



FILED  
Dec 09 2022

Dean C. Lagan, Registrar - Recorder/County Clerk

Electronically signed by ISAUORA CORREA

Notice of Determination

Appendix D

To:

Office of Planning and Research  
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044  
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk  
County of: Los Angeles  
Address: 12400 Imperial Hwy Norwalk, CA 90650

From:

Public Agency: City of Sierra Madre  
Address: 232 W. Sierra Madre Blvd. Sierra Madre, CA 91024  
Contact: Vincent Gonzalez  
Phone: 626-355-7135

Lead Agency (if different from above):

Address:

Contact:

Phone:

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2011031033 (Addendum to MND)

Project Title: Alverno Heights Master Plan Update - Addendum to the Mitigated Negative Declaration

Project Applicant: Alverno Heights Academy

Project Location (include county): 200 North Michillinda Avenue, Sierra Madre, Los Angeles County

Project Description:

The 2021 refined project elements would refine the approved improvements for the Alverno Heights Academy campus as described in the 2021 Master Plan Update, including the Lower School near the southwest quadrant of campus, in addition to minor changes to upper school buildings, and anticipates completion of the previously approved multipurpose building, and parking facilities improvements (see attachment Project Description):

This is to advise that the City of Sierra Madre has approved the above (input checked Lead Agency or input Responsible Agency)

described project on 12/6/2022 and has made the following determinations regarding the above (date) described project.

- 1. The project [input will input will not] have a significant effect on the environment.
2. input An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. input A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [input were input were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [input was input was not] adopted for this project.
5. A statement of Overriding Considerations [input was input was not] adopted for this project.
6. Findings [input were input were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Sierra Madre Development Services Department 232 West Sierra Madre Boulevard Sierra Madr

Signature (Public Agency): [Signature] Title: SEI Principal/CEO on behalf of City of Sierra Madre

Date: 12/6/2022 Date Received for filing at OPR:

THIS NOTICE WAS POSTED ON December 09 2022 UNTIL January 09 2023 REGISTRAR - RECORDER/COUNTY CLERK

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

## PROJECT DESCRIPTION

The Alverno Heights Academy Master Plan Update (2021 refined project) would refine the 2011 approved improvements for the Alverno Heights Academy campus from the Alverno High School Master Plan (approved project) to provide facilities to meet the educational and athletic needs of the school (Multipurpose Building, Outdoor Amphitheater, Parking, and Athletic Facilities) as described in the 2021 Master Plan Update, including the Lower School near the southwest quadrant of campus:

*New Buildings.* The 2021 refined project buildout would include the construction of 21,090 feet of new classroom buildings and administrative space (a 20-percent grossing factor was added to the Master Plan to account for a total of 25,308 square feet in area).

*Flex Classroom Space.* The existing Caretaker Cottage Building (2,090 square feet) will be renovated with new flexible classroom space.

*Wilson Street Parking/Centralized Faculty Parking Area.* The 2021 refined project includes a new centralized faculty parking area (the existing non-historic office structure will be demolished, and existing faculty parking made more efficient).

In addition, the 2021 refined project proposes minor changes to upper school buildings, and anticipates completion of the previously approved multipurpose building, and parking facilities improvements:

*Changes to Upper School Buildings.* A 1,200-square-foot art classroom expansion to the existing visual/performing arts building. The existing Cottage is also planned to be converted to a flexible classroom building. The rest of the Upper School Campus (used by high school students) will remain the same.

*Multipurpose Building.* No change to the approved Multipurpose Building.

*Parking Facilities.* The Michillinda parking area would accommodate the addition of a second driveway to allow for ingress only to the campus, while the existing driveway would be converted to egress only. No other changes or expansions would occur at the approved Michillinda Parking Lot.

*Access.* In addition, a new internal drop-off zone and firetruck access is proposed.

As with the approved project providing capacity for 400 high school-aged girls, the 2021 refined project would provide for the current maximum capacity at Alverno Heights Academy to remain at 400 students, with the school enrollment now consists of an approximately 50-50 split of high school girls and elementary school students (transitional kindergarten to eighth grade). Further, the hours of operation would remain consistent with the approved project.

## Parking

### *Existing Parking*

The project site currently has 114 on-site parking stalls, located in two main parking areas, and adjacent to the Business Office/Faculty Lounge. The school has a total of three American with Disability Act (ADA) parking stalls. In addition to these stalls, an ADA drop-off area was constructed in the summer of 2020 with the modular classroom project (Table 1, *Existing Parking*).

**Table 1  
Existing Parking**

<b>Parking Area Location</b>	<b>Total Parking Stalls</b>
Michillinda Parking Lot	47 stalls (1 ADA)
Wilson Parking Lot	41 stalls (2 ADA)
ADA Drop-Off	1 drop-off area
Faculty Parking (various locations)	24 stalls
Grandview Parking	2 stalls
<b>Total Current Parking Stalls</b>	<b>114 stalls</b>

Per Section 17.68.020 D.7 of the Sierra Madre Municipal Code (SMMC), elementary and junior high schools must provide 1.5 parking stalls per classroom and one parking stall per two employees and faculty. High schools must provide one parking stall for every five students and one parking stall per two employees/faculty. The parking analysis is based on the maximum number of 200 high school students.

Existing Parking	114 parking stalls
Code Required:	81 parking stalls
Total Parking:	33 parking stall surplus

### *Parking Demand*

As with the approved project, the campus will continue to provide a surplus of parking spaces until the Multi-Purpose Building is constructed. The approved project required that an additional 52 parking stalls be provided with the construction of the Multi-Purpose Building. The 2021 refined project includes six phases which each phase meeting the City's parking requirements (Table 2, *Future Parking Demand*). The approved project required that the school complete a parking analysis with each proposed phase to ensure that the code required parking is provided.



**Table 2  
Future Parking Demand**

2021 Refined Project Future Phases	Parking Proposed by Phase
Conversion of Chapel to Storage Building/ Relocation of Chapel to the Villa	No new parking proposed (surplus of 33 stalls)
Conversion of Caretaker Residence	
Demolition of Business Office/Relocation to Villa	
Construction of Faculty Parking Lot to be replaced with centralized parking lot	Existing faculty parking of 22 stalls to be replaced with 31 centralized stalls (surplus of 41 stalls)
Construction of Lower School Campus	7 parking stalls required (surplus of 49 stalls)
Michillinda Parking Lot Project/ Construction of the Lower School Campus	54 parking stalls required (surplus of 56 stalls)
Multi-Purpose Building Overflow Parking/ Per Approved 2011 Master Plan	52 parking stalls required

The 2021 refined master plan would provide 133 on-site parking stalls at build-out in four parking areas, in conformance with the parking code requirements.

- Michillinda Lot = 54 stalls
- Wilson Lot = 41 stalls
- Faculty Parking Lot = 31 stalls
- Lower School Parking = 7 stalls

In addition, as with the approved project, during nighttime events hosted at the campus Multi-Purpose Building, the school's parking areas would be available for event parking under the 2021 refined project.

**Tree Preservation**

The City code establishes legacy tree requirements. Based on a survey by a qualified arborist (Appendix A), there are no legacy trees that exist on the campus. Alverno embraces the tree protection goals, as the campus has one of the largest collections of private trees in the community.

Section 12.20.020 – Definitions of the Sierra Madre Municipal Code (SMMC) states that protected species to be included in the tree survey are *Quercus agrifolia*, coast live oak; *Quercus engelmannii*, mesa oak; *Juglans californica*, Southern California black walnut; and *Platanus racemose*, western sycamore. No protected trees would be removed as a result of the 2021 refined project in the northwest portion of the campus.

Approximately 47 trees are within the development footprint of the Lower Campus. As with the approved project, the large Moreton Bay Fig tree would be preserved as a central focal point of the Lower School campus and campus open-space area. Fourteen (14) coast live oak trees are within the survey area. There would be no change in the net removal of trees covered pursuant to the SMMC in the 2021 refined project.

No other trees requiring specialized attention or protection are located within the 2021 refined project area. In addition, as with the approved project, any trees removed for the refined project would be replaced per the requirements in the SMMC.

**Construction Scenario**

The development of the 2021 refined project would require approximately 67 weeks to complete, with the anticipated construction schedules dependent upon available funding from major capital campaigns (Table 3, *Anticipated Construction Schedule for 2021 Refined Project Element*).

The 2021 refined project element would be implemented in three phases: the construction of the Lower School, Faculty Parking Lot, and Sports Courts.

**Table 3  
Anticipated Construction Schedule for 2021 Refined Project Elements**

<b>Construction Phases</b>	<b>Lower School Duration</b>	<b>Faculty Parking Lot Duration</b>	<b>Sport Courts Duration</b>
Demolition	3 weeks	2 weeks	2 weeks
Grading and Site Prep	4 weeks	2 weeks	6 weeks
Finishing	36 weeks	4 weeks	8 weeks
<b>Total (months)</b>	<b>43 weeks</b>	<b>8 weeks</b>	<b>16 weeks</b>

As with the approved project, no road closures would be required during construction activities for the 2021 refined project. All construction-related activities would be scheduled in compliance with the City Noise Ordinance, which are exempt from the City’s noise standards, provided said activities take place only between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Saturday, between the hours of 10:00 a.m. and 6:00 p.m. on a Sunday or holiday, and provided noise levels outside the property do not exceed 85 A-weighted decibels (dBA). Further, as with the approved project, the 2021 refined project would not require the use of pile drivers to complete the required construction activities. The anticipated type of equipment and duration of use would remain consistent with the approved project (Table 4, *Anticipated Construction Equipment for 2021 Refined Project – Lower Campus*; Table 5, *Anticipated Construction Equipment for 2021 Refined Project – Faculty Parking Lot*; and Table 6, *Anticipated Construction Equipment for 2021 Refined Project – Sports Courts*).





**Table 4**  
**Anticipated Construction Equipment for 2021 Refined Project – Lower Campus**

Type of Equipment or Vehicle	Approximate Quantity	Approximate Duration (weeks)
Pickup truck	3	43
Hand compactor	1	10
Backhoe	1	24
Crew members	12	43
Crew vehicles (maximum)	6	43
Dozer	1	8
Front-end loader	1	8
Water truck	1	43
Grader	1	8
Dump truck	1	12
Concrete mix truck	1	4
Roller	1	1

**Table 5**  
**Anticipated Construction Equipment for 2021 Refined Project – Faculty Parking Lot**

Type of Equipment or Vehicle	Approximate Quantity	Approximate Duration (weeks)
Pickup truck	1	8
Hand compactor	1	4
Backhoe	1	2
Crew members	4	8
Crew vehicles (maximum)	1	8
Dozer	1	2
Front-end loader	1	4
Dump truck	2	2
Concrete mix truck	1	1
Roller	1	1

**Table 6**  
**Anticipated Construction Equipment for 2021 Refined Project – Sports Courts**

Type of Equipment or Vehicle	Approximate Quantity	Approximate Duration (months)
Pickup truck	2	16
Hand compactor	1	8
Backhoe	1	8
Crew members	8	16
Crew vehicles (maximum)	4	16
Dozer	1	12
Front-end loader	1	2
Water truck	1	16
Dump truck	1	12
Concrete mix truck	1	2

### *Grading*

With the approved project, the 2021 refined project grading plan includes a series of American with Disability Act (ADA) improvements including ramps, which have resulted in additional grading to meet code required gradients for walkways and parking areas. The total cut for the entire master plan update is 2,480 cubic yards, with 1,200 cubic yards of fill. This results in an excess of 1,280 cubic yards of earth export.

The grading is divided into phases, based on the likely construction scenario and timeline. The grading for the Lower School would result in 1,130 cubic yards of cut and 650 cubic yards of fill. This results in 480 cubic yards of export. The sport court and play area result in 100 yards of cut and 550 yards of fill, for 450 cubic yards of export. The northeast parking lot has the largest cut of 1,250 cubic yards, to meet ADA compliance for the parking area. This amount includes all export.

In addition, based on the construction phasing, the proposed construction would account for stock stockpiling of export material on campus, where feasible, to allow for lower number of truck trips related to export of material and cost-considerations.

### *Best Management Practices*

As with the approved project, best management practices would be implemented during outdoor construction activities that coincide with avian breeding season (February 15–August 31) to ensure consistency with the Migratory Bird Treaty Act (MBTA). Mature trees would be surveyed by a qualified biologist with experience in conducting breeding bird surveys prior to construction, outside the breeding season, and removed when there is no occupied breeding habitat for birds afforded protection pursuant to the MBTA.

Mandatory compliance with National Pollutant Discharge Elimination System (NPDES) permit requirements through the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) for construction activities, and compliance with the Municipal Separate Storm Sewer System (MS4) Permit requirements for the preparation and implementation of a Water Quality Management Plan (WQMP) for post-construction activities, would require development BMPs to protect water quality. These BMPs would also be delineated on an Urban Runoff Mitigation Plan and a Low Impact Development Plan per City of Sierra Madre Municipal Code.





State of California—Natural Resources Agency  
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE  
**2022 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT # 202212090530002
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF SIERRA MADRE			DATE 12/09/2022
COUNTY/STATE AGENCY OF FILING LA			DOCUMENT NUMBER 2022266489
PROJECT TITLE ALVERNO HEIGHTS MASTER PLAN UPDATE - ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION			
PROJECT APPLICANT NAME VINCENT GONZALEZ			PHONE NUMBER
PROJECT APPLICANT ADDRESS 232 W. SIERRA MADRE BLVD.	CITY SIERRA MADRE	STATE CA	ZIP CODE 91024

PROJECT APPLICANT (Check appropriate box):

- Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

CHECK APPLICABLE FEES:

- |   |            |    |       |
|---|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,539.25 | \$ | 0.00  |
| <input type="checkbox"/> Negative Declaration (ND)(MND)   | \$2,548.00 | \$ | 0.00  |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00   | \$ | 0.00  |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)                    | \$1,203.25 | \$ | 0.00  |
| <input checked="" type="checkbox"/> County Administrative Fee                                       | \$50.00    | \$ | 75.00 |
| <input type="checkbox"/> Project that is exempt from fees   |            |    |       |
| <input type="checkbox"/> Notice of Exemption  |            |    |       |
| <input type="checkbox"/> CDFW No Effect Determination (Form Attached)                               |            |    |       |
| <input type="checkbox"/> Other _____  |            | \$ | 0.00  |

PAYMENT METHOD:

- Cash    
  Credit    
  Check    
  Other \_\_\_\_\_    
 \$ 75.00

SIGNATURE <b>X</b> 	TITLE ITC
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