

ATTACHMENT C



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

NEGATIVE DECLARATION

PROJECT TITLE: (1) Amendments to the Redevelopment Plans for the Villa-Parke, Lake/Washington, Orange Grove, Lincoln Avenue and Fair Oaks Avenue Redevelopment Projects (The Northwest Merged Project Area); and (2) Amendment No. 4 to the Redevelopment Plan for the Villa-Parke Redevelopment Project

PROJECT APPLICANT: Pasadena Community Development Commission (the "Commission"), a redevelopment agency existing under the laws of the State of California; specifically, the California Community Redevelopment Law, Health and Safety Code, Sections 33000, *et seq.*

PROJECT CONTACT PERSON: Vincent Gonzalez, Redevelopment Project Manager

ADDRESS: Economic Development Division, 100 North Garfield Avenue, S-116, Pasadena, CA 91101-1704

TELEPHONE: (626) 744-6750

PROJECT LOCATION: Redevelopment Project Areas located within the northwest portion of the City of Pasadena city limits, north of the 210 Freeway, west of New York Avenue and east of the Arroyo Seco; County of Los Angeles, State of California. USGS 7.5 minute quad: 34118b2 PASADENA, 34.14°N 118.15°W
City of Pasadena
County of Los Angeles
State of California

PROJECT DESCRIPTION:

The project consists of two actions to amend ("Amendments") the redevelopment plans for existing redevelopment projects in the northwest portion of the City, as follows:

- 1) An ordinance to amend the Redevelopment Plans for the Villa-Parke, Lake/Washington, Orange Grove, Lincoln Avenue and Fair Oaks Avenue Redevelopment Projects for the purpose of merging these five northwest redevelopment project areas into one project area to permit the Commission to facilitate more efficient generation and use of tax increment amongst the component project areas so as to expedite the elimination of blight and to accomplish the goals and objectives of each of the respective redevelopment plans; and
- 2) An ordinance to amend the Redevelopment Plan for the Villa-Parke Redevelopment Project for the purpose of increasing that plan's current tax increment limit, because the Villa-Parke

Project Area is projected to reach its tax increment limit significantly prior to its time limits for effectiveness (December 26, 2015);

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: Vincent Gonzalez
Title: Redevelopment Project Manager
Date: May 25, 2010

Determination Approved: *Jennifer Paige Salki*
Title: *Senior Planner*
Date: *5/25/10*

PUBLIC REVIEW PERIOD: June 7, 2010 through July 7, 2010

COMMENTS RECEIVED: Yes No

INITIAL STUDY REVISED: Yes No

ATTACHMENT D

PASADENA COMMUNITY DEVELOPMENT COMMISSION

RESOLUTION NO. _____

A RESOLUTION OF THE PASADENA COMMUNITY DEVELOPMENT COMMISSION RECOMMENDING ADOPTION OF THE PROPOSED AMENDMENT TO INCREASE THE TAX INCREMENT LIMIT OF THE VILLA – PARKE REDEVELOPMENT PLAN

WHEREAS, the Redevelopment Plan for the Villa-Parke Redevelopment Project Area (“Redevelopment Plan”) was adopted by the City Council of the City of Pasadena (“City Council”) on December 26, 1972, by Ordinance No. 5097, and amended on December 22, 1986, by Ordinance No. 6193, December 15, 1999, by Ordinance No. 6918, December 15, 1999, by Ordinance No. 6813, and February 23, 2009, by Ordinance No. 7158 (collectively, “Redevelopment Plan”); and

WHEREAS, pursuant to provisions of the California Community Redevelopment Law (Health and Safety Code Sections 33000 *et seq.*)(“Community Redevelopment Law”), the Pasadena Community Development Commission (“Commission”) is engaged in the activities necessary to execute and implement the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan provides for a limit of \$20,400,000 on the amount of property taxes that can be allocated to the Commission from properties within the Villa-Parke Redevelopment Project Area (“Tax Increment Limit”); and

WHEREAS, pursuant to the Community Redevelopment Law, the Commission desires to submit to the City Council for consideration a proposed amendment to increase the Tax Increment Limit to \$65,000,000 (“Proposed Amendment”); and

WHEREAS, the Commission has prepared and transmitted the Proposed Amendment for consideration by the City Council, together with the Report to Council, which includes the reports and information required by Sections 33354.6 and 33352 of the Health and Safety Code to the extent warranted by the Proposed Amendment; and

WHEREAS, the City Council and the Commission held a joint public hearing on October 25, 2010 (“Joint Public Hearing”) to consider the approval and adoption of the Proposed Amendment, which Joint Public Hearing was held with the consent of both the Commission and City; and

WHEREAS, notice of the Joint Public Hearing was published in a newspaper of general circulation in the City of Pasadena in accordance with Government Code section 6063, in accordance with Health and Safety Code Section 33452(a); and

WHEREAS, copies of the notice of the Joint Public Hearing were mailed to residents, businesses, and to the last known assessee of each parcel of land in the Villa-Parke Redevelopment Project Area by first class mail, in accordance with Health and Safety Code Sections 33452(b) and (c); and

WHEREAS, copies of the notice of Joint Public Hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency which levies taxes upon property in the Villa-Parke Redevelopment Project Area, in accordance with Health and Safety Code Section 33452(d); and

WHEREAS, based upon the results of the initial study and comments on file in the Current Planning Office of the City of Pasadena ("City"), the Commission has prepared a Negative Declaration, stating that the Proposed Amendment could not have a significant effect on the environment;

NOW THEREFORE, THE PASADENA COMMUNITY DEVELOPMENT COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The Commission hereby finds and determines that all of the foregoing recitals are true and correct.

SECTION 2. Purpose. The purpose and intent of the Proposed Amendment is to achieve the purpose and intent of the Redevelopment Plan by increasing the Tax Increment Limit to eliminate significant remaining blight within the Villa-Parke Redevelopment Project Area.

SECTION 3. Adoption of Negative Declaration. The Commission hereby adopts the initial study and Negative Declaration and finds on the basis of the whole record before it (including the initial study and comments) that there is no substantial evidence that the Proposed Amendment will have a significant effect on the environment and the Negative Declaration reflects the Commission's independent judgment and analysis.

SECTION 4. Recommendation of Proposed Amendment. The Commission hereby recommends that the City Council approves and adopts the Proposed Amendment and that the Redevelopment Plan, as amended by the Proposed Amendment ("Amended Plan"), be incorporated by reference and designated, approved, and adopted as the official Redevelopment Plan for the Project Area.

SECTION 5. Date of Effect. This Resolution shall take effect immediately.

Signed and approved this 25th day of October 2010.

Bill Bogaard

Chairman of the Pasadena Community Development Commission
City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the Pasadena Community Development Commission at its meeting held October 25, 2010, by the following vote:

AYES:


NOES:

ABSTAIN:

ABSENT:

Mark Jomsky, Agency Secretary

APPROVED AS TO FORM:



Brad L. Fuller

Assistant General Counsel

ATTACHMENT E

AMENDMENT
TO THE VILLA-PARKE REDEVELOPMENT PLAN

Prepared by the
City of Pasadena Community Development Commission

Officially adopted on _____, by the City Council of the City of Pasadena,
California, on passage of Ordinance No. _____.

October 20, 2010

I. INCREASE IN THE TAX INCREMENT LIMIT

The Villa-Parke Redevelopment Plan (“Redevelopment Plan”) was adopted by Ordinance No. 5097 of the City Council of the City of Pasadena (“City Council”) on December 26, 1972. The Redevelopment Plan was amended by Ordinance No. 6193 of the City Council on December 22, 1986, to establish, among other things, a limit on the amount of property taxes that may be allocated to the City of Pasadena Community Development Commission (“Commission”) from the Villa-Parke Redevelopment Project Area in the amount of \$20,400,000. This Amendment to the Redevelopment Plan authorizes an increase of the tax increment limit from \$20,400,000.00 to \$65,000,000.00, as set forth, below.

II. AMENDMENT TO THE REDEVELOPMENT PLAN

- A. The number of dollars of property taxes which may be divided and allocated to the Commission, as provided by Section 33670, generated from the properties within the boundaries of the Villa-Park Redevelopment Project Area shall not exceed \$65,000,000.00.
- B. All other provisions of the Redevelopment Plan shall remain in full force and effect.