

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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representatives from the City of Burbank, Glendale, and Pasadena. Helipads are required on many high-rise buildings for evacuating occupants in case of emergency. The police heliport is located at the eastern edge of the Arroyo Seco near the City's border with Altadena. This heliport is not open for public use. No impact is expected.

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. There are no private airstrips in Pasadena. No impact is expected.

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

WHY? The project is located within an urban area and will not change the logistical nature of the area. 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). In case of a disaster, the Fire Marshall is responsible for implementing the plan, and the Pasadena Police Department devises evacuation routes on the specific circumstance of the emergency. To ensure compliance with zoning, building and fire codes, for new construction of buildings, the applicant is required to submit appropriate plans for plan review prior to the issuance of a building permit. Adherence to these requirements ensures that the project will not have a significant impact on emergency response and evacuation plans.

The City has pre-planned evacuation routes for dam inundation areas associated with Devil's Gate Dam, Eaton Wash, and the Jones Reservoir. According to the adopted 2002 Safety Element of the General Plan Plate P-1, the project site is not within any of these dam inundation areas. There are no areas in the City designated as eligible for flood insurance by the Federal Emergency Management Administration (FEMA). No impact is expected.

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? ()

WHY? According to the 2002 adopted Safety Element of the General Plan, Plate P-2 Wildfire Hazard Map, the campus is in a moderate fire hazard zone and is not located adjacent to wildland areas. No impact is expected.

11. HYDROLOGY AND WATER QUALITY. Would the project:

a. Violate any water quality standards or waste discharge requirements? ()

WHY? The project will not violate any water quality standards or waste discharge requirements. The proposed Master Plan does not include constructing any facilities and does not include any ground disturbance. The continued and expanded use of the WCIU campus would not generate any water

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pollutants other than typical urban stormwater pollutants. This amount and type of pollutants would not violate any water quality standards or waste discharge requirements.

- b. *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? ()*

WHY? The project will use the existing water supply system provided by the Pasadena Department of Water and Power and the existing sewer provided by the Department of Public Works. Therefore, there will be no direct additions or withdrawals from the ground waters. Moreover there is no known aquifer condition in the project site or in the surrounding area, and the Master Plan does not propose an increase in impermeable surfaces.

The current uses consume approximately 3,560 gallons per day in water consumption (Judson International School/George Mueller Academy: 160 students, rate 66, 10/student, total gallons of water per day = 1600; William Carey International University: 98 students, rate 131, 20/student, total gallons of water per day = 1,960). The source of some of the water from the Pasadena Water and Power Department is ground water, stored in the Raymond Basin. There are no proposed changes in the existing uses as part of the proposed Master Development Plan, therefore there will be no impacts to groundwater additions or withdrawals.

- c. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on-or off-site? ()*

WHY? The proposed Master Plan does not include any construction projects and would not in any way affect drainage patterns. No impact is expected.

- d. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? ()*

WHY? The City of Pasadena contains two streams the Arroyo Seco and Eaton Creek; the project is not located near either stream. The project will not alter the course of these streams or any ravines or gullies on the site. No impact is expected.

- e. *Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? ()*

WHY? The project site is adequately served by existing storm-water drainage systems. Furthermore, the proposed Master Plan does not include any construction projects and would not in any way affect drainage patterns. Therefore, the proposed Master Plan would not increase runoff, and would have no associated impacts.

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f. Otherwise substantially degrade water quality? ()

WHY? The proposed Master Plan does not include constructing any facilities and does not include any ground disturbance. The continued use of the WCIU campus would not generate any water pollutants other than typical urban stormwater pollutants. The proposed Master Plan would have no impact to water quality.

g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or dam inundation area as shown in the City of Pasadena adopted Safety Element of the General Plan or other flood or inundation delineation map? ()

WHY? According to the Dam and Water Resources Map Plate P-1 of the adopted 2002 Safety Element of the City's adopted General Plan, the William Carey International University is not located in a dam inundation area. No impact is expected.

h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? ()

WHY? The entire City of Pasadena is in Zone D on the Federal Emergency Management Agency (FEMA) map Community Number 065050. In Zone D the City is outside the 100-year floodplain, and is not required to implement any flood plain management regulations.

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? ()

WHY? According to the Dam and Water Resources Map Plate P-1, of the adopted 2002 Safety Element of the City's adopted General Plan, the project site is not located in a dam inundation area. There are no significant bodies of water either in or near the City of Pasadena, which could subject the City to tidal waves. An on-site drainage system will convey storm water runoff to designated flood control facilities. No impact is expected.

j. Inundation by seiche, tsunami, or mudflow? ()

WHY? The City of Pasadena is not located near any inland bodies of water or the Pacific Ocean to be inundated by either a seiche or tsunami. The 2002 adopted Safety Element of the General Plan Plate P-1 does not show the project site to be located in an area subject to liquefaction or earthquake-induced landslides. The 2002 adopted Safety Element of the General Plan, Plate 2-4 Slope Distribution Map, also shows that the project site is in an area where the slopes are less than 10-degrees. No impact is expected.

12. LAND USE AND PLANNING. Would the project:

a. Physically divide an existing community? ()

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WHY? The project will not physically divide an existing community. The project proposal is the establishment of a Master Development Plan for the William Carey International University campus. There is no new construction of buildings involved in this application. Since the 1970s, the University has been in operation at this site.

b. *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? ()*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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WHY? The General Plan Land Use element identifies the project site as Institutional. The University campus is consistent with the General Plan land use designation, as shown in the adopted 1994 Land Use Element. The project site is zoned Public and Semi-Public (PS). The Master Plan does not propose any changes to current uses or operations and will not result in any activity that is inconsistent with the General Plan.

c. *Conflict with any applicable habitat conservation plan (HCP) or natural community conservation plan (NCCP)? ()*

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WHY? There are no Habitat Conservation or Natural Community Conservation Plans in Pasadena. No impact is expected.

13. MINERAL RESOURCES. Would the project:

a. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ()*

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WHY? The Final Environmental Impact Report for the adopted 1994 Land Use and Mobility Elements of the City's General Plan states that there are two areas in Pasadena, which may contain mineral resources of sand, gravel and stone Eaton Wash, and Devils Gate Reservoir. The project is not near these areas. No impact is expected.

b. *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ()*

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WHY? There are no locally important, mineral resource recovery sites delineated by the City of Pasadena Land Use Element of the Comprehensive General Plan. The 1999 "Aggregate Resources in the Los Angeles Metropolitan Area" map published by the California Department of Conservation, Division of Mines and Geology shows no aggregate resources within the City of Pasadena. No impact is expected.

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14. NOISE. Will the project result in:

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ()

WHY? Short-term noise impacts may be generated by demolition activities and special events held on campus. The demolition project will adhere to City regulations governing hours of construction, noise levels generated by construction and mechanical equipment, and the allowed level of ambient noise (Chapter 9.36 of the Pasadena Municipal Code). Special events may increase short-term ambient noise levels. Events with amplified sound are required to obtain special events permits. Significant long-term increases in ambient noise are not anticipated.

The daily operations of the university campus must comply with the City's Noise Restrictions Ordinance (Chapter 9.36 of the Pasadena Municipal Code) and the California Sound Transmission Control Standards (CAC, Title 24, building Standards, Chapter 12 Appendix Section 1208A). According to the Noise Restrictions Ordinance the allowed ambient noise level in which the project is located (Noise District I) is 50 dBA during the day (6a.m.-11 p.m.) and 40 dBA at night (11 p.m. to 6 a.m.).

b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? ()

WHY? The campus is not located within a residential neighborhood that does not generate groundborne vibrations or noise. No impact is expected.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ()

WHY? See response to 14.a. The Noise Restrictions Ordinance (Pasadena Municipal Code Chapter 9.36) sets the allowed ambient noise level. The adoption of a Master Development Plan for William Carey International University will not permanently increase ambient noise levels.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ()

WHY? The project will not cause a substantial temporary or periodic increase in ambient noise levels. No impact is expected.

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 expose people residing or working in the project area to excessive noise levels? ()

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WHY? There are no airports or airport land use plans within the City of Pasadena. Pasadena is part of the Burbank, Glendale, and Pasadena Airport Authority, but the airport is in the City of Burbank. No impact is expected.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? ()

WHY? The project is not within the vicinity of the Police Heliport or the Fire Camp in the Arroyo Seco. No impact is expected.

15. POPULATION AND HOUSING. Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ()

WHY? The Master Development Plan does not propose expanding the housing opportunities for the University. The proposal does not alter or expand the current infrastructure. No impact is expected.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ()

WHY? The project does not involve the demolition of any housing units. No impact is expected.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ()

WHY? The proposed will not involve the demolition of any housing units; therefore, the project would not displace any people. No impact is expected.

16. PUBLIC SERVICES. Will the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire Protection? ()

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WHY? The project site is located in a moderate (low) wildfire hazard area according to the Wildfire Hazard Map (Plate P-2) of the adopted 2002 Safety Element of the City's General Plan. The project is located approximately one and a half miles from Fire Stations 32 (2424 East Villa Street) and 33 (515 North Lake Avenue). Existing fire protection services are available to serve the project, and the project will not substantially increase demand for such services. No impact is expected.

b. Libraries? ()

WHY? The project is located half a mile from the nearest public library branch, Santa Catalina. The City as a whole is well served by its Public Information (library) System. The University has also has a library that serves the students on the campus. No impact is expected.

c. Parks? ()

WHY? The project site is located one mile from Washington Park. Further, the University campus has large areas of open space and recreation areas for the students on its campus. No impact is expected.

d. Police Protection? ()

WHY? There are not proposed changes to the uses at the site. Therefore, the establishment of a Master Development Plan for the William Carey International University will not affect police services or the Police Department's scope of responsibility. No impact is expected.

e. Schools? ()

WHY? The Master Development Plan does not propose any new construction and is not subject to the Pasadena Unified School District (PUSD) Construction tax. Furthermore, institutional uses are exempt from the school impact fee. No impact is expected.

f. Other public facilities? ()

WHY? Adoption of the proposed Master Development Plan would not impact any other public facilities.

17. RECREATION.

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ()

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WHY? The project site is located one mile from the nearest public park, Washington Park. A privately owned (U.S. Center for World Mission) soccer field is located approximately 300 feet north of the campus on Oxford Avenue. Recreational opportunities in the vicinity will not be affected by the adoption of a Master Development Plan for the William Carey University campus. The campus has recreational space for their students. No impact is expected.

b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?* ()

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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WHY? The William Carey University campus includes existing facilities and areas devoted to recreational uses. However, the proposed project, which is a Master Development Plan for the William Carey International University campus, does not propose any modifications or expansion to the campus, thereby requiring new or additional recreational facilities. No impact is expected.

18. TRANSPORTATION/TRAFFIC. Would the project:

a. *Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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WHY? The Master Development Plan includes increases in attendance that required the preparation of a traffic impact study. The traffic impact study has been accepted by the Department of Transportation. In addition, a Transportation Assessment had been prepared previously to provide a baseline upon which to evaluate any subsequent changes in use on the campus.

A Transportation Assessment and Traffic Study have been prepared for the William Carey International University under the Master Development Plan. The Transportation Assessment discusses: 1) campus uses, including Maranatha High School which is no longer on campus; 2) trip generation and distribution; and 3) existing transportation conditions including vehicle access and circulation, parking, bicycle transportation, pedestrian circulation, transit access, and traffic circulation. The Traffic Study evaluates the differences between weekday uses and assembly use operating on Sunday.

The Traffic Assessment for the Master Development Plan found that the campus generates 2,084 trips on a typical weekday and 584 trips on a typical Sunday. Based on existing building square footage, the campus could generate a maximum of 2,137 trips on a typical weekday. Since there is no expansion of the existing facilities, and projected enrollment for the high school will decrease, no increase in traffic is expected as a result of the Master Development Plan. As the Traffic Study indicates, traffic generated on Sunday is below the City's adopted thresholds of significance. The project will not result in a significant traffic impact.

b. *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?* ()

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WHY? The adopted 2002 Congestion Management Program (CMP) prepared by the Metropolitan Transportation Agency lists Level of Service (LOS) E as acceptable for the highway and road system. The proposed project will not result in an increase of trips at any CMP location.

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? ()

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WHY? The project site is not within an airport land use plan or within two miles of a public airport or public use airport. The nearest public use airport is in Burbank, which is operated by a Joint Powers Authority with representatives from the Cities of Burbank, Glendale, and Pasadena. Helipads are required on many high-rise buildings for evacuating occupants in case of an emergency. The police heliport is located at the eastern edge of the Arroyo Seco near the City's border with Altadena. This heliport is not open for public use. No impact is expected.

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ()

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WHY? The Master Development Plan does not propose any new construction or any hazardous design features or incompatible uses. No impact is expected.

e. Result in inadequate emergency access? ()

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WHY? The ingress and egress for the site is evaluated in the Transportation Assessment and was determined as adequate for emergency access. No impact is expected.

f. Result in inadequate parking capacity? ()

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WHY? The Traffic Study prepared for the William Carey International University indicates that available parking is adequate for the uses currently operating during the week. The Master Development Plan indicates that the three primary uses of the campus are academic, assembly, and offices for non-governmental organizations. Parking ratios used for these uses are based on students/staff, seating capacity, and square footage of the facilities. The assembly uses (churches) operate primarily during the weekend when the academic uses are not taking place, thereby creating both a joint parking and a shared parking arrangement. During Sunday and possibly during special events, the demand for parking is greater than the available parking on-site.

The Transportation Assessment indicates that parking lots are assigned to the different churches to provide efficient use of parking and prevent overflow parking from occurring. The Assessment includes driveway traffic counts that indicate two to three vehicles using the Townsend, Mott and Speer parking lots throughout the day. The Assessment also includes trip generation rates based on roadway counts. Based on the available parking

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with the City's Water Shortage Procedures Ordinance during periods of drought, thereby reducing monthly consumption to 90 percent of the expected consumption for this type of land use.

e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ()

WHY? See responses to 19 a. and b.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? ()

WHY? The William Carey International University is served by Scholl Canyon landfill, which has a 21-year capacity, and Puente Hills landfill, which was re-permitted in 2003 for 10 years.

The project is located in a developed urban area and within the City's refuse collection area. The project will not result in the need for a new or in substantial alteration to the existing system of solid waste collection and disposal.

g. Comply with federal, state, and local statutes and regulations related to solid waste? ()

WHY? The project will comply with applicable statutes and regulations related to solid waste.

Because the Master Development Plan includes the possible demolition of a small structure, the applicant is required to submit a program to the Department of Public Works Solid Waste for recycling solid waste. This program must be approved by the Public Works Solid Waste Division prior to the issuance of any building permits. The program must contain recycling for office paper, corrugated cardboard, mixed glass and green waste.

In 1992, the City adopted the "Source Reduction and Recycling Element" to comply with the California Integrated Waste Management Act. This act requires a 25% reduction in solid waste before 1995 and a 50% reduction before 2001, based on the solid waste generated in 1990.

In accordance with the Construction and Demolition Ordinance, Chapter 8.62 of the Pasadena Municipal Code, the demolition project will require a Construction Waste Management Plan, since the project meets one of the following thresholds:

1. Residential additions of 1,000 or more gross square feet;
2. Tenant improvement of 3,000 or more square feet;
3. New structures of 1,000 or more gross square feet;
4. Demolition of 1,000 or more gross square feet; and
5. All City public works and construction projects, which are awarded pursuant to competitive bid procedure established by Chapter 4.08 of the Pasadena Municipal Code.

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20. EARLIER ANALYSIS.

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 18 at the end of the checklist.

- a) Earlier Analysis Used. Identify and state where they are available for review.

On November 8, 2004, the City of Pasadena certified the Final Environmental Impact Report (EIR) for the Mobility and Land Use Elements of the City of Pasadena Comprehensive General Plan, and Central District Specific Plan. The EIR focused its analysis on Land Use and Planning; Transportation/Traffic; Population and Housing; Noise; Air Quality; Aesthetics; Cultural Resources; Geology/Soils; Hazards and Hazardous Materials; Hydrology; Public Services/Recreation; and Utilities and Service Systems.

- 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. N/A
- 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. N/A

21. MANDATORY FINDINGS OF SIGNIFICANCE.

- a. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? ()*

WHY? As discussed in this Checklist, the project will not substantially degrade the quality of the environment. The William Carey International University campus is located in an urbanized area and has been developed for many years. No rare, threatened, or endangered biological resources are known to inhabit the site or used the site for migration or breeding. The project will not affect any fish, wildlife, or plant species, either directly or indirectly. The project will not threaten any plant or animal community or reduce the number or restrict the range of scarce or endangered plant or animal. The William Carey International University Master Development Plan would not eliminate any important examples of California history or prehistory.

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future project? ()*

WHY? The William Carey International University Master Development Plan will help address the parking needs of the various uses on the campus, in particular the assembly uses. The Master Development Plan does not propose any new building construction, only an acknowledgement that the academic enrollment and number of congregants will increase over time. All potential environmental effects are identified within this Initial Study. No long-term environmental goals will be comprised, and no adverse impact in this regard will result.

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c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ()

WHY? As discussed throughout this Initial Study Checklist, the project will not result in significant environmental effects on human beings. William Carey International University is a liberal arts college that does not handle hazardous materials. Existing rules and regulations are adequate to ensure that any hazardous materials on the site, such as asbestos and/or lead-based paint, are safely remediated. The proposal does not include any new construction.

Based on the Parking and Traffic Study that was prepared for the project, a parking deficiency was identified during peak usage of all facilities. Three mitigation measures (TT 1-3) are required that will reduce this impact to a less than significant level. See section 18 f for a list of the required mitigation.

Therefore, with the parking deficiency mitigation, and the fact that the project does not propose any new construction or activities that would result in substantial adverse effects impacts will be reduced to a less than significant level.

The following documents were used in analyzing the Initial Study:

INITIAL STUDY REFERENCE DOCUMENTS

- | # | Document |
|----|--|
| 1 | Alquist-Priolo Earthquake Fault Zoning Act, California Public Resources Code, revised January 1, 1994
official Mt. Wilson, Los Angeles and Pasadena quadrant maps were released March 25, 1999. |
| 2 | Alquist-Priolo Earthquake Fault Maps- the official Los Angeles and Mt. Wilson, quadrant maps were released
in 1977. |
| 3 | CEQA Air Quality Handbook, South Coast Air Quality Management District, revised 1993 |
| 4 | Energy Element of the General Plan, City of Pasadena, adopted 1983 |
| 5 | 2000-2005 Housing Element of the General Plan, City of Pasadena, adopted 2002 |
| 6 | Land Use and Mobility Element of the General Plan, City of Pasadena, adopted 2004 |
| 7 | Noise Element of the General Plan, City of Pasadena, adopted 2002 |
| 8 | Safety Element of the General Plan, City of Pasadena, adopted 2002 |
| 9 | Scenic Highways Element of the General Plan, City of Pasadena, adopted 1975 |
| 10 | Final Environmental Impact Report (FEIR) Land Use and Mobility Elements of the General Plan, City of
Pasadena, certified 2004 |
| 11 | Inclusionary Housing Ordinance Pasadena Municipal Code Chapter 17.71 Ordinance #6868 |
| 12 | Noise Protection Ordinance Pasadena Municipal Code Chapter 9.36 Ordinances # 5118, 6132, 6227, 6594
and 6854 |
| 13 | Regional Comprehensive Plan and Guide, "Growth Management Chapter," Southern California Association of
Governments, June 1994 |
| 14 | Seismic Hazard Maps, California Department of Conservation, official Mt. Wilson, Los Angeles and Pasadena
quadrant maps were released March 25, 1999. The preliminary map for Condor Peak was released in 2002. |
| 15 | State of California "Aggregate Resource in the Los Angeles Metropolitan Area" by David J. Beeby, Russell V.
Miller, Robert L. Hill, and Robert E. Grunwald, Miscellaneous map no. .010, copyright 1999, California
Department of Conservation, Division of Mines and Geology |
| 16 | Storm Water and Urban Runoff Control Regulations n Pasadena Municipal Code Chapter 8.70 Ordinance
#6837 |
| 17 | Tree Protection Ordinance Pasadena Municipal Code Chapter 8.52 Ordinance # 6896 |
| 18 | Zoning Code, Chapter 17 of the Pasadena Municipal Code |
| 19 | William Carey International University Master Development Plan |
| 20 | Transportation Assessment for William Carey International University Master Development Plan |
| 21 | Traffic Study for Maranatha High School prepared by Kimley-Horn and Associates, Inc. May 2003 |
| 22 | Parking Evaluation for Maranatha High School prepared by Kimley-Horn and Associates, Inc. July 2002 |

A copy of the Final EIR and the above documents are available for review at the City of Pasadena,
Permit Center, Hale Building, Planning and Development Department, 175 North Garfield Avenue,
Pasadena, CA 91109.

City of Pasadena
Planning and Permitting Department
Community Planning Section
175 North Garfield Avenue
Pasadena, California 91109

MITIGATED NEGATIVE DECLARATION

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

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT TITLE: William Carey International University Master Development Plan
PROJECT APPLICANT: William Carey International University
PROJECT CONTACT PERSON: Antonio Gardea (626) 744-4009
ADDRESS: 1539 East Howard Street
TELEPHONE: Art McCleary (626) 398-2264
PROJECT LOCATION: 1539 E. Howard Street
City of Pasadena, County of Los Angeles, State of California

PROJECT DESCRIPTION

The applicant, William Carey International University (WCIU), has submitted a Master Development Plan application to establish a Master Plan for their property located at 1539 E. Howard Street. The Master Plan will document the nature and the history of uses on its campus, which have existed at this location since the early 1900s. No new construction is proposed. The project includes demolition of one small structure.

FINDING

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

The proposed project COULD NOT have a significant effect on the environment.

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 in the Mitigation Monitoring Program on file in the Planning and Permitting Office were adopted to reduce the potential impact to a level insignificance.

The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

The Initial Study which provides the basis for this finding is on file and available for review at the City of Pasadena, Planning and Permitting Department, Community Planning Section, 175 North Garfield Avenue, Pasadena, CA 91109-7215, (626) 744-4009

Completed by: Antonio Gardea	Determination Approved:
Title: Associate Planner	Title:
Date: September 5, 2006	Date:

PUBLIC REVIEW PERIOD: August 24, 2006 – September 13, 2006

COMMENTS RECEIVED ON DRAFT: Yes No

INITIAL STUDY REVISED: Yes No
