

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

MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Amendment to the South Fair Oaks Specific Plan to Allow Hospital Uses with a Conditional Use Permit

PROJECT APPLICANT: City of Pasadena Planning Division

PROJECT CONTACT PERSON: Joanne Hwang

ADDRESS: 175 N. Garfield Avenue
Pasadena, California 91101-1704

TELEPHONE: (626) 744-7309

PROJECT LOCATION: South Fair Oaks Specific Plan Area

PROJECT DESCRIPTION:

The proposed project is an amendment to the South Fair Oaks Specific Plan to designate "Medical Services - Hospital" use as a conditionally permitted use. The South Fair Oaks Specific Plan was adopted in 1998 with a vision of establishing a district attracting biomedical and technology-based companies that can prosper alongside an energetic mix of community serving retail, medical facilities and support services. The proposed project would provide for the development of hospital uses upon the approval of a Conditional Use Permit throughout the Specific Plan area. The proposed project would not entitle or fund any specific projects and thus would not result in any direct physical changes to the environment. The proposed amendment to the South Fair Oaks Specific Plan would provide a vehicle for the City to consider allowing future hospital development in the Specific Plan area with an approval of a Conditional Use Permit.

FINDING

On the basis of the initial study on file in the Planning & Community Development Department 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 of mitigation measures.

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

Completed by: Julian Capata
Title: Consultant
Date: December 9, 2015

Reviewed By: Joanne Hwang
Title: Planner
Date: December 9, 2015

PUBLIC REVIEW PERIOD:
COMMENTS RECEIVED ON DRAFT: Yes No
INITIAL STUDY REVISED: Yes No

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MITIGATION MEASURES

Amendment to the South Fair Oaks Specific Plan to Allow Hospital Uses with a Conditional Use Permit

MM CUL-1 The City shall require applicants for development permits that involve grading in areas within the paleontologically sensitive Topanga formation (as shown in Figure 5.4-2 of the General Plan Update EIR) to provide studies by a qualified paleontologist assessing the sensitivity of the project for buried paleontological resources. On properties determined to be moderately to highly sensitive for paleontological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified paleontologist. The mitigation plan shall include the following requirements:

- A paleontologist shall be retained for the project and will be on call during grading and other significant ground-disturbing activities more than six feet below the ground surface.
- Should any potentially significant fossil resources be discovered, no further grading shall occur in the area of the discovery until the Planning and Community Development Director concurs in writing that adequate provisions are in place to protect any significant resources. Work may continue outside a minimum radius of 25 feet from the discovery pending review by the Director.
- Unanticipated discoveries shall be evaluated for significance by a qualified paleontologist. If evaluation determines that significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; and provide a comprehensive final report, including catalog with museum numbers.

**DRAFT
INITIAL STUDY/MITIGAED NEGATIVE DECLARATION**

**Amendment to the
South Fair Oaks Specific Plan**

Lead Agency:

CITY OF PASADENA
175 North Garfield Avenue
Pasadena, CA 91101
Contact: Joanne Hwang, Planner
(626) 744-7309

Prepared by:

MICHAEL BAKER INTERNATIONAL
3900 Kilroy Airport Way, Suite 120
Long Beach, CA 90806
Contact: Julian Capata
(562) 200-7168

November 2015



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INITIAL STUDY/MITIGATED NEGATIVE DECLARATION



1.0 PROJECT INFORMATION

In accordance with the Environmental Policy Guidelines of the City of Pasadena, this analysis 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.

1. **Project Title:** Amendment to the South Fair Oaks Specific Plan
2. **Lead Agency Name and Address:** City of Pasadena Planning Division
175 N. Garfield Avenue
Pasadena, CA 91101-1704
3. **Contact Person and Phone Number:** Joanne Hwang, Planner
(626) 744-7309
4. **Project Location:** The proposed project would encompass all areas of the South Fair Oaks Specific Plan. The South Fair Oaks Specific Plan area is located in an urbanized area of the southwestern portion of Pasadena that is developed with existing commercial, hospital, industrial, and institutional uses. The Specific Plan area can be described as generally following the Fair Oaks Avenue and Raymond Avenue corridors from California Boulevard to the north to the Pasadena city limits to the south. Refer to Figure 1, Regional Vicinity, and Exhibit 2, Specific Plan Area.
5. **Project Sponsor's Name and Address:** City of Pasadena Planning Division
175 N. Garfield Avenue
Pasadena, CA 91101-1704
6. **General Plan Designation:** R&D Flex, Institutional, Low Mixed-Use, Medium Mixed- Use, High Mixed-Use
7. **Zoning:** South Fair Oaks Specific Plan Overlay (SP-2); Public, Semi-Public (PS); Commercial Office (CO); General Industrial (IG). Refer to Figure 3 (Zoning).



8. Description of the Project:

The City is proposing an amendment to the South Fair Oaks Specific Plan to designate "Medical Services - Hospital" as a conditionally permitted use. The South Fair Oaks Specific Plan was adopted in 1998 with a vision of establishing a district attracting biomedical and technology-based companies that can prosper alongside an energetic mix of community serving retail, medical facilities and support services. The Specific Plan generally prohibits hospital uses within the original Specific Plan area, with an exception to areas zone Public/Semi-Public (PS) where a hospital use is permitted with an approval of a Conditional Use Permit or a Master Development Plan. Huntington Memorial Hospital is located on a property that is zoned PS. Refer to Figure 3 (Zoning).

The proposed amendment would allow the development of hospital uses upon the approval of a Conditional Use Permit throughout the Specific Plan area, on a case-by-case basis.

The proposed project would not entitle or fund any specific projects and thus would not result in any direct physical changes to the environment. The proposed amendment to the South Fair Oaks Specific Plan would provide a vehicle for the City to consider allowing future hospital development in the Specific Plan area with an approval of a Conditional Use Permit.

9. Surrounding Land Uses and Setting:

Setting and Surrounding Land Uses

Pasadena encompasses approximately 14,803 acres (23 square miles) in the western San Gabriel Valley, bordered by the unincorporated Altadena community to the north; South Pasadena and San Marino to the south; Arcadia, Sierra Madre, and unincorporated Los Angeles County to the east; and Glendale, La Cañada Flintridge, and Los Angeles to the west.

The South Fair Oaks Specific Plan area is the entrance to the city from the south at the termination of Interstate 110 extending north to the Central District. The area is home to Huntington Memorial Hospital, Art Center College of Design (south campus), and the Fillmore Metro Gold Line station and is one of the major employment opportunity areas in the city. The land uses in the surrounding area of the South Fair Oaks Specific Plan area include low- to medium- density residential uses to the southwest and east, with commercial uses to the north, as well as the City's Glenarm Power Plant to the south.

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

This Initial Study/Mitigated Negative Declaration covers all approvals by governmental agencies that may be needed to implement or operate the project. At this time, no discretionary public agency approvals are known to be required for the project, other than those required by the City of Pasadena.

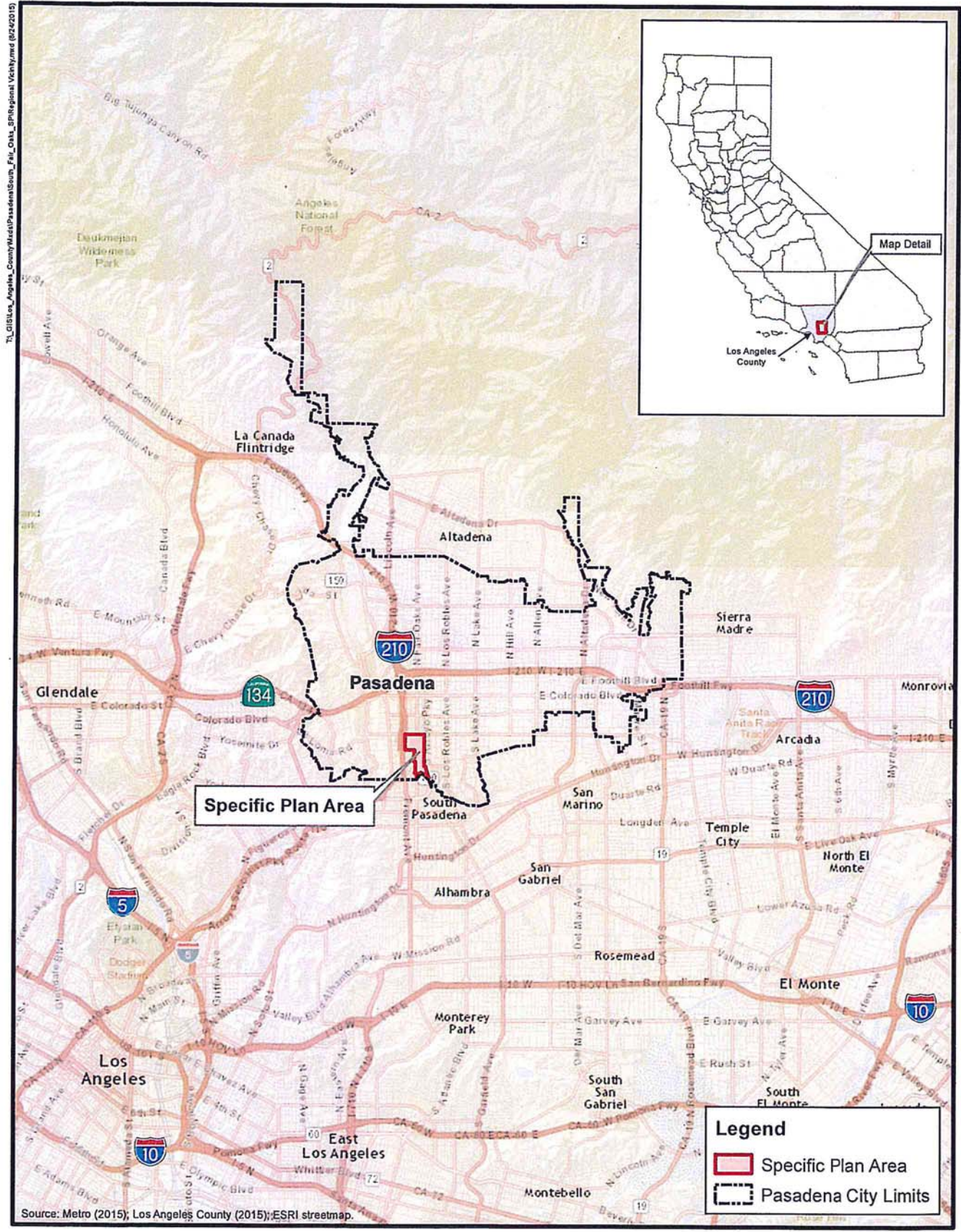


Figure 1
Regional Vicinity

TL_018116ca_Angelica_CountyMetroPasadenaSouth_Fair_Oaks_Specific_Plan_Area.mxd (02/20/2015)

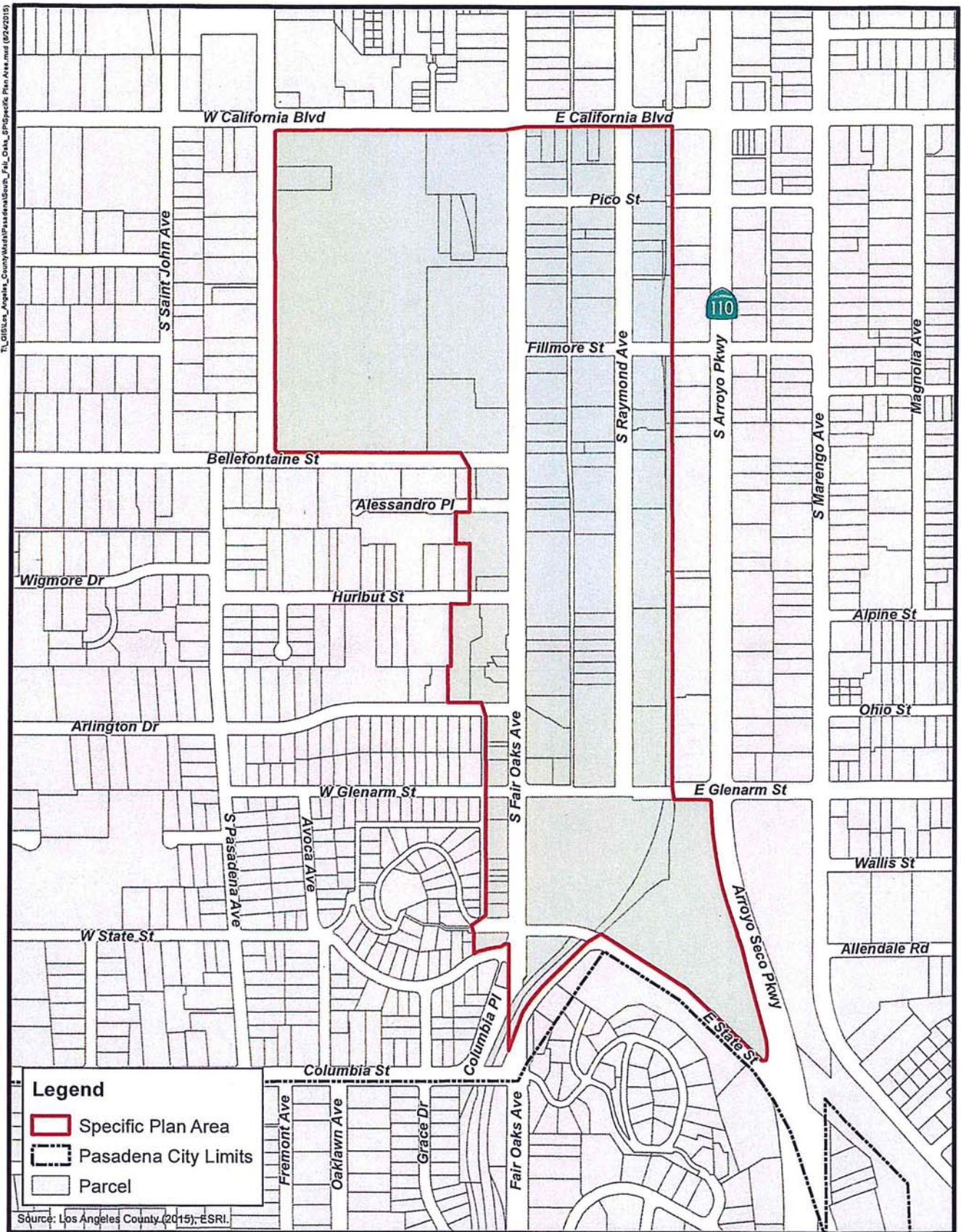


Figure 2
Specific Plan Area

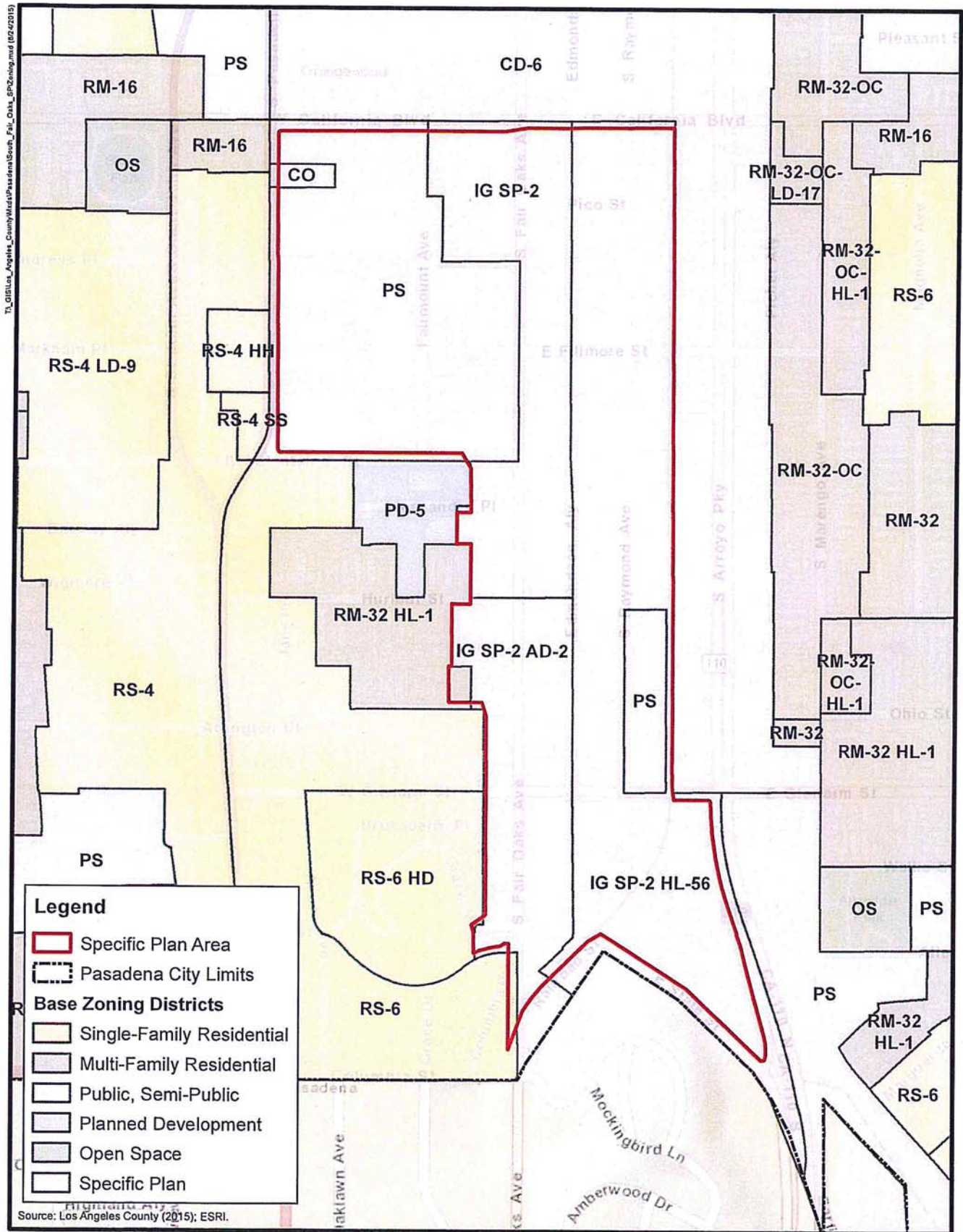


Figure 3
Zoning



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

DETERMINATION (to be completed by the lead agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Prepared by *Susan Capata* Date 11/16/15 Reviewed by *Joanne Hwang* Date 11/16/15
 Printed Name Susan Capata, consultant Printed Name Joanne Hwang, Planner

Negative Declaration/Mitigated Negative Declaration adopted on: _____ Date

Adoption attested to by: _____ Date
 Signature _____ Date
 Printed Name _____



2.0 ENVIRONMENTAL CHECKLIST FORM

BACKGROUND

Date checklist submitted:

Department requiring checklist: Planning Department, Joanne Hwang, Case Manager:

ENVIRONMENTAL IMPACTS

Explanations of all answers are required:

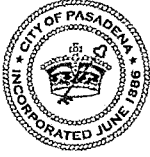
2.1 AESTHETICS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				X

Why? Pasadena encompasses approximately 14,803 acres (23 square miles) in the western San Gabriel Valley, bordered by the unincorporated Altadena community to the north; South Pasadena and San Marino to the south; Arcadia, Sierra Madre, and unincorporated Los Angeles County to the east; and Glendale, La Cañada Flintridge, and Los Angeles to the west. The proposed project area is limited to the South Oaks Specific Plan area as shown in Figure 2, which has limited distant views to the west of Arroyo Seco; however, future development of any hospital that may occur under the proposed project will be subject to a Conditional Use Permit which would require individual projects to be evaluated for potential impacts to these limited scenic views. Since the proposed project is an amendment to the Specific Plan, there is no specific development site or design to review. Furthermore, the Specific Plan Amendment would not entitle any development and would not result in any direct physical changes to the environment. The proposed project would provide a vehicle for the City to consider allowing future hospital developments in the Specific Plan area upon approval of a Conditional Use Permit. Therefore, the proposed project would have no impact to scenic vistas.

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X

Why? The only designated state scenic highway in Pasadena is Angeles Crest Highway (State Route 2), which is located north of Arroyo Seco Canyon in the extreme northwest portion of the city. The Specific Plan area is not within the viewshed of Angeles Crest Highway and is not located along any scenic roadway corridors identified in the City's General Plan. The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not result in any direct physical changes to the environment. Therefore, the proposed project would have no impact on state scenic highways or scenic roadway corridors.



<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				X

Why? The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects. Thus, it would not result in any direct physical changes to the environment. Any subsequent development of hospital uses that could occur due to implementation of the proposed project would be required to undergo City review during the conditional use permit process. Additionally, all subsequent development would be required to be consistent with the design guidelines of the South Fair Oaks Specific Plan and the City's General Plan. Therefore, the Specific Plan amendment would have no impact on visual character.

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Why? The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects. Thus, there is no development site or design to review associated with the proposed project. The Specific Plan Amendment would not result in any direct physical changes to the environment. All future development of hospital uses that could occur under the proposed project would be subject to a Conditional Use Permit and individual environmental review. Furthermore, future hospital development involving exterior lighting would be required to follow the lighting regulations set forth in Section 3.3.3-B6.2 of the South Fair Oaks Specific Plan. The development standards presented in the South Fair Oaks Specific Plan augment the land use regulations in Title 17 of the Pasadena Municipal Code. Section 17.40.080 of the City Municipal Code regulates outdoor lighting requiring lighting to be energy-efficient and shielded; no lights shall blink, flash, or be of high intensity or brightness; and lighting shall be appropriate in scale, intensity, and height. Compliance with these standards would ensure no impact would occur.



2.2 AGRICULTURAL RESOURCES

<i>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:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 nonagricultural use?				X

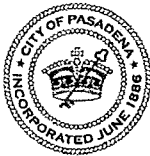
WHY? Pasadena is a developed urban area surrounded by hillsides to the north and northwest. The city contains no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed project would have no impact on farmland resources.

<i>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:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X

WHY? Pasadena has no land zoned for agricultural use other than commercial growing areas. Implementation of the proposed project would allow the development of hospital uses upon an approval of a conditional use permit in the South Fair Oaks Specific Plan area and would not conflict with any existing zoning for agricultural uses. Therefore, no impact would occur.

<i>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:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X

WHY? Pasadena has no timberland, nor is any land zoned for Timberland Production. Therefore, the proposed project would not result in the loss of forestland, timberland, or Timberland Production areas. No impact would occur.



<i>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:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Result in the loss of forestland or conversion of forestland to a non-forest use?				X

WHY? There is no forestland in Pasadena. Therefore, the proposed project would not result in the conversion or loss of forestland, and no impact would occur.

<i>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:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?				X

WHY? There is no farmland in Pasadena. Therefore, the proposed project would not result in the conversion of farmland to a nonagricultural use, and no impact would occur.

2.3 AIR QUALITY

<i>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:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	

WHY? Pasadena is in 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 by the Pacific Ocean to the south and west. The air quality in the SCAB is managed by the South Coast Air Quality Management District (SCAQMD).

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



The air district's most recently adopted plan is the 2012 Air Quality Management Plan, adopted on December 7, 2012. 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 in 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 AQMP.

The proposed project is an amendment to the Specific Plan to allow the development of hospital uses upon approval of a conditional use permit. Future hospital development that could occur under the proposed project would need to be analyzed for consistency with the AQMP. However, the proposed project would not entitle or fund any specific projects and thus would not result in any direct physical changes to the environment. Therefore, the project would not conflict with or obstruct implementation of the applicable air quality plan, and impacts are considered less than significant.

<i>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:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Violate any air quality standard or contribute to an existing or projected air quality violation?			X	

WHY? Pasadena is in the South Coast Air Basin (SCAB), which is an airshed that regularly exceeds ambient air quality standards, known as a non-attainment area. The SCAB is designated a nonattainment area for respirable particulate matter (PM₁₀), fine particulate matter (PM_{2.5}), and ozone (O₃). The SCAB is currently designated an attainment area for the remaining criteria pollutants, which include carbon monoxide (CO), nitrogen oxides (NO_x), and sulfur dioxide (SO₂). Due to its geographical location and the prevailing offshore daytime winds, smog from downtown Los Angeles and other areas in the Los Angeles basin is carried to Pasadena. 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 smog is trapped against the foothills. For these reasons, the potential for adverse air quality in Pasadena is high.

Since the proposed project could indirectly result in the development of new hospital uses upon approval of a conditional use permit, the project could result in air pollutant generation from construction activities, increased vehicle use, natural gas combustion, and other operational sources. Such emissions could incrementally contribute to the basin's nonattainment conditions. However, both the City and the SCAQMD have multiple policies, programs, plans, and regulations in place to reduce emissions. For example, construction emissions would be reduced through implementation of existing regulatory requirements, such as SCAQMD Rule 403 for fugitive dust control, and Rule 1113 for architectural coatings, as well as the City's ordinances such as Section 17.40.170 in the City Municipal Code, which regulates the number of truck trips per six-day work week. Additionally, compliance with Pasadena's Green City Action Plan and Green Building Ordinance, which exceeds California Green Building Code requirements, would result in lower emissions from future hospital buildings than from existing hospital buildings in Pasadena due to increases in energy efficiency and reduced water usage associated with new development. New hospital development would also be consistent with the



General Plan Policy, LU 37.1, which calls for high density development of commercial uses in the South Fair Oaks Specific Plan area that would support Metro Gold Line ridership, reduce vehicle trips and energy consumption.

In summary, any future hospital development that could occur under the proposed Specific Plan amendment would be required to implement policies and programs that reduce vehicle miles traveled (VMT) per capita and reduce building energy and natural gas consumption per square foot, thus furthering plans intended to improve the basin's attainment status. Therefore, potential future air emissions that could indirectly result from approval of the proposed Specific Plan amendment and their potential contribution to air quality violations are considered a less than significant impact.

<i>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:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	

WHY? The proposed project is an amendment to the Specific Plan to allow the development of hospital uses upon approval of a Conditional Use Permit. Future hospital development would be analyzed for increases in criteria pollutants on a case-by-case basis. The proposed project would not entitle or fund any specific projects and thus would not result in any direct physical changes to the environment regarding a cumulatively considerable net increase of any criteria pollutant. Therefore, impacts are considered less than significant.

<i>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:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Expose sensitive receptors to substantial pollutant concentrations?			X	

WHY? The proposed project is an amendment to the Specific Plan to allow the development of hospital uses upon approval of a Conditional Use Permit. Future hospital development that could occur under the proposed project would be analyzed for potential impacts to sensitive receptors on a case-by-case basis. Construction emissions of toxic air contaminants (TAC) would be reduced through implementation of existing regulatory requirements, such as SCAQMD Rule 403 for fugitive dust control, and California Air Resources Board requirements for reducing diesel emissions. Hospital uses are not recognized emitters of toxic air contaminants, as such, operation of any new hospital uses that could be developed due to implementation of the proposed project would not result in the exposure of sensitive receptors to substantial pollutant emissions. The proposed project would not entitle or fund any specific projects and thus would not result in any direct physical changes to the environment, including exposing sensitive receptors to substantial pollutant concentrations. Therefore, this impact is considered less than significant.



<i>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:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Create objectionable odors affecting a substantial number of people?				X

WHY? According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed project is an amendment to the South Fair Oaks Specific Plan, and future development of new hospital uses that could occur under the proposed project would not include any uses identified by the SCAQMD as being associated with odors. Therefore, the proposed project would have no impact.

2.4 BIOLOGICAL RESOURCES

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Wildlife or US Fish and Wildlife Service?				X

WHY? The South Fair Oaks Specific Plan area is located in a developed urbanized area in Pasadena. The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects, thus, it would not result in any direct physical changes to the environment. Therefore, the project would not have a substantial adverse effect either directly or through habitat modifications on any species. No impact would occur.

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Wildlife or US Fish and Wildlife Service?				X

WHY? As discussed above, the South Fair Oaks Specific Plan area is located in a developed urbanized area. The Specific Plan area is not located within a biological resources area, and no riparian habitat or other sensitive natural communities are present in the project area as identified in regional plans or regulations of the California Department of Fish and Wildlife or the US Fish and Wildlife Service.



There are no designated natural communities in the city. Natural habitat areas within the city's boundaries are largely limited to the upper and lower portions of Arroyo Seco, the city's western hillside area, and Eaton Canyon. The project is not located near any of these natural habitat areas. Further, the proposed project would not entitle or fund any specific projects and thus would not result in any direct physical changes to the environment. Therefore, adoption of the proposed Specific Plan amendment would not result in any impacts on riparian habitat or other sensitive communities.

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				X

WHY? As discussed above, the Specific Plan area is located in an urbanized area. It does not include any discernible drainage courses, inundated areas, wetland vegetation, or hydric soils, and thus does not include US Army Corps of Engineers jurisdictional drainages or wetlands. There are no federally protected waters or wetlands, as defined by Section 404 of the Clean Water Act, in the Specific Plan area. No water features or other topographic depressions are present in the Specific Plan area that could support wetlands. Further, the amendment to the South Fair Oaks Specific Plan would not entitle or fund any specific projects and thus would not result in any direct physical changes to the environment. Therefore, the proposed project would have no impact to federally protected wetlands as defined by Clean Water Act Section 404.

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				X

WHY? The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects. Thus, it would not result in any direct physical changes to the environment. Therefore, no impacts to migratory species, wildlife movement corridors, or native wildlife nursery sites would occur as a result of the proposed project.

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X



WHY? The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects. Thus, it would not result in any direct physical changes to the environment. Therefore, the proposed Specific Plan amendment would not conflict with any local policies or ordinances protecting biological resources and would have no related impacts.

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				X

WHY? Currently, there are no adopted habitat conservation plans or natural community conservation plans in Pasadena. There are also no approved local, regional, or state habitat conservation plans. Therefore, no impacts would occur as a result of the proposed project.

2.5 CULTURAL RESOURCES

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?			X	

WHY? The historic resources inventory for the South Fair Oaks area identifies 15 properties with a California Office of Historic Preservation significance evaluation rating of two to five. However, the proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of Conditional Use Permit. The proposed project would not entitle or fund any specific projects. Thus, it would not result in any direct physical changes to the environment. Development of future hospital uses that could occur under the amendment to the Specific Plan could involve historic resources. However, such projects would be subject to the City's development standards and processes, which include strict protections for historical resources. Chapter 2.75 of the City Municipal Code outlines the Historic Preservation Commission. The Commission carries out the duties in section 2.75.045 such as reviewing and making recommendations on environmental reports, zone changes, master development plans, planned development and other land use entitlements as they are applicable to historic resources in the city. Future modification of any historical resource would require additional discretionary approvals by the City of Pasadena. Therefore, the adoption of the proposed Specific Plan amendment would not cause a substantial adverse change in the significance of a historical resource. Impacts are considered less than significant.



<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X

WHY? The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects. Thus, it would not result in any direct physical changes to the environment. Further, the City completed SB 18 and AB 52 consultations/notification for the proposed project. The Native American consultation did not identify any sacred lands or known archaeological resource sites in the Specific Plan area. Nonetheless, California Public Resources Code 5097.9–5097.991 provides protection to Native American historical and cultural resources, and sacred sites. Therefore, adoption of the proposed Specific Plan amendment would have no impacts to archaeological resources.

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

WHY? The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects. According to Figure 4.5-2 of the City of Pasadena General Plan Update Environmental Impact Report (EIR), paleontologically sensitive geologic formations may be present in the southwestern portion of the Specific Plan area, adjacent Fair Oaks Boulevard, south of Glenarm Street. The General Plan Update EIR identified Mitigation Measure 4-2 to address potential impacts to paleontological resources. Mitigation Measure 4-2 requires that applicants for development permits that involve grading in areas within the paleontologically sensitive Topanga formation provide studies by a qualified paleontologist assessing the sensitivity of the project site for buried paleontological resources, and prepare a mitigation plan if necessary. This IS/MND incorporates Mitigation Measure 4-2 here, as MM CUL-1. Any future development of hospital uses within the area identified as paleontologically sensitive would be required to incorporate MM CUL-1, which would ensure that potential impacts remain less than significant.

Mitigation Measures

MM CUL-1 The City shall require applicants for development permits that involve grading in areas within the paleontologically sensitive Topanga formation (as shown in Figure 5.4-2 of the General Plan Update EIR) to provide studies by a qualified paleontologist assessing the sensitivity of the project for buried paleontological resources. On properties determined to be moderately to highly sensitive for paleontological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified paleontologist. The mitigation plan shall include the following requirements:



- A paleontologist shall be retained for the project and will be on call during grading and other significant ground-disturbing activities more than six feet below the ground surface.
- Should any potentially significant fossil resources be discovered, no further grading shall occur in the area of the discovery until the Planning and Community Development Director concurs in writing that adequate provisions are in place to protect any significant resources. Work may continue outside a minimum radius of 25 feet from the discovery pending review by the Director.
- Unanticipated discoveries shall be evaluated for significance by a qualified paleontologist. If evaluation determines that significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; and provide a comprehensive final report, including catalog with museum numbers.

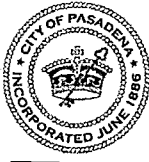
<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Disturb any human remains, including those interred outside of formal ceremonies?				X

WHY? The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects. Additionally, California Public Resources Code 5097.9–5097.991 provides protection to Native American historical and cultural resources, and sacred sites, including notification to descendants of discoveries of Native American human remains and provides for treatment and disposition of human remains and associated grave goods. Adoption of the proposed Specific Plan amendment would not result in any direct physical changes to the environment. Therefore, the proposed project would have no impacts to human remains, including those interred outside of formal ceremonies.

2.6 ENERGY

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with adopted energy conservation plans?				X

WHY? The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects. Thus, it would not result in any direct physical changes to the environment. In addition, future development of new hospital uses that could occur under the proposed project would be required to be consistent with the City’s Municipal Code Sections 14.04.500 through 14.04.526 and the Green City Action Plan. Per Pasadena Municipal Code Section 14.04.010, the future development is required to comply with the amended 2013 edition of the California Green Building Standards Code and the 2013 California Energy Code. Therefore, the proposed Specific Plan amendment not conflict with adopted energy conservation plans.



<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Use nonrenewable resources in a wasteful and inefficient manner?				X

WHY? The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects. Thus, it would not result in any direct physical changes to the environment. In addition, future development of new hospital uses that could occur under the proposed amended Specific Plan would be required to be consistent with the City's Municipal Code Sections 14.04.500 through 14.04.526 and the Green City Action Plan. Further, future development is required to comply with the amended 2013 edition of the California Green Building Standards Code and the 2013 California Energy Code. Therefore, the proposed Specific Plan amendment would not result in the use of nonrenewable resources in a wasteful and inefficient manner.

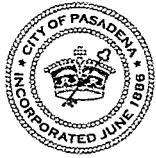
2.7 GEOLOGY AND SOILS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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.			X	

WHY? Southern California, including the project area, is subject to the effects of seismic activity because of the active faults that traverse the area. Active faults are defined as those that have experienced surface displacement within Holocene time (approximately the last 11,000 years) and/or are in a State-designated Earthquake Fault Zone. According to the City's General Plan Safety Element, the San Andreas Fault is a "master" active fault and controls seismic hazard in Southern California. Pasadena is located approximately 21 miles south of the fault at its nearest.

Pasadena and Los Angeles County are both affected by Alquist-Priolo Earthquake Fault Zones. Pasadena is in four US Geological Survey (USGS) quadrangles: Los Angeles, Mt. Wilson, El Monte, and Pasadena. The quadrangles, with the exception of the Pasadena quadrangle, were mapped for earthquake fault zones under the Alquist-Priolo Act in 1977. The South Fair Oaks Specific Plan area is located in the Pasadena USGS quadrangle.

The Alquist-Priolo maps show only one fault zone in or adjacent to Pasadena—the Raymond (Hill) Fault Alquist-Priolo Earthquake Fault Zone. This fault is located primarily south of the city limits; however, the southernmost portions of the city lie within the fault's mapped fault zone.



The City's General Plan Safety Element 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 appears to join a continuation of the Sycamore Canyon fault. This fault area traverses the northern portion of the city and is identified as a Fault Hazard Management Zone for Critical Facilities Only.

The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects. Thus, it would not result in any direct physical changes to the environment. Inasmuch as the proposed Specific Plan amendment could indirectly result in new hospital uses, future hospital projects could expose additional persons and structures to seismic hazards. However, any such future projects would be required to comply with all applicable Building and Safety division requirements and the Alquist-Priolo Act. Further, the City's Building Code (Pasadena Municipal Code, Title 14) requires future developments to submit an engineering geology report and soils engineering report to identify and specify construction requirements to account for geology conditions and hazards. Therefore, the proposed Specific Plan amendment would not result in exposure of people or structures to potential substantial adverse effects caused by the rupture of a known fault. Impacts are considered less than significant.

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
ii) Strong seismic ground shaking.			X	

WHY? Since the City is in 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 is subject to greater impacts from seismic ground shaking than bedrock.

However, the risk of earthquake damage is minimized because new structures will be built according to the California Uniform Building Code and other applicable codes, and are subject to inspection during construction. Structures for human habitation must be designed to meet or exceed California Building Code standards for Seismic Zone 4.

The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund



any specific projects. Thus, it would not result in any direct physical changes to the environment. Future hospital uses that could be developed under the proposed amendment would be required to comply with the City's Building Code (Pasadena Municipal Code, Title 14) which requires future development to submit an engineering geology report and soils engineering report to identify and specify construction requirements to account for geology conditions and hazards. The geotechnical investigation would include site-specific assessment of geological and seismic hazards, including the risk of strong ground shaking. Future development would be required to comply with applicable Building and Safety regulations and Chapter 18 of the CBC which addresses geotechnical requirements. Compliance with the CBC and City Building Code would ensure potential impacts would be less than significant.

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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.			X	

WHY? Liquefaction is the sudden decrease in the strength of cohesionless soil due to vibration. During dynamic or cyclic shaking, the soil mass is distorted, and interparticulate stresses are transferred from the sand grains to the pore water. When the pore water pressure increases to the point that the interparticulate effective stresses are reduced to zero, the soil behaves temporarily as a viscous fluid (liquefaction) and consequently loses its capacity to support structures. Liquefaction potential has been found to be the greatest where the groundwater level and loose sands occur at a depth of about 50 feet or less. The potential for liquefaction decreases with increasing grain size and clay and gravel content, but increases as the ground acceleration and duration of shaking increase. According to the California Department of Conservation, Division of Mines and Geology, Pasadena is not located in a liquefaction zone.

The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects. Thus, it would not result in any direct physical changes to the environment. Future hospital uses that could be developed under the proposed amendment would be required to comply with the City's Building Code (Pasadena Municipal Code, Title 14) which requires future development to submit an engineering geology report and soils engineering report to identify and specify construction requirements to account for geology conditions and hazards, including the potential for liquefaction. Future development would be required to comply with applicable Building and Safety regulations and Chapter 18 of the CBC which addresses geotechnical requirements. Compliance with the CBC and City Building Code would ensure potential impacts would be less than significant.



<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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.			X	

WHY? Landslides and other forms of slope failure form in response to the long-term geologic cycle of uplift, mass wasting, and disturbance of slopes. Mass wasting refers to a variety of erosion processes, from gradual downhill soil creep to mudslides, debris flows, landslides, and rock fall, processes that are commonly triggered by intense precipitation, which varies according to climactic shifts. Often, various forms of mass wasting are grouped together as landslides, which are generally used to describe the downhill movement of rock and soil. According to the California Department of Conservation, Division of Mines and Geology, the city is not located in an earthquake-induced landslide zone.

The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects. Thus, it would not result in any direct physical changes to the environment. The Specific Plan area is relatively flat and not located in an earthquake-induced landslide zone. Regardless, hospital uses that could develop under the proposed amendment would be required to comply with the City's Building Code (Pasadena Municipal Code, Title 14) which requires future development to submit an engineering geology report and soils engineering report to identify and specify construction requirements to account for geology conditions and hazards. Compliance with the CBC and City Building Code would ensure potential impacts would be less than significant.

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Result in substantial soil erosion or the loss of topsoil?			X	

WHY? The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects. Thus, it would not result in any direct physical changes to the environment. Future hospital uses that could be developed under the proposed amendment would be required to comply with the SCAQMD's Rule 403 and water erosion protections required by the Clean Water Act and the National Pollutant Discharge Elimination System (NPDES). Therefore, impacts would be considered less than significant.



<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			X	

WHY?

Pasadena rests primarily on an alluvial plain. To the north, the San Gabriel Mountains are relatively new in geological time. These mountains run generally east-west, with the San Andreas Fault to the north and the Sierra Madre Fault to the south. The action of these two faults, in conjunction with the north-south compression of the San Andreas tectonic plate, is pushing up the San Gabriel Mountains. This uplifting, combined with erosion, has helped form the alluvial plain. As shown on Plate 2-4 of the Technical Background Report to the 2002 Safety Element, the majority of the city lies on the flat portion of the alluvial fan, which is expected to be stable.

Based on these reasons, even though the South Fair Oaks Specific Plan area is located within a seismically active region, impacts related to liquefaction would be less than significant. In addition, the project site would not be subject to earthquake-induced landslides.

Further, the proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects. Thus, it would not result in any direct physical changes to the environment. Future hospital uses that could be developed under the proposed amendment would be required to comply with the City's Building Code (Pasadena Municipal Code, Title 14) which requires future development to submit an engineering geology report and soils engineering report to identify and specify construction requirements to account for geology conditions and hazards. The geotechnical investigation would include site-specific assessment of hazards from subsidence and collapsible soils. Future development would be required to comply with applicable Building and Safety regulations and Chapter 18 of the CBC which addresses geotechnical requirements. Compliance with the CBC and City Building Code would ensure potential impacts would be less than significant.

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	

WHY? The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects. Thus, it would not result in any direct physical changes to the environment. Future hospital uses that could be developed under the proposed amendment would be required to comply with the City's Building Code (Pasadena Municipal Code, Title 14) which requires future development to submit an engineering geology report and soils



engineering report to identify and specify construction requirements to account for geology conditions and hazards. The geotechnical investigation would include site-specific assessment of geological hazards, including expansive soils. Future development would be required to comply with applicable Building and Safety regulations and Chapter 18 of the CBC which addresses geotechnical requirements. Compliance with the CBC and City Building Code would ensure potential impacts would be less than significant.

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

WHY? The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects. Thus, it would not result in any direct physical changes to the environment. Future hospital uses that could be developed under the proposed amendment would be required to connect to the existing sewer system, and no septic tanks or alternative wastewater systems would be constructed. Therefore, no impacts would occur.

2.8 GREENHOUSE GAS EMISSIONS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	

WHY? The proposed project is an amendment to the South Fair Oaks Specific Plan to allow hospital uses upon approval of a Conditional Use Permit. The proposed project would not entitle or fund any specific projects. Thus, it would not result in any direct physical changes to the environment. However, the proposed project could indirectly result in the development of future hospital uses, which could generate greenhouse gas emissions (GHG) from construction activities, increased vehicle use, natural gas combustion, and other operational sources. Such emissions would incrementally contribute to global GHG levels. Additionally, Pasadena's Green City Action Plan and Green Building Ordinance, which exceeds California Green Building Code requirements, would result in lower GHG emissions from future hospital buildings than from existing hospital buildings in Pasadena due to increases in energy efficiency and reduced water usage associated with new development. New hospital development would be consistent with the General Plan Policy, LU 37.1, which calls for high density development of commercial uses in the South Fair Oaks Specific Plan area that would support Metro Gold Line ridership, reduce vehicle trips and energy consumption, and subsequently, reduce GHG emissions. In summary, any future hospital development that could occur under the Specific Plan amendment would be required to implement policies and programs that reduce VMT per capita and reduce building energy and natural gas consumption per square foot. Therefore, the City considers the potential