources, or are new or expa		• •	•	entitlements and
				$\boxtimes$
WHY? According to the Water Division water supplies available to serve the				

WHY? According to the Water Division of the Pasadena Water and Power Department, there are sufficient water supplies available to serve the project from existing entitlements and resources. The adequacy of water supply is a potential problem for all new development since the Southern California region has been known to experience periods of drought and needs a long-term reliable water supply. This project will result in approximately 15,792 gallons per day in water consumption. However, this project will be required to comply with the City's Water Shortage Procedures Ordinance during periods of drought, thereby reducing monthly water consumption to 90 percent of the expected consumption for this type of land use. The impact will be reduced to a level that is not significant. Further, the Water Division of the Pasadena Water and Power Department has reviewed this project and determined that the City can serve it. The project does not affect any of the local groundwater recharge spreading grounds.

e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ( )

	Potentially Significant Impact	Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
WHY? See responses to 19 a. and b.				
f. Be served by a landfill with s disposal needs? ( )	sufficient permit	tted capacity to acco	ommodate the pro	vject's solid waste
WHY? The project is expected to ger be served by a landfill with sufficient preeds. The City of Pasadena is served 20-year capacity, and secondarily by is located in a developed urban area in the need for a new or in substandisposal.	permitted capaced primarily by Puente Hills, wand within the G	city to accommodate Scholl Canyon land hich was repermitte City's refuse collecti	e the project's sol fill, which as of A d in 2003 for 10 y on area. The pro	id waste disposal ugust 2005 has a rears. The project ject will not result
g. Comply with federal, state, a	nd local statute	es and regulations re	lated to solid was	te? ( )
				$\boxtimes$
WHY? The project will comply with apmay be required to submit a program solid waste. This program must be building permits. The program must and green waste. In addition, prior to Ordinance (Chapter 8.62 of the Pas Waste Management Plan.	to the Public \ approved by t contain recyclir construction a	Works Department's he Solid Waste Div ng for office paper, on nd in accordance wi	Solid Waste Diving Solid Waste Diving Solid Waste Diving to the corrugated cardboth the Construction	ision for recycling issuance of any pard, mixed glass on and Demolition
20. MANDATORY FINDINGS OF SI	GNIFICANCE.			
a. Does the project have the potential than the project have the potential than the habitat of a fish or wild sustaining levels, threaten to the range of a rare or endant periods of California history of the project have the	llife species, c eliminate a pla ngered plant o	ause a fish or wild ant or animal comm r animal or eliminat	life population to unity, reduce the l	drop below self- number or restrict
		$\boxtimes$		
WHY? The proposed project is loca sensitive plant or wildlife species or protected trees. Construction of the endangered plant or animal species.	n the site, and	the proposal doe	s not involve the	removal of any

Significant

The Air Quality and Traffic studies find that the project could result in potentially significant impacts. The Air Quality study identified potential impacts to air quality during construction. With the mitigation measures outlined in response 5b, these impacts will be reduced to a less than significant level. The traffic study identified potential impacts related to traffic at one intersection (Colorado Boulevard and Madison Avenue) in the PM peak hour. With the mitigation proposed impacts to the Transportation system will be reduced to

Significant Unless Mitigation is Incorporated

Less Than Significant Impact

No Impact

a less than significant level (see response 18 a). Therefore, with mitigation the project does not have the potential to degrade the quality of the environment.

b.	("Cumul when vi	latively con- lewed in co	siderable" r nnection wit	means that the	incrementa	l effects of a proje	tively considerable? ct are considerable her current projects,
					$\boxtimes$		
The Air of measure study ide Avenue) reduced	Quality stees outline entified point the Ploton to a less	udy identified in respons otential impo M peak hou than signifi	ed potential se 5b, these acts related r. With the c cant level (s	impacts to air que impacts will be to traffic at one imitigation propos	reduced to ntersection sed impacts a). Therefo	result in potentially so construction. With a less than significal (Colorado Boulevar to the Transportatione, with mitigation th	the mitigation ont level. The traffic of and Madison on system will be
C.				nmental effects r indirectly? (	which will )	cause substantial	adverse effects on

**WHY?** The proposed project is consistent with other uses presently found in the surrounding area. The proposed use is permitted with the approval of a Conditional Use Permit and is consistent with the Zoning Code and the goals and objectives of the General Plan. Prior to the issuance of building permits the project must be reviewed and approved by Building and Safety, Fire, Public Works Department, and Transportation Department.

The proposed project without mitigation could negatively impact the City's transportation network and local streets. Therefore, the Transportation Department is requiring Mitigation Measures to ensure that trip reduction measures, intersection capacity enhancement, and neighborhood speed control are addressed. In addition, the applicant will participate in the Citywide Traffic Performance Monitoring Network project. Compliance with these mitigation measures will reduce traffic related impacts to a less than significant level.

No significant air quality impacts related to the operation and/or construction of the project are expected, as shown on Tables 6-3 and 6-2, respectively, of the SCAQMD's CEQA Air Quality Handbook if the required mitigation for fugitive dust is adhered to as per the Mitigation Measures outlined in response 5b.

### INITIAL STUDY REFERENCE DOCUMENTS

## # Document

- Alquist-Priolo Earthquake Fault Zoning Act, California Public Resources Code, revised January 1, 1994 official Mt. Wilson, Los Angeles and Pasadena quadrant maps were released March 25, 1999.
- 2 Alquist-Priolo Earthquake Fault Maps- the official Los Angeles and Mt. Wilson, quadrant maps were released in 1977.
- 3 CEQA Air Quality Handbook, South Coast Air Quality Management District, revised 1993
- 4 East Pasadena Specific Plan Overlay District, City of Pasadena Planning and Development Department, codified 2001
- 5 Energy Element of the General Plan, City of Pasadena, adopted 1983
- Fair Oaks/Orange Grove Specific Plan Overlay District, City of Pasadena Planning and Development Department codified 2002
- Final Environmental Impact Report (FEIR) Land Use and Mobility Elements of the General Plan, City of Pasadena, certified 2004
- 8 2000-2005 Housing Element of the General Plan, City of Pasadena, adopted 2002.
- 9 Inclusionary Housing Ordinance Pasadena Municipal Code Chapter 17.71 Ordinance #6868
- 10 Land Use Element of the General Plan, City of Pasadena, adopted 2004
- 11 Mobility Element of the General Plan, City of Pasadena, adopted 2004
- Noise Element of the General Plan, City of Pasadena, adopted 2002
- Noise Protection Ordinance Pasadena Municipal Code Chapter 9.36 Ordinances # 5118, 6132, 6227, 6594 and 6854
- North Lake Specific Plan Overlay District, City of Pasadena Planning and Development Department, Codified 1997
- 15 Regional Comprehensive Plan and Guide, "Growth Management Chapter," Southern California Association of Governments, June 1994
- Safety Element of the General Plan, City of Pasadena, adopted 2002
- 17 Scenic Highways Element of the General Plan, City of Pasadena, adopted 1975
- Seismic Hazard Maps, California Department of Conservation, official Mt. Wilson, Los Angeles and Pasadena quadrant maps were released March 25, 1999. The preliminary map for Condor Peak was released in 2002.
- 19 South Fair Oaks Specific Plan Overlay District Planning and Development, codified 1998
- State of California "Aggregate Resource in the Los Angeles Metropolitan Area" by David J. Beeby, Russell V. Miller, Robert L. Hill, and Robert E. Grunwald, Miscellaneous map no. .010, copyright 1999, California Department of Conservation, Division of Mines and Geology
- 21 Storm Water and Urban Runoff Control Regulations n Pasadena Municipal Code Chapter 8.70 Ordinance #6837
- Transportation, Housing, and Child Care Survey: A Report Describing the Results and Findings of a Survey of Employees in the City of Pasadena, Child Care Planning Associates for the City of Pasadena, April 11, 1990
- 23 Tree Protection Ordinance Pasadena Municipal Code Chapter 8.52 Ordinance # 6896
- West Gateway Specific Plan Overlay District, City of Pasadena Planning and Development Department codified 2001
- 25 Zoning Code, Chapter 17 of the Pasadena Municipal Code
- Air Quality Technical Report-558 East Colorado Boulevard, PCR Services Corporation, August 2005.
- 27 Traffic Impact Study, Arthur Kassan, PE, July 2005.