

EXHIBIT 2:
INITIAL ENVIRONMENTAL STUDY

ORIGINAL FILED

**CITY OF PASADENA
PLANNING DIVISION
HALE BUILDING
175 NORTH GARFIELD AVENUE PASADENA, CA 91101-1704**

LOS ANGELES, COUNTY CLERK

MAR 06 2006

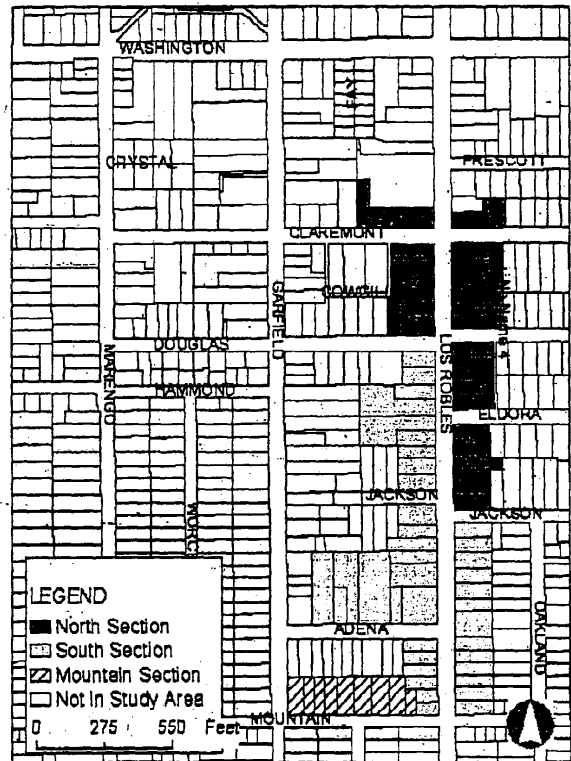
INITIAL STUDY

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

SECTION I – PROJECT INFORMATION

1. Project Title: Los Robles/Adena Zone Change
2. Lead Agency Name and Address: City of Pasadena – Planning Division
175 North Garfield Avenue
Pasadena, CA 91101
3. Contact Person and Phone Number: Scott Andrew Reimers, Associate Planner
(626) 744-6710
4. Project Location: City of Pasadena
N. Los Robles Ave. between Claremont St. and Mountain St.; the north side of Mountain St. between N. Los Robles Ave. and N. Garfield Ave.; Adena Street; and other adjacent properties. See the map on page two.
5. Project Sponsor's Name and Address: City of Pasadena – Planning Division
175 North Garfield Avenue
Pasadena, CA 91101
6. General Plan Designation: Medium-High Density Residential (0-32 du/ac)
Medium Density Residential (0-16 du/ac)
7. Zoning: Multi-Family Residential, City of Gardens RM-32
Multi-Family Residential, City of Gardens RM-16

8. Description of the Project: The proposed project is to change the zoning and General Plan Land Use designation for an area along North Los Robles Avenue (between East Claremont Street and East Mountain Street), Adena Street, Mountain Street, and other adjacent parcels. To the right is a diagram of the study area and its three sections. If the City Council approves the zone change and general plan amendment, the zoning for the northern section of North Los Robles Avenue would change from Multi-Family Residential, City of Gardens RM-16 to Multi-Family Residential, Two Units Per Lot, RM-12 and the General Plan designation would change from Medium Density Residential to Low-Medium Density residential. The southern section of North Los Robles Avenue – which currently has a zoning designation of Multi-Family Residential, City of Gardens RM-32 and a General Plan designation of Medium-High Density Residential – would be re-zoned to Multi-Family Residential, City of Gardens RM-16 with a General Plan Designation of Medium Density Residential. The Multi-Family Residential, City of Gardens RM-32 zoned area known as the Mountain section would be re-zoned to Multi-Family Residential, Two Units Per Lot RM-12. In conjunction, the Land Use Designation for this area would change from Medium-High Density Residential to Low-Medium Density Residential.



Included in this study is the potential for an overlay zone along the properties in the South Section facing Los Robles Avenue. The overlay zone would allow for an increased density (beyond the 16-units/acre base density) of up to 24 units/acre if the increased density is set aside for workforce housing. The RM-32 development standards would apply to projects exceeding the RM-16 density.

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

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

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):
 Approval by the City Council with a recommendation from the Planning Commission and the Northwest Commission is required.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would involve at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

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

DETERMINATION: (to be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project DOES NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect(s) on the environment. -Analysis in the Initial Study shows that one or more impact areas will have a "Potentially Significant Impact" An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that were not analyzed in a previously approved EIR or Negative Declaration for the project at hand.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Scott A. Reimers
 Signature

03/06/2006
 Date

Scott A. Reimers
 Printed Name

Jennifer Paige Suli 3/6/06
 Reviewed By / Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
 - 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
 - 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
 - 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 20, "Earlier Analysis," may be cross-referenced).
 - 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. See CEQA Guidelines Section 15063(c)(3)(D). Earlier analyses are discussed in Section 20 at the end of the checklist.
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier documents and the extent to which address site-specific conditions for the project.
 - 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant
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SECTION II - ENVIRONMENTAL CHECKLIST FORM

1. BACKGROUND.

Date checklist submitted: February 16, 2006
 Department requiring checklist: Planning and Development Department
 Planner assigned: Scott A. Reimers, Associate Planner

2. ENVIRONMENTAL IMPACTS. (explanations of all answers are required):

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

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

WHY? The subject area is located in an area where views of the mountains are apparent. The area contains buildings of one to two stories in height.

The proposed zone change and general plan amendment would apply the RM-12, RM-16, or RM-32 development standards to the study area. Height limits within the zones allow for structures to reach a maximum height of 32 feet in the RM-16 zone and 36 feet in the RM-32 zone. Single family zoning allows structures to reach a maximum height of 36 feet as well. The height requirements of 32-36 feet are is comparable to the existing pattern of development.

In comparison to the existing land use designation and zoning, setbacks on buildings will be more generous, building mass will be reduced, and the maximum permitted density will be reduced. This will allow for more of the existing vista to be maintained than would be if the existing zoning were maintained. The combination of development standards within these zoning districts, the applicable General Plan policies, and City review by numerous departments prior to issuance of building permits, will ensure that projects in this study area will not have an adverse impact on aesthetics.

Future development projects in the subject area will not impact an Official State Scenic Highway, L.A. County Recommended Scenic Highway or unofficial City Designated Scenic Corridor.

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

WHY? The project does not substantially impact an Official State Scenic Highway, L.A. County Recommended Scenic Highway or unofficial City Designated Scenic corridor. Changing the zoning designation by itself will not necessarily result in the destruction of any landmark eligible trees, stand of trees, rock outcropping or natural feature recognized as having significant aesthetic value. The City has ordinances protecting trees. Future projects built under the revised zoning and general plan designations will be required to obtain building permits and meet all City requirements.

A few sites in the study area have been designated as an historic resource and the project area boundaries are adjacent to two locally designated landmark districts. There is no new construction proposed as part of this action and it would not significantly impact nearby sites or structures, which are historic resources.

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

WHY? The existing pattern of development consists of a mix of multi-family housing and single-family housing one to two stories in height. The project proposes a mix of zoning categories which more closely resemble the existing density and pattern of development than the existing zoning. Thus, the new zoning will achieve development that will improve or be more compatible with the existing visual character of the project area.

All projects of three or more units, built using this new zoning overlay, will be required to comply with the City of Gardens development standards, the intent of which is to maintain or improve the existing visual character of the project area. Furthermore, City of Gardens projects require design review, which provides an additional layer of review related to massing, building modulation, finishes, colors etc. to ensure that there will be no significant aesthetic impacts as a result of new projects in the area.

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

The project will not have a significant impact on light and glare. By changing the zoning to a zone that has a lower density, the light and glare in a neighborhood will not change. Any new projects within this area will be required to comply with the standards in the zoning code that regulate glare and outdoor lighting. Height and direction of any outdoor lighting and the screening of mechanical equipment must conform to Zoning Code requirements. Compliance with the setbacks required in this zoning district will help reduce possible shade and shadow impacts to a level that is insignificant. For projects requiring design review, its finish, colors, and materials, will be reviewed for approval through the Design Review process. Pasadena's City of Gardens Ordinance which applies to projects of three or more units, requires appropriate yards to prevent intrusive shadows, and such projects are subject to design review. Therefore, there will be no impact.

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

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

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

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

WHY? The City of Pasadena has no land zoned for agricultural use other than commercial nurseries being allowed by right in the CG (General Commercial) and IG (General Industrial) zones and conditionally in the CO (Office Commercial), CL (Limited Commercial), OS (Open Space) and PS (Public-Semi Public) Zoning Districts. The proposed zone change and general plan amendment do not affect these sites.

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

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

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

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

WHY? The project area currently consists of approximately 250 housing units. The existing zoning would allow for an additional 190 units, for a total of approximately 440 units within the area of the zone change. Staff's recommendation to reduce the maximum permitted density would permit approximately 48 more units, or a total of approximately 300 units within the area of the zone change. The optional overlay to allow an increase in density for workforce housing, would allow for approximately 90 more units, or a total of approximately 340 units.

Both staff's recommended strategy and the optional overlay would reduce the overall number of additional units allowed for in the General Plan and Zoning Code. Since the 2004 General Plan and Zoning map were found to be consistent with the growth expectation for the region and the AQMP and the West San Gabriel Valley Air Quality Plan, the proposed change in zoning would also be consistent with the previously mentioned plans and have no associated impacts.

Furthermore, any new projects must comply with the Federal Clean Air Act, the California Clean Air Act and the regional Air Quality Management Plan (AQMP) adopted by the South Coast Air Quality Management District and Southern California Association of Governments. The AQMP contains measures to meet federal and state requirements. The City of Pasadena is also part of the West San Gabriel Valley Planning Council, which adopted the West San Gabriel Valley Air Quality Plan.

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

WHY? Due to its geographical location and the prevailing off shore daytime winds, Pasadena receives air pollutants from downtown Los Angeles and other areas in the Los Angeles basin. The prevailing winds, from the southwest, carry air pollutants from wide areas of Los Angeles and adjacent cities, to the San

Fernando Valley and to Pasadena in the San Gabriel Valley where it is trapped against the foothills. For these reasons the potential for adverse air quality in Pasadena is high. Pasadena is located in a non-attainment area, an area that frequently exceeds national ambient air quality standards.

- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? ()

WHY? The City of Pasadena is within the South Coast Air Basin (SCAB). This basin is a non-attainment area for Nitrogen Dioxide (NO₂) and fine particulates matter (PM₁₀). Projects that contribute to a significant cumulative increase in NO₂ or PM₁₀ will be considered to be significant and require the consideration of mitigation measures. This zone change and general plan amendment does not propose any new construction and by itself will not cause a cumulatively considerable increase in NO₂ and/or PM₁₀. When specific projects are proposed, they will be reviewed for their compliance with this requirement.

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

WHY? The proposed zone changes will continue to allow sensitive receptor uses, such as child care centers, adult day care centers, schools, etc. However, the project area consists of residential uses that are also sensitive receptors that do not generate toxic air pollutants. In addition, the project area is not in the vicinity of a congested intersection or otherwise in the vicinity of a CO hotspot. There is no new development proposed and the proposed code changes would not expose sensitive receptors to substantial pollutant concentrations, and the project would have no associated impacts.

Furthermore, any new projects must comply with the Federal Clean Air Act, the California Clean Air Act and the regional Air Quality Management Plan (AQMP) adopted by the South Coast Air Quality Management District and Southern California Association of Governments. The AQMP contains measures to meet federal and state requirements. The City of Pasadena is also part of the West San Gabriel Valley Planning Council, which adopted the West San Gabriel Valley Air Quality Plan. Any project proposed next to a sensitive receptor is required to undergo its own environmental review.

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

WHY? The types of uses allowed by the proposed zoning are not shown on the 1993 updated SCAQMD's CEQA Air Quality Handbook Figure 5-5 "Land Uses Associated with Odor Complaints."

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

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

WHY? The project applies to properties in a developed urban area. There are no known unique, rare or endangered plant or animal species or habitats on or near the area that the zone change/general plan amendment would apply. Further, there is no construction proposed under the proposal.

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

WHY? There are no designated natural communities. However, the Final Environmental Impact Report for the adopted 2004 Land Use and Mobility Elements maps the natural communities within the City's boundaries. The project is not located near any of these communities. The project is located in a developed urban area.

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

WHY? The project is located in a developed urban area. There is no known naturally occurring wetland habitat within the vicinity of the proposed project area.

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

WHY? The project is located in a developed urban area and does not involve the dispersal of wildlife nor will it result in a barrier to migration or movement.

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

WHY? In a study area of this size, there likely are trees that would require protection under the City's tree protection ordinance (No. 6896). Projects built under the new zoning will continue to be required to comply with this ordinance. Furthermore, changing the zoning designation will not remove protected trees or change the City's tree protection ordinance. Tree removal applications are not a part of this project application. The project is not in the Hillside Development Overlay District or the Lower Arroyo.

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

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

7. CULTURAL RESOURCES. Would the project:

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

WHY? Within the study area there are a number of properties that are within a Landmark District and one house designed by Greene and Greene. Additionally, the study area is flanked on the west and the east by two Landmark Districts – one on the National Register and one locally designated. The zone change and general plan amendment will not by themselves directly cause a substantial adverse change that could affect historic resources. There is no new development proposed, or a change in permitted uses. The amendments propose to reduce the density – in comparison to the existing zoning - in certain areas. Specific projects built under the new zoning will require additional review to ensure there are no impacts on Cultural Resources. The demolition (relocation, removal or significant alteration) of an historic building (structures, natural features, works of art or similar objects) is subject to review prior to issuance of a building permit by the City. Therefore, the proposed zone change and general plan amendment will not result in any significant impacts to the adjacent landmark districts or any historic properties.

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

WHY? There are no known prehistoric or historic archeological sites in the project area. This change in zoning and general plan designation will not directly result in any change to archaeological resources. However, any project submitted under the new zoning will continue to be subject to all City requirements and CEQA review.

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

WHY? There are no records of any significant paleontological resources in the City of Pasadena. Therefore, there are no known paleontological resources affected by the project.

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

WHY? There are no known human remains in the project area. The project – changing the zoning and the general plan designation – does not call for any soil or human remains to be disturbed. However, any projects submitted under the new zoning and general plan designation would be subject to CEQA and the laws of the State of California. City policy is to call the Los Angeles County Coroner's Office if a corpse is found at a project site. (If the remains are determined to be Native American, the Gabrieleño/Tongva Tribal Council should be contacted at (626) 286-1632 or by e-mail at <http://www.tongva.com/>. For human remains

other than Native American, there is a general prohibition in the California Health and Safety Code Section 7050.5 prohibiting human remains from being buried outside a dedicated cemetery.)

8. ENERGY. Would the proposal:

a. *Conflict with adopted energy conservation plans?* ()

WHY? The project does not conflict with the 1983 adopted Energy Element of the General Plan. Further, any future projects constructed under the zoning proposed by this zone change must comply with the energy standards in the California Energy Code, Part 6 of the California Building Standards Code (Title 24). Measures to meet these performance standards may include high-efficiency Heating Ventilation and Air Conditioning (HVAC) and hot water storage tank equipment, lighting conservation features; higher than required rated insulation and double-glazed windows.

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

Why? The project does not conflict with the 1983 adopted Energy Element of the General Plan..

9. GEOLOGY AND SOILS. Would the project:

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

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

WHY? This project will not increase the potential occurrence of earthquakes. The risk of earthquake damage is minimized because the new structures that may be proposed under the proposed zone change and general plan amendment shall be built according to the Uniform Building Code and other applicable codes, and are subject to inspection during construction. Structures for human habitation must be designed to meet or exceed California Uniform Building Code standards for Seismic Zone 4.

ii. *Strong seismic ground shaking?* ()

WHY? Since the City of Pasadena is within a larger area traversed by active fault systems, such as the San Andreas and Newport-Inglewood Faults, any major earthquake along these systems will cause seismic ground shaking in Pasadena. Much of the City is on sandy, stony or gravelly loam formed on the alluvial fan adjacent to the San Gabriel Mountains. This soil is more porous and loosely compacted than bedrock, and thus subject to greater impacts from seismic ground shaking than bedrock.

The risk of earthquake damage is minimized because new structures shall be built according to the Uniform Building Code and other applicable codes, and are subject to inspection during construction. Structures for human habitation must be designed to meet or exceed California Uniform Building Code standards for Seismic Zone 4. Conforming to these required standards will ensure that any future projects would not result in significant impacts due to strong seismic ground shaking.

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

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

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

WHY? The project site is not within a Landslide Hazard Zone as shown on Plate P-1 of the 2002 Safety Element of the General Plan. This Plate was developed considering the Earthquake-Induced Landslide areas as shown on the State of California Seismic Hazard Zone maps for the City. Therefore, the project will have no impacts from seismic induced landslides.

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

WHY? Changing the zoning and land use designation does not itself involve any new construction and will not increase the loss of topsoil or increase soil erosion. For future projects built under the proposed zoning, water erosion during construction will be minimized by limiting construction to dry weather, covering exposed excavated dirt during periods of rain and protecting excavated areas from flooding with temporary berms. Soil erosion after construction will be controlled by implementation of an approved landscape and irrigation plan. These plans are required to be submitted to the Zoning Administrator (or Design Review Commission staff) for review and approval prior to the issuance of a building permit.

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

WHY? The City of Pasadena rests primarily on an alluvial plain. To the north, the San Gabriel Mountains are relatively new in geological time. These mountains run generally east-west and have the San Andreas Fault on the north and the Sierra Madre Fault to the south. The action of these two faults in conjunction with the north south compression of the San Andreas tectonic plate is pushing up the San Gabriel

Mountains. This uplifting combined with erosion has helped form the alluvial plain. The zone change and general plan amendment will not have an effect on soil stability or create any of the above hazards. Projects built under the new zoning regulations may require a geological study to determine if the soil is stable enough to support the planned project without being graded and the soil compacted to specified standards per applicable codes. All future projects submitted under the proposed zoning are required to comply with CEQA and all other local regulations.

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

WHY? According to the 2002 adopted Safety Element of the City's General Plan the project area is underlain by alluvial material from the San Gabriel Mountains. This soil consists primarily of sand and gravel and is in the low to moderate range for expansion potential. The proposed amendments do not involve any new construction, and future projects must meet all Building and Safety code requirements.

e. *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? ()*

WHY? The City of Pasadena allows septic tanks to be used for only specified areas in the hillsides per regulations found in Ordinances 3881 and 4170 and codified in Pasadena Municipal Code. The proposed project is not in any of these specified areas. New construction must be hooked up to a sewer if it is available. If the sewer is at a higher elevation than the project, the sewage is to be pumped up to the sewer.

10. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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

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

b. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ()*

WHY? The project area has been and continues to be a residential area. Furthermore, any new projects proposed under the proposed zoning and land use designation must comply with residential zoning requirements, which do not allow for uses that commonly store or use hazardous materials. Therefore there

is no significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions, which could release hazardous material.

- c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ()*

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

- d. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ()*

WHY? Changing the zoning within the project area from one type of residential zoning to another residential zoning will not cause a significant hazard to the public or the environment. The project area has been developed with residential uses for a number of years and is not suspected to contain hazardous materials.

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? ()*

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

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

WHY? The project site is not within the vicinity of a private airstrip. Therefore, the proposed project would not result in a safety hazard for people residing or working in the vicinity of a private airstrip and would have no associated impacts.

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

WHY? Adherence to building, zoning, and fire codes will ensure that future projects proposed under the new zoning designation will not have a significant impact on emergency response and evacuation plans.

The City of Pasadena maintains a citywide emergency response plan, which goes into effect at the onset of a major disaster (e.g., a major earthquake). The Fire Marshall maintains the disaster plan. In case of a