



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: January 7, 2015

TO: Hearing Officer

SUBJECT: Conditional Use Permit #6222 (Arroyo Seco Canyon Project)

LOCATION: 3420, 3500, 4401 and 4500 Arroyo Seco Road

APPLICANT: City of Pasadena Department of Water and Power

ZONING DESIGNATION: OS (Open Space) and PD-16 Jet Propulsion Laboratory (Employee Parking)

GENERAL PLAN DESIGNATION: Open Space

CASE PLANNER: Jose D. Jimenez

STAFF RECOMMENDATION: Adopt the Environmental Determination and the Specific Findings in Attachment A to **approve** Conditional Use Permit #6222 with the conditions in Attachment B.

PROJECT PROPOSAL:

- 1) Conditional Use Permit: To allow the repair and replacement of facilities within the Arroyo Seco Canyon Area that were damaged or destroyed by Station Fire-related events of 2009. The proposed improvements would allow for, among other things, increased utilization of surface water rights held by the City. A Conditional Use Permit is required for any recreational improvements within the OS Zoning District; and
- 2) Tree Removal Request: To allow a total of 17 protected trees to be removed in order to accommodate the proposed improvements.

ENVIRONMENTAL DETERMINATION: An Initial Environmental Study has been prepared for the project by BonTerra Psomas in compliance with the California Environmental Quality Act (CEQA). The Initial Study was available for public review and comment from October 9, 2014 through November 8, 2014. The Initial Study determined there could be significant impacts related to Cultural Resources, Hazards and Hazardous Materials, Noise,

Transportation, Biological Resources, and Recreation but through the incorporation of mitigation measures, these impacts would be reduced to less than significant levels. Impacts to all other study areas were found to be less than significant. A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have therefore been prepared for the project.

BACKGROUND:

Site characteristics: The project site is located within the Arroyo Seco Watershed, which is a subwatershed of the larger Los Angeles River Watershed. The Arroyo Seco is a perennial creek, where there is generally flowing water year-round, but the flow is below the surface (underground) in some locations. The project site can be accessed via I-210 at the Windsor Avenue exit and traveling northward for approximately 0.8 mile to its intersection with Ventura Street. From this intersection, the JPL East Parking Lot, which is located within the project site, approximately 0.27 mile north along Explorer Road, and can be accessed by non-motorized travel. The site consists of three primary areas: Area One is known as the Arroyo Seco Headworks, Area Two is known as the Arroyo Seco Intake, and Area Three is the JPL East Parking Lot. These areas are connected together by the Gabrielino Trail, which serves as a recreational trail and the access road for City of Pasadena and United States Forest Service (USFS) vehicles heading into the Arroyo Seco Canyon.

Adjacent Uses: North – San Gabriel Mountains
South – Open Space
East – Residential
West – Residential

Adjacent Zoning: North – OS (Open Space)
South – OS (Open Space)
East – County of Los Angeles (Altadena)
West – City of La Canada Flintridge

Previous cases on this property: None

PROJECT DESCRIPTION:

The proposal is primarily a water resource protection project (the Project). The project applicant, City of Pasadena Water and Power Department, has submitted a Conditional Use Permit application to allow the repair and replacement of facilities within the Arroyo Seco Canyon Area that were damaged or destroyed by Station Fire-related events of 2009. The improvements will also allow the increased utilization of surface water rights held by the City, improve water quality in the canyon, improve biological habitats, and restore hydrological function and fish passage. Ecosystem health will be improved through the following enhancements: 1) naturalize the Arroyo Seco streambed; 2) remove exposed portions of existing infrastructure designed for sediment removal; 3) restore and improve the intake

facilities; 4) expand recharge operations by creating additional spreading basins; 5) reduced barriers to fish passage; 6) enhance recreational facilities; 7) build a new restroom facility; and 8) improve stormwater quality through a smaller decomposed granite parking lot.

A Conditional Use Permit is required for any improvements within the OS Zoning District. In addition to the improvements, a total of 17 protected trees are proposed to be removed in order to accommodate the proposed improvements.

ANALYSIS:

The Conditional Use Permit process allows the City to review the project to determine if the proposed improvements will be compatible with the surrounding uses and require that the proposal adhere to specific conditions related to construction, operation, appearance, etc. In order to approve the Conditional Use Permit, six specific findings (Attachment A) must be made in the affirmative. These findings relate to the project meeting the intent and purpose of its Zoning District and the Zoning Code.

Background

The Station Fire burned a total of 161,189 acres (or nearly 252 square miles) of the Angeles National Forest in 2009. The fire burned vegetation and soils on steep side slopes within the Los Angeles River, San Gabriel River, Mojave River, and Santa Clara River Watersheds. This led to substantial erosion, debris flows, and flooding during subsequent winter storm seasons and summer storm events. Pasadena Water and Power (PWP) water capture and diversion facilities in and near the Arroyo Seco were substantially damaged, and the streambed was radically altered by accumulated sediment due to the major debris flows following the Station Fire. It is estimated that over one million cubic yards of sediment accumulated behind the Devil's Gate Dam during the storms, which passed through the PWP's Headworks and diversion structures.

The Project is necessary to return PWP's ability to divert its water rights within the Arroyo Seco closer to full capacity, thereby diversifying and making more reliable the City's water supplies in a time of unprecedented drought.¹ The City owns water rights to divert instantaneous runoff from Arroyo Seco up to 25 cubic feet per second (cfs). A portion of these rights are currently sent to the Arroyo Seco spreading grounds to recharge the underlying Raymond groundwater basin. Due to the Station Fire Events, water quality was degraded within the Arroyo Seco. As a result, PWP had to reduce spreading operations.

When water is spread in the spreading basins per the Raymond Basin Judgment and the City's adjudicated water rights therein, the City is given additional pumping credits (i.e. recapture) in the Basin. The City has a right to extract, pump, and recapture up to 80% of the water it spreads. Thus, for every acre-foot of the City's water right that is diverted, metered, and spread, approximately 20% to 40% of the balance remains in the aquifer. In addition, the Project will allow for the increased ability to divert water during storm events into the larger recharge area provided by additional spreading basins. The Project would allow for the

¹ If the City were to allow its water rights to naturally percolate into the stream or reservoir, the City would have to rely on greater purchases of imported water, at a time when the reliability and availability of imported water is drastically declining.

recharge of an additional 1,100 acre-foot (af) of water annually, which would supplement the PWP's local water supplies.

To repair the damage generated by the sediment-laden flows following the Station Fire, the Project involves enhancing the existing diversion and intake structures to improve sediment removal, eliminating the need for the Headworks facility, and naturalizing the Arroyo Seco streambed through restoration activities in Area One.

As described above, the site consists of three primary areas: Area One is known as the Arroyo Seco Headworks, Area Two is known as the Arroyo Seco Intake, and Area Three is the JPL East Parking Lot. These areas are connected together by the Gabrielino Trail, which serves as a recreational trail and the access road for City of Pasadena and United States Forest Service (USFS) vehicles heading into the Arroyo Seco Canyon. The Project scope includes improvements within each designated area as follows:

1) Area One, Arroyo Seco Headworks

Area One is the northernmost and farthest upstream area within the Project area and is located approximately over a half-mile north and upstream of the JPL East Parking Lot. This area is primarily located in the low- to mid-level floodplain of the Arroyo Seco and features a bend in the stream course. It includes the existing Headworks structure across the stream, an approximate 1,000-foot portion of the Arroyo Seco streambed and associated sedimentation basins, naturally vegetated areas, and the Gabrielino Trail. A chain-link fence runs along the western edge of the trail from Area One to Area Two.

The Arroyo Seco Headworks structure was designed to divert flows into adjacent sedimentation basins to reduce the amount of suspended solids in the stream flow. The natural stream channel around the Headworks and sedimentation basins were substantially altered due to the debris flows from rains following the 2009 Station Fire, thus rendering the facilities inoperable.

The proposed improvements in Area One include the removal of the exposed portions of the Headworks structure. The remaining improvements in Area One will focus on rehabilitating an approximate six-acre area of the Arroyo Seco floodplain that was significantly impacted by flooding in 2010. Stream restoration would involve native plant re-vegetation and the removal of invasive species on approximately 1,000 feet of the stream. In addition, the Project includes construction of a rock bank revetment; bank stabilization; creation of planting islands; and installation of woody debris clusters.

A new trail is proposed across the Arroyo Seco from the lower portion of Area One and would meander between the Arroyo Seco main channel and the re-created riparian zone and would cross the stream at the northern section, with steps leading to the rest area/picnic area. The trail would be approximately three feet wide and would consist of the existing ground cleared of brush and debris. Additionally, a number of interpretive signage on the local watershed and native species would be installed. A portion of the existing chain-link fence on the west side of the Gabrielino Trail/access road of Area One would be removed, and the trail/road would be leveled.

Trees to be planted in Area One would include Coast Live Oak, California Sycamores, Fremont Cottonwoods, California Bay Laurels, or other suitable native trees, with an associated irrigation system to support the tree establishment. Riparian planting in the rest area/picnic area would be temporarily irrigated. Water line connections would be made from the adjacent USFS Ranger

Station to the proposed rest area/picnic area for the existing water fountain, restoration vegetation establishment, and the horse water trough.

2) Area Two, Arroyo Seco Intake

Area Two is located approximately a quarter of a mile downstream from the Arroyo Seco Headworks, and approximately one-quarter mile upstream from the JPL East Parking Lot. The primary structures in Area Two include a diversion structure and intake structure, and equipment building, the Gabrielino Trail, and a historic bridge (Bridge No. 3) over the Arroyo Seco. The diversion structure has historically and continuously diverted streamflows into the intake structure, which was designed to accommodate up to approximately 25 cfs (cubic feet per second) of water.

Upon entering the intake, water is piped downstream through approximately 3,000 feet of pipe to the City's Water and Power spreading basins. The diversion structure consists of an approximate nine-foot high reinforced concrete retaining wall on the east bank of the stream. Near the downstream end of the retaining wall is a reinforced concrete weir that extends above the streambed roughly two feet, and generally does not support diversion of water at higher flows. The diversion structure and intake structure were slightly damaged due to the debris flows following the 2009 Station Fire. Since then, the structures were repaired and placed back into service.

Within Area Two, the proposed improvements include the replacement of the diversion weir and intake structures and reconstruction of the access road (bridge). The access road south of the intake structure in Area Two would be stabilized through the reconstruction of the slope and the installation of a protective rip-rap structure. The access road would be repaved with asphalt and the existing river rock wall would be extended north towards the diversion structure. The use of Arroyo Stone for the rock wall along the access road is consistent with the style found throughout the Arroyo Seco and is an essential characteristic of the Arroyo Seco.

The existing diversion structure would be replaced with either a pneumatically operated spillway gate, or a motorized crest gate. Either option would allow an increase in the amount of water per the City's adjudicated water rights that could be diverted to the spreading basins in Area Three and to better manage sediment buildup behind the diversion structure. The gate/weir would have a sluice or slide gate (with an electric or a hydraulic actuator); a 35-foot-wide and 10-foot-long diversion sill, a trash rack, and a fine screen. The new gate/weir could be effectively removed from the flow path during large storm events to minimize the amount of sediment that builds up at the diversion structure. At other times, the weir/gate would be raised to allow stream flow to be diverted through the intake structure into the spreading basins. A small educational signage plate would be located adjacent to the intake structure describing the storm water diversion operation, the fish screen, and its beneficial impact on aquatic life.

An equipment building located north of the intake structure that was damaged by the 2010 winter storms will be replaced as well. The proposed control equipment enclosure would be approximately 6 feet by 10 feet and would house the controls for the diversion structure. Electric power for the diversion structure and control equipment enclosure would be supplied by an existing power line at the travelling screen building (southeast of the intake structure).

3) Area Three, JPL East Parking Lot

Area Three includes the JPL East Parking Lot, adjacent City-owned spreading basins, and the access bridge that connects the Parking Lot to the JPL Campus to the west. The Parking Lot is approximately 9.6 acres and contains 1,132 parking spaces that JPL has leased from the City since the 1960's. These parking spaces are restricted for use by JPL employees and visitors. The Parking Lot is accessed from Explorer Road, which begins near the intersection of Windsor Avenue and Ventura Street, and travels through the Parking Lot northward to the access bridge. The Gabrielino Trail runs parallel to and east of the Parking Lot and also serves as a maintenance access road (North Arroyo Boulevard) that leads into the Arroyo Seco Canyon area.

Improvements proposed in Area Three include a reconfiguration of the JPL parking lot to provide a public recreational parking lot with up to 100 parking stalls paved with decomposed granite or other pervious materials, enlarging existing spreading basins, new sedimentation basins, an access road, a potential future pedestrian pathway, an existing trail/equestrian pathway, interpretative signage, a pet waste disposal station, a guard station near the JPL Bridge access point, and a public restroom that is compliant with the Americans with Disabilities Act (ADA). The restroom would include a trash receptacle and a recycling bin. Existing JPL parking would be relocated to a new parking structure on the JPL campus.

Native shade trees (e.g., California sycamore or similar species) would be provided along with native shrubs and grasses in parking islands of the parking lot and an irrigation system would be installed. The public restroom and a pet waste disposal station would be constructed at the north end of the new parking lot. The restroom would have two gender-neutral stalls, fire-retardant shingles, door locks, dead bolts, and a storage room. A sewer lift station on a concrete pad would be located directly adjacent to the restroom building. A potential future pedestrian pathway/trail could be constructed from the north end of the parking lot to connect to the existing Gabrielino Trail/access road to the northeast. In addition, a signage kiosk would be located at the top of the existing Gabrielino Trail/access road overlooking the spreading basins and would describe the spreading basin operations and inform visitors of the benefits of local water supplies and groundwater recharge. A security fence would be installed on both sides of the bridge and the proposed roundabout.

Within Area Three, there are existing spreading basins located to the west of the existing JPL Parking Lot. The proposal includes improvements to the existing basins, while adding two new basins. The proposed sedimentation basins in Area Three would each be rectangular shaped and measure approximately 160 feet long by 20 feet wide by 10 feet deep. The proposed spreading basins would generally have an operating water depth of one foot and two feet of freeboard with basin wall slopes of 3:1. A 15-foot-wide dirt access road would be provided around each basin. With the area's sloping terrain, maximum depths of the basins would range from 5.5 feet to 6.5 feet. To maximize the effective recharge area for the spreading basins, three existing basins would be combined with the new basins, which are proposed immediately to the east of the existing basins. Pipelines, culverts, and valves would be provided to connect the basins to each other.

Tree Removals

A tree survey was conducted to identify trees within the Project area that are potentially regulated by the City of Pasadena's City Trees and Tree Protection Ordinance (Chapter 8.52 of the Pasadena Municipal Code). Of the 147 trees included in this survey, a total of 122 trees are

“native” trees and two are categorized as “specimen” trees as described in the Tree Protection Ordinance, although none of the trees in the survey area are individual “landmark” trees as described in the Ordinance. Of these 124 trees covered by the City Ordinance, a total of 17 are expected to be removed in order to construct the Project. These consist of 13 White Alders, one Coast Live Oak, and three Arroyo Willows.

Of the 147 trees documented within the Project’s study area, a total of 102 meet the requirements for protection by the California Department of Fish and Wildlife (CDFW). A total of 16 of these trees are expected to be removed to construct the Project. These include 13 White Alders and three Arroyo Willows.

In all, a total of 17 trees are expected to be removed. Of these 17 trees that are proposed for removal, 16 of them meet the requirements for protection under both the City Tree Ordinance and the Fish and Game Code. One Coast Live Oak occurs in the middle of the parking lot in Area Three that qualifies for protection under the City Tree Ordinance but not the Fish and Game Code.

On November 12, 2014, the applicant presented the proposal to remove the 17 protected trees to the City’s Urban Forestry Advisory Committee (UFAC). Following a brief presentation by the applicant, the Committee unanimously approved the request to remove the 17 protected trees.

To address the potential impact to trees, the applicant will be required to hire the a Biological Monitor to conduct a pre-construction habitat assessment of the trees marked for potential removal, as well as oversee on-going construction activity. In addition, the applicant will be required to comply with the administrative guideline replacement matrix of the Tree Protection Ordinance, which requires trees to be replaced based on the size of the tree to be removed. Additionally, mature trees, which are trees with a DBH of 18” or larger but not on the protected list, shall be replaced at half of that ratio. A condition (Condition #10) has been added to staff’s recommendation.

GENERAL PLAN CONSISTENCY:

The proposed improvements within an OS Zoned property (Arroyo Seco Canyon Area) are consistent with the General Plan, adopted in 1994. The project is a multi-benefit approach for restoring the ecosystem in the Arroyo Seco, enhancing the quality and reliability of local water resources, and improving recreational experience within the Canyon. The General Plan Land Use Designation Policy 7.4, calls for infrastructure improvements through continued implementation of capital improvements intended to maintain or rehabilitate infrastructure. In addition, the proposed improvements will be consistent with Land Use Element Policy 9.2 which encourages the continued planning for and implementation of plans for the Arroyo, including restoration efforts resulting in natural area for recreational use. In addition, the proposed project is consistent with Land Use Element Policy 9.4 (Adequate Open Space) which encourages the creation of equitable open space throughout the City.

COMMENTS FROM OTHER DEPARTMENTS:

The project was reviewed by various departments in the City for comments, including the Department of Public Works, Water and Power Department, Design and Historic Preservation Section, Fire Department and Department of Transportation. The Department of Public Works and Fire Department recommended conditions of approval, which have been incorporated to Attachment B of this report.

ENVIRONMENTAL REVIEW:

An Initial Environmental Study has been prepared for the project by BonTerra Psomas in compliance with the California Environmental Quality Act (CEQA). The Initial Study was circulated for public review and comment from October 9, 2014 through November 8, 2014.

Review of previous related environmental documentation was made to determine whether the proposed improvements have been addressed in previous documents, or to see if there was an opportunity to tier off those documents. The review indicated that the Master Environmental Impact Report (Master EIR) for the Arroyo Seco Master Plan analyzed the impacts of proposed improvements in Area Three, but the impacts of improvements proposed in Areas One and Two have not been analyzed in any environmental document. As such, an Initial Study recommending a Mitigated Negative Declaration (IS/MND) analyzing the impacts of the Project in all three areas was prepared. Applicable mitigation measures from the Master EIR are incorporated into this IS/MND. As necessary, measures were updated and/or supplemented with additional mitigation to specifically address project-related impacts under this Conditional Use Permit.

The Initial Study prepared for the Project determined that there could be significant impacts related to Cultural Resources, Hazards and Hazardous Materials, Noise, Transportation, Biological Resources, and Recreation but through the incorporation of mitigation measures, these impacts would be reduced to less than significant levels. Impacts to all other study areas were found to be less than significant. A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have therefore been prepared for the project. Comments on the IS/MND were received regarding the project during the comment period. Staff has reviewed all comments and prepared a comprehensive response to these comments. A copy of those comments and responses can be found in Attachment C of this report.

CONCLUSION:

Based on the analysis presented in this report, staff concludes that the findings for approval of the Conditional Use Permit to allow improvements within the Arroyo Canyon Area can be made. The proposed Project is intended to take a multi-benefit approach to repair/replace water facilities that were damaged or destroyed by Station Fire-related events, to increase the utilization of surface water rights currently held by the City, to improve water quality in the canyon, to improve biological habitats, to restore hydrological function and fish passage, and to improve ecosystem health through multiple enhancement efforts being undertaken by this proposal. The proposed Project involves minimizing the overall area for surface water diversion, spreading, and sedimentation management, and locating it closer to the base of the Arroyo Seco Canyon. This would simplify sediment management and maintenance activities that are currently constrained by difficult access into the canyon.

As noted, the City has adjudicated water rights to divert instantaneous runoff from Arroyo Seco up to 25 cfs. The proposed improvements will allow the City to fully utilize its full water rights, to pre-2009 cfs. As such, staff's recommendation to the Hearing Officer is for approval with the findings in Attachment A and the Conditions of Approval in Attachment B.

Attachment A: Specific Findings for Approval

Attachment B: Conditions of Approval

Attachment C: Initial Study/ Mitigated Negative Declaration, Mitigation Measures, Response to Comments on Initial Study

ATTACHMENT A
SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #6222

Conditional Use Permit: To Allow Improvements within OS Zoned Property.

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The proposed improvements are permitted subject to the review and approval of a conditional use permit. The proposed project is intended to take a multi-benefit approach to repair/replace facilities that were damaged or destroyed by Station Fire-related events, to increase the utilization of surface water rights held by the City, to improve water quality in the canyon, to improve biological habitats, to restore hydrological function and fish passage, and to improve ecosystem health through multiple enhancement efforts bring undertaken by this proposal. To ensure the project does not negatively impact the surrounding areas, conditions have been recommended through mitigation measures, as well as conditions of the conditional use permit approval.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The subject site is zoned Open Space (OS) and has been utilized for open space use. The purpose of the project is to repair as well as enhance existing amenities within the Arroyo Seco Canyon Area. The proposed conditional use permit will allow for the necessary repairs of the existing Water Division facilities, while expanding open space opportunities for members of the public. The OS district is applied to sites with open space and recreational facilities of a landscaped, open character. As such, the location of the proposed use complies with the manner in which the OS district is applied.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The proposed improvements within an OS Zoned property (Arroyo Seco Canyon Area) are consistent with the General Plan, adopted in 1994. The project is a multi-benefit approach for restoring the ecosystem in the Arroyo Seco, enhancing local water resources, and improving recreational experience within the Canyon. The General Plan Land Use Designation Policy 7.4, calls for infrastructure improvements through continued implementation of capital improvements intended to maintain or rehabilitate infrastructure. In addition, the proposed improvements will be consistent with Land Use Element Policy 9.2 which encourages the continued planning for and implementation of plans for the Arroyo, including restoration efforts resulting in natural area for recreational use. In addition, the proposed project is consistent with Land Use Element Policy 9.4 (Adequate Open Space) which encourages the creation of equitable open space throughout the City.
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The proposed improvements are intended to increase water quality and supply reliability, and to expand the potential for recreational activities within the Arroyo Seco Canyon Area. These improvements will adhere to all building code requirements, especially the requirements for accessibility. In addition, the proposal will also be required to meet the standards of all respective City departments prior to the issuance of any building permits. Furthermore, conditions of approval have been imposed to reduce any potential impacts resulting from the project.

5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposed improvements are not intended to be obtrusive to the surrounding areas. The project is intended to take a multi-benefit approach to repair/replace water facilities that were damaged or destroyed by Station Fire-related events, to increase the utilization of surface water rights held by the City, to improve water quality in the canyon, to improve biological habitats, to restore hydrological function and fish passage, and to improve ecosystem health through multiple enhancement efforts bring undertaken by this proposal. These improvements will be required to adhere to all requirements, including but not limited to, compliance with the building code. The proposal will also be required to meet all mitigation measures and conditions as imposed herein by all respective City departments, as well as state agencies prior to the issuance of building permits (ex. Building, Water, Zoning etc.).
6. *The design location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The proposed improvements are mostly repairs to existing facility. The new percolation ponds will be in close proximity to existing ponds and will replace a parking lot, thereby improving the aesthetic value of the area. The proposed recreational amenities and public restroom proposed as part of the project will be of a size, style and scale that will be compatible to the natural surroundings. The physical features of the recreational amenities will not be a design feature of primary focus, but will be subordinate to the trees, vegetation, streambed, and mountainous terrain. The new public restroom located at the base of the foothill will not encroach into any scenic vistas. Lastly, the exterior finish of the restroom will have features matching the surrounding natural environment.

Tree Removal: To allow a total of 17 protected trees to be removed in order to accommodate the proposed improvements

7. The applicable finding for removal of the protected tree in accordance with the provisions of the Pasadena Municipal Code §8.52.070 and 8.52.075 (Tree Protection Ordinance) is as follows:

P.M.C. §8.52.075(A)(6): the project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix adopted by resolution of the city council and included in the associated administrative guidelines in that the proposed project is capable of accommodating the required number of replacement trees, based on the administrative guidelines replacement matrix to allow the removal of 17 protected trees consisting of 13 white alders; one Coast Live Oak, and three Arroyo Willows. In addition, a Biological Monitor will review all possible alternative methods to protect as many trees where it is deemed possible. Lastly, On November 12, 2014, the City's Urban Forestry Advisory Committee (UFAC) unanimously approved the request to remove the 17 protected trees.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #6222

The applicant or successor in interest shall meet the following conditions:

1. The site/floor plans submitted for building permit (if applicable) and/or future development shall substantially conform to the site/floor plans stamped "Received at Hearing January 7, 2015," except as modified herein.
2. This approval authorizes the improvements within the Arroyo Seco Area, which include: 1) naturalize the Arroyo Seco streambed; 2) remove exposed portions of existing infrastructure designed for sediment removal; 3) restore and improve the intake facilities; 4) expand recharge operations by creating additional spreading basins; 5) reduced barriers to fish passage; 6) enhance recreational facilities; 7) build a new restroom facility; and 8) improve stormwater quality through a smaller decomposed granite parking lot.
3. The right granted under this application must be enacted within 36 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Section 17.64.040.C of the Zoning Code.
4. Pursuant to Chapter 17.61.040.J (Post-Approval Procedures) of the Zoning Code, the Zoning Administrator can call for a review of the approved conditions before the Hearing officer if it can be reasonably shown that there are grounds for revocation or modification of this Conditional Use Permit. These conditions may be modified or new conditions may be added to reduce any impacts of the use.
5. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
6. Any change to these conditions of approval or expansion of the use shall require the modification of this Conditional Use Permit or a new Conditional Use Permit, except as allowed by Section 17.64.050 (Changes to an Approved Project) of the Zoning Code.
7. The proposed project, Planning Activity Number PLN2014-00418, is subject to the City's Conditions/Mitigation Monitoring Program. Under the Monitoring Program, your project will be inspected by Code Compliance staff to determine compliance with the conditions of approval. The Condition/Mitigation Monitoring inspection will occur during the term of the project, and in some circumstances inspections will occur during the term of the project. The Final Zoning Inspection will occur at the completion of the project. Required monitoring fees for setup and inspections shall be paid on or after the effective date of this permit, but prior to the approval of a building permit or if no building permit is required, prior to the approval of a code compliance certificate. All fees are to be paid to the cashier at the Permit Center located at 175 N. Garfield Avenue. The cashier will ask for the activity number provided above. Failure to pay the required monitoring fee prior to initiating your approved land use entitlement may result in revocation of this entitlement.
8. The applicant or successor in interest shall retain a Mitigation Monitoring Coordinator (Mitigation Coordinator) with experience on large construction projects to serve as a liaison to between the development/construction team and the City. The Mitigation Coordinator will monitor the implementation of the Mitigation Monitoring and Reporting Program as specified in the project Environmental Impact Report or Mitigated Negative Declaration, and prepare

and submit written weekly reports to the Condition/Mitigation Monitoring Coordinator of the City of Pasadena. The format of the written reports is subject to approval by the Code Compliance Manager.

Planning Division

9. The applicant or successor in interest shall meet all of the mitigation measures of the Mitigated Negative Declaration.
10. Trees shall be replaced utilizing the 2010 City Council adopted Tree Replacement Matrix. Review of said plan shall be provided prior to the issuance of any building permits from the City.
11. Landscaping and irrigation shall be installed in accordance with a detailed plan to be submitted to and approved by the Zoning Administrator prior to issuance of any building permits. Said plan shall include drought-resistant plant materials and low-volume irrigation where practicable. The plan shall be prepared by a licensed landscape architect and shall meet the requirements of Chapter 17.44.
12. Temporary protective fencing shall be provided around all trees that will be impacted by construction and shall extend to the dripline of the trees.
13. The project shall adhere to the City regulations governing hours of construction, noise levels generated by construction and mechanical equipment, and the allowed level of ambient noise as specified in Chapter 9.36 of the Pasadena Municipal Code.

Department of Public Works

14. In response to the proposed tree removal/tree planting on this project, an Urban Forestry Advisory Committee (UFAC) meeting is scheduled for November 12, 2014. Contact Darya Barar, Parks & Natural Resources, at 626-744-3846, or via email at: dbarar@cityofpasadena.net for more information.
15. In addition to the above condition, the requirements of the following ordinance may apply to the proposed project:
 - a. City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC
The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the support of the Urban Forestry Advisory Committee (UFAC).
16. The new pre-fabricated public restroom in area 3 – JPL East Parking Lot is equipped with a lift station and a forced pipe connecting to a new sewer line that JPL will install in the utility duct of the JPL Bridge. The JPL sewer pipe will be connected to the existing JPL sewer system west of the bridge. It is the responsibility of Pasadena Water & Power Department – Water Division to maintain the proposed sewer lift/pump station.
17. The proposed forced pipe shall be called out as “forced house sewer lateral”. It is the responsibility of Pasadena Water & Power Department – Water Division to maintain the proposed forced pipe from the east of the east bridge abutment to the new public restroom.

18. The future connection to existing City sewer main on west side of the west bridge abutment shall be done by JPL. Maintenance of the sewer main west of the east bridge abutment shall be performed by JPL. Prior to the connection, plans shall be submitted to Pasadena Department of Public Works for review and approval. Permits for construction shall be obtained from Pasadena Department of Public Works. This requirement shall be indicated on Area 3A – Piping Plan, Key Note # 8 on sheet 26.
19. The existing ingress/egress easement across the bridge shall be revised to include public utilities purposes for the maintenance and repair/replacement of the new sewer line. The applicant shall be responsible for all the costs required to complete the easement revision. The easement revision document and processing fee shall be submitted to this office for review and approval; and it shall be executed before the construction of the new sewer line.
20. Access roads shall comply with the requirements of CFC Section 503. Minimum width of 20 feet. All building construction, including restroom shall comply with the provisions of CBC Chapter 7A for non-combustible material.

**ATTACHMENT C
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES,
RESPONSE TO COMMENTS ON INITIAL STUDY**

Can be obtained at the following webpage:
<http://ww2.cityofpasadena.net/planning/meetings/notices.asp>