

ATTACHMENT 4

**Mitigated Negative Declaration
and
Mitigation Monitoring and Reporting Program
(Parcel B)**



**City of Pasadena
Planning Division
175 N. Garfield Avenue
Pasadena, California 91101-1704**

MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Art Center College of Design—
South Campus (Parcel B) Parking Structure

PROJECT APPLICANT: Art Center College of Design
1700 Lida Street
Pasadena, CA 91103
Contact Person: Patricia Oliver
626-396-2358

PROJECT CONTACT PERSON: Erin Clark, Assistant Planner

ADDRESS: City of Pasadena
Planning and Development Department
Economic Development Division
100 N. Garfield Avenue, S116
Pasadena, CA 91109

TELEPHONE: 626-744-6708

PROJECT LOCATION: The proposed project is in the City of Pasadena, County of Los Angeles. The project site is located on the south side of Glenarm Street at the southern terminus of Raymond Avenue. There is no address currently assigned to this parcel, but the legal description lists it as “Parcel B: Glenarm Power Plant Site”. The address of the adjacent building to the west is 72 E. Glenarm Street.

PROJECT DESCRIPTION:

The City of Pasadena is considering entering into a Development and Lease Agreement with Art Center College of Design (Art Center) to facilitate Art Center’s use of Parcel B on the Glenarm Power Plant Site to develop a parking structure. The intended use is to provide parking for existing South Campus facilities and for students who will reside in newly constructed housing directly across Glenarm Street at the Art Center South Campus site. The student housing component was previously approved as part of a Master Development Plan within the South Fair Oaks Specific Plan area.

General Site Description

The site contains approximately 0.70 + acres (30,640 sq. ft. +) of gross area and is situated as shown in Figure 1. The parcel is generally located on the south side of Glenarm Street at the southern terminus of S. Raymond Ave. The MTA Gold Line right-of-way forms the eastern boundary of the parcel. Pasadena Water & Power Department property bounds the parcel to the south.

The Property is currently improved with three, above-ground fuel oil storage tanks. Two of the three tanks (each 42ft. 3in. tall) were fully emptied in the mid-1990s. The remaining tank (48ft. tall) was emptied in 2002 but still contains approximately one foot (500 barrels) of residual material that has yet to be removed. The tanks were used as part of the Glenarm Power Plant site, which is currently not in operation. The site is vacant.

Development Description

The Property shall be developed in two phases:

Phase I

Demolition of the three fuel oil storage tanks. This would allow for use of the Property for construction staging in connection with Art Center's proposed development of student housing on the property located across Glenarm Street to the north of the Property.

Phase II

Construction of a five-story, above ground parking structure containing approximately 285 parking spaces (57 spaces per level). The structure will be approximately 105,000 sq. ft. on a 30,640 sq. ft. site. Parking would be primarily available to Art Center students, faculty, staff, and visitors.

FINDING

On the basis of the initial study on file in the Current Planning Office:

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

The proposed project COULD have a significant effect on the environment, however there will not be a significant effect in this case because the mitigation measures described in the Mitigation Monitoring Program on file in the Planning Division Office were adopted to reduce the potential impacts to a level of insignificance.

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

Completed by: Erin Clark
Title: Assistant Planner
Date: January 8, 2008

Determination Approved: Jennifer Paige -Saeki
Title: *Dr. Planner* Senior Planner
Date: January 8, 2008

PUBLIC REVIEW PERIOD: January 9-January 28, 2008
COMMENTS RECEIVED ON DRAFT: Yes No
INITIAL STUDY REVISED: Yes No

MITIGATION MONITORING AND REPORTING PROGRAM

Art Center College of Design South Campus “Parcel B” on the Glenarm Power Plant Site

This Mitigation Monitoring and Reporting Program (MMRP) for the Art Center College of Design South Campus (Parcel B) Parking Structure project, located at the southern terminus of Raymond Avenue on Glenarm Street, has been prepared pursuant to the California Environmental Quality Act (CEQA – Public Resources Code, Section 21000 *et seq.*), the CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3, Sections 15074 and 15097) and the City of Pasadena CEQA Guidelines. A master copy of this MMRP shall be kept in the office of the Zoning Administrator and shall be available for viewing upon request. A copy also will be available at the office of the Condition/Mitigation Monitoring Coordinator.

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Phase II

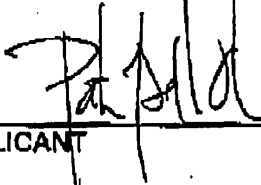
Construction of a five-story, above ground parking structure containing approximately 285 parking spaces (57 spaces per level). The structure will be approximately 105,000 sq. ft. on a 30,640 sq. ft. site. Parking would be primarily available to Art Center students, faculty, staff, and visitors.

This MMRP includes mitigation measures in the Mitigation Monitoring and Reporting Matrix on the following pages that correspond to the final Mitigated Negative Declaration (MND) for the project. The matrix lists each mitigation measure or series of mitigation measures by environmental topic. For each mitigation measure, the frequency of monitoring and the responsible monitoring entity is identified. Mitigation measures may be shown in submittals and may be checked only once, or they may require monitoring periodically during and/or after construction. Once a mitigation measure is complete, the responsible monitoring entity shall date and initial the corresponding cell, and indicate how effective the mitigation measure was.

If any mitigation measures are not being implemented, the City may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) forfeiture of security bonds or other guarantees; (6) revocation of permits or other entitlements.

Monitoring Program Cost:

I HEREBY AGREE TO PAY THE CITY MONITORING FEES, AND IMPLEMENT THESE MITIGATION MEASURES, AT A MINIMUM, IN THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT.



APPLICANT

1-9-08

DATE

**Mitigation Monitoring and Reporting Program Matrix
DEVELOPMENT AND LEASE AGREEMENT
PARCEL B: GLENARM POWER PLANT SITE**

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
Impact 1 – Air Quality				
AQ-1 Pre-coated building materials shall be utilized where feasible. When painting is required, the paint used shall have a VOC content of 100 grams/liter (g/l) or less and application of paint shall be limited to 100 gallons/day.	Periodically during construction (at least once per month)	Building Division		
Impact 2 – Geology and Soils				
GEO-1 A geological study that may include fault-trenching of the Eagle Rock fault onsite shall be conducted as necessary. The study shall be conducted by State-certified engineering geologists following the guidelines established in the Alquist-Priolo Earthquake Fault Studies Act. The study shall be sufficient to ensure that excavations are conducted with an acceptable level of effort to determine whether or not there are active faults through the proposed development and if necessary, that suitable fault setbacks are defined. In the event that suitable fault setbacks meeting the satisfaction of the City Geologist or approved contractor are required but cannot be achieved, the project cannot be undertaken.	Prior to issuance of Building Permit	Building Division		
Impact 3 – Hazards and Hazardous Waste				
HM-1 The tanks on site shall be abandoned, closed and removed in accordance with applicable regulations and agency requirements and to the satisfaction of the Pasadena Fire Department.	Prior to issuance of Building Permit	Fire Department		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
<p>HM-2 All residual material shall be pumped out and disposed of in accordance with all applicable regulations and agency requirements and to the satisfaction of the Pasadena Fire Department. Also, to the satisfaction of the Pasadena Fire Department, a site-specific work plan, health and safety plan, and a hazardous material transport plan, shall be developed and implemented for this disposal.</p>	<p>Prior to Tank Removal</p>	<p>Fire Department</p>		
Impact 4 – Transportation/Traffic				
<p>TRAFFIC-1: The east leg of the Raymond Avenue and Glenarm Street intersection shall be reconfigured to reduce the chance of westbound through traffic backing up across the tracks. The intersection shall be reconfigured to include (from southbound Raymond to westbound Glenarm) one left-turn lane, one through lane and one right-turn lane. This will improve safety at this intersection and will require all necessary approvals from the Department of Transportation.</p>	<p>Prior to Issuance of Building Permit</p>	<p>Department of Transportation</p>		