

**SECTION 3.0**

**EXISTING CONDITIONS, IMPACTS, MITIGATION,  
AND LEVEL OF SIGNIFICANCE AFTER MITIGATION**

---

This section of the draft *Master Environmental Impact Report (Master EIR)* evaluates the potential of the *Arroyo Seco Master Plan project* (proposed project) to result in significant impacts on the environment as a result of construction, operation, and maintenance of the proposed elements of the proposed project, and provides a full scope of environmental analysis in conformance with the 1998 *State of California Environmental Quality Act (State CEQA) Guidelines*.

In preparation of the *Initial Study*<sup>1</sup>, it was determined that there was no evidence that the proposed project would cause significant environmental effects on the following environmental impact areas: agricultural resources, land use and planning, and population and housing. However, the environmental issues identified in the *Initial Study*<sup>2</sup> to have potentially significant environmental impacts are analyzed in this section of the *Master EIR*:

- ??Aesthetics
- ??Air Quality
- ??Biological Resources
- ??Cultural Resources
- ??Geology and Soils
- ??Hazards and Hazardous Materials
- ??Hydrology and Water Quality
- ??Mineral Resources
- ??Noise
- ??Public Services
- ??Recreation

---

<sup>1</sup> City of Pasadena, 2000. *Initial Study Arroyo Seco Mater Plan Project*. Contact: Department of Planning and Permitting, 175 North Garfield, Pasadena, CA 91109. Prepared by: Sapphos Environmental Inc., 133 Martin Alley, Pasadena, CA 91105.

<sup>2</sup> Ibid.

??Transportation and Traffic  
??Utilities and Service Systems

The 13 resource areas identified above are evaluated in this section, and include both resources for which there are no anticipated significant impacts and resources for which the potential for significant impacts has been identified. Mitigation measures have been proposed to reduce significant impacts on air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, public services, recreation, transportation and traffic, utilities and service systems. The breadth of questions identified in Appendix G of the 1998 *State CEQA Guidelines* was used to guide the scope of the environmental evaluation. The applicable Federal, State, and local statutes and regulations that govern individual environmental resources and, therefore, must be considered by the City of Pasadena in the decision making process are included in the regulatory framework described for each environmental resource. The existing conditions portion of the analysis has been prepared in accordance with the *State CEQA Guidelines*, and includes a description of the environment in the vicinity of the project as it currently exists from both a local and regional perspective.

The analysis of environmental impacts includes: significance thresholds; qualitative and quantitative evaluations of impacts; measures to avoid or minimize significant impacts; and the level of significance after mitigation. Significance thresholds were established in accordance with Appendix 10 of the 1999 *State CEQA Deskbook*; qualitative and quantitative methods of evaluating the potential for significant impacts to occur are defined in the CEQA Statutes, Public Resources Code, Division 13, Sections 21000-21177 of the *State CEQA Deskbook*. Mitigation measures were derived from public and agency input and state-of-the-practice engineering methods. The level of significance after mitigation was evaluated in accordance with the thresholds of significance. It should be noted that the impact analysis contained in this environmental document is based solely on the implementation of the proposed project as described in Section 2, *Project Description*.