

Attachment 2



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

NEGATIVE DECLARATION

PROJECT TITLE: Proposed General Plan Amendment and Zone Change for Property at 505 South Wilson Avenue, California Institute of Technology (Caltech)

PROJECT APPLICANT: California Institute of Technology (Caltech)

PROJECT CONTACT PERSON: Lanny Woo

ADDRESS: 175 N. Garfield Avenue, Pasadena, CA 91101-1704

TELEPHONE: (626) 744-4009

PROJECT LOCATION: 505 South Wilson Avenue
West side of Wilson Avenue between San Pasaqual Street and
California Boulevard
City of Pasadena, County of Los Angeles, State of California

PROJECT DESCRIPTION: The applicant, Caltech, is proposing a General Plan Amendment from Medium-High Density Residential (0-32 dwelling units/net acre) to Institutional and a Zone Change from RM-32 (Multi-Family Residential District, 32 dwelling units/net acre) to PS (Public and Semi-Public) for the property located at 505 South Wilson Avenue. The parcel is located within the Caltech Master Plan boundary area. In accordance with the provisions of the Master Plan, a zone change to PS zoning must be obtained for properties within the Master Plan boundaries as they are acquired by Caltech. Currently, on the project site is an existing single-family residence. Caltech is proposing to maintain the single-family residence on the site that would be used as academic or administrative office, and/or a faculty residence. No development is proposed onsite.

FINDING

On the basis of the initial study on file in the Department of Planning and Development:

X 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.

The Initial Study which provides the basis for this finding is on file and available for review at the City of Pasadena, Department of Planning and Development, Community Planning Section, 175 North Garfield Avenue, Pasadena, CA 91101-1704

Completed by:
Title:
Date:

Determination Approved:
Title:
Date:

PUBLIC REVIEW PERIOD: November 22, 2007 – December 12, 2007

COMMENTS RECEIVED ON DRAFT: Yes No

INITIAL STUDY REVISED: Yes No

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Attachment 3

FINDINGS FOR THE PROPOSED ZONE CHANGE FOR
505 S. WILSON AVENUE

Pasadena Municipal Code Section 17.74.070 B requires findings to be made for zoning map amendments. The zoning findings can be made in support of the proposed zone change.

1. *The proposed amendments are in conformance with the goals, policies, and objectives of the General Plan.* The proposed General Plan Amendment and zone change will allow Caltech to fully integrate the property at 505 S. Wilson Avenue into the school campus operations with various uses according to the Master Plan. The amendment will further the goals of the General Plan by allowing the Institution educational opportunities for growth in balance with their surroundings. The amendment will continue to support the Master Plan by allowing the existing single-family residence on the site to operate as a faculty residence or academic or administrative office.

2. *The proposed map amendments would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.* The proposed amendment will allow for the continued operation of an existing private learning institution, Caltech. In keeping with the environment of the single-family surroundings and the Institution, the amendment will allow for the retention of the existing single-family residence to operate as a faculty residence and or academic or administrative office. In addition, the conditions of the existing Master Plan for the campus will ensure that the continued operation of the Institution would not be detrimental to the health, safety, or general welfare to the neighboring residents, visitors, students, faculties, and staff.

Attachment 4



NOTICE OF DETERMINATION

TO: County of Los Angeles
Registrar-Recorder/County Clerk
Business Filing and Registration
12400 East Imperial Highway, Room #1101
Norwalk, CA 90650

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

FROM: City of Pasadena
Planning and Development Department
George Ellery Hale Building
175 North Garfield Avenue
Pasadena, CA 91101

SUBJECT: Filing Notice of Determination in compliance with §21108 or §21152 of the Public Resources Code

State Clearinghouse Number:

Project Title and File Number:

EIR/Environmental Case Number:

General Plan Amendment and Zone Change for 505 South Wilson Avenue – 2007-01-GPA-ZC

Project Contact Person:

Lanny Woo (626) 744-6776

Project Location:

505 South Wilson Avenue, Pasadena, California Los Angeles County
(West side of Wilson Avenue between San Pasqual Street and California Boulevard within the California Institute of Technology (Caltech) Master Development Plan boundary area)

Project Description:

The applicant, Caltech, is proposing a General Plan Amendment from Medium-High Density Residential (0-32 dwelling/units net acre) to Institutional and a zone change from RM-32 (Multi-family Residential District, 32 dwelling/units net acre) to PS (Public and Semi-Public) for the property at 505 S. Wilson Avenue that is within the Caltech Master Development Plan boundary area. The property was exempted from the Master Plan because it was not under Caltech ownership at the time of adoption of the Master Plan. Now that the subject property is owned by Caltech, the Zoning needs to reflect the PS zoning district for the campus. No change in the use of the property, as defined and analyzed in the adopted Master Plan, is anticipated as a result of the General Plan Amendment and Zone Change. In accordance with the provisions of the Master Plan, a zone change to PS zoning must be obtained for properties within the Master Plan boundaries as they are acquired by Caltech. Currently, on the project site is an existing single-family residence. According to the provisions of the Caltech Master Development Plan and analyzed in the 1988 Final Environmental Impact Report for the Master Plan, the existing houses fronting on Wilson Avenue, within the boundary area of the Master Plan, will be retained on their current sites and used as academic or administrative offices, and/or faculty residences. Caltech is proposing to maintain the single-family residence onsite. No development is proposed for the project site.

This is to advise that the City Council of the City of Pasadena has approved the above described
(Lead Agency or Responsible Agency)

project on March 3, 2008 and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. A Supplemental Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Final Supplemental EIR with comments and responses and record of project approval, is available to the General Public at: The City of Pasadena Permit Center, 175 N. Garfield Avenue, Pasadena, CA 91101.

Signature

Environmental Administrator
Title

Date

Authority cited: Section 21083, Public Resources Code.
Reference: Sections 21000-21174, Public Resources Code.



DEPARTMENT OF FISH AND GAME

http://www.dfg.ca.gov
Environmental Review and Permitting
1416 Ninth Street, Suite 1260
Sacramento, California 95814



CEQA Filing Fee No Effect Determination Form

Applicant Name: California Institute of Technology (Caltech) Date Submitted: 11/5/2007

Applicant Address: c/o Darren Artura, Director of Investments - Real Assets, 1200 E. California Boulevard, Pasadena, CA 91125-3100

Project Name: General Plan Amendment and Zone Change for Property at 505 S. Wilson Avenue - California Institute of Technology (Caltech)

CEQA Lead Agency: City of Pasadena
CEQA Document Type: (ND, MND, EIR) Negative Declaration
SCH Number and/or local agency ID number: 2007-01-GPA-ZC

Project Location: 505 S. Wilson Avenue

Brief Project Description: The applicant, Caltech, is proposing a General Plan Amendment from Medium-High Density Residential (0-32 dwelling units/net acre) to Institutional and a Zone Change from RM-32 (Multi-family Residential District, 32 dwelling unit/net acre) to PS (Public and Semi-Public) for the property at 505 S. Wilson Avenue with the Caltech Master Development Plan boundary area (Figure 1). In accordance with the provisions of the Master Plan, the City shall institute zone changes proceedings to establish PS (Public and Semi-Public) zoning districts for those properties within the Master Plan boundaries not currently owned by Caltech, but subsequently acquired by Caltech. Currently, on the project site is an existing single-family residence. As provided Caltech Master Development Plan, the existing houses fronting Wilson Avenue, within the boundary area of the Master Plan, will be retained and used as administrative or academic offices, and/or faculty residences. Caltech is proposing to retain the single-family residence onsite. No development is proposed onsite.

Determination: Based on a review of the Project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

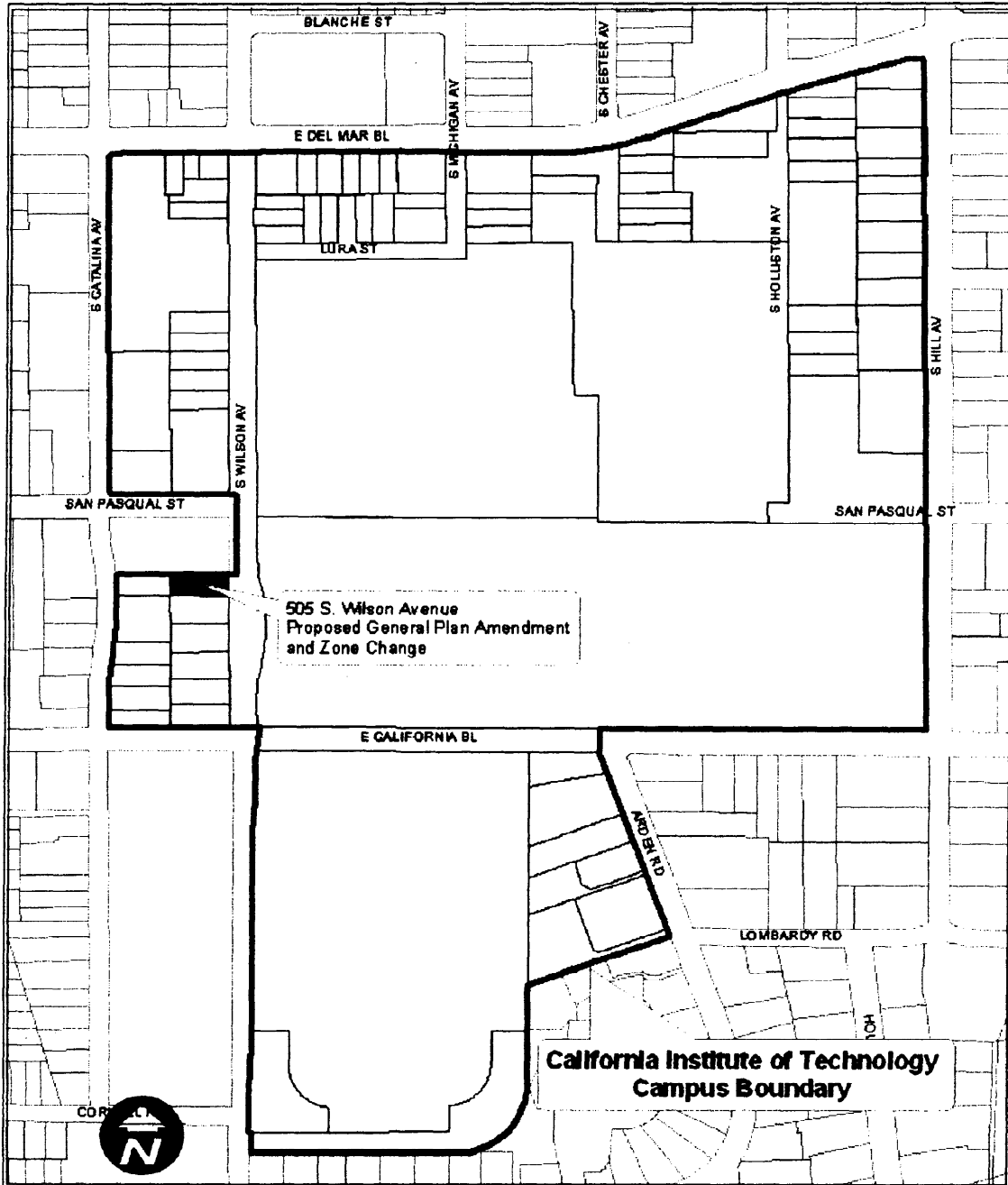
DFG Approval By: [Signature] Lester Newton-Reed Date: 12-10-07

Title: Environmental Scientist

Attachment 5



505 S. Wilson Avenue General Plan Amendment and Zone Change



Note: Map Not to Scale
10/2007

Attachment 6

**MEMORANDUM - CITY OF PASADENA
DEPARTMENT OF PUBLIC WORKS**

DATE: November 27, 2007

TO: Denver Miller, Zoning Administrator
Planning and Development Department

FROM: City Engineer
Department of Public Works

RE: Zone Change
505 South Wilson Avenue

The Department of Public Works has reviewed the application for a General Plan Amendment and Zone Change at 505 South Wilson Avenue. These conditions are contingent upon the change of use of the single-family residential to academic or administrative office. An existing single-family house at the site will be used by Caltech as administrative or academic offices in the future. The General Plan Amendment is from Medium-High Density Residential (0-32 dwelling units/net acre) to Institutional, and the Zone Change is from RM-32 (Multi-Family Residential, 32 dwelling units/net acre) to PS (Public & Semi-Public). The approval of this Zone Change should be based upon satisfying all of the following conditions if the existing use is change from single-family residential to academic or administrative offices:

1. Wilson Avenue was reconstructed in October 2005 and is a moratorium street. Any excavations made before October 2010 will require full width repaving of the street along the project frontage. Excavations in the streets for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.
2. Any new drive approach shall be constructed a minimum of 12 feet in width and in accordance with Standard Drawing No. S-403. The existing gutter shall be cut as near the flow line and the paving shall not be disturbed.
3. A closed circuit television (CCTV) inspection of the house sewer serving the property shall be performed and a CCTV inspection tape submitted for review. The applicant shall correct any defects revealed by the inspection. Defects may include, excessive tuberculation, offset joints, excessive root intrusion, pipe joints that can allow water infiltration, cracks, and corrosion or deterioration of the pipe or joint material, damaged or cracked connection to the sewer main, or other defects as determined by the City Engineer. The method of correction of the defects shall be subject to the approval of the City Engineer, and may include partial or total replacement of the house sewer, or installation of a structural or non-structural pipe liner. The applicant shall be responsible for all costs required to obtain the CCTV inspection of the existing sewer connection, and if required, to correct the defects.

4. The applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by a civil engineer, registered in the State of California. Upon submission of improvement plans to the Departments of Public Works for checking, the applicant will be required to place a deposit with the department to cover the cost of plan checking and construction inspection of the improvements. The amount of deposit will be determined when the plans are submitted and will be based upon the estimated cost to the department for the work. Note that plans approved by the City Planning and Development (Building) Department do not include approvals for work in the public right-of-way. Independent plans shall be submitted to the Department of Public Works – Engineering Division. The applicant is encouraged to submit these plans as early as possible to avoid delays in the issuance of Certificates of Occupancy.

5. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at:
<http://www.cityofpasadena.net/publicworks/Engineering/default.asp>. A deposit, based on the General Fee Schedule, is required for plan review. This plan shall show the impact of the various construction stages on the public right-of-way including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the WATCH Manual, 2006 Edition. If the public right-of-way occupation requires a diagram that is not a part of the WATCH Manual, 2006 Edition, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval.

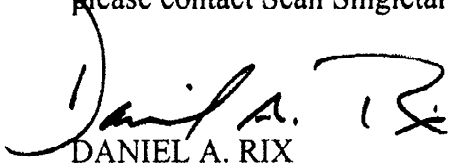
6. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$1,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. The deposit may be used for any charges resulting from damage to street trees. A processing fee will be charged against the deposit.
7. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

In addition to the above conditions, the requirements of the following ordinances may apply to the proposed project:

- Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)
In accordance with Section 12.04.031, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged sidewalk along the Marengo Avenue frontage prior to the issuance of a Certificate of Occupancy or any building permit for work in excess of \$5,000 pertaining to occupancy or construction on the property in accordance with Section 12.04.035, entitled "Inspection required for Permit Clearance" of the PMC.
- 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 approval of the Urban Forestry Advisory Committee.

Denver Miller, Zoning Administrator
Zone Change
November 27, 2007
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If you have questions regarding the above conditions and requirements of the ordinances,
please contact Sean Singletary, of this office, at (626) 744-4273.

A handwritten signature in black ink, appearing to read "Daniel A. Rix". The signature is stylized and written in a cursive-like font.

DANIEL A. RIX
City Engineer

DAR:ss