

PASADENA ART CENTER COLLEGE OF DESIGN MASTER DEVELOPMENT PLAN

Initial Study

Prepared for:
The City of Pasadena

June 2007

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ENVIRONMENTAL CHECKLIST FORM

- 1. Project Title:** Pasadena Art Center College of Design Master Development Plan
- 2. Lead Agency Name and Address:** City of Pasadena
Planning and Development Department
175 North Garfield Avenue
Pasadena, CA 91101
- 3. Contact Person and Phone Number:** Robert Avila, Associate Planner
626.744.6706
- 4. Project Location:** 1700 Lida Street in the Linda Vista District of the City of Pasadena
- 5. Project Sponsor's Name and Address:** Art Center College of Design
1700 Lida Street
Pasadena, CA 91103
- 6. General Plan Designation:** Institutional¹
- 7. Zoning:** Public/ Semi-Public²
- 8. Description of Project:**
The proposed project is the Master Plan for the Pasadena Art Center College of Design. The master plan would be implemented in two phases over 25 years. Please see section Project Description below for further details.
- 9. Surrounding Land Uses and Setting:**
The project is surrounded by residential uses. Please see project description for further details.
- 10. Other public agencies whose approval is required:**
City of Pasadena Planning: Master Development Plan Approval

¹ Land use information for the City of Pasadena On-line Zoning Code, Title 17, Article 2 Zoning Districts, Allowable Land Uses, and Zone-Specific Standards, accessed at <http://www.ci.pasadena.ca.us/zoning/P-2.html#17.21.020> on June 26, 2007.

² Zoning information from the City of Pasadena Planning Division, Current Planning/ Zoning accessed at <http://www.ci.pasadena.ca.us/planning/deptorg/curplng/homezcod.asp> on June 26, 2007.

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.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology / Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by 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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- 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 one 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.

Signature

Date

Robert Avila, Associate Planner

Printed Name

PROJECT DESCRIPTION

A. Project Location

The proposed project is the Master Plan for the Pasadena Art Center College of Design (SCH No. 2007061083). The master plan would be implemented in two phases over 25 years. The proposed project is the expansion of the Hillside Campus, located at 1700 Lida Street. Vehicular access is provided via an existing system of roadways with direct access from Lida Street. Regional access is available from Interstate 210 located to the east of the project and or State Highway 134 located to the south of the site. The project site is located in an urbanized area with surrounding residential uses. The project site is designated in the General Plan as Institutional and zoned Public/Semi-Public (PS).³

B. Project Characteristics

The project would consist of Phases 2 and 3 of the Master Development Plan, which call for construction, removal, renovation and remodeling to provide for a new Design Research Center (48,183 sf), outdoor plazas, a new parking structure (increasing available on-site parking from 914 to 1,258 spaces), operations and maintenance facilities (totaling 15,145 sf), a two-level addition to the Tyler Annex (42,226 sf), renovation and remodeling of the Ellwood Building. The Ellwood Building is a City of Pasadena Cultural Monument, but does not have status as a state or federal historic resource. An increase of approximately 400 full time equivalent (fte) students is estimated to occur with the project. The proposed development would occur for the most part in areas of the site that are currently already largely disturbed, though excavation and export of earth (less than 10,000 cubic yards) would be required.

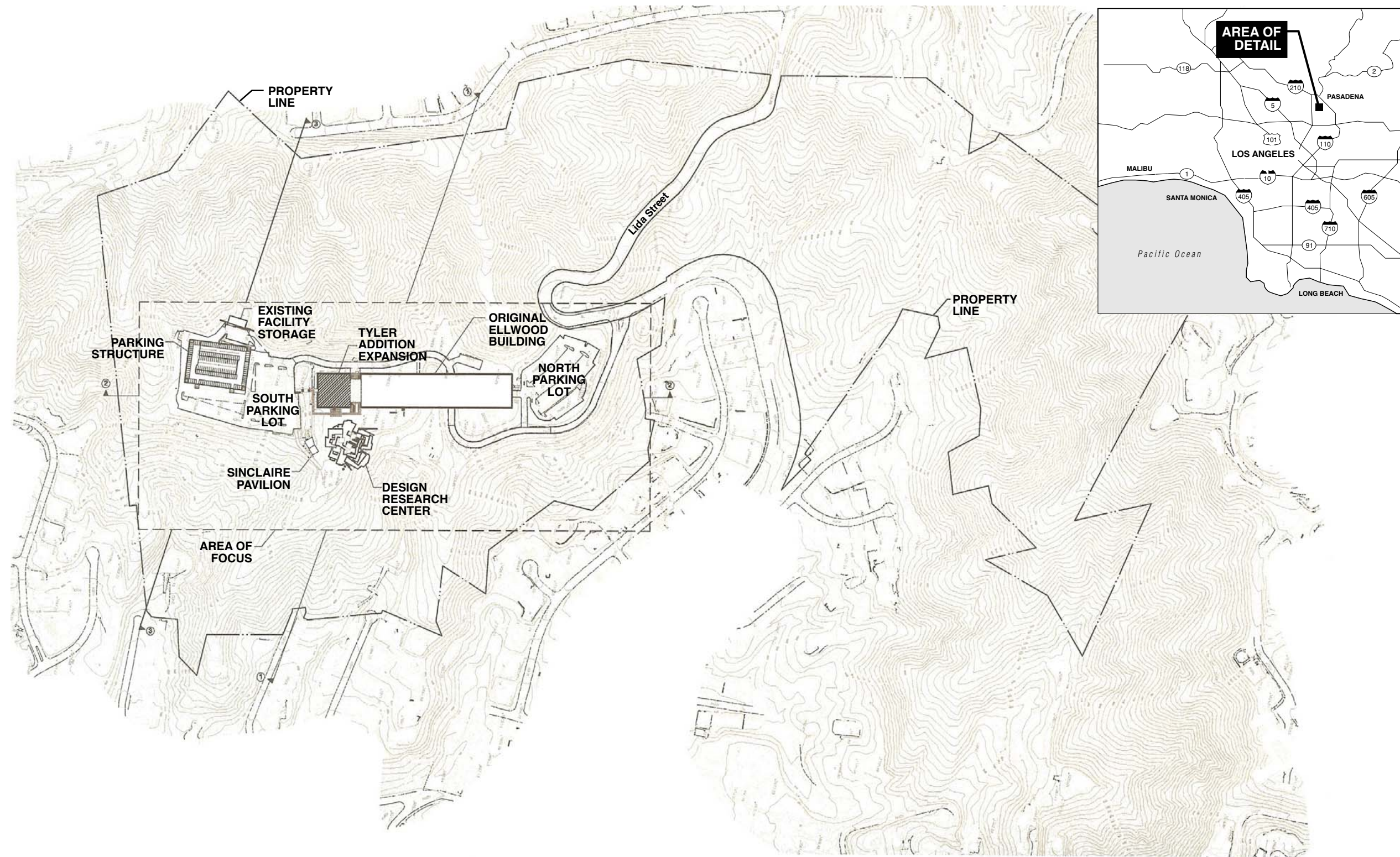
Proposed development will be governed by a 25-year Master Plan, which will present regulations to cover all aspects of development within the campus boundaries, such as:

- type and location of uses;
- amount of development in identified areas and the extent of change to existing buildings;

³ Zoning information from the City of Pasadena Planning Division, Current Planning/ Zoning accessed at <http://www.ci.pasadena.ca.us/planning/deptorg/curplng/homezcod.asp> on June 26, 2007. Land use information for the City of Pasadena On-line Zoning Code, Title 17, Article 2 Zoning Districts, Allowable Land Uses, and Zone-Specific Standards, accessed at <http://www.ci.pasadena.ca.us/zoning/P-2.html#17.21.020> on June 26, 2007.

- amount and location of future parking and automobile circulation;
- maximum height for new structures;
- architectural guidelines for new structures; and
- sequencing (phasing) of new development and interim development guidelines.

Construction activities associated with the proposed project would include demolition, site clearance/excavation and building construction. The project is consistent with both the General Plan and the existing zoning designation.



ENVIRONMENTAL IMPACTS

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1. AESTHETICS—Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation:

- a. **Potentially Significant Impact.** The proposed project may be visible from nearby residences and or State Highway 134 and Interstate 210. This issue will be further examined in the EIR.
- b. **Potentially Significant Impact.** The proposed project site includes trees on-site; some of these trees may be removed as part of the project. The proposed project would be subject to design review; nonetheless, this issue will be further examined in the EIR.
- c. **Potentially Significant Impact.** However, the potential loss of any mature trees on the site could be a negative visual impact on the site; therefore, this issue will be further examined in the EIR.
- d. **Potentially Significant Impact.** The proposed project includes a new building (the Design Research Center) and the expansion of existing structures on-site. The project would add incrementally to the existing the structures on-site that have existing nighttime lighting. The proposed project would be subject to design review; nonetheless, this issue will be further examined in the EIR.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2. AGRICULTURE 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a.-c. No Impact.** The Art Center College of Design moved to its current Pasadena location in 1974.⁴ Under the Pasadena General Plan, the campus is designated as Institutional (which is the designation used for libraries, fire stations, police stations, convention centers and other public or semi-public institutions), and is zoned PS, Public or Semi-Public.⁵ The project lies in a developed, urban area that does not have a recent history of use as farmland. 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.⁶ Implementation of the proposed project is anticipated to have no impact on agricultural resources.

⁴ http://www.artcenter.edu/accd/about/timeline/timeline_stage.jsp

⁵ Zoning information from the City of Pasadena Planning Division, Current Planning/ Zoning accessed at <http://www.ci.pasadena.ca.us/planning/deptorg/curplng/homezcod.asp> on June 26, 2007. Land use information for the City of Pasadena On-line Zoning Code, Title 17, Article 2 Zoning Districts, Allowable Land Uses, and Zone-Specific Standards, accessed at <http://www.ci.pasadena.ca.us/zoning/P-2.html#17.21.020> on June 26, 2007.

⁶ Information from City of Pasadena Initial Study template with Citywide data, provided by Associate Planner Robert Avila June 2007.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

- a. **Potentially Significant Impact.** The proposed project’s construction activities could generate substantial, although temporary, emissions of dust particulates and other criteria air pollutants that could exceed The South Coast Air Quality Management District (SCAQMD) thresholds of significance for these pollutants in the short-term. SCAQMD as the regional agency empowered to regulate stationary sources, maintains an extensive air quality monitoring network to measure criteria pollutant concentrations throughout the SCAB, and provides methodology for evaluating project air quality impacts. Further analysis of this issue will be included in the EIR.
- b. **Potentially Significant Impact.** Implementation of the project would generate construction emissions from demolition, site grading, construction equipment, worker vehicle exhaust, and fugitive dust during excavation, grading and other site preparation activities. This issue will be further addressed in the EIR.
- c. **Potentially Significant Impact.** Operational activities associated with implementation of the proposed project would result in increased air pollutant emissions, which individually or cumulatively, could exceed established thresholds for these criteria pollutants and may result in a significant impact without mitigation. Further analysis of this issue will be included in the EIR.
- d. **Potentially Significant Impact.** Sensitive receptors are populations that are more susceptible to the effects of air pollution than the population at large. An analysis of the surrounding land uses, including identification of sensitive receptors and their locations will be further examined in the EIR.

- e. **Less Than Significant Impact.** The proposed project consists of construction, expansion and operation of the Art Center which may include the use of paints and other odor producing materials or processes. Odors from construction may be generated by heavy machinery used on-site, or from the application of paint and/or asphalt during the construction period. Construction odors, if perceptible, would be limited in duration. Operational odors, if perceptible, would be minimal and not extend beyond the property line. Therefore, impacts would be less than significant, and no mitigation measures are required.

<u>Issues (and Supporting Information Sources):</u>	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
4. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a.-c. **Potentially Significant Impact.** The project area currently contains both native and non-native vegetation. A tree inventory has already been completed by CY Carlburg, an independent consulting arborist, detailing which trees and plants will be removed in order

to complete the project. Further surveys will be conducted to determine the habitat types present and to evaluate the impact of vegetation removal, including impacts upon the wildlife that resides in the area. The study will also determine the presence of any special-status, sensitive species and/or sensitive natural communities as determined by governmental regulations on local, state and federal levels.

- d. **Potentially Significant Impact.** Although the project site itself is not heavily developed, it is located in an urbanized area. It is unlikely wildlife corridors exist on the project site, or that the proposed project would interfere with the movement of any native resident or migratory fish or wildlife. However further studies will be completed for the EIR.
- e. **Potentially Significant Impact.** The proposed project includes the removal and replacement of on-site trees. Please see response “b” above. This issue will be further assessed and discussed in the EIR.
- f. **No Impact.** No habitat conservation plan, natural community conservation plan, or other approved habitat conservation plan has been adopted to include the project site. Therefore, the project would not conflict with any habitat conservation plan or natural community conservation plan, and no impacts would occur.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5. CULTURAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation:

- a.-d. **Potentially Significant Impact.** The Ellwood Building is a City of Pasadena Cultural Monument, but does not have status as a state or federal historic resource. Potential historical resource impacts will be evaluated in the EIR. The possibility of uncovering archaeological or paleontological resources would be low since the project site is located in an urban area, much of which has been previously disturbed. However, these issues will also be further evaluated in the EIR.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>

Explanation:

a.i. No Impact. 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 project site and the surrounding areas are not located on an Alquist-Priolo Zone. The City’s General Plan⁷ identifies the following three additional zones of potential fault rupture in the City:

- o The Eagle Rock Fault Hazard Management Zone, which traverses the southwestern portion of the City;
- o 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

⁷ City of Pasadena General Plan, 2002 Safety Element.

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.

- o 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.

However, the project site and the surrounding areas are not located on an Alquist-Priolo Zone. Therefore, the proposed project would have no adverse impact.

a.ii-iv, b.-d. Potentially Significant Impact. The project site is located within a seismically active region (Southern California). A specific technical study will be prepared with site specific building information and requirements given. In addition, the City’s plan check and building inspection procedures would ensure that the project is constructed according to these standards. Further analysis of these issues and appropriate mitigation measures, if warranted, will be included in the EIR.

e. No Impact. The proposed project site is served by a sanitary sewer system. Septic tanks or alternative wastewater disposal systems are not necessary. No impacts would occur and no mitigation measures are required.

<u>Issues (and Supporting Information Sources):</u>	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
7. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation:

- a.-c. Potentially Significant Impact.** Art Center activities within the proposed project may include hazardous materials and processes (including the use of paints, adhesives, mechanical lubricants, etc.). Existing laws and specifications regulate these materials and processes; nevertheless, this issue will be analyzed in the EIR.
- d. No Impact.** The project site is not listed as a contaminated site and no remediation efforts have been identified or deemed necessary. Impacts would be less than significant.
- e.-f. No Impact.** The project site is not located within two miles of any public or private airstrip. No airport land use plan applies to the site. No impact would result, and no mitigation measures are required.
- g. Less Than Significant Impact.** The proposed project would be required to comply with (and not interfere with) any applicable, adopted City, state or federal emergency response plans or emergency evacuation plans. All emergency procedures would be implemented consistent with local, state and federal guidelines. Substantial adverse impacts would not occur.
- h. Potentially Significant Impact.** The proposed project site is located in a high fire hazard zone and subject to potential wildland fire hazard risk. On-site landscaping would be controlled through trimming and watering, and brush clearance would be required according to the Fire Code, reducing fire hazard impacts. Nevertheless, this issue will be addressed in the EIR under Public Services, Fire (see section 13.a.i).

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8. HYDROLOGY AND WATER QUALITY— Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion of siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation of seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

a.-f. Potentially Significant Impact. Construction of the proposed project buildings, a parking structure, landscaped areas and hardscape elements would modify existing landforms and potentially result in changes to urban and stormwater runoff patterns and volumes. The proposed project site is currently developed with urban uses. Some project impacts can be reduced or eliminated through compliance with existing regulatory programs. Water quality in Pasadena is regulated by the State of California Water Quality Control Board (WQCB), Los Angeles Region (Region 4). Compliance is required with the relevant Standard Urban Storm Water Management Plan, and National Pollutant Discharge Elimination (NPDES) discharge requirements, and a project Storm Water Pollution Prevention Plan (SWPP) will be required. This issue will be further assessed and discussed in the EIR.

g.-i. Less Than Significant Impact. The project site is not located within a 100-year flood zone or any other flood zone; there are no flood prone areas recognized within the City.⁸ Therefore, the project would not place housing or structure within a 100-year flood zone. No levees or dams are located uphill from the project site; therefore the project site will not be exposed to seiche and/or flooding due to a failure of a dam or levee. Pasadena is not subject to tsunami hazards. No potential impacts in regard to these issues are anticipated. No mitigation measures are required.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9. LAND USE AND PLANNING—Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a. Less Than Significant Impact.** The project would add buildings, a parking structure, landscape areas and hardscape elements. Development of the proposed project would be an expansion within the current developed campus site and would not expand the external boundaries of the campus. Therefore, the proposed project would not divide any established community. Impacts are anticipated to be less than significant.
- b. Potentially Significant Impact.** The proposed site is zoned as Public/ Semi-Public (PS). The PS designation is applied to sites with a contiguous area of two or more acres.⁹ The site has a land use designation of Institutional.¹⁰ With any increase in development there is the potential for consistency issues with area planning programs and policies. The proposed project includes a Master Plan with regulations and policies to assure that there no major land use conflicts. An analysis of the City’s General Plan, zoning maps and surrounding land uses will be included in the EIR.

⁸ City of Pasadena General Plan EIR, Hydrology section, page 3, accessed at http://www.ci.pasadena.ca.us/planning/deptorg/commplng/GenPlan/pdf/310_Hydrology.pdf on June 26, 2007.

⁹ Zoning information from the City of Pasadena Planning Division, Current Planning/ Zoning accessed at <http://www.ci.pasadena.ca.us/planning/deptorg/curplng/homezcod.asp> on June 26, 2007.

¹⁰ Land use information for the City of Pasadena On-line Zoning Code, Title 17, Article 2 Zoning Districts, Allowable Land Uses, and Zone-Specific Standards, accessed at <http://www.ci.pasadena.ca.us/zoning/P-2.html#17.21.020> on June 26, 2007.

- c. **No Impact.** No habitat conservation plan or natural community conservation plan applies to the site. Please see biological resources for further details. No adverse impacts are anticipated.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10. MINERAL RESOURCES—Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a.-b. No Impact. The Art Center College of Design moved to its current Pasadena location in 1974.¹¹ Under the Pasadena General Plan, the campus is designated as Institutional (which is the designation used for libraries, fire stations, police stations, convention centers and other public or semi-public institutions), and is zoned PS, Public or Semi-Public. No active mining operations exist in the City of Pasadena. However, there are two areas in Pasadena that may contain mineral resources. These two areas are Eaton Wash, which, was formerly mined for sand and gravel, and Devils Gate Reservoir, which was formerly mined for cement concrete aggregate.¹² The project lies in a developed, urban area that does not have a history of mineral excavation. Implementation of the proposed project is anticipated to have no impact on mineral resources.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11. NOISE—Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

¹¹ http://www.artcenter.edu/accd/about/timeline/timeline_stage.jsp

¹² Information from City of Pasadena Initial Study template with Citywide data, provided by Associate Planner Robert Avila June 2007.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a.-d. Potentially Significant Impact. Project construction and operation could potentially expose nearby sensitive receptors (such as residences) to noise levels above established noise standards. The project would create noise on a short-term basis during construction from equipment and personnel. Long-term operation impacts associated with area traffic, mechanical equipment associated with heating, ventilation, and air conditioning; and building operations could also be significant sources of noise which could potentially affect on-site residents and adjacent sensitive receptors. Noise impacts associated with the exposure to or generation of noise levels in excess of standards established by the City of Pasadena Noise Ordinance will be analyzed. Further analysis of this issue will be included in the EIR.

e.-f. No Impact. The project site is not located within an airport land use plan, within two miles of a public airport or public use airport, or within the vicinity of a private airstrip. No impacts would occur. No mitigation measures are required.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12. POPULATION AND HOUSING—Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a.-c. No Impact. The proposed project involves the expansion of the campus structures, which is consistent with the land use designations for the site (Institutional). Therefore, the proposed project is consistent with the growth anticipated and accommodated by the City’s General Plan. Furthermore, the project is located in a developed urban area with an established roadway network and in-place infrastructure. The proposed project does not contain a residential component. No residential units would be removed in order to construct the proposed project. Therefore, the proposed project would not displace existing housing or people, or necessitate the construction of replacement housing elsewhere. Thus, development of the proposed project would not require extending or improving infrastructure in a manner that would facilitate off-site growth. No impact would result, and no mitigation measures are required.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13. PUBLIC SERVICES— Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a. i-ii. Potentially Significant Impact. The project site is located in a high fire zone and the project would result in increased demand for fire and police protection. The appropriate agencies will be contacted and mitigation measures will be incorporated as necessary. This issue will be further examined in the EIR.

a. iii-v. No Impact. The proposed project does not contain a residential component; therefore, no schools would be impacted by the expansion of the campus. Please see Recreation for details on parks. No impacts are anticipated.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14. RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a.-b. No Impact. The proposed project is a non-residential project, and on-site passive recreation areas are provided on-site for students and employees. Potential increases in local park usage, if any, associated with students and employees would be compensated by the City’s park impact fee for non-residential projects. These fees are used to fund the City’s park maintenance and improvement program. The City collects an impact fee of \$3.09 per square foot of non-residential space. Payment of this fee mitigates any impact on parks. The project itself would not lead to substantial physical deterioration of any recreational facilities, and would have no related significant impacts.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15. TRANSPORTATION AND TRAFFIC—Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation:

a.-b, d-g. Potentially Significant Impact. The proposed project would increase the amount of students and faculty at the campus, thus increasing traffic on adjacent streets. Design of the proposed project will comply with all local, state and federal requirements. Project related traffic impacts will be evaluated in a traffic study to be prepared by the traffic consultant under contract to the City of Pasadena . Further analysis of this issue will be included in the EIR.

c. No Impact. The project site is not located in the vicinity of any airport. Impacts would be less than significant; no mitigation measures are required.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16. UTILITIES AND SERVICE SYSTEMS—Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

- a. Less Than Significant Impact.** Existing wastewater treatment facilities would serve the project. Wastewater discharged from the wastewater treatment facilities must adhere to the standards of the National Pollutant Discharge Elimination System (NPDES). Compliance with the NPDES standards will ensure that no substantial adverse impacts would occur.
- b., e. Less Than Significant Impact.** Based on City of Pasadena staff review, existing water and wastewater treatment facilities would be adequate to serve the project, and construction of additional treatment facilities is not required. No substantial adverse impacts would occur.
- c. Potential Significant Impact.** Stormwater drainage may be modified as a result of the project (see section 8, above). This issue will be discussed in the EIR under Hydrology and Water Quality.
- d. Potential Significant Impact.** The Pasadena Art Center College of Design current has utilities services available to the center. The project will result in an incremental increase in water demand within Pasadena. The Pasadena Power and Water Department (PWD) obtains water from local groundwater sources in the Raymond Basin, as well as basin replenishment supplies from the Metropolitan Water District and would provide service to the project site.
- f.-g. Less Than Significant Impact.** The project will result in one-time construction-generated waste as well as operational waste generation due to the additional Art Center buildings. The Scholl Canyon landfill would also service the project site. The General Plan EIR identifies that Scholl Canyon landfill has a remaining capacity of approximately 20 years.¹³ Compliance with all laws governing waste disposal shall be required, including the state of California requirements for the reduction of waste. No substantial adverse impacts would occur.

¹³ City of Pasadena, 2004 *Land Use and Mobility Elements EIR*, October 2004, page 201.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulative considerable? (“Cumulative considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation:

- a. **Potentially Significant Impact.** The project site is located within an urbanized area surrounded by residential uses. As discussed in sections 1 through 16, above, potentially significant impacts may occur as a result of the project. Therefore, further analysis of these issues will be included in the EIR.
- b. **Potentially Significant Impact.** The proposed project may contribute to cumulatively considerable impacts for issues identified as potentially significant, above. Further evaluation of cumulative impacts for these issues will be included in the EIR.
- c. **Potentially Significant Impact.** As discussed in the above sections, the proposed project may have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. These impacts could be potentially significant without mitigation measures. Further analysis of these issues will be included in the EIR.

REFERENCES

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