

**Attachment 1**

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**SAMPLE: ATTACH THE INITIAL STUDY AND MITIGATION MEASURES/MMRP (IF ANY) WITH THIS FORM. ADD "PROPOSED" IN FRONT OF THE TITLE BELOW IF THIS IS THE DRAFT ND/MND THAT YOU ARE SENDING WITH YOUR NOI.**

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

### **PROPOSED NEGATIVE DECLARATION**

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**PROJECT TITLE:** Fair Oaks/Orange Grove Specific Plan Amendment

**PROJECT APPLICANT:** City of Pasadena

**PROJECT CONTACT PERSON:** Patrice A. Martin

**ADDRESS:** 175 N. Garfield Avenue  
Pasadena, California 91101

**TELEPHONE:** (626) 744 - 3758

**PROJECT LOCATION:** Fair Oaks/Orange Grove Specific Plan Area; City of Pasadena; County of Los Angeles; State of California

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**PROJECT DESCRIPTION:** The project is a proposal for a Specific Plan Amendment to potentially provide for Vehicle Services – Automobile Rental to be conditionally permitted in Districts 2 and 3; and Retail Sales to be permitted in District 2. There is no specific project proposed for either of the uses at this time. The project-specific environmental impacts of subsequent developments that may make use of the amendment which would allow the new uses, are too speculative to evaluate at this time. However, any related subsequent projects will undergo separate, project-specific, environmental review, corresponding with such projects' discretionary review.

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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: Patrice A. Martin  
Title: Senior Planner  
Date: November 23, 2005

Determination Approved: *JPB*  
Title: *Senior Planner*  
Date: *11.23.05*

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PUBLIC REVIEW PERIOD:

COMMENTS RECEIVED ON DRAFT:  Yes  No

INITIAL STUDY REVISED:  Yes  No

**CITY OF PASADENA  
PLANNING DIVISION  
HALE BUILDING  
175 NORTH GARFIELD AVENUE  
PASADENA, CA 91101-1704**

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**ORIGINAL FILED**  
NOV 23 2005  
LOS ANGELES, COUNTY CLERK

**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: Fair Oaks/Orange Grove Specific Plan Amendments
2. Lead Agency Name and Address: City of Pasadena  
Planning and Development Department  
Community Planning Section  
175 North Garfield Avenue  
Pasadena, California 91101-1704
3. Contact Person and Phone Number: Patrice A. Martin
4. Project Location: Fair Oaks/Orange Grove Specific Plan Area  
(There is no specific address available)
5. Project Sponsor's Name and Address: City of Pasadena  
175 North Garfield Avenue  
Pasadena, California 91101-1704
6. General Plan Designation: Fair Oaks/Orange Grove Specific (FGSP)
7. Zoning: Fair Oaks/Orange Grove Specific Plan (FGSP)
8. Description of the Project: The project is a proposal for a Specific Plan Amendment to potentially provide for Vehicle Services – Automobile Rental to be Conditionally permitted in Districts 2 and 3; And Retail Sales to be permitted in District 2. There is no specific project proposed for either the new uses at this time.

**Note – Location map is attached as Appendix A.**

<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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- 9. **Surrounding Land Uses and Setting:** The project area is located in a fully developed urban area including commercial, residential, and light industrial uses.
- 10. **Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement):** The Planning Commission will review the proposed Specific Plan Amendment and make a recommendation to the City Council.

**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
	Biological Resources		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.	

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*Patrice A. Martin 4/14/05*  
Prepared By/Date

Jennifer Paige-Saeki, Senior Planner  
Reviewed By/Date

Patrice A. Martin

*Jennifer Paige Saeki*

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

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b) The mitigation measure identified, if any, to reduce the impact to less than significant

## SECTION II - ENVIRONMENTAL CHECKLIST FORM

**1. BACKGROUND.**

Date checklist submitted: November 10, 2005  
 Department requiring checklist: Planning and Development Department  
 Case Manager: Patrice A. Martin (626) 744 - 3758

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

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**3. AESTHETICS.** Would the project:

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

                        
 
                         
 
                         

**WHY?** The project site within the Fair Oaks/Orange Grove Specific Plan area is in an area that offers views of the San Gabriel Mountains. The area contains structures generally ranging from 1 to 2 stories in height, with the exception of a few structures that are three stories in height. Some of the buildings may partially obstruct this scenic view, however, the view corridor is generally well preserved. The Fair Oaks/Orange Grove Specific Plan adopted on January 29, 2002, provides added protection of the view corridor through development standards and the incorporation of the Zoning Code's height restrictions. By allowing the "Vehicle Services - Automobile Rental" use in Districts 2 and 3, and the "Retail Sales" use in District 2, there would not be a significant impact to a scenic vista, due to the Specific Plan and Zoning Code restrictions.

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

                        
 
                         
 
                         

The project does not affect an Official State Scenic Highway or Los Angeles County Recommended Scenic Highway. The project site is located to the north of the Pasadena Freeway (State Route 110) and Angeles Crest Highway (State Highway 2), which are unofficial City-designated scenic corridors. By allowing the Vehicle Services - Automobile Rental use in Districts 2 and 3, and the Retail Sales use in District 2 under the Specific Plan amendment, no landmark eligible trees, stand of trees, rock outcropping or natural feature is recognized as having significant value would be removed or damaged. There is no new construction proposed as part of this action, and the action would not impact nearby sites or structures which are historic resources.

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

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is in a fully developed commercial/residential district. The code amendment action to allow the subject uses within designated areas of the Fair Oaks/Orange Grove Specific Plan area will not result in a significant impact to light and glare. The uses are consistent with the surrounding urban area. Future projects built under the amendment will be required to obtain building permits and meet all City requirements, including design review (if applicable). Therefore, there will be no significant impacts that would degrade the existing visual character of the neighborhood.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**WHY?** The Specific Plan Amendment itself will not have a significant impact on light and glare. Any future project that would be allowed under the new uses (Vehicle Services - Automobile Rental and Retail Sales) will be required to comply with the standards in the Zoning Code that regulate glare and outdoor lighting. By allowing the Vehicle Services - Automobile Rental use in Districts 2 and 3, and the Retail Sales use in District 2, the lighting and glare in the neighborhood will not change. Further, the lighting/glare of any projects must comply with the standards set forth in the Zoning Code. The project is in an older, developed residential/commercial urban area with streetlights in place, and any proposed exterior lighting would be consistent with the surrounding area.

**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?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**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?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** The City of Pasadena has no land zoned for agricultural use other than commercial nurseries being allowed by right in the CG (General Commercial) and IG (General Industrial) zones and conditionally in the CO (Office Commercial), CL (Limited Commercial), OS (Open Space) and PS (Public-Semi Public) Zoning Districts. The proposed Specific Plan Amendment to allow the Vehicle Services - Automobile Rental use in Districts 2 and 3, and the Retail Sales use in District 2, does not affect these sites.



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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 proposed Specific Plan Amendment to allow a new use (Vehicle Services- Automobile Rental) and a use which was previously prohibited in one of three districts (Retail Sales) is consistent with urban land uses in the area. This proposed change in land uses, in and of itself, would not generate any pollutants and would not have related impacts. Future development of the proposed uses however, could generate air pollutants from construction to operation. However, since there are currently no plans to develop either of these uses, the

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specific air quality impacts of such a future development are, at this time, too speculative to evaluate. However, any future development projects will be subject to City regulations and CEQA review, and will be accordingly analyzed for impacts to air quality.

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. The Specific Plan amendment to allow the new uses, in and of itself, would not violate any air quality standard or contribute to an existing or projected air quality violation. Future development of the uses may have the potential to violate an air quality standard or contribute to an existing or projected air quality violation. However, since there are currently no plans to develop either of these uses, the specific air quality impacts of such a future development are, at this time, too speculative to evaluate. However, any future development projects will be subject to City regulations and CEQA review, and will be accordingly analyzed for impacts to air quality.

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. The Specific Plan Amendment to allow two new uses does not propose any new construction by itself and will not cause a cumulatively considerable increase in NO<sub>2</sub>. When specific projects are proposed, they will be reviewed for their compliance with this requirement.

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

                                                                

**WHY?** The Specific Plan Amendment to allow the Vehicle Services – Automobile Rental and Retail Sales uses will not increase exposure to sensitive receptors. Any new projects must comply with the Federal clean air Act, the California Clean Air Act and the regional air Quality Management Plan (AQMP) adopted by the South Coast Air Quality Management District and Southern California Association of Governments. The AQMP contains measures to meet the federal; and state requirements. The City of Pasadena is also part of the West San Gabriel Valley Planning Council, which adopted the West San Gabriel Valley air Quality Plan. Any project proposed next to a sensitive receptor is required to undergo its own environmental review.

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

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**WHY?** The proposed uses are 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?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** The proposal for two new uses is in a fully developed urban area, identified as the Fair Oaks/Orange Grove Specific Plan. Although there is no specific project identified for either use at this time, within the Plan area, there are no known unique, rare or endangered plant or animal species or habitats on or near the site, as indicated in the Final Environmental Impact Report prepared for the Fair Oaks/Orange Grove Specific Plan, dated November 2001.

- b. *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?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** There are no designated natural communities in the City. Since the Final EIR for the 2004 General Plan Land Use and Mobility Elements does not provide baseline biological resource information for the City, the Final EIR for the 1994 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 Specific Plan area for the proposed new land uses is within a fully developed urban area.

- 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?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** The project is located in a developed urban area. There is no known naturally occurring wetland habitat within the vicinity of the project area.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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**WHY?** The project 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 Specific Plan area where the proposed new land uses would potentially be permitted, would likely contain trees that would require protection under the City's tree protection ordinance (no. 6896). Future projects built under the new uses will continue to be required to comply with this ordinance. The Specific Plan Amendment to allow the new uses would not remove any protected trees or change the City's tree protection ordinance. Tree Removal applications are not part of this project application. The project is not in the Hillside Development Overlay District or the Lower Arroyo.

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

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

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

                        
 
                         
 
                         

**WHY?** The Specific Plan amendment which would potentially allow the new uses will not, in and of itself, cause a physical change which would affect historical resources. There are currently no plans to develop any of the proposed additional uses. A Historic Architectural Resources Inventory was prepared for the Specific Plan area. The specific plan recommends the preservation of significant historic buildings identified in that inventory.

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

                        
 
                         
 
                         

**WHY?** According to the Final Environmental Impact Report (EIR) prepared for the Fair Oaks/Orange Grove Specific Plan, dated November 2001, there are no known prehistoric or historic archeological sites within the project area. If any such sites are encountered during grading or construction of a project under the potential new uses, all grading or construction efforts, which would disturb these sites, shall cease. An

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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archaeologist shall be notified and provisions for recording and excavating the site shall be made in compliance with Section 15064.5 of the California Environmental Quality Act Guidelines.

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

                        
 
                         
 
                         

**WHY?** The Specific Plan area within which the new land uses would be located 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. 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 known human remains in the Specific Plan area. The Plan area is not part of a formal cemetery and is not known to have been used for disposal of historic or prehistoric human remains. In the unlikely event that human remains are encountered during construction of future projects, State Health and Safety Code Section 7050.5 requires projects to halt until the County Coroner has made the necessary findings as to the origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. Compliance with these regulations would ensure the proposed projects would not result in significant impacts due to disturbing human remains.

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

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

                        
 
                         
 
                         

**WHY?** The proposed Specific Plan Amendment, does not, in and of itself conflict with the 1983 adopted Energy Element of the General Plan. The proposed intensity of the proposed uses are within the intensity envisioned in the City's approved General Plan. Further, future projects must comply with the energy standards in the California Energy Code, Part 6 of the California Building Standards Code (Title 24). Measures to meet these performance standards may include high-efficiency Heating Ventilation and Air Conditioning (HVAC) and hot water storage tank equipment, lighting conservation features, higher than required rated insulation and double-glazed windows.

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

                        
 
                         
 
                         

**Why? (Energy)** The long-term impact from increased energy use by future projects will be reviewed to ensure they are not significant in relationship to the number of customers currently served by the electrical and gas utility companies. Supplies are available from existing mains, lines and substations in the area to support future growth. Although the increase in consumption of net kilowatt-hours of electrical energy per day cannot be estimated at this time until actual project proposals are submitted under the proposed new uses, this increased consumption will be reduced to an insignificant level by meeting the required energy

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standards. Measures to meet these performance standards may include high efficiency Heating Ventilation and Air Conditioning (HVAC) and hot water storage tank equipment, lighting conservation features, higher than required rated insulation and double-glazed windows. The energy conservation measures will be prepared by the developer and shown on a building plan(s). This plan will be submitted to the Water and Power Department and Building Official for review and approval prior to the issuance of a building permit. Installation of energy-saving features will be inspected by a Building Inspector prior to issuance of a Certificate of Occupancy.

*(Water)* Although the increase in water consumption cannot be estimated at this time until actual project proposals are submitted under the proposed new uses, an increase in consumption will be mitigated during drought periods by the applicant adhering the Water Shortage Procedures Ordinance, which restricts water consumption to 90% of expected consumption during each billing period. Installation of plumbing will be inspected by a Building Inspector prior to issuance of a Certificate of Occupancy.

**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.

Although a Possible Active Strand of the Sierra Madre Fault appears to lie within the northern section of the Specific Plan area, the action of the Specific Plan Amendment will not, in and of itself, expose people or

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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property to geologic hazards, as stated in the EIR prepared for the Specific Plan. Further, the EIR states that the potential exists for people and property to be exposed to the hazards of seismic activity in most of California. The Specific Plan Amendment proposal for the new uses will not increase the potential occurrence of earthquakes. The risk of earthquake damage is minimized for any new structures since they will be built according to the 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 Uniform Building Code standards for Seismic Zone 4.

ii. *Strong seismic ground shaking?* ( )

                        
 
                         
 
                         

**WHY?** See 9.a.i.

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.

The risk of earthquake damage is minimized because new structures shall be built according to the 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 Uniform Building Code standards for Seismic Zone 4. Conforming to these required standards will ensure the proposed project would not result in significant impacts due to strong seismic ground shaking.

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 Specific Plan area 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. There are no specific project plans at this time, however there will be no anticipated 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, future projects will have no impacts from seismic induced landslides.

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

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**WHY?** The Specific Plan amendment which would potentially allow the new uses, does not involve any new construction and will not increase the loss of top soil or increase soil erosion.

For future projects built under the Vehicle Sales – Automobile Rental and Retail Sales new land uses, water erosion during construction will be minimized by limiting construction to dry weather, covering exposed excavated dirt during periods of rain and protecting excavated areas from flooding with temporary berms. Soil erosion after construction will be controlled by implementation of an approved landscape and irrigation plan. This plan shall be submitted to the Zoning Administrator (or the appropriate staff) for review and approval prior to the issuance of a building permit.

- 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?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** The City of 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 and have the San Andreas Fault on 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.

The proposed amendment which would allow the new uses within designated Specific Plan districts is not located on known unstable soils or geologic units, and therefore, would not likely cause on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse. Modern engineering practices and compliance with established building standards, including the California Building Code, will ensure future projects will not cause any significant impacts from unstable geologic units or soils.

- 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?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** According to the 2002 adopted Safety Element of the City's General Plan the Specific Plan area is underlain by alluvial material from the San Gabriel Mountains. This soil consists primarily of sand and gravel and is in the low to moderate range for expansion potential.

- 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?* ( )

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**WHY?** Future Vehicle Services - Automobile Rental and Retail Sales projects which will be built under the Specific Plan Amendment will be required to connect to the existing sewer system. Therefore, soil suitability for septic tanks or alternative wastewater disposal systems is not applicable in this case, and the proposed project would have no associated impacts.