

**ATTACHMENT 7 – ENVIRONMENTAL DOCUMENTS**



DEPARTMENT OF FISH AND GAME

http://www.dfg.ca.gov
Environmental Review and Permitting
1416 Ninth Street, Suite 1260
Sacramento, California 95814



CEQA Filing Fee No Effect Determination Form

Applicant Name: Edmund and Mary Fry Date Submitted: June 20, 2007
Applicant Address: 830 E. California Boulevard, Pasadena CA

Project Name: Pasadena Avenue Zone Change - 2007

CEQA Lead Agency: City of Pasadena
CEQA Document Type: (ND, MND, EIR) Negative Declaration
SCH Number and/or local agency ID number:

Project Location: Pasadena Avenue south of the City of Pasadena zoning district HH
Hospitality Home Overlay District and north of Bellefontaine Street - 779 and 801 S. Pasadena
Avenue

Brief Project Description: The proposed project is a zone change to create an overlay district
to permit certain land uses on property located within the 710 right-of-way owned by Caltrans.
The parcels affected by this zone change are properties located on the west side of Pasadena
Avenue beginning with 779 Pasadena Avenue to Bellefontaine Street (See Exhibit 1). If the
zone change is approved, a Conditional Use Permit would be required to permit a Tea Room
and retail sales for Rose Tree Cottage which is currently located at 828 E. California Boulevard.

The area is owned by the California Department of Transportation (Caltrans), and may
eventually be utilized to complete Interstate 710 (I-710, the Long Beach Freeway). In the
interim, the properties are either vacant or being rented. The Los Angeles County Clerk does
not maintain parcel data for the properties owned by Caltrans; therefore, no parcel data exist for
the subject properties.

Determination: Based on a review of the Project as proposed, the Department of Fish and
Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code
711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as
described does not require payment of a CEQA filing fee. This determination does not in any
way imply that the project is exempt from CEQA and does not determine the significance of any
potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this
determination with the County Clerk after your project is approved and at the time of filing of the
CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this
determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing
fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be
operative, vested, or final and any local permits issued for the project will be invalid, pursuant to
Fish and Game Code Section 711.4(c)(3).

DFG Approval By: [Signature] Leslee Newton-Reed Date: 7-24-07

Title: Environmental Scientist



**City of Pasadena  
Planning Division  
175 N. Garfield Avenue  
Pasadena, California 91101-1704**

## **PROPOSED NEGATIVE DECLARATION**

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**PROJECT TITLE: PASADENA AVENUE ZONE CHANGE 2007**

**PROJECT APPLICANT: Edmund and Mary Fry**

**PROJECT CONTACT PERSON: Carol Hunt Hernandez**

**ADDRESS: 175 N. Garfield Avenue**

**TELEPHONE: (626) 744-6768**

**PROJECT LOCATION: 779 and 801 S. Pasadena Avenue  
City of Pasadena  
County of Los Angeles  
State of California**

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### **PROJECT DESCRIPTION:**

The proposed project is a zone change to create an overlay district to permit certain land uses on property located within the 710 right-of-way owned by Caltrans. The parcels affected by this zone change are properties located on the west side of Pasadena Avenue beginning with 779 (Pasadena Avenue to Bellefontaine Street (See Exhibit 1). If the zone change and text amendments are approved a Conditional Use Permit would be required to permit a Tea Room and retail sales for Rose Tree Cottage which is currently located at 828 E. California Boulevard.

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### **FINDING**

On the basis of the initial study on file in the Current Planning Office:

**The proposed project COULD NOT have a significant effect on the environment.**

**The proposed project COULD have a significant effect on the environment, however there will not be a significant effect in this case because the mitigation measures described in the Mitigation Monitoring Program on file in the Planning Division Office were adopted to reduce the potential impacts to a level of insignificance.**

**The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.**

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Completed by:	Carol Hunt Hernandez	Determination Approved:
Title:	Planner	Title:
Date:	7/9/07	Date:

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PUBLIC REVIEW PERIOD: July 9, 2007 – August 8, 2007  
COMMENTS RECEIVED ON DRAFT:  Yes  No  
INITIAL STUDY REVISED:  Yes  No

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

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**INITIAL STUDY**

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

**SECTION I – PROJECT INFORMATION**

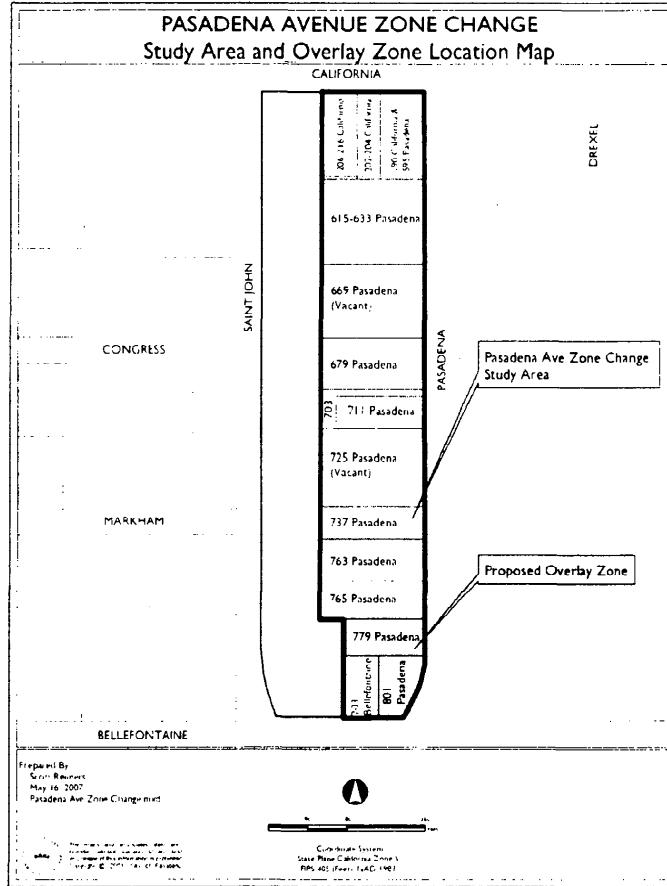
1. Project Title: Pasadena Avenue Zoning Map Designation Changes
2. Lead Agency Name and Address: City of Pasadena  
175 N. Garfield Avenue  
Pasadena, CA 91101-1704
3. Contact Person and Phone Number: Carol Hunt Hernandez (626) 744-6768
4. Project Location: See Figure 1 – Properties fronting on the west side of Pasadena Avenue south of the RS-4 HH Overlay District and north of Bellefontaine Street on the west side of Pasadena Avenue
5. Project Sponsor's Name and Address: City of Pasadena  
175 N. Garfield Avenue  
Pasadena, CA 91191-1704
6. General Plan Designation: Low –Density Residential (0-6 Dwelling Units/Net Acre)
7. Zoning: RS-4 [Single Family Residential (Four Dwelling Units per Acre)]
8. Description of the Project: The proposed project is a zone change to create an overlay district to permit certain land uses on property located within the 710 right-of-way owned by Caltrans. The parcels affected by this zone change are properties located on the west side of Pasadena Avenue at 779 and 801 S. Pasadena Avenue. (See Exhibit 1). If the zone change is approved, a Conditional Use Permit would be required to permit a Tea Room and retail sales for Rose Tree Cottage at 801 S. Pasadena Avenue which is currently located at 828 E. California Boulevard.

The area is owned by the California Department of Transportation (Caltrans), and may eventually be utilized to complete Interstate 710 (I-710, the Long Beach Freeway). In the interim, the properties are either vacant or being rented. The Los Angeles County Clerk does not maintain parcel data for the properties owned by Caltrans; therefore, no parcel data exists for the subject properties. Table 1 lists the current property uses within the study area.

Table 1  
Property Use within Study Area

Address	Existing Use
801 S. Pasadena Avenue	Single-family (Vacant)
779 S. Pasadena Avenue	Single-family (Occupied)
765 S. Pasadena Avenue	Single-family (Ronald McDonald House)
763 S. Pasadena Avenue	Single-family (Ronald McDonald House)
737 S. Pasadena Avenue	Single-family
725 S. Pasadena Avenue	Vacant lot
711 S. Pasadena Avenue	Single-family (Occupied)
703 S. Pasadena Avenue	Vacant lot
679 S. Pasadena Avenue	
No Address	Vacant lot
No Address	Vacant lot
615 - 633 S. Pasadena Avenue	Multi-family, Multiple Units (Occupied)
615 - 633 S. Pasadena Avenue	Multi-family, Multiple Units (Occupied)
595 S. Pasadena Avenue and 190 California Boulevard	Multi-family, Two Units (Occupied)
202 - 204 California Boulevard	Multi-family, Two Units (Occupied)
206 - 216 California Boulevard	Multi-family units (Occupied)

The proposal is for a zone change from RS-4 to Overlay District. If the zone change is approved the applicant proposes to operate a retail/restaurant (Tea Room and the sale of merchandise) at 801 S. Pasadena Avenue. Modifications to the site will be required for required parking. Existing on-site landscaping will be improved. Ten parking spaces are required and parking will be provided in the rear for 8 spaces. Two spaces will be provided off-site. A new zoning code definition would be required for the project as well as a map amendment. The base zoning and development standards of the district (RS-4) would remain.



9. Surrounding Land Uses and Setting: East of the project site is the Huntington Hospital and associated institutional uses. Other commercial, institutional, and industrial uses are further east in the vicinity of South Fair Oaks Avenue. North of the site are single- and multiple-family homes, the Sequoyah School, and the I-710 stump, which funnels vehicular traffic to and from Pasadena Avenue and St. John Avenue. More commercial uses can be found to the northeast of the site towards the City's urban core. South of the site lies predominantly single-family residential neighborhoods, the City of South Pasadena, and the Pasadena Freeway (CA -110). West of the site are predominantly single-family residential neighborhoods. Singer Park is located on the west side of St. John Avenue, and Arroyo Seco Park lies further west.

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement):

**Agency**

**Action**

**City of Pasadena**  
City Council

- 1) Approval of Zoning Code text amendment to create a new Overlay District
- 2) Approval of Zoning Code text amendment to create a new definition for "Specialty Shop"
- 3) Approval of Zoning Map amendment
- 4) Conditional Use Permit to permit "Specialty Shop" at 801 S. Pasadena Avenue

Planning Commission

Recommendation to the City Council for a Zoning Code text amendment to create an Overlay District, Zoning Code text amendment to create a new definition, a zoning map amendment, and a Conditional Use Permit for the proposed use.

Others as Necessary

**Caltrans**

Approval of Lease

**State Office of Historic Preservation**

Others, as Necessary

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

On the basis of this initial evaluation:

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



I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Carey Hunt Hernandez 7/5/07  
Prepared By/Date

John M. Bellas 7-9-2007  
Reviewed By/Date

Carey Hunt Hernandez  
Printed Name

John M. Bellas  
Printed Name

Negative Declaration/Mitigated Negative Declaration adopted on: \_\_\_\_\_

Adoption attested to by: \_\_\_\_\_  
Printed name/Signature Date

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
  - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
  - 8) The explanation of each issue should identify:
    - a) The significance criteria or threshold, if any, used to evaluate each question; and
    - b) The mitigation measure identified, if any, to reduce the impact to less than significant
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## SECTION II - ENVIRONMENTAL CHECKLIST FORM

**1. BACKGROUND.**

Date checklist submitted: June 12, 2007  
 Department requiring checklist: Planning & Development  
 Case Manager: Carol Hunt Hernandez

**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?* ( )

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

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

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

The proposed project is a zone change from RS-4 to Overlay District to permit certain land uses within the boundaries of the new overlay district. The study area lies within a grouping of houses described as the Markham Place District, an area identified in a historic resources survey (Caltrans, 1976) as potentially eligible for listing in the National Register of Historic Places. The site does have structures that have been designated as historic resources. The proposed project includes the adaptive reuse of an existing single family residence to a retail/restaurant use at 801 S. Pasadena Avenue which is discussed in Route 710 Historic Houses Condition Assessment Report dated June 5, 2001. The proposed project would not impact nearby sites or structures, which are historic resources. No new buildings are proposed, rather tenant improvements to the existing structure.

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

**WHY?** The actions associated with the project (the adaptive re-use of a single family historical residence for non-residential purposes) are as follows: 1) A zone change from RS-4 to Overlay District; 2) a Zoning Map amendment for the overlay district; 3) the addition of a new definition to the Zoning Code for the Overlay District; and 3) a Conditional Use Permit for the proposed restaurant/retail use at 801 S. Pasadena Avenue. There are no physical changes to the structure; therefore there will be no impacts.

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

**WHY?** The project will not have a significant impact on light and glare because it will be required to comply with the standards in the zoning code that regulate glare and outdoor lighting. Height and direction of any outdoor lighting and the screening of mechanical equipment must conform to Zoning Code requirements. The project does not propose any lighting for nighttime events or sporting activities. The project is in an older, developed residential urban area with streetlights in place, and the proposed exterior lighting would be consistent with the surrounding area. These lights are not substantial sources of glare and are an aide to public safety. The only outdoor lighting included in the project is pedestrian safety lighting, and landscaping lights that would be associated with the use of the single family residence at 801 S. Pasadena Avenue for a restaurant/retail business. The hours of operation of the business will be set by the Conditional Use Permit.

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

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

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

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

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

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

**WHY?** There is no known farmland in the City of Pasadena; therefore the proposed project would not result in the conversion of farmland to a non-agricultural use.

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

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

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

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

The most recently adopted plan is the 2003 AQMP, adopted on August 1, 2003. This plan is the South Coast Air Basin's portion of the State Implementation Plan (SIP). This plan is designed to achieve the 5 percent annual reduction goal of the California Clean Air Act.

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

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

The actions associated with the project, which is to enable the adaptive re-use of a single family historical residence for non-residential purposes, are as follows: 1) A zone change from RS-4 to Overlay District; 2) a Zoning Map amendment for the overlay district; 3) the addition of a new definition to the Zoning Code for the Overlay District; and 3) a Conditional Use Permit for the proposed use. There are no physical changes to the structure. The General Plan designation for the area is Low Density Residential and the zoning designation is RS-4 (Single-family residential). The project is consistent with the growth expectations for the region, because the proposed project is a reuse of a single family historical residential structure (currently vacant) to a retail/restaurant use which is currently located in the city, and would cause no related impacts.

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

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

Pasadena is located in a non-attainment area, an area that frequently exceeds national ambient air quality standards. However, the project itself, which is the adaptive re-use of a single family historical structure, and a Zoning Map and code amendments and does not involve any construction, is well below the South Coast Air Quality Management District's (SCAQMD) land use, construction, and mobile emission thresholds for significant air quality impacts, according to the 1993 updated SCAQMD's CEQA Air Quality Handbook. Therefore, the proposed project would not violate any air quality standard or substantially contribute to an existing or projected air quality violation, and would have no related significant impacts.

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

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

As shown in Section 5.b, the proposed project will not exceed the SCAQMD's Thresholds for Significance. The SCAQMD established these thresholds in consideration of cumulative air pollution in the SCAB. Thus, projects that do not exceed the SCAQMD's thresholds do not significantly contribute to cumulative air quality impacts. Since the proposed project would not exceed the SCAQMD's thresholds, the project would not result in a cumulatively considerable net increase of any criteria pollutant, and the project would have no related significant impacts.

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

**WHY?** According to Figure 5-1 and Table 5-1 of the 1993 SCAQMD's CEQA Air Quality Handbook the project is located near sensitive receptors (Huntington Hospital, Sequoyah School, and residential), however because of the small number of cars associated with the adaptive re-use of the site and the fact that Pasadena Avenue acts as an extension of the Long Beach Freeway and that the use will not generate any significant toxic air emissions, impacts will be less than significant.

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

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

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

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

( )

**WHY?** The project site is in a developed urban area and consists of a zone change and adaptive re-use of an historical single family residence to a tea room and retail store. There are no known unique, rare or endangered plants or animal species or habitats on or near the site. No new square footage is proposed on the site.

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

**WHY?** There are no designated natural communities in the City. The Final EIR for the 2004 Land Use and Mobility Elements contains the best available City-wide documented biological resources. This EIR identifies the natural habitat areas within the City's boundaries to be the upper and lower portions of the Arroyo Seco, the City's western hillside area, and Eaton Canyon. The project is not located near any of these natural habitat areas. The project is located in a developed urban area. The only vegetation present onsite is landscaping. The project site and surrounding area do not include any vegetation that constitutes a plant community. See also response 6a.

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

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

The project site does not include any discernable drainage courses, inundated areas, wetland vegetation, or hydric soils, and thus does not include USACE jurisdictional drainages or wetlands. Therefore, the proposed project would have no impact to federally protected wetlands as defined by Section 404 of the Clean Water Act.

The project is located in a developed urban area. There is no known naturally occurring wetland habitat.

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

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

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

**WHY?** The only local ordinance protecting biological resources in the City of Pasadena is Ordinance No. 6896 "City Trees and Tree Protection Ordinance". The site contains no trees protected by this ordinance or trees designated as landmarks. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, and would have no related impacts. The actions associated with the project, which is to enable the adaptive re-use of a single family historical residence for non-residential purposes are as follows: 1) A zone change from RS-4 to Overlay District; 2) a Zoning Map amendment for the overlay district; 3) the addition of a new definition to the Zoning Code for the Overlay District; and 3) a Conditional Use Permit for the proposed use. There are no physical changes to the structure; however, there will be removal of one palm tree, and some shrubs to accommodate the required parking, neither of which is protected by the City's ordinance.

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

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

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

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

**WHY?** The actions associated with the project, which is to enable the adaptive re-use of a single family historical residence for non-residential purposes are as follows: 1) A zone change from RS-4 to Overlay District; 2) a Zoning Map amendment for the overlay district; 3) the addition of a new definition to the Zoning Code for the Overlay District; and 3) a Conditional Use Permit for the proposed restaurant/retail use at 801 S. Pasadena Avenue. There are no physical changes to the structure. The only change to the site will be additional paved parking for the restaurant/retail use and removal of one Date Palm for the pavement for the new parking. The house is listed on the Route 710 Historic Houses Conditions Assessment Report identified as a "key" building in the original determination of eligibility for the Governor Markham Place Historic District. Upon inspection of the building (June 5, 2001) Caltrans architectural historians have determined that it was given a "key" designation not only because it is a focal point in the district, but because the house appears to be individually eligible for inclusion in the National Register of Historic Places under Criterion C as an excellent example of Federal Revival and Prairie School architecture, and in its physical lay-out and built-in amenities, as a good example of upper-middle class lifestyles in the early-to mid-20<sup>th</sup> century. Likewise, the house meets the criteria outlined in Section 5014.1 of the California Public Resources Code and Caltrans has determined that it is a historical resource for the purposes of CEQA, as outlined in Section 15064.5(a)(2)-(3) of CEQA Guidelines. The proposed use will not add any new square footage to the house, and no structural changes to the interior



or exterior of the structure will occur with this use. At this time the applicant proposes to paint the interior of the structure, and may paint the exterior in the future. The chain link fence that is located on the rear of the property will be repaired and improved. Therefore, impacts will be less than significant.

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

**WHY?** The actions associated with the project, which is to enable the adaptive re-use of a single family historical residence for non-residential purposes, are as follows: 1) A zone change from RS-4 to Overlay District; 2) a Zoning Map amendment for the overlay district; 3) the addition of a new definition to the Zoning Code for the Overlay District; and 3) a Conditional Use Permit for the proposed restaurant/retail use at 801 S. Pasadena Avenue. There are no physical changes to the structure. There are no known prehistoric or historic archeological sites on the project site.

There are no buildings scheduled for demolition 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?** The project site lies on the valley floor in an urbanized portion of the City of Pasadena. This portion of the City does not contain any unique geologic features and is not known or expected to contain paleontological resources. There is no digging or subsurface work proposed as part of the project. Therefore, the proposed project would not destroy a unique paleontological resource or unique geologic feature, and would have no related impacts.

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

**WHY?** There are no physical changes to the structure and no construction associated with the project. There are no known human remains on the site. The project site is not part of a formal cemetery and is not known to have been used for disposal of historic or prehistoric human remains.

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

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

**WHY?** The actions associated with the project, which is to enable the adaptive re-use of a single family historical residence for non-residential purposes are as follows: 1) A zone change from RS-4 to Overlay District; 2) Zoning Map amendment for the overlay district; 3) the addition of a new definition to the Zoning Code for the Overlay District; and 3) a Conditional Use Permit for the proposed restaurant/retail use at 801 S. Pasadena Avenue. The business is currently located at 830 E. California Boulevard. The project does not conflict with the 1983 adopted Energy Element of the General Plan. The proposed intensity of the project is within the intensity allowed by the Zoning Code and envisioned in the City's approved General Plan.

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

**WHY?** The business is currently located at 830 E. California Boulevard. The number of customers associated with the proposed use will not change significantly with the move in location of the business. The proposed project will not create a high enough demand for energy to require development of new energy sources.

The project would generate wastewater in the form of domestic sewage. Domestic sewage typically meets wastewater treatment requirements because wastewater treatment facilities are designed to treat domestic sewage. The project does not involve the release of unique or unusual sewage into the wastewater treatment system. Therefore, the project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, and would have no associated impacts.

This project will not significantly increase the amount of gallons of water since the proposed use is already located in the City of Pasadena and uses City's water resources. The building size of the existing site is 1,212 square feet, and the new project site is 1,641 square feet. This represents only a 429 square foot increase in square feet which is not large enough to demand a significant amount of new water.

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

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ( )

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

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

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

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

The project site is not within any of these potential fault rupture zones. The closest mapped fault zone, the Eagle Rock Fault Zone, is approximately 3/10 of a mile north from the project site. Therefore, the proposed project would not expose people or structures to potential substantial adverse effects caused by the rupture of a known fault. No related significant impacts would result from the proposed project.

ii. Strong seismic ground shaking? ( )

**WHY?** Since the City of Pasadena is within a larger area traversed by active fault systems, such as the San Andreas and Newport-Inglewood Faults, any major earthquake along these systems will cause seismic ground shaking in Pasadena. Much of the City is on sandy, stony or gravelly loam formed on the alluvial fan adjacent to the San Gabriel Mountains. This soil is more porous and loosely compacted than bedrock, and thus subject to greater impacts from seismic ground shaking than bedrock. No new construction is proposed, therefore the risks from seismic shaking would remain less than significant.

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

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

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

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

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

**WHY?** The actions associated with the project, which is to enable the adaptive re-use of a single family historical residence for non-residential purposes are as follows: 1) A zone change from RS-4 to Overlay District; 2) a Zoning Map amendment for the overlay district; 3) the addition of a new definition to the Zoning Code for the Overlay District; and 3) a Conditional Use Permit for the proposed restaurant/retail use at 801 S. Pasadena Avenue. The business is currently located at 830 E. California Boulevard. No construction or excavation is associated with this project.

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