

**Attachment 1**  
**Draft Environmental Initial Study and**  
**Proposed Negative Declaration**

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

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**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: **Zone Change from Industrial to Commercial**
- 2. Lead Agency Name and Address: **City of Pasadena**
- 3. Contact Person and Phone Number: **Annabella Atendido, phone # 626-744-6707**
- 4. Project Location: **40 North Daisy Avenue, Pasadena, CA 91107; southeast corner of the Daisy Avenue/Nina Street intersection**
- 5. Project Sponsor's Name and Address: **Curtis Ro, Atelier Development Company  
 320 N. Halstead St., Suite 250  
 Pasadena, CA 91107  
 Representing Light of Love Mission Church  
 2801-2803 East Colorado Boulevard  
 Pasadena, CA 91107**
- 6. General Plan Designation: **Specific Plan**
- 7. Zoning: **EPSP-d1-IG (East Pasadena Specific Plan, district 1, General Industrial)**
- 8. Description of the Project:  
 The project is a request for a Zone Change for a parcel located at the southeast corner of Daisy Avenue and Nina Street, from EPSP-d1-IG (East Pasadena Specific Plan, district 1, General Industrial) to ECSP-CG-5 (East Colorado Specific Plan, General Commercial, area 5, Lamanda Area). There is no proposal to change the existing one-story, 5222-square foot office building, nor construct any new structure in the subject site.

The existing office building is an ancillary use to the religious facility located at the adjacent parcel to the south and east (2801-2803 East Colorado Boulevard) of the subject site. The current zoning designation (EPSP-d1-IG) of the subject site has a General Industrial base zoning, which does not permit religious assembly use and its ancillary uses. The adjacent parcels to the west, east and south are all within the ECSP-CG-5 zoning district, which has a General Commercial base, and which conditionally allows religious facilities use and its ancillary uses, such as the office use ancillary to the church.

The church has concurrently submitted an application for a Conditional Use Permit to expand the existing school in its site. It is proposing to construct a 25,304-square-foot, three-story building for Sunday School and child day care center at the adjacent parcel to the south. A separate Environmental Initial Study will be prepared for the proposed expansion.

Moreover, the church submitted a request to the City of Pasadena's Department of Public Works for a Street Vacation of Viola Alley, located between the two parcels owned by the church. Viola Alley is approximately 20 feet wide and 100 feet long. If approved, the vacated alley's ownership would be awarded to the church. The environmental document for a Street Vacation request will be prepared as it goes through City's review and approval process. The zoning district boundaries lies within Viola alley's right-of-way, thus, will be construed to follow the centerline of the alley. In the meantime, the church seeks to change the zoning designation of the office site to that of the church site to achieve a consistent zoning designation for the two parcels that constitute the church's facilities.

**9. Surrounding Land Uses and Setting:**

The subject site is surrounded by a residential care facility on the north, light industrial use on the northeast, a church on the east and south, a commercial public storage facility on the west, and a tow and transit service on the northwest.

**10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement):** None

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

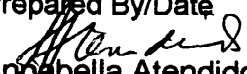
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Geology and Soils		Population and Housing
	Agricultural Resources		Hazards and Hazardous Materials		Public Services
	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

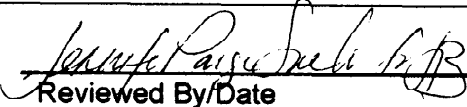
**DETERMINATION:** (to be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
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.	
I find that the proposed MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
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.	

Prepared By/Date  
  
Annabella Atendido  
 Printed Name

9/25/06

  
 Reviewed By/Date  
Jennifer Paige-Saeki  
 Printed Name

Negative Declaration adopted on: \_\_\_\_\_

Adoption attested to by: \_\_\_\_\_  
 Printed name/Signature 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.
  - 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
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SECTION II - ENVIRONMENTAL CHECKLIST FORM

1. BACKGROUND.

Date checklist submitted:
Department requiring checklist:
Case Manager:

2. ENVIRONMENTAL IMPACTS. (explanations of all answers are required):

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

3. AESTHETICS. Would the project:

a. Have a substantial adverse effect on a scenic vista? ( )

Four checkboxes: first three are empty, the fourth is checked.

WHY? The project site is in an area that offers views of the Eaton Wash. However, the proposed zone change from General Industrial to General Commercial does not propose any change in use, or to make any change to the existing one-story, 5,222-square-foot office building on site, which serves as office ancillary to the adjacent religious facility. No new development is associated with the proposed zone change. The project would not in any way obstruct the views of this scenic resource. Therefore, the project would have no impact to scenic vistas.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? ( )

Four checkboxes: first three are empty, the fourth is checked.

WHY? The only designated state scenic highway in the City of Pasadena is the Angeles Crest Highway (State Highway 2), which located north of Arroyo Seco Canyon in the extreme northwest portion of the City. The project site is not within the viewshed of the Angeles Crest Highway, and not along any scenic roadway corridors identified in the City's General Plan documents. Therefore, the proposed project would have no impacts to state scenic highways or scenic roadway corridors.

Furthermore, the project site has not been designated as an historic resource. The site does not have structures that have been designated as historic resources. There are no historic resources in the vicinity of the project site. The project is not part of a landmark district.

c. Substantially degrade the existing visual character or quality of the site and its surroundings? ( )

Four checkboxes: first three are empty, the fourth is checked.

WHY? The proposed project consists of changing the current zoning designation of the parcel (40 N. Daisy Avenue) from EPSP-d1-IG (East Pasadena Specific Plan, district 1, General Industrial) to ECSP-CG-5 (East Colorado Specific Plan, General Commercial, area 5, Lamanda Area). There is no proposal to make any

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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change to the existing one-story, 5222-square foot office building, or construct any new structure in the subject site. The existing building in the project site is within the height and mass limitations of the Zoning Code. A zone change will not require issuance of a Building Permit. Approval of the proposed zone change would not lead to any demonstrable negative aesthetic impact.

d. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* ( )

**WHY?** The proposed Zone Change will not have a significant impact on light and glare because there is no proposal to change the existing use or structure on site. Any future improvements or construction on the subject site will be required to comply with the standards in the zoning code that regulate glare and outdoor lighting. Height and direction of any outdoor lighting and the screening of mechanical equipment must conform to Zoning Code requirements. The project does not propose any lighting for nighttime events or sporting activities. The only outdoor lighting existing in the project site is one pedestrian safety lighting on the building’s south elevation (overlooking Viola Alley), and one streetlight on Daisy Avenue. The project site is in an older, developed commercial urban area with streetlights in place. These lights are not substantial sources of glare and are an aide to public safety.

**4. AGRICULTURAL RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?* ( )

**WHY?** The City of Pasadena is a developed urban area surrounded by hillsides to the north and northwest. The western portion of the City contains the Arroyo Seco, which runs from north to south through the City. It has commercial recreation, park, natural and open space. The City contains no prime farmland, unique farmland, or farmland of statewide importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?* ( )

**WHY?** The City of Pasadena has no land zoned for agricultural use other than commercial growing areas. Commercial Growing Area/Grounds is permitted in the CG (General Commercial), CL (Limited Commercial), and IG (General Industrial) zones and conditionally in the RS (Residential Single-Family), and RM (Residential Multi-Family) districts. The use is also permitted within certain specific plan areas.

c. *Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?* ( )

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**WHY?** 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.

**5. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

*a. Conflict with or obstruct implementation of the applicable air quality plan? ( )*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** The City of Pasadena is within the South Coast Air Basin (SCAB), which is bounded by the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and the Pacific Ocean to the south and west. The air quality in the SCAB is managed by the South Coast Air Quality Management District (SCAQMD).

The SCAB has a history of recorded air quality violations and is an area where both state and federal ambient air quality standards are exceeded. Because of the violations of the California Ambient Air Quality Standards (CAAQS), the California Clean Air Act requires triennial preparation of an Air Quality Management Plan (AQMP). The AQMP analyzes air quality on a regional level and identifies region-wide attenuation methods to achieve the air quality standards. These region-wide attenuation methods include regulations for stationary-source pollutants; facilitation of new transportation technologies, such as low-emission vehicles; and capital improvements, such as park-and-ride facilities and public transit improvements.

The most recently adopted plan is the 2003 AQMP, adopted on August 1, 2003. This plan is the South Coast Air Basin's portion of the State Implementation Plan (SIP). This plan is designed to achieve the five percent annual reduction goal of the California Clean Air Act.

The SCAQMD understands that southern California is growing. As such, the AQMP accommodates population growth and transportation projections based on the predictions made by the Southern California Association of Governments (SCAG). Thus, projects that are consistent with employment and population forecasts are consistent with the AQMD.

In addition to the region-wide AQMP, the City of Pasadena participates in a sub-regional air quality plan – the West San Gabriel Valley Air Quality Plan. This plan, prepared in 1992, is intended to be a guide for the 16 participating cities, and identifies methods of improving air quality while accommodating expected growth.

The proposed zone change (from General Industrial to General Commercial) will bring the existing use and structure (office use ancillary to religious facility) to consistency with the Zoning designation of the primary use (church) to which it is ancillary. The project site is currently within "Specific Plan" General Plan Land Use designation. There is no proposal to the structure on the site. As a result, the proposed zone change is consistent with the growth expectations for the region. The proposed project is therefore consistent with the AQMP and the West San Gabriel Valley Air Quality Plan, and would have no associated impacts.



<b>Potentially Significant Impact</b>	<b>Significant Unless Mitigation is Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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b. *Violate any air quality standard or contribute to an existing or projected air quality violation?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**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 proposed zone change does not involve any additional floor area in the existing 5,222-square-foot office building. Therefore, the proposed zone change would not violate any air quality standard or substantially contribute to an existing or projected air quality violation, and would have no related significant impacts.

c. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** The City of Pasadena is within the South Coast Air Basin (SCAB). This basin is a non-attainment area for Ozone (O<sub>3</sub>), Fine Particulate Matter (PM<sub>2.5</sub>), Respirable Particulate Matter (PM<sub>10</sub>), and Carbon Monoxide (CO), and is in a maintenance area for Nitrogen Dioxide (NO<sub>2</sub>). Projects that contribute to a significant cumulative increase in O<sub>3</sub>, PM<sub>2.5</sub>, PM<sub>10</sub>, CO, or NO<sub>2</sub> will be considered to be significant and require the consideration of mitigation measures.

As discussed in Section 5.b, the proposed zone change will not result in any new or expanded uses. As a result, the proposed zone change would not generate any air pollution and would not result in a cumulatively considerable net increase of any criteria pollutant, therefore, the project would have no related significant impacts.

d. *Expose sensitive receptors to substantial pollutant concentrations?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** According to Figure 5-1 and Table 5-1 of the 1993 SCAQMD's CEQA Air Quality Handbook the project site is located near one sensitive receptor; however, the proposed zone change will not change the office use (ancillary to church), and is not expected to generate any toxic air emissions.

e. *Create objectionable odors affecting a substantial number of people?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** This type of use is not shown on the 1993 SCAQMD's CEQA Air Quality Handbook Figure 5-5 "Land Uses Associated with Odor Complaints." Therefore, the proposed project would not create objectionable odors, and would have no associated impacts.

6. **BIOLOGICAL RESOURCES.** Would the project:

a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

( )

**WHY?** The project is in a developed urban area. There are no known unique, rare or endangered plants or animal species or habitats on or near the site.

b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?* ( )

**WHY?** There are no designated natural communities in the City. The Final EIR for the 1994 Land Use and Mobility Elements contains the best available City-wide documented biological resources. This EIR identifies the natural habitat areas within the City's boundaries to be the upper and lower portions of the Arroyo Seco, the City's western hillside area, and Eaton Canyon. The project is not located near any of these natural habitat areas.

c. *Have a substantial adverse effect of federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?* ( )

**WHY?** The project site does not include any discernable drainage courses, inundated areas, wetland vegetation, or hydric soils, and thus does not include USACE jurisdictional drainages or wetlands. Therefore, the proposed project would have no impact to federally protected wetlands as defined by Section 404 of the Clean Water Act. Furthermore, the project site is located in a developed urban area. There is no known naturally occurring wetland habitat.

d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?* ( )

**WHY?** The project is located in a developed urban area and does not involve the dispersal of wildlife nor will the project result in a barrier to migration or movement. Therefore, the project will have no impact to wildlife movement.

e. *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?* ( )

<b>Potentially Significant Impact</b>	<b>Significant Unless Mitigation is Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** The only local ordinance protecting biological resources in the City of Pasadena is Ordinance No. 6896 "City Trees and Tree Protection Ordinance". The site contains no trees. There is one street tree on Daisy Avenue just north of Viola Alley, which is protected by this ordinance. The proposed zone change would not affect this tree. Therefore, the proposed zone change would not conflict with any local policies or ordinances protecting biological resources, and would have no related impacts.

- f. *Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?*  
( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** Currently, 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.

**7. CULTURAL RESOURCES.** Would the project:

- a. *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** There are no known buildings, structures, natural features, works of art or similar objects on the site having a significant historic value to the City which are to be demolished, relocated, removed, or significantly altered by the proposed zone change. Therefore, the proposed project would not cause a substantial adverse change in the significance of a historical resource, and the project would have no related impacts.

- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** There are no known prehistoric or historic archeological sites on the project site. In addition, the project site does not contain undisturbed surficial soils. There are no buildings or structures, natural features, works of art or similar objects scheduled for demolition, relocation, removal or significant alteration on the project site, which are of significant archaeological value to the City.

- c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*  
( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** The project site lies on the valley floor in an urbanized portion of the City of Pasadena. This portion of the City does not contain any unique geologic features and is not known or expected to contain

paleontological resources. Therefore, the proposed project would not destroy a unique paleontological resource or unique geologic feature, and would have no related impacts.

d. *Disturb any human remains, including those interred outside of formal ceremonies?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** There are no known human remains on the site. The project site is not part of a formal cemetery and is not known to have been used for disposal of historic or prehistoric human remains. The proposed zone change will not involve any removal, demolition or alteration of the existing building, thus, human remains are not expected to be encountered in the course of the changing the zoning designation of the project site.

**8. ENERGY.** Would the proposal:

a. *Conflict with adopted energy conservation plans?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** The project does not conflict with the 1983 adopted Energy Element of the General Plan. The proposed zone change will not affect the intensity of the land use and is within the intensity allowed by the Zoning Code and envisioned in the City's approved General Plan. Any future improvements in the site 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?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Why?** The proposed zone change does not involve any change in the existing one-story, 5,222-square-foot office building, thus will not create a high enough demand for energy to require development of new oil-based energy sources.

The proposed zone change of the project site does not involve any change in the existing one-story, 5,222-square-foot office building. Any long-term impact from energy use by this project is not significant in relationship to the number of customers currently served by the electrical and gas utility companies. Supplies are available from existing mains, lines and substations in the area. Occupation of the project will result in the continued consumption of natural gas. This consumption will be lessened by adherence to the performance standards of California Energy Code, Part 6 of the California Building Standards Code Title 24. The existing 5,222-square-foot office use consumes approximately 420 kilowatt-hours of electrical energy per day. Any increased consumption will be reduced to an insignificant level by meeting the above referenced energy standards. 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. Any future improvements on the site may be required to include energy conservation measures, to be prepared by the developer and shown on a building plan(s). This plan will be submitted to the Water and Power Department and Building Official for review and approval prior to the issuance of a building permit.

Installation of energy-saving features will be inspected by a Building Inspector prior to issuance of a Certificate of Occupancy.

The existing 5,222-square-foot office use consumes approximately 731 gallons of water per day. There will be no change in consumption because the proposed zone change does not involve any change in use or change in the existing office building. Any future improvements in the project site will be subject to the City of Pasadena's review and approval process. Any incidental increase in consumption will be mitigated during drought periods by the applicant adhering to the Water Shortage Procedures Ordinance, which restricts water consumption to 90% of expected consumption during each billing period. Installation of plumbing will be inspected by a Building Inspector prior to issuance of a Certificate of Occupancy.

**9. GEOLOGY AND SOILS.** Would the project:

- a. *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*
  - i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ( )*

**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 hazard 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.

These Alquist-Priolo maps show only one Fault Zone in or adjacent to the City of Pasadena, the Raymond (Hill) Fault Alquist-Priolo Earthquake Fault Zone. This fault is located primarily south of City limits, however, the southernmost portions of the City lie within the fault's mapped Fault Zone. The 2002 Safety Element of the City's General Plan identifies the following three additional zones of potential fault rupture in the City:

- The Eagle Rock Fault Hazard Management Zone, which traverses the southwestern portion of the City;
- The Sierra Madre Fault Hazard Management Zone, which includes the Tujunga Fault, the North Sawpit Fault, and the South Branch of the San Gabriel Fault. This Fault Zone is primarily north of the City, and only the very northeast portion of the City and portions of the Upper Arroyo lie within the mapped fault zone.
- A Possible Active Strand of the Sierra Madre Fault, which appears to join a continuation of the Sycamore Canyon Fault. This fault area traverses the northern portion of the City as is identified as a Fault Hazard Management Zone for Critical Facilities Only.

The project site is not within any of these potential fault rupture zones. The closest mapped fault zone, the Raymond (Hill) Fault Zone, is approximately 1.25 miles south from the project site. Therefore, the proposed project would not expose people or structures to potential substantial adverse effects caused by the rupture of a known fault. No related significant impacts would result from the proposed project.

ii. Strong seismic ground shaking? ( )

WHY? See 9.a.i.

Since the City of Pasadena is within a larger area traversed by active fault systems, such as the San Andreas and Newport-Inglewood Faults, any major earthquake along these systems will cause seismic ground shaking in Pasadena. Much of the City is on sandy, stony or gravelly loam formed on the alluvial fan adjacent to the San Gabriel Mountains. This soil is more porous and loosely compacted than bedrock, and thus subject to greater impacts from seismic ground shaking than bedrock.

The proposed project does not involve construction of any new structures and thus, would not create any new risks related to strong seismic ground shaking. The risk of earthquake damage is minimized because new structures shall be built according to the Uniform Building Code and other applicable codes, and are 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.

iii. Seismic-related ground failure, including liquefaction as delineated on the most recent Seismic Hazards Zones Map issued by the State Geologist for the area or based on other substantial evidence of known areas of liquefaction? ( )

WHY? The project site is not within a Liquefaction Hazard Zone or Landslide Hazard Zone as shown on Plate P-1 of the 2002 Safety Element of the General Plan. This Plate was developed considering the Liquefaction and Earthquake-Induced Landslide areas as shown on the State of California Seismic Hazard Zone maps for the City. Therefore, the project will have no impacts from seismic related ground failure.

iv. Landslides as delineated on the most recent Seismic Hazards Zones Map issued by the State Geologist for the area or based on other substantial evidence of known areas of landslides? ( )

WHY? The project site is not within a Landslide Hazard Zone as shown on Plate P-1 of the 2002 Safety Element of the General Plan. This Plate was developed considering the Earthquake-Induced Landslide areas as shown on the State of California Seismic Hazard Zone maps for the City. Therefore, the project will have no impacts from seismic induced landslides.

b. Result in substantial soil erosion or the loss of topsoil? ( )

WHY? The proposed zone change does not involve any new construction. The existing 5,222-square-foot office building will remain and will continue to be used as office ancillary to the church that is located to the south of the project site, thus, will not result in any soil erosion or loss of topsoil.

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? ( )

<b>Potentially Significant Impact</b>	<b>Significant Unless Mitigation is Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** 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. As shown on Plate 2-4 of the Technical Background Report to the 2002 Safety Element, the majority of the City lies on the flat portion of the alluvial fan, which is expected to be stable.

The proposed zone change does not involve any change in the existing one-story, 5,222-square-foot office building. No new development is associated with the proposed zone change. The project site is not located on known unstable soils or geologic units, and therefore, any future improvements or construction would not likely cause on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse. Modern engineering practices and compliance with established building standards, including the California Building Code, will ensure that any future development in the project site project will not cause any significant impacts from unstable geologic units or soils.

*d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? ( )*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** The proposed zone change does not involve any change in the existing one-story, 5,222-square-foot office building. The project site is not located near the base of the San Rafael Hills. Thus, the project will not be impacted by the alluvial materials in this area that may contain clay-based soils that are subject to expansion.

*e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? ( )*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** The proposed zone change does not involve any change in the existing one-story, 5,222-square-foot office building. No new development is associated with the proposed zone change. Any future improvements or new construction in the project site will be required to connect to the existing sewer system. Therefore, soil suitability for septic tanks or alternative wastewater disposal systems will not be applicable.

**10. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

*a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? ( )*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** The proposed zone change does not involve any change in the existing one-story, 5,222-square-foot office building, thus, will not create any hazard from the routine transport, use or disposal of hazardous materials. The existing office use 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? ( )

WHY? The proposed zone change does not involve any change in the existing one-story, 5,222-square-foot office building. The existing office use 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 handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ( )

WHY? The proposed zone change does not involve any change in the existing one-story, 5,222-square-foot office building. The project site is adjacent to an existing church (at 2801 East Colorado Boulevard), however, the existing office use does not involve hazardous emissions or the handling of hazardous materials, substance, or waste. Therefore, the proposed project would have no hazardous material related impacts to schools.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ( )

WHY? The proposed zone change does not involve any change in the existing one-story, 5,222-square-foot office building. The project site is not located on the State of California Hazardous Waste and Substances Sites List of sites published by California Environmental Protection Agency (CAL/EPA). The site was formerly used as a motor shop and ancillary office according to a building permit issued in 1947. It is not known if the previous use was associated with hazardous materials. The site is not known or anticipated to have been contaminated with hazardous materials and no hazardous material storage facilities are known to exist on-site.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? ( )

WHY? The project site is not within an airport land use plan or within two miles of a public airport or public use airport. The nearest public use airport is the Bob Hope Airport in Burbank, which is operated by a Joint Powers Authority with representatives from the Cities of Burbank, Glendale and Pasadena. Therefore, the



