

# *EXHIBIT A*

**Findings of Fact and  
Statement of Overriding Considerations**

**La Cañada Flintridge General Plan Update  
Environmental Impact Report**  
(SCH #2009061012)

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# Table of Contents

<b>Chapter 1</b>	<b>Introduction .....</b>	<b>1-1</b>
<b>Chapter 2</b>	<b>Project Description .....</b>	<b>2-1</b>
	Overview .....	2-1
	Land Use Plan.....	2-1
	Zoning Districts.....	2-2
	Single-Family Residential Zone .....	2-3
	Mixed-Use Commercial-Residential Zones .....	2-3
	Limited Commercial Zone .....	2-4
	Civic Institutional Zone.....	2-4
	Open Space Reserve .....	2-4
	Floodway Overlay .....	2-5
	Additional Plan Components.....	2-5
	Required Approvals .....	2-6
<b>Chapter 3</b>	<b>Findings Regarding Significant Environmental Effects .....</b>	<b>3-1</b>
	Overview .....	3-1
	Findings on Significant Environmental Effects .....	3-2
	Air Quality .....	3-2
	Noise .....	3-16
	Traffic and Circulation.....	3-23
	Biological Resources .....	3-25
	Cultural Resources .....	3-32
	Hazards and Hazardous Materials.....	3-38
<b>Chapter 4</b>	<b>Findings on Project Alternatives.....</b>	<b>4-1</b>
	Overview .....	4-1
	CEQA Project Objectives and Section Criteria.....	4-2
	Alternative 1—No Project Alternative.....	4-2
	Finding .....	4-3
	Facts in Support of Finding.....	4-3
	Alternative 2—No Mixed-Use Alternative.....	4-3
	Finding .....	4-3
	Facts in Support of the Finding .....	4-3
	Alternative 3—Reduced Buildout Alternative .....	4-4
	Finding .....	4-4
	Facts in Support of the Finding .....	4-4

Alternative 4—Retain and Expand Industrial Uses	
Alternative .....	4-5
Finding .....	4-5
Facts in Support of the Finding .....	4-5
Environmentally Superior Alternative .....	4-5
Summary Finding .....	4-6
<b>Chapter 5</b> <b>Statement of Overriding Considerations .....</b>	<b>5-1</b>

# Chapter 1

## Introduction

This Findings of Fact and Statement of Overriding Considerations document comprises five chapters. Chapter 1, *Introduction*, provides background information as to the purpose of the document. Chapter 2, *Project Description*, provides a description of the proposed project. Chapter 3, *Findings Regarding Significant Environmental Effects*, presents the significant effects associated with the project. Chapter 4, *Project Alternatives*, provides a brief discussion of other alternatives that were evaluated in the environmental impact report (EIR). Finally, Chapter 5, *Statement of Overriding Considerations*, is provided for those adverse effects that cannot be feasibly mitigated or avoided, even with the adopted mitigation measures.

Mitigation measures are referenced in the mitigation monitoring and reporting program (MMRP) adopted concurrently with these findings and will be effectuated through the process of constructing and implementing the project.

Except as otherwise noted, the findings reported in the following pages incorporate the facts and discussions of environmental impacts that are found in the final environmental impact report (Final EIR) for the La Cañada Flintridge General Plan Update, November 2011, as fully set forth therein. These findings constitute the decision-makers' rationale and support for their decision under the requirements of the California Environmental Quality Act (CEQA).

For each of the significant project or cumulative impacts associated with the project, the following information is provided:

- **Description of Significant Effect**—A specific description of each significant environmental impact identified in the final EIR (e.g. Impact AQ-1a);
- **Proposed Mitigation**—Mitigation measures or actions that are proposed for implementation as part of the project (e.g. MM AQ-1a);
- **Finding**—The findings made are those allowed by Section 21081 of the California Public Resources Code (PRC). For impacts found to be significant, one of three specific findings is made, in accordance with the statement of acceptable findings provided in Section 15091 of the State CEQA Guidelines; and
- **Rationale for Finding**—A summary of the reasons for the decision.

Pursuant to Section 21081.6 of the California PRC and Section 15097 of the State CEQA Guidelines, a MMRP must be adopted to ensure the efficacy of proposed mitigation measures. The MMRP for the La

Cañada Flintridge General Plan Update is appended to the final EIR, presented for adoption together with these Findings of Fact and Statement of Overriding Considerations.

The Record of Proceedings for the City of La Cañada Flintridge's decision on the proposed project consists of the following documents, at a minimum:

- The Notice of Preparation (NOP) and all other public notices issued by the City of La Cañada Flintridge;
- A public scoping meeting held on June 18, 2009;
- Comment letters received on the NOP and public scoping meeting included as Appendix A of the Draft PEIR;
- The Draft PEIR for the La Cañada Flintridge General Plan and all technical appendices (December 2010);
- All comments submitted by agencies or members of the public during the 61-day comment period on the Draft PEIR;
- All comments and correspondence submitted to the City of La Cañada Flintridge with respect to the project, in addition to timely comments on the Draft PEIR;
- The final EIR for the La Cañada Flintridge General Plan, including comments received on the Draft PEIR, responses to those comments, errata, and technical appendices;
- The MMRP for the project;
- All findings and resolutions adopted by the City in connection with the La Cañada Flintridge General Plan and all documents cited or referred to therein;
- All reports, studies, memoranda, maps, staff reports, or other planning documents relating to the project prepared by the City, consultants to the City, or responsible or trustee agencies with respect to the City's compliance with the requirements of CEQA and with respect to the City's action on the La Cañada Flintridge General Plan;
- All documents submitted to the City by other public agencies or members of the public in connection with the La Cañada Flintridge General Plan, up through the completion of the final EIR;
- Matters of common knowledge to the City, including, but not limited to, federal, state, and local laws and regulations;
- Any other materials required for the record of proceedings by Public Resources Code Section 21167.6, subdivision (e).

### Overview

The proposed Project would be the first comprehensive update since the General Plan was adopted in 1980 following the city's incorporation, although individual elements have been updated periodically over the past 30 years. The Project is expected to provide planning guidance through 2030 and would potentially increase the population by 2,523 residents from 21,256 to 23,799. Implementation of the Project's proposed goals, objectives, and policies and the updated land use plan would serve to guide the city's future use of land in an effort to encourage compatibility with existing land uses, while identifying the future growth needs of the city.

Because there is little undeveloped land remaining outside areas designated for parks, recreation, open space, and habitat conservation, residential and commercial growth will be focused in the downtown area and the proposed Mixed Use land use designations, with limited growth through residential infill in the more established residential neighborhoods. Under the proposed Project, residential dwelling units are projected to increase by an additional 814 units to a total of 7,883 units, while commercial space is expected to expand from approximately 845,696 to 2,100,703 square feet, an increase of approximately 1,355,783 square feet, with the large majority being added as mixed-use commercial. An industrial land use designation is not proposed, nor does one currently exist.

Implementation of the Project would:

- redesignate 44 acres of Hillside Residential designated land to the newly proposed Open Space designation;
- redesignate 10 acres of Very Low Density acreage to Open Space, Commercial/Office, and DVSP to reflect the existing conditions;
- redesignate slightly less than 2 acres of Medium Density Residential to the proposed Mixed Use and Open Space land use designations;
- eliminate Medium-High Density and incorporate the 6-acre area into the proposed Open Space designation and the existing Very Low Density Residential designation;
- redesignate 10 acres of Commercial/Office to the proposed Mixed Use land use designation;
- eliminate the 50-acre Recreational, 685-acre Open Space—Public, and 169-acre Open Space—Private land use designations and redesignate their combined 904 acres to the proposed Open Space and Parks and Recreation land use designations;

- eliminate the 172-acre Public Facilities and the 58-acre Public Schools land use designations and add their area to the existing Institutional and proposed Public land use designations; and
- add a Mixed Use Overlay to a 3.5-acre area of existing Commercial/Office and Medium Density Residential.

In addition to the changes associated with the land use plan, new development and redevelopment would be based on new or revised goals, objectives, and policies. The reasonably foreseeable physical effects of these goals, objectives, and policies are evaluated in this Draft PEIR.

## Summary of the Proposed Changes to the Existing Land Use Plan and Recent Amendments

Table 3-1 provides a summary of the changes to acreage by land use designation and the immediate effects associated with these changes.

**Table 3-1.** Changes to Land Use Designations<sup>1</sup>

Land Use Designation	Previous Acreage	Proposed Acreage	Proposed Change and Effect
Hillside Residential Max: 1 du/10 ac Projected: 1 du/20ac	579.11	533.03	<b>Change:</b> Redesignate 43.68 acres of publicly owned property (including City-, County-, and state-owned property) to Open Space.  <b>Effect:</b> Reduces the potential number of dwelling units in this land use designation by 4.
Estate Residential Max: 1 du/ac Projected: 0.7 du/ac	636.24	636.00	<b>Change:</b> Redesignate property to reflect actual use (Public).  <b>Effect:</b> Brings the land use into consistency with the General Plan.
Very Low Density Residential Max: 2 du/ac Projected: 1.5 du/ac	888.20	878.24	<b>Change:</b> Redesignate City-owned property in Cherry Canyon to Open Space; redesignate existing commercial uses on Foothill Boulevard to Commercial/Office to reflect actual use; redesignate property to DVSP to reflect actual use (parking lots for existing businesses already in DVSP).  <b>Effect:</b> Reduces the potential number of single-family dwelling units in this land use designation by 4.
Low Density Residential Max: 4 du/ac Projected: 2.8 du/ac	1,106.45	1,095.74	No change

Land Use Designation	Previous Acreage	Proposed Acreage	Proposed Change and Effect
Medium Density Residential Max: 8.7 du/ac Projected: 7 du/ac	242.97	241.11	<b>Change:</b> Redesignate to Mixed Use and Open Space (Rockridge Conservation Area). <b>Effect:</b> Reduces the potential number of single-family dwelling units by 14, and increases the number of potential multi-family or senior dwelling units to 34–46 (senior), resulting in a net potential increase of 20– 32 (senior) dwelling units within the Mixed Use land use designation. See <i>Mixed Use</i> .
Medium-High Density Residential Max: 15 du/ac Projected: 12 du/ac	6.24	--	<b>Change:</b> Redesignate all Medium-High Density Residential property to Open Space (Rockridge Conservation Area) and Very Low Density Residential. <b>Effect:</b> Reduces the potential number of multi-family dwelling units in this land use designation by 92.
High Density Residential Max: 30 du/ac Projected: 24 du/ac	11.29	11.29	No change
Commercial/Office Max: 0.5:1FAR Projected: 0.35:1 FAR	36.70	19.84	<b>Change:</b> Redesignate 10.25 acres of Commercial/Office property to Mixed Use. <b>Effect:</b> Increases the maximum potential number of multi-family dwelling units to 307 (senior) dwelling units in the Mixed Use land use designation and the maximum amount of Commercial to 357,192 square feet. See <i>Mixed Use</i> .
Parks and Recreation	--	55.04	<b>Change:</b> Combine certain elements of the former Recreational and Open Space—Private land use designations into one designation. <b>Effect:</b> Adds a new land use designation and modifies two designations to avoid overlap.
Recreational	50.16	--	<b>Change:</b> Merge with Open Space—Private to become new Parks and Recreation designation. <b>Effect:</b> Eliminates Recreational land use designation. See <i>Parks and Recreation</i> .

Land Use Designation	Previous Acreage	Proposed Acreage	Proposed Change and Effect
Open Space	--	929.81	<p><b>Change:</b> Combine certain elements of the former Open Space—Public and Open Space—Private land use designations; moves city parks to the new Parks and Recreation land use designation, and combines the debris basins and associated drainage channels into one land use designation.</p> <p><b>Effect:</b> Adds a new designation and modifies two land use designations.</p>
Open Space—Public	686.90	--	<p><b>Change:</b> Merge with Open Space—Private to become new Open Space designation.</p> <p><b>Effect:</b> Eliminates Open Space—Public. See <i>Open Space</i>.</p>
Open Space—Private	169.22	--	<p><b>Change:</b> Merge with Open Space—Public to become new Open Space designation.</p> <p><b>Effect:</b> Eliminates Open Space—Private. See <i>Open Space</i>.</p>
Institutional	46.32	192.55	<p><b>Change:</b> Remove NASA’s Jet Propulsion Laboratory from the Public Facilities designation to Institutional.</p> <p><b>Effect:</b> When considered with the Public designation, eliminates the Public Facilities designation and increases the coverage of the Institutional designation.</p>
Public	--	76.44	<p><b>Change:</b> Combine portions of the former Public Facilities and Public Schools into one designation and add museums such as the Lanterman House.</p> <p><b>Effect:</b> Adds a new designation, eliminates the Public Schools designation, and, when combined with Institutional, eliminates the Public Facilities designation.</p>
Public Facilities	169.90	--	<p><b>Change:</b> Split the Public Facilities Designation between Institutional and Public.</p> <p><b>Effect:</b> Eliminates the Public Facilities designation. See <i>Institutional and Public</i>.</p>
Public Schools	58.09	--	<p><b>Change:</b> Change the Public Schools designation to Public.</p> <p><b>Effect:</b> Eliminates the Public Schools designation. See <i>Public</i>.</p>

Land Use Designation	Previous Acreage	Proposed Acreage	Proposed Change and Effect
Mixed Use Max: 1.3:1 FAR, 30 du/ac Projected: 1:1 FAR, 24 du/ac	--	18.48	<b>Change:</b> Replace 18.48 acres of Commercial/Office and Medium Density Residential with a Mixed Use designation.  <b>Effect:</b> Enables a maximum development of up to 554 multi-family residential dwelling units in this designation; however, 443 units are projected. Enables a maximum amount of commercial redevelopment of up to 357,192 sq ft; however, 290,219 sq ft is projected.
Mixed Use Overlay <sup>2</sup> Max: 1.3:1 FAR, 30 du/ac Projected: 1:1 FAR, 24 du/ac	--	3.10 <sup>2</sup>	<b>Change:</b> Add a Mixed Use Overlay designation to a collection of Commercial/Office and Medium Density designated parcels.  <b>Effect:</b> Enables development of up to approximately 80 net dwelling units with the application of the Mixed Use Overlay; however, 74 units are projected. Enables an additional 108,028 sq ft of commercial; however, 87,773 sq ft is projected.
Downtown Village Specific Plan Max: 0.5:1 FAR, 15 du/ac Projected: 0.35:1 FAR, 12 du/ac	102.21	102.01	<b>Change:</b> Add additional area to DVSP to reflect actual use (parking lots for existing businesses already in DVSP). Revised the DVSP to reflect the approved and constructed Town Center development, which resulted in a reduced acreage for public right of way (ROW).  <b>Effect:</b> Overall slightly decreases the DVSP area; removes area from the Very Low Density Residential land use designation (actual use is parking).
<b>Total</b>	<b>4,790.00<sup>1,3</sup></b>	<b>4,789.58<sup>1,2</sup></b>	

<sup>1</sup> Acreage calculations are estimated based upon Geographic Information System (GIS) data provided by the City and modified by ICF Jones & Stokes during the update process. They include property that has been assigned a land use designation, and do not include public rights-of-way, with the exception of the Mixed Use Zone and Overlay.

<sup>2</sup> Acreage shown for Mixed Use Overlay is not a part of the total acreage, as the proposed acreage total already includes the base land use designations for the Mixed Use Overlay. The acreage shown for the Mixed Use Overlay includes public right-of-way.

<sup>3</sup> Total acreage for the updated Land Use Plan versus the previous Land Use Plan is less due to acreage for public right-of-way in the revised DVSP.

Source: City of La Cañada Flintridge and ICF Jones & Stokes 2009

## Summary of the Proposed Elements

### Land Use Element

The primary function of the Land Use Element is to describe the Land Use Plan, which includes the Land Use Policy Map; associated land use designations; and goals, objectives, and policies. The General Plan Update establishes the policy foundation for land use decision making through the planning period to achieve the community's Vision 2030. The Land Use Element provides an overview of key planning terms and how they relate to the General Plan Update; summarizes opportunities and issues for the planning period that influenced preparation of the Land Use Plan; and discusses implications of implementation of the General Plan Update, including changes from the 1993 Land Use Element. The Land Use Element is the element with the greatest indirect effect on the existing conditions because it specifies what is allowed to be built and where.

### Land Use Policy Map

The Land Use Policy Map, Figure 3-1, illustrates the types and distribution of land uses for La Cañada Flintridge. The land use designations identify the type and nature of development allowed in a particular location.

### Land Use Designations

Land in the city is assigned one of the land use designations described below, which reflect the goals, objectives, and policies of the General Plan Update and provide guidance for determining allowable land uses. These designations also note associated zoning classifications that implement the various land use designations.

#### Single-Family Residential

**Hillside Residential:** The Hillside Residential land use designation applies to steeply sloping hillsides in the northern portions of the city, corresponding with the "B" side of the A/B Hillside Development Line. The zoning ordinance classification implementing this land use will specify a minimum lot size of not less than 10 acres. Areas zoned under this designation (1 du/10 ac) should reflect the zoning classification R-1-10-Acres.

**Estate Residential:** The Estate Residential land use category includes extremely low density, single-family residential use. It permits a maximum of one dwelling unit per acre. The zoning ordinance classifications implementing this land use will specify a minimum lot size of not less than 40,000 square feet. Areas zoned under this designation (1 du/ac) should reflect the zoning classification R-1-40,000.

**Very Low Density Residential:** The Very Low Density Residential land use designation includes very low density, single-family residential use and permits densities up to two dwelling units per acre. There are two zoning ordinance classifications for implementing this land use, R-1-20,000 and R-1-30,000, which specify a minimum lot size of not less than 20,000 and 30,000 square feet, respectively.

**Low Density Residential:** The Low Density Residential land use designation includes low-density, single-family residential development and permits densities up to four dwelling units per acre. There are two zoning ordinance classifications for implementing this land use, R-1-10,000 and R-1-15,000, which specify a minimum lot size of not less than 10,000 and 15,000 square feet, respectively.

**Medium Density Residential:** The Medium Density Residential land use designation includes medium-density, single-family residential development and permits densities up to 8.7 dwelling units per acre. There are two zoning ordinance classifications for implementing this land use, R-1-5,000 and R-1-7,500, which specify a minimum lot size of not less than 5,000 and 7,500 square feet, respectively.

### **Multi-Family Residential**

**High Density Residential:** The High Density Residential land use designation includes high-density, multi-family development at densities up to 30 dwelling units per acre. Areas zoned under this designation (30 du/ac) should reflect the zoning classification R-3 Multi-Family.

### **Commercial**

**Commercial/Office:** The Commercial/Office land use designation includes community-oriented commercial uses similar to and including those presently found in the city. This designation is currently implemented by the Community Planned Development zoning classification, which emphasizes community-oriented retail commercial sales and services, as well as office facilities. A maximum 0.5:1 FAR is permitted.

### **Institutional, Public, Open Space, and Parks and Recreation**

**Institutional:** The Institutional land use designation applies to private school campuses and sites, not including leases on public school property; churches; hospital facilities; NASA's Jet Propulsion Laboratory; residential retirement facilities that provide onsite medical support and care; and emergency shelters. It is implemented by the Public and Semi-Public zoning classification. A maximum 0.35:1 FAR is permitted. Because institutional uses often extend over multiple properties, the FAR may be applied campus-wide rather than to individual parcels.

**Public:** The Public land use designation applies to all developed facilities that are intended for public use and subject to public oversight and control. This includes City Hall, public schools (all properties owned by public school districts, including La Cañada Unified School District and Glendale Unified School District), fire stations, library, post office, the Lanterman House and museums, the Community Center of La Cañada Flintridge, and water and utility facilities. Private water and utility facilities are included in this category because they function in a public capacity. It is implemented by the Public and Semi-Public zoning classification. A maximum 0.35:1 FAR is permitted. Because public uses are often spread over multiple properties, the FAR may be applied campus-wide rather than to individual parcels.

**Open Space:** The Open Space designation applies to public and private properties in permanent open space that contribute to the preservation of natural resources, habitat (e.g., wildlife and vegetation) protection, protection and management of natural resources (e.g., debris basins, watersheds and

groundwater recharge areas, drainage channels), protection from and management of natural hazards, and hillside protection.

Land uses within this designation include:

- Descanso Gardens,
- Cherry Canyon,
- Southern California Edison easement,
- debris basins,
- drainage channels,
- certain hillside properties that are deed-restricted for open space (e.g., properties owned by homeowners' associations),
- La Cañada Flintridge Country Club Golf Course, and
- government-owned land north of the A/B Development Line.

This designation allows for and encourages low-intensity public recreation uses, such as equestrian trails, hiking, and biking, with associated staging and parking areas. It is implemented by the Open Space zoning classification, except as designated on the City's zoning map.

**Parks and Recreation:** The Parks and Recreation designation applies to public and private active recreational facilities, such as all city parks; the La Cañada Flintridge Country Club clubhouse, parking lot, tennis courts, and swimming pool; the Crescenta-Cañada YMCA; Flint Canyon Tennis Club; and the Flintridge Riding Club. It is implemented by the Public and Semi-Public zoning classification.

### **Mixed Use**

The Mixed Use land use designation provides for a mix of residential and non-residential uses within a single development. A variety of housing types will be encouraged. The uses may be horizontally or vertically mixed and may share the structure or parcel. The development should be designed as an integrated project to facilitate internal pedestrian circulation that accommodates persons with mobility challenges and provides direct pedestrian connections to the public streets to access transit and to walk to local-serving uses in the vicinity. Residential density for mixed-use development under this designation is a maximum of 30 dwelling units per acre. The maximum FAR is 1.3:1. However, based on existing environmental constraints, development regulations, community preference, and local market conditions, the maximum allowed development is not a reasonable projection. Thus, residential density is reasonably estimated at 24 dwelling units per acre and the FAR is estimated at 1:1. Development that does not meet the requirements of the Mixed Use land use designation and corresponding zone will comply with uses and intensity standards that are consistent with the Commercial/Office land use designation.

The Mixed Use designation will be implemented by one or more new zoning classifications, which should be created to allow flexibility in site design and development standards to accomplish the City's goals.

## Overlay Designations

**Mixed Use Overlay.** The Mixed Use Overlay is a site-specific designation that applies only to a proposed development that consolidates all of the property indicated by this overlay into one integrated development. The intent of this overlay is twofold: to address the identified need for senior and affordable housing within the city, and to provide an opportunity to consolidate an existing mix of land uses into one cohesive project. Proposed development that is not a part of a Mixed Use Overlay proposal will be governed by the base land use designation and zoning classification.

Residential density for the Mixed Use Overlay is a maximum of 30 dwelling units per acre. The maximum FAR is 1.3:1 for the integrated project. Similar to the Mixed Use land use designation, residential density is reasonably foreseeable at 24 dwelling units per acre, and the FAR is estimated at 1:1.

The City will provide incentives for lot consolidation by vacating the existing public streets within the Mixed Use Overlay to allow for an integrated development. The Mixed Use Overlay will be implemented by a new zoning classification, which should be created to allow flexibility in site design and development standards to accomplish the City's goals.

## Open Space and Recreation Element

The Open Space and Recreation Element meets the requirements of the state-mandated Open Space Element as defined in Section 55302(e) of the Government Code. According to these requirements, an Open Space Element must contain policies concerned with managing all open space areas, including undeveloped lands and outdoor recreational areas. It must specifically identify open space that is left undeveloped for the preservation of natural resources, managed production of natural resources, protection of public health and safety, and lands for parks and recreation.

The goals, objectives, and policies in the Open Space and Recreation Element promote the preservation and enhancement of the city's open space, recreation, and trails resources. They also emphasize and support the interrelationship between all General Plan Update elements to achieve a community whose parkland resources also support land use, circulation, conservation, and safety goals, objectives, and policies.

## Conservation Element

The purpose of the Conservation Element is to identify important natural and cultural resources in the city and region that are consumed or affected by the decisions and actions of those who live, work, and recreate in the city, and to develop policies and implementation programs to protect those resources and guide their utilization in a sustainable manner. The topics addressed in the Conservation Element include water, energy, and biological resources; topographic and visual resources; and cultural, historical, and paleontological resources. The Conservation Element reflects the City's recognition of the importance of taking an overall sustainable and "green" approach to decision-making in the planning period. It also acknowledges the interrelationship of

all of the other General Plan Update elements in carrying out the City's goal of promoting sustainability.

The City's plan to conserve its valuable resources is described further in Section 4.6, "Goals, Objectives, and Policies," of the General Plan Update. In addition, policies and programs have been incorporated into other General Plan Update elements to work collectively to support land use, open space and recreation, circulation, air quality, and other decisions to implement sustainable resource management principles. Conservation of air resources is addressed in Chapter 8, "Air Quality Element," of the General Plan Update.

The goals, objectives, and policies in the Conservation Element promote the conservation, preservation, and sustainability of the city's significant resources. They also emphasize and support the interrelationship of all General Plan Update elements to achieve a sustainable community.

## Safety Element

The Safety Element addresses seismic and other geologic hazards, flooding and other hydrologic hazards, fires and fire-related hazards, hazardous material and sites, crime, and emergency preparedness. Hazardous incidents most likely to occur in La Cañada Flintridge include earthquakes, landslides, wildfire, hazardous material spills on I-210, and storm-related incidents such as debris flows.

The goals, objectives, and policies of the Safety Element promote appropriate land use planning, development standards, building standards, emergency preparedness planning and training, education and outreach, interagency coordination, and continued monitoring of research and changes in regulations related to hazard management to address potential safety hazards. The Safety Element addresses these hazards through its goals, objectives, and policies, as well as emphasizing coordination with the appropriate safety and law enforcement authorities.

## Circulation Element

The Circulation Element is intended to guide the development of the city's circulation system in a manner that is compatible with the Land Use Element and the future needs of community residents. To help meet the future demands and achieve balanced growth, the City has adopted specific goals and policies, which serve as the basis for the Circulation Element. The goals and policies of the Circulation Element also have a direct relationship with the Air Quality, Housing, Open Space, Noise, and Safety Elements.

The Circulation Element defines the approach the City will take to ensure safe and convenient operation of the circulation system, and identifies improvements required to accommodate traffic from planned development. As described in the Land Use Element, the proposed changes in land use designations would only moderately increase mixed-use densities along Foothill Boulevard. Development under the Mixed Use designation, as proposed in the Land Use Element, will be focused on seniors, and the use of alternative modes of transportation will be encouraged through

design and land use planning. Most of the future growth in traffic would be related to regional rather than local growth and will occur mainly on Foothill Boulevard.

In order to minimize the effects of long-term traffic growth, the use of alternative modes of transportation is encouraged in the Circulation Element to reduce dependency on personal automobiles.

## Noise Element

The quality of life in a city can be affected by the level of noise experienced by those who live, work, and recreate there. The Noise Element is intended to identify noise-sensitive land uses and noise sources, define areas of noise impacts, and establish policies and programs to protect the community from excessive noise and to reduce negative impacts from those noise sources.

The Noise Element provides an overview of existing noise conditions that affect the city and form the basis for goals, objectives, policies, and programs to mitigate undesirable levels of noise. This Element also identifies noise-sensitive land uses and provides descriptions of the major sources of noise within the city. Noise sources are categorized and described as transportation related and non-transportation related.

The proposed Project would seek to retain the city's quiet, small-town feeling and predominantly single-family residential character with a limited amount of local-serving commercial development. The related Land Use Element does not propose changes to land use designations that would increase exposure of people to sources of noise. Therefore, implementation of the General Plan Update during the planning period will focus on three main efforts: (1) maintaining areas deemed currently acceptable in terms of noise exposure, (2) mitigating impacts from existing sources of noise on existing sensitive land uses, and (3) implementing planning policies and zoning to ensure that new development is both protected from unwarranted noise and does not contribute to unacceptable levels of noise within the community. The goals, objectives, and policies of the Noise Element, when coupled with those in the Land Use and Circulation Elements, are intended to protect residents from unwarranted and offensive noise and prevent its intrusion into residential neighborhoods.

## Air Quality Element

The intent of the Air Quality Element is to recognize and consider the relationship between land use, transportation, air quality, and other City policies in La Cañada Flintridge's planning efforts; to identify ways in which the city can reduce its emissions of air pollutants through various policies and programs; and to help the city and region meet ambient air quality standards set by the U. S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB).

The goals, objectives, and policies of this element promote appropriate land use and circulation infrastructure planning and implementation, reductions in air emissions, reduction in the use of vehicles and encouragement of alternative transportation options, interagency cooperation and

coordination, public education and outreach, and continued monitoring of research and changes in regulations to improve air quality within the South Coast Air Basin and the city and reduce the health risk to the community.

## Housing Element

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the state's major housing goal. Recognizing the important role of local planning programs in pursuit of this goal, state law requires each jurisdiction to periodically prepare a housing element as part of its comprehensive general plan. Section 65583 of the Government Code sets forth the specific components to be contained in a housing element. The 2008–2014 La Cañada Flintridge Housing Element is prepared in compliance with state law and covers the period from July 1, 2008 through June 30, 2014.

The General Plan Update's Housing Element identifies strategies and programs that focus on:

- conserving and improving existing affordable housing,
- providing adequate housing sites,
- assisting in the development of affordable housing,
- removing governmental and other constraints to housing development, and
- promoting equal housing opportunities.

The La Cañada Flintridge Housing Element consists of the following major components:

- an analysis of the city's demographic and housing characteristics and trends;
- a review of potential market, governmental, and infrastructure constraints to meeting La Cañada Flintridge's identified housing needs;
- an evaluation of land, financial, and administrative resources available to address the City's housing goals; and
- the Housing Plan, which addresses the city's identified housing needs, including housing goals, policies, and programs.

## Required Approvals

Project approval will require the following actions by the City of La Cañada Flintridge:

- Approval of the General Plan Update
- Certification of the Final PEIR for the General Plan Update

# Chapter 3

## Findings Regarding Significant Environmental Effects

### Overview

The final EIR identified several significant environmental effects that could indirectly result from the implementation of the City of La Cañada Flintridge General Plan. Indirect and cumulative significant unavoidable adverse impacts would occur in the following resource areas:

- Climate Change (Indirect only);
- Cultural Resources (Indirect and Cumulative);
- Hazards and Hazardous Materials (Indirect and Cumulative);
- Hydrology and Water Quality (Indirect only);
- Noise (Indirect and Cumulative);
- Population and Housing (Cumulative only); and
- Transportation, Circulation, and Parking (Indirect and Cumulative).

Indirect impacts in the following resource areas can be reduced to less-than-significant levels through the implementation of feasible mitigation measures:

- Air Quality;
- Biological Resources; and
- Geology, Seismicity, and Soils.

Implementation of the project would have less-than-significant impacts or no impacts on the following resources (without mitigation):

- Aesthetics and Community Character;
- Agricultural Resources;
- Land Use and Planning;
- Mineral Resources;

- Public Services and Recreation; and
- Utilities and Service Systems.

These impacts are outweighed by overriding considerations, as set forth in Chapter 5, below.

## Findings on Significant Environmental Effects

### Air Quality

For a full discussion of air quality impacts, see Chapter 4.2 of the La Cañada Flintridge Draft PEIR and any revisions contained in Chapter 3 of the final EIR.

#### Impact AQ-1a: Construction Impacts

The timing and duration of construction activities associated with the buildout projections over the 20-year life of the General Plan Update cannot be determined; therefore, it is not possible to determine the magnitude of construction emissions from each development project or the magnitude of emissions reductions that would be achieved by these policies. Each future development would undergo development review, including in many cases CEQA review to evaluate project-specific impacts. Given the lack of specifics regarding construction projects, this impact is considered significant and mitigation would be required.

#### Proposed Mitigation

**MM AQ-1. Avoidance and Minimization Measures for Construction Emissions.** The following shall be incorporated into the General Plan Policy Implementation Program or adopted by City ordinance: If the development review identifies construction emissions that exceed SCAQMD mass emission thresholds, avoidance or minimization measures shall be developed and implemented to ensure that emissions will be reduced below their respective thresholds. In addition to compliance with regulatory measures (including compliance with SCAQMD Rules and Regulations), the City shall require all new construction projects to incorporate all feasible mitigation where appropriate.

Potential measures to reduce fugitive dust emissions include but are not limited to the following:

- Active grading sites will be watered one additional time per day beyond that required by Rule 403.

- Contractors will apply approved nontoxic chemical soil stabilizers to all inactive construction areas or replace groundcover in disturbed areas (previously graded areas inactive for 10 days or more).
- Construction contractors will provide temporary wind fencing around sites being graded or cleared.
- Trucks hauling dirt, sand, or gravel will be covered or will maintain at least 2 feet of freeboard in accordance with Section 23114 of the California Vehicle Code.
- Construction contractors will install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off tires of vehicles and any equipment leaving the construction site.
- Traffic speeds on all unpaved roads will be reduced to 15 mph or less.
- Temporary traffic controls such as a flag person will be provided during all phases of construction to maintain smooth traffic flow.
- Construction activities that affect traffic flow on the arterial system will be conducted during off-peak hours to the extent practicable.
- The grading contractor will suspend all soil disturbance activities when winds exceed 25 mph or when visible dust plumes emanate from a site; disturbed areas will be stabilized if construction is delayed.

In addition, potential measures to reduce emissions of ozone precursors (ROG and NO<sub>x</sub>) and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>) associated with construction equipment exhaust include but are not limited to the following:

- Use construction equipment rated by the EPA as having Tier 3 or higher exhaust emission limits.
- Use diesel oxidation catalysts and catalyzed diesel particulate traps.
- Maintain equipment according to manufacturers' specifications.
- Restrict idling of construction equipment to a maximum of 5 minutes when not in use.
- Install high-pressure fuel injectors on construction equipment vehicles.
- Re-route construction trucks away from congested streets or sensitive receptor areas

Potential measures to reduce emissions of the ozone precursors (ROG) from architectural coatings include but are not limited to the following:

- Use Super-Compliant VOC paints for coating of architectural surfaces whenever possible.

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

## Rationale for Finding

Implementation of mitigation measure **MM AQ-1** will reduce impacts resulting from the violation of criteria pollutant emissions (**Impact AQ-1**) to a less-than-significant level by requiring that avoidance or minimization measures are identified and implemented if the development review indicates that construction emissions would exceed SCAQMD mass emission thresholds. This mitigation measure would ensure a significant impact would not occur related to the violation of criteria pollutant emissions (**Impact AQ-1**).

## Impact AQ-2: Increase in Criteria Pollutants

At this time, the timing and duration of construction activities associated with the buildout projections over the 20-year life of the General Plan Update cannot be determined; therefore, it is not possible to determine the magnitude of construction emissions from each development project or the magnitude of emissions reductions that would be achieved by these policies. Future projects associated with the General Plan Update would be required to undergo development review, including in many cases CEQA review to evaluate project-specific impacts. Future construction would comply with SCAQMD rules and regulations regarding fugitive dust, asphalt paving, and architectural coatings, among others. However, given the lack of specifics regarding construction projects at this time, project-related construction impacts are considered potentially significant and mitigation would be required.

## Proposed Mitigation

### **MM AQ-1: Avoidance and Minimization Measures for Construction Emissions.**

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

## Rationale for Finding

Implementation of mitigation measure **MM AQ-1** will reduce impacts resulting from the violation of criteria pollutant emissions (**Impact AQ-2**) to a less-than-significant level by requiring that avoidance or minimization measures are identified and implemented if the development review indicates that construction emissions would exceed SCAQMD mass emission thresholds. This mitigation measure would ensure a significant impact would not occur related to the violation of criteria pollutant emissions (**Impact AQ-2**).

## Impact AQ-3: Sensitive Receptors

Localized emissions of criteria pollutants associated with construction and operation of future development associated with the General Plan Update would potentially exceed LSTs. Future development would undergo development review, including in many cases CEQA review, and would be required to comply with SCAQMD rules and regulations as well as General Plan Update goals, objectives, and policies. This impact would be significant. Mitigation measure **MM AQ-1** under Threshold **AQ-2** would help to reduce this impact.

## Proposed Mitigation

### **MM AQ-1: Avoidance and Minimization Measures for Construction Emissions.**

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

## Rationale for Finding

Implementation of mitigation measure **MM AQ-1** will reduce impacts resulting from the potential to exceed LSTs (**Impact AQ-3**) to a less-than-significant level by requiring that avoidance or minimization measures are identified and implemented if the development review indicates that construction emissions would exceed SCAQMD mass emission thresholds. This mitigation measure would ensure a significant impact would not occur related to the potential exceedance of LSTs (**Impact AQ-3**).

## Impact AQ-4: Expose Sensitive Receptors to Substantial Pollutant Concentrations

New development constructed as part of the General Plan Update within proximity of SR 78I-210 has the potential to expose sensitive receptors to substantial pollutant concentrations. Policies within the General Plan Update would reduce the health risk to a level below significance, but it is unknown if these policies would sufficiently reduce the health risks to a level below significance. Therefore, mitigation measure MM AQ-2 is adopted. Future projects will be subject to development review, including in many cases CEQA review. If future projects are determined to potentially pose a significant health risk to sensitive receptors, then the mitigation measures shown in AQ Policy 1.1.8 MM AQ-2 would reduce this impact's significance.

### Proposed Mitigation

**MM AQ-2: Building Design Measures.** The following shall be incorporated into the General Plan Policy Implementation Program or adopted by City ordinance: A site-specific health risk assessment will be required as part of the development review for proposed development projects within proximity (i.e., within 500 feet) of busy roadways. If the development review identifies potential health risk associated with siting residences near existing pollutant sources, avoidance or minimization measures shall be developed and implemented as conditions of project approval that ensure that the health risk be reduced to a level below SCAQMD's cancer and hazard risk thresholds.. Measures shall be specific to each project and be determined during project design and/or development review. Potential building design measures to reduce the health risk associated with development within 500 feet of busy roadways (e.g. I-210 and SR-2) are presented within AQ Policy 1.1.8.

### Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

### **Rationale for Finding**

As future development projects are constructed as part of the General Plan Update within proximity of SR 78I-210, impacts could occur related to the potential to expose sensitive receptors to substantial pollutant concentrations. **MM AQ-2** would require site-specific health risk assessment as part of the development review for proposed development projects within proximity (i.e., within 500 feet) of busy roadways. Project-related impacts related to **Impact AQ-3** would be less than significant.

### **Cumulative Impact AQ-1: Cumulative Increase in Criteria Pollutants**

At this time, the time and duration of construction activities associated with the buildout projections over the 20-year life of the General Plan Update cannot be determined; therefore, it is not possible to determine the magnitude of construction emissions from each development project or the magnitude of emissions reductions that would be achieved by these policies. Future projects associated with the General Plan Update would be required to undergo development review, including in many cases CEQA review to evaluate project-specific impacts. Future construction would comply with SCAQMD rules and regulations regarding fugitive dust, asphalt paving, and architectural coatings, among others. However, given the lack of specifics regarding construction projects at this time, project-related construction impacts are considered potentially significant and mitigation would be required.

Operation of the proposed land uses would increase motor vehicle traffic and area source emissions in the future within the city. Motor vehicles will emit fewer emissions in the future, and increased VMT would result in road dust emissions that would not exceed SCAQMD significance thresholds. However, current street sweeping activities reduce this impact to less than significant.

### **Proposed Mitigation**

**MM AQ-1. Avoidance and Minimization Measures for Construction Emissions.**

**MM AQ-2: Building Design Measures.**

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

## Rationale for Finding

Specific development projects associated with the General Plan Update would require development review, including in many cases CEQA review, in analyzing project-specific impacts. However, with implementation of **MM AQ-1** and **MM AQ-2**, the Project's incremental contribution to **Cumulative Impact AQ-1** impacts on air quality from past, present, and reasonably foreseeable projects would be less than significant.

## Biological Resources

For a full discussion of biological impacts, see Chapter 4.3 of the La Cañada Flintridge Draft PEIR and any revisions contained in Chapter 3 of the final EIR.

### Impact BIO-1: Special-Status Species

Future development in areas with natural habitat (namely Hillside Residential and Estate Residential areas) would have the potential to adversely affect special status species. Such projects would be subject to ESA and CESA consultations, depending on the species' status. While conformance with the policies in the General Plan Update related to special-status plant and wildlife species would reduce potential impacts on these sensitive biological resources, there is a potential for impacts to remain significant because some of the applicable policies allow flexibility.

## Proposed Mitigation

**MM BIO-1: Habitat Assessment and Focused Surveys for Special-Status Species.** The following shall be incorporated into the General Plan Policy Implementation Program or adopted by City ordinance: Prior to the issuance of any grading, building, or other construction permit for undeveloped parcels in the Project area, a habitat assessment shall be conducted for the parcel to determine whether the potential exists for special-status species to occur. If the habitat assessment identifies potentially suitable habitat for threatened and endangered species, focused surveys shall be conducted by a qualified biologist to determine presence or absence. Early consultation with the wildlife agencies (i.e., USFWS, CDFG) shall be undertaken for ESA- and CESA-listed species to ensure avoidance to the greatest extent feasible and appropriate “take” authorization.

If threatened and endangered species are observed/detected, project-specific mitigation measures shall be developed to mitigate impacts on threatened and endangered species to below a level of significance. This shall apply to all projects if there is a potential to disturb habitat, including grading and other ministerial construction permits. Specific measures shall include, as appropriate:

- Provision of a qualified biological monitor on site during all earth-disturbing activities to ensure avoidance of impacts on listed species.
- The use of fencing or flagging to identify sensitive areas that support the listed species and to ensure that the areas are protected from direct and indirect impacts.
- Implementation of noise reduction measures (e.g., noise attenuation structures) within habitats occupied by listed avian species, and noise monitoring during the breeding season.
- Identification and transplantation of listed plant species populations in accordance with best practices.
- Prohibition on construction activities during the breeding seasons for listed species such, as:
  - Arroyo toad: March 15 to July 31
  - Least Bell’s vireo: March 15 to September 15
  - Willow flycatcher (all subspecies): March 15 to September 15
  - Coastal California gnatcatcher: February 15 to August 31

If no threatened or endangered species are observed or detected during focused surveys, but potentially suitable habitat for non-threatened and non-endangered plant or wildlife species is present, a site-specific determination shall be made as to whether the potential impacts are significant based on the degree of threat and the size of the population/occupied habitat to be impacted. Focused surveys may be required in order to make a significance determination, depending on the

species to be impacted and the size of the project. The measures described above shall be employed as appropriate.

**MM BIO-2: Bird Nest Avoidance.** The following shall be incorporated into the General Plan Policy Implementation Program or adopted by City ordinance: If construction activities occur between January 15 and August 31, a preconstruction survey (within 7 days prior to construction activities) shall be conducted by a qualified biologist to determine if active nests are present within or adjacent to the area proposed for development in order to avoid the nesting activities of breeding birds/raptors.

If nesting activities within 200 feet of the proposed work area are not detected, construction activities may proceed. If nesting activities are confirmed, construction activities shall be delayed within an appropriate buffer from the active nest until the young birds have fledged and left the nest or until the nest is no longer active as determined by a qualified biologist. The size of the appropriate buffer shall be determined by a qualified biologist based on field conditions.

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

## Rationale for Finding

Implementation of mitigation measures **MM BIO-1** and **MM BIO-2** would reduce impacts on special-status species to a less-than-significant level by requiring habitat assessment and focused surveys for special-status species before issuing any grading, building, or other construction permit for undeveloped parcels in the city, and requiring bird nests be avoided during breeding season. This mitigation measure, combined with the La Canada Flintridge General Plan's

goals, objectives, and policies to preserve open space and habitat areas, would ensure a significant impact would not occur on special-status species (**Impact BIO-1**).

## Impact BIO-2: Nesting Bird/Raptor Habitat

The plan area provides suitable nesting habitat for birds and raptors protected under the MBTA. Direct impacts (through loss of habitat) and indirect impacts (through increased noise and dust during construction) on nesting birds/raptors resulting from the implementation of specific development projects within the proposed plan area would be considered significant.

### Proposed Mitigation

**MM BIO-2: Bird Nest Avoidance.** The following shall be incorporated into the General Plan Policy Implementation Program or adopted by City ordinance: If construction activities occur between January 15 and August 31, a preconstruction survey (within 7 days prior to construction activities) shall be conducted by a qualified biologist to determine if active nests are present within or adjacent to the area proposed for development in order to avoid the nesting activities of breeding birds/raptors.

If nesting activities within 200 feet of the proposed work area are not detected, construction activities may proceed. If nesting activities are confirmed, construction activities shall be delayed within an appropriate buffer from the active nest until the young birds have fledged and left the nest or until the nest is no longer active as determined by a qualified biologist. The size of the appropriate buffer shall be determined by a qualified biologist based on field conditions.

### Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

### Rationale for Finding

Implementation of mitigation measure **MM BIO-2** will reduce impacts on nesting birds (**Impact BIO-2**) to a less-than-significant level by ensuring nests are identified prior to any construction activity and then by ensuring a buffer is established to avoid disturbing a nest. This mitigation measure, combined with the La Canada Flintridge General Plan's goals, objectives, and policies to preserve open space and habitat areas, would ensure a significant impact would not occur on nesting birds (**Impact BIO-2**).

### Impact BIO-3: Natural Habitat

Development projects allowed under the General Plan Update would potentially result in impacts on riparian habitats or other sensitive natural communities where present. If sensitive natural communities are to be removed during future project implementation, there would be a significant impact.

### Proposed Mitigation

**MM BIO-3: Habitat Assessment/Biology Report.** The following shall be incorporated into the General Plan Policy Implementation Program or adopted by City ordinance: Prior to the initiation of future development projects within the Project area that have the potential to adversely affect sensitive habitat including ministerial grading and other construction-related actions, a habitat assessment shall be conducted when warranted in areas undisturbed by prior development to determine whether sensitive natural communities (including riparian vegetation) are present. If the habitat assessment identifies sensitive natural communities, a biological report shall be prepared to address impacts on sensitive natural communities resulting from the proposed future project. The report shall identify mitigation measures to reduce all significant impacts to below a level of significance. Mitigation measures shall include, but are not limited to the following, as determined appropriate by a qualified biologist in consultation with the wildlife agencies.

- Early consultation with the wildlife agencies (i.e., USFWS, CDFG) for ESA- and CESA-listed species to ensure avoidance to the greatest extent feasible and appropriate "take" authorization.
- Provision of a qualified biological monitor on site during all earth-disturbing activities to ensure avoidance of sensitive habitats.

- The use of fencing or flagging to identify and avoid sensitive areas and to ensure that the areas are protected from direct and indirect impacts.
- Appropriate siting of staging areas within developed or disturbed areas, ensuring such areas are outside of existing sensitive habitats.
- Provision of mitigation at a minimum of a 1:1 ratio to ensure no net loss of sensitive habitat. Consultation with the wildlife agencies or professional best practices may result in higher ratios.

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

## Rationale for Finding

Implementation of the mitigation measure **MM BIO-3** would reduce impacts on natural habitat to a less-than-significant level by avoiding and minimizing impacts on natural habitat and preparing a habitat assessment/biology report. Implementing **MM BIO-3** would help avoid indirect and direct impacts from future development projects. This mitigation measure, combined with the La Canada Flintridge General Plan's goals, objectives, and policies to preserve open space and habitat areas, would ensure a significant impact would not occur on natural habitat (**Impact BIO-3**).

## Impact BIO-4: Jurisdictional Waters

The Project area provides minimal function as a regional wildlife movement corridor due to development and other similar restrictions. However, the north-south trending drainages provide some value to wildlife moving to open spaces within the Project area. Additionally, there would be some function for wildlife

movement in the foothills of the Angeles National Forest where it overlaps the Project area, as well as in the Arroyo Seco. Without mitigation, impacts from development adjacent to these wildlife corridors would have the potential to be significant.

## Proposed Mitigation

**MM BIO-5: Avoidance and Minimization Measures for Wildlife Use.** The following shall be incorporated into the General Plan Policy Implementation Program or adopted by City ordinance: If the habitat assessment described in mitigation measure MM BIO-3 identifies that a specific development project will interfere substantially with wildlife movement or established wildlife corridors, avoidance and minimization measures shall be developed that ensure the continued movement of wildlife through a specific corridor or area. Measures shall be specific to each project and be determined by a qualified biologist during project design; however, the following minimization measures shall be incorporated where appropriate, as determined by a qualified biologist:

- Project design shall be sensitive to wildlife movement and, if a corridor is determined to be located on site, the project shall be designed to avoid segmentation of the corridor and the continued viability of the corridor.
- Street lighting shall be designed such that it does not increase the overall ambient lighting and glare in the natural area. This may be accomplished by designing street lighting with internal baffles to direct the lighting towards the ground and so there is a zero side angle cut off to the horizon.
- Potential noise, motion, and human intrusion impacts shall be minimized by incorporating setbacks, berms, or walls into the project design. Construction-related noise shall be mitigated consistent with the City's Noise Ordinances by limiting construction activities to daytime hours and requiring construction equipment to be equipped with mufflers.
- Plant species acceptable for the project's landscaping must not include any invasive species, as identified by the California Invasive Plant Council (<http://www.cal-ipc.org/ip/inventory/index.php>).

When culverts are included in a project design within areas known to be used as wildlife crossings, they shall be placed in locations suitable for use by wildlife and shall be sized and shaped such as to facilitate wildlife movement through the culvert.

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

### Rationale for Finding

Implementation of the mitigation measure **MM BIO-5** would reduce impacts on natural habitat to a less-than-significant level by avoiding and minimizing impacts on jurisdictional waters. Implementing **MM BIO-5** would help avoid indirect and direct impacts from future development projects. This mitigation measure would ensure a significant impact would not occur on jurisdictional waters (**Impact BIO-4**).

### Impact BIO-5: Conflict with Local Ordinance

Chapter 4.26 of the City Municipal Code is the Preservation, Protection and Removal of Trees Ordinance, which states that any affected oak, deodar cedar, sycamore, Chinese elm or California pepper tree that is 36 inches or greater in diameter is to be considered mature or scenic, and is subject to the environmental review processes. Specific development projects proposed under the General Plan Update would potentially result in impacts on mature or scenic trees. If mature or scenic trees would be impacted this would be considered significant.

### Proposed Mitigation

**MM BIO-6: Tree Plan.** The following shall be incorporated into the General Plan Policy Implementation Program or adopted by City ordinance: Prior to issuance of any building permit for a new structure or expansion of the footprint of an existing structure no matter how small, or for the addition of a second story, grading permit, or permit for demolition, the applicant shall submit a tree plan to the City. The tree plan shall provide the following information and is subject to all provisions listed below:

- The location of all protected trees as defined in Section 4.26.030.A.1 of the City Municipal Code. For all projects requiring discretionary City review,

tree identification tags that correspond with the submitted plan shall be installed for field verification. For projects on non-residential property, all trees shall be indicated.

- The plan shall show the location, size, and species of all trees to be removed, the reason for removal, and all trees to be retained. Any trees proposed for removal due to poor health or condition shall have the condition of the tree documented in a letter report prepared and signed by an arborist certified by the International Society of Arboriculture (ISA).
- The plan shall show the existing and proposed grades, existing and proposed improvements, and septic tanks and utility lines located within 30 feet of potentially removed trees, retained trees, and trees to be planted.
- During the construction phase, all applicants shall comply with tree protection guidelines as defined in Section 4.26.040 of the City Municipal Code.
- The director of community development shall notify the applicant of the requirement to obtain a tree removal permit for those trees on the tree plan that are intended to be removed and which are subject to the provisions of the City Municipal Code.

Arborist review of the tree plan may be required per the determination of the director of community development or his/her designee. Said arborist shall be contracted and managed by the City, and all fees incurred shall be the responsibility of the property owner.

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

## Rationale for Finding

Implementation of the mitigation measure **MM BIO-6** would reduce impacts on natural habitat to a less-than-significant level by avoiding and minimizing conflicts with local ordinances. Implementing **MM BIO-6** would help avoid indirect and direct impacts from future development projects. This mitigation measure would ensure a significant impact would not occur due to a conflict with a local ordinance (**Impact BIO-5**).

## Climate Change

For a full discussion of climate change impacts, see Chapter 4.4 of the La Cañada Flintridge General Plan Draft PEIR and any revisions contained in Chapter 3 of the final EIR.

### Impact CC-1: Inconsistencies with GHG Emissions Reduction Goals

GHG emissions for the city under BAU conditions would result in 2020 net emissions that are 14.6% higher than current 2007 GHG emissions, without consideration of currently adopted programs, including AB 1493 and SB 1078/SB 107. State measures are expected to reduce emissions within local jurisdictions by a significant amount, but additional action is still required by local jurisdictions to meet the AB 32 targets. Forecasted emissions for the city exceed the significance threshold of 15% less than current GHG emissions and demonstrate that further action is required. However, the General Plan Update policies do not provide a sufficiently comprehensive or quantitative framework for assessing the City's attainment of the reduction target.

### Proposed Mitigation

**MM CC-1a: Climate Action Plan.** Within 24 months of adoption of the General Plan Update, the City shall prepare and adopt a Climate Action Plan (CAP) that, through its full implementation, will reduce emissions from the city to 15% below current levels.

At a minimum, the CAP shall:

- Quantify the 2020 reductions in GHG emissions using currently accepted methods.
- Quantify the impact of state and federal GHG reduction measures on projected 2020 BAU emissions in the city.

- Identify methods to reduce GHG emissions to a level that is 15% below recent (2006) levels by 2020.
- Identify additional measures or modified General Plan Update policies as needed for incorporation into the CAP.
- Require monitoring and reporting of GHG emissions.
- Establish a schedule of actions for implementation through 2020.
- Identify funding sources for implementation through 2020.
- Identify a process to set a reduction goal for 2030 by 2020.
- Adopt feasible, enforceable GHG reduction measures to be required of private activities by the City.
- Update the CAP by 2020 to include reduction measures to achieve the adopted 2030 reduction goal.

**MM CC-1b: Municipal Climate Action Plan.** Within 24 months of adoption of the General Plan Update, the City shall prepare a Municipal Climate Action Plan (MCAP) that, through its full implementation, will reduce emissions from the Municipal Operations of the city by 15% as compared to current levels.

The MCAP shall meet the same basic requirements described above for the Community Climate Action Plan (mitigation measure MM CC-1a) but will address emissions due to the city's municipal operations only. The General Plan Update already identifies many specific objectives and policies that, once quantified through the MCAP process, can potentially be included in the MCAP. These include the following:

**AQ Objective 5.1:** Enhance the energy efficiency of City facilities.

**AQ Policy 5.1.1:** Prepare and implement a comprehensive plan to improve energy efficiency of municipal facilities, including:

1. Conducting energy audits for all municipal facilities;
2. Retrofitting facilities for energy efficiency where feasible and when remodeling or replacing components, including increased insulation, installing green or reflective roofs and low-emissive window glass;
3. Implementing an energy tracking and management system;
4. Installing energy-efficient exit signs, street signs, and traffic lighting;
5. Installing energy-efficient lighting retrofits and occupancy sensors, and institute a "lights out at night" policy;

6. Retrofitting heating and cooling systems to optimize efficiency (e.g., replace chillers, boilers, fans, pumps, belts, etc.);
7. Installing Energy Star® appliances and energy-efficient vending machines;
8. Improving efficiency of water pumping and use at municipal facilities, including a schedule to replace or retrofit system components with high-efficiency units (i.e., ultra-low-flow toilets, fixtures, etc.);
9. Providing chilled, filtered water at water fountains and taps in lieu of bottled water;
10. Installing a central irrigation control system and time its operation for off-peak use; and
11. Adopting an accelerated replacement schedule for energy inefficient systems and components.

**AQ Policy 5.1.2:** Require that any newly constructed, purchased, or leased municipal space meet minimum standards as appropriate, such as:

- a. Requirements for new commercial buildings to meet LEED criteria established by the U.S. Green Building Council;
- b. Incorporation of passive solar design features in new buildings, including day lighting and passive solar heating;
- c. Retrofitting of existing buildings to meet standards under Title 24 of the California Building Energy Code, or to achieve a higher performance standard as established by the City/County; and
- d. Retrofitting of existing buildings to decrease heat gain from non-roof impervious surfaces with cool paving, landscaping, and other techniques.

**AQ Policy 5.1.3:** Ensure that staff receives appropriate training and support to implement objectives and policies to reduce GHG emissions, including:

- a. Providing energy efficiency training to design, engineering, building operations, and maintenance staff; and
- b. Providing information on energy use and management, including data from the tracking and management system, to managers and other decision makers that influence energy use.

**AQ Objective 5.2:** Implement measures to reduce City employee vehicle trips and to mitigate emissions impacts from municipal travel.

**AQ Policy 5.2.1:** Implement a program to reduce vehicle trips by City employees, including:

1. Providing incentives and infrastructure for vanpooling and carpooling, such as pool vehicles, preferred parking, and a website or bulletin board to facilitate ride-sharing;
2. Providing subsidized passes for mass transit;
3. Offering compressed work hours, off-peak work hours, and telecommuting, where appropriate;
4. Offer a guaranteed ride home for employees who use alternative modes of transportation to commute.

**AQ Objective 5.3:** Manage the City's stock of vegetation to reduce GHG emissions.

**AQ Policy 5.3.1:** Conduct a comprehensive inventory and analysis of the urban forest, and coordinate tree maintenance responsibilities with all responsible departments, consistent with best management practices.

**AQ Policy 5.3.2:** Evaluate existing landscaping and options to convert reflective and impervious surfaces to landscaping, and install or replace vegetation with drought-tolerant, low-maintenance native species or edible landscaping that can also provide shade and reduce heat-island effects.

**AQ Objective 5.4:** Use the City's purchasing power to promote reductions in GHG emissions by the suppliers of its goods and services.

**AQ Policy 5.4.1:** Adopt purchasing practices and standards to support reductions in GHG emissions, including preferences for energy-efficient office equipment, and the use of recycled materials and manufacturers that have implemented green management practices.

**AQ Policy 5.4.2:** Establish bidding standards and contracting practices that encourage GHG emissions reductions, including preferences or points for the use of low or zero emission vehicles and equipment, recycled materials, and provider implementation of other green management practices.

**AQ Objective 5.5:** Implement measures to reduce municipal waste generation.

**AQ Policy 5.5.1:** Audit facilities to identify opportunities to reduce waste generation, increase material recovery, and increase beneficial use of organic material.

**MM CC-1c. Alternative Energy Development Promotion.** The city shall prepare an Alternative Energy Development Promotion study to determine the feasibility of implementing alternative energy strategies within the city. This study shall be prepared within 24 months and will include the following:

- Identify possible sites for the production of energy using local renewable resources such as solar, wind, small hydro, and biogas.

- Consider the potential need for exemption of alternative energy facilities from other General Plan Update policies concerning visual resources, ridgeline protection, and biological resources.
- Evaluate potential land use, environmental, economic, and other constraints affecting renewable energy development.
- Identify measures to protect renewable energy resources such as utility easements, rights-of-way, and land set-asides.
- Evaluate the feasibility of Community Choice Aggregation (CCA) for the city. CCA allows cities and counties, or groups of them, to aggregate the electric loads of customers within their jurisdictions for purposes of procuring electrical services. CCA lets the community choose what resources will serve their loads and can significantly increase renewable energy use. If CCA is ultimately not pursued, evaluate the feasibility of purchasing renewable energy certificates to reduce the city's contribution to GHG emissions related to county electricity use.
- Propose a ministerial permit process for approval of small-scale wind and solar energy systems for onsite home and small commercial.
- Allow faster expediting (possibly moving such applications to the top of the City's processing list) of projects that incorporate alternative energy sources.

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (X) **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.**

## Rationale for Finding

Implementation of the mitigation measures MM CC-1a through MM CC-1c would not reduce impacts related to exceeding GHG emissions reduction goals

consistent with AB 32 to a less-than-significant level by preparing climate action plans or by promoting alternative energy development. Implementing **MM CC-1a** through **MM CC 1c** would help avoid indirect and direct impacts from future development projects. These mitigation measures would not ensure a significant impact would not occur due to a conflict with a local ordinance relating to AB 32 (**Impact CC-1**).

## Impact CC-2: Physical Effects of Climate Change

Although the General Plan Update includes policies that promote public health and safety, reduce wildfire risk, reduce risks from flooding, promote a sustainable water supply, and protect natural ecosystems, there are no specific policies integrating climate change adaptation considerations into planning for these subject areas. The likelihood that frequency, severity, and event patterns may change in the future as a result of climate change would still need to be addressed. Implementation of mitigation measure MM CC-2 would seek to determine the frequency, severity, and event patterns by providing a coordinated planning effort with the overarching goal of reducing the physical effects from climate change; however, the effectiveness of this mitigation to reduce these impacts is not known at this time. Thus, Impact CC-2 would remain significant after mitigation.

### Proposed Mitigation

**MM CC-2: Climate Change Preparedness Plan.** The City shall work with local governments and regional planning agencies to develop a comprehensive plan for adapting to and preparing for the physical effects associated with climate change. The plan shall consider the following steps:

- Scope the climate change impacts to major city sectors and buildings to prepare for climate change.
- Identify planning areas relevant to climate change impacts.
- Conduct a vulnerability assessment based on climate change projections for the region, the sensitivity of planning areas to climate change impacts, and the ability of communities to adapt to climate change impacts.
- Conduct a risk assessment based on the consequences, magnitude, and probability of climate change impacts, as well as on an evaluation of risk tolerance and community values.
- Establish a vision and guiding principles for climate-resilient communities and set preparedness goals in priority planning areas based on these guiding principles.
- Develop, select, and prioritize possible preparedness actions.

- Develop measures of resilience, and use these to track the results of actions over time.
- Review assumptions and other essential information to ensure that planning remains relevant to the most salient climate change impacts.

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (X) **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.**

## Rationale for Finding

Implementation of the mitigation measure **MM CC-2** would not reduce impacts related to physical effects associated with climate change to a less-than-significant level by preparing climate action plans or by preparing a climate change preparedness plan. Implementing **MM CC-2** would help avoid indirect and direct impacts from future development projects. This mitigation measure would not ensure a significant impact would not occur due to a physical effect related to climate change (**Impact CC-2**).

## Cumulative Impact C-CC-1: Cumulative Climate Change Impact

Climate change is the result of cumulative global emissions. There is no single project, when taken in isolation, that can “cause” global warming, because a single project’s emissions are insufficient to change the radiative balance of the atmosphere. Because global warming is the result of GHG emissions, and GHGs are emitted by innumerable sources worldwide, global climate change is a significant cumulative impact of human development and activity. The global increase in GHG emissions that has occurred and will occur in the future is the

result of the actions and choices of individuals, businesses, local governments, states, and nations. Therefore, the analysis above addresses cumulative impacts. Without mitigation, the Project's contribution to cumulative impacts from past, present, and reasonably foreseeable future projects would be cumulatively considerable.

## Proposed Mitigation

**MM CC-1a: Climate Action Plan.**

**MM CC-1b: Municipal Climate Action Plan.**

**MM CC-1c. Alternative Energy Development Promotion.**

**MM CC-2: Climate Change Preparedness Plan.**

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

## Rationale for Finding

Implementation of the mitigation measures **MM CC-1a, 1b, 1c,** and **MM CC-2** would reduce cumulative impacts associated with climate change to a less-than-significant level by preparing climate action plans, promoting alternative energy development, or by developing a climate change preparedness plan. Implementing **MM CC-1a, 1b, 1c,** and **MM CC-2** would help avoid cumulative impacts from future development projects. This mitigation measure would ensure a significant cumulative impact would not occur related to climate change (**Impact C-CC-1**).

## Cultural Resources

For a full discussion of cultural resource impacts, see Chapter 4.5 of the La Cañada Flintridge General Plan Draft PEIR and any revisions contained in Chapter 3 of the final EIR.

### Impact CUL-1: Historic Buildings

A number of buildings within the city, including within the DVSP area, have been identified as significant historic resources at the federal, state, and local levels. The proposed redesignation of existing land uses to Mixed Use would potentially damage the historic value of these properties.

#### Proposed Mitigation

**MM CUL-1: Historic Building/Structure Evaluation.** The following shall be incorporated into the General Plan Policy Implementation Program or adopted by City ordinance: Prior to future project approval and the issuance of any construction permit within the city, including but not limited to a demolition or building permit, and if research indicates that any onsite building(s) or structure(s) is 45 years or older, the applicant shall be required to conduct an evaluation of the onsite building(s) or structure(s) to determine if it is eligible for inclusion in the state or local historical registers. The evaluation shall be performed by a historian or architectural historian who meets the Secretary of the Interior's Professional Qualification Standards for Historic Preservation Professionals. The potentially historic building/structure shall be evaluated according to the NRHP criteria A–C and CRHR criteria 1–3. The historian/architectural historian shall consult with knowledgeable local groups and individuals, appropriate archives, and appropriate repositories in an effort to identify the original and subsequent owners as well as the architect and the builder to establish whether any of these individuals played important roles in local or regional history (criterion B). Additionally, the physical characteristics and condition of the building or structure shall be evaluated under criterion C, and those judged to possess “the distinctive characteristics of a type, period, region, or method of construction” shall be further assessed for integrity and context.

The results of the archival research and field assessment shall be documented in an evaluation report. This report shall explicitly state whether the resource is eligible for either state or local historical registers and shall also make specific recommendations for mitigation as appropriate. The historian/architectural historian shall complete the necessary California Department of Parks and Recreation (DPR) site forms (minimally a Primary Record and a Building/Structure/Object Record, with others as required) and include them as an attachment to the report. Copies of the DPR site forms shall be submitted to

the CHRIS. Properties found in the evaluation report to meet NRHP criteria A–C or CRHR criteria 1–3 shall be considered "historical resources" as defined in Section 15064.5 of the CEQA regulations. Significant effects on historical resources shall be avoided or mitigated by the lead agency and as recommended by a qualified historian or architectural historian.

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (X) **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.**

## Rationale for Finding

Prior to disturbing a potentially historic structure, an evaluation would be conducted to determine if the structure is historical. Specifically, the report would explicitly state whether the resource is eligible for either state or local historical registers and would make specific recommendations, as appropriate, to ensure a significant impact does not occur. However, even combined with the La Canada Flintridge General Plan's goals, objectives, and policies to preserve historical resources, because the specifics of future development proposals are unknown, impacts would remain potentially significant and unavoidable after implementation of MM CUL-1 (Impact CUL-1).

## Impact CUL-2: Archaeological Resources

A records search conducted for the General Plan Update indicated that no prehistoric or historic archaeological sites have been recorded in the city. However, the presence of Native American archaeological sites is apparent in Project vicinity, and other sensitive historic archaeological sites are likely to exist within areas that have not been systematically surveyed. Consequently, the General Plan Update would employ several policies designed to facilitate the

preservation of suspected archaeological sites. These policies are listed under Threshold CUL-1 and include requirements for archaeological reports and Native American monitors. Moreover, mitigation is required to facilitate compliance with the policies and help to ensure a significant impact would not occur.

## Proposed Mitigation

**MM CUL-2a: Phase I Pedestrian Survey, Records Search, and Letter Report.** The following shall be incorporated into the General Plan Policy Implementation Program or adopted by City ordinance: Prior to future project approvals and the issuance of any construction permits, including but not limited to a grading permit, future projects within the city that have the potential to impact archaeological resources shall obtain a qualified archaeologist and Native American consultant, if applicable, to conduct a pedestrian survey and records search to determine the potential for the project area to contain significant archaeological resources. A qualified archaeologist shall be a registered professional archaeologist and possess an advanced degree in archaeology, history, or a related discipline. The findings from the pedestrian survey and records search shall be included in a brief archaeological letter report. The report shall indicate whether the project area has a low, moderate, or high potential to contain prehistoric and historic archaeological resources. Projects characterized by no known resources and a low potential for unknown archaeological resources shall not involve any additional investigative work nor require any mitigation related to archaeological resources.

**MM CUL-2b: Phase II Testing and Evaluation and Data Recovery Plan.** The following shall be incorporated into the General Plan Policy Implementation Program or adopted by City ordinance: Projects in areas having known resources or a moderate to high potential for significant resources shall undergo test and evaluation to determine if potentially significant archaeological resources are present. A Native American consultant shall be retained for projects involving prehistoric or ethnohistoric resources. If a resource is determined significant based on the evaluation, the site shall be avoided or the qualified archaeologist and Native American consultant shall prepare a data recovery plan and/or require archaeological monitoring during excavation activities, as necessary. If avoidance is not possible, the data recovery or mitigation monitoring plan shall be tailored to the specific circumstances at the site and shall be designed to reduce project-level impacts on the resource to a level less than significant. Cultural materials recovered during test and evaluation or data recovery shall be cleaned, identified, cataloged, and analyzed in accordance with standard professional practices. The results of the field work and laboratory analysis shall be contained in a technical report and the entire collection transferred to a federally recognized curation facility.

**MM CUL-2c: Project Construction Monitoring.** The following shall be incorporated into the General Plan Policy Implementation Program or adopted by City ordinance: Monitoring during construction grading or trenching may be

required if there is a potential for encountering subsurface cultural resources. This requirement would derive from the management recommendations of either the test and evaluation report or the data recovery report discussed in MM CUL-3. When invoked, the project applicant must provide written proof that a qualified archaeologist and a Native American monitor, if applicable, have been retained to observe all earth-disturbing activities. Any unexpected discoveries shall be treated in accordance with MM CUL-3.

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

## Rationale for Finding

Prior to future project approvals and the issuance of any construction permits including but not limited to a grading permit, an evaluation would be conducted to determine if the project site has a low, moderate, or high potential for containing archaeological resources (e.g., Phase I or Phase II). If the evaluation concludes that there is a moderate or high potential, additional study and mitigation would be required. Project construction monitoring also would be required during earth-moving activities. Therefore, mitigation measures **MM CUL-2a, 2b, and 2c** would reduce impacts to a less than significant level (**Impact CUL-2**).

## Impact CUL-3: Paleontological Resources

The general area is underlain by pre-batholithic metavolcanic rock and is not fossiliferous. In addition, no previously identified paleontological fossil localities are present within the Project area, and thus the potential for discovery of fossils within the Project area is low. However, adoption of the General Plan Update and

the future development activities may lead to the discovery of previously unknown paleontological resources or unique geologic features in the Project area.

## Proposed Mitigation

**MM CUL-3: Paleontological Monitoring.** The following shall be incorporated into the General Plan Policy Implementation Program or adopted by City ordinance: Monitoring during construction grading or trenching shall be required for projects that would excavate to a depth of 10 feet or more, or that propose a total cut amount of 1,000 cubic yards or more. When invoked, the project applicant must provide written proof that a qualified paleontologist has been retained to observe all earth-disturbing activities. All fossil materials recovered during mitigation monitoring shall be cleaned, identified, cataloged, and analyzed in accordance with standard professional practices. The results of the field work and laboratory analysis shall be submitted in a technical report and the entire collection transferred to an approved fossil curation facility.

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

## Rationale for Finding

Prior to future projects that would excavate more than 10 feet deep or disturb more than 1,000 cubic yards of soil, a qualified paleontologist shall observe all earth-disturbing activities and the results of the field work and laboratory analysis shall be submitted in a technical report and the entire collection transferred to an approved fossil curation facility. Therefore, mitigation

measure **MM CUL-3** would reduce impacts to less than significant (**Impact CUL-3**).

## Impact CUL-4: Human Remains

Prehistoric uses within the Project area indicate that it is possible that Native American burials could be encountered during ground-disturbing activities. The unexpected discovery of human remains during grading or trenching would constitute a significant adverse effect on the environment.

### Proposed Mitigation

**MM CUL-4: Inform Construction Crew of Legal Requirements Pertaining to Discovery of Human Remains.** The following shall be incorporated into the General Plan Policy Implementation Program or adopted by City ordinance: Prior to beginning fieldwork on any new projects, the project applicant and their contractors and subcontractors shall be informed of their legal obligations in the event of the discovery of human remains during excavation or trenching. These obligations derive from the State of California Health and Safety Code Section 7050.5 and PRC 5097.98. The discovery of human remains or presumed human remains requires that the area of the discovery be protected from further disturbance and that an immediate call be made to the County Coroner. If the Coroner determines that the remains are prehistoric, the Coroner, and only the Coroner, is authorized to contact the NAHC. They, in turn, will determine and notify a MLD from the local Native American community. Meaningful consultation between the MLD, qualified archaeologist, project applicant, and the City shall establish a Memorandum of Understanding detailing a reasonable course of action that will reduce adverse impacts to a level less than significant. The Memorandum of Understanding and technical reports from the MLD and the qualified archaeologist shall be submitted and distributed as required.

### Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

### **Rationale for Finding**

Implementation of the mitigation measure **MM CUL-4** would reduce impacts related to the potential discovery of human remains to a less-than-significant level by informing the project applicant and their contractors and subcontractors of their legal obligations in the event of the discovery of human remains. Implementing **MM CUL-4** would ensure a significant impact would not occur due to the discovery of human remains (**Impact CUL-4**).

### **Impact C-CUL-1: Cumulative Cultural Resources Impact**

The Project would update the City's General Plan in a predominantly built out community. Implementation of the General Plan Update would allow for future Mixed Use land use, and would continue to allow development of existing land uses within vacant parcels throughout the city that are currently designated for residential development. As discussed above, mitigation is required to ensure significant impacts would not occur to historic buildings and surface and subsurface prehistoric and historical archaeological resources including unknown human remains, as well as to prevent damage to paleontological resources. With mitigation measures MM-CUL-1 through MM-CUL-4, impacts on these resources would be less than significant with the exception of Impact CUL-1. Potential impacts on historic buildings would remain significant and unavoidable.

### **Proposed Mitigation**

**MM CUL-1: Historic Building/Structure Evaluation.**

**MM CUL-2a: Phase I Pedestrian Survey, Records Search, and Letter Report.**

**MM CUL-2b: Phase II Testing and Evaluation and Data Recovery Plan.**

**MM CUL-2c: Project Construction Monitoring.**

**MM CUL-4: Inform Construction Crew of Legal Requirements Pertaining to Discovery of Human Remains.**

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (X) **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.**

## Rationale for Finding

While MM CUL-1 through MM CUL-4 would require historic building evaluation, Phase I and Phase II studies, and monitoring activities, there is no assurance that MM CUL-1 through MM CUL-4 would reduce all potentially significant cultural resources impacts related to the discovery of human remains, or the disturbance of cultural or paleontological resources to less than significant. Consequently, because of the uncertainty associated with redevelopment of existing buildings over 50 years old, it cannot be concluded that impacts on potentially historic structures would be less than significant. Therefore, a significant cumulative impacts would occur (**Impact C-CUL-1**).

## Geology, Seismicity, and Soils

For a full discussion of geology, seismicity, and soils impacts, see Chapter 4.6 of the La Cañada Flintridge General Plan Draft PEIR and any revisions contained in Chapter 3 of the final EIR.

## Impact GEO-1: Surface Rupture

Although the Sierra Madre fault zone is not currently zoned by the State of California, accumulating evidence suggests that it may be active; it may also be subject to coseismic rupture associated with large earthquakes on the San Andreas Fault north of the city. Property damage and personal safety impacts

from surface rupture on any of the traces in the Sierra Madre Fault Zone could be significant.

## Proposed Mitigation

**MM GEO-1. City Earthquake Fault Zoning and Alquist-Priolo Act Requirements for Sierra Madre Fault.** The City shall work with staff of the California Geological Survey and/or qualified, state-licensed consultant personnel to: (1) determine if a the portion of the Sierra Madre Fault Zone lies within city limits and, if so, (2) adopt as a city ordinance an Earthquake Fault Zone. The provisions of this ordinance shall be consistent with all relevant provisions of the Alquist-Priolo Earthquake Fault Zoning Act. The City shall thereby enforce Alquist-Priolo Act requirements for project proposals involving parcels within the new City-designated Earthquake Fault Zone for the Sierra Madre Fault.

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

## Rationale for Finding

Implementation of mitigation measure **MM GEO-1** would reduce impacts involving potential surface ruptures to a less-than-significant level by either determining if the Sierra Madre Fault Zone lies within the City or by adopting an earthquake fault zone. This mitigation measure would ensure a significant impact would not occur related to fault rupture (**Impact GEO-1**).

## Impact GEO-2: Ridgetop Shattering

Risks associated with ridgetop shattering are not currently addressed in state or City regulations, although the following General Plan Update policy identifies the need for geotechnical studies to guide development in the city's hillside areas. The City currently has no mechanism to manage risks related to ridgetop shattering. Impacts would be geographically limited but could be substantial for some projects, potentially rising to the level of a significant impact.

### Proposed Mitigation

**MM GEO-2. Ridge-Top Shattering Risk Assessment and Mitigation for Hillside Development.** The City shall amend its hillside development ordinance to require the mandatory geotechnical reports prepared for all hillside development consistent with General Plan Safety Element Policy 1.1.3 and implementing ordinances to include a site- and project-specific assessment of ridge-top shattering risks. If appropriate in the professional judgment of the geotechnical engineer and/or certified engineering geologist of record, the report shall also identify geotechnical measures to mitigate the hazard to the extent feasible.

### Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

### Rationale for Finding

Implementation of mitigation measure **MM GEO-2**, along with implementation of General Plan Update Safety Element Policy 1.1.7 would reduce impacts involving potential ridgetop shattering to a less-than-significant level by

requiring a ridgetop shattering risk assessment and mitigation plan. This mitigation measure would ensure a significant impact would not occur related to ridgetop shattering (**Impact GEO-2**).

## Impact GEO-3: Landslides

Steep hillside areas along the city's northern and southern rangefronts are within state-designated Hazard Zones for seismically induced landslides and are likely also at some risk of nonseismic landslides. Development in these areas would have the potential to expose persons or structures to existing landslide risks. Improper grading or fill placement to accommodate development could also increase landslide risks above the baseline.

Risks associated with seismically induced landslides cannot be eliminated entirely, but compliance with the Seismic Hazards Mapping Act, including recommendations of site-specific geotechnical investigations prepared pursuant to the act, would ensure that these risks are addressed consistent with the current engineering standard of care. Impacts related to seismically induced landslide hazards are expected to be less than significant.

## Proposed Mitigation

**MM GEO-3: Ordinances Implementing General Plan Update Policies Relevant to Landslide Hazards Reduction.** The City shall modify its existing Hillside Development Ordinance or establish new ordinances to require the following.

- For any hillside development qualifying as a project as defined by the Seismic Hazards Mapping Act, the City shall require preparation of a site-specific geotechnical investigation that includes an evaluation of landslide hazard. Reports shall be prepared by qualified, California-licensed professional personnel—geotechnical engineer (GE) and certified engineering geologist (EG)—and shall be independently peer reviewed by personnel with commensurate licensure. The City shall enforce recommendations of the site-specific geotechnical investigation via the building permit process, and shall be responsible for proper implementation.
- For any new development in rangefront areas, the City shall require a site-specific assessment of risks related to landslide runout. The assessment shall be performed and reported by qualified, California-licensed professional personnel—GE and certified EG—and shall be independently peer reviewed by personnel with commensurate licensure. The City shall enforce any recommendations of the report via the building permit process, and shall be responsible for proper implementation.

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

## Rationale for Finding

Implementation of mitigation measure **MM GEO-3** will reduce impacts resulting from potential landslide activities (**Impact GEO-3**) to a less-than-significant level by modifying the Hillside Development Ordinance. This mitigation measure, combined with the La Canada Flintridge General Plan's Safety Element policies SE 1.1.3, SE 1.1.4, SE 1.1.5, and SE 1.1.6 that support the Seismic Hazards Mapping Act process for evaluation and mitigation of seismically induced landslide hazards, would ensure a significant impact would not occur related to landslides (**Impact GEO-3**).

## Hazards and Hazardous Materials

For a full discussion of hazards and hazardous materials impacts, see Chapter 4.7 of the La Cañada Flintridge General Plan Draft PEIR and any revisions contained in Chapter 3 of the final EIR.

## Impact HAZ-1: Release of Hazardous Materials

The proposed Project is not anticipated to 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. However, mitigation is proposed to ensure development follows proper protocol to investigate potential hazards and to ensure remediation is initiated when appropriate.

## Proposed Mitigation

**MM HAZ-1: Phase I, Phase II, or Phase III Environmental Site Assessment Prior to Development of Sites Related to the Use, Transport, or Storage of Hazardous Materials Sites.** Prior to the issuance of any grading permits for any future project under the General Plan Update that would take place on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List), or on a site that was previously occupied by a land use that used or generated hazardous materials or wastes, the project applicant shall complete a Phase I, II, or III Environmental Site Assessment (ESA), prepared by a Registered Environmental Assessor (REA). Any recommendations for remediation or further analysis, such as a Phase II or Phase III ESA, shall be implemented prior to issuance of any grading permit. If monitoring during construction is recommended, the project applicant shall provide a letter of verification to the Community Development Director, stating that an REA has been retained to implement the monitoring program during construction activities. The program shall detail the pollutants or evidence of pollutants whose presence is being monitored, as well as the actions to be taken should any pollutant or evidence of pollutant be uncovered. If such a pollutant or evidence of the pollutant is encountered during construction activities (e.g., grading, clearing, or demolition activities), it should be evaluated by an REA and handled in accordance with applicable environmental laws and regulations.

1. A Phase I ESA is required for the development or redevelopment of a property suspected of historically containing hazardous materials and shall include, but not be limited to the following:
  - A comprehensive records search.
  - Consideration of historical information.
  - Onsite evidence of hazardous material use, storage, or disposal.
  - A recommendation as to whether a Phase II soil testing and chemical analysis is required.
2. If the results of the Phase I ESA conclude that a Phase II ESA is necessary, the Phase II ESA shall include, but not be limited to, the following:
  - A work plan that includes the number and locations of proposed soil/monitoring wells, sampling intervals, drilling and sampling methods, analytical methods, sampling rationale, site geohydrology, field screening methods, quality control/quality assurance, and reporting methods. Where appropriate, the work plan is approved by a regulatory agency such as the DTSC, RWQCB, or County HMD.
  - A site-specific health and safety plan signed by a Certified Industrial Hygienist.
  - Necessary permits for encroachment, boring completion, and well installation.

- A sampling program (fieldwork) in accordance with the work plan and health and safety plan. Fieldwork is completed under the supervision of a State of California registered geologist.
  - Hazardous materials testing through a State-certified laboratory.
  - Documentation, including a description of filed procedures, boring logs/well construction diagrams, tabulations of analytical results, cross-sections, an evaluation of the levels and extent of contaminants found, and conclusions and recommendations regarding the environmental condition of the site and the need for further assessment. A remedial action plan will be developed as determined necessary by the Principal Investigator. Contaminated groundwater will generally be handled through the NPDES/dewatering process.
  - A disposal process, including transport by a State-certified hazardous material hauler to a State-certified disposal or recycling facility licensed to accept and treat the identified type of waste.
3. If hazardous materials are determined to be present, a Phase III ESA shall be prepared and the responsible party shall contact the local CUPA or applicable regulatory agency to oversee the remediation of the property in compliance with all applicable local, county, state, and federal laws. The property owner, developer, or responsible party shall be responsible for funding or securing funding for the site remediation and shall provide proof to the City that the site contaminants have been properly removed in compliance with all applicable laws and regulations prior to project development.

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

## Rationale for Finding

Implementation of mitigation measure **MM HAZ-1** will reduce impacts resulting from the accidental release of hazardous materials (**Impact HAZ-1**) to a less-than-significant level by requiring that a Phase I, III, or III ESA is prepared prior to the use, transport, or storage of hazardous materials. This mitigation measure would ensure a significant impact would not occur related to the accidental release of hazardous materials (**Impact HAZ-1**).

## Impact HAZ-2: Significant Hazard to Public or Environment

As discussed under the Hazards Materials Release Sites “Regulatory Setting” subheading above, there are sites undergoing investigation and/or remediation, and risks to the public and environment are being identified, controlled, and reduced. Because the General Plan Update encompasses the entire city area, the General Plan Update boundaries encompass sites that are included on a hazardous materials sites list. However, no actual development is proposed under the General Plan Update. Future development would have to consider siting issues such as proximity to hazardous materials sites as part of the development review process and CEQA compliance. Furthermore, new development proposed under the General Plan Update would have to be consistent with the policies included within the General Plan Update, including those listed in the Safety Element and under Threshold HAZ-1. Therefore, these known sites are not expected to create a significant hazard to the public or environment.

There could be unknown hazards on existing property within the proposed Project area that would be discovered during the construction and/or operation of project-specific development generated by the proposed Project. However, it would be speculative to try and identify potentially contaminated sites prior to such project-specific development. It would also be speculative to identify the level of risk to development not yet proposed. Should project-specific development generated by the proposed Project discover contamination, the pertinent regulations and oversight agencies discussed under “Regulatory Setting” would apply. Additionally, project-specific development that requires a discretionary action would be subject to evaluation under the City’s development review process, which would include CEQA compliance, and hazards would be evaluated at that time. Mitigation would be required (MM HAZ-1) to investigate a potential development site to determine the extent and level of contamination. Based on the results, remediation of the site may be required prior to any construction and/or operation.

## Proposed Mitigation

**MM HAZ-1: Phase I, Phase II, or Phase III Environmental Site Assessment Prior to Development of Sites Related to the Use, Transport, or Storage of Hazardous Materials Sites.**

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

## Rationale for Finding

Implementation of mitigation measure **MM HAZ-1** will reduce impacts associated with creating a significant hazard to the public or the environment (**Impact HAZ-2**) to a less-than-significant level by requiring that a Phase I, III, or III ESA is prepared prior to the use, transport, or storage of hazardous materials. This mitigation measure would ensure a significant impact would not occur related to the creation of significant hazard to the public or the environment (**Impact HAZ-2**).

## Impact HAZ-3: Wildland Fire Risk

The entire city is designated a Very High Fire Hazard Severity Zone by the City Council. Properties located in these zones are subject to more stringent building code requirements than properties outside of these zones. The fire danger cannot be completely avoided; however, the proposed Project would take steps to reduce the impact that a wildfire could have on the community as discussed in the Safety Element of the General Plan Update. Even with the implementation of the proposed Project's policies and with the continuation of the current City and fire management practices, the proposed Project would expose people or structures to a significant risk associated with wildland fires.

### Proposed Mitigation

**MM HAZ-2: Notification of Property Owners.** All property owners shall be noticed when purchasing or building a home in the WUI area that they have accepted that the areas have certain risks that make their property, homes, and safety susceptible to wildfires.

### Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (X) **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.**

### Rationale for Finding

Implementation of the mitigation measure **MM HAZ-2** would not reduce impacts related wildland fire risk to a less-than-significant level by notifying property owners of wildfire risks. Implementing **MM HAZ-2** would help avoid impacts; however, this mitigation measure would not ensure that impacts would

be reduced to a level below significance and impacts would remain significant and unmitigable (**Impact HAZ-2**).

## **Cumulative Impact C-HAZ-1: Cumulative Hazards Impact**

The proposed Project would have a cumulatively considerable contribution to wildfires or exposing people or structures to wildfires. Although the proposed Project would continue to implement existing fire protection measures and Code restrictions, the threat of wildfires to people and structures would not be reduced to less-than-significant levels. In the event of a coordinated fire suppression effort, additional homes constructed in high potential fire areas would mean resources would have to be split over a greater coverage area. Therefore, the proposed Project's incremental contribution to cumulative impacts from wildland fires, when combined with past, present, and reasonable foreseeable projects, would be significant and unavoidable.

### **Proposed Mitigation**

**MM HAZ-1: Phase I, Phase II, or Phase III Environmental Site Assessment Prior to Development of Sites Related to the Use, Transport, or Storage of Hazardous Materials Sites.**

**MM HAZ-2: Notification of Property Owners.**

### **Finding**

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (X) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.**

## Rationale for Finding

While **MM HAZ-1** and **MM HAZ-2** would require a Phase I, II, or III ESA to reduce potential hazards impacts and to notify all property owners of their proximity to the WUI, there is no assurance that **MM HAZ-1** and **MM HAZ-2** would reduce all potential hazards impacts to less than significant. Consequently, when future projects within the City of La Canada Flintridge are combined with cumulative projects in the area, a cumulatively considerable impact could occur. Therefore, **Impact C-HAZ-1** would remain significant and unavoidable.

## Hydrology and Water Quality

For a full discussion on hydrology and water quality impacts, see Chapter 4.8 of the La Cañada Flintridge General Plan Draft PEIR and any revisions contained in Chapter 3 of the final EIR.

### Impact HYD-1: Groundwater Supply and Recharge

At buildout the Project would increase the water demand by about 802.3 acre-feet per year of water. Adoption of the proposed Project has the potential to substantially contribute to the depletion of groundwater by increasing its demand. The development of the existing vacant land would result in new imperviousness. The creation of new imperviousness prevents rainfall or surface waters to percolate into the groundwater system. Thus, new imperviousness would affect groundwater levels by interfering with the percolation of stormwater into the system, and impacts are considered to be significant related to groundwater recharge.

### Proposed Mitigation

**MM HYD-1: Low Impact Development (LID) Practices.** The following shall be incorporated into the General Plan Policy Implementation Program or adopted by City ordinance: All new developments shall be required to incorporate LID practices into their stormwater drainage plans. The incorporation of LID practices would include the following measures from CNE 1.2.2: (a) minimizing pollutant loading and changes in hydrology; (b) ensuring that post-development runoff rates from a site do not negatively impact downstream erosion and stream habitat; (c) minimizing the amount of stormwater guided to impermeable surfaces; (d) maximizing percolation of stormwater into the ground where appropriate; (e) preserving wetlands, riparian corridors, and buffer zones; (f) establishing reasonable limits on the clearing of vegetation from a project site; and (g) requiring incorporation of structural and non-structural best management practices to mitigate projected increases in pollutant loads and flows to ensure that, during a wet weather event, all stormwater remains on site. The

incorporation of BMPs such as the use of tree boxes, retention basins, bioswales, rain gardens, and roof gardens will minimize impacts on the groundwater basins by allowing stormwater to percolate into the groundwater basins.

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

## Rationale for Finding

Implementation of mitigation measure **MM HYD-1** will reduce impacts associated with groundwater recharge and supply (**Impact HYD-1**) to a less-than-significant level by implementing LID practices. This mitigation measure would ensure a significant impact would not occur related to the depletion or interference of groundwater supply or recharge (**Impact HYD-1**).

## Impact HYD-2: Groundwater Quality Degradation

Implementation of the Proposed Project would result in the redesignation of exiting land uses. At buildout, existing vacant lands would be developed with residential and mixed-use uses. Potential impacts on groundwater quality would result if the new residences are on septic tanks. Leakages from septic tanks have the potential to impact groundwater quality by allowing nitrates to infiltrate into the groundwater system. Presently, the groundwater from the Raymond Groundwater Basin is treated to meet drinking water quality standards (DWR 2004a).

## Proposed Mitigation

**MM HYD-2: Sanitary Sewer Line.** The City shall require that prior to issuance of permits for the development of existing vacant lands designated for residential and mixed-use uses, the City shall confirm that a wastewater treatment facility will treat the wastewater generated by the new development and that the new development will be connected to that facility.

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

## Rationale for Finding

Implementation of mitigation measure **MM HYD-2** will reduce impacts associated with water quality degradation (**Impact HYD-2**) to a less-than-significant level by requiring future development to determine that a connection to a wastewater treatment facility is possible prior to development permits. This mitigation measure would ensure a significant impact would not occur related to the degradation of water quality (**Impact HYD-2**).

## Impact HYD-3: Inundation by Mudflow

The proposed Project would not expose people or property to increased risks involving seiche and tsunami because the Project is not located near the ocean or other body of water. At buildout, the proposed Project would expose people and structures to the risk of mudflow. The designated Hillside residential area is on slopes greater than 30% on the San Gabriel Mountains. During storm seasons when the soil becomes saturated, the chance for a mudflow event greatly

increases in steep areas, particularly after wildfire. Such a mudflow event would cause injury or damage structures.

Compliance with Chapter 11.35 of the Municipal Code Hillside Development would minimize the risk to persons and structures from mudflow because it requires development to be planned in such a manner as to avoid mudflow. However, development may occur in the Hillside Residential land use designation. Consequently, homes may be exposed to high risk areas for mudflow. The risk to persons and structures from mudflow would be significant.

## Proposed Mitigation

No feasible mitigation was identified during the environmental analysis or in subsequent comments on the Draft PEIR.

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- ( ) Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (X) **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.**

## Rationale for Finding

No mitigation is feasible to reduce impacts associated with mudflow (**Impact HYD-3**) because the General Plan Update would allow residential development in high risk areas. As such, impacts related to mudflow risks are considered significant and unavoidable (**Impact HYD-3**).

## Noise

For a full discussion of noise impacts, see Chapter 4.10 of the La Cañada Flintridge General Plan Draft PEIR and any revisions contained in Chapter 3 of the final EIR.

### Impact NOI-1: Exceed Noise Standards

The General Plan Update could allow for new development within areas that would exceed noise standards associated with traffic noise. Even though the Project would not directly create new development, impacts from traffic noise are considered significant because existing and new sensitive receivers could be directly exposed to traffic noise above the City's land use compatibility threshold.

The General Plan Update could potentially expose new noise-sensitive receptors to stationary noise sources by allowing mixed-use development within the Project boundary including within the DVSP and along Foothill and Verdugo Boulevards. The city does not have industrial or manufacturing land uses other than NASA's JPL, which does not produce typical industrial-type noise. However, any mixed-use development that includes residential land uses constructed within areas of intense use (restaurants, shopping areas, etc.) could be exposed to noise levels that exceed the "Normally Acceptable" land use compatibility noise standard for single- and multi-family land uses. Impacts would be potentially significant and would require noise analysis to determine noise levels at any new sensitive receptors.

### Proposed Mitigation

**MM NOI-1: Noise Study.** The 60 dBA CNEL contour would be expected to increase approximately 158 feet for I-210 and 24 feet for SR 2. The 65 dBA CNEL contour could be expected to increase approximately 96 feet for I-210 and up to 128 feet for SR-2. The 70 dBA CNEL contour could be expected to increase approximately 55 feet for I-210 and up to 92 feet for SR-2. All three of these contours would increase due to ambient growth in Southern California.

Therefore, pursuant to NE Policy 2.2.1 and NE Policy 2.2.5 of the proposed General Plan Update, the following requirements shall be incorporated into the General Plan Policy Implementation Program and made part of future noise studies and mitigation requirements:

- **Noise Reducing Features.** All noise-producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed

original factory specification. During operation, mobile or fixed “package” equipment (e.g., arc-welders, air compressors) shall be equipped with shrouds and noise control features that are readily available for that type of equipment.

- **Use of Electrical Equipment.** Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
- **Location of Equipment and Support Areas.** Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.
- **Speed Limits.** Construction site and access road speed limits shall be established and enforced during the construction period.
- **Signal Limits.** The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.
- **Use of Audio Equipment.** No project-related public address or music system shall be audible at any adjacent receptor.
- **Resolution of Complaints.** The onsite construction supervisor shall have the responsibility and authority to receive and resolve noise complaints. A clear appeal process to the City shall be established prior to construction commencement that will allow for resolution of noise problems that cannot be immediately solved by the site supervisor.

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (X) **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.**

## Rationale for Finding

Implementation of mitigation measure **MM NOI-1** would reduce noise impacts associated with from traffic and stationary sources; however, impacts would remain significant and unavoidable because noise levels could be above designated standards. Also, it is uncertain if feasible mitigation measures would exist at the time of the noise study and such mitigation would depend on project details not yet known at the time of this analysis. General noise reduction measures are included for construction (**MM NOI-1**); however, impacts from construction would be less than significant because the City's Municipal Code exempts construction noise. Therefore, because operational noise would remain significant and unavoidable, noise impacts from traffic and stationary sources would remain significant and unavoidable.

## Impact NOI-2: Permanent or Temporary Increase in Ambient Noise Levels

The proposed Project could allow new development that would result in traffic noise that would exceed accepted standards. Noise analysis would be required under General Plan NE Policy 2.2.5, for individual development projects that have the potential to exceed City noise standards. The proposed Project could also potentially expose new noise-sensitive receptors to stationary noise sources through development of mixed-use land uses. Any mixed-use development that includes residential land uses constructed within areas of high human use (restaurants, shopping areas, etc.) could be exposed to noise levels that exceed the "Normally Acceptable" land use compatibility noise standard for single- and multi-family land uses. Impacts would be potentially significant and would require noise mitigation at any new sensitive receptors.

## Proposed Mitigation

**MM NOI-1: Noise Study.**

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) **Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such

changes have been adopted by such other agency or can and should be adopted by such other agency.

- ( ) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.

## Rationale for Finding

Implementation of mitigation measure **MM NOI-1** will reduce impacts associated with construction-related noise impacts (**Impact NOI-2**) to a less-than-significant level by requiring a noise reduce noise levels. This mitigation measure would ensure a significant impact would not occur related to temporary noise increases (**Impact NOI-2**).

## Cumulative Impact C-NOI-1: Cumulative Traffic Noise

The General Plan Update would update the City's General Plan in a predominantly built-out community. However, the General Plan Update would allow for future mixed-use and would continue to allow development of existing land uses within vacant parcels throughout the city that are currently designated for residential development. Table 4.10-6 shows the 2030 time horizon with the inclusion of the General Plan Update. Any noise-sensitive receptors within these areas could potentially be exposed to levels of noise that would be considered cumulatively considerable.

## Proposed Mitigation

**MM NOI-1: Noise Study.**

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

- (X) **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.**

### **Rationale for Finding**

While **MM NOI-1** would require a noise study to reduce noise impacts, there is no assurance that **MM NOI-1** would reduce all potential noise impacts to less than significant. Consequently, when future projects within the City of La Canada Flintridge are combined with cumulative projects in the area, a cumulatively considerable impact could occur. Therefore, **Cumulative Impact NOI-1** would remain significant and unavoidable.

## **Population and Housing**

For a full discussion of population and housing impacts, see Chapter 4.11 of the La Cañada Flintridge General Plan Draft PEIR and any revisions contained in Chapter 3 of the final EIR.

### **Cumulative Impact C-POP-1: Cumulative Impacts Due to Growth Inducement**

Buildout of the proposed General Plan Update would result in a modest increase in population, employment, and housing within the city and county. SCAG's population projection for Los Angeles County in 2030 is 12,015,889 persons, an increase of 1,652,039 persons over the County's population of 10,363,850 in 2008. SCAG projects that the population of the city will be 21,862 in 2030. However, the City estimates a higher population by 2030 than SCAG's projections. As such, buildout under the proposed Project would accommodate the development of 814 dwelling units, resulting in a potential population increase of 2,523 residents, for a total population of 23,799 in 2030. When considered in the context of the residents that SCAG projects within the cumulative geographic context by 2030, cumulative impacts related to the Project's contribution from population growth would be less than significant.

Furthermore, SCAG projects that employment within the city will increase from 9,457 jobs in 2008 to 10,245 jobs by 2030, a total increase of 788 jobs. The employment growth resulting from the General Plan Update would be in line with that estimated by SCAG due primarily to the moderate increase in retail and office space within the Mixed Use land use designations and the lack of industrial development. Thus, the contribution of the proposed General Plan Update, when combined with the cumulative impacts from past, present, and

reasonably foreseeable future projects, would be cumulatively considerable with respect to growth inducement, the physical effects of which would be significant. This includes examples such as significant hazards, traffic, and climate change impacts.

## Proposed Mitigation

**MM CC-1a: Climate Action Plan.**

**MM CC-1b: Municipal Climate Action Plan.**

**MM CC-1c. Alternative Energy Development Promotion.**

**MM CC-2: Climate Change Preparedness Plan.**

**MM HAZ-1: Phase I Environmental Site Assessment.**

**MM HAZ-2: Notification of Property Owners.**

## Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- (X) Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.**
- ( ) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (X) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.**

## Rationale for Finding

While MM CC-1a, 1b, 1c, 2, MM HAZ-1 and MM HAZ-2 would reduce climate change and noise impacts, there is no assurance that these mitigation measures would reduce all potential impacts associate with growth inducement to less than significant. Consequently, when future projects within the City of La Canada Flintridge are combined with cumulative projects in the area, a

cumulatively considerable impact could occur. Therefore, **Cumulative Impact C-POP-1** would remain significant and unavoidable.

## Traffic and Circulation

For a full discussion of traffic and circulation impacts, see Chapter 4.13 of the La Cañada Flintridge General Plan Draft PEIR and any revisions contained in Chapter 3 of the final EIR.

### Impact TR-1: Traffic Increases

Per the CMP, a significant impact occurs when traffic demand on a facility increases by 2% of capacity (change in  $V/C \geq 0.02$ ), causing LOS F ( $V/C > 1.00$ ). If the facility is already at LOS F, a significant impact occurs when traffic demand on the facility increases by 2% of capacity ( $V/C \geq 0.02$ ). The results of the traffic volumes along roadway segments in the projected 2030 condition are shown in Tables 4.13-5 and 4.13-6 of Chapter 4.13. As the results show, all monitored roadway segments would meet the CMP thresholds for roadway segments at buildout of the proposed General Plan Update, with the exception of Verdugo Boulevard between Park Place and Lanterman Lane in the city of Glendale, which would exceed the City's acceptable levels of service.

### Proposed Mitigation

No feasible mitigation was identified during the environmental analysis or in subsequent comments on the Draft PEIR.

### Finding

The City Council of the City of La Cañada Flintridge hereby finds that:

- ( ) Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.
- (X) **Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.**
- (X) **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for**

**highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.**

### **Rationale for Finding**

While widening Verdugo Boulevard would improve LOS, an expansion is not considered feasible because of the lack of jurisdiction within the city of Glendale. Thus, no feasible mitigation is available to the lead agency to reduce impacts along Verdugo Boulevard between Park Place and Lanterman Lane (**Impact TR-1**).

## **Cumulative Impact C-TR-1: Verdugo Boulevard Segment**

The project-specific analysis is cumulative in nature. The identified impacts include regional traffic and add the Project's contribution to the regional traffic. The analysis determined that Verdugo Boulevard between Park Place and Lanterman Lane would operate at LOS D under existing conditions without the proposed Project. The addition of Project-related traffic would result in a change of LOS D to LOS E; therefore, the Project's contribution, when combined with past, present, and reasonably foreseeable future projects, is considered to contribute to a cumulatively significant impact along this roadway segment.

### **Proposed Mitigation**

No feasible mitigation was identified during the environmental analysis or in subsequent comments on the Draft PEIR.

### **Finding**

The City Council of the City of La Cañada Flintridge hereby finds that:

- ( ) Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect as identified in the final EIR.
- (X) **Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.**
- (X) **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for**

**highly trained workers, make infeasible mitigation measures or project alternatives identified in the final EIR.**

### **Rationale for Finding**

No feasible mitigation is available for Verdugo Boulevard between Park Place and Lanterman Lane. Although widening Verdugo Boulevard would improve LOS, an expansion is not considered feasible because of the lack of jurisdiction within the city of Glendale. Thus, no feasible mitigation is available to the lead agency to reduce impacts along Verdugo Boulevard between Park Place and Lanterman Lane. The project's incremental contribution (**Cumulative Impact C-TR-1**) would be cumulatively significant and unavoidable.

# Chapter 4

## Findings on Project Alternatives

### Overview

Chapter 5 of the Draft PEIR (with revisions in Chapter 3 of the Final EIR) discusses a reasonable range of alternatives to satisfy Section 15126.6 of the CEQA Guidelines, which states that an “EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.” As such, the alternatives discussed within Chapter 5 meet most of the proposed project objectives and would either avoid or reduce some of the significant effects of the proposed project. In addition, as required by CEQA, the No Project Alternative is included in the analysis. All three alternatives have been qualitatively analyzed at a level that provides sufficient information about the environmental effects of each alternative for comparative purposes and to allow for informed decision-making. The alternatives identified for the La Cañada Flintridge General Plan are:

- Alternative 1 (No Project Alternative) — Existing General Plan
- Alternative 2—No Mixed Use and Replace with Residential Alternative
- Alternative 3—No Hillside Residential Land Use Designation Alternative

The Increased Density in the DVSP Area Alternative was considered and rejected from further comparison because it did not reduce a significant environmental impact.

### CEQA Project Objectives and Section Criteria

The proposed project’s objectives were developed based on the community planning process described in Chapter 3, “Project Description.” Objectives are numbered 1 through 13 for ease of reference within this chapter.

1. Retain a quiet, safe, small-town feeling with a semi-rural, predominantly single-family character.

2. Preserve and increase natural open spaces and parks, and complete the trail system.
3. Protect the community from safety hazards, such as landslides, wildfires, and seismic events.
4. Encourage well-maintained neighborhoods and homes, with diverse housing styles in scale with their neighborhoods.
5. Encourage a vibrant downtown that caters to the residents' needs in a walkable, pedestrian-scale village atmosphere.
6. Facilitate new housing opportunities for seniors and families near services and transit through mixed-use development.
7. Provide a circulation system that accommodates vehicles, pedestrians, bicyclists, hikers, and equestrians; and that reduces the need for people to be dependent on the use of their personal automobiles.
8. Preserve and protect natural resources, such as wildlife, biological resources, watersheds, and scenic views.
9. Manage resources, such as water, energy, and air quality, in a responsible and sustainable manner.
10. Support premier schools.
11. Maintain an equestrian-friendly community.
12. Promote an efficiently run government that promotes effective relationships.
13. Ensure internal consistency between the General Plan's elements.

## Alternative 1—No Project Alternative

The No Project Alternative considers an option to not accept any updates and retain the existing 1980 General Plan. This alternative consists of the 1980 General Plan with an amended Land Use Element (November 15, 1993), Housing Element (November 15, 1993; draft update prepared 2001), Circulation Element (May 15, 1995), and Air Quality Element (May 15, 1995). The adopted DVSP is included in the No Project Alternative.

The projected level of development under the No Project Alternative is estimated in recent SCAG population studies. The current population is estimated at 21,276 (DOF 2008). By 2015 the population is estimated to grow to 21,628 and by 2030 to 21,862 (SCAG 2008b). This represents a net increase of 586 residents, or 2.7% increase over the 20-year period. The estimated number of dwelling units under the No Project Alternative by 2030 would be approximately 7,209 (SCAG 2008b). The No Project Alternative, in the 2030 horizon year, would result in an estimate of approximately 438 fewer residential units and a potential reduction in

commercial space by approximately 682,977 square feet compared to the proposed Project.

As demonstrated by the population estimates, continued growth under the No Project Alternative would be limited. Some redevelopment and spot development of vacant land would occur throughout the city, notably with the most likely scenario being redevelopment of commercial uses in and around the DVSP and the construction of single-family homes in low-density residential neighborhoods. Both commercial redevelopment and residential growth would be concentrated in areas already served with adequate utilities and public services, with the notable exception of sewer/wastewater services.

The revised development estimates allowed under the No Project Alternative in the 2030 horizon year would be approximately 376 additional residential units and a potential increase in commercial space of approximately 572,030 square feet. The qualitative development potential of this alternative will serve as the basis for the analysis of Alternative 1.

## Finding

The La Cañada Flintridge City Council hereby finds that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make the No Project Alternative infeasible.

## Facts in Support of Finding

When compared against the proposed project, the No Project Alternative would result in greater environmental impacts on climate change, biological resources, cultural resources, and land use and planning. In addition, the No Project Alternative would not meet any of the project objectives. For these reasons, the proposed project is preferred to the No Project Alternative.

## Alternative 2—No Mixed-Use and Replace with Residential Alternative

The No Mixed Use and Replace with Residential Alternative (Alternative 2) would eliminate the Mixed-Use land use designation and Mixed Use Overlay (18.48 and 3.1 acres, respectively; Max 1.3:1 FAR, Max 30 du/ac, Projected 1:1 FAR, 24 du/ac) from the proposed General Plan Update and in its place would designate Medium-High Density Residential (18.48 acres; Max 15 du/ac, Projected 12 du/ac) to allow for a reduced number of multi-family dwelling units

along Foothill and Verdugo Boulevards. The revised development estimates allowed under Alternative 2 in the 2030 horizon year would be approximately 219 fewer residential units and a potential reduction of commercial space by approximately 940,025 square feet.

Although this alternative would not increase the number of dwelling units with the intent of providing alternative housing options to meet the needs of a growing senior population nor would it facilitate alternative transportation as effectively, it would more closely conform to the existing community character and reduce the total projected residential population, which could reduce environmental impacts typically associated with population growth (e.g. traffic, air quality, noise, etc.). The adopted DVSP, which is part of the existing conditions, would continue under this alternative. The DVSP has approximately 56.59 acres dedicated to the Mixed Use 1 and 2 land use designations; both have a maximum of 15 du/ac and a projected 12 du/ac.

The revised development estimates allowed under Alternative 2 in the 2030 horizon year would be approximately 595 additional residential units and a potential increase in commercial space by approximately 415,758 square feet. The qualitative development potential of this alternative will serve as the basis for the analysis of Alternative 2.

## Finding

The La Cañada Flintridge City Council hereby finds that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make the No Mixed-Use and Replace with Residential Alternative infeasible.

## Facts in Support of the Finding

Although the No Mixed-Use Alternative would reduce impacts on transportation, public services and recreation, and utilities, this alternative does not achieve objective 6 and partially achieves objectives 5 and 7, which are targeted to provide for senior housing (objective 6), create walkable, pedestrian-scale centers (objective 6), and reduce reliance on the personal automobile (objective 7). For these reasons, the proposed project is preferred to the No Mixed-Use and Replace with Residential Alternative.

## **Alternative 3— No Hillside Residential Land Use Designation Alternative (Environmentally Superior Alternative)**

The No Hillside Residential Land Use Designation Alternative, which is also the Environmentally Superior Alternative, would eliminate the potential for new development within the proposed Hillside Residential land use designation and would seek to preserve the hillside land as open space for habitat preservation and to prevent potential harm to life and property from wildfires and mudslides. To accomplish this alternative without resulting in an unconstitutional regulatory “taking,” an organization or government would need to purchase this land from private property owners. Consequently, the ultimate feasibility of this alternative is not certain at this time. However, implementation of this alternative would reduce environmental impacts associated with wildfire and mudflow.

Residential development under this alternative would decrease by between 17 and 34 residential units in comparison to the General Plan Update to approximately 797, although commercial square footage would remain at the same estimate of approximately 1,355,783 over the existing condition. The qualitative development potential of this alternative will serve as the basis for the analysis of the No Hillside Residential Land Use Designation Alternative.

### **Finding**

The La Cañada Flintridge City Council hereby finds that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make the Reduced Buildout Alternative (Environmentally Superior Alternative) infeasible.

### **Facts in Support of the Finding**

The No Hillside Residential Land Use Designation Alternative would reduce impacts on climate change, cultural resources, air quality, biological resources, public services and recreation, and utilities. This alternative also would achieve all of the project’s objectives and reduce significant and unmitigable impacts for hazards and hazardous materials and hydrology and water quality; however, this alternative would be nearly impossible to implement because the City does not own the land within the Hillside Residential land use designation and would be subject to private property rights and laws. While potentially feasible, specific legal reasons make adoption of this alternative a challenge to implement. For these reasons, the proposed project is preferred to the No Hillside Residential

Land Use Designation Alternative. Table 4-1 provides a comparison matrix of the proposed projects impacts in comparison to the project alternatives

**Table 4-1.** Comparison of Project Alternative Impacts to Significant Proposed Project Impacts

<b>Environmental Analysis Issue Area</b>	<b>Proposed Project</b>	<b>No Project Alternative (Alternative 1)</b>	<b>No Mixed-Use and Replace with Residential Alternative (Alternative 2)</b>	<b>No Hillside Residential Land Use Designation Alternative – Environmentally Superior Alternative (Alternative 3)</b>
Climate Change	Significant	Greater	Similar	Reduced
Cultural Resources	Significant	Greater	Similar	Reduced
Hazards and Hazardous Materials	Significant	Similar	Similar	Reduced
Hydrology and Water Quality	Significant	Similar	Similar	Reduced
Noise	Significant	Reduced	Similar	Similar
Population and Housing	Significant (Cumulative)	Similar	Similar	Similar
Transportation, Circulation, and Parking	Significant	Reduced	Reduced	Similar
Utilities	Significant	Reduced	Reduced	Reduced
Air Quality	Less Than Significant w/ Mitigation	Reduced	Reduced	Similar
Biological Resources	Less Than Significant w/ Mitigation	Greater	Similar	Reduced
Geology, Soils, and Seismicity	Less Than Significant w/ Mitigation	Similar	Similar	Similar
Aesthetics and Community Character	Less than Significant	Similar	Similar	Similar
Land Use and Planning	Less than Significant	Greater	Greater	Similar
Public Services and Recreation	Less than Significant	Reduced	Reduced	Reduced

## Summary Finding

Based on the alternatives discussion provided in the Draft PEIR and the information above, the City Council determines that the proposed project is the only feasible alternative that meets the project objectives listed in Draft PEIR (included above). The proposed project will seek to retain a quiet, safe, small-town feeling with a semi-rural, predominantly single-family character; preserve and increase natural open spaces and parks, and complete the trail system; protect the community from safety hazards, such as landslides, wildfires, and seismic events; encourage well-maintained neighborhoods and homes, with diverse housing styles in scale with their neighborhoods; encourage a vibrant downtown that caters to the residents' needs in a walkable, pedestrian-scale village atmosphere; facilitate new housing opportunities for seniors and families near services and transit through mixed-use development; provide a circulation system that accommodates vehicles, pedestrians, bicyclists, hikers, and equestrians; and that reduces the need for people to be dependent on the use of their personal automobiles; preserve and protect natural resources, such as wildlife, biological resources, watersheds, and scenic views; manage resources, such as water, energy, and air quality, in a responsible and sustainable manner; support premier schools; maintain an equestrian-friendly community; promote an efficiently run government that promotes effective relationships; and ensure internal consistency between the General Plan's elements.

## Chapter 5

# Statement of Overriding Considerations

Development under the proposed project would result in significant and unavoidable adverse impacts on climate change, cultural resources, hazards and hazardous materials, hydrology and water quality, noise, population and housing, and transportation, circulation, and parking. Significant and unavoidable adverse cumulative impacts would occur on climate change, cultural resources, hazards and hazardous materials, noise, population and housing, and transportation, circulation, and parking. There are no feasible mitigation measures within the responsibilities and jurisdiction of the City that would reduce these impacts to a level of less than significant.

The Final EIR has identified unavoidable significant impacts. Section 15093(b) of the State CEQA Guidelines specifies that when the decision of the public agency approves a project that will result in the occurrence of significant impacts that are identified in the EIR but are not avoided or substantially lessened, the agency must state in writing the reasons to support its action based on the completed EIR and/or other information in the record. Accordingly, the City adopts the following Statement of Overriding Considerations.

The City recognizes that significant and unavoidable impacts would result from the implementation of the proposed project. Having (1) adopted all feasible mitigation measures; (2) rejected the alternatives to the project discussed above; (3) recognized all significant, unavoidable impacts; and (4) balanced the benefits of the proposed project against the significant and unavoidable effects, the City finds that the benefits outweigh and override the significant unavoidable effects for the reasons stated below.

Any one of the reasons for approval is sufficient to justify approval of the proposed project. These reasons summarize the benefits, goals, and objectives of the proposed project. The substantial evidence supporting the various benefits can be found in the preceding findings and elsewhere in the Record of Proceedings. These overriding considerations of economic, social, environmental, and other benefits outweigh environmental costs and justify approval of the proposed project and certification of the EIR. Implementation of the La Cañada Flintridge General Plan Update would further benefit the City of La Cañada Flintridge, as follows:

### Social

1. The project would result in maintaining La Cañada Flintridge as quiet, safe community with a small-town, semi-rural feeling, where people engage in community life and are protected from the intrusion of noise, traffic, and other impacts.
2. The project would allow for and encourage new housing options for senior citizens who want to continue to live in the City but no longer choose to or are able to stay in their single-family homes; for seniors who may desire housing options that are smaller, closer to local-serving uses and transit; and/or that allow for housing units that may be more affordable than the typical house in La Cañada Flintridge.
3. The project would allow for the future development of up to an additional residential dwelling units, which would support meeting the City's affordable housing goals as required by the state of California.
4. The project would support the Downtown Village Specific Plan by encouraging retail, commercial, and mixed uses that increase activity and engagement as well as create an environment where people can walk for goods, services, recreation, and transit.
5. The project would establish the planning framework to create a parkland plan that consists of an integrated and complementary system of parks, recreation facilities, trails, bikeways, and open spaces to meet the full range of community interests.

### Economic

1. The project would allow for a increase in retail, commercial, and office space through implementation of a mixed use land use designation, which would provide opportunities to increase sales tax revenue and offer services to residents.
2. The project would result in job creation during construction phases, such as the construction of the transit-oriented mixed use development.
3. The project would result in an increase in property taxes through redevelopment of underutilized and vacant parcels and through lot consolidation, when appropriate, that would allow for multiple-family residential, mixed use, and commercial development.

### Environmental

1. The project would establish the planning framework to improve traffic and pedestrian and bicycle circulation to enhance mobility.
2. The project would preserve the remaining undeveloped hillsides to the extent possible for the preservation of resources, protection of public health and safety, and preservation of scenic values by increasing the acreage designated Open Space on the Land Use Policy Map.

3. The project would improve air quality and reduce greenhouse gas (GHG) emissions through the preparation of a Community Climate Action Plan and a Municipal Climate Action Plan which seek to reduce GHG emissions by at least 15 percent by 2007 compared to the 2007 baseline emissions inventory.
4. The project would promote walkability and alternative modes of transportation to reduce the need for the use of personal vehicles, which would reduce air pollution and GHG emissions.
5. The project would encourage use of green and sustainable building and site design policies and principles via design guidelines and/or development standards and City-sponsored demonstration projects.

#### Other Benefits

1. The project would buffer new residential development from freeway emissions and noise.
2. The project would reduce the risk to the community caused by debris flows, flooding, and other hydrologic hazards by developing a Grading and Erosion Control Ordinance.
3. The project would preserve remaining natural ridgelines, canyons, streams, springs, urban forest, and other natural resources that contribute to the aesthetic and scenic qualities of La Cañada Flintridge.

For the reasons described above, the benefits of the proposed La Cañada Flintridge General Plan Update outweigh its significant unavoidable adverse environmental effects, and consequently, the adverse environmental effects are considered “acceptable” in accordance with Section 15093(c) of the State CEQA Guidelines.