

ATTACHMENT I

Outpatient Services Pavilion, UP #4594



CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION: DE MINIMIS IMPACT FINDING

Project Title/Location: Huntington Memorial Hospital Outpatient Services Pavilion—Zoning Map Amendment, Master Development Plan Amendment, Minor Conditional Use Permit, Variances, Design Review, and Extension of Right Hand Turn Lane, Los Angeles County

Project Applicant: Pacific Medical Buildings, L.L.P.
12348 High Bluff Drive
San Diego, CA 92130
Contact Person: Robert Davidson
626/796-2031

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

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

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

is at the intersection of Fair Oaks and California, but midblock walkways and entrances are also available on both major streets.

Findings of Exemption: The project will not 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 (CDFG) or the U.S. Fish and Wildlife Service (USFWS); have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFG or USFWS; have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; 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; conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or; conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Certification:

I hereby certify that the Lead Agency has made the above findings of fact and that based upon the Initial Study and public hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Denver E. Miller

Title: Environmental Administrator
Lead Agency: City of Pasadena
Planning and Development Department
Date: