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

DRAFT 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

Project Title:	Valley Hunt Club Master Plan
Lead Agency Name and Address:	City of Pasadena Department of Planning & Development 175 N. Garfield Avenue Pasadena, CA 91101
Contact Person & Phone Number:	Robert Avila, Planner (626) 744-6706
Project Location:	520 S. Orange Grove Blvd. Pasadena, CA 91105
Project Sponsor Name & Address:	Valley Hunt Club 520 S. Orange Grove Blvd. Pasadena, CA 91105
General Plan Designation:	Institutional
Zoning:	Public/Semi-Public District

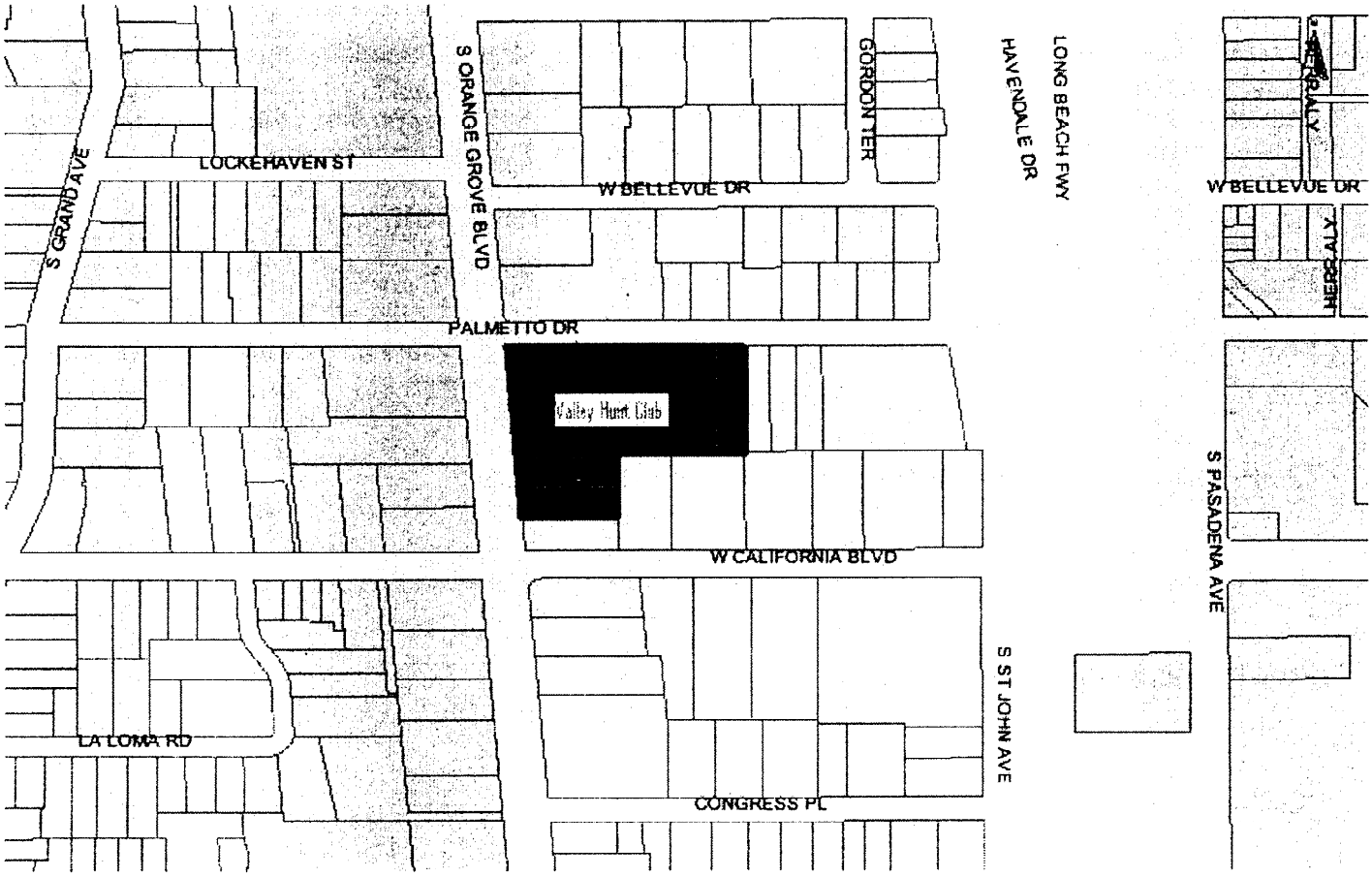
The proposed project is a 20-year term Master Plan for the Valley Hunt Club located at 520 S. Orange Grove Boulevard. New development envisioned under the master plan includes: 1) new construction of a one-level subterranean parking garage with capacity for 58 cars, and replacement of the existing surface lot at Orange Grove Boulevard and Palmetto Drive with a 41-space parking lot for a total of 99 cars at this location. Total parking on the campus would be 143 vehicle spaces; 2) temporary parking at the Caltrans property at the end of the Palmetto Drive cul-de-sac for 100 cars during construction of the parking garage; and valet service during the construction phase to facilitate circulation between the clubhouse and the temporary parking lot; 3) the construction of one 150 s.f. accessory structure (Swim Coaches Office); 4) construction of up to two, two-story multi-use structures totaling approximately 6,000 s.f.; 5) realignment of Tennis Court 7 setback with existing tennis courts along Palmetto Drive; 6) replacement of the existing plant nursery at approximately 1,000 s.f. of area; 7) upgrade and expansion of the snack bar @ 270 s.f.; 8) establishment of temporary tents on a seasonal basis.

Surrounding Land Uses and Setting:

- North: Multi-family residential for the property fronting Orange Grove Boulevard, and single-family residential for the properties along the northern frontage of Palmetto Drive.
- East: Single-family residential for the two parcels to the immediate east of the project site, and multi-family residential for the other properties along the southern frontage of Palmetto Drive.

- South: One single-family residence immediately south of the project site in the northeast quadrant of the Orange Grove Boulevard/California Boulevard intersection. The remaining parcels fronting Orange Grove and California Boulevards are Multi-family residential uses.
- West: Multi-family and single-family residential uses for the properties along the western frontage of Orange Grove Boulevard.

Project Vicinity Map



Other public agencies whose approval is required: The Planning and Design Commissions will provide advisory comments to the City Council regarding the proposed master plan. No approvals from agencies other than the City of Pasadena are required.

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.	✓
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 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 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/Date

Reviewed By/Date

Robert Avila
Printed Name

Jennifer Paige-Saeki
Printed Name

Negative Declaration/Mitigated Negative Declaration adopted on: _____

Adoption attested to by: _____
Printed name/Signature Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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).

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.

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.

"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 21, "Earlier Analysis," may be cross-referenced).

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 21 at the end of the checklist.

Earlier Analysis Used. Identify and state where they are available for review.

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.

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.

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.

Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

The explanation of each issue should identify:

- The significance criteria or threshold, if any, used to evaluate each question; and
- The mitigation measure identified, if any, to reduce the impact to less than significant

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact

SECTION II - ENVIRONMENTAL CHECKLIST FORM

1. BACKGROUND.

Date checklist submitted: October 6, 2010
Department requiring checklist: Planning & Development
Case Manager: Robert Avila

2. ENVIRONMENTAL IMPACTS

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact

3. AESTHETICS. Would the project:

a. Have a substantial adverse effect on a scenic vista?

☐ ☐ ☐ ☒

WHY? The surrounding area contains structures ranging from one to three stories in height. The only new structures proposed for the site are ancillary structures (i.e. multi-purpose building, parking facilities and occasional temporary tents). Large, mature street trees and tall shrubbery screen views across and over the project site and obstruct north-facing views of the San Gabriel Mountains. The project site is not in an area that offers views of the San Gabriel Mountains, the Arroyo Seco, the San Rafael Hills, Eaton Canyon, or Old Pasadena. Furthermore, the project would not in any way obstruct the views of any of these scenic resources. Therefore, the project would have no impact to scenic vistas. In accordance and compliance with Section 17.22.050 of the City's Zoning Code, the height of the new ancillary structures would be limited to a maximum of 32 feet in height. This is consistent with the building heights on surrounding properties.

The proposed temporary parking lot on the Caltrans property at the end of the Palmetto Drive cul-de-sac is not an officially designated scenic resource of the City of Pasadena. There would be no construction of buildings or structures that would block views across the I-710 Freeway or the project site. Therefore, the parking lot would not have an impact on a scenic vista.

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

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WHY? The only designated state scenic highway in the City of Pasadena is the Angeles Crest Highway (State Highway 2), which is located north of Arroyo Seco Canyon in the extreme northwest portion of the City. The project site is not within the view-shed of the Angeles Crest Highway; and thus, would have no impact on a state scenic highway. However, the project site is along Orange Grove Boulevard between the Ventura Freeway (Route 134) and the City's southern boundary, which was identified in the 1987 Environmental Quality Element of the City's General Plan as a Los Angeles County Recommended Scenic Highway. Although the project site is within a locally-recognized scenic roadway corridor, the proposed project would not damage any scenic resources, and would not otherwise affect the visual quality of the

roadway corridor. The proposed structures at the site will comply with the maximum permitted height in the Zoning Code. The project would not negatively affect any historic structures, landscape features, or vegetation that contribute to the views along the corridor, and would not install any obtrusive or visually unpleasant structures. Therefore, the proposed project would not significantly impact any locally-recognized scenic roadway corridors.

The proposed project would not result in the destruction of any landmark eligible trees, stand of trees, rock outcropping or natural feature recognized as having significant aesthetic value. The proposed site has not been designated as an historic resource. The site does not have structures that have been designated as historic resources. The proposed project would not impact nearby sites or structures, which are historic resources. The project site is not within a landmark district.

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

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WHY? The proposed future construction will be compatible to the height, massing, scaling, and landscaping of the existing conditions of the site and surroundings. New construction proposed under the Master Plan would be located behind existing structures or set back 85 feet from the public right-of-way. The floor plans of the accessory structures are limited to a maximum of 3,000 sf each, a size consistent with the single-family residences in the immediate area. Thus, impacts related to the new construction will be less than significant.

The site of the proposed temporary parking lot is a vacant, fallow parcel that is periodically scraped of vegetation for weed abatement. The site is adjacent to the terminus of the I-710 freeway. The temporary parking lot on the Caltrans property would be screened from public view by fencing six-feet in height. Upon completion of the parking garage, the temporary lot would be removed and the property restored to the existing condition. Therefore, the project would not degrade the existing visual character or quality of the site and its surroundings.

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

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WHY? The project will not have a significant impact on light and glare because it will be required to comply with the mandatory standards in the zoning code that regulate glare and outdoor lighting. Height and direction of any outdoor lighting and the screening of mechanical equipment must conform to Zoning Code requirements of §17.40.080 (Outdoor Lighting) and §17.40.150 (Screening). The project does not propose any new lighting for nighttime events or sporting activities. The only outdoor lighting included in the project is pedestrian safety lighting, landscaping lights, and the installation of up to five streetlights, as required by the Public Works Department.

The project is in an older, developed residential urban area and the proposed exterior lighting would be consistent with the surrounding area. These lights are not substantial sources of glare and are an aide to public safety. Furthermore, the Colonial Revival Style of the club campus and proposed new structures do not utilize highly reflective or polished metal materials or glass. In summary, potential impacts from new sources of light or glare would be less than significant.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact

Lights installed in the new parking lot would be limited to that which is required for security. PMC §17.46.220 requires that lighting fixtures be designed to confine emitted light to the parking area, and the light source shall not be visible from outside of the area. For safety, lighting may be required in the temporary parking lot. However, as a condition of approval, the lighting must still comply with PMC §17.46.220 and the lighting must be removed when the temporary parking lot is no longer in use.

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?

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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 though 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?

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

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

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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?

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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 2007 AQMP, adopted on June 1, 2007. This plan is the South Coast Air Basin's portion of the State Implementation Plan (SIP). This plan is designed to achieve the five 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 AQMP. 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 project is consistent with the Zoning and General Plan Land Use designations for the site. As a result, the project is consistent with the growth expectations for the region. The proposed project is therefore consistent with the AQMP and the West San Gabriel Valley Air Quality Plan, and would have no associated impacts.

The proposed project would not create new residences or employment opportunities. Rather, the proposed improvements are intended to accommodate the Club's needs and the project will not increase the membership roll for the club. Operation of the club, its use a member supported private swimming and tennis club with dining and ballroom facilities would not significantly change from the current level of service. As a result, the project is consistent with the growth expectations for the region and, therefore, consistent with the AQMP and the West San Gabriel Valley Air Quality Plan. No air quality management plan impact would result.

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

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

Pasadena is located in a non-attainment area, an area that frequently exceeds national ambient air quality standards. However, the project itself is well below the South Coast Air Quality Management District's (SCAQMD) land use, construction, and mobile emission thresholds for significant air quality impacts,

according to the 1993 updated SCAQMD's CEQA Air Quality Handbook. Therefore, the proposed project would not violate and air quality standard or substantially contribute to an existing or projected air quality violation, and would have no related significant impacts.

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

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WHY? The South Coast Air Basin (SCAB) is designated a non-attainment basin for Ozone (O_3), Fine Particulate Matter ($PM_{2.5}$), Respirable Particulate Matter (PM_{10}), and Carbon Monoxide (CO), and is in a maintenance area for Nitrogen Dioxide (NO_2). The proposed project would generate air pollutants, including on-site emissions from landscaping and maintenance equipment, and construction-induced equipment emissions and fugitive dust. The pollutants generated by the project include the SCAB criteria pollutants – particulate matter, NO_x, CO, and reactive organic gasses (ROGs) which along with NO_x are precursors. However, the project is not expected to increase mobile-source emissions because the membership roll for the club will not increase and, as a result, no new vehicle trips will result from the project. The minimal amount of air pollutants generated by construction and maintenance/operation of the facility would have no effect on the attainment status of the SCAB. In addition, the amount of criteria air pollutants attributable to the project are well below the SCAQMD's Thresholds for Significance, which were established in consideration of a cumulative condition of the air basin. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant, and the project would have less than significant impacts.

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

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WHY? According to Figure 5-1 and Table 5-1 of the 1993 updated SCAQMD's CEQA Air Quality Handbook, the project is located near sensitive receptors, including the residential uses adjacent to the property. The project site's use, a private social club with ancillary on-site parking, does not expose sensitive receptors to substantial levels pollutants that exceed SCAQMD thresholds of significance. Construction of the project, including demolition and grading for the parking area could expose nearby residences to pollutants such as dust. Dust generated during demolition and construction is required to be statutorily minimized in accordance with SCAQMD Rule 403. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations, and the project would cause no related significant impacts.

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

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WHY? This type of use is not shown on the 1993 SCAQMD's CEQA Air Quality Handbook Figure 5-4 "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:

Potentially Significant Impact	Significant Unless Mitigation is 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 Game or U.S. Fish and Wildlife Service?*

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WHY? The project site is located in a developed urban area and is fully improved with the Valley Hunt Club campus and associated landscaping. Vegetation on the club campus includes predominantly mature trees and ornamental shrubs. No definable natural plant communities (only ornamental landscaped areas) are present on the property. Given the disturbed nature of the site and its location within a largely developed urban portion of the City of Pasadena, the site is not known or expected to contain any candidate, sensitive or special status species. Further, the site does not contain any habitat capable of supporting special status species. Therefore, the project would have no impact on special status species.

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

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WHY? No definable riparian or natural plant communities (only ornamental landscaped areas) are present on the property. No sensitive natural plant communities, such as wetlands, oak woodland, and habitat conservation planning areas, are found on the site. Therefore, the project would not impact any sensitive natural communities.

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?*

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

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

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?*

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Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact

WHY? The proposed project is located in a highly urbanized area bounded by single-family residential and multifamily residential development. Neither the site nor the surrounding area supports the dispersal of wildlife. There are no wildlife nursery sites in the project area. In addition, the proposed project will not separate tracts of habitat, will not eliminate a wildlife crossing, and will not place a barrier within a wildlife migration or travel route. 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?*

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WHY? The only local ordinance protecting biological resources in the City of Pasadena is Ordinance No. 6896 "City Trees and Tree Protection Ordinance" (TPO). The City's TPO statutorily requires the replacement planting of trees when protected trees or trees 19-inches or larger are removed from a property. The City has adopted a replacement matrix to ensure that the number and species of replacement trees are sufficient to sustain and enhance the City's long-term urban forest. The project will remove nine trees, four of which are protected by the TPO as detailed in the table below. Protected trees are highlighted in bold:

#	Genus & Species	Common Name	Diameter	Remain	Move	Replace	Remove
A26	**Magnolia grandiflora**	**Southern Magnolia**	**25"**				✓
A27	Jacaranda mimosifolia	Jacaranda	11.4				✓
A28	**Jacaranda mimosifolia**	**Jacaranda**	**12.7**				✓
A29	Jacaranda mimosifolia	Jacaranda	9.8				✓
A30	**Jacaranda mimosifolia**	**Jacaranda**	**15.6**				✓
A31	Melaleuca linarifolia	Flax Leaf Paperbark	9				✓
A32	**Juniper chinensus torulosa**	**Hollywood Juniper**	**40**				✓
A37	Jacaranda mimosifolia	Jacaranda	10.2				✓
A38	Jacaranda mimosifolia	Jacaranda	5.7				✓

The club will be required to plant a maximum of 12 15-gallon or 22 24-inch box trees on-site after completion of the. As a condition of approval, the applicant shall submit a tree protection and landscape plan to the Planning Director showing locations of replacement trees prior to the issuance of a grading permit for the parking garage. The submission of the tree protection and landscape plan that complies with the adopted TPO will ensure that impacts associated with tree removal and protected biological resources will be less than significant.

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?*

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

	Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact

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 Colonial Revival style clubhouse designed by Myron Hunt and Elmer Grey in association with Edward C. Kent, was completed in 1908. It was designed to match the character of the single-family residential neighborhood that once surrounded it. The porte-cochère is an original feature. In 1928, the recessed front porch was filled in to capture the space as offices and a coatroom. The appearance of the structure is substantially altered from its original 1908 appearance.

When evaluating properties as a historic resource, the property is evaluated against criteria according to applicable National Register of Historic Places Bulletins for evaluating historic properties, including the seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association (National Register of Historic Places Bulletin #15: "How to Apply the National Register Criteria for Evaluation"). The clubhouse is not associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State. An earlier clubhouse building was associated with the founding and early organization of the Tournament of Roses Parade. The current clubhouse is not associated with the lives of persons who are significant in the history of the City, region, or State. In light of the significant façade alteration of 1928, the clubhouse is not exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style, or method of construction, nor is it an exceptional representation of the work of the design firm Hunt and Grey. And finally, the clubhouse has not yielded, or may not be likely to yield, information important locally in prehistory or history as the site has been actively used by the Valley Hunt Club for over 100 years and has not yielded prehistoric material.

The clubhouse is not designated as a historic resource and does not appear to be eligible for such designation; however, it is of local interest as an example of a small scale, turn-of-the-century social lodge. As such, special consideration should be given to the clubhouse in the master planning process. A Certificate of Appropriateness is not required for the temporary disassembly of the porte-cochère. However, as a condition of master plan approval, staff will be recommending that the disassembly, storage, and restoration of the porte-cochère shall be described in a report and submitted for staff review prior to issuance of a building permit for removal of the porte-cochère.

There are no designated historic resources in the vicinity of the proposed temporary parking lot adjacent to the I-710 Freeway.

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

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WHY? There are no known prehistoric or historic archeological sites on the project site. In addition, the project site does not contain undisturbed surficial soils. The site was has been utilized as a private tennis and swim club or for single-family residences for over a century. Approximately, 15,000 cubic yards of fill will be removed and one subterranean level will be constructed. If archaeological resources once existed

on-site, it is likely that previous grading, construction, and modern use of the site have either removed or destroyed them. Consequently, surficial soils on the project site are devoid of archaeological resources.

There are no known prehistoric or historic archeological sites in the vicinity of the proposed temporary parking lot adjacent to the I-710 Freeway. Further, the site will be used for surface parking with minimal grading. Therefore, there would be no impact resulting from the project.

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

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WHY? The project site lies on the valley floor in an urbanized portion of the City of Pasadena. This portion of the City does not contain any unique geologic features and is not known or expected to contain paleontologicial 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 on the site. The project site is not part of a formal cemetery and is not known to have been used for disposal of historic or prehistoric human remains. Thus, human remains are not expected to be encountered during construction of the proposed project. In the unlikely event that human remains are encountered during project construction, State Health and Safety Code Section 7050.5 requires the project 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 project would not result in significant impacts due to disturbing human remains. If the remains are determined to be Native American, the Gabrieleño/Tongva Tribal Council shall be contacted at (626) 286-1632 or by e- mail at http://www.tongva.com/.

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

a. *Conflict with adopted energy conservation plans?*

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WHY? The project does not conflict with the 1983 adopted Energy Element of the General Plan. The proposed intensity of the project is within the intensity allowed by the Zoning Code and envisioned in the City's approved General Plan. Further the project will 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?*

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
☐	☐	☒	☐

WHY? (Oil-based products.) The proposed project will not create a high enough demand for energy to require development of new energy sources. Construction of the project will result in a short-term insignificant consumption of oil-based energy products. However, the additional amount of resources used will not cause a significant reduction in available supplies.

(Energy). The long-term impact from increased energy use by this project is 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. Occupation of the project will result in an insignificant increase in the consumption of natural gas. This consumption will be lessened by adherence to the performance standards of California Energy Code, Part 6 of the California Building Standards Code Title 24. This project will result in the increased consumption of 344 net kilowatt-hours of electrical energy per day. This increased consumption will be reduced to an insignificant level by meeting the above referenced energy 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 building plans. 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) This project will result in an increase of approximately 600 gallons per day in water consumption. The current use consumes approximately 962 gallons of water per day. The net gain in water consumption would be 600 gallons of water per day. However, this impact will be mitigated during drought periods by the applicant adhering to the Comprehensive Water Conservation Plan and the Water Shortage Procedure 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.

Over the past several years, Pasadena Water and Power (PWP) are impacted by several factors that have restricted local and regional water supply. PWP's groundwater rights in the Raymond Basin have been curtailed in order to mitigate groundwater depletion experienced over the last half century. With respect to imported supplies, a decade-long drought has reduced the ability to replenish regional groundwater supplies; drought conditions in the American southwest have reduced deliveries of water from the Colorado River, and a federal district court ruling restricted pumping activities in the Sacramento-San Joaquin River Delta; thereby, reducing water deliveries through the State Water Project. As a result, the Metropolitan Water District (MWD) has implemented its Water Supply Allocation Plan, which requires PWP to reduce its total water consumption by approximately 10% effective July 1, 2009. MWD will charge significant penalties if PWP's total water use exceeds this allocation.

In September 2008, Council directed PWP to develop a comprehensive water conservation plan with a variety of approaches and recommendations for achieving 10%, 20% and 30% reductions in water consumption as well as an analysis of the financial impacts on the Water Fund if those conservation targets were achieved. On April 13, 2009, Council voted to approve the Comprehensive Water Conservation Plan presented by PWP and to replace the Water Shortage Procedure Ordinance with a new Water Waste Prohibition and Water Shortage Plan Ordinance (PMC 13.10).

The new Water Waste Prohibitions and Water Supply Shortage Plan Ordinance (PMC 13.10) became effective on July 4, 2009 and established thirteen permanent mandatory restrictions on wasteful water use activities. In addition, the City anticipates statewide water demand reduction requirements beginning in

2009, as a result of Governor Arnold Schwarzenegger's 20x2020 Water Conservation Plan from April 30, 2009 ("20x2020"), and the current work being done by the California Department of Water Resources, the State Water Resources Control Board, and other state agencies to implement the Governor's 20x2020 Water Conservation Initiative Program.

As a result, to meet these water policy goals, the current project must comply with the Water Conservation Plan and the Water Shortage Procedure Ordinance and the City's goal to meet the 20x2020 goals by submitting a water-conservation plan limiting the water consumption to 80% of its originally anticipated amount. With submission of this plan, the project will not have any individual or cumulative impacts on water supply. This plan is subject to review and approval by the City's Water and Power Department and the Building Division before the issuance of a building permit. The applicant's irrigation and plumbing plans are also required to comply with the approved water-conservation plan and the city's requirements for landscape irrigation. The project is not subject to the Water Efficient Landscape Ordinance. The various elements of the master plan are too small to require design review that would exceed thresholds to trigger the Water Efficient Landscape Ordinance. The newly developed parking lot atop the subterranean garage will be designed to meet landscape requirements of §17.46.230 (Parking Lot Landscaping).

9. GEOLOGY AND SOILS. Would the project:

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

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

☐ ☐ ☒ ☐

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

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

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

- The Eagle Rock Fault Hazard Management Zone, which traverses the southwestern portion of the City;
- The Sierra Madre Fault Hazard Management Zone, which includes the Tujunga Fault, the North Sawpit Fault, and the South Branch of the San Gabriel Fault. This Fault Zone is primarily north of the City, and only the very northeast portion of the City and portions of the Upper Arroyo lie within the mapped fault zone.

- A Possible Active Strand of the Sierra Madre Fault, which appears to join a continuation of the Sycamore Canyon Fault. This fault area traverses the northern portion of the City as is identified as a Fault Hazard Management Zone for Critical Facilities Only.

The project site is not within any of these potential fault rupture zones. The closest mapped fault zone to the project site is the Raymond Hill Alquist-Priolo Earthquake Fault Zone, which is approximately one mile south of the project site. Therefore, the proposed project would not expose people or structures to potential substantial adverse effects caused by the rupture of a known fault. No related significant impacts would result from the proposed project.

ii. Strong seismic ground shaking?

☐ ☐ ☒ ☐

WHY? Since the City of Pasadena is within a larger area traversed by active fault systems, such as the San Andreas and Newport-Inglewood Faults, any major earthquake along these systems will cause seismic ground shaking in Pasadena. Much of the City is on sandy, stony or gravelly loam formed on the alluvial fan adjacent to the San Gabriel Mountains. This soil is more porous and loosely compacted than bedrock, and thus subject to greater impacts from seismic ground shaking than bedrock. The proposed project is located in an area of such alluvium. The risk of earthquake damage is minimized because the project will be designed to meet or exceed the statutory design standards of the California Uniform Building Code for Seismic Zone 4 to reduce the severity of damage to property or loss of life of building occupants. Therefore, the adverse effects will be less than significant.

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

☐ ☐ ☐ ☒

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

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

☐ ☐ ☐ ☒

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

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

☐ ☐ ☒ ☐

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact

WHY? (Excavation and Grading) Construction of the project will lead to 2,000 cubic yards of fill and 15,405 cubic yards of cut with a total of 13,405 yards being exported. The existing building regulations and property site inspections ensure that construction activities do not create unstable earth conditions. The displacement of soil through cut and fill will be controlled by Chapter 33 of the 2001 California Building Code relating to grading and excavation therefore there will be no significant impact.

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 for review and approval prior to the issuance of a building permit.

Construction may temporarily expose the soil to wind and/or water erosion. Erosion caused by strong wind, excavation and earth moving operations will be minimized by watering during construction and by covering earth to be transported in trucks to or from the site.

Any project, which involves more than 250 cubic yards of cut or fill is required to have an Erosion and Sediment Transport Control Plan as part of the applicant's grading plan. This applies to the excavation of the subterranean garage. The grading plan must be approved by the Building Official and the Public Works Department prior to the issuance of any building permits. Therefore impacts related to soil erosion will be less than significant.

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?*

☐ ☐ ☒ ☐

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 project site is not located within an area of known subsidence associated with fluid withdrawal (groundwater or petroleum), peat oxidation or hydro-compaction and the likelihood of subsidence from these sources is very low. The project will be required to comply with Chapters 29 and 70 of the UBC per the City's grading ordinance which would ensure that no significant impacts would occur.

The proposed project 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 the project 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?*

☐ ☐ ☒ ☐

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact

WHY? According to the 2002 adopted Safety Element of the City's General Plan the project site 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. The project must adhere to all applicable Building Code requirements; therefore impacts are less than significant.

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?

☐ ☐ ☐ ☒

WHY? The Valley Hunt Club campus is located in an urbanized area well served by existing public infrastructure, including sewers available for disposal of wastewater associated with the project. Septic tanks and other alternative wastewater disposal systems would not be used or needed.

10. GREENHOUSE GAS EMISSIONS. Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

☐ ☐ ☒ ☐

WHY? The project will generate Carbon Dioxide, which is the primary component of Greenhouse gases (GHG). Thus, the project will contribute to global warming as described by the Intergovernmental Panel on Climate Change. In total, the project will generate 1,265 tons of CO_2 during construction and 165.88 tons per year for operations.

The relative size of the project in comparison to the estimated greenhouse gas reduction goal as adopted by the California Air Resources Board of 174 MMTCO2e by 2020 is 0.00000038875% of that total, and therefore its incremental effect is not cumulatively considerable.

b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

☐ ☐ ☒ ☐

WHY? The Assembly Bill 32 Scoping Plan contains the main strategies California will use to reduce the greenhouse gases (GHG) that cause climate change. The scoping plan has a range of GHG reduction actions which include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as a cap-and-trade system, and an AB 32 cost of implementation fee regulation to fund the program.

The project will not conflict with AB 32 and the ARB Scoping Plan as indicated in the California Air Resource Board website: http://www.arb.ca.gov/cc/scopingplan/scopingplan.htm

11. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

	Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact

a. *Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?*

☐ ☐ ☐ ☒

WHY? The project does not involve the use or storage of hazardous substances other than the small amounts of pesticides, fertilizers and cleaning agents required for normal maintenance of the structure and landscaping. The project must adhere to applicable zoning and fire regulations regarding the use and storage of any hazardous substances. Further there is no evidence that the site has been used for underground storage of hazardous materials.

b. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

☐ ☐ ☐ ☒

WHY? The project does not involve hazardous materials. Therefore, there is no significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions, which could release hazardous material.

c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

☐ ☐ ☐ ☒

WHY? The project does not involve hazardous emissions or the handling of hazardous materials, substance, or waste. The site has been continuously operated as a private tennis and swim club or single-family residential uses for over a century. Although the project site is within 650 ft of the Sequoya School, the proposed project would have no hazardous material related impacts to schools.

d. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

☐ ☐ ☐ ☒

WHY? The project site is not located on the State of California Hazardous Waste and Substances Sites List of sites published by California Environmental Protection Agency (CAL/EPA). The site has been continuously operated as a private tennis and swim club or single-family residential uses for over a century. The site is not known or anticipated to have been contaminated with hazardous materials and no hazardous material storage facilities are known to exist on-site.

e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

☐ ☐ ☐ ☒