

**ATTACHMENT 8**



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

## **PROPOSED NEGATIVE DECLARATION**

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**PROJECT TITLE:** Proposed Zoning Map and Zoning Code Amendments to N. Los Robles Avenue between Douglas Street and Mountain Street

**PROJECT APPLICANT:** City of Pasadena

**PROJECT CONTACT PERSON:** Scott Reimers

**ADDRESS:** 175 N. Garfield Ave.; Pasadena, CA; 91101

**TELEPHONE:** (626) 744-6710

**PROJECT LOCATION:** Those properties on the west side of N. Los Robles Ave. between Mountain St. and Douglas St. and those properties on the east side N. Los Robles Ave. between Mountain St. and Jackson St.; City of Pasadena; County of Los Angeles; State of California

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**PROJECT DESCRIPTION:** Presently, the study area is zoned for residential uses with a density up to 16 units/acre. Current state law allows property owners to increase the density by 35% by including affordable housing. The proposed overlay would allow additional density, after application for the state density bonus (also set forth in PMC Chapter 17.43), of 15% if the additional units are provided at low or moderate income levels. In addition to amending the zoning map, the zoning code would also be amended to create the regulations governing this new overlay.

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### **FINDING**

On the basis of the initial study on file in the Current Planning Office:

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.

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Completed by: Scott Reimers  
Title: Associate Planner  
Date: October 1, 2008

Determination Approved:  
Title:  
Date:

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PUBLIC REVIEW PERIOD:

COMMENTS RECEIVED ON DRAFT:  Yes  No

INITIAL STUDY REVISED:  Yes  No

**CITY OF PASADENA**  
**175 NORTH GARFIELD AVENUE**  
**PASADENA, CA 91101-1704**

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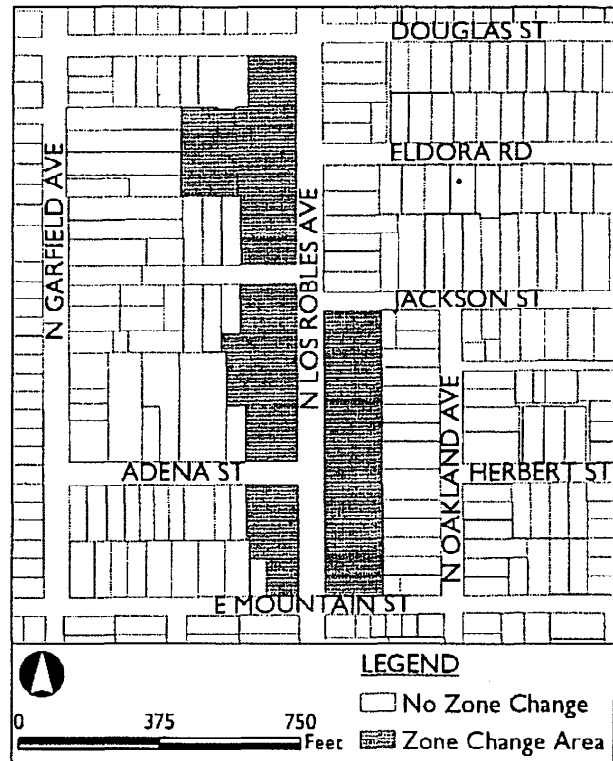
**INITIAL STUDY**

In accordance with the Environmental Policy Guidelines of the City of Pasadena, this analysis, the associated "Master Application Form," and/or Environmental Assessment Form (EAF) and supporting data constitute the Initial Study for the subject project. This Initial Study provides the assessment for a determination whether the project may have a significant effect on the environment.

**SECTION I – PROJECT INFORMATION**

1. Project Title: Proposed Zoning Map and Zoning Code Amendments to N. Los Robles Avenue between Douglas Street and Mountain Street
2. Lead Agency Name and Address: City of Pasadena; 175 N. Garfield Ave.; Pasadena, CA; 91101
3. Contact Person and Phone Number: Scott Reimers; (626) 744-6710
4. Project Location: Those properties on the west side of North Los Robles Ave. between Mountain St. and Douglas St. and those properties on the east side North Los Robles Ave. between Mountain St. and Jackson St.
5. Project Sponsor's Name and Address: City of Pasadena; 175 N. Garfield Ave.; Pasadena, CA; 91101
6. General Plan Designation: Medium Density Residential (0-16 dwelling units / net acre)
7. Zoning: RM-16 (Residential Multi-family, 16 units/acre)
8. Description of the Project:

Presently, the study area is zoned for residential uses with a density up to 16 units/acre. Current state law allows property owners to increase the density by 35% by including affordable housing. The proposed overlay would allow additional density, after application for the state density bonus (also set forth in PMC Chapter 17.43), of 15% if the additional units are provided at low or moderate income levels. In addition to amending the zoning map, the zoning code would also be amended to create the regulations governing this new overlay.



9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings):

DIRECTION	USE	ZONING	HISTORICAL STATUS
West	Mostly single family but some multi-family	Single Family Residential RS-6, except for Mountain Street which is Multi Family Residential, Two Units Per Lot ,RM-12	Garfield Heights a locally designated historical landmark district
South-west	Mix of single and multi-family	Multi Family Residential, Two Units Per Lot RM-12 & Multiple-Family Residential, City of Gardens RM-32	None
South-east	Mix of single and multi-family	Single Family Residential RS-6 & Public and Semi-Public District	None
East	Mostly single family but some multi-family	Single Family Residential RS-6	Orange Heights – National Register of Historic Places
North	Multi-family	Multi-Family Residential, City of Gardens RM-16 & Multi-Family Residential, City of Gardens RM-32	Normandie Heights a locally designated historical landmark district

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement):

Approval by the City Council with a recommendation from the Planning Commission and the Northwest Commission is required.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Geology and Soils		Population and Housing
	Agricultural Resources		Hazards and Hazardous Materials		Public Services
	Air Quality		Hydrology and Water Quality		Recreation
	Biological Resources		Land Use and Planning		Transportation/Traffic
	Cultural Resources		Mineral Resources		Utilities and Service Systems
	Energy		Noise		Mandatory Findings of Significance

**DETERMINATION:** (to be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment., but at least effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards , and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

*Scott Reimers* 10/1/08  
 Prepared By/Date

*[Signature]* 10/1/08  
 Reviewed By/Date

Scott Reimers  
 Printed Name

Printed Name

Negative Declaration/Mitigated Negative Declaration adopted on: \_\_\_\_\_

Adoption attested to by: \_\_\_\_\_  
 Printed name/Signature Date

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant

Impact." The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 20, "Earlier Analysis," may be cross-referenced).

- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. See CEQA Guidelines Section 15063( c)(3)(D). Earlier analyses are discussed in Section 20 at the end of the checklist.
    - a) Earlier Analysis Used. Identify and state where they are available for review.
    - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    - c) Mitigation Measures. For effects that are "less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier documents and the extent to which address site-specific conditions for the project.
  - 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
  - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
  - 8) The explanation of each issue should identify:
    - a) The significance criteria or threshold, if any, used to evaluate each question; and
    - b) The mitigation measure identified, if any, to reduce the impact to less than significant
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Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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## SECTION II - ENVIRONMENTAL CHECKLIST FORM

**1. BACKGROUND.**

Date checklist submitted: 10/01/2008  
 Department requiring checklist: Planning and Development  
 Case Manager: Scott Reimers, Associate Planner

**2. ENVIRONMENTAL IMPACTS:**

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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**3. AESTHETICS.** Would the project:

a. *Have a substantial adverse effect on a scenic vista?* ( )

**WHY?** The proposed zone change and zoning map amendment would allow an additional 15% density bonus over the 35% density bonus allowed by State Government Code Section 68915. All projects that would make use of the RM-16 standards and this zoning overlay would be required to undergo design review, as this is a requirement of the City's Zoning Code and City of Gardens standards. The City has existing regulations to ensure that projects using the provisions of this overlay will not cause a significant aesthetic impact. Analysis relating to how this general rule will directly impact individual projects will be analyzed at the time of the project-level CEQA review.

b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?* ( )

**WHY?** The only designated state scenic highway in the City of Pasadena is the Angeles Crest Highway (State Highway 2), which located north of Arroyo Seco Canyon in the extreme northwest portion of the City. The study area is not within the view shed of the Angeles Crest Highway, and not along any scenic roadway corridors identified in the City's General Plan documents. Therefore, the proposed project would have no impacts to state scenic highways or scenic roadway corridors.

c. *Substantially degrade the existing visual character or quality of the site and its surroundings?* ( )

**WHY?** The proposed zone change and zoning map amendment would allow an additional 15% density bonus over the 35% density bonus allowed by State Government Code Section 68915. All projects that would make use of the RM-16 standards and this zoning overlay would be required to undergo design review, as this is a requirement of the City's Zoning Code and City of Gardens standards. The City has existing regulations to ensure that projects using the provisions of this overlay will not cause a significant



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aesthetic impact. Analysis relating to how this general rule will directly impact individual projects will be analyzed at the time of the project-level CEQA review.

- d. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* ( )

**WHY?** The proposed zone change and zoning map amendment would allow an additional 15% density bonus over the 35% density bonus allowed by State Government Code Section 68915. All projects that would make use of the RM-16 standards and this zoning overlay would be required to undergo design review, as this is a requirement of the City's Zoning Code and City of Gardens standards. The City has existing regulations to ensure that projects using the provisions of this overlay will not cause a significant impact due to substantial light or glare. Analysis relating to how this general rule will directly impact individual projects will be analyzed at the time of the project-level CEQA review.

**4. AGRICULTURAL RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?* ( )

**WHY?** The City of Pasadena is a developed urban area surrounded by hillsides to the north and northwest. The western portion of the City contains the Arroyo Seco, which runs from north to south through the City. It has commercial recreation, park, natural and open space. The City contains no prime farmland, unique farmland, or farmland of statewide importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?* ( )

**WHY?** The City of Pasadena has no land zoned for agricultural use other than commercial growing areas. Commercial Growing Area/Grounds is permitted in the CG (General Commercial), CL (Limited Commercial), and IG (General Industrial) zones and conditionally in the RS (Residential Single-Family), and RM (Residential Multi-Family) districts. The use is also permitted within certain specific plan areas.

- c. *Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?* ( )

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**WHY?** There is no known farmland in the City of Pasadena; therefore the proposed project would not result in the conversion of farmland to a non-agricultural use.

**5. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan? ( )

**WHY?** The City of Pasadena is within the South Coast Air Basin (SCAB), which is bounded by the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and the Pacific Ocean to the south and west. The air quality in the SCAB is managed by the South Coast Air Quality Management District (SCAQMD).

The SCAB has a history of recorded air quality violations and is an area where both state and federal ambient air quality standards are exceeded. Because of the violations of the California Ambient Air Quality Standards (CAAQS), the California Clean Air Act requires triennial preparation of an Air Quality Management Plan (AQMP). The AQMP analyzes air quality on a regional level and identifies region-wide attenuation methods to achieve the air quality standards. These region-wide attenuation methods include regulations for stationary-source polluters; facilitation of new transportation technologies, such as low-emission vehicles; and capital improvements, such as park-and-ride facilities and public transit improvements.

The most recently adopted plan is the 2007 AQMP, adopted on June 1, 2007. This plan is the South Coast Air Basin's portion of the State Implementation Plan (SIP). This plan is designed to achieve the five percent annual reduction goal of the California Clean Air Act.

The SCAQMD understands that southern California is growing. As such, the AQMP accommodates population growth and transportation projections based on the predictions made by the Southern California Association of Governments (SCAG). Thus, projects that are consistent with employment and population forecasts are consistent with the AQMP.

In addition to the region-wide AQMP, the City of Pasadena participates in a sub-regional air quality plan – the West San Gabriel Valley Air Quality Plan. This plan, prepared in 1992, is intended to be a guide for the 16 participating cities, and identifies methods of improving air quality while accommodating expected growth.

The study area for this zoning map and code amendment currently contains approximately 100 dwelling units. The existing zoning in combination with the State's density bonus law would allow a maximum of approximately 155 housing units. The proposed amendments could allow up to approximately 170 units (a net increase of approximately 71 units over the existing built environment).

The State's density bonus law (State Government Code Section 68915) allows a 35% density bonus for projects that provide affordable housing. This bonus amounts to a 22 unit/acre density. The proposed zoning map and code amendments would allow an additional 15% density bonus for projects in the study area as long as the added units are provided at affordable levels. This added bonus amounts to a 24 unit/acre density.

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The 2004 Land Use Element designated this study area Medium-High Density Residential (32 dwelling units/net acre). The environmental impact report for the Land Use Element (State Clearinghouse No. 2003031099) evaluated the environmental effects of a density higher than that proposed by this zoning map and code amendment. The proposed amendments will decrease the density from the previous analyzed levels and thus lessen the impacts already analyzed.

The Air Quality chapter of the EIR stated that the Land Use Element would not result in conflicts with implementation of the applicable air quality plan nor result in the creation of objectionable odors. The EIR found that the future emissions of PM10 will exceed the established threshold of 150 pounds per day. This was considered a significant impact and mitigation was required. Mitigation measures are found on pages 128-129. Since the degree to which these measures will reduce PM10 levels is not quantifiable this impact was considered significant and unavoidable.

The exceeding of established PM10 thresholds was identified when analyzing the impacts of development citywide. This initial study is for a much smaller area - 34 parcels – and where the maximum number of units that could be built is 71. Short term impacts will likely be spread out over time and over a number development sites, thus reducing air quality impacts. Impacts on air quality will be less than that reviewed and approved by the Land Use Element's EIR. Further, the "project" being analyzed is a zone change and zone text amendment and does not propose any specific construction project. Analysis relating to how this general rule will directly impact individual projects will be analyzed at the time of the project-level CEQA review.

The discussion of air quality impacts on pages 115-132 of the Land Use Element EIR is incorporated herein by reference, pursuant to State CEQA Guidelines Sections 15150 and 15168(d), and is concurrently available for review at the Permit Center, located at 175 N. Garfield Ave., and on the City's website at <http://www.ci.pasadena.ca.us/planning/deptorg/commping/GenPlan/gpeir.asp>.

b. *Violate any air quality standard or contribute to an existing or projected air quality violation?* ( )

**WHY?** The study area for this zoning map and code amendment currently contains approximately 100 dwelling units. The existing zoning in combination with the State's density bonus law would allow a maximum of approximately 155 housing units. The proposed amendments could allow up to approximately 170 units (a net increase of approximately 71 units over the existing built environment).

The State's density bonus law (State Government Code Section 68915) allows a 35% density bonus for projects that provide affordable housing. This bonus amounts to a 22 unit/acre density. The proposed zoning map and code amendments would allow an additional 15% density bonus for projects in the study area as long as the added units are provided at affordable levels. This added bonus amounts to a 24 unit/acre density.

The 2004 Land Use Element designated this study area Medium-High Density Residential (32 dwelling units/net acre). The environmental impact report for the Land Use Element (State Clearinghouse No. 2003031099) evaluated the environmental effects of a density higher than that proposed by this zoning map and code amendment. The proposed amendments will decrease the density from the previous analyzed levels and thus lessen the impacts already analyzed.

The Air Quality chapter of the EIR stated that the Land Use Element would not result in conflicts with implementation of the applicable air quality plan nor result in the creation of objectionable odors. The EIR found that the future emissions of PM10 will exceed the established threshold of 150 pounds per day. This



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The exceeding of established PM10 thresholds was identified when analyzing the impacts of development citywide. This initial study is for a much smaller area - 34 parcels – and where the maximum number of units that could be built is 71. Short term impacts will likely be spread out over time and over a number of development sites, thus reducing air quality impacts. Impacts on air quality will be less than that reviewed and approved by the Land Use Element's EIR. Further, the "project" being analyzed is a zone change and zone text amendment and does not propose any specific construction project. Analysis relating to how this general rule will directly impact individual projects will be analyzed at the time of the project-level CEQA review.

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d. *Expose sensitive receptors to substantial pollutant concentrations?* ( )

**WHY?** The surrounding area is made up of single family and multi-family residences, which are considered sensitive receptors. The study area for this zoning map and code amendment currently contains approximately 100 dwelling units. The existing zoning in combination with the State's density bonus law would allow a maximum of approximately 155 housing units. The proposed amendments could allow up to approximately 170 units (a net increase of approximately 71 units over the existing built environment). The short term and long term air quality impacts associated with the relatively small number of units in multiple projects would be minimal. Analysis relating to how this general rule will directly impact individual projects will be analyzed at the time of the project-level CEQA review. The project does not propose any new floor area or units. Future development projects will be reviewed to determine whether they are compatible with all applicable air quality plans and standards.

The State's density bonus law (State Government Code Section 68915) allows a 35% density bonus for projects that provide affordable housing. This bonus amounts to a 22 unit/acre density. The proposed zoning map and code amendments would allow an additional 15% density bonus for projects in the study area as long as the added units are provided at affordable levels. This added bonus amounts to a 24 unit/acre density.

The 2004 Land Use Element designated this study area Medium-High Density Residential (32 dwelling units/net acre). The environmental impact report for the Land Use Element (State Clearinghouse No. 2003031099) evaluated the environmental effects of a density higher than that proposed by this zoning map and code amendment. The proposed amendments will decrease the density from the previous analyzed levels and thus lessen the impacts already analyzed.

The Air Quality chapter of the EIR stated that the Land Use Element would not result in conflicts with implementation of the applicable air quality plan nor result in the creation of objectionable odors. The EIR found that the SCAQMD thresholds for CO would not be exceeded by the Land Use Element. Therefore the impact was less than significant and required no mitigation.

The discussion of air quality impacts on pages 115-132 of the Land Use Element EIR is incorporated herein by reference, pursuant to State CEQA Guidelines Sections 15150 and 15168(d), and is concurrently available for review at the Permit Center, located at 175 N. Garfield Ave., and on the City's website at <http://www.ci.pasadena.ca.us/planning/deptorg/commping/GenPlan/gpeir.asp>.

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e. Create objectionable odors affecting a substantial number of people? ( )

**WHY?** Multi-family uses are not shown on the 1993 SCAQMD's CEQA Air Quality Handbook Figure 5-5 "Land Uses Associated with Odor Complaints." Therefore, the proposed project would not create objectionable odors, and would have no associated impacts.

6. **BIOLOGICAL RESOURCES.** Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? ( )

**WHY?** The study area is in a developed urban area. There are no known unique, rare or endangered plant or animal species or habitats on or near the site.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? ( )

**WHY?** The study area is located in a developed urban area. The only vegetation present in the study area is landscaping. The study area does not include any vegetation that constitutes a plant community.

c. Have a substantial adverse effect of federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ( )

**WHY?** The study area does not include any discernable drainage courses, inundated areas, wetland vegetation, or hydric soils, and thus does not include USACE jurisdictional drainages or wetlands. Therefore, the proposed project would have no impact to federally protected wetlands as defined by Section 404 of the Clean Water Act.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ( )

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**WHY?** The study area is located in a developed urban area and does not involve the dispersal of wildlife nor will the project result in a barrier to migration or movement. Therefore, the project will have no impact to wildlife movement.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ( )

**WHY?** The project is a zoning code change and zoning map amendment. It does not propose any specific development. Future projects will be reviewed to determine if they meet the requirements of the City's Tree Protection Ordinance. Analysis relating to how this general rule will directly impact individual projects will be analyzed at the time of the project-level CEQA review

f. Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan? ( )

**WHY?** Currently, there are no adopted Habitat Conservation or Natural Community Conservation Plans within the City of Pasadena. There are also no approved local, regional or state habitat conservation plans.

**7. CULTURAL RESOURCES.** Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? ( )

**WHY?** The proposed zone change and zoning map amendment would allow an additional 15% density bonus over the 35% density bonus allowed by State Government Code Section 68915. Analysis relating to how this general rule will directly impact individual projects will be analyzed at the time of the project-level CEQA review.

The study area for this zoning map and code amendment currently contains approximately 100 dwelling units. The existing zoning in combination with the State's density bonus law would allow a maximum of approximately 155 housing units. The proposed amendments could allow up to approximately 170 units (a net increase of approximately 71 units over the existing built environment). However, the new zoning in and of itself does not propose construction of new units or square footage. Analysis relating to how this general rule will directly impact individual projects will be analyzed at the time of the project-level CEQA review.

The State's density bonus law (State Government Code Section 68915) allows a 35% density bonus for projects that provide affordable housing. This bonus amounts to a 22 unit/acre density. The proposed zoning map and code amendments would allow an additional 15% density bonus for projects in the study area as long as the added units are provided at affordable levels. This added bonus amounts to a 24 unit/acre density.

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The 2004 Land Use Element designated this study area Medium-High Density Residential (32 dwelling units/net acre). The environmental impact report for the Land Use Element (State Clearinghouse No. 2003031099) evaluated the environmental effects of a density higher than that proposed by this zoning map and code amendment. The proposed amendments will decrease the density from the previous analyzed levels and thus lessen the impacts already analyzed.

The Cultural Resources chapter of the EIR stated that continued application of the Historic Preservation Ordinance and other City policies and programs aimed at protecting Pasadena's historic structures and districts will, on a citywide basis, reduce potential impacts to a less than significant level. Any proposed displacement of a resource will be reviewed by the City to determine any potential impact at such time when a specific development is proposed.

The discussion of cultural resource impacts on pages 143-148 of the Land Use Element EIR is incorporated herein by reference, pursuant to State CEQA Guidelines Sections 15150 and 15168(d), and is concurrently available for review at the Permit Center, located at 175 N. Garfield Ave., and on the City's website at <http://www.ci.pasadena.ca.us/planning/deptorg/commplng/GenPlan/gpeir.asp>.

b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?* ( )

**WHY?** The proposed zone change and zoning map amendment would allow an additional 15% density bonus over the 35% density bonus allowed by State Government Code Section 68915. However, the amendment on and of it self does not proposed construction of new units or square footage. Analysis relating to how this general rule will directly impact individual projects will be analyzed at the time of the project-level CEQA review

c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?* ( )

**WHY?** The study area lies on the valley floor in an urbanized portion of the City of Pasadena. This portion of the City does not contain any unique geologic features and is not known or expected to contain paleontological resources. Therefore, the proposed zone change would not destroy a unique paleontological resource or unique geologic feature, and would have no related impacts.

d. *Disturb any human remains, including those interred outside of formal ceremonies?* ( )

**WHY?** There are no known human remains in the study area. There is no formal cemetery in the area and the area has not been known to have been used for disposal of historic or prehistoric human remains. Thus, human remains are not expected to be encountered during construction of subsequent projects.

8. **ENERGY.** Would the proposal:



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No Impact

a. Conflict with adopted energy conservation plans? ( )

**WHY?** The proposed zone change and zoning map amendment would allow an additional 15% density bonus over the 35% density bonus allowed by State Government Code Section 68915. The study area for this zoning map and code amendment currently contains approximately 100 dwelling units. The existing zoning in combination with the State's density bonus law would allow a maximum of approximately 155 housing units. The proposed amendments could allow up to approximately 170 units (a net increase of approximately 71 units over the existing built environment).

The State's density bonus law (State Government Code Section 68915) allows a 35% density bonus for projects that provide affordable housing. This bonus amounts to a 22 unit/acre density. The proposed zoning map and code amendments would allow an additional 15% density bonus for projects in the study area as long as the added units are provided at affordable levels. This added bonus amounts to a 24 unit/acre density. The provision of approximately 71 additional housing units is not a significant increase in the provision of energy.

Subsequent projects will comply with the energy standards in the California Energy Code, Part 6 of the California Building Standards Code (Title 24). Measures to meet these performance standards may include high-efficiency Heating Ventilation and Air Conditioning (HVAC) and hot water storage tank equipment, lighting conservation features, higher than required rated insulation and double-glazed windows.

b. Use non-renewable resources in a wasteful and inefficient manner? ( )

**Why?** Analysis relating to how this general rule will directly impact individual projects will be analyzed at the time of the project-level CEQA review. The project does not propose any new floor area or units. Future development projects will be reviewed to determine whether they inefficiently or wastefully use non-renewable resources.

## 9. GEOLOGY AND SOILS. Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ( )

**WHY?** The only change this project will create in regard to geological safety is to allow for an increase in the number of additional units. The potential already existed under the current zoning for people and property to be exposed to the hazards of seismic activity in most of California. This project will not increase the potential occurrence of earthquakes. The risk of earthquake damage is minimized because the new structures that may be proposed under the proposed zone change shall be built according to the Uniform Building Code and other applicable codes, and are subject to inspection during construction. Structures for

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Significant  
Unless  
Mitigation is  
Incorporated

Less Than  
Significant  
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No Impact

human habitation must be designed to meet or exceed California Uniform Building Code standards for Seismic Zone 4. Analysis relating to how this general rule will directly impact individual projects will be analyzed at the time of the project-level CEQA review.

ii. *Strong seismic ground shaking?* ( )

**WHY?** The only change this project will create in regard to geological safety is to allow for an increase in the number of additional units. The potential already existed under the current zoning for people and property to be exposed to the hazards of seismic activity in most of California. This project will not increase the potential occurrence of earthquakes. The risk of earthquake damage is minimized because the new structures that may be proposed under the proposed zone change shall be built according to the Uniform Building Code and other applicable codes, and are subject to inspection during construction. Analysis relating to how this general rule will directly impact individual projects will be analyzed at the time of the project-level CEQA review.

iii. *Seismic-related ground failure, including liquefaction as delineated on the most recent Seismic Hazards Zones Map issued by the State Geologist for the area or based on other substantial evidence of known areas of liquefaction?* ( )

**WHY?** The study area is not within a Liquefaction Hazard Zone or Landslide Hazard Zone as shown on Plate P-1 of the 2002 Safety Element of the General Plan. This Plate was developed considering the Liquefaction and Earthquake-Induced Landslide areas as shown on the State of California Seismic Hazard Zone maps for the City. Therefore, the project will have no impacts from seismic related ground failure.

iv. *Landslides as delineated on the most recent Seismic Hazards Zones Map issued by the State Geologist for the area or based on other substantial evidence of known areas of landslides?* ( )

**WHY?** The project site is not within a Landslide Hazard Zone as shown on Plate P-1 of the 2002 Safety Element of the General Plan. This Plate was developed considering the Earthquake-Induced Landslide areas as shown on the State of California Seismic Hazard Zone maps for the City. Therefore, any future developments that make use of the added density allowed by this zone change will have no impacts from seismic induced landslides.

b. *Result in substantial soil erosion or the loss of topsoil?* ( )

**WHY?** This project is limited to the changing of zoning to allow for the construction of additional residential units. This project itself does not propose any new floor area or units. Analysis relating to how this general rule will directly impact individual projects will be analyzed at the time of the project-level CEQA review

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Mitigation is  
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Impact

No Impact

For future projects, water erosion during construction will be minimized by limiting construction to dry weather, covering exposed excavated dirt during periods of rain and protecting excavated areas from flooding with temporary berms. Soil erosion after construction will be controlled by implementation of an approved landscape and irrigation plan. This plan shall be submitted to the Zoning Administrator (or the appropriate staff) for review and approval prior to the issuance of a building permit. Construction may temporarily expose the soil to wind and/or water erosion. Erosion caused by strong wind, excavation and earth moving operations will be minimized by watering during construction and by covering earth to be transported in trucks to or from the site. Future projects will undergo review for compliance with CEQA.

- c. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?* ( )

**WHY?** The City of Pasadena rests primarily on an alluvial plain. To the north, the San Gabriel Mountains are relatively new in geological time. These mountains run generally east-west and have the San Andreas Fault on the north and the Sierra Madre Fault to the south. The action of these two faults in conjunction with the north south compression of the San Andreas tectonic plate is pushing up the San Gabriel Mountains. This uplifting combined with erosion has helped form the alluvial plain. This zone change will not have an affect on soil stability or create any of the above hazards. Projects built under the new zoning regulations may require a geological study to determine if the soil is stable enough to support the planned project without being graded and the soil compacted to specified standards per applicable codes. All future projects submitted under the proposed zoning are required to comply with CEQA and all other local regulations.

- d. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?* ( )

**WHY?** According to the 2002 adopted Safety Element of the City's General Plan the project site is underlain by alluvial material from the San Gabriel Mountains. This soil consists primarily of sand and gravel and is in the low to moderate range for expansion potential.

- 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?** This zone change does not include the construction of any septic tanks or the like. Future projects making use of this zone change will be required to connect to the existing sewer system. Therefore, soil suitability for septic tanks or alternative wastewater disposal systems is not applicable in this case, and the proposed project would have no associated impacts.

#### 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?* ( )

Potentially Significant Impact

Significant Unless Mitigation is Incorporated

Less Than Significant Impact

No Impact

WHY? Changing the zoning within the project area from one type of residential zoning to another type of residential zoning will not cause a significant hazard to the public or the environment. The project area has been and continues to be a residential area. Furthermore any new projects proposed under the new zoning and land use designation must comply with the applicable residential zoning requirements, which do not allow for uses or storage of hazardous substances other than the small amounts of pesticides, fertilizers and cleaning agents required for normal maintenance of residential structures and landscaping. Any future projects must adhere to applicable zoning and fire regulations regarding the use and storage of any hazardous substances. Further there is no evidence that the study area has been used for underground storage of hazardous materials.

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? Changing the zoning within the project area from one type of residential zoning to another type of residential zoning will not cause a significant hazard to the public or the environment. The study area has been and continues to be a residential area. Furthermore any new projects proposed under the proposed zoning and land use designation must comply with residential zoning requirements, which do not allow for uses that have hazardous materials. Therefore there is no significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions, which could release hazardous material.

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? Madison School is less than .25 miles from the southeast portion of the project area. None of the uses allowed under the current or the proposed zoning and general plan designation will emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste.

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? Changing the zoning within the project area from one type of residential zoning to another type of residential zoning will not cause a significant hazard to the public or the environment. The study area has been and continues to be a residential area.

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Mitigation is  
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Less than  
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No Impact

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?** The study area is not within an airport land use plan or within two miles of a public airport or public use airport.

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 study area 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 project is located within an urban area. Adherence to building, zoning, and fire codes will ensure that future projects proposed under the new zoning designation will not have a significant impact on emergency response and evacuation plans.

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 Marshall maintains the disaster plan. In case of a disaster, the Fire Marshall 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 area is 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 project site is in an area of low fire hazard.