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- 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 City of Pasadena allows septic tanks to be used for only specified areas in the hillsides per regulations found in Ordinances 3881 and 4170 and codified in Pasadena Municipal Code. The study areas are not in any of these specified areas. No impact is expected.

10. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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

WHY? The project is the re-zoning of certain properties in the Hillside Development Overlay District and will not directly result in construction of single-family homes. Single-family homes do not involve the use or storage of hazardous substances other than the small amounts of pesticides, fertilizers and cleaning agents required for normal maintenance and landscaping. No impact is expected.

- 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 is the re-zoning of certain properties in the Hillside Development Overlay District and will not directly result in construction. No impact is expected.

- 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? Although the study areas are within one-quarter of mile of existing schools, the project will not directly result in construction nor emission or transporting of hazardous waste. No impact is expected.

- 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 study areas are not located on the State of California Hazardous Waste and Substances Sites List of sites published by California Environmental Protection Agency (CAL/EPA). No impact is expected.

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- 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? ()

WHY? Several of the study areas are within two miles of the police heliport located at the eastern edge of the Arroyo Seco near the City's border with Altadena. This heliport is not open for public use. No impact is expected.

- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? ()

WHY? The project site is not within the vicinity of a private airstrip.

- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ()

WHY? The study areas are located within an urban area and will not change the logistical nature of the area. No impact is expected.

The City of Pasadena maintains a citywide emergency response plan, which goes into effect at the onset of a major disaster (e.g., a major earthquake). The Fire Department maintains the disaster plan. In case of a disaster, the Fire Department is responsible for implementing the plan, and the Pasadena Police Department devises evacuation routes based on the specific circumstance of the emergency.

The City has pre-planned evacuation routes for dam inundation areas associated with Devil's Gate Dam, Eaton Wash, and the Jones Reservoir. According to the adopted 2002 Safety Element of the General Plan, the study areas are not within any of these dam inundation areas.

There are no areas in the City designated as eligible for flood insurance by the Federal Emergency Management Administration (FEMA).

- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? ()

WHY? According to the 2002 adopted Safety Element as shown on Plate 4-2, Wildfire Hazard Map, the study areas are located in areas of very high, moderate, and low fire hazard. The project is the re-zoning of certain properties in the Hillside Development Overlay District and will not directly result in construction of single-family houses. Properties within the Hillside Overlay District must submit a landscape plan for review and approval by the Fire Department as well as approval of the roofing materials. Although some individual properties may be included or removed from the Hillside Overlay District, this will not result in changes to

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the wildfire hazard designations of these properties. The fire hazard maps are kept independent from the City's Zoning maps.

11. HYDROLOGY AND WATER QUALITY. Would the project:

a. *Violate any water quality standards or waste discharge requirements?* ()

WHY? Subsequent construction of single-family houses must comply with federal Water Pollution Control Act (Clean Water Act) National Pollution Disposal Elimination System (NPDES) permit requirements and the City's Storm Water and Urban Runoff Control Regulations. This study has no impact.

b. *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?* ()

WHY? The project, in and of itself, will not impact the existing water supply system provided by the Pasadena Department of Water and Power and the existing sewer provided by the Public Works Department. Therefore, there will be no direct additions or withdrawals from the ground waters.

c. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on-or off-site?* ()

WHY? The project, in and of itself, will not impact drainage patterns or water courses. All future developments must meet the City's drainage and stormwater requirements. Areas where drainage may be an issue have been added to the Hillside District.

d. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?* ()

WHY? See response above, 11.c.

e. *Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?* ()

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WHY? See response above, 11.c.

f. *Otherwise substantially degrade water quality?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? See response above, 11.c.

g. *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or dam inundation area as shown in the City of Pasadena adopted Safety Element of the General Plan or other flood or inundation delineation map?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? This project will have no impact on any existing flood or inundation map.

h. *Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?*
()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? The entire City of Pasadena is in Zone D on the Federal Emergency Management Agency (FEMA) map Community Number 065050. In Zone D the City is not required to implement any flood plain management regulations.

i. *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? According to the Dam Failure Inundation Map, Plate 3-1, of the adopted 2002 Safety Element of the City's adopted General Plan, the study areas are not located in a dam inundation area.

j. *Inundation by seiche, tsunami, or mudflow?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? The City of Pasadena is not located near enough to any inland bodies of water or the Pacific Ocean to be inundated by either a seiche or tsunami.

12. LAND USE AND PLANNING. Would the project:

a. *Physically divide an existing community?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? The project will not physically divide an existing community. There is no physical change as a result of this project.

- b. *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? ()*

WHY? The proposed revisions to the Hillside Ordinance are consistent with the Low Density Residential General Plan Land Use Designation in the adopted 1994 Land Use Element, which allows zero to six dwellings per net acre. No changes to density requirements are proposed.

- c. *Conflict with any applicable habitat conservation plan (HCP) or natural community conservation plan (NCCP)? ()*

WHY? As of August 2005, there are no Habitat Conservation or Natural Community Conservation Plans in Pasadena.

13. MINERAL RESOURCES. Would the project:

- a. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ()*

WHY? The Final Environmental Impact Report for the adopted 1994 Land Use and Mobility Elements of the City's General Plan states that there are two areas in Pasadena, which may contain mineral resources of sand, gravel and stone Eaton Wash, and Devils Gate Reservoir. None of the study areas are within these regions.

- b. *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ()*

WHY? There are no locally important mineral-resource recovery sites delineated by the City of Pasadena Land Use Element of the Comprehensive General Plan. The 1994 certified final EIR for this element states that there are two areas within Pasadena which contain aggregate for making Portland cement, one in the Arroyo Seco, the other in Eaton Canyon. These areas are zoned for Open Space uses and are not currently being mined. There are no mineral-resource recovery sites shown in the Hahamongna Watershed Park Master Plan. The 1999 "Aggregate Resources in the Los Angeles Metropolitan Area" map published by the California Department of Conservation, Division of Mines and Geology shows no aggregate resources with the City of Pasadena. None of the study areas have any impact.

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WHY? The study areas are in the vicinity of the Police Heliport in the Arroyo Seco. However, the study will not result in any physical development. See 14.a. and 10.e.

15. POPULATION AND HOUSING. Would the project:

a. *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ()*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? The project would not allow housing in areas where it is currently prohibited. The proposed changes to the hillside development standards would allow up to the same development potential as single-family zoned properties not in the hillside overlay district. There are no housing units gained or infrastructure improvements that will result directly from this project. The project does not increase the density permitted in hillside areas.

b. *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ()*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? There are no housing units displaced as a direct result from this project. No impact is expected.

c. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ()*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? There is no displacement of people that will result directly from this project and would therefore not result in the need for replacement housing.

16. PUBLIC SERVICES. Will the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. *Fire Protection? ()*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? Certain portions of the are located in a very high wildfire hazard area according to the Wildfire Hazard Map (Plate 4-2) of the adopted 2002 Safety Element of the City's General Plan. The proposed project does not increase the areas permissible for new housing in the Hillside District. Therefore, there will be no change in the levels of fire protection as a result of this project. Additionally, any changes to the Zoning Map will not modify the City's fire hazard maps.

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b. Libraries? ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? The City as a whole is currently well served by its Public Information Library System. The project will not place additional demands on the library system.

c. Parks? ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? The study does not affect the density within the Hillside Overlay District and does not increase the number of lots available for development. No impact is expected.

d. Police Protection? ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? The Hillside District is in an area that has reported low crime rates according to Police Department burglary statistics. The project will not significantly increase the need for police protection since no new lots are being created.

e. Schools? ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? The project (study) does not increase the number of developable lots nor does the study increase allowable densities, thus there will be no population gain as a result of this project. The City of Pasadena collects a Pasadena Unified School District (PUSD) Construction tax on all new construction. No impact is expected.

f. Other public facilities? ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? The project does not cause direct and site specific development so no other public facilities are impacted.

17. RECREATION.

a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? No development is proposed as a result of this project. For future development in the Hillside District, a residential impact fee is collected by the City's Building Official on each residential unit constructed and on each addition over 400 sq. ft. in size. This fee is to improve recreational and park facilities near the project mitigating project impacts on parks.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? ()

WHY? The project contains no recreational facilities and the development of future single-family residences will not require the expansion or upgrade of existing facilities. As noted in response a. above, impact fees are collected on new construction to mitigate any potential impacts resulting from new residential development.

18. TRANSPORTATION/TRAFFIC. Would the project:

a. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? ()

WHY? There is no development proposed as a result of this project. The future development of single-family homes is within that allowed by both the General Plan land use and zoning designations, therefore it is within the range of development planned for by the City.

b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? ()

WHY? The project will not add any new homes to the Hillside District, thus there will be no impact.

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? ()

WHY? The project site is not within an airport land use plan or within two miles of a public airport or public use airport.

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ()

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WHY? The project proposes no new development. Future projects will be evaluated by the Transportation Department and impacts on circulation based on use and design will be evaluated in the future on a case by case basis.

e. Result in inadequate emergency access? ()

WHY? The project proposes no new development. Future projects will be evaluated to ensure that access and egress is adequate for emergency vehicles.

f. Result in inadequate parking capacity (vehicle or bicycle)? ()

WHY? No new development will occur as a result of this project. Future single-family residences are required to provide a minimum of two covered parking spaces per unit.

g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)? ()

WHY? The project has no impact on alternative transportation options.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? ()

WHY? No new development will occur as a direct result of this project. Future projects will not exceed wastewater treatment requirements of the California Regional Water Quality Control Board, Los Angeles Region. Los Angeles County treats the City's wastewater, individual projects are subject to a Los Angeles County fee when the project is hooked up to a sewer line. The City is within Los Angeles County Sanitation District 16.

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ()

WHY? The project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The City's Water and Power Department is responsible for water and water treatment facilities. Los Angeles County treats the City's wastewater, individual projects are subject to a Los Angeles County fee when the project is hooked up to a sewer line.

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c. *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ()*

WHY? The project will not require the construction of new storm water drainage facilities or the expansion of existing facilities. Future projects must have an on-site drainage plan approved by the Building Official and the Public Works Department prior to the issuance of any building permits.

d. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? ()*

WHY? The adequacy of water supply is a potential problem for all new development since the Southern California region has been known to experience periods of drought and needs a long-term reliable water supply. Although this project will not lead to any new construction directly, during periods of drought future projects will be required to comply with the City's Water Shortage Procedures Ordinance, thereby reducing monthly water consumption to 90 percent of the expected consumption for this type of land use.

e. *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ()*

WHY? See responses to 19 a. and b.

f. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? ()*

WHY? This project will not directly lead to any new construction. However, the study areas (project) can be served by a landfill with sufficient permitted capacity to accommodate individual project's solid waste disposal needs. The City of Pasadena is served primarily by Scholl Canyon landfill, which as of July 2003 has a 22-year capacity, and secondarily by Puente Hills, which was repemitted in 2003 for 10 years. The study areas are located in a developed urban area and within the City's refuse collection area. The project will not result in the need for new or substantial alterations to the existing system of solid waste collection and disposal. The Solid Waste Division of the Pasadena Public Works Department has an active recycling program to reduce the metal, glass, plastics, newspapers and yard waste for disposal in approved landfills. This program serves single-family residences and some of the smaller multifamily projects. The project will not directly generate solid waste and any proposed rezoning will not impact density.

g. *Comply with federal, state, and local statutes and regulations related to solid waste? ()*

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WHY? This project will not directly lead to any new construction; any future construction is required to comply with all applicable statutes and regulations related to solid waste.

20. MANDATORY FINDINGS OF SIGNIFICANCE.

- a. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? ()*

WHY? The city's hillside areas contain wildlife habitat, native vegetation, and wildlife corridors. The Hillside areas contain mammals common with human habitations- coyote, squirrel, striped skunk, mule deer, raccoon etc. A variety of reptiles and birds are also common to the area and are not considered rare or endangered by local, state or federal listings. As specific projects within the Hillside District are proposed, the staff often requires biology studies or flora and fauna studies as a part of the project. The Department of Fish and Game is consulted on projects that are found to have biological resources, wildlife corridors, or habitat issues. Impacts are analyzed and mitigation measures are placed on projects as projects are processed by the staff. In this case, for properties being added to the Hillside District, these studies will now be required through the Hillside Development Permit process when developments are proposed. For properties removed from the Hillside District, they have been found to exhibit no traits of hillside lots. There will therefore, be no impact on wildlife habitat or range of an endangered species.

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future project? ()*

WHY? There can be no cumulative impacts of this project as no development will occur as a direct result of the project. All future development in the Hillside will be required to meet all existing city codes and ordinances, including the protections built into the Hillside Development Overlay District.

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ()*

WHY? The project does not propose any direct development so there will be no impacts related to flooding, erosion, landslides, fire safety, drainage, or transportation. All future projects within the Hillside District will be required to meet all ordinances relevant to the review of the Building Division, Public Works Department, Fire Department, and Zoning Department. Properties added to the Hillside District will now be subject to the relevant technical studies required. For properties removed from the Hillside District, no hillside characteristics will be impacted. This project will have no substantial adverse effects on human beings either directly or indirectly.

INITIAL STUDY REFERENCE DOCUMENTS

- | # | Document |
|----|--|
| 1 | Alquist-Priolo Earthquake Fault Zoning Act, California Public Resources Code, revised January 1, 2004 official Mt. Wilson, Los Angeles and Pasadena quadrant maps were released March 25, 1999. |
| 2 | Alquist-Priolo Earthquake Fault Maps- the official Los Angeles and Mt. Wilson, quadrant maps were released in 1977. |
| 3 | CEQA Air Quality Handbook, South Coast Air Quality Management District, revised 1993 |
| 4 | East Pasadena Specific Plan Overlay District, City of Pasadena Planning and Development Department, codified 2001 |
| 5 | Energy Element of the General Plan, City of Pasadena, adopted 1983 |
| 6 | Fair Oaks/Orange Grove Specific Plan Overlay District, City of Pasadena Planning and Development Department codified 2002 |
| 7 | Final Environmental Impact Report (FEIR) Land Use and Mobility Elements of the General Plan, City of Pasadena, certified 2004 |
| 8 | 2000-2005 Housing Element of the General Plan, City of Pasadena, adopted 2002. |
| 9 | Inclusionary Housing Ordinance Pasadena Municipal Code Chapter 17.71 Ordinance #6868 |
| 10 | Land Use Element of the General Plan, City of Pasadena, adopted 2004 |
| 11 | Mobility Element of the General Plan, City of Pasadena, adopted 2004 |
| 12 | Noise Element of the General Plan, City of Pasadena, adopted 2002 |
| 13 | Noise Protection Ordinance Pasadena Municipal Code Chapter 9.36 Ordinances # 5118, 6132, 6227, 6594 and 6854 |
| 14 | North Lake Specific Plan Overlay District, City of Pasadena Planning and Development Department, Codified 1997 |
| 15 | Regional Comprehensive Plan and Guide, "Growth Management Chapter," Southern California Association of Governments, June 1994 |
| 16 | Safety Element of the General Plan, City of Pasadena, adopted 2002 |
| 17 | Scenic Highways Element of the General Plan, City of Pasadena, adopted 1975 |
| 18 | Seismic Hazard Maps, California Department of Conservation, official Mt. Wilson, Los Angeles and Pasadena quadrant maps were released March 25, 1999. The preliminary map for Condor Peak was released in 2002. |
| 19 | South Fair Oaks Specific Plan Overlay District Planning and Development, codified 1998 |
| 20 | State of California "Aggregate Resource in the Los Angeles Metropolitan Area" by David J. Beeby, Russell V. Miller, Robert L. Hill, and Robert E. Grunwald, Miscellaneous map no. .010, copyright 1999, California Department of Conservation, Division of Mines and Geology |
| 21 | Storm Water and Urban Runoff Control Regulations n Pasadena Municipal Code Chapter 8.70 Ordinance #6837 |
| 22 | Transportation, Housing, and Child Care Survey: A Report Describing the Results and Findings of a Survey of Employees in the City of Pasadena, Child Care Planning Associates for the City of Pasadena, April 11, 1990 |
| 23 | Tree Protection Ordinance Pasadena Municipal Code Chapter 8.52 Ordinance # 6896 |
| 24 | West Gateway Specific Plan Overlay District, City of Pasadena Planning and Development Department codified 2001 |
| 25 | Zoning Code, Chapter 17 of the Pasadena Municipal Code |



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

PROPOSED NEGATIVE DECLARATION

PROJECT TITLE: Hillside Re-zoning Study
PROJECT APPLICANT: City of Pasadena – Planning Division
PROJECT CONTACT PERSON: Jason Kruckeberg, Senior Planner
ADDRESS: 175 N. Garfield Ave.; Pasadena, CA 91101
TELEPHONE: (626) 744-6834

PROJECT LOCATION: Hillside Development (HD) zones citywide (see maps attached to Initial Environmental Study – Attachments A.1-3)

PROJECT DESCRIPTION: The City of Pasadena is considering revisions to the existing Hillside Development Overlay District (PMC 17.29) and considering changing the zoning designations for single-family residential properties within designated study areas. The proposed revisions include modifications to the allowable floor area limits applicable to properties with topography of a 15% or less slope. Nine study areas within the Hillside Development Overlay District (HD) have been identified and evaluated (see attached map(s) – Exhibit A). Properties that are flat and does not exhibit traits of a hillside area may be removed from the HD district and properties with hillside characteristics will be added to the HD district. If an area is removed from the HD district, a discretionary review will no longer be necessary for new homes or major additions. Properties that are added to the HD district will require a discretionary review (Hillside Development Permit) for additions of 500 square feet or greater or 20% of the floor area of the existing dwelling unit.

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.

Completed by: Antonio Gardea
Title: Associate Planner
Date: 08.22.05

Determination Approved: *Jennifer Pung Siede*
Title: *Senior Planner*
Date: *8 25 05*

PUBLIC REVIEW PERIOD: August 31 through September 20, 2005

COMMENTS RECEIVED ON DRAFT: Yes No

INITIAL STUDY REVISED: Yes No