

**ATTACHMENT C  
MITIGATED NEGATIVE DECLARATION AND  
MITIGATION AND MONITORING REPORTING PROGRAM**

**CITY OF PASADENA  
175 NORTH GARFIELD AVENUE  
PASADENA, CA 91109**

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**PROPOSED MITIGATED NEGATIVE DECLARATION**

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**PROJECT TITLE:** Conditional Use Permit #6036  
Allen & Walnut Transit-Oriented Development Project

**PROJECT APPLICANT:** Stephen Clarke  
AMCAL Equities, LLC  
30141 Agoura Road, Suite 100  
Agoura Hills, CA 91301

**PROJECT CONTACT PERSON:** David Sinclair, Planner, (626) 744-6766  
City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91109

**PROJECT LOCATION:** 1727-1787 E. Walnut St. and 235 N. Allen Ave.  
City of Pasadena  
County of Los Angeles  
State of California

**PROJECT DESCRIPTION:** AMCAL Equities, LLC, proposes to construct a mixed-use project of residential, commercial, and restaurant uses on an approximately 1.92-acre site at the northwest corner of North Allen Avenue and East Walnut Street. The project would consist of 128 residential units, 5,000 square feet of commercial/restaurant space, and 203 parking spaces (134 of which would be located in one subterranean parking level).

The project would also include the vacation and incorporation into the project site of the northern terminus of Meridith Avenue to provide site access. The site encompasses five parcels, currently occupied by vacant buildings, and the northern terminus of Meridith Avenue. The parcel on the west side of Meridith Avenue is developed with facilities associated with the former Scientific Automotive Repair Garage. The four parcels on the east side of Meridith Avenue are developed with the former Davis Lumber Company lumber yard. All existing on-site buildings and surface parking would be removed to accommodate development of the project.

A Conditional Use Permit is required in order to construct housing (as part of a mixed-use project) on the CG-zoned portion of the site (west of Meridith Avenue) per Section 17.50.040 (Transit-Oriented Development) of the Zoning Code, as this portion of the site is located within ¼ mile of a light-rail station platform (the Allen Gold Line station). On the East Colorado Specific Plan portion of the site, east of Meridith Avenue, mixed-use projects do not require special entitlements.

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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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_____	<u>10/1/2013</u>	_____	<u>10/1/2013</u>
Completed By	Date	Determination Approved	Date
<u>David Sinclair</u>	<u>Planner</u>	<u>John Bellas</u>	_____
Printed Name	Title	Printed Name	Title

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**PUBLIC REVIEW PERIOD:** October 3, 2013 to October 23, 2013

**COMMENTS RECEIVED ON DRAFT:**  Yes  No

**INITIAL STUDY REVISED:**  Yes  No

## PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM MATRIX

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
<p><b>Impact – Cultural Resources</b></p> <p><b>CULT-1:</b> If archaeological resources are encountered during Project implementation, an archaeologist meeting the Secretary of the Interior’s Professional Qualification Standards (the “archaeologist”) shall be immediately notified and retained by the Project Applicant and approved by the City to oversee and carry out these mitigation measures.</p> <p>The archaeologist shall coordinate with the Project Applicant as to the immediate treatment of the find until a proper site visit and evaluation is made by the archaeologist. The archaeologist shall be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find and determine appropriate treatment. Treatment will include the goals of preservation where practicable and public interpretation of historic and archaeological resources. All cultural resources recovered shall be documented on California Department of Parks and Recreation Site Forms to be filed with the CHRIS-SCCIC. The archaeologist shall prepare a final report about the find to be filed with Project Applicant, the City, and the CHRIS-SCCIC, as required by the California Office of Historic Preservation. The report shall include documentation and interpretation of resources recovered. Interpretation will include full evaluation of the eligibility with respect to the National and California Register and CEQA. The report shall also include all specialists’ reports as appendices. The Lead Agency shall designate repositories in the event that significant resources are recovered. The archaeologist shall also determine the need for archaeological and Native American monitoring for any ground-disturbing activities thereafter.</p> <p>If warranted, the archaeologist will develop a monitoring program in coordination with a Native American representative (if there is potential to encounter prehistoric or Native American resources), the Project Applicant, and the City. The monitoring program will also include a treatment plan for any additional resources encountered and a final report on findings.</p>				
	Periodically monitor during grading and construction.	City Building Official		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
<p><b>CULT-2:</b> If a fossil is found, a qualified paleontologist shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage. At the paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Any fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County. Accompanying notes, maps, and photographs shall also be filed at the repository.</p> <p>If fossils are found following completion of the above tasks, the paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Project Applicant to the lead agency, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.</p>	<p>Periodically monitor during grading and construction.</p>	<p>City Building Official</p>		
<p><b>Impact – Hazards and Hazardous Materials</b></p>				
<p><b>HAZ-1:</b> Prior to redevelopment of the portion of Area 1 delineated by soil borings B16 and B17, in the location of the former railroad right-of-way, remediation and proper disposal of an estimated 415 cubic yards (an area measuring approximately 70 feet by 40 feet by 4 feet) of arsenic-contaminated soil shall be performed to eliminate the potential for excessive arsenic exposure. Prior to remediation and removal of arsenic-impacted soils, advancing several shallow hand-auger borings to the south of borings B16 and B17 to accommodate shallow soil sampling and analysis shall be conducted to confirm the amount of soil requiring disposal, as the limit of arsenic impact remains undefined to the west of these borings.</p>	<p>During grading, but prior to construction.</p>	<p>City Building Official</p>		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
<p><b>HAZ-2:</b> Prior to redevelopment of Area 1, the existing hydraulic hoists on the property shall be removed. If impacted soil is encountered above regulatory screening levels at that time, it shall be remediated and properly disposed of.</p>	<p>During grading, but prior to construction.</p>	<p>City Building Official</p>		
<p><b>HAZ-3:</b> Prior to redevelopment of the portion of Area 2 delineated by soil borings B4, B8, B9, B13, and B15, in the location of the railroad right-of-way, remediation and proper handling and disposal of an estimated volume of approximately 670 cubic yards (an area measuring approximately 100 feet by 45 feet by 4 feet) of arsenic-contaminated soil shall be performed to eliminate the potential for excessive arsenic exposure at the site. Prior to remediation and removal of arsenic-impacted soils, advancing several shallow hand-auger borings to the west of borings B9 and B15 to accommodate shallow soil sampling and analysis shall be conducted to confirm the amount of soil requiring disposal, since the limits of arsenic impact remains undefined to the west of these borings.</p>	<p>During grading, but prior to construction.</p>	<p>City Building Official</p>		
<p><b>HAZ-4:</b> Prior to issuance of demolition permits, the Project Applicant shall conduct an asbestos survey of the on-site buildings and submit verification to the City of Pasadena Planning and Community Development Department that a certified asbestos abatement contractor has properly removed asbestos in accordance with procedural requirements and regulations of South Coast Air Quality Management District Rule 1403.</p>	<p>Prior to issuance of demolition permits.</p>	<p>City Building Official</p>		
<p><b>HAZ-5:</b> Prior to issuance of demolition permits, the Project Applicant shall submit verification to the City of Pasadena Planning and Community Development Department that a lead-based paint survey has been conducted at all existing buildings located on the Project site. If lead-based paint is found, the Project Applicant shall follow all procedural.</p>	<p>Prior to issuance of demolition permits.</p>	<p>City Building Official</p>		