

ATTACHMENT H

Outpatient Services Pavilion, UP #4594

**DRAFT**

**INITIAL ENVIRONMENTAL STUDY**

**70 WEST CALIFORNIA BOULEVARD**

**HUNTINGTON MEMORIAL HOSPITAL OUTPATIENT SERVICES PAVILION  
ZONE CHANGE, MASTER DEVELOPMENT PLAN AMENDMENT, MINOR  
CONDITIONAL USE PERMIT, VARIANCES, DESIGN REVIEW, AND  
EXTENSION OF RIGHTHAND TURN LANE**

**PLN 2005-00227**

**September 22, 2005**

**City of Pasadena**

Contact Person: William Trimble  
Community Planning Section  
City of Pasadena/ Planning Division  
Planning and Development Department  
175 North Garfield Avenue  
Pasadena, California 91109-1704

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### **Attachments:**

### **Mitigated Negative Declaration and Monitoring Program**

**CORRESPONDENCE.**

Letter from Eric C. Shen, Manager of Transportation Planning & Development, City of Pasadena, May 18, 2005, to Clare Look-Jaeger, Linscott, Law & Greenspan Engineers

**TRAFFIC STUDY.**

Traffic Study for 70 West California Boulevard, Huntington Memorial Hospital Outpatient Services Pavilion;  
Linscott, Law & Greenspan Engineers, May 18, 2005

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**TECHNICAL REPORTS AVAILABLE UPON REQUEST.**

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**CITY OF PASADENA  
PLANNING DIVISION  
HALE BUILDING  
175 NORTH GARFIELD AVENUE  
PASADENA, CA 91109-7215**

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**INITIAL STUDY**

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

**SECTION I – PROJECT INFORMATION**

1. Project Title: Huntington Memorial Hospital Outpatient Services Pavilion – Zoning Map Amendment, Master Development Plan Amendment, Minor Conditional Use Permit, Variances, Design Review, and Extension of Righthand Turn Lane  
PLN 2005-00227
  
2. Lead Agency Name and Address: City of Pasadena  
Planning and Permitting Department  
Community Planning Section  
175 North Garfield Avenue  
Pasadena, CA 91101-1704
  
3. Contact Person and Phone Number: William Trimble, Senior Planner  
626-744-6774

4. Project Location: The project is in the City of Pasadena, County of Los Angeles. The proposed project would be located at the southwest corner of Fair Oaks Avenue and California Boulevard. The address is 70 West California Boulevard.
5. Project Sponsor's Name and Address: Pacific Medical Buildings, L.L.P.  
12348 High Bluff Drive  
San Diego, CA 92130  
Contact Person: Robert Davidson  
626/796-2031
6. General Plan Designation: South Fair Oaks Specific Plan
7. Zoning: IG/SP2 (Industrial, South Fair Oaks Specific Plan) and PS (Public and Semi-Public)
8. Description of the Project:

The site includes the parcels at the southwest corner of the intersection of Fair Oaks Avenue and California Boulevard, with a site area of approximately 153,400 square feet. The site is divided between two separate zoning districts: (1) on the eastern portion of the site, the IG Industrial district, which is also subject to the SP-2 South Fair Oaks Specific Plan Overlay District and (2) on the western portion of the site, the PS Public and Semi-Public district, which is also subject to the Huntington Memorial Hospital Master Development Plan. Project involves a zoning map amendment to rezone a portion of the site from PS Public and Semi-Public to IG/SP-2. The boundary of the Huntington Memorial Hospital Master Development Plan would follow the amended boundary of the PS Public and Semi-Public district, and development potential for a medical office building of 57,000 square feet on the site affected by the zone change and amendment would be eliminated from the Master Development Plan.

The proposed medical office building, known as the Outpatient Services Pavilion, has a floor area of 189,818 square feet. It includes a pharmacy and coffee shop, as well as radiation oncology and surgery facilities and medical offices. The northern portion of the L-shaped building is three stories, or 46 ½ feet, in height. The southern portion is four stories, or 60 feet. The building abuts the sidewalk on California Boulevard and on Fair Oaks Avenue. The sidewalk on Fair Oaks Avenue would be widened by three feet. Approvals would provide for an extension of the eastbound right hand turn lane on California Boulevard.

Proposed east of the medical office building is a 693-space parking structure: two and one half levels below grade and four levels above. The parking structure is 51 feet in height. It is set back 55 feet from California Boulevard. Vehicle access is provided from Fair Oaks Avenue, Congress Street, or Fairmount Avenue, depending on whether the access is for patients, service, or staff and physicians. The primary pedestrian entrance is at the intersection of Fair Oaks and California, but midblock walkways and entrances are also available on both major streets.

9. Surrounding Land Uses and Setting: Surrounding land uses include hospital and medical office buildings to the west and south, retail and restaurants to the north and east.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): The Planning Commission will review and make a recommendation to the City Council for action on the Zoning Map Amendment, Master Development Plan amendment, minor conditional use permit, and variances. The City Council will also act on the extension of the right hand turn lane. The City of Pasadena Department Public Works, Department of Transportation, Building

Division, and Fire Department will review the project. The architectural design of the project is subject to review and approval by the Design Commission.

In greater detail, the approvals include the following:

1. A zoning map amendment to move the PS zoning district boundary, so the project site is entirely within the IG/SP-2 zoning district, which is the existing zoning for the Fair Oaks frontage and the western portion of the California frontage;
2. A master development plan amendment to eliminate from the Huntington Memorial Hospital Master Plan (1) that portion of the site that is currently within the Master Plan boundary and (2) the 57,000 square feet potential floor area that is designated for a medical office building on that portion of the Master Plan area;
3. A conditional use permit for development exceeding 15,000 square feet within a transit-oriented district (i.e., one quarter mile from a Gold Line platform). The minor conditional use permit requires the following findings, in addition to the standard CUP findings: (a) The project consists of a use, or mix of uses, that encourage transit use and is oriented toward the transit user; (b) The project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit; and (c) The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles;
4. Variances to exceed the heights permitted in the IG/SP-2 district, including (a) a height of 46 1/2 feet in the northern portion of the site where the limit is 45 feet, (b) a height of 60 feet in the southern portion of the site where the limit is 56 feet with the incentive, and (c) a parking structure height of 51 feet on a portion of the site where the limit is 45 feet;
5. Concept and final design review; and,
6. Approval of dedication of property on Fair Oaks Avenue in exchange for a prior dedication.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**


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

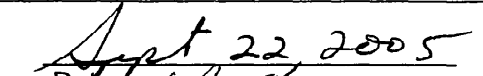
	Aesthetics		Geology and Soils		Population and Housing
	Agricultural Resources	X	Hazards and Hazardous Materials		Public Services
X	Air Quality		Hydrology and Water Quality		Recreation
	Biological Resources		Land Use and Planning	X	Transportation/Traffic
X	Cultural Resources		Mineral Resources	X	Utilities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

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

On the basis of this initial evaluation:

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

  
 Signature  
 William E. Trimble  
 Printed Name

  
 Date  
 Reviewed By / Date

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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## 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.



<b>Potentially Significant Impact</b>	<b>Significant Unless Mitigation is Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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- c) Mitigation Measures. For effects that are "less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier documents and the extent to which address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individuals contacted should be cited in the discussion.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significant

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**SECTION II - ENVIRONMENTAL CHECKLIST FORM**

**1. BACKGROUND.**

Date checklist submitted: September 21, 2005  
 Department requiring checklist: Planning and Development Department  
 Planner assigned: William Trimble (626-744-6774)

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

<b>Potentially Significant Impact</b>	<b>Significant Unless Mitigation is Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**3. AESTHETICS.** Would the project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**WHY?** The project site is in a fully developed urban area, where there are no scenic vistas. Structures to the south and southwest of the project site are five and seven stories respectively, so the proposal, at three and four stories, would not obstruct the limited views from those directions.

The project does not substantially impact any scenic vista as defined in the 1994 final EIR for the Land Use and Mobility Elements of the City of Pasadena General Plan.

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No Impact

In accordance with Section 17.61.030 of the City's Zoning Code, the design of this project, including its obstruction of any scenic vista or view, will be reviewed by the Design Commission. Although the project would not significantly impact a scenic vista, this regulatory procedure provides the City with an 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 project does not affect an Official State Scenic Highway or Los Angeles County Recommended Scenic Highway. It will not remove or damage any landmark-eligible trees, stand of trees, rock outcropping or natural feature recognized as having significant aesthetic value. The site is in a fully developed commercial district. The project will result in the removal of four (4) trees that are classified as specimen trees under the City's Tree Protection Ordinance and is subject to all requirements of the Tree Protection Ordinance. Compliance with the ordinance may require replacement of the trees or a similar measure that will result in a less than significant impact on Aesthetics related to the removal of the trees.

The site does not have structures that have been designated as historic resources but does include a sign that is listed in the City's Historic Sign Inventory, the Cal-Oaks Pharmacy sign. The sign, however, is not a scenic resource, though as a cultural artifact it is an historic resource, nor is the site within a scenic highway. The proposed project would not impact any nearby site or structure that is a historic resource. The project is not part of a landmark district. (See also 7.a.)

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

**WHY?** The site is in a fully developed commercial/industrial district. The proposed development is required to submit a landscape plan for review and approval by the Zoning Administrator and Design Review Commission prior to the issuance of any building permits.

The design of this project 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 an additional layer of review for aesthetics and an opportunity to incorporate additional conditions to increase the aesthetic value of the project.

Although the Cal-Oaks Pharmacy sign is an historic resource, removal from the site would not degrade the existing visual character or quality of the site and its surroundings. (See also 7.a.)

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

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Impact

No Impact

**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. The project is in an older, developed, commercial urban area with streetlights in place and multiple-story buildings. Height and direction of any outdoor lighting and the screening of mechanical equipment must conform to Zoning Code requirements. Streetlights that are required by the Public Works Department are not sources of glare and are an aide to public safety.

The proposed development is three and four stories, with a maximum height of 60 feet. Although the development as proposed requires variances for height as a result of the topography of the site, the overall height is generally consistent with the heights permitted on the site. The proposed development may cast shadows on adjacent sites, but no significant impact is expected to occur since the shadow pattern will not affect the adjacent medical office uses. The proposed development will not affect either day or nighttime views. (See also 3.a.)

**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 site has 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. No impact is expected.

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

**WHY?** The City of Pasadena has no Williamson Act contract land and has no land zoned for agricultural use other than commercial nurseries being allowed by right in the CG (General Commercial) and IG (General Industrial) zones and conditionally in the CO (Office Commercial), CL (Limited Commercial), OS (Open Space) and PS (Public-Semi Public) Zoning Districts. The proposed development would not conflict with any agricultural zoning and would not preclude the use of commercial nurseries in any allowed zones.

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? ( )*

<b>Potentially Significant Impact</b>	<b>Significant Unless Mitigation is Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**WHY?** There is no known farmland in the City of Pasadena; the proposed project, therefore, 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?* ( )

**WHY?** The project will provide needed medical facilities to serve current and future residents of Pasadena and surrounding communities. The medical facility will not generate an increase in population beyond that anticipated in the Southern California Association of Government's (SCAG) regional population projections. As the regional Air Quality Management Plan (AQMP) is based on SCAG's growth projections, the project will not conflict with the AQMP. No adverse impact related to consistency with the AQMP will occur as a result of the proposed project.

The Clean Air Act (CAA) defines National Ambient Air Quality Standards (NAAQS) for six criteria pollutants that have adverse effects on human health. The South Coast Air Basin (SoCAB) is designated as nonattainment for carbon monoxide (CO), particulate matter (PM-10) and fine particulate matter (PM-2.5), and both the 1-hour and 8-hour ozone (O<sub>3</sub>) standards because the area exceeds the established limits. The State of California, as permitted by the Clean Air Act, has also established California Ambient Air Quality Standards (CAAQS), which are generally stricter than the federal standards. The SCAB is designated as nonattainment for PM-10 and PM-2.5, and ozone and is designated as unclassified for hydrogen sulfide and visibility reducing particles.

The South Coast Air Quality Management District (SCAQMD) is the local regulatory agency that regulates air emission sources in the SoCAB. As such, the SCAQMD is responsible for creating attainment plans, called the Air Quality Management Plan (AQMP), for those pollutants which the SoCAB is designated to be in "non-attainment" of the NAAQS. The AQMP considers measures, such as rule development for stationary sources and roadway improvements to ease congestion, designed to reduce emissions and resulting ambient concentrations, while still allowing economic growth and construction of new projects. The emissions resulting from the proposed project, as detailed under sections (b), (c), and (d) below, are predicted to be below all applicable significance criteria at the local level, and are not considered regionally significant. Therefore, air quality impacts associated with installation and operation of the proposed project would not conflict with or obstruct implementation of the AQMP, and are predicted to be less than significant.

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

**WHY?** The proposed medical facility is located within the South Coast Air Basin (Basin), which is a non-attainment area for ozone (O<sub>3</sub>) and fine particulate matter (PM<sub>10</sub>). The South Coast Air Quality Management District (SCAQMD) monitors air quality in the general project area at the East San Gabriel

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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Valley monitoring station, which is about two miles from the project site. According to the most recent data for this station, 2004 hourly O<sub>3</sub> levels exceeded the national standard on one day and carbon monoxide (CO) was not exceeded at all during 2004. PM<sub>10</sub> is not monitored at this station.

**Thresholds Used to Determine Level of Impact**

The SCAQMD has adopted thresholds of significance for emissions related to the construction and operation of individual projects in the Basin. These thresholds are listed in Table 1. The SCAQMD considers a project that exceeds any of these threshold amounts to have a significant adverse air quality impact.

**Table 1**  
**Thresholds for Emission of Criteria Air Pollutants**  
(pounds per day)

Criteria Pollutant	Short Term Construction	Long Term Operation
Reactive Organic Gases (ROG)	75	55
Oxides of Nitrogen (NO <sub>x</sub> )	100	55
Carbon Monoxide (CO)	550	550
Fine Particulate Matter (PM <sub>10</sub> )	150	250
Oxides of Sulfur (SO <sub>x</sub> )	150	150

Source: South Coast Air Quality Management District, *CEQA Air Quality Handbook*, 1993.

**Short Term Construction Impact**

Construction emissions will be generated by construction equipment and construction worker vehicles traveling to and from the site during site preparation, grading and construction of the proposed project. The majority of grading and site preparation activity that generates dust containing PM<sub>10</sub> will occur in the initial phase of the project, which involves demolition, site preparation and construction of utility improvements and the building foundations. Demolition, site grading and building construction were analyzed in separate Phases as shown in Table 2. The highest emissions scenario, assuming demolition, site preparation and grading, were used to calculate the potential peak daily project construction-related air pollutant emissions. Emissions associated with construction were calculated using the air pollution model URBEMIS2002 (refer to Appendix A for worksheet calculations. The calculations considered construction equipment operating simultaneously for each phase. The estimated peak daily construction emissions for the proposed project are shown on Table 2.

**Table 2**  
**Air Pollutant Emissions from Construction Activities**  
(lbs/day)

	CO	ROG	NO <sub>x</sub>	PM <sub>10</sub>	SO <sub>x</sub>
<b>2006 Daily Emissions<sup>1</sup> (lbs/day)</b>					
<b>2006 Phase 1 (Demolition)</b>					
Maximum Total	77.07	10.03	75.37	4.03	<1
<b>2006 Phase 2 (Site Grading)</b>					
Maximum Total (Unmitigated)	111.77	15.10	<b>125.08</b>	<b>270.74</b>	<1

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<b>2006 Phase 3 (Building Construction)</b>					
Maximum Total (Unmitigated)	111.77	15.10	<b>125.08</b>	<b>270.74</b>	<1
<b>2006 All Phases</b>					
Maximum Total (Mitigated)	111.77	15.10	90.81	106.43	<1
<b>2007 Phase 3 (Building Construction)</b>					
Maximum Total (Unmitigated)	97.02	<b>331.60</b>	89.01	4.01	<1
Maximum Total (Mitigated)	97.02	<b>331.60</b>	89.01	4.01	<1
Maximum Total (Unmitigated)	111.77	<b>331.60</b>	<b>125.08</b>	<b>270.74</b>	<1
Maximum Total (Mitigated)	111.77	<b>331.60</b>	90.81	106.43	<1
<b>SCAQMD Daily Threshold</b>	550	75	100	150	150
Exceeds Thresholds After Mitigation Used In Program Model?	NO	<b>YES</b>	NO	NO	NO

Source: P&D Consultants (September 2005) using CARB URBEMIS2002.

Note: Results in the table represent the largest emission estimates generated per phase per year. Worst case conditions for Phase 1 and Phase 2 would result in 2006, because demolition and site grading would be conducted in 2006 only. Conversely, worse case conditions listed for Phase 3 would occur in 2006 and 2007, as indicated.

All bolded values are in exceedence of significance thresholds. Mitigation measures within the URBEMIS2002 program were used to reduce emissions of NO<sub>x</sub> and PM<sub>10</sub> emissions to a level below the significance thresholds. However, the program does not allow for the reduction of ROG emissions. These emissions will be reduced with the incorporation of mitigation measure AIR-5.

Peak emissions are below the SCAQMD threshold amounts for all pollutants except ROG. Mitigation measures within the URBEMIS2002 program were used to reduce NO<sub>x</sub> and PM<sub>10</sub> emissions to a level below the significance thresholds. The mitigation measures used in the URBEMIS2002 program are numbered AIR-1 through AIR-4 below. However, the program does not allow for the reduction of ROG emissions. Mitigation measure AIR-5 will reduce ROG emissions to below a level of significance. Mitigation measure AIR-6 will ensure that the project complies with applicable SCAQMD rules regarding construction activities. Therefore, no significant adverse air quality impacts will result with implementation of mitigation measures during construction of the proposed project.

### Mitigation Measures

AIR-1 All unpaved demolition and construction areas shall be watered at least twice a day during site preparation, excavation and construction to reduce dust emissions and meet the requirements of SCAQMD Rule 403, which prohibits dust clouds to be visible beyond the project site boundaries. When the site grading activities involve exporting soil off site, the haul roads on the project site shall be watered three times a day.

AIR-2 Construction activities shall implement soil stabilizers to inactive areas.

AIR-3 Construction equipment shall utilize aqueous diesel fuel and cooled exhaust gas recirculation whenever feasible.

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AIR-4 On site construction vehicle speeds shall be limited to a maximum of 15 miles per hour.

AIR-5 The developer shall use zero Volatile Organic Compounds (VOC) content architectural coatings during the construction of the project to the maximum extent feasible. This measure will reduce VOC (ROG) emissions by 95 percent over conventional architectural coatings. The following websites provide lists of manufacturers of zero VOC content coatings:

- <http://www.aqmd.gov/business/brochures/zerovoc.html>
- <http://www.delta-institute.org/publications/paints.pdf>
- <http://www.cleanaircounts.org/factsheets/FS%20PDF/Low%20VOC%20Paint.pdf>

AIR-6 During construction, the contractor will comply with SCAQMD Rule 402 – Nuisance, Rule 403 – Fugitive Dust and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities. Under Rule 403, the site would be subject to the following requirements:

- The contractor shall prevent visible emissions beyond the property line and shall prevent emissions from vehicular-related traffic from exceeding 20 percent opacity (Rule 403 Implementation Handbook establishes procedures for measuring opacity);
- Conduct watering for all sources of dust (demolition, paved and unpaved roadways, trenching and grading).
- Upwind and downwind simultaneous samples shall not exceed 50 ug/m3 of PM<sub>10</sub>.
- Street sweeping will be initiated if visible dust is deposited on public paved roadways due to the project.
- Construction activities on the project site will comply with the requirements of Rule 402 – Nuisance, to minimize dust emissions and odors from impacting adjacent land uses.

SCAQMD Rule 1403 requires that a Phase II Environmental Site Assessment be conducted and any hazardous materials found in buildings will be properly removed or stabilized prior to the demolition of the buildings.

**Long Term Operational Impact**

Operational emissions are emissions generated by vehicular trips and by stationary uses at the project site, such as landscaping equipment. Based on generation rates listed in the traffic study conducted by Linscott, Law & Greenspan for the project, it is estimated that this project may generate more than 5,500 vehicular trips per day. Estimated daily emissions associated with this volume of trips and stationery sources during project operations are listed in Table 3 (see Appendix A for calculations).

**Table 3  
Operational Emissions  
(lbs/day)**

	<b>CO</b>	<b>ROG</b>	<b>NO<sub>x</sub></b>	<b>PM<sub>10</sub></b>	<b>SO<sub>x</sub></b>
Mobile Sources	537.80	40.20	51.35	49.34	<1

	Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
Stationary Sources <sup>1</sup> (Electricity/natural gas consumption)	0.94	0.15	1.28	<1
Total	538.74	40.35	52.64	<1
SCAQMD Standard	550	55	55	150
Significant Operational Emissions?	NO	NO	NO	NO

Source: P&D Consultants (April 2005) using CARB URBEMIS2002.

Because these emissions are substantially below the threshold amounts established by the SCAQMD, the long term operational air quality impact of the proposed project will be less than significant.

- 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)?* ( )

**Why?** The proposed project site is located in the SoCAB, which is designated as a non-attainment area for O<sub>3</sub>, PM-10, and CO (CAAQS only).

As discussed in section (b) above, with the incorporation of mitigation measures, construction and operational emissions would be below the SCAQMD significance thresholds for all criteria and precursor pollutants. project consists of a medical facility, located adjacent to other existing medical facilities. By providing a new medical facility in an area that currently serves community medical needs, the project has the potential to result in the beneficial effect of reducing vehicular travel and the resultant exhaust emissions of residents who may currently travel outside of the neighborhood to access medical facilities elsewhere.

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

**WHY?** The closest sensitive receptor to the project site is the Huntington Memorial Hospital directly adjacent to the project site on the west. As previously discussed, the operation and construction of the proposed project would not exceed the SCAQMD construction or operational screening thresholds with mitigation incorporated and, therefore, would not result in adverse air pollution conditions. Consequently, construction and operation of the proposed project would not expose any sensitive receptors to substantial air pollution concentrations. No significant adverse air quality impacts to sensitive receptors would occur as a result of the proposed project and no mitigation measures would be required.

After mitigation, there will be no significant traffic impact on any intersection, so there will be no significant impacts of CO emissions generated by intersection delays. See 6.a. and Mitigation Measures TRA-1 and TRA-2.

<sup>1</sup> Emission from energy consumption based on methodologies established in the SCAQMD CEQA Air Quality Handbook, 1993. Emissions from energy consumption were less than a pound for each criteria pollutant.



<b>Potentially Significant Impact</b>	<b>Significant Unless Mitigation is Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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e. *Create objectionable odors affecting a substantial number of people?* ( )

**WHY?** The proposed project would not create unusual or objectionable odors. Some odors may be associated with the operation of diesel engines during site preparation. However, these odors are typical of urbanized environments and would be subject to construction and air quality regulations, including proper maintenance of diesel engines to minimize engine emissions. These emissions would also be of short duration and would be quickly dispersed into the atmosphere. Therefore, the proposed project would not create objectionable odor impacts that would affect a substantial number of people. No impacts would occur and no mitigation measures would be required.

**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 subject site is in a fully developed urban area, identified as the South Fair Oaks Specific Plan area. Mostly paved, it has no landscaping or habitat subject to review by the Department of Fish and Game or U.S. Fish and Wildlife Service. Construction of a medical office building in this location will not affect any special status species identified in local or regional plans, regulations, or policies.

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?** The California Department of Fish and Game or U.S. Fish and Wildlife Service do not identify the subject site as a riparian habitat or sensitive natural community—nor is it identified as a riparian habitat or sensitive natural community in any local or regional plans, policies, and regulations.

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?** See responses 6 a.and b.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** See response 6.a.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**WHY?** The City has a tree protection ordinance and the removal of any protected specimen, native, or landmark tree requires a formal approval, based on criteria, which coincides with design review of the new construction. The site, presently developed with a paved parking lot and three freestanding buildings, has 31 trees. The site contains four trees protected by the Ordinance No. 6896 "City Trees and Tree Protection Ordinance" but no trees designated as landmarks. The project is not in the Hillside Development Overlay District or the Lower Arroyo. Because the trees on the site are subject to the provisions of Ordinance No. 6896, a tree protection plan will assure that there is not a significant impact.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** There are no adopted Habitat Conservation or Natural Community Conservation Plans within the City of Pasadena. There are also no approved local, regional or state habitat conservation plans.

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

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**WHY?** The three buildings on the project site which are proposed for demolition are not on the Historic Inventory prepared for the South Fair Oaks Specific Plan (1996). Their architecture is not significant, and there are no known architects, persons or events of significance that are associated with these buildings. Therefore, none of the buildings proposed for demolition are eligible for consideration as local landmarks. No additional information since that date indicates a change to the existing status of the buildings.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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The 1962 neon Cal-Oaks Pharmacy canopy sign is listed on the City's Historic Sign Inventory<sup>2</sup> and according to the Historic Preservation Ordinance, Chapter 17.52 of the Pasadena Municipal Code, shall be preserved as an historical resource. The following mitigation measure will reduce project impacts to this neon canopy sign to a less than significant level.

**Mitigation Measures**

CUL-1. Pacific Medical Buildings shall be responsible for preserving the sign by donating it to a museum, such as the Museum of Neon Art in Los Angeles or a museum in Pasadena, or donating it for use in a commercial, cultural, or institutional setting. If efforts to find a suitable new location for the sign are unsuccessful, Pacific Medical Buildings shall extend these efforts for two months and during this period engage the services of a qualified historic preservation consultant or architect. A report on the final disposition of the sign shall be submitted to the Historic Preservation Commission and Planning Director before the City issues building permits for the project. If no suitable recipient is found for the sign, this report shall document the efforts made by Pacific Medical Buildings to find a new location for the neon artifact.

Other than the Cal-Oaks Pharmacy sign, there are no known buildings, structures, natural features, works of art or similar objects on the site having a significant historic value to the City which are to be demolished, relocated, removed, or significantly altered by the project.

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. If any such sites are encountered during grading or construction of the project, all grading or construction efforts, which would disturb these sites, shall cease. An archaeologist shall be notified and provisions for recording and excavating the site shall be made in compliance with Section 15064.5 of the California Environmental Quality Act Guidelines.

There are no buildings (and/or structures, natural features, works of art or similar objects) scheduled for demolition (relocation, removal or significant alteration) on the project site, which are of significant archaeological value to the City.

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

**WHY?** There are no records of any significant paleontological resources in the City of Pasadena. Therefore, there are no known paleontological resources affected by the project. If any such sites are encountered during grading or construction of the project, all grading or construction efforts, which would disturb these sites, shall cease. An archaeologist shall be notified and provisions for recording and excavating the site shall be made in compliance with Section 15064.5 of the California Environmental Quality Act Guidelines.

<sup>2</sup> City of Pasadena, Cultural Heritage Commission, Historic Sign Inventory. Adopted/Amended April 2, 1990.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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d. Disturb any human remains, including those interred outside of formal ceremonies? ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** There are no known human remains on the site. If any remains are encountered during project implementation the Los Angeles County Coroner will be contacted.

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

a. Conflict with adopted energy conservation plans? ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** The 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 be engineered to 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. With these provisions, the project will comply with the adopted Energy Element of the General Plan (1983).

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**WHY?** 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 approximately 7,625 net kilowatt-hours of electrical energy per day. This increased consumption will be reduced to an insignificant level by meeting the above referenced energy standards. 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 City Inspector prior to issuance of a Certificate of Occupancy.

Water. This project will result in an increase of approximately 26,125 gallons per day in water consumption. However, this impact will be mitigated during drought periods by the applicant adhering to the Water Shortage Procedures Ordinance, which restricts water consumption to 90% of expected consumption during each billing period. Installation of plumbing will be inspected by a Building Division Code Enforcement Inspector prior to issuance of a Certificate of Occupancy.