City of La Mirada Biola University Master Plan Update

Initial Study



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September 2011

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Initial Study

Biola University Master Plan Update

Prepared by:

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INITIAL STUDY

Project Title:	Biola University Master Plan
Lead Agency:	City of La Mirada 13700 La Mirada Boulevard La Mirada, CA 90638
Contact Person:	Reuben J. Arceo Director of Community Development (562) 943-0131
Project Location:	The Master Plan Area consists of the existing campus of Biola University, which is located at 13800 Biola Avenue in the City of La Mirada in southeastern Los Angeles County, California. The existing campus is approximately 95 acres, and is roughly bounded by La Mirada Boulevard on the east; Roma Drive and La Mirada Creek on the south; Biola Avenue on the west; and the back yards of homes along Calpella Street north to Gardenhill Drive on the north. The Master Plan Area is made up of properties with the following Los Angeles County Assessor's Parcel Numbers (APNs): 8041-001-012; 8062-003-013; and 8062-003-014.
Project Sponsor's Name and Address:	Biola University 13800 Biola Avenue La Mirada, CA 90639
General Plan Designation:	Public Institutional
Zoning:	Planned Unit Development (PUD)

Surrounding Land Uses and Setting:

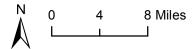
The Master Plan Area is the campus of Biola University. Topography on the campus is variable, with elevations ranging from 105 feet to 170 feet above sea level. The eastern part of campus, closest to La Mirada Creek, is within the depressed area cut into the landscape over time by the creek, while the western part of campus is above this area, at an elevation more typical of the surrounding area, which has a relatively level topography, gently sloping to the southwest. The 95-acre campus consists of 45 occupied buildings totaling approximately 1,030,000 gross square feet (gsf) and another 138,000 gsf of parking structures, for a total built square footage of 1,168,000 gsf.



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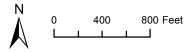
Project Location





Bing Maps Aerial: (c) 2010 Microsoft Corporation and its data suppliers





The University currently operates under a Planned Unit Development (PUD) entitlement (PUD #50) permitting a total of 1.5 million gsf of building area. The PUD was approved in 2001, in conjunction with an EIR (SCH #2000091049), and modified in 2005 to allow for construction of various facilities. One 31,000 sf classroom/office building (Talbot East) and a parking structure (Structure S) are currently under construction under PUD #50. Structures proposed and entitled under PUD #50, but not yet built, are shown in Table 1, listed by their key number from PUD #50.

PUD #50 Key #	Facility	GSF Proposed	Use
8	Parking Structure K	134,689	Parking Structure
17	Crowell Hall Addition	15,000	Classrooms and Offices
20	Chase Gym Expansion East	8,500	Classrooms, Lockers, and Offices
25	Mailroom	1,100	Mail Services
29A	Convocation Center	90,000	Assembly, Multi-Purpose
29B	Parking F	70,000	Underground Parking
38	Library/Addition	13,230	Library
48	Myers Expansion	44,000	Classrooms and Offices
51	South Wedge	45,000	Classrooms and Offices
54	South Block	98,000	Classrooms and Offices
57	Tennis Clubhouse	5,000	Classroom, Locker, and Offices
	Total	524,519	

Table 1
Projects Entitled But Not Yet Built Under PUD #50

Source: Biola University, September 2011

The campus currently has approximately 28% site coverage, with the remainder of the campus being occupied by landscaped open spaces, recreational fields (including soccer fields, a baseball field, a softball field, tennis courts, and a sand volleyball court) parking lots, and pathways. The built environment of the campus includes uses typical of a college campus including classrooms, offices, residence halls, apartments, and other campus facilities such as a library, bookstore, gymnasium, cafeteria, chapels, and an art gallery. Biola University also includes off-campus apartments along the north side of Rosecrans Avenue west of Biola Avenue, but these apartments would not be affected by the proposed Master Plan update and are not within the Master Plan Area.

The campus of Biola University (the Master Plan Area) is surrounded on all sides by single family residential neighborhoods, except for the area directly across La Mirada Boulevard from the east-central part of the campus, which is occupied by civic, institutional, and recreational uses associated with the La Mirada Civic Center, Olive Lawn Memorial Park, La Mirada Park, and the La Mirada Regional Aquatics Center. Other nearby land uses include apartments along Rosecrans Avenue (some of which are owned by the University); a shopping center at the southeast corner of Rosecrans Avenue and La Mirada Boulevard; shopping centers and Kindred Hospital around the intersection of La Mirada Boulevard and Imperial Highway; and several nearby schools such as Arlee F. Hutchinson Middle School, Gardenhill Elementary School, and La Mirada High School.

Project Description:

The proposed project consists of updates to the Biola University Master Plan. These updates include:

- Increasing enrollment from the currently allowed maximum enrollment of 5,000 fulltime equivalent students (FTES) to a maximum allowed enrollment of 6,800 FTES, and
- Increasing the total square footage of campus buildings by about 30% over the present PUD limits.

Biola University has been operating in La Mirada since 1959 and since the 1980s the school's enrollment has been capped at 5,000 FTES. Throughout various periods, the University has modified a series of planned unit development (PUD) entitlements to address the school's developing needs. Biola University's 95-acre campus consists of 45 occupied buildings totaling approximately 1,030,000 gross square feet (gsf) and another 138,000 gsf of parking structures. One classroom building and a parking structure are currently under construction. The current PUD entitlement, PUD #50, permits a total of 1.5 million gsf of building area. The PUD was approved in 2001. PUD # 50 has been amended since 2001 to allow for construction of various facilities.

A PUD entitlement application for a new Master Plan (the "project") was submitted in April, 2011. Biola University proposes to demolish 25 existing campus buildings and construct 16 new buildings and three parking structures. New buildings would vary in height up to several stories. The occupiable gross square footage of the campus would increase by approximately 30 percent compared to PUD #50, from 1.5 million to 1.9 million square feet. Under the project, these activities would be carried out over a 20-year time frame, through 2031. The University proposes a growth rate of 2.5% to 3% per year during this time period, which would result in an enrollment of up to 6,734 FTES by 2031.

Figure 3 shows the proposed Master Plan, and Table 2 summarizes the individual projects included in the Master Plan that the University proposes to carry out. The numbers listed under the "Key #" column in Table 1 correspond to the numbers shown on Figure 3. (Table 2 does not include projects currently under construction, such as Talbot East or Parking Structure S.) Table 3 summarizes the proposed parking facilities included in the Master Plan. Table 4 shows the Master Plan's proposed Building Development Schedule. For a full listing of all improvements currently existing on, under construction, or proposed at Biola University, please see the tables included with Figure 3.

Project Key #	Name	Description	GSF Proposed	GSF to be Demolished	Net Change	Beds at Double Occupancy	Beds at Triple Occupancy
1a	LED Marquee NE	Digital Sign	20	0	20		
5	North Hall	Residence Hall	54,000	0	54,000	250	300
9	Bluff South	Residence Hall	15,750	0	15,750	70	85
15	Power Plant Expansion	Power Plant Expansion	5,000	0	5,000		
	Crowell Hall	Music Conservatory	0	16,370	-16,370		
17	East Hall	Residence Hall	54,000	0	54,000	250	300
20	Gym Expansion: Classes/Offices	Remodel of classes and offices	17,000	9,121	7,879		
21	Gym Expansion: Locker	Remodel of gymnasium locker space	15,000	6,000	9,000		
	Mail Room	Student mailboxes	0	529	-529		
	Student Union	Demolish existing building	0	20,172	-20,172		
24	Student Center	New Student Life Center	112,200	0	112,200		
	Student Services	Bookstore/Student Dev/Aux Svcs	0	16,299	-16,299		
25	Convocation	Major assembly facility seating 5,000	125,000	1,650	123,350		
27	Cafeteria South	Addition for Cafeteria and others	32,940	5,760	27,180		
31	Bardwell	Replacement of existing #31	79,200	20,156	59,044		
	Marshburn	Existing classroom and office building	0	17,000	-17,000		
34	MarSo Hall	New classroom and office building	150,000	0	150,000		
	Student Health	Existing on-campus health clinic	0	3,206	-3,206		
	Soubirou	Existing classroom and office building	0	9,518	-9,518		
40	Sutherland Expansion	New faculty office wing	12,800	1,554	11,246		
42	Underground archive	Subterranean level under Quadrangle	14,000	0			
48	Talbot West	New classroom and office building	44,000	13,800	30,200		
49b	LED Marquee West	Digital sign	20	0	20		

Table 2Project Building Development

Project Key #	Name	Description	GSF Proposed	GSF to be Demolished	Net Change	Beds at Double Occupancy	Beds at Triple Occupancy
51	Science and Health	New classroom and office building	113,000	5,429	107,571		
52	Arts West	Performing Arts Center	56,500	17,074	39,426		
53	Arts East	Visual Arts classrooms and studios	51,800	17,167	34,633		
	Locker Building	Existing classroom and office building	0	4,968	-4,968		
54	Grove	Six modular buildings used for transitional space	0	8,640	-8,640		
56	Tennis Clubhouse	Offices, team rooms, pro shop	7,500	0	7,500		
59	Track and Field	Intercollegiate track with lights	e track with 0 0		0		
60	South Concessions	Concessions and restrooms	1,000	0 1,000			
61	Sand Volleyball	Lighting	0	0	0		
62	Archery	Lighting	0	0	0		
63	Softball Field	Lighting	0	0	0		
64	Softball Support	Team room, restrooms, storage	1,000	0	1,000		
65	Baseball Field	Lighting	0	0	0		
65b	Baseball Restrooms	Team room, restrooms, storage	500	0	500		
67	Stewart Hall 4 floors	Residence Hall to replace #67	131,000	131,000 41,970 89,030		256	300
69b	LED Marquee SE	Digital sign	20	0	20		
	Totals		1,093,250	236,383	297,292	826	985

Table 2 Project Building Development

Source: Biola University, September 2011

Description	Existing Spaces	Future Spaces	Parking GSF	Subterranean GSF
Lot A Surface	333	310		
Lot A Subterranean	0	200	50,000	50,000
Lot B	179	165		
Lot C Front	89	150		
Tennis Court	35	0		
Rear	245	75		
Lot D (Visitor)	52	25		
Library Street	3	3		
Lot E	67	0		
Lot F (Soubirou)	54	0		
F1		250	50,000	50,000
F2		250	50,000	50,000
Lot G	154	154		
Roadway	84	84		
Lot H	83	0		
Lot I	22	60		
Facilities Services	16	16		
Lot J (East of Sigma)	113	25		
Lot K (East of Alpha)	248	1,000	250,000	
Lot L (North of Emerson)	114	114		
Roadway	19	0		
Lot M (East of Horton)	45	45		
Roadway	23	23		
Lot N (East of CP)	76	45		
Lot O (Crowell)	48	18		
Lot P (Bluff)	117	130	9,505	
Lot R	470	470	132,500	
Stacked	33	33		
Lot S	33	823	236,000	
Lot T (under Track)	0	300	70,000	70,000
Metzger (Lower Level)	8	5		
Talbot Drive	6	0		
Totals	2,769	4,773	848,005	220,000

Table 3Project Parking Facilities

Source: Biola University, September 2011

Note: In addition to the new spaces proposed under the project, Biola proposes to use a ban on car registration for freshman students who live on campus. Based on counts of freshman students who live on campus and have a car registered, Biola estimates that this policy, if imposed in Fall 2014, would prevent the arrival of 500 cars that year. In future years, Biola proposes to increase this parking space "credit" by the same rate as Freshman enrollment, adding a small number of parking space equivalents each year.

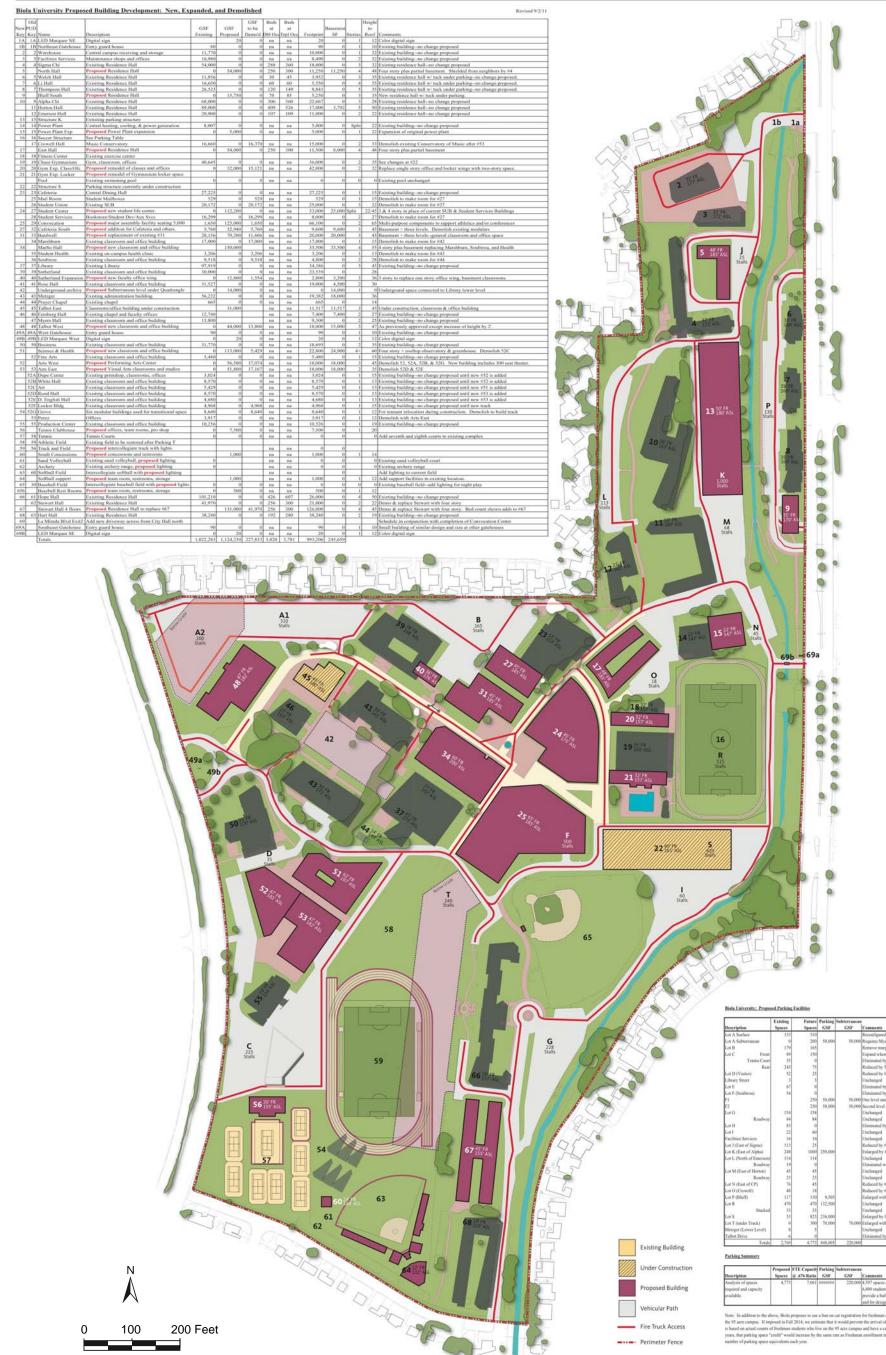
Year	FTE	New Key	Name	Description	GSF	Parking Spaces Changed	New Parking Total	Parking Ratio
2011	5,000						3,586	0.717
2012	5,075	63	Softball Field Lighting	Lighting for existing intercollegiate softball field	na			
		62	Archery Lighting	Lighting for existing archery range	na			
		64	Softball support	Team room, restrooms, storage for	na		3,586	0.707
2013	5,151	60	South Concessions	Concessions and restrooms	na			
2014	5,228	5	North Hall	Residence Hall for 250 students	54,000	-88		
			Freshman car ban			500		
		27	Cafeteria South	Addition for Cafeteria and support functions	32,940		3,998	0.765
2015	5,307	51	Science & Health	Classroom and office building	113,000	-27	3,971	0.748
2016	5,386	56	Tennis Clubhouse	Tennis offices, team rooms, pro shop	7,500	-35		
		40	Sutherland Expansion	Add faculty office wing	12,800	-14	3,922	0.728
2017	5,467	48	Talbot West	Classroom and office building	44,000	-23		
		15	Power Plant Exp	Power Plant expansion	5,000	-29	3,870	0.708
2018	5,549	9	Bluff South	Residence Hall for 70 students	15,750	13		
		52	Arts West	Performing Arts Center, classrooms, offices	56,500	61	3,944	0.711
2019	5,632	20	Gym Exp. Class/Ofc	Remodel and expansion of classes and offices	32,000		3,944	0.700
2020	5,717	24	Student Center	Student life center.	112,200		3,944	0.690
2021	5,803	67	Stewart Hall 4 floors	Residence Hall to replace existing and add 256 students	131,000			
		65	Baseball Field	Lighting for existing intercollegiate baseball field	na			
		т	Lot S (under Track)	Subterranean parking beneath new track		300		

Table 4Project Building Development Schedule

Year	FTE	New Key	Name	Description	GSF	Parking Spaces Changed	New Parking Total	Parking Ratio
		61	Sand Volleyball	Lighting for existing sand volleyball	na			
		59	Track and Field	Intercollegiate track with lights	na	-170	4,074	0.702
2022	5,890	25	Convocation	Major assembly facility seating 5,000	125,000			
		F	Convocation Parking	Two parking levels below Convocation Center		296		
		69	La Mirada Blvd Exit2	New driveway across from City Hall north	na			
		69A	Southeast Gatehouse	Entry guard house	90			
		69B	LED Marquee SE	Digital sign	20		4,370	0.742
2023	5,978	53	Arts East	Fine Arts classrooms and studios	51,800		4,370	0.731
2024	6,068	A2	Lot A Subterranea n	Subterranean level beneath Lot A	na	200	4,570	0.753
2025	6,159	34	MarSo Hall	Expanded classroom and office building	150,000		4,570	0.742
2026	6,251						4,570	0.731
2027	6,345	31	Bardwell	Expanded classroom and office building	79,200		4,570	0.720
2028	6,440						4,570	0.710
2029	6,537						4,570	0.699
2030	6,635	42	Underground archive	Subterranean archives under Quadrangle	14,000		4,570	0.689
2031	6,734	17	East Hall	Residence Hall for 250 students	54,000	-30		
		13	Structure K	Add four levels to current surface lot	na	733	5,273	0.783

Table 4Project Building Development Schedule

Biola University Master Plan Update initial Study



Printeral Address				Cornangeo
Lot E	67	0		Eliminated by #29
Lot F (Soubirou)	54	0		Eliminated by #29
6 · · · ·		250	50,000	50,000 One level under #29
F2		250	\$0,000	50,000 Second level under #29
Lot G	154	154		Unchanged
Roadway	84	84		Unchanged
Lot II	83	0		Eliminated by #29
Lot I	22	60		Unchanged
Facilities Services	16	16		Unchanged
Lot J (East of Sigma)	113	25		Reduced by #5
Lot K (East of Alpha)	248	1000	250,000	Enlarged by #13
Lot L (North of Emerion)	114	114		Unchanged
Roadway	19	0		Eliminated with #13
Lot M (East of Horion)	45	-45		Unchanged
Roadway	23	23		Unchanged
Lot N (East of CP)	76	45		Reduced by #14
Lot O (Crowell)	48	18		Reduced by #20
Lot P (Bluff)	117	130	9,505	Enlarged with #18
Lot R	470	470	132,500	Uschanged
Stacked	33	33		Unchanged
Lot S	33	823	236,000	Enlarged by five-level structure
Lot T (under Track)	0	300	70,000	70,000 Enlarged with Track
Metzger (Lower Level)		5		Unchanged
Tafbot Deive	. 6	0		Eliminated by #48
Totals	2,769	4,773	\$48,005	220.000

Description		FTE Capacity @ .676 Ratio		Subterranean GSF	Comments
Analysis of spaces required and capacity available.	4,773	7,063	******		4.597 spaces are required to serve 6.800 students. The additional space provide a buffer for variable phasing and for design adjustments.

Proposed Master Plan

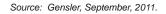
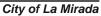


Figure 3

Revi



Required Entitlements:

The proposed project would require approval of a revision to Biola University's current Planned Unit Development (PUD) permit from the City of La Mirada.

Other Agencies Whose Approval is Required:

The proposed project would include work near La Mirada Creek, including a new bridge over the creek near the current soccer field/track, that would require coordination with several agencies including the California Department of Fish and Game (CDFG), the Army Corps of Engineers (ACOE), the Regional Water Quality Control Board (RWQCB), and the Los Angeles County Flood Control District (LACFCD). The project may also in some cases require permits from these agencies.

Environmental Factors Potentially Affected:

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

\boxtimes	Aesthetics		Agriculture and Forestry Resources	\square	Air Quality
\boxtimes	Biological Resources	\square	Cultural Resources	\square	Geology/Soils
\boxtimes	Greenhouse Gas Emissions	\square	Hazards & Hazardous Materials	\square	Hydrology/Water Quality
\boxtimes	Land Use/Planning		Mineral Resources	\square	Noise
\boxtimes	Population/Housing	\boxtimes	Public Services		Recreation
\boxtimes	Transportation/Traffic	\square	Utilities/Service Systems	\boxtimes	Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

□ I find that the proposed project COULD 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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potential 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.

Signature Reuben J. Arceo Director of Community Development City of La Mirada Date

ENVIRONMENTAL CHECKLIST

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
١.	AESTHETICS – Would the project:				
a)	Have a substantial adverse effect on a scenic vista?	\boxtimes			
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	\square			
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	\boxtimes			
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	\boxtimes			

a. The La Mirada General Plan (City of La Mirada, March 2003) does not identify any scenic vistas in the community. However, some distant views of potentially scenic resources (such as the Santa Ana Mountains, which are located approximately five miles north of the Master Plan Area, or the Coyote Hills, which are located approximately 1.5 miles east of the Master Plan Area, may be available from the Master Plan Area, particularly from topographically higher locations such as the bluff overlooking La Mirada Creek, or from the upper stories of buildings. This **potentially significant** impact will be addressed in the EIR.

b. There are no state highways either designated as, or eligible for designation as, state scenic highways in the project vicinity. The closest such highways are State Highway 57 (the Orange freeway) north of Imperial Highway, which is about seven miles away from the Master Plan Area; and Pacific Coast Highway (State Highway 1) from Lakewood Boulevard south into Orange County (California Department of Transportation, September 2011), which is about 10 miles away from the Master Plan Area. The proposed project would facilitate future construction that would entail the removal of trees and buildings that may have aesthetic value and could be considered scenic resources. The Master Plan Area does not include any scenic rock outcroppings. It may, however, include historic buildings (see discussion in Section V, *Cultural Resources*). For these reasons, implementation of the project may involve removal of or substantial damage to scenic resources on the project site, and this **potentially significant** impact will be addressed in the EIR.

c. Although many of the proposed Master Plan elements are specifically intended to enhance the visual character of the campus, implementation of the project would change the visual character of the Biola University campus and, indirectly, its surroundings. For example, implementation of the proposed Master Plan would involve increasing the density and height of campus buildings over time. In addition, the project would facilitate future construction that would entail the removal of trees and buildings that may have aesthetic value. These activities have the potential to degrade the existing visual character or quality of the site and its surroundings. This **potentially significant** impact will be addressed in the EIR.

d. Implementation of the project would include new facilities that would create new, potentially significant, sources of night time light and glare, such as new lighted athletic fields as well as new lighting for existing fields; lighting associated with other new buildings; and glare created by reflections off of new structures or from headlights of vehicles. Impacts related to light and glare are therefore **potentially significant** and will be addressed in the EIR.

	Potentially Significant		
Potentially	Unless	Less than	
Significant Impact	Mitigation Incorporated	Significant Impact	No Impact

II. <u>AGRICULTURAL AND FOREST RESOURCES</u> -- 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?		
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?		\boxtimes
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?		\boxtimes
d)	Result in the loss of forest land or conversion of forest land to non-forest use?		\boxtimes
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?		\boxtimes

a-e. The Master Plan Area is in a highly urbanized, non-agricultural area. It is not zoned for agricultural or forestry purposes, nor is it subject to a Williamson Act contract (California Department of Conservation-Los Angeles County Williamson Act Map, 2009). Moreover, the Master Plan Area is not located in an area designated as Prime or Unique Farmland, or within Farmland of Statewide Importance (California Department of Conservation FMMP, 2009). The

Master Plan Area does not meet the definition of forest land or timberland under Public Resources Code section 12220(g), Public Resources Code section 4526, or Government Code section 51104(g). There is no farmland, forest land, or timberland in the Master Plan Area. The proposed use of the Master Plan Area would not produce changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. As such, **no impact** would occur with respect to farmland, forest land, or timberland. Further analysis of these issues in an EIR is not warranted.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
III.	AIR QUALITY Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	\boxtimes			
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	\boxtimes			
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)?				
d)	Expose sensitive receptors to substantial pollutant concentrations?	\boxtimes			
e)	Create objectionable odors affecting a substantial number of people?				\boxtimes

The Master Plan Area is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) which, as the local air quality management agency, is required to monitor air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet them. Depending on whether or not the standards are met or exceeded, the air basin is classified as being in "attainment" or "nonattainment." The part of the South Coast Air Basin within which the Master Plan Area is located is in nonattainment for both the federal and state standards for ozone, PM₁₀, and PM_{2.5}, as well as the state standard for nitrogen dioxide, PM_{2.5}, and lead (California Air Resources Board, Area Designations Maps/State and National, September 2011). Thus, the basin currently exceeds several state and federal ambient air quality standards and is required to implement strategies to reduce pollutant levels to recognized acceptable standards. This non-attainment status is a result of several factors, the primary ones being the naturally adverse meteorological conditions that limit the dispersion and diffusion of pollutants, the limited capacity of the local airshed to eliminate pollutants from the air, and the number, type, and density of emission sources within the South Coast Air

Basin. The SCAQMD has adopted an Air Quality Management Plan (AQMP) that provides a strategy for the attainment of state and federal air quality standards.

In addition to regional air quality thresholds, the SCAQMD has developed Localized Significance Thresholds (LSTs) in response to the Governing Board's Environmental Justice Enhancement Initiative (1-4), which was prepared to update the CEQA Air Quality Handbook. LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project size, distance to the sensitive receptor, etc. LSTs only apply to emissions within a fixed stationary location, including idling emissions during both project construction and operation. LSTs have been developed for NO_{x_r} CO, PM₁₀ and PM_{2.5}. LSTs are not applicable to mobile sources such as cars on a roadway (SCAQMD, Final Localized Significance Threshold Methodology, June 2003, Revised July 2008). As such, LSTs for construction emissions and fixed stationary source operational emissions would apply to the proposed project. LSTs have been developed for emissions within areas up to 5 acres in size, with air pollutant modeling recommended for activity within larger areas. The Master Plan Area is approximately 95 acres, and is located in SCAQMD Source Receptor Area 5 (SRA-5), Southeast Los Angeles County, which includes the city of La Mirada. According to the SCAQMD's publication, Final Localized Significant (LST) Thresholds *Methodology*, the use of LSTs is voluntary, to be implemented at the discretion of local agencies.

a-d. The project would involve, over time, demolition of existing structures and construction of new structures, landscaping, and infrastructure. Demolition of existing facilities and construction of the proposed project would generate air pollutant emissions due to both the operation of construction equipment and generation of dust. The project would also accommodate a potential enrollment increase from its current maximum FTE level of 5,000 students to a new maximum FTE level of 6,800 students, and could create significant operational emissions from project-generated vehicle trips and new facilities. Consequently, the project would have potentially significant construction and operational emissions that could conflict with or prevent attainment of the local air quality management plan, violate air quality standards, result in increases in criteria pollutants, and expose sensitive receptors to substantial pollutant concentrations. These impacts are **potentially significant** and will be discussed further in the EIR.

e. SCAQMD Rule 402 regarding nuisances states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause injury or damage to business or property." Land uses called for under the proposed project, such as student housing, athletic facilities, and academic/institutional buildings and uses, would not be expected to generate objectionable odors affecting a substantial number of people, or otherwise conflict with SCAQMD Rule 402. No industrial uses, agricultural uses, or other uses typically associated with objectionable odors are proposed. **No impact** related to the creation of objectionable odors is anticipated. Further analysis of this issue in an EIR is not warranted.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV.	BIOLOGICAL RESOURCES Would the	e 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?	\boxtimes			
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	\boxtimes			
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?				
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?	\boxtimes			
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			\boxtimes	
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				\boxtimes

a-d. The Master Plan Area is fully developed as a college campus, including buildings, roads, and landscaping. It is intensively used on a daily basis by students, faculty, and employees. Landscaping is largely ornamental and non-native, and is maintained by grounds crews rather than being left in a natural state. The City of La Mirada General Plan (March 2003), states that La Mirada is a built-out urban community containing no natural resource areas such as forests, wildlife habitat, or agricultural land. However, the Master Plan Area does include other

biological resources and habitats, including a significant number of mature trees that may serve roosting or nesting functions for local or migratory birds, including raptors. La Mirada Creek, which runs along and through the eastern part of campus, also may have habitat value, and water quality in La Mirada Creek has implications for downstream habitat. Implementation of the proposed project may have a **potentially significant** impact on these resources, and this issue will be further analyzed in the EIR.

e. The City of La Mirada General Plan does not contain any policies specifically protecting biological resources, such as a tree preservation policy. Chapter 12.08, *Preservation, Protection, and Removal of Parkway Trees*, of the La Mirada Municipal Code applies to trees planted or caused to be planted by the City within a parkway strip. The stated purpose of this chapter is "...to preserve and protect the parkway trees of this city that are of aesthetic importance and to provide for the replacement of trees in order to maintain the community's natural environment." Section 12.08.080 of this Chapter prohibits the injury or destruction of any parkway tree. The Chapter also includes provisions for tree protection during construction, and requirements for permitting from the City for any construction that would cut, trim, prune, plant, remove, injure or interfere with any parkway tree or plant. If the project would have such effects on parkway trees, it would be required to comply with the provisions of this Chapter, which would reduce the potential impacts of the project in this area to a **less than significant** level. Further analysis of this issue in an EIR is not warranted.

f. No natural open space areas are located within the Master Plan Area or in the surrounding area. In addition, no adjacent properties are subject to habitat conservation plans. The Master Plan Area and its surroundings are not subject to a habitat conservation plan or local coastal plan (LCP). Finally, there are no designated Significant Ecological Areas (SEAs) located within one mile of the City. As a result, the project would have **no impact** related to potential conflicts with a habitat conservation plan or natural community conservation plan, and further analysis of this issue in an EIR is not warranted.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V.	CULTURAL RESOURCES Would the p	project:			
a)	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	\boxtimes			
b)	Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	\boxtimes			
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	\boxtimes			

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
۷.	CULTURAL RESOURCES Would the p	project:			
d)	Disturb any human remains, including those interred outside of formal cemeteries?	\boxtimes			

a. Historic designation as defined under Section 15064.5 of the CEQA Guidelines may be given to a property by National, State, or local authorities. In order for a building to qualify for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a locally significant property in the city of La Mirada, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated. The project envisions the potential demolition of up to 236,383 square feet of existing buildings, some of which are greater than 40 years of age and may be historical resources for the purposes of CEQA. Impacts to historic resources are therefore **potentially significant** and this issue will be examined further in the EIR.

b. Implementation of the project would involve ground-disturbing activities that could have the potential to disturb sub-surface archaeological resources, if any are present. In most areas, the Master Plan Area has already been subject to ground disturbance during previous development, but the project may involve deeper excavation than previously performed in certain locations, such as the subterranean structures proposed in several locations. Given these facts, the possibility of encountering archaeological resources exists. This impact is **potentially significant** and will be examined further in the EIR.

c. Implementation of the project would involve ground-disturbing activities that could have the potential to disturb sub-surface paleontological resources, if any are present. The Master Plan Area is located on a Late Pleistocene non-marine geologic formation, which has been found to contain numerous terrestrial fossil localities in the region, including in nearby areas such as La Habra, Fullerton, and the Coyote Hills. This impact is therefore **potentially significant** and will be examined further in the EIR.

d. Implementation of the project would involve ground-disturbing activities that could disturb sub-surface human remains, if any were present. In most areas, the Master Plan Area has already been subject to ground disturbance during previous development, but the project may involve deeper excavation than previously performed in certain locations, such as the subterranean structures proposed in several locations. Given these facts, the possibility of encountering previously undiscovered human remains exists. If any such finds were made, required adherence to California Health and Safety Code Section 7050.5 et. seq. would help avoid impacts to such resources. Section 7050.5 requires that if human remains are discovered the Coroner shall be contacted and an investigation undertaken. If the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of

a Native American, he or she must contact the Native American Heritage Commission. However, because the proposed project could potentially disturb human remains, this impact is **potentially significant**, and will be further analyzed in the EIR.

			Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI.	<u>c</u>	SEOLOGY and SOILS – Would the proje	ect:			
a)	sub	pose people or structures to potential ostantial adverse effects, including the c 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?				
	ii)	Strong seismic ground shaking?	\boxtimes			
	iii)	Seismic-related ground failure, including liquefaction?	\boxtimes			
	iv)	Landslides?	\boxtimes			
b)		sult in substantial soil erosion or the s of topsoil?	\boxtimes			
c)	uns as res spr	located on a geologic unit or soil that is stable, or that would become unstable a result of the project, and potentially sult in on- or off-site landslide, lateral reading, subsidence, liquefaction, or lapse?			\boxtimes	
d)	Tal cre	located on expansive soil, as defined in ble 1-B of the Uniform Building Code, ating substantial risks to life or operty?			\boxtimes	
e)	sup alte wh	ve soils incapable of adequately oporting the use of septic tanks or ernative wastewater disposal systems ere sewers are not available for the posal of wastewater?				\boxtimes

a(i). Alquist-Priolo Earthquake Fault Zones include areas along faults capable of producing surface rupture. There are no Alquist-Priolo Earthquake Fault Zones within the City of La

Mirada (California Geological Survey, September 2011). Therefore, impacts related to seismic surface rupture would be **less than significant** and do not require further discussion in the EIR. a(ii). Active and/or potentially active faults exist in the vicinity of the Master Plan Area, the closest of which is the Whittier-Elsinore Fault. Other nearby active or potentially active faults include the Newport-Inglewood Fault Zone, the Santa Monica-Hollywood/Raymond Fault Zone, and the Sierra Madre Fault Zone, which are located 10-20 miles from La Mirada. As shown on Figure SCS-I of the Safety and Community Services Element of the La Mirada General Plan (March 2003), the Norwalk Fault lies directly underneath the city, but it is not considered active. The La Mirada General Plan states that the maximum credible event, or the seismic event considered likely to occur on an active fault affecting the city, would generate average bedrock accelerations of approximately 0.2g with a total ground shaking duration of 10 to 20 seconds. It also states that, although the Norwalk Fault which traverses the City at depth is not considered an active fault, historic earthquakes of minor magnitude have possibly occurred on this fault with a magnitude of 4.7.

The Master Plan Area could potentially experience severe seismic ground shaking in the event of an earthquake on these or other nearby faults. Design and construction of future improvements accommodated by the project would be required to adhere to the recommendations listed in the standard procedures of the 2011 County of Los Angeles Building Code (CLABC) to reduce any potential impacts from seismic related activity. Also, because the proposed project is a Master Plan, to be carried out over an approximately 20-year time frame, construction plans for future buildings would be subject to review by the City for compliance with the most current edition of the CLABC at the time of construction. These regulations and standards are specifically designed to ensure that buildings are engineered to reduce seismic hazards to structures, and would reduce potential impacts from ground shaking. However, because of the proximity of earthquake faults and the amount of new construction associated with the project, these impacts would be **potentially significant** and will be examined further in the EIR.

a(iii, iv). Liquefaction describes the phenomenon in which groundshaking works cohesionless soil particles into a tighter packing, which induces excess pore pressure. These soils may acquire a high degree of mobility and lead to structurally damaging deformations. Liquefaction begins below the water table, but after liquefaction has developed, the groundwater table will rise and cause the overlying soil to mobilize. Liquefaction typically occurs in areas where the groundwater is less than 30 feet from the surface and where the soils are composed of poorly consolidated fine to medium sand.

The geologic character of an area determines its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential for slope failure and landslide events. Common triggering mechanisms of slope failure include undercutting slopes by erosion or grading, saturation of marginally stable slopes by rainfall or irrigation, and shaking of marginally stable slopes during earthquakes.

Figure SCS-2 of the La Mirada General Plan (March 2003) shows that parts of the Master Plan Area located along La Mirada Creek are identified as liquefaction hazard areas, but not landslide hazard areas. Because the proposed project would involve a significant amount of new construction, the possibility of new construction being exposed to such soil instability effects cannot be completely ruled out. This impact would be **potentially significant** and will be examined further in the EIR.

b. Construction activity associated with implementation of the project would include grading and other ground-disturbing activities that would have the potential to result in the erosion of soils from wind and water. These activities would occur on a project-by-project basis throughout the life of the Master Plan. The applicant would be required at the time of construction of individual projects to comply with all applicable City requirements, and also be required to obtain coverage under the applicable National Pollutant Discharge Elimination System (NPDES) General Construction Activities Storm Water Permit, which would require the preparation of a Storm Water Pollution Prevention Plan (SWPPP) containing specific actions, termed Best Management Practices (BMPs), to control the discharge of pollutants into local surface water drainages.

Adherence to NPDES General Construction Activities Storm Water Permit and compliance with City of La Mirada requirements would reduce the project's potential to result in the erosion of soils from wind and water. However, because the project would involve a substantial amount of ground-disturbing activity, impacts related to soil erosion or loss of topsoil cannot be ruled out at this level of analysis. These impacts would be **potentially significant**, and will be examined further in the EIR.

c, d. The 2003 La Mirada General Plan does not identify any areas of collapsible or expansive soils within La Mirada. Because most of the Master Plan Area is located within an urbanized area, the characteristics of the soils in the areas are already known. Individual construction projects carried out under the Master Plan would be required to comply with the CLABC and standard engineering practices, including compaction of soils to accommodate the weight of buildings and other improvements. These practices should provide sufficient soil stability to accommodate the proposed uses. These impacts would be **less than significant**, and further analysis of this issue in an EIR is not warranted.

e. The Master Plan Area is fully connected to the City of La Mirada's wastewater system, and does not, and would not in the future, require the installation or operation of septic systems. No septic systems are proposed; therefore, there is no potential for adverse effects due to soil incompatibility associated with the use of septic systems. **No impact** would occur. Further analysis of this issue in an EIR is not warranted.

VII. GREENHOUSE GAS EMISSIONS - W	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VII. <u>GREENHOUSE GAS EMISSIONS</u> - V	vouid the project	•		
 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? 	\boxtimes			
 b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? 	\boxtimes			

a, b. The accumulation of greenhouse gases (GHGs) in the atmosphere regulates the earth's temperature. However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations. In response to an increase in man-made GHG concentrations over the past 150 years, California has implemented AB 32, the "California Global Warming Solutions Act of 2006." AB 32 requires achievement by 2020 of a statewide GHG emissions limit equivalent to 1990 emissions (essentially a 25% reduction below 2005 emission levels) and the adoption of rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions.

An individual project (unless it is a massive construction project, such as a dam or a new freeway project, or a large fossil-fuel-fired power plant) does not typically generate sufficient GHG emissions to directly influence global climate change. The analysis of global climate change therefore typically involves an analysis of whether or not a project's contribution towards a cumulative impact is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past project, the effects of other current projects, and the effects of probable future projects. Therefore, the analysis provided in this section is based on the proposed project's potential to emit GHGs.

Construction accommodated under the proposed project would generate GHG emissions from both construction and operational emissions. Construction emissions would be generated by operation of construction equipment and construction worker trips. The project would also accommodate an increased on-campus population and additional buildings and other energyconsuming facilities and activities, including vehicle trips; therefore, project implementation would also generate operational emissions from these sources. This impact is **potentially significant** and will be further analyzed in the EIR.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VII	I. <u>HAZARDS and HAZARDOUS MATER</u>	I <mark>ALS</mark> - Would tl	he project:		
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	\boxtimes			
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?	\boxtimes			
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?	\boxtimes			
d)	Be located on a site which is included on a list of hazardous material 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?				\square
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?				\boxtimes
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?				\boxtimes
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	\boxtimes			
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?				\boxtimes

a, b, c. The improvements called for under the project consist of uses that are consistent with the current use of the Master Plan Area as a college campus. Operation of the University currently involves the use of relatively small amounts of hazardous materials such as

pesticides, fertilizers, and cleaning agents required for routine operation and maintenance of campus grounds and facilities. Use of such materials would continue under the project, but potentially expand as the University grows.

Current and future operations under the proposed project would be required to adhere to applicable local, state, and federal laws regulating the use and transport of hazardous materials. Hazardous waste generators and users in the City are required to comply with regulations enforced by several federal, State, and County agencies. The regulations aim toward reducing risk associated with human exposure to hazardous materials and minimizing adverse environmental effects. The Los Angeles County Fire Department Health Hazardous Materials Division tracks hazardous material handlers to ensure appropriate reporting and compliance (City of La Mirada General Plan, March 2003). The Division of Occupational Safety and Health Administration protects workers and the public from safety hazards through its Occupational Safety and Health program and provides consultative assistance to employers. Adherence to all applicable rules and regulations of these bodies concerning hazardous materials would reduce the operational impacts of the project on the environment through the routine transport, use, or disposal of hazardous materials or the release of hazardous materials under reasonably foreseeable upset and accident conditions, but more analysis is warranted in the EIR to determine the potential significance of these impacts.

Construction of the proposed project would also have the potential to disturb and release hazardous materials such as asbestos and lead into the environment. Such releases could pose significant risks to persons living and working in and around the Master Plan Area, which is largely surrounded by single family residential neighborhoods. One school (Arlee F. Hutchinson Middle School, which is located about 1,215 feet away from the west side of the Biola University campus) is located within ¹/₄ mile (1,320 feet) of the Master Plan Area. The project, while it would be required to comply with all applicable regulations, may therefore potentially use or release hazardous materials, substances, or waste within ¹/₄ mile of an existing or proposed school. These are **potentially significant** impacts requiring further analysis in the EIR.

d. The Master Plan Area is not on a list of active hazardous material sites compiled pursuant to Government Code Section 65962.5, as determined by a search of the following databases on September 9, 2011:

- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database;
- Geotracker search for leaking underground fuel tanks;
- Investigations- Cleanups (SLIC) and Landfill sites, Cortese list of Hazardous Waste and Substances Sites; and
- The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields (Envirostor) Database.

The Master Plan Area is listed on the Geotracker database as the site of a former gasoline LUST (leaking underground storage tank), but this tank was removed in 1995, sampling was conducted in 1997, and the case was closed on September 2, 1997 with issuance of Los Angeles Water Quality Control Board case closure letter number R-04437. This impact would therefore be **less than significant**, and further analysis of this issue in the EIR is not warranted.

e, f. The Master Plan Area is not within two miles of a public or private airport. The project would therefore not result in a potentially significant safety hazard for people residing or working in the Master Plan Area, and would have **no impact** in this regard. This issue will not be further analyzed in the EIR.

g. The project applicant would be required to comply with all applicable City of La Mirada codes and regulations pertaining to emergency response and evacuation plans maintained by the City police and County fire departments. In addition, the City of La Mirada, through its plan check review process, which includes forwarding plans to applicable police and fire departments, reviews all development proposals to ensure that they will not conflict with the City's adopted emergency response plan. The project does not propose any changes to circulation patterns, and no critical evacuation routes would be closed or obstructed as part of project implementation. This impact is considered less than significant and further analysis of this issue in the EIR is warranted.

h. The Master Plan Area and its surroundings are entirely urbanized. Substantial flammable brush, grass, or dense trees do not exist within the Master Plan Area. Existing landscaping on the Biola University campus is and would continue to be maintained by ground crews for fire safety. There are no wildlands adjacent to the Master Plan Area, and the type and location of envisioned development would not place structures substantially closer to such fire-prone areas. Therefore, significant impacts to people or structures as the result of wildland fires would not occur. There would be **no impact** and further analysis of this issue in an EIR is not warranted.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX.	HYDROLOGY and WATER QUALITY	- Would the pr	oject:		
a)	Violate any water quality standards or waste discharge requirements?	\boxtimes			
b)	Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level?				
c)	Substantially alter the existing drainage pattern of the site or area through the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on or off- site?	\boxtimes			
d)	Substantially alter the existing drainage pattern of the site or area, including	\boxtimes			
_	7			City	of La Mirad

	Potentially Significant		
Potentially	Ūnless	Less than	
Significant Impact	Mitigation Incorporated	Significant Impact	No Impact

IX. <u>HYDROLOGY and WATER QUALITY</u> – Would the project:

through the alteration of the course of a stream or river, in a manner that would result in flooding on or off-site?

- e) Create or contribute water runoff that would exceed the capacity of existing or planned storm water drainage systems or generate substantial additional sources of polluted runoff?
- f) Otherwise substantially degrade 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 other flood hazard delineation map?
- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 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?
- i) Expose people or structures to inundation by seiche, tsunami, or mudflow?

\boxtimes		
\boxtimes		
\boxtimes		
	\boxtimes	

a, c-f. Because of the extensive nature of the proposed improvements, which would require considerable ground-disturbing activity over the life of the project, and because of the presence of La Mirada Creek on campus, impacts from the project related to water quality, drainage patterns, and runoff are considered **potentially significant** and will be examined further in the EIR.

b. The project envisions an increase in enrollment and built square footage on the Biola University campus. It could therefore lead to an increase in the amount of water use in the Master Plan Area. Other new uses within the Master Plan Area, such as landscaping, lawns, and playing fields, could create water demand that could also increase water use. Local water supplies are derived from both well water (groundwater) and water imported from the purchased from the Metropolitan Water District of Southern California (MWD). Please see Section XVII. *Utilities and Service Systems* below for a discussion of potential impacts related to water supply. The proposed increase in impermeable surfaces in the project area could have the potential to interfere with or otherwise adversely affect groundwater recharge. However, as shown on Figure 3, the campus would retain a significant amount of unpaved, permeable area that would allow recharge on site to continue. For these reasons, the project's impacts on groundwater recharge would be **less than significant** and further analysis of this issue in an EIR is not warranted.

g-i. As shown on Figure SCS-3 of the 2003 La Mirada General Plan, parts of the Master Plan Area in and immediately around La Mirada Creek are within federally designated 100-year and 500-year flood zones. Several buildings proposed under the project are in close proximity to La Mirada Creek. For example, the proposed "Stewart Hall" residence hall is proposed near the creek at the southern end of campus. Therefore, implementation of the proposed project may place housing within these flood zones, or place other structures within these areas that could impede or redirect flood flows, potentially exposing people or structures to a significant risk of loss, injury, or death involving flooding. This is a **potentially significant** impact, and this issue will be further analyzed in the EIR.

j. Due to its distance from the ocean and other large bodies of water, elevation, and topography, the Master Plan Area would not be subject to hazards associated with seiche and tsunami. Therefore, risks from a tsunami wave or seiche would be **less than significant** and further analysis of this issue in an EIR is not warranted.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Х.	LAND USE AND PLANNING - Would the	project:			
a)	Disrupt or divide the physical arrangement of an established community?			\boxtimes	
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, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				
,					
C)	Conflict with an applicable habitat conservation plan or natural community conservation plan?				\boxtimes

a. The project would involve changes to the existing campus of Biola University, and does not propose any new construction, such as roads or other linear features through established neighborhoods, that would disrupt or divide the physical arrangement of an established community. The project would thus have a **less than significant** impact in this regard and further analysis of this issue in an EIR is not warranted.

b. The project would not change the basic land use type of the Master Plan Area, and would be consistent with its General Plan land use designation of "Public Institutional." However, the

changes to the PUD governing development within the Master Plan Area may have the potential to conflict with currently adopted policies adopted for the purpose of avoiding or mitigating an environmental effect, including those of the City's General Plan, the Southern California Association of Government's (SCAG's) Regional Comprehensive Plan, or adopted policies of the Gateway Cities Council of Governments (Gateway COG). This impact is **potentially significant** and will be analyzed in the EIR.

c. No natural open space areas are located within the Master Plan Area or in the surrounding area. In addition, no adjacent properties are subject to habitat conservation plans. The Master Plan Area and its surroundings are not subject to a habitat conservation plan or local coastal plan (LCP). Finally, there are no designated Significant Ecological Areas (SEAs) located within one mile of the City. As a result, the project would have **no impact** any impact on a habitat conservation plan or natural community conservation plan, and further analysis of this issue in an EIR is not warranted.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XI.	MINERAL RESOURCES Would the project	ct:			
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?				\boxtimes
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?				\boxtimes

a-b. The Master Plan Area is not identified in any local general plan, specific plan, or other land use plan as being a locally important mineral resource recovery site, and is not otherwise known to contain any mineral resources that would be of value to the region and the residents of the state. The project would thus have **no impact** in this regard, and further analysis of this issue in the EIR is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. NOISE – Would the project result in:				
 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? 	\boxtimes			
			City	of La Mirada

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. NOISE – Would the project result in:				
 Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? 	\boxtimes			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	\boxtimes			
 A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? 				
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?				\boxtimes
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?				\boxtimes

a-d. Project implementation would generate temporary noise increases during construction of planned new facilities and long-term noise due to the operation of new facilities and associated increases in traffic. Therefore, project impacts related to temporary and permanent increases in ambient noise levels and groundborne vibration would be **potentially significant** and will be analyzed in the EIR.

e, f. The Master Plan Area is not within an airport land use plan or within two miles of a public or private airport. The project would therefore not expose people residing or working in the Master Plan Area to excessive aircraft-generated noise, would have **no impact** in this regard, and will not be further analyzed in the EIR.

XIII	I. <u>POPULATION AND HOUSING</u> — Wou	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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)?	\boxtimes			
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	\boxtimes			
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				\boxtimes

a. Because the project would, over a 20-year time frame, accommodate an expansion of enrollment and faculty at Biola University, direct and indirect population increases caused by the project are **potentially significant** and require further analysis in the EIR, which will analyze them in terms of population growth forecasts contained in the La Mirada General Plan and the Southern California Association of Governments (SCAG) Regional Comprehensive Plan.

b-c. Implementation of the project would accommodate an expansion of enrollment and faculty at Biola University while also expanding the supply of on-campus housing. The project would not displace substantial numbers of people or housing that would necessitate the construction of replacement housing elsewhere. The project would therefore have **no impact** in this regard, and this issue will not be further analyzed in the EIR.

	Potentially Significant		
Potentially	Unless	Less than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

XIV. <u>PUBLIC SERVICES</u> — Would the project:

 a) Result in substantial adverse physical impacts associated with the provision of or 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
ect:			
\boxtimes			
\boxtimes			
		\boxtimes	
		\boxtimes	
	Significant	Significant Potentially Unless Significant Mitigation Impact Incorporated	Significant Potentially Unless Less than Significant Mitigation Significant Impact Incorporated Impact

Implementation of the project would lead to an expansion of students, faculty, and built space at Biola University over a 20-year time frame. As such, it would incrementally increase demand for public services. The information in this section was obtained from the City of La Mirada's website (<u>http://www.cityoflamirada.org/</u>), and Biola University's website (<u>http://www.biola.edu/</u>)

a (i.). The City of La Mirada receives fire and emergency medical services from the Los Angeles County Fire Department (LACFD). Two LACFD Fire Stations are located within the city: Station 49 is located at 13820 La Mirada Boulevard in the City's Civic Center complex across La Mirada Boulevard from the east side of the Master Plan Area; and Station 194 is located at 13540 South Beach Boulevard about two miles east of the Master Plan Area. According to the "Fire Department" web page on the City's website, the personnel and first alarm equipment at these two stations are capable of handling most fires in the city, and in the event of a large fire or major disaster, the resources of other nearby stations and ultimately the entire County Fire Department are available.

Because implementation of the project would lead to an expansion of students, faculty, and built space at Biola University over a 20-year time frame, the project may incrementally increase demand for fire protection service. The Master Plan Area is in an already-developed and currently served area of La Mirada, with adequate access to fire-fighting infrastructure such as fire hydrants. However, the project may result in the need for construction of fire protection facilities. This impact is **potentially significant**, and will be further analyzed in the EIR.

a (ii.). Police services in La Mirada are provided by General Patrol services and the Sheriff's Department. The primary function of General Patrol is crime prevention, and patrol deputies both answer dispatched calls and conduct patrols. The Sheriff's Department provides police patrol, traffic enforcement, and crime investigation. Additionally, a four-member Special Assignment Team proactively enforces against gang, juvenile, and narcotics activities (City of La Mirada, September 2011).

Biola University also has its own Campus Safety Department. The Campus Safety Department's primary responsibility is to provide for the safety and protection of Biola

University students, staff and visitors. The Campus Safety Department is the primary law enforcement agency on campus and its officers have full police officer powers of arrest while on duty. The Campus Safety Department has a Memorandum of Understanding (MOU) with the Los Angeles County Sheriff's Department, as required by state law (Biola University, September 2011).

Because the project would result in increases in students, faculty, and facilities, it may result in the need to expand existing or build new police protection facilities, the construction of which could cause significant environmental impacts. These impacts are **potentially significant**, and will be further analyzed in the EIR.

a (iii). The population increase created by implementation of the project would consist mostly of college-age students attending Biola University, and would not substantially increase enrollment at other schools or create the need for new or expanded school facilities other than those already provided for under the proposed Master Plan and analyzed in this Initial Study. This impact would be **less than significant** and further analysis of this issue in an EIR is not warranted.

a (iv). The population increase created by implementation of the project would consist mostly of college-age students attending Biola University. Implementation of the project would increase the maximum enrollment at Biola University by up to 1,800 FTES over the 20-year life of the Master Plan. Many of these new students may use other public facilities such as offcampus parks and other recreational and cultural facilities. While the project calls for creation of some new on-campus facilities serving these needs (such as a new track and field, a tennis clubhouse, and a Performing Arts Center), it may still create new demand for off campus recreational facilities. La Mirada currently has 193.39 acres of public parks (City of La Mirada, 2004 serving a population of 48,659 (California Department of Finance, May 2011), equating to a ratio of 3.99 acres of public parks per thousand persons. If all 1,800 new students allowed under the project became part of La Mirada's population, the project would increase the City's current population to 50,459, and decrease the ratio of public parks acreage per person to 3.84, a 3.8% decline. However, any population growth associated with the project would be spread out over the 20-year life of the project, as shown in Table 3. Additionally, some of these new students will most likely commute to campus from outside La Mirada, and would thus not contribute to the city's population. Most students would focus their recreational demand on on-campus resources. Also, La Mirada and surrounding areas have other recreational facilities and opportunities not counted in the City's public parks total. For example, the 140-acre La Mirada Regional Golf Course and 100 acres of joint-use school sites are located within La Mirada's boundaries and are also available to the public for recreational use (City of La Mirada, March 2003). Other recreational opportunities in the area include Ralph B. Clark Regional Park, located about two miles to the east of the Master Plan Area in Buena Park; several large parks located in the Santa Ana Mountains to the north about five miles away; amusement parks located in northern Orange County 5-10 miles away; and beaches located about 10-15 miles to the south and southwest. Any increased use of off-campus recreational facilities associated with the project would therefore be spread out over a variety of recreational opportunities. There are no other public services that would be significantly affected by the project. For all these reasons, this impact would be less than significant and further analysis of this issue in an EIR is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XV. <u>RECREATION</u> — Would the project:				
 a) 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? 				
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			\boxtimes	

a. Any population increase created by implementation of the proposed project, as described in Section XIII, Population and Housing, of this Initial Study, would consist mostly of college-age students attending Biola University, as well as some faculty and staff, some of whom may use some off-campus parks and recreational facilities. The project calls for creation of new recreational facilities such as new athletic fields that would accommodate some of the new demand for such facilities created by any population increase associated with the project. However, as discussed in Section XIV, Public Services, the project may still lead to increased use of recreational facilities. Public parks in the City are maintained and operated by the City of La Mirada Public Works Department. As the community of La Mirada grows over the 20-year life of the Master Plan, funding for maintenance of parks and recreation facilities will be provided through the City's standard funding mechanisms, with parks maintenance being funded through the City's General Fund (personal conversation, Gary Sanui, City of La Mirada Public Works Department, September 14, 2011). For this reason, any population increase associated with the project is not anticipated to increase the use of off-campus parks and other recreational facilities, or create an increase in maintenance needs, that would significantly contribute to physical deterioration of these facilities. Impacts related to increased use of recreational facilities are therefore less than significant and further analysis of this issue in an EIR is not warranted.

b. The physical effects of the construction of the recreational facilities proposed under the project are analyzed throughout this Initial Study as part of the overall development impacts of the project. Any environmental impacts of the project that have been determined to be potentially significant in this Initial Study will be analyzed in the appropriate section of the EIR. This impact is **less than significant** and further analysis of this issue in an EIR is not warranted.

	Potentially Significant		
Potentially	Unless	Less than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

XVI. <u>**TRANSPORTATION / TRAFFIC**</u> — Would the project:

- a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- 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?
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e) Result in inadequate emergency access?
- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

\boxtimes		
\boxtimes		
		\boxtimes
\boxtimes		
	\boxtimes	

a, b, d, e. Because the project would accommodate an increased on-campus population and would add new facilities to the Biola University campus, it would generate traffic increases that could have a significant impact on the local vehicular circulation network. These impacts would be **potentially significant** and will be analyzed in the EIR, which will include a Traffic Impact Study. The Traffic Impact Study will analyze, and the EIR will disclose, the project's effects related to traffic increases, levels of service, roadway design features, emergency access, , and parking.

c. The project is not within two miles of a public or private use airport. Under the project, the Convocation Center, which is 65 feet high, would remain tallest building on campus. The project would therefore have **no impact** for any potential to result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, that would result in substantial safety risks.

f. La Mirada has adopted a Master Plan of Bikeways that includes over 14 miles of Class III bicycle routes along streets and Class I dedicated multiuse trails. Figure C-3 of the Circulation Element of the General Plan illustrates the City's bicycle and trails master plan, and shows that La Mirada Boulevard, Rosecrans Avenue, and Biola Avenue are all designated Type I bicycle paths. Additionally, pedestrian and equestrian trails run through Creek Park and Oak Creek Park along La Mirada Creek, then south through the east side of the Biola University campus on the west side of La Mirada Boulevard, to slightly before Whiterock Drive. These facilities connect to a network of bike lanes, paths, and trails in and around La Mirada.

Local and regional transit service providers serving La Mirada include the following (City of La Mirada, March 2003):

- Los Angeles County Metropolitan Transportation Authority (MTA). La Mirada is within the jurisdiction of the MTA, which provides public transportation throughout Los Angeles County. Local bus routes and Parkand-Ride freeway buses on Interstate 5 serve the City. Buses operate on schedules which vary from 30 minutes to an hour, depending on the day of the week.
- *Orange County Transportation Authority (OCTA).* Given its location on the Los Angeles/Orange counties border, La Mirada is also served by bus routes operated by the OCTA.
- *La Mirada Transit System.* Curb-to-curb transportation service is provided in La Mirada through a contract with MV Transportation, Inc. La Mirada transit vehicles provide residents with curb-to-curb service in the community and offer connections to other transit systems, providing access to surrounding communities as well as direct connections to regional rail service via Metrolink and Metro Green Line. Rides to work, medical appointments, shopping, school, recreation, and other locations are available (City of La Mirada, September 2011).
- *Norwalk Transit.* Buses operated by Norwalk Transit travel along Imperial Highway.

The Circulation Element of the City's General Plan (City of La Mirada, March 2003) contains the following goal and policies related to alternative transportation:

- *Goal 3.0. Make alternative transportation convenient, safe, and responsive to changing transit demands.*
- *Policy* **3.1.** *Continue to accommodate bicycle lanes and pedestrian paths citywide.*
- **Policy 3.2.** Continue to work with transit service providers to identify and respond to the short- and long-term mobility needs of residents.
- **Policy 3.3.** Continue to provide special transit services for seniors, disabled persons, and other special needs groups residing in La Mirada.

• **Policy 3.4.** Work with regional and local transit service providers to improve the connectivity of transit service to other regional transportation service.

The Master Plan Area is served by all of the alternative transportation options listed above, to which future students, staff, and faculty would have access. No aspect of the proposed Master Plan would directly conflict with the City's adopted General Plan policies listed above, or decrease the performance or safety of alternative transportation facilities. These facilities and services would continue to be available to Biola University students. Impacts would be **less than significant** and further study in an EIR is not warranted.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
xv	II. UTILITIES AND SERVICE SYSTEMS -	– Would the pr	roject:		
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	\boxtimes			
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	\boxtimes			
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).				
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?	\square			
	provider o existing communicities:				

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact		
XVII. UTILITIES AND SERVICE SYSTEMS — Would the project:							
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	\boxtimes					
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	\boxtimes					

a-g. Implementation of the project would add nearly 470,000 gross square feet of new facilities on the Biola University campus and about 1,800 students. As such, it would increase demand for water and generation of wastewater and solid waste. Impacts related to the provision of these utilities would be **potentially significant** and will be analyzed in the EIR. For regionally significant projects (those consisting of more than 500 residential units or 500,000 square feet of non-residential development), state law requires the preparation of a water supply assessment (WSA) prepared pursuant to the requirements of Senate Bill (SB) 610. Because implementation of the proposed Master Plan would add over 500 beds and nearly 500,000 square feet of non-residential development to the Master Plan Area, a WSA will be needed. The EIR analysis will incorporate the findings of the WSA.

	Potentially Significant		
Potentially	Unless	Less than	
Significant	Mitigation	Significant	No
Impact	Incorporated	Impact	Impact

XVIII. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u> — Would the project:

- a) 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, substantially 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?
- b) Have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?
- c) Does the project have impacts that are individually limited, but cumulatively



× v		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE — Would the project: 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 projects)?	\boxtimes				
d)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	\boxtimes				

a. As discussed in Section IV, *Biological Resources*, the Master Plan Area does include biological resources and some potential habitat, including mature trees that may serve roosting or nesting functions for local or migratory birds, including raptors. La Mirada Creek, which runs along and through the eastern part of campus, also may have habitat value. The project may have **potentially significant** impacts on these resources, and these will be further examined in the EIR. As discussed in Section V, *Cultural Resources*, implementation of the project would involve ground-disturbing activities that could have the potential to disturb sub-surface archaeological or paleontological resources, if any are present. Also, implementation of the proposed project would involve demolition or relocation of existing buildings, some of which are greater than 40 years of age and may be historical resources for the purposes of CEQA. Impacts to historical and subsurface archaeological resources would therefore be **potentially significant** and will be further examined in the EIR.

b. The proposed project's goals are long term in nature, and are meant to accommodate the expected growth and need for services of Biola University. However, the proposed project's potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals depends on the nature of its impacts, most of which will be analyzed in the EIR. The proposed project may therefore have a **potentially significant** impact in this regard and this issue will be further analyzed in the EIR.

c, d. Potentially significant environmental impacts of implementation of the proposed project have been identified in the following impact areas: aesthetics; air quality; biological resources; cultural resources; geology/soils; greenhouse gas emissions; hazards and hazardous materials; hydrology/water quality; land use/planning; noise; population/housing; public services; transportation/traffic; and utilities/service systems. Some of these impact areas, such as air quality, greenhouse gas emissions, and traffic, are either cumulative in nature, or have the potential to contribute to cumulative effects. Many of these impacts could also conceivably have the potential to cause substantial adverse effects to human beings, either directly or indirectly. Therefore, these issues are **potentially significant** and will be further examined in the EIR.

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PERSONS CONTACTED

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