



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

MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Amendment to the South Fair Oaks Specific Plan to Allow Hospital Uses with a Conditional Use Permit

PROJECT APPLICANT: City of Pasadena Planning Division

PROJECT CONTACT PERSON: Joanne Hwang

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PROJECT LOCATION: South Fair Oaks Specific Plan Area

PROJECT DESCRIPTION:

The proposed project is an amendment to the South Fair Oaks Specific Plan to designate "Medical Services - Hospital" use as a conditionally permitted use. The South Fair Oaks Specific Plan was adopted in 1998 with a vision of establishing a district attracting biomedical and technology-based companies that can prosper alongside an energetic mix of community serving retail, medical facilities and support services. The proposed project would provide for the development of hospital uses upon the approval of a Conditional Use Permit throughout the Specific Plan area. The proposed project would not entitle or fund any specific projects and thus would not result in any direct physical changes to the environment. The proposed amendment to the South Fair Oaks Specific Plan would provide a vehicle for the City to consider allowing future hospital development in the Specific Plan area with an approval of a Conditional Use Permit.

FINDING

On the basis of the initial study on file in the Planning & Community Development Department 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 of mitigation measures.

The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Completed by: Julian Capata
Title: Consultant
Date: December 9, 2015

Reviewed By: Joanne Hwang
Title: Planner
Date: December 9, 2015

PUBLIC REVIEW PERIOD:
COMMENTS RECEIVED ON DRAFT: Yes No
INITIAL STUDY REVISED: Yes No

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MITIGATION MEASURES

Amendment to the South Fair Oaks Specific Plan to Allow Hospital Uses with a Conditional Use Permit

MM CUL-1 The City shall require applicants for development permits that involve grading in areas within the paleontologically sensitive Topanga formation (as shown in Figure 5.4-2 of the General Plan Update EIR) to provide studies by a qualified paleontologist assessing the sensitivity of the project for buried paleontological resources. On properties determined to be moderately to highly sensitive for paleontological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified paleontologist. The mitigation plan shall include the following requirements:

- A paleontologist shall be retained for the project and will be on call during grading and other significant ground-disturbing activities more than six feet below the ground surface.
- Should any potentially significant fossil resources be discovered, no further grading shall occur in the area of the discovery until the Planning and Community Development Director concurs in writing that adequate provisions are in place to protect any significant resources. Work may continue outside a minimum radius of 25 feet from the discovery pending review by the Director.
- Unanticipated discoveries shall be evaluated for significance by a qualified paleontologist. If evaluation determines that significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; and provide a comprehensive final report, including catalog with museum numbers.