

Mitigated Negative Declaration : Mitigation Monitoring & Reporting Program

**Attachment 2**



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

### MITIGATED NEGATIVE DECLARATION

**PROJECT TITLE:** Chandler School Master Development Plan Amendment  
**PROJECT APPLICANT:** Chandler School, John Finch, Head of School  
Pica + Sullivan Architects, Ltd.; Maureen Sullivan

**PROJECT CONTACT PERSON:** Antonio Gardea, Associate Planner  
**ADDRESS:** Planning Division  
Community Planning Section  
175 N. Garfield Avenue  
Pasadena, CA 91101-1704  
**TELEPHONE:** 626 744-6725

**PROJECT LOCATION:** 1005 Armada Drive  
City of Pasadena  
County of Los Angeles  
State of California

**PROJECT DESCRIPTION:** Chandler School proposes to amend the Master Development Plan to provide for expansion and renovation of the school facilities over the next fifteen years. As part of the Master Development Plan, Chandler School intends to demolish two existing buildings (music and middle school buildings) and a portion of the existing gymnasium. A new 33,500-square foot, three-story building would be constructed and the gymnasium would be remodeled with a new stairway. In addition, a new two-level, 63-space parking structure would be constructed along the Seco Street frontage with a new elevator tower and bridge connecting to the campus. The construction would take place on the southern portion of the school's campus. The enrollment would increase by 30 students, for a maximum enrollment of 450 students.

### 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: Antonio Gardea  
Title: Associate Planner  
Date: March 3, 2008

Determination Approved: Jennifer Paige-Saeki  
Title: Senior Planner  
Date: March 3, 2008

**PUBLIC REVIEW PERIOD:**  
**COMMENTS RECEIVED ON DRAFT:**  
**INITIAL STUDY REVISED:**

March 14, 2008 – April 14, 2008

Yes  No  
 Yes  No



## MITIGATION MONITORING AND REPORTING PROGRAM

### Chandler School Master Development Plan Amendment 1005 Armada Drive

This Mitigation Monitoring and Reporting Program (MMRP) for the Chandler School Master Development Plan (Amendment) located at 1005 Armada Drive, 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.

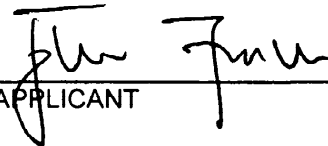
**PROJECT DESCRIPTION:** As part of the 15-year Master Development Plan, Chandler School is proposing to construct a new 33,500 square foot, three-story building, and remodel of the existing gymnasium with a new south side stairway. A new two-level, 63-space parking structure would also be constructed. The project anticipates an increase of 30 students for a maximum enrollment of 450 students over 15 years. The proposed middle school building would be 42 feet in height. The proposed parking structure would have an elevator tower and pedestrian bridge connecting to the campus with a total height of 58 feet. Two existing buildings (music and middle school buildings) and a portion of the existing gymnasium would be demolished (total 16,100 square feet). The construction would take place on the southern and eastern portion of the school's campus.

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

April 15, 2005  
\_\_\_\_\_  
DATE

**Mitigation Monitoring and Reporting Program Matrix**  
**Chandler School Master Development Plan Amendment / 1005 Armada Drive**

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
<b>Impact 1 – Hazards</b>				
The applicant shall implement the Vegetation Management Plan including the removal of existing vegetation, adequate placement of new trees (horizontal clearance), and maintenance of adequate landscaping height beneath trees (vertical clearance).	The prior to the issuance of any Building Permit for the Project.			
The applicant shall submit a maintenance program as part of the landscaping plan.	The prior to the issuance of any Building Permit for the Project.			
The applicant shall contract the services of a certified arborist to oversee required tree trimming.	The prior to the issuance of any Building Permit for the Project.			
The landscape architect shall inspect and certify that he completed landscaping work is in accordance with the landscaping plans.	Prior to issuance of a certificate of occupancy.			
<b>Impact 2 – Transportation / Traffic</b>				
A traffic management plan shall be submitted to validate the drop-off and pick-up activities on Armada Drive.	The prior to the issuance of any Building Permit for the Project.	Department of Transportation		
The project shall comply with the City's Transportation Demand Management (TDM) / Trip Reduction Ordinance (TRO) requirements.	The prior to the issuance of any Building Permit for the Project.	Department of Transportation		

<b>Mitigation Measure</b>	<b>Mitigation Monitoring Timing</b>	<b>Responsible Monitoring Entity</b>	<b>Mitigation Measure Complete?</b>	<b>Effectiveness</b>
A Construction Staging and Traffic Management Plan shall be submitted to the Department of Public Works and Department of Transportation for review and approval.	The prior to the issuance of any Building Permit for the Project.	Department of Transportation		
The driveway layout shall be reviewed and approved by the Department of Public Works, Department of Transportation, and Planning Division.	The prior to the issuance of any Building Permit for the Project.	Department of Transportation		

Notice of Determination

**Attachment 3**



## NOTICE OF DETERMINATION

**To:** Los Angeles County Clerk  
Business Filing & Registration  
12400 E Imperial Hwy Rm 1101  
Norwalk, CA 90650  
Attn: J. Bance Baker

**From:** City of Pasadena  
Planning & Development Department  
175 N. Garfield Avenue  
Pasadena, CA 91101-1704  
**Contact:** Antonio Gardea  
**Phone:** 626 744-4009

**SUBJECT:** Filing Notice of Determination in compliance with §21108 or 21152 of the Public Resources Code.

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**Project Title:** Chandler School Master Development Plan Amendment

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**Project Location (include county):** 1005 Armada Drive, City of Pasadena, Los Angeles County

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**Project Description:** Chandler School proposes to amend the Master Development Plan to provide for expansion and renovation of the school facilities over the next fifteen years. As part of the Master Development Plan, Chandler School intends to demolish two existing buildings (music and middle school buildings) and a portion of the existing gymnasium. A new 33,500-square foot, three-story building would be constructed and the gymnasium would be remodeled with a new stairway. In addition, a new two-level, 63-space parking structure would be constructed along the Seco Street frontage with a new elevator tower and bridge connecting to the campus. The construction would take place on the southern portion of the school's campus. The enrollment would increase by 30 students, for a maximum enrollment of 450 students.

A Copy of the Mitigated Negative Declaration is available for review at the Pasadena Permit Center at the above referenced address.

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This is to advise that the City of Pasadena  Lead Agency or  Responsible Agency has approved the above described project on June 16, 2008 and has made the following determinations regarding the above described project:

1. The project  will  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.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan  was  was not adopted for this project.
5. A statement of Overriding Considerations  was  was not adopted for this project.
6. Findings  were  were not made pursuant to the provisions of CEQA (Section 15091).

This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration/Mitigated Declaration, is available to the General Public at: The City of Pasadena Permit Center, 175 N. Garfield Avenue, Pasadena, CA 91101.

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*Signature (Public Agency)*

*Date*

*Title*

Date received for filing:

Date received for filing at OPR (if applicable):

Authority Cited: Sections 21083 and 21087, Public Resources Code.

Reference: Sections 21000-21174, Public Resources Code.

Updated per the State CEQA Guidelines as Amended through September 7, 2004