

ATTACHMENT 3
WESTRIDGE SCHOOL
MASTER DEVELOPMENT PLAN (MDPA2007)

Mitigated Negative Declaration



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

PROPOSED MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Master Development Plan Amendment (MDPA) 2007, with Zone Change from RM16-1 to PS, and Amendment to General Plan Land Use Designation from Medium-Density Residential to Institutional

PROJECT APPLICANT: Westridge School for Girls

PROJECT CONTACT PERSON: Laura F. Dahl, Senior Planner

ADDRESS: CITY OF PASADENA, PLANNING DIVISION
175 NORTH GARFIELD AVENUE
PASADENA, CA 91101-1726

TELEPHONE: (626)744-6767

PROJECT LOCATION: 324 Madeline Drive, City of Pasadena, County of Los Angeles, State of California

PROJECT DESCRIPTION

The proposal is to amend the Westridge School Master Development Plan, which was originally adopted in 1993, amended in 1998 and 2002. The proposed amendment consists of the following components projected to be undertaken in three phases:

Phase I:

- (1) adding an adjacent residential parcel (1066 S. Orange Grove Boulevard) to the school campus, change its zoning from Multi-Family Residential (RM16-1) to Public, Semi-Public (PS) and amend its General Plan land use designation from Medium-Density Residential to Institutional;
- (2) demolition of the existing 4900-sqft single-family residence (SFR);
- (3) replacing the SFR with a new one-story with basement 19,730-sqft Upper School Science Center;

Phase II:

- (4) demolition of the SMUD Lecture Hall (1155 sqft) and Gertrude Hall Classroom building (1896 sqft);
- (5) construction of a new two-story 21,040-sqft Middle School building;

Phase III:

- (6) demolition of the existing Ranney House; and
 - (7) construction of a new two-story 17,436-sqft Lower School building over an underground parking (109 spaces) replacing an existing surface parking lot (91 spaces).
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FINDING

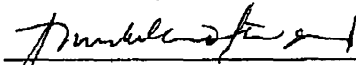
On the basis of the initial study on file in the Community Planning Office:

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:

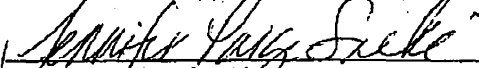


Annabella Atendido

Title: Planner

Date: June 19, 2007

Determination Approved:



Jennifer Paige-Saeki

Title: Senior Planner, Environmental

Date: 6/19/07

PUBLIC REVIEW PERIOD: June 20 – July 11, 2007

COMMENTS RECEIVED ON DRAFT: Yes No

INITIAL STUDY REVISED: Yes No

ATTACHMENT 4

WESTRIDGE SCHOOL
MASTER DEVELOPMENT PLAN (MDPA2007)

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

WESTRIDGE SCHOOL MASTER DEVELOPMENT PLAN AMENDMENT 2007 – 324 MADELINE DRIVE, PASADENA

This Mitigation Monitoring and Reporting Program (MMRP) for **Westridge School Master Development Plan Amendment 2007, PLN2007-00030** located at 324 Madeline Drive, Pasadena, 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. The mitigation measures included herein are considered conditions of approval for the project. 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.

PROJECT DESCRIPTION:

The project is an amendment to the Westridge School Master Development Plan. Westridge School for Girls is an existing private school (4th through 12th grade) for girls located in the southwest part of the City of Pasadena. The school's original Master Development Plan was adopted in November 1993, was first amended on February 23, 1998, and then on December 9, 2002.

The projects included in the 2002 amendment have been completed to date. This current proposed amendment will maintain the student enrollment cap of 502 (current enrollment is 502) and the number of faculty and staff will remain at 105. The various components of this proposed MDP amendment are as follows:

- 1.1 **Addition of a parcel to the campus (1066 South Orange Grove Boulevard)** – An adjacent parcel (17,300 square feet) to the north of the school site will be incorporated into the school campus. This parcel will require a zone change from RM16-1 (Multi-Family Residential, 14 units per acre to PS (Public, Semi-Public) and a General Plan Amendment from Medium Density Residential to Institutional.
- 1.2 **Demolition of Existing House at 1066 South Orange Grove Boulevard** – The existing 4,900-square foot single-family residence at this adjacent property is proposed to be demolished, where a new upper school science center will be built.
- 1.3 **New Upper School Science Center** – A new one-story plus basement building with 19,730 square feet of floor area will be constructed to accommodate the upper school science program. Construction is projected to occur in Phase I of the Master Development Plan.
- 1.4 **Demolition of Existing Gertrude Hall Lecture Building (SMUD) and Gertrude Hall Classroom Building** – These two buildings (1,895 + 1,155 = 3,051 square feet) are proposed to be demolished to allow for construction of the new middle school building.
- 1.5 **New Middle School** – A new cluster of classrooms will be constructed to accommodate the middle school (21,040 square feet) building in Phase II. The buildings will be a combination of one and two-story structures with a basement in one of the structures.
- 1.6 **Demolition of the Existing Ranney House and parking lot** – This two-story, 8,376-square foot classroom building is proposed to be demolished in Phase III to accommodate a new lower school building.

1.7 New Lower School and Underground Parking – A new 17,436-square-foot lower school building complex will be constructed in the location of the existing State Street parking lot in Phase III. The one- and two-story buildings will be located on top of a new underground parking structure.

The proposed MDP amendment consists of phases starting with the addition of the 17,388-square-foot residential parcel (1066 South Orange Grove Boulevard) to the campus. The proposed construction and demolitions are projected to occur in three phases, as follows:

- Phase I - Consolidation of 1066 South Orange Grove lot to the campus, demolition of the 4900-square foot residence, and construction of a new (19,730 square feet) Upper School Science Center on the site.
- Phase II - Demolition of existing Gertrude Hall Lecture (SMUD) Building (1,155 square feet) and Gertrude Hall Classroom building (1,896 square feet), and construction of the new Middle School (21,040 square feet); remodel of existing Library.
- Phase III - Demolition of the existing Ranney House (8,376 square feet) and State Street surface parking lot, and construction of the new Lower School building (17,436 square feet) with underground parking (square footage not available at this time); minor alterations to the east side of Braun Science building.

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.



WESTRIDGE SCHOOL FOR GIRLS

8/15/07

DATE

**WESTRIDGE SCHOOL MASTER DEVELOPMENT PLAN AMENDMENT
2007 – 324 MADELINE DRIVE, PASADENA**

**Mitigation Monitoring and Reporting Program Matrix
PLAN2007-00030, 324 Madeline Drive, Pasadena**

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
Impact 1 – Biological Resources				
<p>MM BIO 1 (Phase I). Disturbance or removal of existing vegetation shall take place outside of the breeding bird season of March 1 to September 1 to avoid killing or taking of migratory birds (including disturbances which would cause abandonment of active nests containing eggs and/or young). If the project cannot avoid the breeding season, nest surveys shall be conducted by a qualified biologist and active nests shall be avoided and provided with buffer. The applicant shall record the results of the recommended protective measures to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p>	<p>Prior to removal of trees in Phase I</p>	<p>Planning and Development Department, Code Compliance Monitoring</p>		
<p>MM BIO 1 (Phase II). Disturbance or removal of existing vegetation shall take place outside of the breeding bird season of March 1 to September 1 to avoid killing or taking of migratory birds (including disturbances which would cause abandonment of active nests containing eggs and/or young). If the project cannot avoid the breeding season, nest surveys shall be conducted by a qualified biologist and active nests shall be avoided and provided with buffer. The applicant shall record the results of the recommended protective measures to document</p>	<p>Prior to removal of trees in Phase II</p>	<p>Planning and Development Department, Code Compliance Monitoring</p>		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
compliance with applicable State and Federal laws pertaining to the protection of native birds.				
<p>MM BIO 1 (Phase III). Disturbance or removal of existing vegetation shall take place outside of the breeding bird season of March 1 to September 1 to avoid killing or taking of migratory birds (including disturbances which would cause abandonment of active nests containing eggs and/or young). If the project cannot avoid the breeding season, nest surveys shall be conducted by a qualified biologist and active nests shall be avoided and provided with buffer. The applicant shall record the results of the recommended protective measures to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p>	Prior to removal of trees in Phase III	Planning and Development Department, Code Compliance Monitoring		
Impact 2 – Cultural Resources				
<p>MM CR 1. If archaeological resources are encountered during project construction, all construction activities in the vicinity of the find shall halt until an archeologist certified by the Society of Professional Archeologists examines the site, identifies the archaeological significance of the find, and recommends a course of action. Construction shall not resume until the site archaeologist states in writing that the proposed construction activities will not significantly damage archaeological resources.</p>	Prior to Building inspection for footings for the new Lower School complex (Phase III)	Planning and Development Department, Building Division		