Attachment C

CITY OF PASADENA
PLANNING DIVISION
HALE BUILDING
175 NORTH GARFIELD AVENUE
PASADENA, CA 91109-7215

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:	William Carey International University Master Development Plan
2.	Lead Agency Name and Address:	City of Pasadena Planning and Development Department 175 North Garfield Avenue Pasadena, CA 91109
3.	Contact Person and Phone Number:	Art McCleary, (626) 398-2264
4.	Project Location:	1539 E. Howard Street Project boundaries are Elizabeth Street on the north, Howard Street on the South, Wesley Avenue on the west, and City of Pasadena boundary with Los Angeles County (unincorporated Altadena) on the east.
5.	Project Sponsor's Name and Address:	William Carey International University 1539 E. Howard Street Pasadena, CA 91104
6.	General Plan Designation:	Institutional
7.	Zoning:	Public and Semi-Public (PS)

8. Description of the Project:

Existing Conditions

William Carey International University (WCIU) campus occupies approximately 14.8 acres and is bounded by Elizabeth Street to the north, Wesley Avenue to the west, and Howard Street to the south, and abuts Los Angeles County line to the east. WCIU is a research university focused exclusively on international development. In addition to the university's operations, the WCIU campus is home to a variety of uses and organizations, including other schools, churches, and institutional uses. In total, currently eleven non-governmental organizations (NGOs) utilize the WCIU campus.

The campus facilities include faculty/student housing, classroom halls, a cafeteria, a workshop, a large multi-purpose building, a library, and offices for many international development organizations. The campus is composed of the following:

a. eleven buildings on the site built between 1930 and 1969 (an aggregate square footage of 276,693 square feet);
b. five parking lots (342 parking spaces);
c. formal and informal recreation and playground areas;
d. paved walks connecting the various buildings; and
e. approximately 350 trees representing over 50 varieties and many beds of shrubs and flowers.

The current daily total of staff and students is 934. During the typical weekday, approximately 300 students, including 160 students attending grammar school, attend the various schools, and 232 full-time staff and 35 part-time staff and volunteers may be on campus at any day. Maranatha High School relocated off the campus after the 2004-2005 school year. On Sunday, between 750 and 915 people attend church services on campus.

Proposed Project

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.

The Master Development Plan for the WCIU documents the current overall operations of the campus which involve academic uses, office uses related to the university, occasional special events, and assembly (church) uses. WCIU uses approximately 40% of the available facilities on campus. The under-utilization of the campus facilities has enabled other activities to take place beyond the traditional college use. These accessory academic, office, and assembly uses utilize approximately 50% of the available facilities on campus.

The Master Development Plan proposes no new building construction and does not propose any physical expansions of campus facilities. The only physical changes anticipated over the life of the Master Development Plan are demolition of a workshop building and restriping of parking lots on the campus. The Master Development Plan includes a tree inventory, open space and landscape maps as well as a section indicating the location of campus signs. As part of the Master Plan a transportation assessment was prepared assessing how the campus generates traffic in the community.

The Master Development Plan proposes a net decrease of students on campus. The University/College enrollment will increase slightly. Since Maranatha High School has relocated off campus, the high school enrollment will decrease considerably. The grammar schools will see modest increase in enrollment. The Master Development Plan anticipates six more NGOs using the campus during the week and an increase of church attendance on Sundays. The Master Development Plan essentially maintains the existing uses on the campus, as listed below.

College/University

The WCIU academic activity is designed for distance learning. The seven post-secondary (college/graduate) schools associated with WCIU have approximately 260 students on campus during the week, 35 students on weekends, and 50 evening students. Currently there are 159 faculty/staff employees as part of the university. The Master Development Plan proposes to increase the college enrollment to a maximum of 345 students and approximately 180 faculty/staff.

Schools

The accessory academic uses include two K-8 schools and a high school. Judson International School has a current enrollment of 135 students and George Mueller Academy has an enrollment of 25 students. Judson International School is located in the Carmichael Hall building and George Mueller Academy uses classroom space in McGavran Hall. Maranatha High School (9-12) had a maximum enrollment of 520 students, and used portions of Latourette Library, Franson, McGavran, and Zwemer Halls. The Conditional Use Permit (CUP 4071) entitling the high school use on campus is valid through September 2006.

The Master Development Plan proposes an increase enrollment at Judson International School to 150 students. In addition, enrollment at George Mueller Academy will increase to 35 students. In sum, the total maximum enrollment for Elementary and High School Students is anticipated to be 185 students and 14 faculty/staff. Judson International School is expected to expand to 12th grade by 2008. On February 16, 2005, a Conditional Use Permit (CUP 4367) was approved to allow Maranatha High School relocate to the Ambassador Campus. The applicant has indicated that the space vacated by the high school would revert to the remaining academic and office uses, with weekend use of facilities by the churches.

Offices
Because of the university's unique academic curriculum, 38 non-governmental organizations (NGOs), which are involved with international development efforts, use office space primarily in the Townsend Building. The Christian Educators Association International and Trinity Press use the Ward Workshop as a printing workshop. Positive Press also uses shop facilities on the campus. Six more NGOs, with approximately 95 staff, are projected to use office space on the campus.

Churches
On the weekends, the facilities used for churches are auditoriums in Franson Hall, Zwemer Hall, and Latourette Library, and the 2,000-seat Mott Auditorium. Currently, two religious assembly uses (churches) use university buildings (Latourette Library, Franson Hall, Zwemer Hall, and Mott Auditorium) for Sunday services. The assembly facilities are also used for evening meetings on Thursday. Currently, the average Sunday attendance is approximately 915 persons. Attendance is anticipated to increase to 1,950 attendees.

Parking of Recreational Vehicles as an Accessory Use
On November 20, 1985, the Zoning Hearing Officer granted CUP 1559 to allow parking of ten (10) Recreational Vehicles for temporary housing.

Possible Demolition of the Ward Workshop
This 4,750 square-foot building, located on the east side of the campus, was constructed in 1947 and is currently used as a printing press and office. The Master Development Plan indicates that the only possible change to the campus facilities would involve removal of the workshop. The Ward Workshop is not of architectural or historic significance.

9. Surrounding Land Uses and Setting: Land uses north, south, and west of the William Carey International Campus are single-family and duplexes in the City of Pasadena. Residential uses in the unincorporated community of Altadena abut the project site to the east and further north beyond the City boundaries.

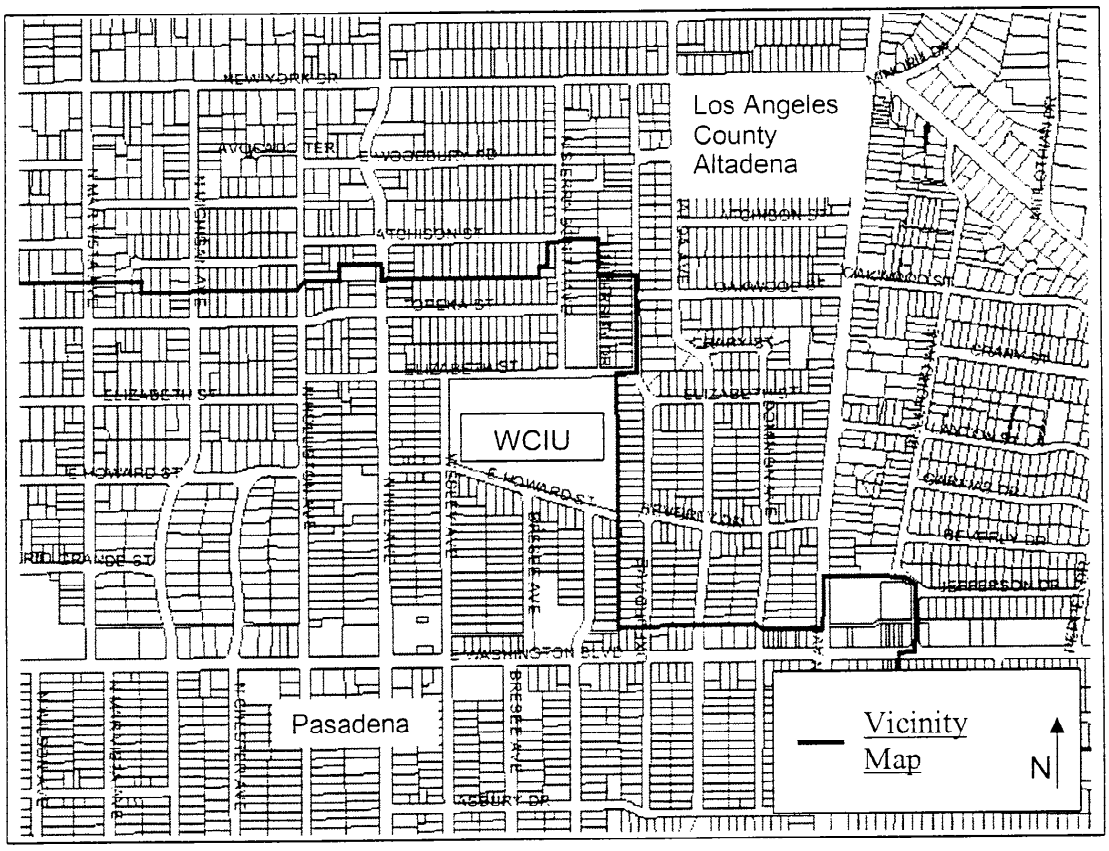
10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement): The Planning Commission will review the Master Plan and make recommendation to the City Council on the approval of the Master Plan. Although no new construction is proposed, any future building and/or demolition permits will be issued by the Planning and Development Department. In addition, demolition permits are subject to review by the Design and Historic Preservation Division for issuance of a Certificate of Appropriateness. Should there be any changes to current uses and operations at the university requiring an amendment to the Master Development Plan, advisory comments will be sought out from the County of Los Angeles Department of Public Works.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

Figure 1



William Carey International University

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.	
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.	X
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.	

Prepared by: Antonio Gardea

Signature

Reviewed by:

Initials

Date Adopted:

Adoption attested to by:

Lead Agency: City of Pasadena
Planning & Development Department

Denver Miller, Environmental Administrator

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

SECTION II - ENVIRONMENTAL CHECKLIST FORM

1. **BACKGROUND.**
   Date checklist submitted: August 24, 2006
   Department requiring checklist: Planning and Development
   Planner assigned: Antonio Gardea

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

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact

3. **AESTHETICS.** Would the project:

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

☐	☐	☐	☒

WHY? The project site is in an area, which has views of the mountains. This area has structures ranging from one to two stories in height and trees, which do not obstruct these scenic views. The Master Development Plan does not anticipate any new construction on the William Carey International University (WCIU) campus. The project does not impact any scenic vista as defined in the 1994 final EIR for the Land Use and Mobility Elements of the City of Pasadena General Plan.

   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 impact any scenic vista or scenic highway. The Master Development Plan for the William Carey International University campus does not propose the destruction or removal of any landmark eligible trees, stand of trees, rock outcropping or natural feature recognized as having significant aesthetic value. No impact is expected.

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

☐	☐	☐	☒

WHY? The Master Plan is not proposing any construction of new buildings. No impact is expected.

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

☐	☐	☒	☐

WHY? The proposed Master Development Plan for the William Carey International University campus will not have a significant impact on light and glare because no new construction is proposed. The current uses are required to comply with the standards in the zoning code that regulate glare and outdoor lighting.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	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 though 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. No impact is expected.

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

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WHY? The City of Pasadena has no land zoned for agricultural use other than retail plant nurseries being allowed by right in the CG (General Commercial) and conditionally permitted in the CL (Limited Commercial), IG (Industrial), and OS (Open Space) zoning districts. No impact is expected.

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? Pasadena is located in a non-attainment area, an area that frequently exceeds national ambient air quality standards. The Master Development Plan does not propose any new construction and the current operations do not meet the South Coast Air Quality Management District's (SCAQMD) land use thresholds for significant air emissions. Demolition and removal of small individual structures are exempt from the provision of CEQA. The current operations on the campus 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

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact

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? ( )

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WHY? Due to its geographical location and the prevailing off shore daytime winds, Pasadena receives smog from downtown Los Angeles and other areas in the Los Angeles basin. The prevailing winds, from the southwest, carry smog 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. As was noted in section 5 a., Pasadena is located in a non-attainment area, an area that frequently exceeds national ambient air quality standards. However, no construction is proposed in the Master Development Plan and the current operations do not meet the SCAQMD land use thresholds for significant air emissions. No impact is expected.

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)? ( )

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WHY? The City of Pasadena is within the South Coast Air Basin (SCAB), a non-attainment area for Ozone (O_3), Fine Particulate Matter ($PM_{2.5}$), Respirable Particulate Matter (PM_{10}), and Carbon Monoxide (CO). The SCAB is in a maintenance area for Nitrogen Dioxide (NO_2). Projects that contribute to a significant cumulative increase in O_3, $PM_{2.5}$, PM_{10}, CO, or NO_2 will be considered to be significant and require the consideration of mitigation measures. The only physical changes proposed in this Master Plan are potential restriping of parking lots and potential demolition of a 4,750 sq. ft. structure. These minor physical changes will not cause a cumulatively considerable increase in and criteria pollutants during construction. Similarly, the Master Plan would not result in a cumulatively considerable increase in to any criteria pollutants from long-term, operational uses.

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

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WHY? The William Carey International University is located within a residential neighborhood. Residential areas are considered to be sensitive receptors because of exposure to air pollutants that may be present. According to Figure 5-1 and Table 5-1 of the 1993 updated SCAQMD's CEQA Air Quality Handbook the university does not generate any significant toxic air emissions. No impact is expected.

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

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WHY? The university use is not associated with odor complaints as indicated in the 1993 updated SCAQMD's CEQA Air Quality Handbook Figure 5-5. No impact is expected.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact

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 campus is in a developed urban area with no known unique, rare or endangered plant or animal species or habitats on or near the site. The site has been developed operated as an academic institution for many years. Currently the campus consists of eleven buildings (built between 1930 and 1969); five parking lots; two tennis courts, an outside basketball court, and a children's playground; a large lawn area for volleyball and other forms of recreation; paved walks connecting the various buildings; and about 350 trees representing over 50 varieties and many beds of shrubs and flowers. No new construction is proposed and no impact is expected.

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?* ( )

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WHY? There are no designated natural communities however; the Final Environmental Impact Report for the adopted 1994 Land Use and Mobility Elements maps the natural communities within the City's boundaries. The project is not located near any of these communities. There are no known existing plant communities on or near the site. No impact is expected.

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

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WHY? The project is located in a developed urban area. There is no known naturally occurring wetland habitat.

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

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WHY? The project is located in a developed urban area and does not involve the dispersal of wildlife nor result in a barrier to migration or movement. No impact is expected.

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

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Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact

WHY? *The Master Development Plan includes a comprehensive tree inventory of the WCIU campus. In the inventory, 347 trees are identified including seven (7) native trees and 183 protected specimen trees. The native trees are six (6) California Live Oaks (Quercus agrifolia) and one (1) California Sycamore (Platanus racemosa). The Master Plan does not proposed the removal or destruction of any trees. Therefore, the proposed Master Plan would not conflict with any local policies or ordinances protecting biological resources, and the Master Plan would have no associated impacts.*

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? ( )

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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. No impact is expected.

7. CULTURAL RESOURCES. Would the project:

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

☐ ☐ ☐ ☒

WHY? The William Carey International University is not located in a landmark district nor does the Master Development Plan propose any physical changes to any historic structures. The proposed Master Development Plan includes the possible demolition of the Ward Workshop, a small building used for printing services. Design and Historic Preservation staff has determined that the 4,750 square-foot workshop building is not architecturally significant.

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

☐ ☐ ☐ ☒

WHY? No records are known indicating any significant archaeological resources, including any prehistoric human remains, exist in the City of Pasadena. The project site has been disturbed by past human activities, and is not expected to contain archaeological resources.

The project proposal is to establish a Master Development Plan for the William Carey International University. There are no buildings scheduled for construction as proposed in the Master Plan, and similarly, the Master Plan proposes no grading or excavation. No impact is expected.

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

☐ ☐ ☐ ☒

WHY? No records are known indicating any significant paleontological resources exist in the City of Pasadena. The project site has been disturbed by past human activities, and is not expected to contain paleontological

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact

resources. Furthermore, the project proposal is to establish a Master Development Plan for the William Carey International University. There are no buildings scheduled for construction as proposed in the Master Plan, and similarly, the Master Plan proposes no grading or excavation. No impact is expected.

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

☐ ☐ ☐ ☒

WHY? There are no known human remains on the site. If any remains are encountered during project implementation the Los Angeles County Coroner will be contacted. No impact is expected.

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. No new construction is proposed. No impact is expected.

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

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WHY? The proposed Master Development Plan will not change the energy demand and no new construction is proposed. No impact is expected.

9. GEOLOGY AND SOILS. Would the project:

ii. 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? According to the 2002 adopted Safety Element of the City of Pasadena's General Plan, the San Andreas Fault is a "master" active fault and controls seismic hazard in Southern California. This fault is located approximately 21 miles north of Pasadena.

The County of Los Angeles and the City of Pasadena are both affected by Alquist-Priolo Earthquake Fault Zones. Pasadena is in four USGS Quadrants, the Los Angeles, and the Mt. Wilson quadrants were mapped for earthquake fault zones under the Alquist-Priolo Act in 1977. The Pasadena and Condor Peak USGS Quadrangles have not yet been mapped per the Alquist-Priolo Act.

Adjacent to and partially in the City of Pasadena are two faults, considered active, the Sierra Madre primarily north of the City and the Raymond Fault primarily south of the City. The 2002 Safety Element of the General Plan considers the Sierra Madre Fault to be in a Fault Hazard Management Zone and the Raymond Fault to be in an

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact

Alquist-Priolo Earthquake Fault Zone. Within the southwest area of the City, the Eagle Rock Fault is considered potentially active. The William Carey International University campus is located directly above a possible active strand of the Sierra Madre Fault and is located approximately 1.5 miles south of the Sierra Madre Fault. The campus is located approximately three miles north of the Raymond (Hill) Fault, and approximately three miles north of the Eagle Rock Fault.

The potential exists for people and property to be exposed to the hazards of seismic activity in most of California. This project will not increase the potential occurrence of earthquakes. The risk of earthquake damage is minimized because the structures are built according to the Uniform Building Code and other applicable codes, and is 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? As discussed in item 9.a.i., the project site is expected to be subject to seismic ground shaking, similar to most of California. Since the City of Pasadena is located within a larger area traversed by numerous active fault systems, such as the San Andreas and Newport-Inglewood, 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.

At a minimum, the earthquake resistant design and materials utilized in new projects must meet or exceed the current seismic engineering standards of the California Uniform Building Code Seismic Zone 4 requirements. As required, any new construction of buildings in the future, the applicant shall submit to the Building Division a soils report for review and approval. The applicant must also submit project plans for review and approval, showing compliance with these standards, including a grading plan, prior to beginning of construction. Conformance with these standards will ensure a less than significant impact. See also 9.a.i.

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? According to the State of California Seismic Hazard Zone map, Pasadena, Mt. Wilson Quadrangle, the project site is not in an area subject to either liquefaction or earthquake-induced landslides. 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. As required, any new construction of buildings in the future, the applicant shall submit to the Building Division a soils report for review and approval. Due to these codes and inspections there will be no increased exposure to seismic ground failure including liquefaction.

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? According to the State of California Seismic Hazard Zone Map, Pasadena, Mt. Wilson Quadrangle, the adopted 2002 Safety Element of the General Plan Seismic Hazards Map Plate P-1 is located where slopes have

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact

no slope instability. According to these sources there is not any known historic evidence of landslides on the project site or adjacent properties. In addition, the Seismic Hazard Map does not show this project to be located in an area where there is geologic evidence of past landslides.

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

☐ ☐ ☒ ☐

WHY? The project proposal is the establishment of a Master Development Plan for the William Carey International University campus. The Master Plan is proposing no construction of new buildings; therefore no cut or fill is proposed for the campus. Should construction be proposed in the future, the existing building regulations and property site inspections ensure that construction activities do not create unstable earth conditions.

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? ( )*

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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. According to the adopted 2002 Safety Element of the General Plan Plate P-2, the project site is located in an area that has no slope instability potential. No impact is expected.

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? ( )*

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WHY? According to the 2002 adopted Safety Element of the City's General Plan the project site is underlain by alluvial material from the San Gabriel Mountains. This soil consists primarily of sand and gravel and is in the low to moderate range for expansion potential. No construction is proposed at this time. If construction is proposed in the future, at a minimum, foundation design will be required to accommodate expansive soil conditions in accordance with the California Uniform Building Code. No impact is expected.

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? ( )*

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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. The campus is connected to the City sewer system. No new construction is proposed resulting in alteration to the existing sewer system. No impact is expected.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact

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? ( )*

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WHY? The proposed project is the establishment of a Master Development Plan for the William Carey International University campus. The project does not involve the use or storage of hazardous substances other than the small amounts of pesticides, fertilizers and cleaning agents required for normal building maintenance and landscaping. The project must adhere to applicable zoning and fire regulations regarding the use and storage of any hazardous substances. Further there is no evidence that the site has been used for underground storage of hazardous materials. No impact is expected.

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? ( )*

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WHY? The project does not involve 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. No impact is expected.

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

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WHY? The project does not emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste. The proposed project is the establishment of a Master Development Plan for the William Carey International University campus. No impact is expected.

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? ( )*

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WHY? The project site is not located on the State of California Hazardous Waste and Substances Sites List of sites published by California Environmental Protection Agency (CAL/EPA). 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 result in a safety hazard for people residing or working in the project area? ( )*

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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, and is operated by a Joint Powers Authority with