

Attachment 2



CITY OF PASADENA
175 NORTH GARFIELD AVENUE
PASADENA, CA 91101-1704

REVISED 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: Pasadena Christian School Master Development Plan Amendment for 1515 N. Los Robles Avenue and General Plan Amendment and Zone Change for 1472 N. Garfield Avenue
2. Lead Agency Name and Address: City of Pasadena
Planning and Development Department
175 N. Garfield Avenue
Pasadena, CA 91101
3. Contact Person and Phone Number: Lanny Woo (626) 744-6776
4. Project Location: The proposed site is the Pasadena Christian School which consists of an existing 6.9-acre site with classrooms for both elementary and junior high school (pre-school through eighth grade). The site is located on the west side of Los Robles Avenue between Grand View and Howard Street of the City of Pasadena, Los Angeles County, California. The site street address is 1515 N. Los Robles Avenue, Pasadena, CA 91103.

The proposed project also involves the adjacent parcel located at 1472 N. Garfield Avenue. This parcel is located immediately south and west of the Pasadena Christian School site and comprises an additional 0.20 acre.

5. Project Sponsor's Name and Address: Pasadena Christian School
1515 N. Los Robles Avenue
Pasadena, CA 91103
6. General Plan Designation: Institutional (existing school site) and Medium Density Residential (0-16 dwelling units/net acre) (1472 N. Garfield Avenue)
7. Zoning: PS (Public and Semi-Public) (existing school site) and RM-16 (Multi-Family Residential, 16 dwelling units/net acre) (1472 N. Garfield Avenue)
8. Description of the Project: The project proposal is an amendment to the Pasadena Christian School Master Development Plan. With the acquisition of the property at 1472 N. Garfield Avenue (Assessor Parcel Number: 5838-013-014), the applicant, Pasadena Christian School is requesting a General Plan Amendment from Medium Density Residential (0-16 dwelling units/net acre) to Institutional and a Zone

Change from RM-16 (Multi-family Residential, 16 dwelling units/net acre) to PS (Public and Semi-Public) to incorporate this property into the school's master plan boundary area. Currently, the parcel has a General Plan Land Use designation of Medium Density Residential (0-16 dwelling units/net acre) with the corresponding zoning designation of RM-16 (multi-family Residential, 16 dwelling units/net acre).

The amendment will reflect new changes made to the Master Plan since its adoption in 1998 and amendment in 2001. The proposed amendment to the Pasadena Christian School Master Development Plan represents a 15-year planning framework for the development of the school campus. The new amendment consists of two phases:

Phase 1:

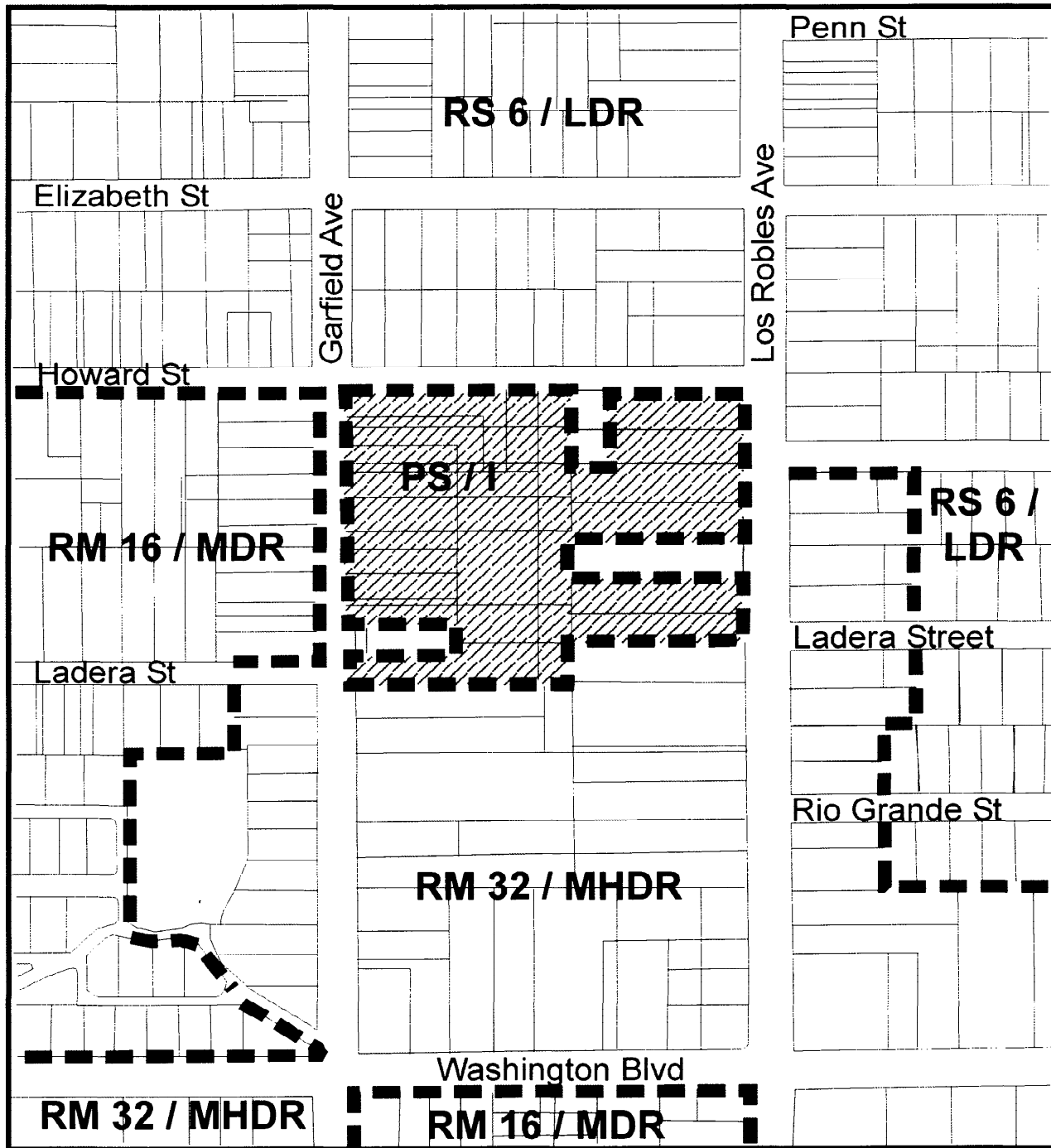
- Construction of a new 8,323-square foot Junior High building;
- Expansion (addition of 19 parking spaces) and remodel of the Los Robles Avenue parking lot;
- Remodel of the existing Administration building with the addition of 410 square feet;
- Construction of a new Junior High "quad" west of the Los Robles Avenue parking lot and a new bus parking area for a school bus;
- Partial demolition of a rear (west) wing of the house at 1533 N. Los Robles Avenue (to create open space by the new Junior High building) and removal of the porte-cochère on the south end of the house (to accommodate the redesigned parking area on Los Robles);
- Prior to the construction of the Junior High Building and the Los Robles Avenue parking lot expansion and remodel, a one-story 330-square foot (15 X 22) shed on Los Robles Avenue will be demolished;
- General Plan Amendment and Zone Change for the recently acquired property at 1472 N. Garfield Avenue, to incorporate this parcel into the Master Plan boundary area.

Phase 2:

- Construction of a second-floor addition (11,800 square-feet) to the Elementary Classroom building;
- Construction of a new 2-story, 8,200 square-foot addition to the Elementary Classroom building to provide seven new classrooms. The expansion combined with a reduction in class size from thirty to twenty-five students will increase total enrollment capacity by 105 students;
- Construction of a new covered (non-enclosed) lunch area that will support 370 students will be built near the elementary classrooms; and
- Construction of an 8,260 square-foot addition to the existing Auditorium/Multi-Purpose Building that will include a full-court (junior high level) basketball court and a stage for musical and dramatic student productions.

Construction of Phase 1 of the project will commence in April 2009. Phase 2 will occur within the 15-year timeframe of the Master Plan or when funding is available.

Phase 1 of the amendment will not increase the student enrollment; however, Phase 2 of the project will increase the student enrollment to a maximum capacity of 688 students. Currently, the student enrollment is 638 students.



Pasadena Christian School Master Development Plan area

Zoning Designations

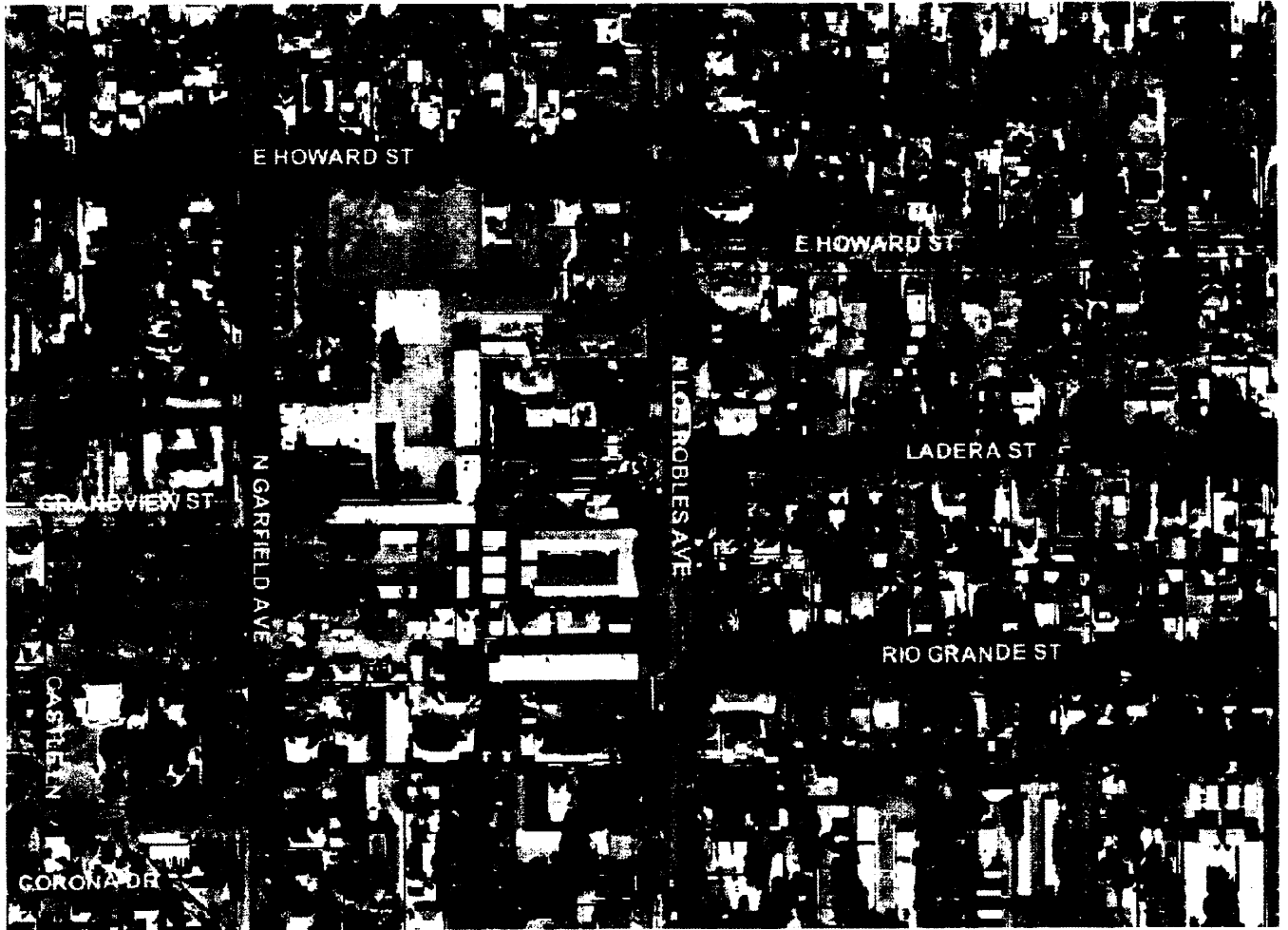
- PS
Public and Semi-Public
- RS-6
Single Family Residential (0-6 dwelling units / acre)
- RM-16
Multi-Family Residential (0-16 dwelling units / acre)
- RM-32
Multi-Family Residential (0-32 dwelling units / acre)

General Plan Designations

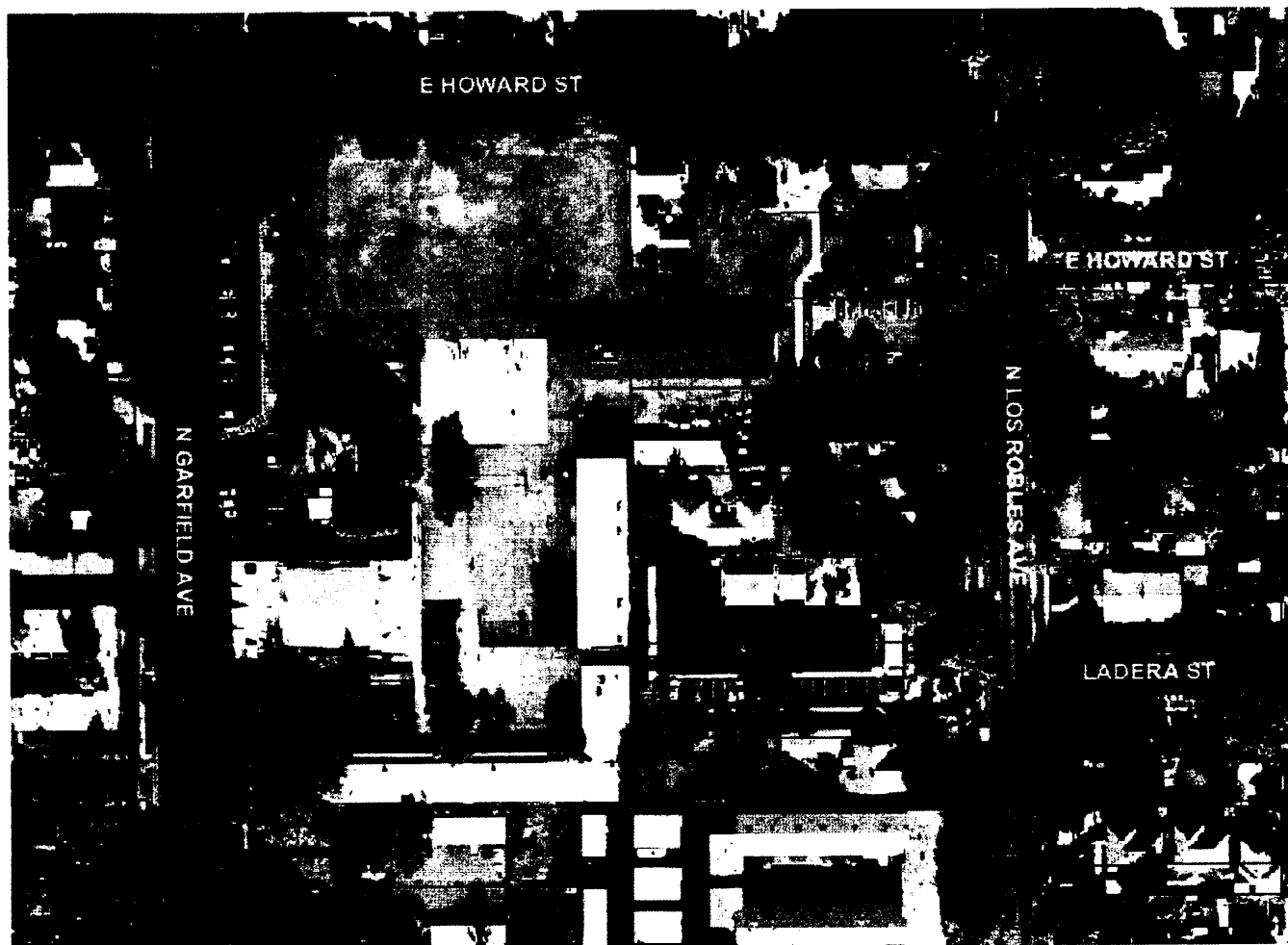
- I
Institutional
- LDR
Low Density Residential (0-6 dwelling units / acre)
- MDR
Medium Density Residential (0-16 dwelling units / acre)
- MHDR
Medium-High Density Residential (0-32 dwelling units / acre)

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings): The existing 6.9 acres site contains classrooms for both elementary and junior high school (pre-school through eighth grade), library/science building, multi-purpose building, administrative offices, and maintenance facilities in thirteen buildings. Surrounding land uses include a mixture of single-family residential and multi-family uses. In general, the area to the north of the site is single-family residential and to the south and west are multi-family residential. To the east there are both single-family and multi-family residential.

Vicinity Map



Existing Site Map



10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement): The Pasadena City Council will be required to approve the Master Development Plan Amendment, General Plan Amendment, and Zone Change for the project. Following the City Council approval, plans submitted for building permits will need to be approved by the Building Division of the Planning and Development Department.

The proposed project does not require discretionary approvals from any public agency other than the City of Pasadena.

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.	
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 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.	

Jimmy D. Lee FEB. 16, 2009
Prepared By/Date

Jimmy D. Lee FOR JOHN BELLAS
FEB. 18, 2009
Reviewed By/Date

LARRY WOO
Printed Name

JOHN BELLAS
Printed Name

Negative Declaration/Mitigated 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: October 22, 2008

Department requiring checklist: Planning & Development

Case Manager: Lanny Woo

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

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3. AESTHETICS. Would the project:

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

WHY? The project site is located in a developed area along Los Robles Avenue. The project is not in an area that offers views of the San Gabriel Mountains, the Arroyo Seco, the San Rafael Hills, Eaton Canyon, or Old Town Pasadena. Furthermore, the project would not in any way obstruct the views of any of these scenic resources. Therefore, the project would have no impact to scenic vistas.

In accordance with section 17.61.030 of the City's Zoning Code, the design review is required for this project. ~~of this project will be reviewed by the Design Commission.~~ Although the project would not significantly impact a scenic vista, this regulatory procedure provides the City with additional layer of review for aesthetics, and an opportunity to incorporate additional conditions to increase the aesthetic value of the project.

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

WHY? The only designated state scenic highway in the City of Pasadena is the Angeles Crest Highway (State Highway 2), which is 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.

The proposed project would not result in the destruction of any landmark eligible trees; however, the applicant is proposing to remove two trees that are protected by the City of Pasadena "City Trees and Tree Protection Ordinance" (Ordinance No. 6896). According to the tree inventory submitted, the site contains 152 trees. For Phase 1 development, the applicant is proposing to remove seven trees on the project site. Two (2) trees, *Pittosporum undulatum* (#106 and #107), are protected by Ordinance No. 6896 as shown in the table below. The applicant is required to comply with the Tree Protection Ordinance and is requesting

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removal based on replacing the existing trees. The applicant is proposing to replace the seven trees with 17 new trees. No trees are proposed for removal for Phase 2 development. See also 6.e of this document.

~~The Master Development Plan is subject to review by the Design Commission. As part of design review, the applicant is required to submit a landscape plan including proposed tree removals and replacement, for review and approval by the Design Commission.~~ The landscape plan is required to show the square feet of tree canopy coverage proposed to be removed within the project site. Per the City's Trees Protection Ordinance, the area of removed canopy is required to be replaced at a ratio of 1:1 of new trees planted within areas of the project site on site with a canopy of comparable area within a reasonable period of time (typically specified as within five years).

Trees Impacted by the Proposed Project							
#	Genus & Species	Common Name	Diameter	Remain	Move	Replace	Remove
105	Pittosporum undulatum	Victorian Box	11"				X
106	Pittosporum undulatum	Victorian Box	6"/7"/8"				X
107	Pittosporum undulatum	Victorian Box	3½"/4"/6"				X
108	Juglans californica	California Black Walnut	4"				X
109	Market juice orange	Citrus – Valencia Orange	10½"				X
110	Grapefruit	Citrus – Marsh Grapefruit	3½"/6½"				X
112	Cupaniopsis anarcardioides	Carrot Wood	6"/7"				X

The proposed site has not been designated as a historic resource. However, the City of Pasadena Cultural Heritage Commission (now Historic Preservation Commission) at their meeting of July 2, 2001, found that a portion of the school campus bordering North Los Robles Avenue is in an area that appears to qualify for listing in the National Register of Historic Places as a district extending along the west and east sides of North Los Robles from Mountain Street north to Montana Street; and that the two Craftsman-style houses at 1533 N. Los Robles Avenue (1912) and 1545 N. Los Robles Avenue (1914) are contributing to the potential historic district. The only structure that is proposed for demolition is a 330-square foot storage shed at 396 E. Howard Street. The Cultural Heritage Commission also found that the structure at this site was architecturally insignificant, ineligible for designation as a landmark, and ineligible for rating as a structure of merit. The proposed project would not impact nearby sites or structures, which are historic resources. The project is not part of a landmark district. See also 7.a. of this document.

Given the project's landscape plans/requirements and the plan's preservation of potentially historic structures, the proposed project would not significantly impact any scenic resources.

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

WHY? The proposed project consists of two phases of development for the Pasadena Christian School, which is located in a PS (Public and Semi-Public) zoning district in the City. Phase 1 consists of the following development: 1) construction of a single-story 17 feet 6-inches high, 8,323-square foot Junior High

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No Impact

School building; 2) expansion (addition of 19 parking spaces) and remodel of the existing Los Robles Avenue parking lot with the creation of an entry feature; 3) remodel of an existing administration building with the addition of 410-square feet; 4) construction of a new Junior High "quad" west of the Los Robles Avenue parking lot, and a new bus parking area for a school bus owned by the school; and 5) General Plan Amendment and Zone Change for the recently acquired property at 1472 N. Garfield Avenue, to incorporate this parcel into the Master Plan boundary area.

The new Junior High School building will be located on the south side of Howard Street between Los Robles and Garfield Avenues on the school campus. Prior to the construction of the junior high school building and the remodel of the existing parking lot on Los Robles Avenue, a one-story 330-square foot (15 X 22) shed on E. Howard Street will be demolished. The construction of the new junior high school building will not increase the student or staff population.

Phase 2 development consists of the following: 1) construction of an 20,000-square foot second-story addition to the existing Elementary Classroom building for an additional seven classrooms (one per grade level from kindergarten through sixth grade); 2) construction of a new covered lunch area that will support 370 students will be built near the elementary classrooms; and 3) construction of a 8,260-square foot addition to the existing Auditorium/Multi-Purpose Building that will include a full-court (junior high level) basketball court and a stage for musical and dramatic student productions. The expansion combined with a reduction in class size from thirty to twenty-five students will increase total enrollment capacity by 105 students.

The proposed structures are within the height and mass limitations of the Zoning Code and are required to submit a landscape plan for review and approval by the Zoning Administrator and design review ~~Design Commission~~ prior to the issuance of any building permits. Approval of the proposed project would not lead to any demonstrable negative aesthetic impact.

As required by section 17.61.030 of the Pasadena Municipal Code, the ~~design of this project is subject to design review. will be reviewed for approval by the Design Commission.~~ This regulatory procedure was established to ensure that the design, colors, and finish materials of development projects comply with adopted design guidelines and achieve compatibility with the surrounding area. Although the project would not substantially degrade the visual character of the site and surroundings, this regulatory procedure provides the City with additional layer of review for aesthetics, and an opportunity to incorporate additional conditions to increase the aesthetic value of the project.

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

WHY? The project will not have a significant impact on light and glare because it 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 included in the project is pedestrian safety lighting, landscaping lights, and a maximum of seven streetlights, as required by the Public Works Department. The project is in an older, developed residential urban area with streetlights in place, and the proposed exterior lighting would be consistent with the surrounding area. These lights are not substantial sources of glare and are an aide to public safety.

Potentially Significant Impact

Significant Unless Mitigation is Incorporated

Less Than Significant Impact

No Impact

The design of this project, including its finish, colors, and materials, will be reviewed for approval through the Design Review process. This regulatory procedure provides the City with an additional layer of review for aesthetics including light and glare, and an opportunity to incorporate additional conditions to improve the project's building materials and lighting plans.

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. Would the project.

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 allowing commercial growing areas within certain zones. Commercial Growing Area/Grounds is permitted in the CG (General Commercial), CL (Limited Commercial), and IG (General Industrial) zones and conditionally in the RS (Single-Family Residential), and RM (Multi-Family Residential) districts. The use is also permitted within certain specific plan areas. The proposed project would not conflict with any of these zoning designations or allowable uses and there is no Williamson Act contract land in the City of Pasadena.

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? ()*

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? ()*

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? 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 SCAQMD adopted the most recent version of its AQMP on June 1, 2007. 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 AQMP accommodates population growth and transportation projections based on the predictions made by the Southern California Association of Governments (SCAG). The project anticipates student growth in Phase 2 development over 15 years and does not affect population forecasts. Thus, the amendment to the Pasadena Christian School Master Plan is consistent with employment and population forecasts are thereby consistent with the AQMP.

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 project is consistent with the Zoning and General Plan Land Use designations for the site; however, with the acquisition of an 8,910-square foot parcel at 1472 N. Garfield Avenue (Assessor Parcel Number: 5838-013-014), the applicant is requesting a General Plan Amendment and a Zone Change to incorporate this parcel within the school campus boundary area. Currently, this parcel has a General Plan Land Use designation of Medium Density Residential (0-16 dwelling units/net acre) with a corresponding zoning designation of RM-16 (Multi-family Residential, 16 dwelling units/net acre). A General Plan Amendment from Medium Density Residential to Institutional and a Zone Change from RM-16 to PS (Public and Semi-Public) would be required for this parcel to be amended and used as an institutional use.

The project 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. Violate any air quality standard or contribute to an existing or projected air quality violation? ()

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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WHY? Pasadena is located in a non-attainment area, an area that frequently exceeds national ambient air quality standards. The SCAQMD has developed significance thresholds that correspond to the air quality

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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standards for the SCAB. These thresholds are described in Chapter 6 of the SCAQMD CEQA Handbook (1993) and shown in Table 5.1 of this report.

The proposed project would generate short-term air pollutants from construction activities and long-term air pollutants from typical vehicle trips and household practices (e.g., natural gas combustion). Potential air emissions were calculated using the "URBEMIS 2007 Air Emissions From Land Development" model (URBEMIS model) using the following assumptions:

- The project consists of 36,993-square feet of new academic facilities (Phase 1: 8,733 sq. ft., Phase 2: 28,720 sq. ft.)
- The proposed project is expected to generate a net increase of approximately 293 daily trips.
- Construction for Phase 1 development is anticipated to start in April 2009 and be completed in September 2009. Phase 2 construction dates have not been determined; however will occur within 15 years of the Master Plan.
- Demolition of the 330-square foot storage shed will take a day and involve a backhoe for the excavation of foundations and underground utilities and minor grading.
- Grading for Phase 1 development will involve the following equipment; small crane to lift HVAC units on the roof, forklift during the course of construction, concrete trucks, 10-wheeler truck for the delivery of plaster sand; backhoe for the excavation of foundations and underground utilities and minor grading, delivery trucks for lumber and roofing material; and John Deere excavator (320). Construction of Phase 1 will take approximately 5 months.

Table 5.1 presents the estimated air quality emissions of the proposed project as calculated by the URBEMIS model.

Table 5.1 - Project Air Emissions/AQMD Threshold Comparison Matrix				
	Area Plus Operational Emission Threshold (max. lbs/day)	Project's Area and Operational Emissions (max. lbs/day)	Daily Construction Emission Threshold (max. lbs/day)	Project's Construction Emissions (max. lbs/day)
ROG*	55	3.61	75	65.11
NOx	55	4.63	100	24.74
CO	550	41.27	550	16.16
SO ₂	150	0.04	150	0.00
PM ₁₀	150	6.94	150	8.22
PM _{2.5}		1.35		2.87

*ROG (Reactive Organic Gas) through a series of chemical reactions with NOx forms ground level ozone.

As shown in Table 5.1, the proposed project would not exceed the thresholds of significance established by the SCAQMD. Therefore, the proposed project would not cause a violation of an air quality standard, and would have no significant related impacts.

In addition to criteria pollutants, the project will generate Carbon Dioxide (CO₂), which is the primary component of Greenhouse gases (GHG). Thus, the project will contribute to global climate change as described by the Intergovernmental Panel on Climate Change. In total, the project will generate 1.15 metric tons (1.27 tons, 2,558.54 lbs) of CO₂ during construction and 1.9 metric tons (2.1 tons, 4,139.64 lbs) per year for operations. The project's GHG emissions are well below the SCAQMD's draft screening threshold of 3,000 metric tons/year of CO₂e (Carbon Dioxide equivalent).

- 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)? ()*

Potentially Significant Impact

Significant Unless Mitigation is Incorporated

Less Than Significant Impact

No Impact

WHY? The City of Pasadena is within the South Coast Air Basin (SCAB). This basin is a non-attainment area for Ozone (O3), Fine Particulate Matter (PM2.5), and Respirable Particulate Matter (PM10). As shown in Section 5.b, the proposed project will not exceed the SCAQMD's Thresholds for Significance. The SCAQMD established these thresholds in consideration of cumulative air pollution in the SCAB. The proposed project would not exceed the SCAQMD's thresholds, thus, the project would not result in a cumulatively considerable net increase of a criteria pollutant, and the project would have no related significant impacts.

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

WHY? According to Figure 5-1 and Table 5-1 of the 1993 SCAQMD's CEQA Air Quality Handbook the project is considered a sensitive receptor and is located near sensitive receptors (single-family residential, multi-family residential, and a convalescent facility). However, the proposed project would not generate substantial air pollutants that would affect sensitive receptors in the surrounding area.

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

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.

Since the proposed project does involve the removal of seven trees on-site, Mitigation 6-1 is included to protect migratory birds. Migratory birds are given special status in California due to the Migratory Bird Treaty Act and Sections 3503-3517 of the California Department of Fish and Game (CDFG) Code. Mitigation Measure 6-1 restricts clearing, grubbing and/or removal of vegetation during the nesting season, which ensures the proposed project would not affect any active bird nests and, thereby, result in a take of a bird or its young or eggs.

Potentially Significant Impact

Significant Unless Mitigation is Incorporated

Less Than Significant Impact

No Impact

With the incorporation of Mitigation Measure 6-1, the proposed project would not 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. Impacts are considered less than significant after mitigation.

Mitigation Measure 6-1: Clearing, grubbing, and/or removal of vegetation within the project site shall be conducted outside the nesting bird season, which runs from April 15 to August 1. Any grubbing and/or removal of vegetation during the nesting bird season (April 15 to August 1) will require a nesting survey performed by a qualified biologist no greater than one (1) week prior to the activity and weekly thereafter. If discovered, all active nests shall be avoided and provided with a buffer zone of 300 feet (500 feet for all raptor nests) or a buffer zone that otherwise meets the minimum requirements of the California Department of Fish and Game. Once buffer zones are established, work shall not commence/resume within the buffer until a qualified biologist confirms that all fledglings have left the nest, which would likely not occur until the end of the nesting season.

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.

The project is located in a developed urban area. The only vegetation present onsite is landscaping. The project site and surrounding area do not include any vegetation that constitutes a plant community.

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? Drainage courses with definable bed and bank and their adjacent wetlands are "waters of the United States" and fall under the jurisdiction of the U.S. Army Corps of Engineers (USACE) in accordance with Section 404 of the Clean Water Act. Jurisdictional wetlands, as defined by the USACE are lands that, during normal conditions, possess hydric soils, are dominated by wetland vegetation, and are inundated with water for a portion of the growing season.

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.

The project is located in a developed urban area. There is no known naturally occurring wetland habitat. (Johnson Lake near Burleigh Dr. and Ave. 64 is a manmade lake surrounded by residences. It is

Potentially Significant Impact

Significant Unless Mitigation is Incorporated

Less Than Significant Impact

No Impact

frequented by ducks but the vegetation is primarily non-native). This lake and its shoreline will not be disturbed by this project.

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? ()

WHY? The only local ordinance protecting biological resources in the City of Pasadena is Ordinance No. 6896 "City Trees and Tree Protection Ordinance". According to the tree inventory submitted, the site contains 152 trees. For Phase 1 development, the applicant is proposing to remove seven trees on the project site. Two (2) trees, Pittosporum undulatum (#106 and #107), are protected by Ordinance No. 6896 as shown in Table 6-1 below. The applicant is required to comply with the Tree Protection Ordinance and is requesting removal based on replacing the existing trees. The applicant is proposing to replace the seven trees with 17 new trees. No trees are proposed for removal for Phase 2 development.

The Master Development Plan is subject to review and approval by the City Council. The applicant is required to submit a landscape plan including proposed tree removals and replacement, as approved by the Design Commission City Council. The landscape plan is required to show the square feet of tree canopy coverage proposed to be removed within the project site. In accordance with the City Trees and Tree Protection Ordinance, the area of removed canopy is required to be replaced at a ratio of 1:1 of new trees planted on site within a reasonable period of time (typically specified as five years). areas of the project site.

Table 6-1
Trees Impacted by the Proposed Project

#	Genus & Species	Common Name	Diameter	Remain	Move	Replace	Remove
105	Pittosporum undulatum	Victorian Box	11"				X
106	Pittosporum undulatum	Victorian Box	6"/7"/8"				X
107	Pittosporum undulatum	Victorian Box	3½"/4"/6"				X
108	Juglans californica	California Black Walnut	4"				X
109	Market juice orange	Citrus – Valencia Orange	10½"				X
110	Grapefruit	Citrus – Marsh Grapefruit	3½"/6½"				X

		Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
112	Cupaniopsis anarcardioides	Carrot Wood	6"/7"		X

With adherence to the City Trees and Tree Protection Ordinance, impacts will be less than significant.

- 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? ()

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? ()

WHY? The Pasadena Christian School frontage on North Los Robles is within the boundaries of an area that qualifies for listing in the National Register of Historic Places, as determined by the Cultural Heritage Commission on July 2001 and by a recent inspection by Planning staff (Feb. 2009). This grouping of buildings extends along the west and east side of North Los Robles Avenue from Mountain Street north to Montana Street. The two Craftsman-style houses within the campus boundary, 1533 N. Los Robles Avenue and 1545 N. Los Robles Avenue are contributing to the potential historic district, and are, therefore, "historic resources" under CEQA.

A one-story 330-square foot (15 X 22) shed on E. Howard Street (396 E. Howard Street) will be demolished. A determination was made by the Cultural Heritage Commission (now Historic Preservation Commission) in July 2001, that the house at 396 E. Howard Street was architecturally insignificant, ineligible for designation and that the structure does not qualify as a historic resource. No other structure on the project site is proposed for demolition. Therefore, there is no impact to historical resource as defined in CEQA Guidelines Section 15064.5. See also 3.b. of this document.

As proposed, the project may require partial demolition of a rear (west) wing of the house at 1533 N. Los Robles Avenue and full removal of the porte-cochère on the south end of the house. These alterations are proposed to widen the existing driveway (which runs through the porte-cochère), to remove a potential hazard (the pier of the porte-cochère) to allow sufficient area for circulation between the new construction and the existing building. The loss of these features has a less-than-significant impact on the overall integrity of the house and its status as a contributing building to a potential National Register district. Impacts are considered less than significant after mitigation.

Mitigation Measure 7-1: Portions of the porte-cochère could be used in a monument sign (or in other site features) and Archival-quality photographs shall be submitted to the City for retention in the case files for the school allow for a future reconstruction of the porte-cochère in compliance with the Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings. Conditions of approval for the master plan require the applicant to investigate the possibility of retaining

Potentially Significant Impact

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Less Than Significant Impact

No Impact

some or all of the rear wing of the house and to submit a report with findings to the Planning Director. They also specify that if the rear wing is removed, building materials shall be salvaged for reuse in reconstruction of the rear wall.

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

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. The site is an existing school facility and is entirely developed with associated structures and facilities. The property at 1472 N. Garfield Avenue proposed for a General Plan Amendment from Medium Density Residential (0-16 dwelling units/net acre) and Zone Change from RM-16 (Multi-family Residential, 16 dwelling units/net acre) to PS (Public and Semi-Public) is currently an existing single-family residence site. If archaeological resources once existed on-site, it is likely that previous grading, construction, and modern use of the site have either removed or destroyed them. Consequently, surficial soils on the project site are devoid of archaeological resources.

Development of the proposed project would involve minor grading to establish building pads and develop onsite infrastructure. However, the proposed grading would not encroach into undisturbed soils. Therefore, the proposed project would have no impacts to archaeological resources.

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

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 minor grading in this area is not expected to encounter 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? ()

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. Thus, human remains are not expected to be encountered during construction of the proposed project. In the unlikely event that human remains are encountered during project construction, State Health and Safety Code Section 7050.5 requires the project to halt until the County Coroner has made the necessary findings as to the origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. Compliance with these regulations would ensure the proposed project would not result in significant impacts due to disturbing human remains.

8. ENERGY. Would the proposal:

a. Conflict with adopted energy conservation plans? ()

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WHY? The project does not conflict with the 1983 adopted Energy Element of the General Plan. The proposed intensity of the project is within the intensity allowed by the Zoning Code and envisioned in the City's approved General 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.

Pasadena Christian School has retained the services of a landscape designer knowledgeable in the area of water conserving irrigation and plant selection in an effort to decrease water usage. During the implementation of the master plan every landscape area within the school campus will be addressed and modernized utilizing water conserving plants, ground cover and irrigation materials.

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

Why? Oil-base products: The proposed project will not create a high enough demand for energy to require development of new energy sources. Construction of the project will result in a short-term insignificant consumption of oil-based energy products. However, the additional amount of resources used will not cause a significant reduction in available supplies.

Energy: The long-term impact from increased 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 an insignificant increase in the 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. This project will result in the increased consumption of 117 net kilowatt-hours of electrical energy per day for Phase 1 development. Phase 2 development will result in the increased consumption of 379 net kilowatt-hours of electrical energy per day. The total net kilowatt-hours of electrical energy would be 496. This 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. The energy conservation measures will 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.

Water: This project will result in an increase of approximately 873 gallons per day in water consumption for Phase 1 development. Phase 2 development will result in an increase of approximately 2,826 gallons per day in water consumption. The current use consumes approximately 7,952 gallons of water per day. With the completion of Phase 1 and 2, the net gain in water consumption would be 3,699 gallons of water per day. However, this impact will be mitigated during drought periods by the applicant adhering the Water Shortage Procedures Ordinance, which restricts water consumption to 80% 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.

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In December of 2007 the City of Pasadena also enacted a Water Shortage Plan I under Pasadena Municipal Code §13.10.040. In addition, the City anticipates statewide water demand reduction requirements beginning in 2009, as a result of Governor Arnold Schwarzenegger's 2008 20% reduction by 2020 ("20x2020"), and the current work being done by the California Department of Water Resources, the State Water Resources Control Board, and other state agencies to implement the Governor's 20x2020 Water Conservation Initiative Program. As a result, to meet these policy goals, the current project must comply with the Water Shortage Procedures Ordinance and the City's goal to meet the 20x2020 goals by submitting a water-conservation plan limiting the water consumption to 80% of its originally anticipated amount. With submission of this plan, the project will not have any individual or cumulative impacts on water supply. This plan is subject to review and approval by the City's Water and Power Department and the Building Division before the issuance of a building permit. The applicant's irrigation and plumbing plans are also required to comply with the approved water-conservation plan. This water-reduction plan will bring water consumption for the current project below the projected levels for the previously entitled project.

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.

Potentially Significant Impact

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Less Than Significant Impact

No Impact

The project site is not within any of these potential fault rupture zones. The closest mapped fault zone, the Sierra Madre Fault Hazard Management Zone, is 2.2 miles north from the project site and the site is about 0.1 mile from a possible active strand of the Sierra Madre Fault, which this fault appears to join a continuation of the Sycamore Canyon Fault. This fault is identified as a Fault Hazard Management Zone for Critical Facilities only. Regardless, the project site is not within this, or any other, Fault Hazard Management Zone.

ii. Strong seismic ground shaking? ()

WHY? See also 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 risk of earthquake damage is minimized because new structures require to be 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. Conforming to these required standards will ensure the proposed project would not result in significant impacts due to strong seismic ground shaking.

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. Furthermore, the proposed project is not located in an area where there are high, moderate, or low slope instability as shown on Plate 2-4 of the adopted 2002 Safety Element Technical Background Report of the General plan. Therefore, the project will have no impacts from seismic induced landslides.

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

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

WHY? During the construction of the project, Phase 1 and Phase 2 development, a net zero import and exporting of soils is expected. The California Building Code and building inspections ensure that construction activities do not create unstable earth conditions. The grading plan must be approved by the Building Official prior to the issuance of any building permits. The displacement of soil through cut and fill will be controlled by the City's grading ordinance, 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 significant impact.

The natural water erosion potential of soils in Pasadena is low, unless these soils are disturbed during the wet season. Due to the gravelly surface layer and low topographic relief away from the steeper foothill areas of the San Gabriel Mountains, both the Ramona and Hanford soils associations have high permeability, low surface runoff and slight erosion hazard. 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 is required to be submitted to the Zoning Administrator and ~~Design Commission~~ for design review and approval prior to the issuance of a building permit.

- 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?* ()

<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 project is not located on known unstable soils or geologic units, and therefore, 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 the 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? According to the 2002 adopted Safety Element of the City's General Plan the project site is underlain by alluvial material from the San Gabriel Mountains. This soil consists primarily of sand and gravel and is in the low to moderate range for expansion potential.

- 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?* ()

Potentially Significant Impact

Significant Unless Mitigation is Incorporated

Less Than Significant Impact

No Impact

WHY? The project will be required to connect to the existing sewer system. Therefore, soil suitability for septic tanks or alternative wastewater disposal systems is not applicable in this case, and the proposed project would have no associated impacts.

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? ()

WHY? 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 school's structures 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 project does not involve hazardous materials. Therefore, there is no 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 project is an amendment to the Pasadena Christian School Master Development Plan. The project does not involve hazardous emissions or the handling of hazardous materials, substance, or waste. 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 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 project site is an existing school, which is not a land use associated with hazardous materials. The site is not known or anticipated to

Potentially Significant Impact

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Less Than Significant Impact

No Impact

have been contaminated with hazardous materials and no hazardous material storage facilities are known to exist on the site.

The site at 1472 N. Garfield Avenue proposed for a General Plan Amendment from Medium Density Residential (0-16 dwelling units/net acre) to Institutional and a Zone Change from RM-16 (Multi-family Residential, 16 dwelling units/net acre) to PS (Public and Semi-Public) is currently an existing single-family residential dwelling unit. 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 the 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 proposed project would not result in a safety hazard for people residing or working in the vicinity of an airport and would have no associated impacts.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? ()

WHY? The project site is not within the vicinity of a private airstrip. Therefore, the proposed project would not result in a safety hazard for people residing or working in the vicinity of a private airstrip and would have no associated impacts.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ()

WHY? 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 Pasadena 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.

The construction and operation of the proposed project would not place any permanent or temporary physical barriers on any existing public streets. 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 impact on emergency response and evacuation plans.

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h. *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?* ()

WHY? As shown on Plate P-2 of the 2002 Safety Element, the project site is not in an area of moderate or very high fire hazard. In addition, the project site is surrounded by urban development and not adjacent to any wildlands. Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving wild land fires, and the project would have no associated impacts.

11. HYDROLOGY AND WATER QUALITY. Would the project:

a. *Violate any water quality standards or waste discharge requirements?* ()

WHY? Section 303 of the federal Clean Water Act requires states to develop water quality standards to protect the beneficial uses of receiving waters. In accordance with California's Porter/Cologne Act, the Regional Water Quality Control Boards (RWQCBs) of the State Water Resources Control Board (SWRCB) are required to develop water quality objectives that ensure their region meets the requirements of Section 303 of the Clean Water Act.

Pasadena is within the greater Los Angeles River watershed, and thus, within the jurisdiction of the Los Angeles RWQCB. The Los Angeles RWQCB adopted water quality objectives in its Stormwater Quality Management Plan (SQMP). This SQMP is designed to ensure stormwater achieves compliance with receiving water limitations. Thus, stormwater generated by a development that complies with the SQMP does not exceed the limitations of receiving waters, and thus does not exceed water quality standards.

Compliance with the SQMP is ensured by Section 402 of the Clean Water Act, which is known as the National Pollution Discharge Elimination System (NPDES). Under this section, municipalities are required to obtain permits for the water pollution generated by stormwater in their jurisdiction. These permits are known as Municipal Separate Storm Sewer Systems (MS4) permits. Los Angeles County and 85 incorporated Cities therein, including the City of Pasadena, obtained an MS4 (Permit # 01-182) from the Los Angeles RWQCB, most recently in 2001. Under this MS4, each permitted municipality is required to implement the SQMP.

In accordance with the County-wide MS4 permit, all new developments must comply with the SQMP. In addition, as required by the MS4 permit, the City of Pasadena has adopted a Standard Urban Stormwater Mitigation Plan (SUSMP) ordinance to ensure new developments comply with SQMP. This ordinance requires most new developments to submit a plan to the City that demonstrates how the project will comply with the City's SUSMP.

The project consists of the construction of new academic facilities for the Pasadena Christian School. Pasadena Christian is not a point source generator of water pollutants, and thus no quantifiable water quality standards apply to the project. As an urban development, the proposed project would add typical, urban, pollutants to storm water runoff. As discussed, these pollutants are permitted by the County-wide MS4 permit, and would not exceed any receiving water limitations. In addition, the proposed development meets the City's SUSMP requirement thresholds (an institutional development greater than 5,000-square