

NOTICE OF DETERMINATION

To: Los Angeles County Clerk
Business Filing & Registration
12400 E Imperial Hwy Rm 1101
Norwalk, CA 90650

From: City of Pasadena
175 N. Garfield Ave.,
Community Planning
Pasadena, California 91109

SUBJECT

Filing Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Mayfield Senior School Master Development Plan, Zone Change and General Plan Amendment, Case No. PLN2006-00523

Contact Person: Laura F. Dahl

Telephone Number: (626) 744-6767

Project Location\Address: 500 Bellefontaine Street and 465 Orange Grove Circle
Pasadena, California


Project Description: The proposed Master Development Plan (MDP) will provide a framework for future development of the school, and includes: interior renovation of the Strub Hall (Eagle Mansion), demolition of the Carriage House to be replaced by a new two-story Educational Center and designation of a drop-off/pick-up zone, new driveway entrance on Grand Avenue, new maintenance building. The proposed Master Plan would result in a net increase of approximately 29,000 square feet of gross floor area and a 10% increase in student enrollment – from 300 to 330 students over the 10-year life of the Plan.

The Master Plan also includes a request to change the zoning of an adjacent parcel at 465 Orange Grove Circle from RS-4-HD (Single-family Residential, 4 units per acre, with Hillside District Overlay) to PS (Public, Semi-public District), and an amendment to the General Plan land use designation from Low Density Residential (0-6 units per acre) to Institutional, to incorporate this parcel to the school campus and to be consistent with the boundaries of the school property. The existing house on this property will be demolished in Phase III to create a site for the proposed Educational Center.

This is to advise that the City of Pasadena has made the following determinations regarding the above-described project on November 20, 2006.

1. The project ___ will have a significant effect on the environment.
The project X will not have a significant effect on the environment.
2. ___ An Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.
X A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. The EIR or Negative Declaration and record or project approval may be examined at the City of Pasadena Planning and Permitting Department, George Ellery Hale Building, 175 North Garfield Avenue, Pasadena, CA 91109.
3. Mitigation measures X were, ___ were not, made a condition of the approval of the project.
4. A statement of Overriding Consideration ___ was, X was not, adopted for this project.

Date received for filing: _____


Denver Miller, Environmental Administrator
Lead Agency: City of Pasadena
Planning & Development Department