Edward Garcia, Mayor
Kelly Kriebs, Mayor Pro Tem
Gene Goss, Council Member
Kristine Lowe, Council Member
Robert Parkhurst, Council Member

Michael Amerio, City Treasurer

City of Sierra Madre Agenda Report

TO: Honorable Mayor and Members of the City Council

FROM: Vincent Gonzalez, Director of Planning and Community Preservation

REVIEWED BY: Jose Reynoso, City Manager

DATE: February 14, 2023

SUBJECT: APPEAL OF PLANNING COMMISSION DECISION APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT AMENDMENT AND AN ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION TO UPDATE THE ALVERNO HEIGHTS ACADEMY (AHA) MASTER PLAN AT 200 NORTH MICHILLINDA AVENUE

STAFF RECOMMENDATION

Staff recommends that the City Council:

Modify the action of the Planning Commission to strengthen the administrative record and approve Conditional Use Permit 21-03 (CUP 21-03), and the Addendum to the Mitigated Negative Declaration (MND), to update the Alverno Heights Academy Master Plan pursuant to City Council Resolution 23-13.

ALTERNATIVES

1 Affirm the action of the Planning Commission approving Conditional Use Permit 21-03 (CUP 21-03), Planning Commission Resolution 21-19, and an Addendum to the Mitigated Negative Declaration (MND), to update the Alverno Heights Academy Master Plan pursuant to City Council Resolution 23-13;

2 Modify the action of the Planning Commission to strengthen the administrative record and approve Conditional Use Permit 21-03 (CUP 21-03), and the Addendum to the Mitigated Negative Declaration (MND), to update the Alverno Heights Academy Master Plan pursuant to City Council Resolution 23-13;

3 Refer the matter back to the planning commission providing staff and the applicant with direction; or

4 Deny Conditional Use Permit 21-03 directing staff to prepare a City Council Resolution citing the reasons and findings for denial.

EXECUTIVE SUMMARY

The City Council will conduct a de novo hearing to consider an appeal of the Planning Commission Decision approving a request for a Conditional Use Permit amendment and an Addendum to the Mitigated Negative Declaration to update the Alverno Heights Academy (AHA) Master Plan. Accordingly, when reviewing a decision of a land use permit, the appeal body may adopt additional conditions of approval that address other issues or concerns than the subject of the appeal. In this case the City Council may add additional conditions of approval to any of the land use entitlements in accordance with applicable law.

The Applicant, Julia Fanara, Alverno Heights Academy Head of School, applied for the Master Plan Amendment on July 29, 2021.

The Planning Commission (Commission) considered the application conducting six public hearings (November 18, 2021, July 21, 2022, September 1, 2022, October 6, 2022, November 17, 2022, and December 1, 2022) totaling 5 hours and 44 minutes, and receiving 1 hour and 39 minutes of public testimony. The previous materials reviewed by the Commission are attached to this report.

LEGAL ANALYSIS OF APPELLANT'S CLAIMS

The Appeal Letter was submitted on December 14, 2022, prepared by Jason Sanders, Esq. of Venskus and Associates, a Professional Law Corporation, representing Mr. Keith and Mrs. Kristin Stephens, included herein as Attachment I – Appeal Letter (see attached binder). Mr. Sanders' letter attests that the Commission's decision is flawed, stating that "…that the Planning Commission erred and abused its discretion in approving the project and that the application failed to meet qualifications and standards set forth in the Municipal Code and other applicable law."

The City Attorney prepared a memorandum (attached as City Attorney Memorandum) in response to the Appeal Letter outlining an analysis of which General Plan and Sierra Madre Municipal Code (SMMC) provisions are applicable to Conditional Use Permit 22-03 for the Alverno Master Plan Update. The memorandum evaluates six separate contentions advanced in the Appeal Letter. In light of the concerns raised in the Appeal Letter, the City Attorney's Office recommends strengthening the administrative record by taking the following two steps:

1. **Incorporating General Plan Objective Hz14, and General Plan Policy Hz14.1, as part of the fifth finding of the conditional use permit.** In response to this direction, staff amended the fifth conditional use permit finding to address the citations above. An excerpt of the CUP findings of fact is provided below and incorporated in the fifth finding in City Council Resolution 23-13.

    5. **That the use will, as to location and operation, be consistent with the objectives of the General Plan;** Objective L36 of the General Plan is *"to provide for the development of private institutional uses in areas where institutional uses currently exist and ensure that they are compatible with and complement adjacent land uses."* The school has occupied the site for over 60 years, and the proposed Master Plan, with the mitigation measures and conditions of approval, will be compatible with and complement adjacent land uses. It is common for schools to be in residential areas, and the size of the site is more than adequate for the intensity of the use of the school and by the greater Sierra Madre community. The school has also complied with General Plan objectives by providing the City and its residents with facilities for governmental, entertainment, athletic and cultural events.

    Objective Hz14 of the General Plan desires to *"Maintain the quiet residential character of the City, free from excessive noise from transportation or fixed source generators."* Discretionary review of this project, includes mitigation measures intended to reduce noise impacts including temporary construction noise. The Mitigated Negative Declaration—Table 7 includes Mitigation Measure 13, which formulates measures to

mitigate noise impacts" for the proposed development. Additionally, the conditional use permit's conditions of approval seek to limit the number of students, prohibit concurrent events on site, impose new filming and temporary use standards at the school, and to facilitate the development of a temporary Lower Sports Court to help reduce noise impacts.

Policy Hz14.1 *Formulates measures to mitigate noise sources through compatible land use planning and the discretionary review of development projects.* Building construction pursuant to the 2021 Master Plan Update, would attenuate noise from midday elementary school lunch/break periods. As with the approved project, the operational noise levels of the refined project are estimated to not exceed any of the existing ambient noise levels at nearby residential receivers. Additionally, the conditional use permit's conditions of approval seek to limit the number of students, prohibit concurrent events on site, impose new filming and temporary use standards at the school, and to facilitate the development of a temporary Lower Sports Court to help reduce noise impacts.

2. The City Attorney's Office also recommends considering a condition that expressly regulates the noise generated by the Michillinda parking lot. In consultation with the applicant, staff prepared the following draft Planning Condition #11 for inclusion in City Council Resolution 23-13:

   Proposed Use Restrictions on the Michillinda Parking Lot
   In order to mitigate potential noise impacts, the main uses of the Michillinda Parking Lot shall be for parking, student lunch and recesses, and sports team activities. There shall be no nighttime games, play, or sports practices. There shall be no amplification for games, play, or sports practices. The lot may, on occasion, be used for school-related assemblies, dedications, and fundraising activities., These events may make use of amplified sound subject to the Sierra Madre Noise Ordinance, with loudspeakers facing internal to the campus, The Michillinda Parking Lot shall not be used for non-school events, with the exception of the City of Sierra Madre events as permitted by the "Agreement for Uses of Property Between Alverno High School and the City of Sierra Madre," dated May 2, 2006, and City permitted photography and filming under Chapter 5.36 of the Sierra Madre Municipal Code.

ANALYSIS PRESENTED TO THE PLANNING COMMISSION

The project is located in an Institutional zone, and the City's General Plan allows for the expansion of existing institutional sites provided that a comprehensive master plan is approved pursuant to Objective L41.2; "any application for new structures shall be subject to the approval of a CUP".

In 1959, Planning Commission Resolution 1642 was approved for school use on this property. The school was constructed in 1960 by the Sisters of Saint Francis. A subsequent CUP Amendment was approved on July 7, 2011 (Resolution 11-10) for the future construction of a 12,680-square-foot, two-story multipurpose building; a 2,900 square-foot outdoor amphitheater; replacement of the existing softball field with a multipurpose field; relocation of the tennis courts, and reconfiguration of the parking areas. The Master Plan conforms with the permitted maximum enrollment of 400 students inclusive of the high school program.

The Planning Commission approved the request for a CUP Amendment and addendum to the MND to update the Master Plan.

The addendum to the Mitigated Negative Declaration and Initial Study for the Alverno Heights Academy Master Plan has been prepared in accordance with Sections 15162 and 15164 of the State CEQA Guidelines. The 2021 refined project has been determined to be consistent with the findings and assumptions made for the approved project such that none of the conditions described in Section 15162, calling for preparation of a subsequent or supplemental environmental document have occurred.

The analysis undertaken in support of this Addendum (Refined Project) has determined that the facts upon which the findings were based in the 2011 Initial Study/Mitigated Negative Declaration (IS/MND) for the Alverno Heights Academy Master Plan improvements remain unchanged. The results of the Refined Project would not create new or substantially more adverse impacts, substantial changes in circumstances, and/or new information of substantial importance, such that the findings of the certified 2011 (IS/MND) would continue to apply.

All 18 of the mitigation measures involving the 2011 approved project would be applicable to the 2021 Refined Project (See Proposed Addendum to Mitigated Negative Declaration pages 10-29).

The school expansion will not result in significant traffic impact at the study intersections (IS/MND Appendix D – Traffic Circulation Analysis).

Temporary noise levels during construction will result in elevated noise levels within the vicinity of the project. Construction activities will be restricted to the daytime hours, consistent with Chapter 9.32, Noise of the City of Sierra Madre Municipal Code. Noise levels from school operations are estimated not to exceed any of the existing ambient noise levels at nearby residential receivers (refer to Page 18, 2021 Master Plan Update) and will remain consistent with the project approvals of Mitigation Measure 13 of the 2011 IS/MND (see Addendum to MND - pages 20-21).

The facts upon which the findings were based in the 2011 IS/MND for the Alverno Heights Academy Master Plan specific to Wildfire remain unchanged. The 2021 Refined Project elements would not create new or substantially more severe significant impacts related to having a substantial adverse effect as a result of physical changes in the environment related to Wildfire.

A Tree Preservation Report determined that there are 13 oak trees within the designated area, all of which are adequate to good health but have various structural defects.

In addition, several large specimen trees are notable and worthy of special care and protection, including the Moreton Bay Fig, Queensland Kauri, and an Indian Laurel. Non-notable trees, including older Carob trees with split limbs and internal decay, pose a safety hazard, and the crowded Elm trees are detracting from the property.

The Tree Preservation Report recommends avoiding any impact on or removal of the protected oaks and unique specimen trees and locating new parking facilities away from the oaks and specimen trees. The removal of any protected trees must be mitigated according to City Guidelines. Removal of broken and decaying carobs and thinning out the cluster of crowded elms above the temporary classrooms to allow for adequate spacing.

A Cultural Resources Technical Report (Report) was prepared by Sapphos Environmental, Inc., for the 2021 Master Update and Refined Project. The baseline of the report referenced the 2011 Master Plan inclusive of the 2011 IS/MND, and a 2005 Technical Report to determine the significant impact on the Barlow Villa (also referred to as the “Villa de Sol D’Oro,” or Villa). The Report determined that there is a less than significant impact to the Villa. Additionally, a Design Review Memorandum for the Record (MFR) was prepared in 2020 to determine the impacts of

construction of the temporary classrooms to the Villa, which resulted in a finding of no impact.

Sapphos additionally prepared a Tribal Cultural Resources Report and consulted with the Gabrieleno Band of Mission Indians–Kizh Nation. In response to mitigation measures prepared by the Kizh Nation, four mitigation measures have been added in relation to cultural resources to further reduce impacts to below the level of significance.

Project Location/Surrounding Land Use

AHA is located on a 12.10-acre site on the western boundary of the City. The school is bounded on the west by Michillinda Avenue, on the north by Grandview Avenue, on the east by Wilson Street, and on the south by west Highland Avenue. The City of Pasadena is immediately west of the school. The school is surrounded by low-density residential uses.

Existing Land Use

The school was constructed in 1960 and surrounds the Villa de Sol d'Oro (Villa), a local historic landmark. The Villa is a two-story 15,758 square-foot single-family residence in the center of the campus, used for school-related functions and for-profit special events, including weddings. Existing facilities include classroom buildings, three temporary modular TK-8th grade classroom buildings, a library, administration offices, a cafeteria, a faculty office, a chapel, a caretaker's facility, an art studio, garages, storage, outdoor tennis, volleyball, basketball courts, a multi-purpose field, parking areas, and drive lanes.

Existing Zoning and General Plan

AHA is located in an Institutional zone, and the General Plan land use designation is Institutional. The General Plan allows for the expansion of existing institutional sites pursuant to Objective L41.2, provided that a comprehensive master plan is approved. For Institutional zones, any application for new structures shall be subject to the approval of a CUP. A CUP was approved for school use on this property in 1959 and amended in 2011. The current application is a request to amend the CUP and update the Master Plan.

Temporary Use Permit

The City Council in May 2010 approved a Temporary Use Permit (TUP) for regulating the Villa for non-school, private rental events, such as weddings. The TUP is renewed annually and contains 51 conditions for its operation, regulating the frequency of use, time, and noise traffic, and requiring monitoring and quarterly neighbor meetings.

This Master Plan includes the adaptive reuse of the Villa, for the school's business office, chapel, faculty lounge, and for student activities. The Historic Preservation Ordinance of the City's Code allows adaptive reuse of historic buildings, subject to the approval of a CUP. AHA has submitted a CUP application for the adaptive reuse of the Villa for private rental events, as a separate component application along with the Master Plan Update.

Pre-Application Development Plan Review

Following a Pre-Application Development Review meeting, AHA was granted approval to proceed on May 13, 2020, with the installation of three temporary modular classroom buildings to accommodate TK-8th grade instruction for a maximum two-year period. The classroom buildings are temporarily located within the location and general footprint of the proposed multipurpose building. Thirty-six conditions were imposed for its operation, regulating public outreach, student body capacity, parking, traffic, noise, tree protection, water supply, fire access and protection, grading and drainage, and historic relationship to the Villa. A condition of

approval also required a Master Plan Update, Conditional Use Permit, and environmental review to be submitted to the City within one year from the date of authorization to proceed.

Neighborhood Workshops

In an effort to outreach to the community, as directed by the Planning Commission, AHA conducted three neighborhood workshops with a focus on issues and questions raised by the neighbors. The workshops included a discussion of the school's master plan, filming, and the use of the Villa for special events. The workshops were held on January 24, 2022, April 4, 2022, and May 23, 2022. A synopsis of each meeting is provided in Attachment D, Tab 1.

Project Proposal

The following is a summary of the proposed Refined Project. The applicant provided a comprehensive project description of the AHA Master Plan Update, provided as Attachment B – Master Plan Update. AHA also provided additional Supplemental Documents since the Planning Commissions last review included in Attachment D as follows:

Tab 2 - Wilson Street Landscape Perimeter - Additional Trees

Tab 3 - April 27, 2022, Traffic Memorandum W.G. Zimmerman Engineering, Inc.

Tab 4 - April 5, 2022, Alverno Heights Noise Study, CSDA Design Group

Tab 5 - May 31, 2022, Review of Tree Removal Plan - RKA Consulting Group

Upper School Campus Improvements

- Convert the existing 2,080-square foot caretaker's home located at the northeast corner of the upper campus to flexible classroom space
- Return the existing 400-square foot chapel to its former use as a storage building
- Add a new single-story 1,200-square foot Art Classroom addition to the existing Fine Arts Building
- Demolish existing 1,915-squarefoot faculty office building to accommodate 31-faculty parking spaces

Reuse of the Historic Villa

- Adaptively reuse the historic Villa for the school's business office, chapel, faculty lounge, and for student activities.

Proposed Lower Campus School Buildings and Administrative Offices

Replace the temporary classroom buildings with a permanent lower school campus located at the southwest quadrant of the campus adjacent to Michillinda Avenue and West Highland Avenue. The structures include:

- 20,000-square foot, partial three-story elementary school
- 3,000-square foot single-story middle school
- 2,000-square foot single-story administrative offices for faculty use

Lower Campus Athletic Facilities

- Install new 60'x70' playground
- Install new 100'x70' sports court

Existing Vehicular Access and Parking

The project site currently has 114 on-site parking stalls, located in two main parking areas. 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

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

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 per 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.

Parking Provided: 114 parking stalls
Code Required: 81 parking stalls
Parking Surplus: 33 parking stall surplus

See the table below on Pages 9 and 10 – Development Standards (Access and Parking).

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 seven parking phases, 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

Phase	2021 Refined Project Future Phases	Parking Proposed by Phase
1.	Conversion of Chapel to Storage Building/ Relocation of Chapel to the Villa	No new parking proposed (surplus of 33 stalls)
2.	Conversion of Caretaker Residence	
3.	Demolition of Business Office/Relocation to Villa	
4.	Construction of Faculty Parking Lot to be replaced with centralized parking lot	Existing faculty parking of 24 stalls to be replaced with 31 centralized stalls

		(surplus of 7 stalls)
5.	Construction of Lower School Campus	7 parking stalls required (surplus of 7 stalls)
6.	Michillinda Parking Lot Project/ Construction of the Lower School Campus	54 parking stalls required (surplus of 56 stalls)
7.	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
Total Parking to be provided = 133 stalls
Code Required = 133 stalls

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

W.G. Zimmerman Engineering (WGZE) 2022 Traffic Update

A traffic study was prepared by W.G. Zimmerman Engineering, Inc. for the Master Plan Update on April 30, 2021. One of the comments received was that the April 30th report relied upon traffic modeling and not actual traffic counts. The report also noted comments from residents that in-person traffic counts should be conducted when in-person learning had resumed at the school.

In response to these concerns, AHA authorized peak-hour traffic counts, which were taken in November 2021 and February 2022. The February counts were taken over a three-day period (Tuesday, February 9th through Thursday, February 11th. Enrollment at the school was 374 students, including after-school events. The results of the in-person traffic counts were less than that predicted by the traffic model. The level of service (LOS) for all streets serving the neighborhood remains at LOS A. The City's General Plan establishes a maximum traffic count on local street at 2,500 per day, or 200-300 per hour. The traffic counts for Wilson Avenue averaged 550 per day, well under the daily total. Trips into the school during the peak morning hour averaged 111, well under the 200-300 per hour general plan policy. The traffic counts on the other streets serving the school had similar results.

The school also met with City staff and the City of Pasadena's traffic engineer at a site visit and implemented suggestions to improve the drop-off and pick-up of students at the school. The findings and conclusion of the report are included in Attachment D – AHA Master Plan Update– Supplemental Documents, Exhibit 3.

Amenities and Landscaping

- Historic Villa Gates and internal curved road to remain.

- The campus contains 479 trees, 26 of which are protected.[1]

- Retain the lower school existing Oak grove between the Multi-purpose building and new lower school, with the exception of two Oak trees requested for removal.

- Add a lower school courtyard configured around the existing Moreton Bay Fig tree.

- Upgrade the existing landscaping with new accent trees, shrubs, and turf areas. The existing plant material along the west campus perimeter adjacent to Michillinda Avenue would be renovated.

Capacity and Permitted Enrollment

The existing CUP approved in 1959, permitted AHA to operate with a maximum of 500 students. Student enrollment fluctuates on a yearly basis, with an average of 266 students per year based on the last 10 years. Since AHA had never operated at its maximum capacity, and as an amendment to the CUP in July 2011, enrollment was reduced to 400 students.

During the 2020 COVID-19 pandemic, 280 students returned to campus, while the remaining 64 chose to stay at home. Actual number of enrolled students was 344. When the environmental review commenced in the 2020-2021 school year, AHA had an enrollment of 375 students. Maximum permitted enrollment remains at 400 students.

2011 Master Plan Constituent Components

The adopted 2011 Master Plan IS/MND evaluated five constituent components of the Master Plan: Multipurpose Building, Outdoor Amphitheater, Parking, Athletic Facilities, and Landscaping and Fencing. The 2021 refined project addresses the variable status of the five constituent components as either (1) not constructed, (2) construction partially implemented, or (3) construction implemented.

- *Multipurpose Building (not constructed).* A two-story building to be located on the western part of campus. The approved siting of the building consisted of a combination gymnasium, auditorium, and performing arts facility, to be used for events such as worship services, athletic events, and school plays and productions. This building was intended to be 12,860 square feet, large enough to hold the entire student body under one roof.

- *Outdoor Amphitheater (Part of original plan but removed from Master Plan).*

- *Parking (partially implemented in 2019).* A reconfiguration of the two existing parking areas by reducing the size of the Wilson Street parking lot and enlarging the parking lot off Michillinda Avenue; implementation would result in a total number of 112 marked spaces. This proposed reconfiguration also included the addition of 52 tandem parking spaces next to an existing drive aisle in the southwestern part of the campus; direct access would be from West Highland Avenue. Tandem spaces will be used for special events such as school dances. Only changes to the Wilson Street parking lot were implemented with the 2011 Master Plan buildout.

1 Pursuant to City's Protected Tree Ordinance, Coast Live Oak, Engelmann Oak, California Black Walnut, and Western Sycamore trees are protected trees.

- *Athletic Facilities (implemented in 2019).* Augmentation of the existing non-regulation softball field to create a multipurpose field in the southeastern part of the campus on the sites of the existing field and parking lot; no field lights would be provided. The improved field would accommodate a regulation softball field and a regulation soccer field. The field also included installing a two project "betterments" of new perimeter fencing the entire length of Wilson Street and Highland Avenue and two major low-impact development (LID) devices that capture and infiltrate runoff from approximately one-half of the campus.

- *Landscaping and Fencing (implemented in 2019).* Constructed Michillinda Avenue view fence and perimeter landscaping; Constructed walkway and landscaping along Grandview Avenue. The approved project included Phase II internal landscaping improvements to the campus, which included major internal campus landscape renovations, the Prayer Garden, parking area landscaping, and additional trees on campus.

The 2011 approved Master Plan Update also included a reduction of the maximum permitted enrollment from 500 high school student to 400 high school students.

The 2011 IS/MND considered buildout of all facilities included in the approved project; however, the only elements implemented, as of 2021, are the augmentation of the athletic facilities and a partial reconfiguration of the parking facilities.

2021 Master Plan Update 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:

- *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.

- *Demolish Existing Upper School Faculty Office Building.* The existing 1,915-square foot faculty office building will be demolished to accommodate a new faculty surface parking lot consisting of 31 parking stalls.

- *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. Further analysis of the pickup and drop zone may be required through the design review process.

- *Access*. In addition, a new internal drop-off zone for the lower school 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. School enrollment now consists of a maximum of 400 students consisting of high school girls and transitional kindergarten to eight (TK-8th) grade. The hours of operation would remain consistent with the approved project.

Development Standards

Pursuant to Chapter 17.38 (Institutional Zone), Code Section 17.38.040(E), of the Sierra Madre Municipal Code, the following development standards shall guide the design and shall apply to sites in the Institutional zone. The following table shows how the project complies with the development standards of the Institutional zone.

Category	Existing	Proposed	Code Requirement / Allowed	Meets Code
Height of Multipurpose Building	N/A	35 feet	33 feet	No
Height of Elementary School Building	N/A	39 feet	33 feet	No
Height of Middle School Building	N/A	14 feet	33 feet	Yes
Height of Lower Campus Administration Building	N/A	14 feet	33 feet	Yes

Lot Building Coverage	13% of site 67,223 square feet of coverage (excludes 1,915 SF faculty classroom building to be demolished)	17 % of site 93,731 Total floor area 25,308 square feet of new construction for lower school 1,200 square feet for upper campus Arts Building addition	35% of site	Yes
Facades of Multipurpose building	N/A	Sectional and massing studies provided. Conceptual architectural style board provided.	Facades shall not be blank, but shall be modulated and articulated compatible with the design and architectural context of adjacent structures.	Yes
Exterior Lighting (Parking lots)	Light standards within proposed parking lots – undetermined height.	The proposed lighting concept for the parking areas and drive lanes would utilize a low level light bollard, with louvered shields. Bollards would be spaced to create pools of light to guide traffic. The bollard would be AR-1BLB or equivalent (light details are provided in the blue binder, “exhibits”)	All lighting shall be shielded and directed onto the site. No floodlighting shall be located so as to shine directly onto any adjacent residential property. This condition shall not preclude installation of low-level security lighting. All lighting shall be designed and located so as to confine direct rays to premises.	Yes
Access and Parking	<u>Access:</u> Vehicular access to the campus and existing parking lots is via driveways from Michillinda Avenue and Wilson Street. A driveway also exists at the southwest corner of the campus on Highland Avenue.	<u>Access:</u> Vehicular access to the campus and existing parking lots is via driveways from Michillinda Avenue and Wilson Street. A driveway also exists at the southwest corner of the campus on Highland Avenue. <u>Parking:</u> *Total 133 spaces*	<u>Access:</u> Adequate provisions for vehicular access and loading to prevent undue congestion on adjacent streets and highways. <u>Upper School Parking</u>: 9th-12th Grade (200 students) 1 parking space/5 students *40 spaces* Faculty and staff – 31 persons 1 space/2 faculty and staff *15.5 spaces*	Yes Yes

			Multipurpose Building *52 spaces (42 are tandem layout)* <u>Lower School Parking</u>: TK-8th Grade (200 students) 10 classrooms 1.5 parking stalls/classroom *15 spaces* Faculty and staff – 21 1 space/2 faculty and staff *10.5 spaces* Total Code Required Parking (TK-12th Grade, staff) *81 parking stalls* *Total 133 spaces*	
Landscaping	Existing perimeter landscaping provides screening of parking lots from the streets. The campus contains 479 trees, 26 which are protected.	The proposed Master Plan retains existing perimeter landscaping which provides screening of parking lots from the streets. A comprehensive landscape plan includes additional mature trees to be added between the Villa and the proposed multi-purpose building to screen the latter building from views from the Villa, and between the multipurpose building and Michillinda Avenue. Two Oak trees are proposed for removal to construct the western most classroom building. The protected Oak trees which are proposed for removal for the project would	All open areas, including vehicular accessways and parking areas, pedestrian walkways, and paved and/or covered recreational facilities, shall be landscaped and irrigated if planted. Parking areas shall be screened from the street by landscaping trees and shrubs to a height of at least forty-two inches. Such landscaping and irrigation systems shall be permanently maintained. If an existing tree with a diameter of four inches or greater, measured eighteen inches from ground level, is removed, it shall be replaced with a similar or acceptable substitute specimen tree (minimum twenty-four-inch box container size) elsewhere on the site.	Yes

		be replaced per the requirements in the SMMC. Three smaller trees adjacent to the Lower School Sports Court will require special consideration. These trees may be eligible for boxing and transplanting on campus with oversight by the consulting arborist.		

In 2011, staff recommended that the proposed height of the multipurpose building be reduced from 35 feet to 33 feet, in compliance with height limit of the Institutional zone. The condition continues to be in effect to require this height reduction. AHA concurs with the height requirement for the Multi-purpose building.

Staff recommends a condition of approval that as each phase of development occurs, the Applicant shall submit more detailed plans to the Planning and Community Preservation Department of the multipurpose building and lower campus to include, but not be limited to site plans, elevations, floor plans, cross-sections, dimensions, materials, colors, landscaping size, and species, as necessary. Staff is also recommending that all campus buildings not exceed the 33-foot height limit as allowed in the institutional zone.

Noise Analysis

The City's Noise Ordinance limits noise levels to 80 dBA at 25 feet from the source, between the hours of 7:00 a.m. and 9:00 p.m. (Section 9.32.060 – Special Exemption Provisions). The City's noise ordinance also limits noise generated in a residential area to 6 dBA above the ambient noise level (Section 9.32.030 – Residential Noise Limits). Most of the ambient noise in the area is generated by vehicles traveling on the adjacent streets. Existing noise on the site is generated by various uses: the usual noise associated with a school, use of the fields and the Villa, and parking lots and drive lanes.

The Planning Center conducted the 2011 Master Plan noise impacts analysis and determined that they were less than significant with the incorporation of mitigation measures the for construction of the Multi-Purpose Building.

The City requested an updated noise study to be prepared for the 2021 Master Plan Update to evaluate noise impacts associated with the new lower school development. CSDA Design Group (CSDA) was retained for the update and utilized a 24-hour metric to determine a weighted average noise level measurement using the Community Noise Equivalent Level (CNEL) methodology. The CNEL metric accounts for the increased sensitivity of people to noise during the evening and nighttime hours from 7 pm to 10 pm, sound levels are penalized by 5 dBA; from 10 pm to 7 am, sound levels are penalized by 10 dBA increase. A 10 dBA increase in sound level is perceived by people to be twice as loud.

CSDA conducted noise measurements between Monday, May 10, 2021, through Wednesday, May 12, 2021, when the Los Angeles County Health Department permitted the opening of all grade levels to in-person instruction. It was estimated that over 330 students were on campus during the study period (see Master Plan Update, Noise Exhibit page 53, and Appendix C in the Addendum to the MND for more detailed analysis).

School operations, including pick-up and drop-off periods and outdoor student activities or sports during breaks and/or sport events, have the potential to generate levels of noise that are noticeable at nearby residential receivers.

Outdoor Student Activity Noise – Although there may be outdoor student activity throughout the school's operating hours, the outdoor student operations that contribute to most of the noise generation are elementary school students using outdoor facilities. To estimate noise generated by elementary school noise, a Sound Services analysis was prepared for the lower-school outdoor activities. The Sound reference levels for human speech provided by the resources mentioned above are presented below:

	Sound Reference Level at 1 meter (3.28 feet), dba				
	Shout	Loud	Raised	Normal	Casual
Adults	-	82	76	70	65
Elementary school students during break	82	74	65	58	53
High school girls	86	80	73	67	62

The Noise and Sound Services resource also provides typical durations of each speech level for children at play.

Activity	Percent of time at each Speech Level					Equivalent Sound Level at 1 meter (3.28 feet), dba
	Shout	Loud	Raised	Normal	Casual	
Elementary school students at play	1.3%	13%	33%	33%	19%	68 dba
High school students during break	-	-	-	-	100%	62 dba
High school students during after-school sports	1.3%	13%	33%	33%	19%	74 dba
Adult spectators during after-school sports	-	0.5%	10%	33%	56%	70 dba

Project-Related Traffic Noise – A traffic circulation analysis was prepared by W.G Zimmerman Engineers, Inc. The study analyzed the estimated trip generation associated with the approved 2011 Master Plan (i.e., based on 400 high school students), as well as the trip generation associated with the proposed 2021 Master Plan (i.e., 200 high school students + 200 elementary school students). The conclusion of the traffic study states that since the adjacent residential area is substantially built-out, the traffic study does not include existing condition and ambient traffic counts. Instead of physical counts, existing condition traffic was estimated using the measure 2010 traffic counts, plus a 0.5% per year growth factor. The ambient traffic data used

in the noise study for the 2011 Master Plan CEQA documentation, as well as the projected current (2021) traffic data (uses the traffic estimate of 0.5% traffic volume increase per year).

The estimated traffic volume increase from the traffic study is 0.5% per year for 15 years, which amounts to a total traffic volume increase of approximately 8%. This accounts for a composite noise level increase of less than 1 decibel based on a review of the 2021 noise measurement data, noise levels around the project site are dominated by traffic sources.

As described in the analysis, school operational noise is expected to be noticeable to nearby residential receivers, and noise generated by school operations may also contribute to the overall noise levels at nearby residences. During after-school athletic events, the total noise level at receivers along Wilson Street and Highland Avenue may increase by approximately 10 dBA, respectively, due to instantaneous noise events at the athletic field (e.g., intense sport plays with a lot of cheering). Project-related equivalent continuous noise levels at residential receivers is measured as L_{EQ} or equivalent. Other residential receivers are not expected to exceed the existing ambient noise environment as measured utilizing L_{MAX} or equivalent continuous ambient noise level over the time periods where these regular school operations are expected to occur.

Traffic/Parking and Circulation – Included with this Master Plan proposal is a traffic and parking study prepared by professional traffic engineer, W.G Zimmerman Engineers, Inc. The traffic study prepared in April 2020, analyzed traffic volumes to determine the project's impact to the adjacent streets and intersections. The traffic engineer estimated the traffic generation based on a maximum or 400 students, with additional trips for faculty, guests, and other trips.

The daily trips attributed to the school were estimated at 727 total trips per day. The Upper School is estimated to generate 469 daily trips, while the Lower School is estimated to generate 258 daily trips.
The reports determined that the expanded school will result in no significant traffic impact at the study intersections, as shown in the table below:

Queue Length Analysis		
Intersection	Approach Direction	Queue Length (Ft) AM Peak Hour
W Highland Ave / N Michillinda Ave	WB	88

The impact analysis for the intersection of West Highland Avenue / North Michillinda Avenue was conducted by comparing the level of service for existing westbound traffic with the proposed scenario—200 High School Students + 200 Elementary Students. The levels of service for westbound approach of the intersection of West Highland Avenue and North Michillinda Avenue for each condition are summarized below for the AM peak hour. The Level of Service (LOS) analysis shows no significant changes in LOS from existing to future (proposed elementary + High school) for the study intersection of West Highland Avenue and North Michillinda Avenue, as represented in the Table below.

Level of Service Comparison		
Intersection	Existing Condition (400 High School Students)	Proposed School (200 High School Students + 200 Elementary Students)

W Highland Ave / N Michillinda Ave	Delay	LOS	Delay	LOS
	22.6	C	24.8	C

CSDA Design Group – Updated Noise Study – AHA completed additional traffic counts and updated the traffic study including supplemental noise measurements and study of the school's noise levels, as requested by the neighbors at the November 18, 2021 Planning Commission meeting. The school's enrollment for the supplemental study was 372 students, an increase from the 330 students on campus from the 2021 study.

Updated noise measurements were prepared for the Master Plan Update dated April 5, 2022, by CSDA Design Group, included in Attachment D – AHA Master Plan Update–Supplemental Documents, Exhibit 4. Noise measurements were taken from 7:00 a.m. to 10:00 p.m., and the after school activities such as basketball and softball were measured.

Neighbors expressed concern that the noise levels studied in the June 2021 analysis were influenced by the enrollment due to pandemic restrictions. As a result, CSDA conducted additional noise monitoring on March 1, 2022, through March 3, 2022. Second Noise measurements were taken on April 25, 2022, through April 29, 2022. The noise study can be found in Exhibit 4 of Attachment D.

Sound monitoring was taken at the same locations that the prior 2021 study identified. The comparison of noise levels between 2021 and 2022 were similar and found to be in compliance with the City's noise ordinance.

The report also notes that the Los Angeles County Noise Ordinance exempts activities on public and private school playgrounds from noise control Measurements; therefore, CSDA relied upon the City of Sierra Madre General Plan, Chapter 6, Noise-Control of Non-Transportation Noise Sources for guidance.

Page 12 of the CSDA report concluded that… "The measurements indicate that during after-school activities, the average noise level is within 3 dBA of the traffic noise, indicating that the neighborhood noise is dominated by traffic noise. This validates the results of the 2011 master plan report. The Planning Center conducted noise studies for the 2011 Master Plan Amendment, which were discussed in the June 30th noise report."

Tree Protection Plan – The school retained Arborgate Consultants to prepare a tree survey and a tree preservation report for the 2021 Master Plan Update. Arborgate Consultants also prepared the tree survey for the 2011 Master Plan. Please See the Addendum to the MND, Appendix A – Tree Preservation Report, for more detailed information.

The Northeast Campus Area

The Consultant determined that no protected trees will be removed for the projects in the northeast area of the campus – art room addition and the faculty parking area.

The Southwest Campus Area

One hundred trees were surveyed on the west side of the campus. Approximately 47 trees are within the footprint of the Lower Campus. The Cypress trees will not be impacted by the proposed

development. Other significant trees include a large Moreton Bay Fig tree, which will be preserved as the central focal point of the Lower Campus.

Fourteen Coast Live Oak trees are within the survey area. Four of these trees are governed under the 2011 Master Plan (Trees #32, 42,46, and 47) and are located north of the modular classrooms. The 2011 Master Plan designates this area for special attention during the design of the landscape area north of the future Multi-Purpose Building and the Michillinda parking area. The requirement would remain in place in the 2021 Master Plan Update.
Ten trees are observed on the Lower Campus area, five of which will be preserved in place and will not be impacted by the campus site plan. Two Oak trees are proposed for removal to construct the western most classroom building. The protected Oak trees which are removed for the project would be replaced per the requirements in the SMMC. Three smaller trees adjacent to the Lower School Sports Court will require special consideration. These trees may be eligible for boxing and transplanting on campus with oversight by the consulting arborist.

Oak Trees Surveyed in the Lower Campus

Tree Number	Diameter	Status
#58	6 inches	No impact
#68	7 inches	No impact
#70	21 inches	No impact
#71	36 inches	No impact
#72	12 inches	Removed for TK Classroom
#76	39 inches	No impact
#85	10 inches	Special consideration – west of sports court
#87	10 inches	Special consideration – south of sports court
#88	12 inches	Special consideration – south of sports court
#100	22 inches	Removed for TK Classroom

Tree Impacts – Concept Grading Plan Update

The Commission requested that the arborist consult with the project's civil engineer to determine impacts from the concept grading plan. Greg Applegate, the consulting arborist, requested that grading be adjusted adjacent to the root zone of the Morton Bay Fig Tree (adjoining the quad for the lower school). A review of the tree impact/concept grading plan can be found in Attachment D – AHA Master Plan Update-Supplemental Documents, Exhibit 5.

Wilson Avenue Landscaping Perimeter

AHA met with Wilson Street neighbors who circulated a petition requesting additional plant materials to screen the athletic field from their front yard view. AHA met with staff on-site to address this concern. The updated planting plan can be found in Attachment D – AHA Master Plan Update-Supplemental Documents, Exhibit 2. The planting plan includes the planting of four additional Olive trees and seven Italian Cypress trees. The plan compliments the existing trees as approved by the City and installed with the new athletic field in 2019.

Cultural Resources Technical Report

A Cultural Resources Technical Report was prepared for the 2021 Master Update. The baseline of the report referenced the 2011 Master Plan inclusive of the IS/MND. The results of the Technical Report determined that there is a less than significant impact to the Barlow Villa (Villa). The 2021 addendum to the approved 2011 Master Plan and corresponding update to the IS/MND

CONDITIONAL USE PERMIT FINDINGS

The Planning Commission must make the following findings for the approval of a Conditional Use Permit for the Master Plan Update:

1. **That the site for the proposed use is adequate in size, shape, and topography;** Alverno Heights Academy is situated on a 12.10-acre campus, one of the largest school sites in the City. The school has one of the smallest proposed enrollments (400 students) in the community, and its buildings cover less than 13% of the site. The approved Master Plan would increase this coverage to 17%, continuing to provide generous amounts of open spaces. The school gently slopes 30 feet from Grandview to Highland, in a distance of 670 feet; The fall in grade reduces impacts from site grading to insignificant.

2. **That the site has sufficient access to streets which are adequate, in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;** The school is served by a major arterial street, Michillinda Avenue. Unlike the approved project, the 2021 refined project operation is anticipated to generate a net total decrease of trips during the peak hour. Existing School (High School) generates a total of 823 trips per day. At full enrollment of 400 students (200 high school and 200 TK-8th grade students), peak traffic counts will decrease from 823 daily trips (400 high school students) to 727 daily trips, a decrease of trips per day on Michillinda Avenue, which is considered minimal. The Master Plan will decrease traffic on Highland Avenue, Wilson Street and Grandview Avenue. The Master Plan meets and exceeds the City's parking codes. Additional traffic and parking mitigation measures have been imposed, including double "drop-off" lanes in the student parking lot.

3. **That the proposed use will not unreasonably interfere with the use, possession, and enjoyment of surrounding and adjacent properties;** The Master Plan has been designed to reduce impacts to insignificant. The plan would continue and enhance the 60 year use of the 12-acre site for a girl's high school and TK-8th grade lower school. The environmental analysis provides a series of mitigation measures, and the imposed conditions of approval were developed to protect the surrounding and adjacent properties, including reasonable limits on enrollment, use of the school facilities, including the Villa, the Multi-Purpose Building, and the Soccer/Softball Field. The adaptive reuse of the Villa for private rental events and filming will be mitigated through CUP 22-03, including conditions of approval such that the use of the Villa will not unreasonably interfere with the use, possession, and enjoyment of surrounding and adjacent properties.

4. **That there is a demonstrated need for the use requested;** Alverno has demonstrated, through the Strategic Planning and Master Plan processes, the need for the update. The new facilities will permit the school to meet the changing educational needs for young women and introduce a lower school providing TK-8th grade instruction, which will allow the school to continue to attract students.

5. **That the use will, as to location and operation, be consistent with the objectives of the General Plan;** Objective L36 of the General Plan is *"to provide for the development of private institutional uses in areas where institutional uses currently exist and ensure that they are compatible with and complement adjacent land uses."* The school has occupied the site for over 60 years, and the proposed Master Plan, with the mitigation measures and conditions of approval, will be compatible with and complement adjacent land uses. It is common for schools to be in residential areas, and the size of the site is more than adequate for the intensity of the use of the school and by the greater Sierra Madre community. The school has also complied with General Plan objectives by providing the City and its residents with facilities for governmental, entertainment, athletic and cultural events.

   Objective Hz14 of the General Plan desires to *"Maintain the quiet residential character of the City, free from excessive noise from transportation or fixed source generators."* Discretionary review of this project, includes mitigation measures intended to reduce noise impacts including temporary construction noise. The Mitigated Negative Declaration—Table 7 includes Mitigation Measure 13, which formulates measures to mitigate noise impacts" for the proposed development. Additionally, the conditional use permit's conditions of approval seek to limit the number of students, prohibit concurrent events on site, impose new filming and temporary use standards at the school, and to facilitate the development of a temporary Lower Sports Court to help reduce noise impacts.

   Policy Hz14.1 *Formulates measures to mitigate noise sources through compatible land use planning and the discretionary review of development projects.* Building construction pursuant to the 2021 Master Plan Update, would attenuate noise from midday elementary school lunch/break periods. As with the approved project, the operational noise levels of the refined project are estimated to not exceed any of the existing ambient noise levels at nearby residential receivers. Additionally, the conditional use permit's conditions of approval seek to limit the number of students, prohibit concurrent events on site, impose new filming and temporary use standards at the school, and to facilitate the development of a temporary Lower Sports Court to help reduce noise impacts.

6. **That the public interest, convenience, and necessity require that the use be permitted at the location requested;** The major change to the campus from the 2011 Master Plan includes the new Lower School campus accommodating TK-8th grade instruction. The school provides needed primary and secondary school opportunities for residents of Sierra Madre. Furthermore, the master plan preserves the Historic Villa for the public benefit, including use by civic organizations and the City of Sierra Madre.

MASTER PLAN FINDINGS

Master Plan Objectives and Requirements. In addition to the findings required for a conditional use permit, the Planning Commission, and the City Council, on appeal, shall find that the proposed master plan is consistent with the general plan and that all of the following provisions are met:

1. **Structures shall convey the village theme in their siting, massing, scale, use of open space, and architectural character and shall otherwise be consistent and compatible with adjacent uses;** The school buildings are designed to be compatible with the surrounding single-family, and multi-family land uses. The campus will provide 57% open space at build-out of the Master Plan. The Lower School Campus preserves the significance of the Moreton Bay Fig tree in a proposed central courtyard area, drawing upon the architectural elements

of the Villa and the Mid-Century modern school buildings. The arborist recommended that the Lower School structure be setback sixty feet from the trunk of the Moreton Bay Fig tree, creating a 120-foot diameter around the tree to protect its roots. This area is ideally suited for the Lower School's landscape central courtyard village theme, which will be carried out by the focus on the site planning of the central courtyard, varying the heights of the buildings as they move away from the Villa, with three of the classrooms and the administrative building one story in height and located west of the Villa road. Furthering the village theme, the design preserves the historic Villa gates, an open space lawn area of Highland Avenue, and the Villa's main curved entry roadway.

2. **Historic Structures should be preserved to the maximum extent possible, and the project improvements shall be located and design in a manner that does not adversely affect properties in the immediate neighborhood nor adversely affect cultural, historic, and environmental resources;** The Villa will continue to be preserved as a major historic resource for the city and for Alverno. The 2021 Master Plan Update would encourage the adaptive reuse of the Villa for the school's chapel, business offices, faculty lounge, and student activities. There are no exterior changes proposed to the Villa. The plan preserves the main entry road and the entry gate from Highland Avenue. The other historic gates will be preserved. The art classroom will be designed to be compatible with the existing Visual and Performing Arts Building, utilizing the setbacks on Wilson Street. There would be no changes to the exterior of the caretaker's home. The Lower School classrooms would be setback 80 feet from the landscape buffer on Michillinda Avenue, with increased density of landscaping in this area.

3. **Structures should be designed to a high level of architectural quality, being a visual asset in the area in which they are located;** The concept architecture for the new buildings will be compatible with the Villa's materials and design. The buildings would present a new identity in line with the school's past. The buildings would be faced in smooth plaster, have exposed wood elements, simple forms, and clearstory windows for light and security. The Lower School Campus site plan takes advantage of the natural terrain, with building components varying between one and three stories in height. The buildings will also draw upon Mid-Century Modern elements found in the existing campus, including the use of generous overhangs, exposed wood, such as benches and trellises, and natural materials.

4. **Buildings and sites shall be designed to enhance the pedestrian character of the city, by opening directly onto sidewalks, providing walkways, other pedestrian linkages, and other amenities and incorporating public open activity spaces;** Due to public safety considerations at all schools, the Alverno Height Academy Master Plan must balance this goal with student and faculty safety. The 2011 Master Plan enhanced the pedestrian character of the city by the installation of the decorative perimeter pilasters, view fencing and landscaping buffer on Michillinda Avenue; installation of the decomposed granite pathway and landscaping on Grandview Avenue; and the use of the Villa's gates on Michillinda Avenue and Wilson Street. Additional campus walkways were installed as part of the 2011 Master Plan. The 2021 Master Plan update includes new ADA access from Michillinda and access through the Villa's gate on Highland Avenue. The site plan preserves the Villa's main entry road from highland Avenue and includes new sidewalks on the west side of the road. The 2021 Update includes additional campus walkways. The athletic field is accessible and used by residents of the surrounding community.

5. **Landscaping shall be incorporated with the building design and reflect the overall visual character of the district which surrounds it, and shall consist of a combination**

of trees, shrubs and ground cover with careful consideration given to the eventual size, form, susceptibility to disease and pets, durability, and adaptability to existing soil and climate conditions; The concept landscaping plan draws its inspiration from the existing campus use of native and drought tolerant tree, shrubs, and ground cover approved in the 2011 Master Plan. The Lower School Site Plan preserves the Moreton Bay Fig tree with a 120-foot diameter area around the tree where no structures can be located. The Moreton Bay Fig tree serves as a major focal point of the campus and as the student courtyard. The landscape concept continues the historic use of olive trees (Olea europea) along Grandview Avenue, extended to the Michillinda perimeter, complimented with native Oak trees. Jacaranda and Crete Myrtle trees are added as flowering accent trees. Drought tolerant shrubs such as lavender and dwarf bottle brush are mixed in with drought tolerant groundcovers like Tufted Hair Grass and Ceonothus. Additional planting would be provided on Michillinda Avenue and Highland Avenue to screen the Lower School campus improvements.

6. **The project shall incorporate water conservation practices such as, but no limited to, greywater plumbing, permeable ground surfaces, drought tolerant landscaping, green building materials, rainwater capture devices and low-flow fixtures;** The school installed a series of rainwater capture devices with the construction of the athletic field in 2019. These devices capture storm water from the east half of the entire campus. Rain capture devices were installed with the modular classroom in 2020. This rainwater harvesting has led to substantial water conservation on the campus. The 2021 Master Plan Updates includes provisions for additional rain capture devices draining the west half of the campus. The concept landscape plan would expand in the exiting use of drought tolerant and native species of trees, shrubs, and ground cover and continue the use of drip-irrigation systems. The construction plans will include low-floor plumbing fixtures.
7. **Any development of a site located north of the "Hillside view line" defined in Section 17.52.080 of this title or adjacent to R-H zoned property shall protect the natural environment from change, preserve and protect views and preserve and maintain the identity, image and environmental quality of the R-H zone;** Alverno Heights Academy is located outside of the Hillside view line as defined in Section 17.52.080 of the Sierra Madre Municipal Code.
8. **The project will not displace or encroach into existing commercial uses;** Not applicable. Alverno Heights Academy is located on a self-contained 12.1-acre property that does not include any commercial uses.

MASTER PLAN FINDINGS – MODIFICATION TO DEVELOPMENT STANDARDS

Adjustments to the development standards of Chapter 17.38 of the Sierra Madre Municipal Code 17.38 may be permitted in the master plan provided the Planning Commission finds that the project:

1. **Contains activities and function which will be a significant asset for the city;** The Master Plan preserves the Villa del Sol D'Oro, a valuable historic asset, including preservation of the Villa's three historic gates, the caretaker's home, and the former garage/stable. The Master Plan preserves significant open space, with over six acres, or 57% of the campus, dedicated to open space and recreation. The plan will preserve and enhance the native oak trees and several significant trees, including the Moreton Bay Fig tree, which is the largest specimen in the community. The school has a long tradition of serving Sierra Madre. The school instituted a community service program in 1997, dedicating thousands of hours to community causes

and events. These include sponsoring events in the surrounding schools and parishes. The school has hosted Humanity week, providing food and clothing for the needy. The school hosts a Halloween event for the community, serving as a safe space for local children. The Alverno alethic field served as a safe open space during the COVID-19 pandemic for local families.

2. **Adequately mitigates impacts attributable to any increase in floor area ratio and height;** The Master Plan is consistent with Objective L41.1 of the Sierra Madre General Plan by providing substantial building setbacks, eighty feet from Highland Avenue and twenty feet from the Michillinda Avenue property lines. Highland Avenue has a 60-foot right-of-way, while Michillinda has a 64-foot right-of-way. Existing mature trees and landscaping exists at the school's perimeters to adequately screen the new buildings, and additional plant materials will be added to provide additional mitigation. The design of the main classroom building will vary the elevation and height of the building. The additional height in the main classroom building assists in mitigating noise impacts to the surrounding residences. The three-story component helps to preserve significant trees and open space on the campus to the benefit of the school and the surrounding community.
3. **Provides additional benefits to the community above those which can be exacted to account for the development's direct impact;** The school continues to provide parking for the city and for community events, such as the Wisteria Festival. The school provides space for the Sierra Madre Boy and Girl Scouts and the Sierra Madre Dance Company. The Villa hosts the Friends of the Library and other city functions. The school's athletic facilities are available for neighborhood and City use. The future multi-purpose building will be available to the City. The school and the City voluntarily approved a joint facility use agreement in 2006.

PUBLIC NOTICE AND COMMENT PROCESS

All interested persons may submit public comments to PublicComment@cityofsierramadre.com. Public comments must be submitted by 3:00 p.m. on the date of the hearing to be considered by the Planning Commission. Plans and documents are available on the Planning & Community Preservation Department webpage for review by all interested parties at: https://www.cityofsierramadre.com/aha. The packet can also be accessed on the City's website at www.cityofsierramadre.com, at Sierra Madre City Hall, 232 W. Sierra Madre Blvd., and at the Sierra Madre Public Library, 440 W. Sierra Madre Blvd.

ENVIRONMENTAL

A 2021 addendum to the Mitigated Negative Declaration (MND) for the Alverno Heights Academy was prepared by Sapphos Environmental, Inc., determining that the facts upon which the findings were based in the 2011 Initial Study/MND (IS/MND) for the Alverno Heights Academy Master Plan improvements remain unchanged. Technical specialists reviewed the assumption that were used in the impact analysis for the 2011 IS/MND and validated that the proposed Refined Project would not create new or substantially more adverse impacts than those evaluated for the approved project. All 18 of the mitigation measures involving the 2011 approved project would be applicable to the 2021 refined project *(Table 7, Environmental Checklist and Analysis).* In addition, four mitigation measures have been added in relation to cultural resources to further reduce impacts to below the level of significance (provided below). However, there would be no new or substantially more adverse impacts resulting from the 2021 refined project compared to the project analyzed in the 2011 IS/MND.

With the following mitigation measures, the project is determined to have less than a significant impact to Tribal Cultural Resources:

MM CULTURAL-1: Avoidance of Historical Resources.
Prior to the initiation of ground-disturbing activities, the School shall review the construction plans to ensure that any known cultural resources that are required to be avoided have been marked as "off-limits" areas for construction and construction staging.

MM CULTURAL-2: Archaeological and Historical Resources.
Avoidance and Monitoring. Completion of a Worker Education and Awareness Program (WEAP) for all personnel who will be engaged in ground-disturbing activities shall be required prior to the start of ground disturbing activities. This shall include training that provides an overview of cultural resources that
might potentially be found and the appropriate procedures to follow if cultural resources are identified. This requirement extends to any new staff prior to engaging in ground disturbing activities *(Alverno Heights Academy Master Plan Addendum Cultural Resources Technical Report July 26, 2021, Page 27).*

In the event that previously unknown archaeological resources, historical resources, or tribal cultural resources (resource[s]) are encountered during construction, the resource(s) shall be flagged and avoided with a 50-foot buffer until a qualified archaeologist is contracted to evaluate the resource(s). Should the resource(s) be found to be significant, the resource(s) shall either be left *in situ* and avoided; or the resource(s) shall be salvaged, recorded, and reposited following standard archaeological procedures. Data recovery is not required by law or regulation. It is, however, the most commonly agreed-upon measure to mitigate significant impacts to archaeological sites eligible or listed in the California Register under Criterion D, as it preserves important information that would otherwise be lost.

MM CULTURAL-3: Compliance with the Secretary of the Interiors Standards for the Treatment of Historic Properties.
All work completed on the caretaker's cottage and associated detached garage, the detached Villa garage, and interior of the Villa will be completed in a way that complies with the Secretary of the Interior's *Standards for the Treatment of Historic Properties.* Design review of the proposed additions to these buildings as well as any alterations to the interior of the Villa by a qualified Architectural Historian is required prior to the initiation of construction.

MM CULTURAL-4: Regulatory Requirements – Human Remains.
In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are encountered during excavation activities, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby areas reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains.
If the County Coroner determines that the remains are or are believed to be Native American, she/he shall notify the NAHC in Sacramento within 24 hours. In accordance with Section 5097.98 of the California PRC, the NAHC shall immediately notify the person(s) it believes to be the Most Likely Descendant of the deceased Native American. The descendants shall complete their inspection and make a recommendation within 48 hours of being granted access to the site. The designated Native American representative would then determine, in

consultation with the Los Angeles County Metropolitan Transportation Authority (Metro), the disposition of the human remains. The Most Likely Descendant's recommendation shall be followed if feasible and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials. If Metro rejects the Most Likely Descendant's recommendations, the agency shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (14 California Code of Regulations §15064.5(e)).

FISCAL IMPACT:

There is no impact on the General Fund. The appeal fee is based on 75% of the original application filing fee to partially recover staff time.

Attachments

Memorandum:	City Attorney Legal Analysis Memorandum dated February 6, 2023
Attachment A:	City Council Resolution 21-13 with Conditional Use Permit (CUP) Findings, Master Plan Findings, and CUP Conditions of Approval
Attachment A.1:	Planning Commission Resolution 21-19 with Conditional Use Permit (CUP) Findings, Master Plan Findings, and CUP Conditions of Approval
Attachment B:	Alverno Heights Academy Master Plan
Attachment C:	2021 Addendum to the Mitigated Negative Declaration (Revised July 11, 2022)
Attachment D:	Master Plan Update – Supplemental Documents
Attachment E:	Master Plan Application Form – Redacted
Attachment F:	Summary Memorandum of Noise Studies, Wall Options, and other Alternatives
Attachment G:	Sound Wall Study, Line of Sight Study, and Construction Concepts
Attachment H:	Cost Estimate for Sound Wall Options
Attachment I:	Appeal of Decisions Application (Redacted) and Letter from Venskus and Associates and Supporting Documentation (binder)
Attachment J:	Recorded Noise Measurements Submitted by Appellant (flash drive)

COLANTUONO
HIGHSMITH
WHATLEY, PC

ALEKS R. GIRAGOSIAN | (213) 542-5734 | AGIRAGOSIAN@CHWLAW.US

MEMORANDUM

TO:	Honorable Mayor and City Council	FILE NO:	49011.0012
FROM:	Aleks R. Giragosian, Esq.	DATE:	February 6, 2023
CC:	Jose Reynoso, City Manager Vincent Gonzalez, Director of Planning & Community Preservation		
RE:	Legal Analysis of Claims Made in Alverno Appeal Letter		

EXECUTIVE SUMMARY

On December 1, 2022, the Planning Commission adopted Planning Commission Resolution No. 21-19 ("PC Resolution") approving Conditional Use Permit 22-03 and a Master Plan Update for Alverno Heights Academy ("Alverno"). On December 14, 2022, Kristin and Keith Stephens appealed the PC Resolution to the City Council. As part of their appeal, they attached a letter from Jason Sanders, Esq. of Venskus & Associates stating the grounds for their appeal ("Appeal Letter").

The memorandum begins with an analysis of which General Plan and Sierra Madre Municipal Code ("SMMC") provisions are applicable to Conditional Use Permit 22-03 and the Master Plan Update for the Alverno project. It then evaluates the six separate contentions advanced in the Appeal Letter. It concludes with recommendations for the City Council to bolster the administrative record on appeal.

QUALITATIVE VERSUS QUANTITATIVE NOISE STANDARDS APPLICABLE TO INSTITUTIONAL USES

Noise is regulated under Chapter 3 (Hazard Prevention) of the General Plan and Chapter 9.32 (Noise) of the Sierra Madre Municipal Code ("SMMC"). Chapter 3 only

contains qualitative standards governing noise. Chapter 9.32 contains both qualitative and quantitative noise standards for particular uses, including residential, commercial/industrial, and public properties. (SMMC §§ 9.32.030-9.32.060.) Institutional uses, like schools and churches, are only subject to the qualitative noise standards.

The Appeal Letter states, "The Ordinance provides that, '[n]o person shall suffer, on residential property, a noise level more than 6 dba above the local ambient at any point outside of the property plane."[1]

This is a misquote. SMMC section 9.32.030(a) actually states:

> No person shall produce, suffer or allow to be produced by any machine or device, or any combination of same, on residential property, a noise level more than 6 dba above the local ambient at any point outside of the property plane.

This standard only applies to noise generated "on residential property." Alverno is located on institutional property — not residential property. Accordingly, SMMC 9.32.030(a) does not apply to Alverno.

The Appeal Letter also cites SMMC 9.32.060(A), which states:

> Daytime Exceptions. Any noise source which does not produce a noise level exceeding 80 dba at a distance of twenty-five feet under its most noisy condition of use shall be exempt from the provisions of Sections 9.32.030, 9.32.040, and 9.32.050 between the hours of seven a.m. and nine p.m. daily except Sundays and holidays, when the exemption herein shall apply between ten a.m. and six p.m.

This is an exception to SMMC 9.32.030(a), which, as noted above, does not apply to Alverno. Since SMMC 9.32.030(a) does not apply, neither will SMMC 9.32.060(A).

In the past, the City has not applied the quantitative noise standards in Chapter 9.32 to noise generated by institutional uses. Alverno is unique because filming and photography activity and temporary uses conducted on site have been subject to Chapter 9.32, but not by virtue of directly applying the ordinance. Instead, filming and photography activity were subject to quantitative noise standards as a condition to a

[1] Appeal Letter, p. 4.

filming permit and temporary uses were subject to quantitative noise standards as a condition of Alverno's Temporary Use Permit 21-02 issued on August 19, 2021. The application of the City's quantitative noise standards to these commercial uses is consistent with the City's practice of not applying the quantitative noise standards to institutional uses. The historical application serves as evidence of the City's interpretation of its own municipal code, and "[t]he city's interpretation of an ambiguous portion of its own code is entitled to deference, ..."[2]

Even though quantitative noise standards do not apply, the General Plan and SMMC contain a number of relevant qualitative standards. General Plan Objective Hz14 emphasizes, "Maintaining the quiet residential character of the City, free from excessive noise from transportation or fixed source generators." General Plan Policy Hz14.1 recommends the City "Formulate measures to mitigate noise impacts from mobile and stationary noise sources through compatible land use planning and the discretionary review of development projects." Thus, the General Plan encourages the City to conduct discretionary review, like a conditional use permit review, to "formulate measures to mitigate noise impacts" from proposed developments, like the proposed expansion of the Alverno campus to maintain the quiet residential character of the City.

Chapter 9.32 is intended to apply to all noise sources. SMMC 9.32.010 states that it is intended to protect against "excessive, unnecessary and unreasonable noises from all sources in the community." SMMC 9.32.100 imposes qualitative standards, in stating:

> Notwithstanding any other provision of this chapter, and in addition hereto, it shall be unlawful for any person to willfully make or continue, to cause to be made or continued, any loud, unnecessary, or unusual noise which unreasonably disturbs the peace and quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area.

The provision goes on to state the factors that must be evaluated to determine whether the provision has been violated.

While the Planning Commission never expressly discussed General Plan Objective Hz14, General Plan Policy Hz14.1, or SMMC 9.32.010, the information provided to the Commission included these citations. The conclusions reached by the Planning

[2] *City of Monterey v. Carrnshimba* (2013) 215 Cal.App.4th 1068, 1091.

Commission were informed by all the information they considered, and they did not need to cite any specific provision of the General Plan or SMMC. Courts have held:

> [The law] does not require that the decision maker peruse every exhibit or read every witness' entire testimony. Although the extent to which an independent study of evidence in the record is necessary is left to the good sense and discretion of the reviewing agency, an independent study is adequate, we held, if the decision maker reviewed the record to a sufficient extent to enable him to make an informed judgment.[3]

APPEAL LETTER'S FIRST CONTENTION REGARDING NOISE

The Appeal Letter's first contention is that the Planning Commission did not analyze the entirety of noise-producing activity that takes place on the Michillinda parking lot.[4] The Appeal Letter claims that because the CSDA Design Group's April 5, 2022 noise study did not include a discussion of the noise from the Michillinda parking lot, the Planning Commission could not have adequately considered the issue.[5]

Even if that were the case, the Planning Commission's findings and determinations were not based on the noise study alone. The Planning Commission also considered the staff reports from November 18, 2021, July 21, 2022, September 1, 2022, October 6, 2022, November 17, 2022, and December 1, 2022; W.G. Zimmerman Engineers, Inc.'s traffic report dated April 27, 2022; and written and oral public comment on all of the dates listed above.

Further, it cannot be said that the Planning Commission did not consider the noise generated by the Michillinda parking lot. It was raised and discussed at multiple meetings. In fact, the Planning Commission even introduced the following mitigation measure to directly address the issue:

> Sound Attenuation — Install temporary Lower School sports court in the location of the permanent sports courts, subject to Administrative Design Review by the Director. The improvements shall be completed within eighteen months from the receipt of this Conditional Use Permit. Consult

[3] *Samaan v. Trustees of the Cal. State University & Colleges* (1983) 150 Cal.App.3d 646, 661.
[4] Appeal Letter, p. 7.
[5] *Ibid*.

> with city staff regarding additional vegetation and additional sound dampening mitigation measures.[6]

APPEAL LETTER'S SECOND CONTENTION REGARDING NOISE

The Appeal Letter's second contention is that the Planning Commission failed to adequately condition the CUP to protect the surrounding community from activity occurring on the Michillinda parking lot that is incompatible with the residential adjacent uses.[7] The Appeal Letter asserts that express limitations on the Michillinda parking lot are necessary.[8]

But the Planning Commission did impose a condition to address the noise related to the Michillinda parking lot.[9] The Planning Commission reasoned that the best way to reduce the noise is to prioritize the development of a temporary Lower School sports court and ultimately construct a permanent sports court. The Planning Commission is not required to impose conditions on the use of the Michillinda parking lot. CUP 21-03 is not invalid because the Planning Commission did not address every potential negative consequence of the project.[10]

Further, the Planning Commission exercised its discretion in limiting the greatest sources of noise. The Planning Commission determined that filming and photography activity and temporary events generate the greatest amount of noise and are the primary cause of resident complaints. As a result, the Planning Commission introduced the following conditions of approval:

> Applicant and Property Owner are prohibited from hosting any concurrent film or photography activity, temporary uses, or religious events, as defined herein, at the school or Villa. This prohibition shall not apply to academic, sporting, or religious events related to the school. For purposes of this condition, 'film or photography activity' does not include painting or cleaning activity.[11]; and

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[6] PC Reso. No. 21-19, Planning and Community Preservation Department Condition No. 10
[7] Appeal Letter, p. 8.
[8] *Ibid*.
[9] See PC Reso. No. 21-19, Planning and Community Preservation Department Condition No. 10
[10] *Ex parte Maki* (1943) 56 Cal.App.2d 635, 642.
[11] PC Reso. No. 21-19, Community Services Department Condition No. 2

> [Alverno must] Comply with requirements under Conditional Use Permit 22-03 regulating special events and filming.[12]

The noise-related conditions in Conditional Use Permit 22-03 are expansive and demonstrate that the Commission was aware of and considered the noise impacts of the project. The Planning Commission "'is free to recognize degrees of harm and it may confine its restrictions to those classes of cases where the need is deemed to be clearest.' If 'the law presumably hits the evil where it is most felt, it is not to be overthrown because there are other instances to which it might have been applied.' There is no 'doctrinaire requirement' that the legislation should be couched in all embracing terms."[13]

APPEAL LETTER'S THIRD CONTENTION REGARDING NOISE

The Appeal Letter's third contention is that the Planning Commission has committed an ultra vires act by approving a CUP and master plan that will result in use of the Michillinda Parking Lot that is inconsistent with the City's General Plan and violates the Sierra Madre and Pasadena noise ordinance.[14] The Appeal Letter claims "The CUP and Master Plan do nothing to prevent or minimize the adverse effects of noise resulting from outdoor activities occurring on the Michillinda Parking Lot."[15]

"'Ultra vires' refers to an act which is beyond the power conferred upon a corporation by its charter or by the laws of the state of incorporation."[16] The Appeal Letter did not provide a citation for its ultra vires claim and the City Attorney's office is not aware of any legal requirement to consider Pasadena's noise ordinance during a discretionary hearing of a legislative body of the City of Sierra Madre. Section 7, article XI of the California Constitution limits the City's jurisdiction to its own territory.[17] Only the City of Pasadena may enforce its own municipal code. Any attempt to enforce the Pasadena Municipal Code would itself likely be ultra vires.

Again, the contention that the Planning Commission failed to consider noise from the Michillinda parking lot is belied by the existence of a condition that prioritizes a temporary sports court to shift student noise away from the Michillinda parking lot.

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[12] PC Reso. No. 21-19, Community Services Department Condition No. 6.
[13] *West Coast Hotel Co. v. Parrish* (1937) 300 U.S. 379, 400.
[14] Appeal Letter, p. 9.
[15] *Ibid*.
[16] *Huber v. Jackson* (2009) 175 Cal.App.4th 663, 683.
[17] *Birkenfeld v. City of Berkeley* (1976) 17 Cal.3d 129, 140.

Further, the Planning Commission was not required to impose conditions directly related to the Michillinda parking lot so long as they considered the issues — which they did.

The Appeal Letter also states:

> The CUP and Master Plan will yield significant negative noise impacts on adjacent residents and is therefore inconsistent with the city of Sierra Madre's Land Use Element, goals, policies and objectives, including but not limited to Policy L37.8 and the goal to ensure development is in harmony with the neighborhood.[18]

But General Plan Policy L37.8 is part of Objective L37, which is limited to the Artisan Mixed Use General Plan designation. General Plan Policy L37.8 does not apply to this institutional use.

The Appeal Letter goes on to state:

> Likewise, the CUP and Master Plan do not maintain the quiet residential character of the city, free from excessive noise and therefore also defeat the corresponding objective Hz14 in the Noise Element. … Since the CUP and the Master Plan also do not prohibit unnecessary excessive and annoying noise sources they are also inconsistent with Noise Element policy Hz14.3.[19]

General Plan Objective Hz14 prioritizes, "Maintaining the quiet residential character of the City, free from excessive noise from transportation or fixed source generators." But the policy implementing it focuses on mitigation measures, not a complete prohibition. General Plan Policy Hz14.1 states, "Formulate measures to mitigate noise impacts from mobile and stationary noise sources through compatible land use planning and the discretionary review of development projects." Consistent with General Plan Policy Hz14.1, the Planning Commission formulated mitigation measures adopted as conditions of approval in their discretionary review of the Alverno conditional use permit and master plan.

The Appeal Letter faults the Planning Commission for not implementing General Plan Policy Hz14.3, which states, "Enact noise regulations to prohibit unnecessary excessive and annoying noise sources. These controls currently relate to the general

[18] Appeal Letter, p. 9.
[19] Appeal Letter, p. 9.

category of disturbing -the-peace nuisances." But the Planning Commission cannot enact such regulations and, therefore, could not have violated this provision of the General Plan. Only the City Council can adopt these regulations, and it may consider doing so at a future meeting.

APPEAL LETTER'S FOURTH CONTENTION REGARDING NOISE

The Appeal Letter's fourth contention is that the Sierra Madre Planning Commission's decision did not make the required findings and the findings were not supported by substantial evidence.[20] Specifically, the Appeal Letter asserts the Planning Commission failed to make the required findings for a conditional use permit under SMMC section 17.60.040 (specifically the fifth finding) and for the Master Plan under sections 17.38.040–050 (no particular finding is identified in the Appeal Letter). The Appeal Letter asserts these provisions required the Planning Commission to also consider the qualitative noise standard under SMMC section 9.32.100.[21]

The Fourth contention is based on the judicial, not administrative, standard of review during an appeal. To clarify, the appeal is still within the administrative phase. The City Council's review of the Planning Commission's decision is de novo. If the City Council's decision is appealed to a court, the court will determine:

> whether the [City] has proceeded without, or in excess of, jurisdiction; whether there was a fair trial; and whether there was a prejudicial abuse of discretion. Abuse of discretion is established if the [City] has not proceeded in the manner required by law, the order or decision is not supported by the findings, or the findings are not supported by the evidence.[22]

If the parties do not have a fundamental vested right at issue, "abuse of discretion is established if the court determines that the findings are not supported by substantial evidence in the light of the whole record."[23]

The fifth finding of a conditional use permit requires the legislative body to find "That the proposed use is consistent with the general plan, zoning and other applicable

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[20] Appeal Letter, p. 10.
[21] *Ibid*.
[22] Code Civ. Proc., § 1094.5, subd. (b).
[23] Code Civ. Proc., § 1094.5, subd. (c); *Goat Hill Tavern v. City of Costa Mesa* (1992) 6 Cal.App.4th 1519, 1525–26.

codes." The Appeal Letter claims the Planning Commission "only included Objective L41.2 in this finding."[24] Objective L41.2 is mentioned in the General Conditions of Approval, not in the findings. The citation appears to be in error. With respect to the fifth finding, PC Resolution states:

> Objective L36 of the General Plan is 'to provide for the development of private institutional uses in areas where institutional uses currently exist and ensure that they are compatible with and complement adjacent land uses.' The school has occupied the site for over 60 years and the proposed Master Plan, with the mitigation measures and conditions of approval, will be compatible with and complement adjacent land uses. It is common for schools to be in residential areas and the size of the site is more than adequate for the intensity of the use of the school and by the greater Sierra Madre community. The school has also complied with General Plan objectives by providing the City and its residents with facilities for governmental, entertainment, athletic and cultural events.

The fifth finding makes the required determination regarding consistency with the General Plan. The approval of a project does not require consistency with every possible General Plan objective or policy. In fact, courts have found a project under consideration to be fully consistent with 14 of the 17 pertinent policies set forth in a general plan, although it was in conflict with three other policies.[25] Unlike the standards articulated in the SMMC, the objectives and policies of the General Plan are guidelines rather than prerequisites.[26]

The Appeal Letter also alleges the Planning Commission's decision was based on the flawed analysis of the CSDA noise study which "failed to properly establish ambient noise level."[27] However, even assuming that ambient noise was calculated incorrectly, the result is not to automatically invalidate the Planning Commission's decision. As noted above, SMMC Chapter 9.32 does not establish a quantitative noise standard for institutional uses. The ambient noise standard is relevant to a determination of whether the quantitative noise standard has been violated. The ambient noise standard is less

[24] Appeal Letter, p. 10.
[25] *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 719.
[26] *Greenbaum v. City of Los Angeles* (1984) 153 Cal.App.3d 391.
[27] Appeal Letter, p. 11.

relevant to a determination of whether the qualitative noise standards were violated — which are what the Planning Commission considered.

APPEAL LETTER'S FIFTH CONTENTION REGARDING CEQA

The Appeal Letter's fifth contention claims the Sierra Madre Planning Commission's decision violated CEQA because it contained an inadequate project description thereby resulting in an addendum to a mitigated negative declaration that fails as an informational document.[28]

State law provides, "A negative declaration circulated for public review shall include: (a) A brief description of the project, including a commonly used name for the project, if any; … ."[29] Section 2.2 of the Alverno project's mitigated negative declaration describes the project in one paragraph. Section 2.2 appears to satisfy the requirement for a "brief description." Nothing in the law requires the applicant to list all existing uses of a site as part of the "brief description." The Appeal Letter does not cite any case, statute, or administrative guidance to the contrary.

APPEAL LETTER'S SIXTH CONTENTION REGARDING CEQA

The Appeal Letter's sixth contention claims a fair argument supported by substantial evidence that the project may have significant noise impacts renders the addendum to the MND inadequate as a matter of law and an EIR must be prepared.[30] The Appeal Letter claims, "the outdoor activity taking place on the Michillinda Parking Lot, along with the resulting noise impacts, represent substantial changes in the project which will require major revisions of the prior Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects."[31] "The Planning Commission further erred by finding that an addendum, as opposed to an EIR, was all that was required."[32]

The Appeal Letter seems to be making two separate arguments:

(1) The City should have never certified a Mitigated Negative Declaration in 2011; and

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[28] Appeal Letter, p. 12.
[29] 14 CCR § 15071.
[30] Appeal Letter, p. 12.
[31] *Ibid.*
[32] Appeal Letter, p. 13.

(2) The City should have reviewed a subsequent EIR, instead of an addendum to the Mitigated Negative Declaration, in 2022.

The first argument is moot. The addendum, not the original Mitigated Negative Declaration, is before the City Council. The second argument requires an analysis of what statutory factors trigger an addendum, as opposed to a subsequent EIR.

CEQA regulations provide when an addendum may be prepared:

> "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."[33]

Section 15162 states:

> When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
>
> (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
>
> (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
>
> (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

[33] 14 CCR § 15164(a).

> (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
>
> (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
>
> (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or
>
> (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.[34]

It is not clear from the Appeal Letter which subdivision allegedly triggers the requirement to prepare a subsequent EIR. Subdivisions (a)(1) and (a)(2) turn on whether "substantial changes" are proposed to the project or the circumstances under which the project is undertaken. Here, there are no substantial changes as they relate to the Michillinda parking lot. The only change proposed is as follows:

> 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.[35]

Even assuming the changes to the traffic flow of the driveways are "substantial changes," those changes must also result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects" to merit a subsequent EIR. It is not reasonably foreseeable that the flow of traffic in the driveways would result in additional noise from outdoor school activity. Further, since the noise generated by outdoor school activity was not identified in the Mitigated Negative Declaration as a significant environmental effect, the changes cannot trigger a subsequent EIR.

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[34] 14 CCR § 15162(a).

[35] P. 10 of Feb. 14, 2023 Staff Report.

Subdivision (a)(3) turns on discovery of new information that was not known at the time the Mitigated Negative Declaration was adopted. The Appeal Letter does not allege, and there is no evidence in the record to support, a claim that the outdoor school activity generating the noise in the Michillinda parking lot was not known to the City at the time or somehow came to light after the Mitigated Negative Declaration was adopted. Therefore, none of the subdivisions requiring the preparation of a subsequent EIR are triggered here.

CITY ATTORNEY'S RECOMMENDATIONS

In light of the concerns raised in the Appeal Letter, the City Attorney's Office recommends strengthening the administrative record by taking the following two steps:

1. Expressly considering the applicability of General Plan Objective Hz14, General Plan Policy Hz14.1, and SMMC 9.32.100 as part of the fifth finding of the conditional use permit.

2. Considering a condition that expressly regulates the noise generated by the Michillinda parking lot. In consultation with the applicant, staff prepared a condition of approval that will be included in the draft resolution before the City Council.

The City Attorney's Office does not recommend any changes to the Mitigated Negative Declaration based on the allegations in the Appeal Letter.

CITY COUNCIL RESOLUTION 23-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE TO CONSIDER A CONDITIONAL USE PERMIT AMENDMENT AND ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION TO UPDATE THE ALVERNO HEIGHTS ACADEMY MASTER PLAN TO ALLOW THE CONSTRUCTION OF PERMANENT CLASSROOM BUILDINGS TO ACCOMMODATE TRANSITIONAL KINDERGARTEN TO EIGHTH (TK-8th) GRADE INSTRUCTION AND OTHER CAMPUS IMPROVEMENTS AT 200 NORTH MICHILLINDA AVENUE

THE CITY COUNCIL OF THE CITY OF SIERRA MADRE DOES HEREBY RESOLVE:

WHEREAS, an application for an amendment to a Conditional Use Permit and Addendum to a Mitigated Negative Declaration for a Master Plan Update was filed by:

Julia Fanara, Head of School
Alverno Heights Academy
200 North Michillinda Avenue
Sierra Madre, CA 91024

WHEREAS, the request can be described as:

A request to amend a Conditional Use Permit (Planning Commission Resolution No. 11-10 amended by Planning Commission Resolution No. 21-19) to allow a Master Plan Update for Alverno Heights Academy to include permanent classroom buildings to accommodate TK-8th grade co-ed instruction; demolition of faculty offices to accommodate new faulty parking; addition to the existing visual performing arts building; convert chapel to garage/storage, and convert cottage to flexible classroom space. The Master Plan would conform with the permitted maximum enrollment of 400 students inclusive of the high school program.

WHEREAS, public hearings were held before the Planning Commission at the November 18, 2021, July 21, 2022, September 1, 2022, October 6, 2022, and December 1, 2022 regular meetings, with all testimony received being made part of the public record;

WHEREAS, the Planning Commission approved the Master Plan Update at the December 1, 2022 public hearing;

WHEREAS, an application for appeal of the Planning Commissions determination was filed by Kristin and Keith Stephens on December 14, 2022;

WHEREAS, the City Council has received the report and recommendations of staff;

NOW THEREFORE, in consideration of the evidence received at the hearings, and for the reasons discussed by the City Council at said hearing, the City Council now finds as follows:

CONDITIONAL USE PERMIT FINDINGS
The City Council must make the following findings for the approval of a Conditional Use Permit:

1. **That the site for the proposed use is adequate in size, shape and topography;** Alverno Heights Academy is situated on a 12.10-acre campus, one of the largest school sites in the City. The school has one of the smallest proposed enrollments (400 students) in the community and its buildings cover less than 13% of the site. The approved Master Plan would increase this coverage to 17%, continuing to provide generous amounts of open spaces. The school gently slopes 30 feet from Grandview to Highland, in a distance of 670 feet; The fall in grade reduces impacts from site grading to insignificant.

2. **That the site has sufficient access to streets which are adequate, in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;** The school is served by a major arterial street, Michillinda Avenue. Unlike the approved project, the 2021 refined project operation is anticipated to generate a net total decrease of trips during the peak hour. Existing School (High School) generates a total of 823 trips per day. At full enrollment of 400 students (200 high school and 200 TK-8th grade students), peak traffic counts will decrease from 823 daily trips (400 high school students) to 727 daily trips, a decrease of trips per day on Michillinda Avenue, which is considered minimal. The Master Plan will decrease traffic on Highland Avenue, Wilson Street and Grandview Avenue. The Master Plan meets and exceeds the City's parking codes. Additional traffic and parking mitigation measures have been imposed, including double "drop-off" lanes in the student parking lot.

3. **That the proposed use will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;** The Master Plan has been designed to reduce impacts to insignificant. The plan would continue and enhance the 60 year use of the 12-acre site for a girl's high school and TK-8th grade lower school. The environmental analysis provides a series of mitigation measures and the imposed conditions of approval were developed to protect the surrounding and adjacent properties, including reasonable limits on enrollment, use of the school facilities, including the Villa, the Multi-Purpose Building and the Soccer/Softball Field. The adaptive reuse of the Villa for private rental events and filming will be mitigated through CUP 22-03 including conditions of approval such that the use of the Villa will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties.

4. **That there is a demonstrated need for the use requested;** Alverno has demonstrated through the Strategic Planning and Master Plan processes, the need for the update. The new facilities will permit the school to meet the changing educational needs for young women and introduce a lower school providing TK-8th grade instruction, which will allow the school to continue to attract students.

5. **That the use will, as to location and operation, be consistent with the objectives of the General Plan;** Objective L36 of the General Plan is *"to provide for the development of private institutional uses in areas where institutional uses currently exist and ensure that they are compatible with and complement adjacent land uses."* The school has occupied the site for over 60 years and the proposed Master Plan, with the mitigation measures and conditions of approval, will be compatible with and complement adjacent land uses. It is common for schools to be in residential areas and the size of the site is more than adequate for the intensity of the use of the school and by the greater Sierra Madre community. The school has also complied with General Plan objectives by providing the City and its residents with facilities for governmental, entertainment, athletic and cultural events.

   Objective Hz14 of the General Plan desires to *"Maintain the quiet residential character of the City, free from excessive noise from transportation or fixed source generators."*

Discretionary review of this project, includes mitigation measures intended to reduce noise impacts including temporary construction noise. The Mitigated Negative Declaration—Table 7 includes Mitigation Measure 13, which formulates measures to mitigate noise impacts" for the proposed development. Additionally, the conditional use permit's conditions of approval seek to limit the number of students, prohibit concurrent events on site, impose new filming and temporary use standards at the school, and to facilitate the development of a temporary Lower Sports Court to help reduce noise impacts.

Policy Hz14.1 *Formulates measures to mitigate noise sources through compatible land use planning and the discretionary review of development projects.* Building construction pursuant to the 2021 Master Plan Update, would attenuate noise from midday elementary school lunch/break periods. As with the approved project, the operational noise levels of the refined project are estimated to not exceed any of the existing ambient noise levels at nearby residential receivers. Additionally, the conditional use permit's conditions of approval seek to limit the number of students, prohibit concurrent events on site, impose new filming and temporary use standards at the school, and to facilitate the development of a temporary Lower Sports Court to help reduce noise impacts.

6. **That the public interest, convenience, and necessity require that the use be permitted at the location requested;** The major change to the campus from the 2011 Master Plan includes the new Lower School campus accommodating TK-8th grade instruction. The school provides needed primary and secondary school opportunities for residences of Sierra Madre. Furthermore, the master plan preserves the Historic Villa for the public benefit, including use by civic organizations and the City of Sierra Madre.

MASTER PLAN FINDINGS

Master Plan Objectives and Requirements. In addition to the findings required for a conditional use permit, the City Council shall find that the proposed master plan is consistent with the general plan and that all of the following provisions are met:

1. **Structures shall convey the village theme in their siting, massing, scale, use of open space and architectural character, and shall otherwise be consistent and compatible with adjacent uses;** The school buildings are designed to be compatible with the surrounding single-family and multi-family land uses. The campus will provide 57% open space at build-out of the Master Plan. The Lower School Campus preserves the significance of the Moreton Bay Fig tree in a proposed central courtyard area, drawing upon the architectural elements of the Villa and the Mid-Century modern school buildings. The arborist recommended that the Lower School structure be setback sixty feet from the trunk of the Moreton Bay Fig tree, creating a 120-foot diameter around the tree to protect its roots. This area is ideally suited for the Lower School's landscape central courtyard village theme, which will be carried out by the focus on the site planning of the central courtyard, varying the heights of the buildings as they move away from the Villa, with three of the classrooms and the administrative building one story in height and located west of the Villa road. Furthering the village theme, the design preserves the historic Villa gates, an open space lawn area of Highland Avenue, and the Villa's main curved entry roadway.
2. **Historic Structures should be preserved to the maximum extent possible, and the project improvements shall be located and design in a manner that does not adversely affect properties in the immediate neighborhood nor adversely affect cultural, historic, and environmental resources;** The Villa will continue to be preserved as a major historic resource for the city and for Alverno. The 2021 Master Plan Update would encourage the adaptive reuse of the Villa for the school's chapel, business offices, faculty lounge, and student activities. There are no exterior changes proposed to the Villa. The plan preserves

the main entry road and the entry gate from Highland Avenue. The other historic gates will be preserved. The art classroom will be designed to be compatible with the existing Visual and Performing Arts Building, utilizing the setbacks on Wilson Street. There would be no changes to the exterior of the caretaker's home. The Lower School classrooms would be setback 80 feet from Highland Avenue, with increased density of landscaping within this area.

3. **Structures should be designed to a high level of architectural quality, being a visual asset in the area in which they are located;** The concept architecture for the new buildings will be compatible with the Villa's materials and design. The buildings would present a new identity in line with the school's past. The buildings would be faced in smooth plaster, have exposed wood elements, simple forms, and clearstory windows for light and security. The Lower School Campus sit e plan takes advantage of the natural terrain, with building components vary between one and three stories in height. The buildings will also draw upon Mid-Century Modern elements found in the existing campus, including the use of generous overhangs, exposed wood, such as benches and trellises, and natural materials.

4. **Buildings and sites shall be designed to enhance the pedestrian character of the city, by opening directly onto sidewalks, providing walkways, other pedestrian linkages, and other amenities and incorporating public open activity spaces;** Due to public safety considerations at all schools, the Alverno Height Academy Master Plan must balance this goal with student and faulty safety. The 2011 Master Plan enhanced the pedestrian character of the city by the installation of the decorative perimeter pilasters, view fencing and landscaping buffer on Michillinda Avenue; installation of the decomposed granite pathway and landscaping on Grandview Avenue; and the use of the Villa's gates on Michillinda Avenue and Wilson Street. Additional campus walkways were installed as part of the 2011 Master Plan. The 2021 Master Plan update includes new ADA access from Michillinda and access through the Villa's gate on Highland Avenue. The site plan preserves the Villa's main entry road from highland Avenue and includes new sidewalks on the west side of the road. The 2021 Update includes additional campus walkways. The athletic field is accessible and used by residents of the surrounding community.

5. **Landscaping shall be incorporated with the building design and reflect the overall visual character of the district which surrounds it, and shall consist of a combination of trees, shrubs and ground cover with careful consideration given to the eventual size, form, susceptibility to disease and pets, durability, and adaptability to existing soil and climate conditions;** The concept landscaping plan draws its inspiration from the existing campus use of native and drought tolerant tree, shrubs, and ground cover approved in the 2011 Master Plan.. The Lower School Site Plan preserves the Moreton Bay Fig tree with a 120-foot diameter area around the tree where no structures can be located. The Moreton Bay Fig tree serves as a major focal point of the campus and as the student courtyard. The landscape concept continues the historic use of olive trees (Olea Europea) along Grandview Avenue, extended to the Michillinda perimeter, complimented with native Oak trees. Jacaranda and Crete Myrtle trees are added as flowering accent trees. Drought tolerant shrubs such as lavender and dwarf bottle brush are mixed in with drought tolerant groundcovers like Tufted Hair Grass and Ceonothus. Additional planting would be provided on Michillinda Avenue and Highland Avenue to screen the Lower School campus improvements.

6. **The project shall incorporate water conservation practices such as, but no limited to, greywater plumbing, permeable ground surfaces, drought tolerant landscaping, green building materials, rainwater capture devices and low-flow fixtures;** The school installed a series of rainwater capture devices with the construction of the athletic field in 2019. These devices capture storm water from the east half of the entire campus. Rain capture devices were installed with the modular classroom in 2020. This rainwater harvesting has led to substantial water conservation on the campus. The 2021 Master Plan Updates includes

provisions for additional rain capture devices draining the west half of the campus. The concept landscape plan would expand in the exiting use of drought tolerant and native species of trees, shrubs, and ground cover, and continue the use of drip-irrigation systems. The construction plans will include low-flow plumbing fixtures.

7. **Any development of a site located north of the "Hillside view line" defined in Section 17.52.080 of this title or adjacent to R-H zoned property shall protect the natural environment from change, preserve and protect views and preserve and maintain the identity, image and environmental quality of the R-H zone;** Alverno Heights Academy is located outside of the Hillside view line as defined in Section 17l.52.080 of the Sierra Madre Municipal Code.
8. **The project will not displace or encroach into existing commercial uses;** Not applicable. Alverno Heights Academy is located on a self-contained 12.1-acre property that does not include any commercial uses.

MASTER PLAN FINDINGS – MODIFICATION TO DEVELOPMENT STANDARDS

Adjustments to the development standards of Chapter 17.38 of the Sierra Madre Municipal Code 17.38 may be permitted in the master plan provided the City Council finds that the project:

1. **Contains activities and function which will be a significant asset for the city;** The Master Plan preserves the Villa del Sol D'Oro, a valuable historic asset, including preservation of the Villa's three historic gates, the caretaker's home and the former garage/stable. The Master Plan preserves significant open space, with over six acres or 57% of the campus dedicated to open space and recreation. The plan will preserve and enhance the native oak trees and several significant trees, including the Moreton Bay Fig tree, which is the largest specimen in the community. The school has a long tradition of serving Sierra Madre. The school instituted a community service program in 1997, dedicating thousands of hours to community causes and events. These include sponsoring events in the surrounding schools and parishes. The school has hosted Humanity week, providing food and clothing for the needy. The school hosts a Halloween event for the community, serving as a safe space for local children. The Alverno alethic field served as a safe open space during the COVID-19 pandemic for local families.
2. **Adequately mitigates impacts attributable to any increase in floor area ratio and height;** The Master Plan is consistent with Objective L41.1 of the Sierra Madre General Plan by providing substantial building setbacks, eighty feet from Highland Avenue and twenty feet from the Michillinda Avenue property lines. Highland Avenue has a 60-foot right-of-way, while Michillinda has a 64-foot right-of-way. Existing mature trees and landscaping exists at the school's perimeters to adequately screen the new buildings and additional plant materials will be added to provide additional mitigation. The design of the main classroom building will vary the elevation and height of the building. The additional height in the main classroom building assists in mitigating noise impacts to the surrounding residences. The three-story component helps to preserve significant trees and open space on the campus to the benefit of the school and the surrounding community.
3. **Provides additional benefits to the community above those which can be exacted to account for the development's direct impact;** The school continues to provide parking for the city and for community events, such as the Wisteria Festival. The school provides space for the Sierra Madre Boy and Girl Scouts and the Sierra Madre Dance Company. The Villa hosts the Friends of the Library and other city functions. The school's athletic facilities are available for neighborhood and City use. The future multi-purpose building will be available to the City. The school and the City voluntarily approved a join facility use agreement in 2006.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council adopts the

mitigated negative declaration and approves the Conditional Use Permit as follows:

A. ADOPTION OF MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM

The City Council has reviewed and considered the Mitigated Negative Declaration and in view of all of the evidence, adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The location and custodian of records with respect to all of the relevant documents and any other material which constitutes the administrative record for the Mitigated Negative Declaration are as follows: Director of Planning and Community Preservation, 232 W. Sierra Madre Boulevard, Sierra Madre CA 91024.

Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the City Council finds that with the proposed mitigation measures, there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program based upon the findings as follows:

1. The Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act the State and Sierra Madre CEQA guidelines promulgated there under. The Mitigated Negative Declaration and the Initial Study prepared reflect the independent judgment of the City Council; further, this City Council has reviewed and considered the information contained in said Mitigated Negative Declaration with regard to the application.

2. Based upon the design of proposed project and the mitigation measures incorporated, no significant adverse environmental effects will occur.

3. Pursuant to the provisions of Section 15074 of Title 14 of the California Code of Regulations, the City Council finds that in considering the record as a whole, including the addendum to the Mitigated Negative Declaration for the project, there is no evidence that the proposed project will have potential for an adverse impact upon wildlife resources or the habitat upon which wildlife depends. Furthermore, based upon substantial evidence contained in the Mitigated Negative Declaration, the staff reports and exhibits, and the information provided to the City Council during the public hearing, the City Council hereby finds that there is no substantial evidence that the project will have a significant effect on the environment.

B. APPROVAL OF CONDITIONAL USE PERMIT

The City Council hereby APPROVES the issuance of a Conditional Use Permit, subject to the conditions of approval in Exhibit A. The City Council authorizes the Director of Planning and Community Preservation, or his/her designee, to cause a Notice of Determination to be filed with the Los Angeles County Clerk and the State of California within five (5) working days after the approval of the Conditional Use Permit Amendment.

These actions are final, unless appealed to the City Council in writing within ten (10) days following the adoption of this Resolution, pursuant to the provisions of Section 17.60.120 of the Sierra Madre Municipal Code.

The time in which to seek judicial review of this decision shall be governed by Code of Civil

Procedure Section 1094.6. The City Council Secretary shall certify to the adoption of this resolution, transmit copies of the same to the applicant and the applicant's counsel, if any, together with a proof of mailing in the form required by law and shall enter a certified copy of this resolution in the book of resolution of the City.

C. APPROVAL OF AMENDMENT TO MASTER PLAN

The City Council hereby APPROVES the amendment to the July 7, 2011 Master Plan Update, subject to the conditions of approval in Exhibit A. The City Council authorizes the Director of Planning and Community Preservation, or his/her designee, to cause a Notice of Determination to be filed with the Los Angeles County Clerk and the State of California within five (5) working days after the approval of the Conditional Use Permit Amendment.

These actions are final, unless appealed to the City Council in writing within ten (10) days following the adoption of this Resolution, pursuant to the provisions of Section 17.60.120 of the Sierra Madre Municipal Code.

The time in which to seek judicial review of this decision shall be governed by Code of Civil Procedure Section 1094.6. The City Clerk shall certify to the adoption of this resolution, transmit copies of the same to the applicant and the applicant's counsel, if any, together with a proof of mailing in the form required by law and shall enter a certified copy of this resolution in the book of resolution of the City.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2022.

_____
Edward Garcia, Mayor

ATTEST:

_____
Laura Aguilar, City Clerk

APPROVED AS TO FORM:

_____
Aleks R. Giragosian, City Attorney

I HEREBY CERTIFY that the foregoing Ordinance was duly adopted by the City Council of the City of Sierra Madre, California, at a regular meeting held on the ___ day of _____ 2023 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

EXHIBIT A

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

The applicant and property owner shall:

1. Comply with all applicable provisions of Federal, State and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.

2. Comply with the requirements of the Institutional Zone Ordinance (Chapter 17.38) of the City's Municipal Code, as well as the Goals and Policies of the General Plan pursuant to Institutional Land Use as referenced below.

   Policy L41.2 of the City's General Plan allows for the expansion of existing institutional sites provided that a comprehensive master plan is approved. The submittal of the CUP fulfills the requirement of Section 17.38.030.

3. Comply with all applicable provisions of the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.

4. To the fullest extent permitted by law, the applicant and property owner shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant and property owner shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

5. Revocation of Conditional Use Permits (17.60.160)

   A. Upon receipt of an alleged violation to the conditions of approval, the director shall meet with Applicant and Property Owner to discuss the allegation. If a violation is found to exist, Applicant and Property Owner shall be given sufficient time to propose and implement a corrective action plan prior to referral of the violation to the Planning Commission.

   B. Upon recommendation by the director, the Planning Commission shall conduct a noticed public hearing to determine whether the conditional use permit should be revoked. If the Planning Commission finds any one of the following facts to be present, it shall revoke the conditional use permit:
      1. That the permit was obtained by fraud;
      2. That the use for which such approval was granted has ceased to exist by reason of a voluntary abandonment;
      3. That the permit granted is being or has been exercised contrary to any conditions of approval imposed upon such permit, or in violation of any law; or

4. That the use for which the approval was granted is being exercised so as to be detrimental to the public health or safety, or so as to constitute a public nuisance.

   If the revocation hearing is conducted by the commission, its decision shall be subject to review on appeal, taken in the time and manner set forth in Section 17.60.120 of this chapter.

6. Execute and deliver to the City's Department of Planning and Community Preservation an Affidavit of Acceptance of Conditions on a form to be provided by such Department within ten (10) days from the date of approval of the Master Plan. This approval shall not be effective for any purpose until the Applicant complies with this condition.

7. The Planning Commission adopted Conditional Use Permit No. 22-03, which governs film or photography activity and temporary uses on the property as a whole, as well as special events held in the Villa Del Sol d'Oro not related to school events.

8. Planning Commission shall hold a public hearing to review CUP 21-19 one year from approval date to determine compliance with these conditions and to hear any feedback from the semi-annual meetings. Prior to the public hearing, the Planning Commission will be provided with noise readings and logs of phone calls to the police department related to Alverno. Planning Commission shall be granted flexibility to determine timeframe of review, and unless otherwise designated, the public hearing shall be held on the first anniversary and every year thereafter. If the Planning Commission determines one or more of the conditions of approval have been violated, it shall request that the Director of Planning and Community Preservation agendize a public hearing regarding revocation of CUP 21-19, or it shall propose a remediation plan to address the identified violations.

PLANNING AND COMMUNITY PRESERVATION DEPARTMENT

Applicant and property owner shall:

1. Mitigation Compliance – Comply with the 20 mitigation measures included as part of the Addendum to the Mitigated Negative Declaration (MND) for the Alverno Heights Academy Master Plan. All prior Mitigation Measures from the 2011 MND are applicable and held in full force.

2. Student Body Capacity – The proposed classroom buildings will not generate additional student capacity beyond that permitted by the 2011 Master Plan (400 students total). The student population of the existing High School (9-12th grades) has a capacity of 200 students. Introducing transitional kindergarten to eighth grade (TK-8th grade) will add an additional 200 students, which fall within the allowable student body capacity. At all times, APPLICANT AND PROPERTY OWNER shall comply with all parking requirements as fluctuations in student capacity occur.

3. Design Review
   A. The Planning Commission shall conduct design review for the Lower School Campus Improvements (sports court, classroom buildings and administrative building) and Multi-Purpose Building in accordance with Chapter 17.60 of the SMMC.

      1. APPLICANT AND PROPERTY OWNER shall submit a design review permit for a component of the Lower School Campus improvements for Planning Commission review within five (5) years of the date of this approval; failure to do so will constitute

an abandonment of the entitlement and shall render this approval null and void unless a time extension is granted by the Planning and Community Preservation Department.
2. The height of the Multi-Purpose Building shall not exceed 33 feet in height.
3. The average height of the Lower School Classrooms shall not exceed 33 feet in height, with exception of parapets and mechanical equipment screening. Architectural features, such as elevators, theme tower and other features shall not exceed 39 feet in height.
4. Applicant and Property Owner shall cause to be constructed story poles at the location of the Multi-Purpose Building and the Lower School buildings to depict the scale height, and massing of the buildings, at least 7 days prior to the Planning Commission's review of the plans.

B. Applicant and Property Owner shall submit the art classroom addition, parking areas, adaptive reuse of the caretaker's residence and the Villa for administrative design review in accordance with Section 17.60 of the SMMC.

4. Historic Preservation – The Planning Commission shall conduct design review for new substantial additions and new construction of campus buildings. Administrative Design review shall be conducted by the Director. The Secretary of the Interiors Standards shall be applied to ensure that there is no impact to the historic Villa, based on the recommendations of Sapphos Environmental.

5. Seismic Safety – Private schools are subject to the provisions of the Private Schools Building Safety Act of 1986 to ensure that children attending private schools are afforded equivalent earthquake safety as afforded public school students. The legislation regulates the design and structure of private schools and provides for inspections by an enforcement agency. A "private school structure" is defined by California law as "any building used for educational purposes through the 12th grade by 50 or more persons for more than 12 hours per week or four hours in any one day." Certain structures 2,000 square feet or less in floor area are exempt. *Cal. Educ. Code* §17320 et seq.

6. Phasing Plan – Submit each phase of the Master Plan development to the Planning and Community Preservation Department for conformity review, as each phase of the Master Plan development is implemented.

A. The plans shall include, but not be limited to site plans, elevations, floor plans, cross-sections, dimensions, materials, colors, landscaping size and species, as determined as necessary by the Director of Planning and Community Preservation.

B. The Phasing Plan for the Master Plan allows flexibility for the school to meet its programming goals; therefore, the projects are not sequential in timing and can be constructed individually or concurrently.

The Phasing Plan is divided into various projects including the conversion of the existing chapel to its former storage use and relocation of the chapel to the Villa; adaptive reuse of the caretaker's home to flexible classroom; construction of the art classroom addition; demolition of the business office and faculty lounge with relocation to the Villa; construction of the faculty parking are and reconfiguration of the Michillinda parking lot and playground; construction of the lower school playground and sport court; construction of lower school in phases or as a whole, and completion of the multi-purpose building.

C. The Director of Planning and Community Preservation, or his/her assignee, shall review the plans submitted for conformity review with the approved Master Plan, General Plan objectives and zoning standards, as part of the Design Review entitlement process. The improvements will then be referred to the Planning Commission for review of the architecture, grading, design, massing and landscaping for new substantial additions and new construction of campus buildings. Administrative Design review shall be conducted by the Director.

D. A fee for review by the Planning Commission shall be paid by the Applicant and Property Owner as a deposit against staff costs to process the review, and shall be a "Planning – Plan Check" fee, pursuant to the City's Fee Schedule.

7. Parking – Submit a parking plan together with each submittal of a Master Plan development phase, which the Director finds meets the intent of Chapter 17.68 of the Municipal Code.

   a. The parking plan shall maintain the existing parking for the uses during the construction process or provides for the required number of spaces in accordance with the Master Plan. For example, any reduction of existing parking spaces due to construction should be provided via equivalent on-site temporary parking spaces, or concurrent construction of new parking spaces pursuant to the Master Plan.

   b. Submit to the Planning and Community Preservation Department detailed scale plans for the Michillinda and Wilson parking lots, including the student drop-off and pick up area, and the parking spaces located along the driveway at the southwest part of the campus which meet the minimum parking dimensions and clearances, pursuant to Chapter 17.68 of the Sierra Madre Municipal Code. Submittal of parking plans shall be required at the first plan check submittal for relevant Phases of the Master Plan development, whichever occurs first.

8. Traffic Flow – Implement staggered pick-up and drop-off times for the Lower School students (grades TK–8th) and Upper School students (grades 9-12th) in an effort to address traffic flow que lines on surrounding streets.

9. Night Time Lighting – All lighting shall be shielded and directed onto the site. No floodlighting shall be located so as to shine directly onto any adjacent residential property, unless the lighting is low-level security lighting that cannot be effective unless it shines onto adjacent residential property.

   Prohibit lighting of the soccer/softball field and shall prohibit use of the soccer/softball field for nighttime games, play or activities.

10. Sound Attenuation – Install temporary Lower School sports court in the location of the permanent sport courts, subject to Administrative Design Review by the Director. The improvements shall be completed within eighteen months from the receipt of this Conditional Use Permit. Consult with city staff regarding additional vegetation and additional sound dampening mitigation measures.

11. Proposed Use Restrictions on the Michillinda Parking Lot – In order to mitigate potential noise impacts, the main uses of the Michillinda Parking Lot shall be for parking, student lunch and recesses, and sports team activities. There shall be no nighttime games, play, or sports practices. There shall be no amplification for games, play or sports practices. The lot may on occasion be used for school related assemblies, dedications, and fund raising activities. These events may make use of amplified sound subject to the Sierra Madre Noise Ordinance,

with loudspeakers facing internal to the campus The Michillinda Parking Lot shall not be used for non-school events, with the exception of the City of Sierra Madre events as permitted by the "Agreement for Uses of Property Between Alverno High School and the City of Sierra Madre," dated May 2, 2006, and City permitted photography and filming under Chapter 5.36 of the Sierra Madre Municipal Code.

BUILDING & SAFETY DEPARTMENT

The applicant and property owner shall:

1. The improvements will require full compliance with Title 24 Disabled access requirements including access to accessible restrooms, disabled parking and path of travel to the public right-of-way.

2. All utilities shall be underground.

3. Install grey water recycling system in all new buildings to capture water from lavatory sinks and kitchen utilities, as applicable for supplemental irrigation water use.

PUBLIC WORKS DEPARTMENT

The applicant and property owner shall:

1. Applicant and Property Owner shall ensure that the street trees are trimmed and maintained pursuant to Section 12.20.070 of the SMMC. The city street tree immediately east of the school's Highland Avenue entrance/exit will be removed, subject to a no fee Public Works permit. Supplemental plant material shall be planted along the perimeter of private property on West Highland Avenue and Wilson Street to enhance visual aesthetics and to minimize visibility of the property.

2. Applicant and Property Owner shall submit a traffic and control plan for the lower school entrance (Highland Avenue gate). The drive approach, curb, gutter and sidewalk in the immediate area shall be removed and replaced subject to the review and approval of the Director of Public Works. The driving surface (driveway or otherwise) must be constructed of materials that will not deposit sediments in the public right-of-way.

3. Applicant and Property Owner shall coordinate with the Public Works Department on the sidewalk repair and replacement program on the perimeter of the school.

4. Application for tree removal, pruning, and protection measures must adhere with SMMC 12.20.
   A. Existing trees must be shown on plans with an 8-point compass measurements of canopies (not 4-point as mentioned in Proposed Addendum to the Mitigated Negative Declaration dated July 26, 2021.
   B. All mitigation measures from previous tree removal permitting (Master Plan 2011 until current) must be presented to the Department with use of a map and pictures.

5. Demolition of existing structures shall require a Demolition Permit and meet requirements for Waste Management, Asbestos and Lead abatement and additional items under SMMC 8.13.

Grading and Drainage

The Applicant and Property Owner shall:

Grading / NDPES / LID

The Applicant and Property Owner shall:

1. The City adopts the Los Angeles County 2014 LID Manual for application of the mandates for NPDES and LID for all developments which add, disturb, or alter 500 SF or more of impervious area.

2. The Applicant and Property Owner will be required to hire a civil engineer and depending on the project conditions an arborist and geotechnical engineer, to prepare grading/drainage and LID plans for all projects adding/altering/disturbing 500 square feet or more of impervious area.

3. No credit will be given for removal of existing impervious surfaces, except when the proposed impervious area has the exact same footprint and is at the same location as the existing impervious area.

4. Any improvements on an impervious area which alter the drainage patterns or existing grades on that area will be subject to LID, per sections 2 and 3 of the LID Manual.

5. Applicable refundable cash bond deposits shall be in place for projects which add between 500 and 1000 square-feet of impervious area, and for projects which add/alter/disturb more than 1000 square feet of impervious area per current adopted fee schedule.

UTILITY DEPARTMENT

The applicant and property owner shall:

1. The City has a 6" steel water main with static pressure between 145 and 165 PSI on Michillinda Ave suitable for fire hydrants, institutional/irrigation services or fire services.

2. The City has an 8" Ductile Iron Pipe water main on Grandview with a static pressure of 145 PSI suitable for fire hydrants, fire services and Institutional/irrigation.

3. Fire Hydrants and or fire service locations shall be approved by both the City of Sierra Madre Fire and Utilities Departments.

4. Any substantial building addition or new construction shall be evaluated for a dedicated water meter for institutional use.

5. Improved landscape areas shall be evaluated to determine the necessity of a dedicated irrigation meter.

6. Any leaks on the property, irrigation or otherwise shall be repaired according to the following schedule:
   A. Within 60-days of receipt of Conditional Use Permit, complete a water leak audit of the campus to identify the source of all water leaks and provide the city with the report.
   B. Within 90-days from submission of the water leak audit, provide the city with a comprehensive leak repair plan.
   C. Complete and repair all leaks on the campus in a timely manner.

7. All new buildings shall be connected to the sewer.

COMMUNITY SERVICES DEPARTMENT

The Applicant and Property owner shall:

1. All temporary uses on the property must be consistent with all provisions of the Sierra Madre Municipal Code, including Chapter 17.88 (Temporary Use Permits), and the conditions of this Conditional Use Permit. In the event of a conflict between the terms of Sierra Madre Municipal Code Chapter 17.88 and the conditions of this Conditional Use Permit, the conditions of the Conditional Use Permit shall control.

2. Applicant and Property Owner are prohibited from hosting any concurrent film or photography activity, temporary uses, or religious events, as defined herein, at the school or Villa. This prohibition shall not apply to academic, sporting, or religious events related to the school. For purposes of this condition, "film or photography activity" does not include painting or cleaning activity.

3. Prohibit renting the soccer/softball field to sports groups not associated with Alverno Heights Academy, such as American Youth Soccer Organization (AYSO), or for adult soccer.

4. Assign a parking attendant(s) to assist and direct the parking of vehicles in the Alverno campus parking areas for special events and for anticipated at-or near-capacity events in the multi-purpose building. At least one parking attendant shall be assigned for every special event where it is expected that at least 100 vehicles will be expected for parking in the Alverno campus.

5. Prohibit use of the multipurpose building for non-school events, with the exception of City of Sierra Madre events as permitted pursuant to the “Agreement for Use of Property Between Alverno High School and The City of Sierra Madre”, dated, May 2, 2006.

6. Comply with requirements under Conditional Use Permit 22-03 regulating special events and filming.

POLICE DEPARTMENT

The Applicant and Property owner shall:

1. Provide on-site security (guard or video monitoring) during construction of lower campus and multi-purpose building.

2. Secure all construction materials stored on-site.

3. Construction must comply with the City’s limitations regarding construction hours and days of operation pursuant to Chapter 9.32 of the Sierra Madre Municipal Code.

4. Provide a construction staging plan to avoid pedestrian/vehicular conflicts and business disruption during normal business hours.

FIRE DEPARTMENT

The Applicant and Property owner shall:

1. Water supply – A new fire hydrant shall be installed within the campus in conjunction with a new fire access turn-around to west side of the Villa. Exact location to be approved by Sierra Madre Fire Department and Sierra Madre Utility Department.

2. Fire Access – Maintain the existing fire access gate installed in the perimeter fence on Michillinda Avenue adjacent to the classroom buildings as shown on the site plan.

3. Fire Protection – Install fire sprinklers and a fire alarm system in all new buildings and existing buildings being renovated over 70% of existing square footage.

   Options for fire hydrant and fire protection system supply:

   A. Install a City fire hydrant at the location as described above. Install a 2" fire service with back-flow protection and bypass meter to supply the classroom fire protection system. (Confirm fire service size with fire protection engineer); or
   B. Install a 6" fire service into the property with back-flow prevention and bypass meter to supply a private on-site hydrant and fire protection supply for current and future needs.

4. Disaster Preparedness – The emergency and disaster plans for Applicant and Property Owner shall be reviewed to identify and required modification as the project moves through the construction phases.

(end of conditions)

PLANNING COMMISSION RESOLUTION 21-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE TO CONSIDER A CONDITIONAL USE PERMIT AMENDMENT (RESOLUTION 11-10 AMENDED BY RESOLUTION 21-19) AND ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION TO UPDATE THE ALVERNO HEIGHTS ACADEMY MASTER PLAN TO ALLOW THE CONSTRUCTION OF PERMANENT CLASSROOM BUILDINGS TO ACCOMMODATE TRANSITIONAL KINDERGARTEN TO EIGHTH (TK-8th) GRADE INSTRUCTION AND OTHER CAMPUS IMPROVEMENTS AT 200 NORTH MICHILLINDA AVENUE

THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE DOES HEREBY RESOLVE:

WHEREAS, an application for an amendment to a Conditional Use Permit and Addendum to a Mitigated Negative Declaration for a Master Plan Update was filed by:

Julia Fanara, Head of School
Alverno Heights Academy
200 North Michillinda Avenue
Sierra Madre, CA 91024

WHEREAS, the request can be described as:

A request to amend a Conditional Use Permit (Resolution No. 11-10 amended by Resolution No. 21-19) to allow a Master Plan Update for Alverno Heights Academy to include permanent classroom buildings to accommodate TK-8th grade co-ed instruction; demolition of faculty offices to accommodate new faulty parking; addition to the existing visual performing arts building; convert chapel to garage/storage, and convert cottage to flexible classroom space. The Master Plan would conform with the permitted maximum enrollment of 400 students inclusive of the high school program.

WHEREAS, the Planning Commission has received the report and recommendations of staff;

WHEREAS, a public hearing was held before the Planning Commission at the November 18, 2021, July 21, 2022, September 1, 2022, October 6, 2022, and December 1, 2022 regular meetings, with all testimony received being made part of the public record;

NOW THEREFORE, in consideration of the evidence received at the hearings, and for the reasons discussed by the Commissioners at said hearings, the Planning Commission now finds as follows:

CONDITIONAL USE PERMIT FINDINGS

The Planning Commission must make the following findings for the approval of a Conditional Use Permit:

1. **That the site for the proposed use is adequate in size, shape and topography;** Alverno Heights Academy is situated on a 12.10-acre campus, one of the largest school

sites in the City. The school has one of the smallest proposed enrollments (400 students) in the community and its buildings cover less than 13% of the site. The approved Master Plan would increase this coverage to 17%, continuing to provide generous amounts of open spaces. The school gently slopes 30 feet from Grandview to Highland, in a distance of 670 feet; The fall in grade reduces impacts from site grading to insignificant.

2. **That the site has sufficient access to streets which are adequate, in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;** The school is served by a major arterial street, Michillinda Avenue. Unlike the approved project, the 2021 refined project operation is anticipated to generate a net total decrease of trips during the peak hour. Existing School (High School) generates a total of 823 trips per day. At full enrollment of 400 students (200 high school and 200 TK-8th grade students), peak traffic counts will decrease from 823 daily trips (400 high school students) to 727 daily trips, a decrease of trips per day on Michillinda Avenue, which is considered minimal. The Master Plan will decrease traffic on Highland Avenue, Wilson Street and Grandview Avenue. The Master Plan meets and exceeds the City's parking codes. Additional traffic and parking mitigation measures have been imposed, including double "drop-off" lanes in the student parking lot.

3. **That the proposed use will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;** The Master Plan has been designed to reduce impacts to insignificant. The plan would continue and enhance the 60 year use of the 12-acre site for a girl's high school and TK-8th grade lower school. The environmental analysis provides a series of mitigation measures and the imposed conditions of approval were developed to protect the surrounding and adjacent properties, including reasonable limits on enrollment, use of the school facilities, including the Villa, the Multi-Purpose Building and the Soccer/Softball Field. The adaptive reuse of the Villa for private rental events and filming will be mitigated through CUP 22-03 including conditions of approval such that the use of the Villa will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties.

4. **That there is a demonstrated need for the use requested;** Alverno has demonstrated through the Strategic Planning and Master Plan processes, the need for the update. The new facilities will permit the school to meet the changing educational needs for young women and introduce a lower school providing TK-8th grade instruction, which will allow the school to continue to attract students.

5. **That the use will, as to location and operation, be consistent with the objectives of the General Plan;** Objective L36 of the General Plan is *"to provide for the development of private institutional uses in areas where institutional uses currently exist and ensure that they are compatible with and complement adjacent land uses."* The school has occupied the site for over 60 years and the proposed Master Plan, with the mitigation measures and conditions of approval, will be compatible with and complement adjacent land uses. It is common for schools to be in residential areas and the size of the site is more than adequate for the intensity of the use of the school and by the greater Sierra Madre community. The school has also complied with General Plan objectives by providing the City and its residents with facilities for governmental, entertainment, athletic and cultural events.

6. **That the public interest, convenience, and necessity require that the use be permitted at the location requested;** The major change to the campus from the 2011 Master Plan includes the new Lower School campus accommodating TK-8th grade instruction. The school provides needed primary and secondary school opportunities for residences of Sierra Madre. Furthermore, the master plan preserves the Historic Villa for the public benefit, including use by civic organizations and the City of Sierra Madre.

MASTER PLAN FINDINGS

Master Plan Objectives and Requirements. In addition to the findings required for a conditional use permit, the Planning Commission, and the City Council on appeal, shall find that the proposed master plan is consistent with the general plan and that all of the following provisions are met:

1. **Structures shall convey the village theme in their siting, massing, scale, use of open space and architectural character, and shall otherwise be consistent and compatible with adjacent uses;** The school buildings are designed to be compatible with the surrounding single-family and multi-family land uses. The campus will provide 57% open space at build-out of the Master Plan. The Lower School Campus preserves the significance of the Moreton Bay Fig tree in a proposed central courtyard area, drawing upon the architectural elements of the Villa and the Mid-Century modern school buildings. The arborist recommended that the Lower School structure be setback sixty feet from the trunk of the Moreton Bay Fig tree, creating a 120-foot diameter around the tree to protect its roots. This area is ideally suited for the Lower School's landscape central courtyard village theme, which will be carried out by the focus on the site planning of the central courtyard, varying the heights of the buildings as they move away from the Villa, with three of the classrooms and the administrative building one story in height and located west of the Villa road. Furthering the village theme, the design preserves the historic Villa gates, an open space lawn area of Highland Avenue, and the Villa's main curved entry roadway.
2. **Historic Structures should be preserved to the maximum extent possible, and the project improvements shall be located and design in a manner that does not adversely affect properties in the immediate neighborhood nor adversely affect cultural, historic, and environmental resources;** The Villa will continue to be preserved as a major historic resource for the city and for Alverno. The 2021 Master Plan Update would encourage the adaptive reuse of the Villa for the school's chapel, business offices, faculty lounge, and student activities. There are no exterior changes proposed to the Villa. The plan preserves the main entry road and the entry gate from Highland Avenue. The other historic gates will be preserved. The art classroom will be designed to be compatible with the existing Visual and Performing Arts Building, utilizing the setbacks on Wilson Street. There would be no changes to the exterior of the caretaker's home. The Lower School classrooms would be setback 80 feet from Highland Avenue, with increased density of landscaping within this area.
3. **Structures should be designed to a high level of architectural quality, being a visual asset in the area in which they are located;** The concept architecture for the new buildings will be compatible with the Villa's materials and design. The buildings would present a new identity in line with the school's past. The buildings would be faced in smooth plaster, have exposed wood elements, simple forms, and clearstory windows for light and security. The Lower School Campus sit e plan takes advantage of the natural terrain, with building components vary between one and three stories in height. The buildings will also draw upon Mid-Century Modern elements found in the existing campus, including the use of generous overhangs, exposed wood, such as benches and trellises, and natural materials.

4. **Buildings and sites shall be designed to enhance the pedestrian character of the city, by opening directly onto sidewalks, providing walkways, other pedestrian linkages, and other amenities and incorporating public open activity spaces;** Due to public safety considerations at all schools, the Alverno Height Academy Master Plan must balance this goal with student and faulty safety. The 2011 Master Plan enhanced the pedestrian character of the city by the installation of the decorative perimeter pilasters, view fencing and landscaping buffer on Michillinda Avenue; installation of the decomposed granite pathway and landscaping on Grandview Avenue; and the use of the Villa's gates on Michillinda Avenue and Wilson Street. Additional campus walkways were installed as part of the 2011 Master Plan. The 2021 Master Plan update includes new ADA access from Michillinda and access through the Villa's gate on Highland Avenue. The site plan preserves the Villa's main entry road from highland Avenue and includes new sidewalks on the west side of the road. The 2021 Update includes additional campus walkways. The athletic field is accessible and used by residents of the surrounding community.

5. **Landscaping shall be incorporated with the building design and reflect the overall visual character of the district which surrounds it, and shall consist of a combination of trees, shrubs and ground cover with careful consideration given to the eventual size, form, susceptibility to disease and pets, durability, and adaptability to existing soil and climate conditions;** The concept landscaping plan draws its inspiration from the existing campus use of native and drought tolerant tree, shrubs, and ground cover approved in the 2011 Master Plan.. The Lower School Site Plan preserves the Moreton Bay Fig tree with a 120-foot diameter area around the tree where no structures can be located. The Moreton Bay Fig tree serves as a major focal point of the campus and as the student courtyard. The landscape concept continues the historic use of olive trees (Olea Europea) along Grandview Avenue, extended to the Michillinda perimeter, complimented with native Oak trees. Jacaranda and Crete Myrtle trees are added as flowering accent trees. Drought tolerant shrubs such as lavender and dwarf bottle brush are mixed in with drought tolerant groundcovers like Tufted Hair Grass and Ceonothus. Additional planting would be provided on Michillinda Avenue and Highland Avenue to screen the Lower School campus improvements.

6. **The project shall incorporate water conservation practices such as, but no limited to, greywater plumbing, permeable ground surfaces, drought tolerant landscaping, green building materials, rainwater capture devices and low-flow fixtures;** The school installed a series of rainwater capture devices with the construction of the athletic field in 2019. These devices capture storm water from the east half of the entire campus. Rain capture devices were installed with the modular classroom in 2020. This rainwater harvesting has led to substantial water conservation on the campus. The 2021 Master Plan Updates includes provisions for additional rain capture devices draining the west half of the campus. The concept landscape plan would expand in the exiting use of drought tolerant and native species of trees, shrubs, and ground cover, and continue the use of drip-irrigation systems. The construction plans will include low-flow plumbing fixtures.

7. **Any development of a site located north of the "Hillside view line" defined in Section 17.52.080 of this title or adjacent to R-H zoned property shall protect the natural environment from change, preserve and protect views and preserve and maintain the identity, image and environmental quality of the R-H zone;** Alverno Heights Academy is located outside of the Hillside view line as defined in Section 17l.52.080 of the Sierra Madre Municipal Code.

8. **The project will not displace or encroach into existing commercial uses;** Not applicable. Alverno Heights Academy is located on a self-contained 12.1-acre property that does not include any commercial uses.

MASTER PLAN FINDINGS – MODIFICATION TO DEVELOPMENT STANDARDS

Adjustments to the development standards of Chapter 17.38 of the Sierra Madre Municipal Code 17.38 may be permitted in the master plan provided the Planning Commission finds that the project:

1. **Contains activities and function which will be a significant asset for the city;** The Master Plan preserves the Villa del Sol D'Oro, a valuable historic asset, including preservation of the Villa's three historic gates, the caretaker's home and the former garage/stable. The Master Plan preserves significant open space, with over six acres or 57% of the campus dedicated to open space and recreation. The plan will preserve and enhance the native oak trees and several significant trees, including the Moreton Bay Fig tree, which is the largest specimen in the community. The school has a long tradition of serving Sierra Madre. The school instituted a community service program in 1997, dedicating thousands of hours to community causes and events. These include sponsoring events in the surrounding schools and parishes. The school has hosted Humanity week, providing food and clothing for the needy. The school hosts a Halloween event for the community, serving as a safe space for local children. The Alverno alethic field served as a safe open space during the COVID-19 pandemic for local families.
2. **Adequately mitigates impacts attributable to any increase in floor area ratio and height;** The Master Plan is consistent with Objective L41.1 of the Sierra Madre General Plan by providing substantial building setbacks, eighty feet from Highland Avenue and twenty feet from the Michillinda Avenue property lines. Highland Avenue has a 60-foot right-of-way, while Michillinda has a 64-foot right-of-way. Existing mature trees and landscaping exists at the school's perimeters to adequately screen the new buildings and additional plant materials will be added to provide additional mitigation. The design of the main classroom building will vary the elevation and height of the building. The additional height in the main classroom building assists in mitigating noise impacts to the surrounding residences. The three-story component helps to preserve significant trees and open space on the campus to the benefit of the school and the surrounding community.
3. **Provides additional benefits to the community above those which can be exacted to account for the development's direct impact;** The school continues to provide parking for the city and for community events, such as the Wisteria Festival. The school provides space for the Sierra Madre Boy and Girl Scouts and the Sierra Madre Dance Company. The Villa hosts the Friends of the Library and other city functions. The school's athletic facilities are available for neighborhood and City use. The future multi-purpose building will be available to the City. The school and the City voluntarily approved a join facility use agreement in 2006.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission adopts the mitigated negative declaration and approves the Conditional Use Permit as follows:

A. ADOPTION OF MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM

The Planning Commission has reviewed and considered the Mitigated Negative Declaration and

in view of all of the evidence, adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The location and custodian of records with respect to all of the relevant documents and any other material which constitutes the administrative record for the Mitigated Negative Declaration are as follows: Director of Planning and Community Preservation, 232 W. Sierra Madre Boulevard, Sierra Madre CA 91024.

Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that with the proposed mitigation measures, there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program based upon the findings as follows:

1. The Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act the State and Sierra Madre CEQA guidelines promulgated there under. The Mitigated Negative Declaration and the Initial Study prepared reflect the independent judgment of the Planning Commission; further, this Planning Commission has reviewed and considered the information contained in said Mitigated Negative Declaration with regard to the application.

2. Based upon the design of proposed project and the mitigation measures incorporated, no significant adverse environmental effects will occur.

3. Pursuant to the provisions of Section 15074 of Title 14 of the California Code of Regulations, the Planning Commission finds that in considering the record as a whole, including the addendum to the Mitigated Negative Declaration for the project, there is no evidence that the proposed project will have potential for an adverse impact upon wildlife resources or the habitat upon which wildlife depends. Furthermore, based upon substantial evidence contained in the Mitigated Negative Declaration, the staff reports and exhibits, and the information provided to the Planning Commission during the public hearing, the Planning Commission hereby finds that there is no substantial evidence that the project will have a significant effect on the environment.

B. APPROVAL OF CONDITIONAL USE PERMIT

The Planning Commission hereby APPROVES the issuance of a Conditional Use Permit, subject to the conditions of approval in Exhibit A. The Planning Commission authorizes the Director of Planning and Community Preservation, or his/her designee, to cause a Notice of Determination to be filed with the Los Angeles County Clerk and the State of California within five (5) working days after the approval of the Conditional Use Permit Amendment.

These actions are final, unless appealed to the City Council in writing within ten (10) days following the adoption of this Resolution, pursuant to the provisions of Section 17.60.120 of the Sierra Madre Municipal Code.

The time in which to seek judicial review of this decision shall be governed by Code of Civil Procedure Section 1094.6. The Planning Commission Secretary shall certify to the adoption of this resolution, transmit copies of the same to the applicant and the applicant's counsel, if any, together with a proof of mailing in the form required by law and shall enter a certified copy of this

resolution in the book of resolution of the City.

C. APPROVAL OF AMENDMENT TO MASTER PLAN

The Planning Commission hereby APPROVES the amendment to the July 7, 2011 Master Plan Update, subject to the conditions of approval in Exhibit A. The Planning Commission authorizes the Director of Planning and Community Preservation, or his/her designee, to cause a Notice of Determination to be filed with the Los Angeles County Clerk and the State of California within five (5) working days after the approval of the Conditional Use Permit Amendment.

These actions are final, unless appealed to the City Council in writing within ten (10) days following the adoption of this Resolution, pursuant to the provisions of Section 17.60.120 of the Sierra Madre Municipal Code.

The time in which to seek judicial review of this decision shall be governed by Code of Civil Procedure Section 1094.6. The Planning Commission Secretary shall certify to the adoption of this resolution, transmit copies of the same to the applicant and the applicant's counsel, if any, together with a proof of mailing in the form required by law and shall enter a certified copy of this resolution in the book of resolution of the City.

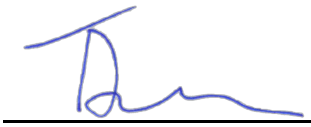
APPROVED, the 1st day of December, 2022, by the following vote:

AYES: Chair Denison, Vice-Chair Hutt, Commissioners Pevsner, Spears

NOES: 0

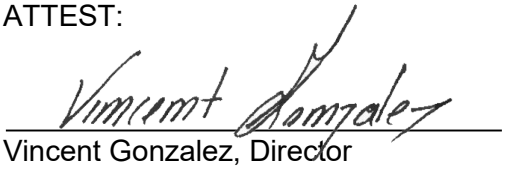
ABSTAIN: Commissioner Dallas

ABSENT: 0



Tom Denison, Chair
Sierra Madre Planning Commission

ATTEST:



Vincent Gonzalez, Director
Planning and Community Preservation Department

EXHIBIT A

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

The applicant and property owner shall:

1. Comply with all applicable provisions of Federal, State and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.

2. Comply with the requirements of the Institutional Zone Ordinance (Chapter 17.38) of the City's Municipal Code, as well as the Goals and Policies of the General Plan pursuant to Institutional Land Use as referenced below.

   Policy L41.2 of the City's General Plan allows for the expansion of existing institutional sites provided that a comprehensive master plan is approved. The submittal of the CUP fulfills the requirement of Section 17.38.030.

3. Comply with all applicable provisions of the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.

4. To the fullest extent permitted by law, the applicant and property owner shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant and property owner shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

5. Revocation of Conditional Use Permits (17.60.160)

   A. Upon receipt of an alleged violation to the conditions of approval, the director shall meet with Applicant and Property Owner to discuss the allegation. If a violation is found to exist, Applicant and Property Owner shall be given sufficient time to propose and implement a corrective action plan prior to referral of the violation to the Planning Commission.

   B. Upon recommendation by the director, the Planning Commission shall conduct a noticed public hearing to determine whether the conditional use permit should be revoked. If the Planning Commission finds any one of the following facts to be present, it shall revoke the conditional use permit:

1. That the permit was obtained by fraud;
2. That the use for which such approval was granted has ceased to exist by reason of a voluntary abandonment;
3. That the permit granted is being or has been exercised contrary to any conditions of approval imposed upon such permit, or in violation of any law; or
4. That the use for which the approval was granted is being exercised so as to be detrimental to the public health or safety, or so as to constitute a public nuisance.

B. If the revocation hearing is conducted by the commission, its decision shall be subject to review on appeal, taken in the time and manner set forth in Section 17.60.120 of this chapter.

6. Execute and deliver to the City's Department of Planning and Community Preservation an Affidavit of Acceptance of Conditions on a form to be provided by such Department within ten (10) days from the date of approval of the Master Plan. This approval shall not be effective for any purpose until the Applicant complies with this condition.

7. The Planning Commission adopted Conditional Use Permit No. 22-03, which governs film or photography activity and temporary uses on the property as a whole, as well as special events held in the Villa Del Sol d'Oro not related to school events.

8. Planning Commission shall hold a public hearing to review CUP 21-19 one year from approval date to determine compliance with these conditions and to hear any feedback from the semi-annual meetings. Prior to the public hearing, the Planning Commission will be provided with noise readings and logs of phone calls to the police department related to Alverno. Planning Commission shall be granted flexibility to determine timeframe of review, and unless otherwise designated, the public hearing shall be held on the first anniversary and every year thereafter. If the Planning Commission determines one or more of the conditions of approval have been violated, it shall request that the Director of Planning and Community Preservation agendize a public hearing regarding revocation of CUP 21-19, or it shall propose a remediation plan to address the identified violations.

PLANNING AND COMMUNITY PRESERVATION DEPARTMENT

Applicant and property owner shall:

1. Mitigation Compliance – Comply with the 20 mitigation measures included as part of the Addendum to the Mitigated Negative Declaration (MND) for the Alverno Heights Academy Master Plan. All prior Mitigation Measures from the 2011 MND are applicable and held in full force.

2. Student Body Capacity – The proposed classroom buildings will not generate additional student capacity beyond that permitted by the 2011 Master Plan (400 students total). The student population of the existing High School (9-12th grades) has a capacity of 200 students. Introducing transitional kindergarten to eighth grade (TK-8th grade) will add an additional 200 students, which fall within the allowable student body capacity. At all times, APPLICANT AND PROPERTY OWNER shall comply with all parking requirements as fluctuations in student capacity occur.

3. Design Review
   A. The Planning Commission shall conduct design review for the Lower School Campus Improvements (sports court, classroom buildings and administrative building) and Multi-Purpose Building in accordance with Chapter 17.60 of the SMMC.

      1. APPLICANT AND PROPERTY OWNER shall submit a design review permit for a component of the Lower School Campus improvements for Planning Commission review within five (5) years of the date of this approval; failure to do so will constitute an abandonment of the entitlement and shall render this approval null and void unless a time extension is granted by the Planning and Community Preservation Department.

      2. The height of the Multi-Purpose Building shall not exceed 33 feet in height.

      3. The average height of the Lower School Classrooms shall not exceed 33 feet in height, with exception of parapets and mechanical equipment screening. Architectural features, such as elevators, theme tower and other features shall not exceed 39 feet in height.

      4. Applicant and Property Owner shall cause to be constructed story poles at the location of the Multi-Purpose Building and the Lower School buildings to depict the scale height, and massing of the buildings, at least 7 days prior to the Planning Commission's review of the plans.

   B. Applicant and Property Owner shall submit the art classroom addition, parking areas, adaptive reuse of the caretaker's residence and the Villa for administrative design review in accordance with Section 17.60 of the SMMC.

4. Historic Preservation – The Planning Commission shall conduct design review for new substantial additions and new construction of campus buildings. Administrative Design review shall be conducted by the Director. The Secretary of the Interiors Standards shall be applied to ensure that there is no impact to the historic Villa, based on the recommendations of Sapphos Environmental.

5. Seismic Safety – Private schools are subject to the provisions of the Private Schools Building Safety Act of 1986 to ensure that children attending private schools are afforded equivalent earthquake safety as afforded public school students. The legislation regulates the design and structure of private schools and provides for inspections by an enforcement agency. A "private school structure" is defined by California law as "any building used for educational purposes through the 12th grade by 50 or more persons for more than 12 hours per week or four hours in any one day." Certain structures 2,000 square feet or less in floor area are exempt. *Cal. Educ. Code* §17320 et seq.

6. Phasing Plan – Submit each phase of the Master Plan development to the Planning and Community Preservation Department for conformity review, as each phase of the Master Plan development is implemented.

A. The plans shall include, but not be limited to site plans, elevations, floor plans, cross-sections, dimensions, materials, colors, landscaping size and species, as determined as necessary by the Director of Planning and Community Preservation.

B. The Phasing Plan for the Master Plan allows flexibility for the school to meet its programming goals; therefore, the projects are not sequential in timing and can be constructed individually or concurrently.

   The Phasing Plan is divided into various projects including the conversion of the existing chapel to its former storage use and relocation of the chapel to the Villa; adaptive reuse of the caretaker's home to flexible classroom; construction of the art classroom addition; demolition of the business office and faculty lounge with relocation to the Villa; construction of the faculty parking are and reconfiguration of the Michillinda parking lot and playground; construction of the lower school playground and sport court; construction of lower school in phases or as a whole, and completion of the multi-purpose building.

C. The Director of Planning and Community Preservation, or his/her assignee, shall review the plans submitted for conformity review with the approved Master Plan, General Plan objectives and zoning standards, as part of the Design Review entitlement process. The improvements will then be referred to the Planning Commission for review of the architecture, grading, design, massing and landscaping for new substantial additions and new construction of campus buildings. Administrative Design review shall be conducted by the Director.

D. A fee for review by the Planning Commission shall be paid by the Applicant and Property Owner as a deposit against staff costs to process the review, and shall be a "Planning – Plan Check" fee, pursuant to the City's Fee Schedule.

7. Parking – Submit a parking plan together with each submittal of a Master Plan development phase, which the Director finds meets the intent of Chapter 17.68 of the Municipal Code.

   a. The parking plan shall maintain the existing parking for the uses during the construction process or provides for the required number of spaces in accordance with the Master Plan. For example, any reduction of existing parking spaces due to construction should be provided via equivalent on-site temporary parking spaces, or concurrent construction of new parking spaces pursuant to the Master Plan.

   b. Submit to the Planning and Community Preservation Department detailed scale plans for the Michillinda and Wilson parking lots, including the student drop-off and pick up area, and the parking spaces located along the driveway at the southwest part of the campus which meet the minimum parking dimensions and clearances, pursuant to Chapter 17.68 of the Sierra Madre Municipal Code. Submittal of parking plans shall be required at the first plan check submittal for relevant Phases of the Master Plan development, whichever occurs first.

8. Traffic Flow – Implement staggered pick-up and drop-off times for the Lower School students (grades TK–8th) and Upper School students (grades 9-12th) in an effort to address traffic flow que lines on surrounding streets.

9. Night Time Lighting – All lighting shall be shielded and directed onto the site. No floodlighting shall be located so as to shine directly onto any adjacent residential property, unless the lighting is low-level security lighting that cannot be effective unless it shines onto adjacent residential property.

   Prohibit lighting of the soccer/softball field and shall prohibit use of the soccer/softball field for nighttime games, play or activities.

10. Sound Attenuation – Install temporary Lower School sports court in the location of the permanent sport courts, subject to Administrative Design Review by the Director. The improvements shall be completed within eighteen months from the receipt of this Conditional Use Permit. Consult with city staff regarding additional vegetation and additional sound dampening mitigation measures.

BUILDING & SAFETY DEPARTMENT

The applicant and property owner shall:

1. The improvements will require full compliance with Title 24 Disabled access requirements including access to accessible restrooms, disabled parking and path of travel to the public right-of-way.

2. All utilities shall be underground.

3. Install grey water recycling system in all new buildings to capture water from lavatory sinks and kitchen utilities, as applicable for supplemental irrigation water use.

PUBLIC WORKS DEPARTMENT

The applicant and property owner shall:

1. Applicant and Property Owner shall ensure that the street trees are trimmed and maintained pursuant to Section 12.20.070 of the SMMC. The city street tree immediately east of the school's Highland Avenue entrance/exit will be removed, subject to a no fee Public Works permit. Supplemental plant material shall be planted along the perimeter of private property on West Highland Avenue and Wilson Street to enhance visual aesthetics and to minimize visibility of the property.

2. Applicant and Property Owner shall submit a traffic and control plan for the lower school entrance (Highland Avenue gate). The drive approach, curb, gutter and sidewalk in the immediate area shall be removed and replaced subject to the review and approval of the Director of Public Works. The driving surface (driveway or otherwise) must be constructed of materials that will not deposit sediments in the public right-of-way.

3. Applicant and Property Owner shall coordinate with the Public Works Department on the sidewalk repair and replacement program on the perimeter of the school.

4. Application for tree removal, pruning, and protection measures must adhere with SMMC 12.20.

A. Existing trees must be shown on plans with an 8-point compass measurements of canopies (not 4-point as mentioned in Proposed Addendum to the Mitigated Negative Declaration dated July 26, 2021.
B. All mitigation measures from previous tree removal permitting (Master Plan 2011 until current) must be presented to the Department with use of a map and pictures.

5. Demolition of existing structures shall require a Demolition Permit and meet requirements for Waste Management, Asbestos and Lead abatement and additional items under SMMC 8.13.

Grading and Drainage

The Applicant and Property Owner shall:

Grading / NDPES / LID

The Applicant and Property Owner shall:

1. The City adopts the Los Angeles County 2014 LID Manual for application of the mandates for NPDES and LID for all developments which add, disturb, or alter 500 SF or more of impervious area.

2. The Applicant and Property Owner will be required to hire a civil engineer and depending on the project conditions an arborist and geotechnical engineer, to prepare grading/drainage and LID plans for all projects adding/altering/disturbing 500 square feet or more of impervious area.

3. No credit will be given for removal of existing impervious surfaces, except when the proposed impervious area has the exact same footprint and is at the same location as the existing impervious area.

4. Any improvements on an impervious area which alter the drainage patterns or existing grades on that area will be subject to LID, per sections 2 and 3 of the LID Manual.

5. Applicable refundable cash bond deposits shall be in place for projects which add between 500 and 1000 square-feet of impervious area, and for projects which add/alter/disturb more than 1000 square feet of impervious area per current adopted fee schedule.

UTILITY DEPARTMENT

The applicant and property owner shall:

1. The City has a 6” steel water main with static pressure between 145 and 165 PSI on Michillinda Ave suitable for fire hydrants, institutional/irrigation services or fire services.

2. The City has an 8” Ductile Iron Pipe water main on Grandview with a static pressure of 145 PSI suitable for fire hydrants, fire services and Institutional/irrigation.

3. Fire Hydrants and or fire service locations shall be approved by both the City of Sierra Madre Fire and Utilities Departments.

4. Any substantial building addition or new construction shall be evaluated for a dedicated water meter for institutional use.

5. Improved landscape areas shall be evaluated to determine the necessity of a dedicated irrigation meter.

6. Any leaks on the property, irrigation or otherwise shall be repaired according to the following schedule:
   A. Within 60-days of receipt of Conditional Use Permit, complete a water leak audit of the campus to identify the source of all water leaks and provide the city with the report.
   B. Within 90-days from submission of the water leak audit, provide the city with a comprehensive leak repair plan.
   C. Complete and repair all leaks on the campus in a timely manner.

7. All new buildings shall be connected to the sewer.

COMMUNITY SERVICES DEPARTMENT

The Applicant and Property owner shall:

1. All temporary uses on the property must be consistent with all provisions of the Sierra Madre Municipal Code, including Chapter 17.88 (Temporary Use Permits), and the conditions of this Conditional Use Permit. In the event of a conflict between the terms of Sierra Madre Municipal Code Chapter 17.88 and the conditions of this Conditional Use Permit, the conditions of the Conditional Use Permit shall control.

2. Applicant and Property Owner are prohibited from hosting any concurrent film or photography activity, temporary uses, or religious events, as defined herein, at the school or Villa. This prohibition shall not apply to academic, sporting, or religious events related to the school. For purposes of this condition, "film or photography activity" does not include painting or cleaning activity.

3. Prohibit renting the soccer/softball field to sports groups not associated with Alverno Heights Academy, such as American Youth Soccer Organization (AYSO), or for adult soccer.

4. Assign a parking attendant(s) to assist and direct the parking of vehicles in the Alverno campus parking areas for special events and for anticipated at-or near-capacity events in the multi-purpose building. At least one parking attendant shall be assigned for every special event where it is expected that at least 100 vehicles will be expected for parking in the Alverno campus.

5. Prohibit use of the multipurpose building for non-school events, with the exception of City of Sierra Madre events as permitted pursuant to the “Agreement for Use of Property Between Alverno High School and The City of Sierra Madre”, dated, May 2, 2006.

6. Comply with requirements under Conditional Use Permit 22-03 regulating special events and filming.

POLICE DEPARTMENT

The Applicant and Property owner shall:

1. Provide on-site security (guard or video monitoring) during construction of lower campus and multi-purpose building.

2. Secure all construction materials stored on-site.

3. Construction must comply with the City's limitations regarding construction hours and days of operation pursuant to Chapter 9.32 of the Sierra Madre Municipal Code.

4. Provide a construction staging plan to avoid pedestrian/vehicular conflicts and business disruption during normal business hours.

FIRE DEPARTMENT

The Applicant and Property owner shall:

1. Water supply – A new fire hydrant shall be installed within the campus in conjunction with a new fire access turn-around to west side of the Villa. Exact location to be approved by Sierra Madre Fire Department and Sierra Madre Utility Department.

2. Fire Access – Maintain the existing fire access gate installed in the perimeter fence on Michillinda Avenue adjacent to the classroom buildings as shown on the site plan.

3. Fire Protection – Install fire sprinklers and a fire alarm system in all new buildings and existing buildings being renovated over 70% of existing square footage.

   Options for fire hydrant and fire protection system supply:

   A. Install a City fire hydrant at the location as described above. Install a 2" fire service with back-flow protection and bypass meter to supply the classroom fire protection system. (Confirm fire service size with fire protection engineer); or
   B. Install a 6" fire service into the property with back-flow prevention and bypass meter to supply a private on-site hydrant and fire protection supply for current and future needs.

4. Disaster Preparedness – The emergency and disaster plans for Applicant and Property Owner shall be reviewed to identify and required modification as the project moves through the construction phases.

(end of conditions)

ATTACHMENT B

Alverno Heights Academy

Master Plan Update 2021

Conditional Use Permit

200 N. Michillinda Avenue

Sierra Madre, CA 91024

July 2021

















Alverno Heights Academy

Master Plan Update 2021

Conditional Use Permit

200 N. Michillinda Avenue
Sierra Madre, CA 91024

School Administration

Ms. Julia Fanara, Head of School
Ms. Sara McCarthy, Assistant Head of School
Ms. Joanne Harabedian, Lower School Director
Ms. Jennifer Jukic, Assistant Lower School Director
Ms. Andrea Bertollini, Facilities Director

Alverno Heights Academy Board of Trustees

Ken Farfsing, President
Rich Enderlin, Vice-President
Julie Dyer-Lopez, Treasurer
Ellen Driscoll, Secretary
Patrick Bowler, Jr.
Kathryn Clare, Immaculate Heart of Mary
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Design Team Members

Staci Nesbit, GGA+ Architects
Jake Shavanyan, GGA+ Architects
Kurt Pedersen, RKA Consultants

July 2021















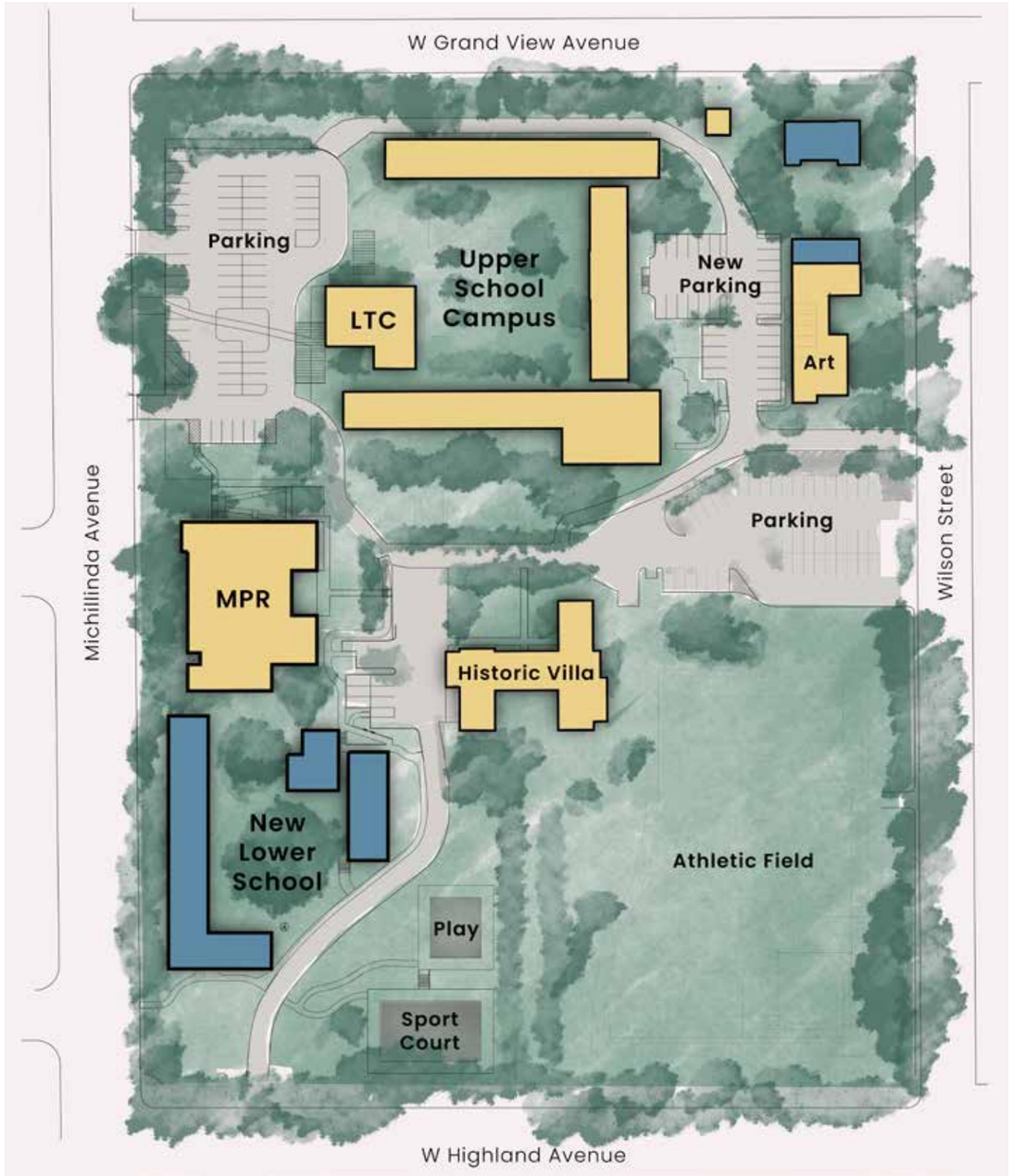


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Alverno Heights Academy Master Plan 2021 Update

July 2021

Introduction

This application by Alverno Heights Academy ("Alverno") is a request to amend the 2011 conditional use permit and master plan approved by the Planning Commission on July 7, 2011. The proposed amendment will guide the school in the construction of new classrooms and facilities designed for the Lower School (TK-8th Grades). In addition, the amendment would allow the conversion of the existing care taker's house to a flexible classroom, new art classroom addition to the visual & performing arts building, the adaptive reuse of the Villa del Sol D'Oro ("Villa") and the construction of a centralized faculty parking area.

Alverno Heights Academy is a private Catholic TK-12th school, located on the western border of the City of Sierra Madre. The school is governed by a Board of Trustees comprised of members of the Immaculate Heart of Mary community and lay members. The school's present enrollment is 351 students, within the 400- student maximum enrollment permitted under the 2011 Master Plan (P.C Resolution No. 11-10). The school has a total of 52 faculty and staff members. The existing school facilities consist of classrooms, offices, chapel, learning technology center, cafeteria, athletic fields for softball, soccer, and track and field, visual and performing arts building, parking areas, drive-lanes, a caretaker's home, six modular classrooms (in three buildings) and the historic Barlow Estate, known as The Villa.

The Planning Commission originally approved the school in April of 1959 with an enrollment not to exceed 500 students (Resolution 85-89). The City Council adopted Resolution 1642 in June of 1959 approving the school's master plan and conditional use permit. The City Council later approved Resolution 2000 in February of 1964 for the construction of the Wilson Street parking lot. The campus remained relatively unchanged for five decades when Alverno approached the city with an amendment to the master plan, based on the school's strategic needs.

The Planning Commission approved a master plan amendment in 2011, adopting Resolution 11-10. The amendment lowered the total enrollment to 400 students. The approval allowed the school to add view fencing and a landscape buffer on Michillinda Avenue, landscaping and pathway on Grandview Avenue, a new athletic field and smaller parking lot on Wilson Street, that replaced a smaller softball field and larger parking lot on Wilson Street, internal campus landscaping improvements, an amphitheater, and a multi-purpose building (gymnasium). The multi-purpose building was approved for 12,680 square feet of floor area and with a maximum height of 33 feet. Three of the four phases of the 2011 master plan were completed. The multi-purpose building has not yet been constructed and remains as a phase in the 2021 Master Plan Update.

As a result of the continued strategic planning for the school, the Board of Trustees decided to offer a TK-8th grade coed school education (Lower School), while continuing the existing all girl's high school (Upper School). The city permitted the TK-8th grade expansion on April 14, 2020, and the construction of temporary classrooms, with the requirement that the school amend the master plan by May of 2021. The city provided the school with a list of development conditions for the temporary classrooms on May 13, 2020. The school proceeded to file construction plans, obtain permits, and to complete the modular classrooms prior to the start of the academic year in September of 2020.

As part of the Lower School approval process the city determined that Alverno was regulated under Government Code Section 65008, subdivision (a)(1)(A) and that it was unlawful for the City to deny "to any individual or group of individuals the enjoyment of residence, landownership, tenancy, or any other land use in the state" due to age or gender. Essentially, any land use action subject to the Government Code, including the issuance of a Master Plan, cannot consider the gender or age in the land use decision process. The religious use of the campus is further protected under the U.S. Civil Rights Act, specifically the Religious Land Use and Institutionalized Persons Act of 2000.

The school requested and received a hardship extension in which to file the 2021 Master Plan amendment on May 13, 2021. Both the school and the city were impacted by the Covid-19 pandemic. Governor Newsom ordered a state-wide lockdown on March 13, 2020, including closing public and private schools to in person instruction. Alverno was required to pivot to remote learning on March 16th. The school brought back the TK-2nd grades on November 16th for a total of 67 students upon the granting of a waiver from the Los Angeles County Department of Public Health. From December 16, 2020, to January 29, 2021, no students were allowed on campus due to the surge in Covid-19 cases statewide and particularly in Los Angeles County. After the holiday surge passed, the Los Angeles County Department of Public Health permitted the TK-2nd grades to return to campus on February 1, 2021. The 3rd through 6th grades returned to campus on March 17, 2021. On March 22nd the 7th and 8th grades returned to campus. The school was on Easter Break from March 31st to April 1st. The 9th and 12th grades returned to campus on April 12, 2021.

Covid-19 impacted the processing of the special studies needed for the master plan, including the noise study. The noise consultant recommended that the most accurate way to determine the school's noise impacts was to wait until Alverno returned to more normal enrollment and background conditions began to normalize. This condition did not occur until Mid-April as the health orders began to be lifted. The monitoring for the noise study was conducted in May of 2021.





The Need for the Master Plan Amendment

The need for the master plan amendment is driven by several factors, including changing demographics, financial strains on families, the growth of charter schools and other trends. Catholic schools have been steadily losing enrollment over the past decade, with parish elementary and high schools closing in the San Gabriel Valley. Nationwide Catholic school enrollment dropped 8.1% this last year, more than 110,000 students, the largest single decline in 50 years. In Los Angeles County the impact has been greatest on schools serving low-income families. The Los Angeles Archdiocese reported an unprecedented decline in 7,195 students this last year, nearly a 10% decline. The Archdiocese is considering consolidating elementary, middle, and high schools along the lines of the Alverno model. [1]

Despite these trends, our parents appreciate the quality of a Catholic education and in particular the quality of Alverno's educational, social, and athletic programs. Parents of younger children value the opportunities for their children to be exposed to a college preparatory high school environmental. Synergies have developed between the Lower and Upper School, where students are exposed to classes and subjects that cannot be offered at a traditional elementary school or high school. For example, many Upper School students have volunteered to mentor and help instruct the Lower School students. The Upper School Art, Dance and Music programs are being offered at the Lower School. Enrollment in the Lower School has been robust and a waiting lists exists.

If the Master Plan Amendment is approved, Alverno would:

- Replace the temporary classrooms with a permanent Lower School campus of approximately 25,000 square feet of classrooms and administration space.
- Construct a centralized faculty parking lot between the existing Upper School campus and the Arts Building, by demolishing the existing business office and faculty lounge.
- Provide code compliant parking for all phases of the Master Plan.
- Adaptively reuse the historic Villa for the School's offices, chapel, faculty lounge, and for student activities.
- Convert the existing 2,080 square foot caretaker's home to flexible classroom space.
- Add a Lower School art classroom of 1,200 square feet north of the existing visual & performing arts building.
- Return the existing 400 square foot chapel to its former use as a storage building.
- Construct a sports court and play area on the Lower School campus
- The Lower School drop-off/pick-up area would continue enter through Michillinda Avenue, relying on the internal Villa roadway, and exit on Highland Avenue. The Upper School would continue the use the Wilson Street access.
- Enhance the cultural, educational, recreational, and social environment of the Sierra Madre community.

As memorialized in the 2011 Master Plan, the school is committed to preserving the Villa, an architectural treasure and community asset. The Lower School campus is designed to preserve as a main focal point the specimen Moreton Bay Fig tree, proposing a central courtyard around the tree. The new improvements have been designed to reduce the impacts from the school to the surrounding community. The enrollment limit would remain at 400 students. These Master Plan improvements are necessary for student enrichment and for the school to attract and retain students.

Alverno Heights Academy has always considered itself a valuable member of the Sierra Madre Community. As such, an agreement exists between the city and the school for the public use of the school's facilities. The school has provided facilities to the city and to city organizations. The school also participates in and sponsors community events.

The Master Plan Amendment continues to allow the proposed multi-purpose building to be used by the city and community organizations, increasing the recreational and social opportunities in Sierra Madre. The city also has access to the existing softball/soccer field.

1 *Carol Zimmerman, Catholic News Service, "Catholic school enrollment is at its lowest in 50 years, new report says," February 08, 2021; Andrew J. Campa, Los Angeles Times, A wing and a prayer, Financial crisis has Catholic schools struggling to serve low-income student," January 3, 2021.*

Guiding Principles for the Master Plan Amendment

1. Implement the vision for Alverno Heights Academy – providing a superior learning experience and facilities for young women in the Upper School and for the students of the co-ed TK-8th Grade Lower School.
2. Design facilities for a college preparation experience for the Upper School students.
3. Preserve the historic nature of the Villa del Sol D'Oro, including the historic gates on the school's perimeters.
4. Enhance the adaptive reuse of the historic Villa, including reopening the chapel, for general administrative offices, and activity center for the school and other compatible uses.
5. Site the buildings and structures on the campus sensitive to neighbors' concerns regarding mitigating noise, ingress and egress and night-time lighting impacts.
6. Enhance the open space feel of the campus by preserving and improving the campus's open spaces.
7. Design the campus to be sensitive to the City's protected trees where feasible. Make full use of the Moreton Bay Fig Tree in the life of the Lower School campus.
8. Design educational buildings that provide flexibility to meet future educational needs.
9. Recognize financial responsibility in the development of new planning and architecture which considers initial costs and life cycle costs.

Project Design Principles

1. **Natural Environment**
   Protect, celebrate, and integrate the existing natural environment of the campus including topography, vegetation, and the large Moreton Bay Fig.
2. **Master Plan Update**
   Minimize intervention to the approved 2011 Master Plan including circulation patterns, fire access, neighborhood protection.
3. **Historic Elements**
   Preserve and celebrate the historic elements of the campus including the Villa del Sol D'Oro, the curved Villa road, and the historic entry gates.
4. **Financial Responsibility**
   Recognize Financial Responsibility for both initial and life cycle costs.



Natural Environment



Master Plan Update



Historic Elements

The School

Alverno Heights Academy is an innovative and challenging TK-12 school, set in the foothills of the San Gabriel Mountains. The property was purchased from the Barlow family by the Sisters of Saint Francis in 1942, who planned to use the estate as a convent and novitiate for the growing order. The Villa served as the provincial center, where the Sisters served immigrant families in the San Gabriel Valley, providing health care, education, and childcare. Recognizing the need for more opportunities for young women, the Sisters of Saint Francis began construction of the all-girls high school in 1959, with the first class of seniors graduating in 1964.

During the 1970's the Sisters of Saint Francis sought another religious order to become the legal sponsors of the school. The property was sold to the Immaculate Heart Community, previously known as the Sisters of the Immaculate Heart. The order was formed after the teachings of the Second Vatican Council and is made up of dedicated men and women with the mission to create a community to work for the marginalized, for social and economic justice and peace, for the integrity of creation. Both the Upper and Lower Schools celebrate their Catholic traditions including Blessing of the Animals, religious retreats, weekly prayer services, monthly Masses, prayers at the beginning of the school day, an Agape Service, Stations of the Cross, the Ash Wednesday ceremony, Mary's Day, and other religious activities.

The Upper School offers rigorous college-prep academics with advanced placement and honors courses in numerous subject areas. The Upper School graduates routinely matriculate to the top universities and colleges in the nation. Alverno's unique student government program gives the Upper School girls powerful leadership roles in the school. During its first year in existence, the Lower School has become known for its academic excellence and dedicated faculty. Over 130 founding families joined together from 32 schools, both public and private, founding the new TK-8th Grade Lower School, during a difficult and uncertain time of the Covid-19 pandemic.

The Upper School has a long tradition of serving Sierra Madre and the surrounding communities. The school instituted a community service program in 1997, where the students have dedicated thousands of hours of time to community causes and events. These include Bake-A-Change, sponsoring retreats for surrounding schools and parishes. The Lower School has instituted similar community service programs, including Humanity Week, a food and clothing drive for the Foothill Family Clinic, the Union Rescue Mission, and the Saint Francis Center. The Lower School has supported Vroman's Book Store, through the Book or Treat program.

Services to the community include sponsoring the local scouting troops and the yearly fundraising event for the Sierra Madre Friends of the Library. The campus serves as the home to the Sierra Madre Dance Company. The school has supported the Sierra Madre youth softball team program for decades. The Lower School organized a successful Santa's Villa this past holiday season, which was open to the neighborhood. The school hosts a



The Lower School campus is designed to preserve as a main focal point the specimen Moreton Bay Fig tree

Halloween Event for the community, which serves as a safe space for children and families.

The school's new athletic facilities, which were completed in 2019, are open and available to the neighborhood. It is not unusual to find neighbors using these facilities, playing games on the field, or walking their dogs and exercising. The field was especially busy as a safe outdoor space during the Covid-19 pandemic.

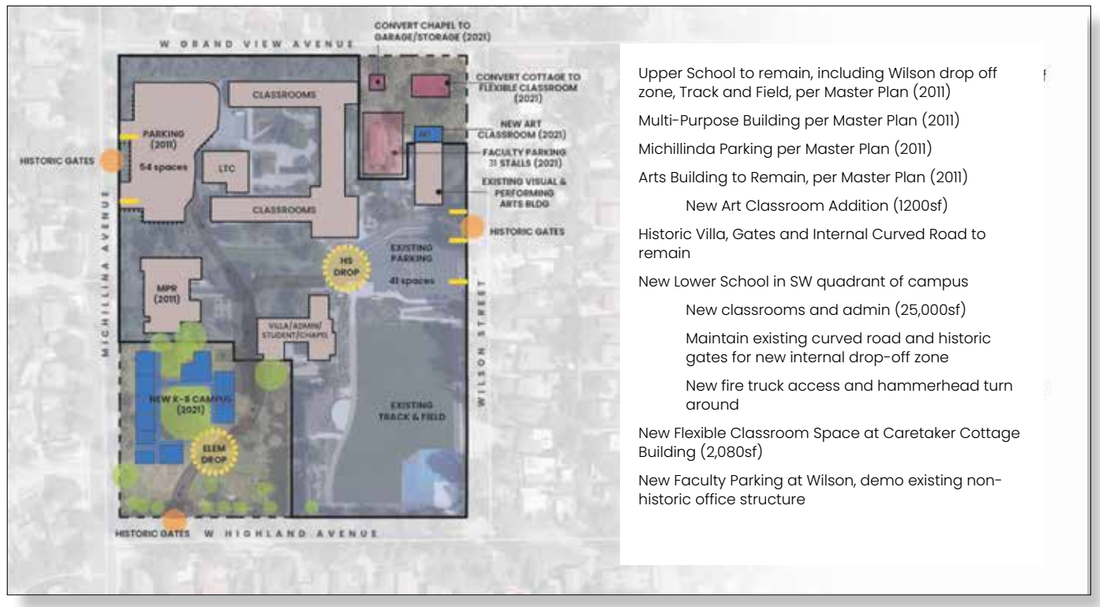
Alverno girls are routinely chosen to represent Sierra Madre at the Rotary Youth Leadership Association and on the city's Rose Parade float. The students also present their AP Art project at the Creative Arts Center and volunteer to paint local merchant's windows for the Halloween decorating contest. Both the Lower and Upper School participate in the Fourth of July parade.

Location

Alverno Heights Academy is located on a large 12.10-acre site on the western boundary of the City of Sierra Madre. The school is bounded on the west by Michillinda Avenue, the south by West Highland Avenue, on the east by Wilson Street, and on the north by Grandview Avenue. The City of Pasadena is immediately west of the school. Sierra Madre Boulevard is located one-quarter mile south of the site. The site is primarily surrounded by low-density residential homes and a multi-family development located southwest of the campus in Pasadena.

General Plan and Zoning

The general plan and zoning designations for the site are Institutional; a designation that permits private schools with the approval of a conditional use permit and master plan pursuant to Sections 17.38.070.A.14 and 17.38.050.C.1.a of the Sierra Madre Municipal Code.



Proposed Master Plan Update - *Areas to be Amended in the Updated Master Plan -2021, (see Appendix for enlarged exhibit, page 31)*

Present Development – Existing Campus Site Plan

The existing school consists of three classroom buildings, a learning technology center (the former library), administrative offices, cafeteria, faculty lounge, chapel, caretaker's house, art studio, storage, the athletic field, amphitheater, and historic Villa. During the summer of 2020, the school was permitted to locate three modular classroom buildings adjacent to the Prayer Garden. Each building contains two classrooms, located in the footprint of the approved Multi-Purpose Building. Structures on the property cover 55,846 square feet, approximately 11% of the site (See Existing Campus Site Plan, page 30).

Land Use – 2021 Master Plan Update

The school retained GGA + Architects and RKA Civil Engineers to assist in the development of the Master Plan for the Lower School. Both firms assisted in developing the 2011 Master Plan and have years of project experience on the campus, including the development of the modular classrooms. The Exhibit – Proposed Master Plan Update (page 31) – illustrates in gray the areas of the 2011 Master Plan that will not be affected by the 2021 Update. The areas affected by the 2021 update are generally in the northeast corner of the campus and the southwest corner of the campus. At master plan build out the coverage of campus structures on the site would be 18%, with 57% of the campus devoted to open space. Parking areas would comprise 16% of the campus and walkways/ paths would comprise 9% of the campus areas (See Updated Master Plan Exhibit, page 32).

Northeast Campus Area

There are four projects anticipated in the northeast campus area. The school is proposing to convert the existing chapel (400 square feet in floor area) to its former use for storage. The existing caretaker's home of 2,080 square feet of floor area would be converted to flexible classroom space. The school would be preserving the exterior of the home to blend with the adjacent low density residential neighborhood. It is anticipated that the existing floor plan would be modified for flexible use classrooms, a restroom, faculty offices and storage areas.

A new Lower School art room of 1,200 square feet in floor area would be constructed on the northside of the existing Visual & Performing Arts Building. This building houses the Upper School art classroom and storage. The former garage portion of the building will be adaptively reused for the performing arts as envisioned in the 2011 Master Plan.

The 2021 Master Plan Update anticipates that the existing offices and faculty lounge would be demolished, and a centralized faculty parking lot would be constructed. The 31-stall parking lot will consolidate faculty parking currently located in a variety of areas in the northeast portion of the campus. The business office and faculty lounge would be relocated to the Villa. The Villa's entry gates on Wilson Street would be preserved. The Upper School drop-off area would be located adjacent to the cafeteria in the Wilson Street parking area.

Southwest Campus Area

The Lower School is proposed for the southwest portion of the campus. This area currently does not contain any structures. There are protected Coast Live Oak trees in this area, along with a specimen Moreton Bay Fig tree. The Lower School site plan is designed to protect the small grove of oak trees located between the proposed multi-purpose building and the future Lower School campus. There are smaller oak trees along the Michillinda Avenue and Highland Avenue frontages which would be preserved or relocated (See Enlarged Site Plan, Lower Campus, page 33).

The Lower School would consist of 25,300 square feet of classrooms and administrative offices. The project would include one classroom for TK-8th grades, with the specialized classrooms for science, music, and technology/robotics/makerspace. There would one classroom for math, which would double as an afterschool care room. The floor plan also includes restrooms, physical education changing room and storage areas (See Exhibit: Lower School Facility Space Program, pages 26-27).

The Lower School's site plan preserves the Villa's entry gates on Highland Avenue and the Villa's main road. The Villa road was converted to a one-way road with the approval of the modular classrooms in June of 2020. The road will continue to serve as the Lower School drop-off and pick-up area. Vehicles would continue to enter the

campus from Michillinda Avenue, travel south on the Villa road, and exit through the Highland Avenue gate. The site plan, building elevations and grading plan have been designed to preserve the maximum extent possible the public vistas into the campus to the Villa.

The Administration Building and classrooms immediately adjacent to the Villa will be single-story in height and setback one-hundred feet from the Villa. The main Lower School campus floor plan is shaped like the letter 'L", with portions of the building two stories in height (33 feet) and the southern portion of the building three story in height (39 feet). The city's municipal code recognizes that modifications to the development standards for the Institutional Zone may be accomplished in an approved master plan. The findings and facts for the requested height modification are discussed further in this document. (See Exhibit Campus 3-d Massing Study, page 35)

Concept Landscaping Plan

The concept landscape plan draws its inspiration from the existing campus use of native and drought tolerant trees, shrubs and ground cover approved in the 2011 Master Plan. The concept landscape plan continues the historic use of olive trees (Olea Europaea) along Grandview Avenue, extending them to the Michillinda perimeter, complimented with native oak trees. The Lower School site plan preserves the Moreton Bay Fig Tree as the main focal point and quad area. Jacaranda and Crepe Myrtle trees were added as flowering accent trees. Drought tolerant shrubs such as lavender and dwarf bottle brush are mixed in with drought tolerant groundcovers like Tufted Hair Grass and Ceanothus. (See Exhibit - Concept Landscaping Plan and Landscape Elements – Mediterranean and Native Palette, pages 48-52)

The school has implemented a drought tolerant irrigation plan by replacing the aging sprinkler systems with drip-irrigation where possible. The athletic field was designed to capture and infiltrate rainwater, which has resulted in the turf areas not requiring the use of domestic water for a major portion of the year. The school will continue the use of drought tolerant and native plants, along with drip irrigation for the landscaping plan for the Lower School campus. Details landscaping and irrigation plans would be required with each new building phase.

Stormwater Protection and Concept Grading

Stormwater Controls

Sierra Madre drains into the Los Angeles River watershed and is subject to a series of regional water quality requirements, including the National Pollution Discharge Elimination System (NPDES) permit and Low Impact Development Standards (LID). The 2011 Master Plan implemented a major stormwater capture project under the Wilson Street parking lot and on the athletic field. This system was constructed in 2019 and captures runoff from approximately half of the campus. The school installed a second LID system with the modular classrooms in 2020, that captures and infiltrates runoff from this area of the campus. The Lower School campus will require additional LID measures, which are planned in the southwest area of the campus. The school has sufficient open space to accommodate the new LID devices.

Concept Grading

The Southwest portion of the campus has an elevation change of twenty-three feet from the corner of Michillinda Avenue and Highland Avenue (962 elevation) to the area north of the proposed Lower School buildings (985 elevation). The grading plan for the classroom buildings takes advantage of the existing contours by locating the first-floor classrooms in the southwest corner at the 970 elevation while the main classrooms and administration office would be constructed at the 980 to 982 elevation. The concept grading has been designed to minimize the grading adjacent to the Moreton Bay Fig Tree and the oak trees located north and west of the administration office.

The grading plan takes into consideration the American With Disabilities Act (ADA) requirements for accessible walkways and vehicle parking areas, which resulted in flattening certain areas of the site plan. The faculty parking lot in the Northeast portion of the campus would result in 1,250 cubic yards of cut and no fill, resulting in an excess of 1,250 cubic yards of soil. The concept grading plan for the parking area was impacted by ADA requirements. The Lower Campus would result in 1,130 cubic yards of cut and 650 yards of fill, with a need for 480 cubic yards of soil. The sports court and playground would result in 100 cubic yards of cut and 550 cubic yards of fill, resulting in an excess of 480 cubic yards of soil. The grading would most likely be implemented in phases dependent upon the school's educational programming needs and the capital campaign. The school will explore every option to store excess earth on campus for reuse in the project. (See Exhibit: Concept Grading and Paving Plans, see 11x17 Section)

Access to Utilities and Streets

The school is served by fully developed streets and sidewalks. No additional right-of-way dedications or improvements are required. Sidewalks exist on Michillinda Avenue, Highland Avenue and Wilson Street. As a condition of the 2011 Master Plan, the school was required to install a pathway and landscaping on Grandview Avenue. The Lower Campus would be served by the city's water department through the six-inch line on Michillinda Avenue. The school installed a new fire hydrant on Michillinda Avenue in July of 2020, with the modular classroom project. The school anticipates installing an additional on-site fire hydrant for the Lower School campus. The new structures will be protected by fire sprinkler and fire alarm systems and meet other city fire department requirements. The Lower campus is served by an 8-inch sewer line in Highland Avenue. Electrical service is provided by Southern California Edison, with gas service provided by Southern California Gas Company.

Parking and Traffic Circulation

Parking Analysis

A parking analysis has been prepared of the current and future parking needs. Alverno currently has 110 on-site parking stalls, located in two main parking areas, and adjacent to the Business Office/Faculty Lounge. The Michillinda parking lot contains 47 parking stalls; the Wilson parking lot contains 41 stalls; and the faculty/staff parking areas contain 24 stalls in various locations. 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 last summer with the modular classroom project.

Current Parking Inventory

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

Section 17.68.020 D.7 of the SMMC specifies the parking requirements for elementary, junior, and high schools. The City's parking code requires that elementary and junior high schools provide 1.5 parking stalls per classroom, and one parking stall per two employees and faculty. High schools must provide one parking stall per every five students, and one parking stall per two employees/ faculty. [2]

TK-12th Grade Code Required Parking

Lower School TK-8th Grades	10 classrooms = 15 parking stalls
Upper School 9th -12th Grades 200 students	One parking stall for every five students = 40 parking stalls

Faculty and Staff Code Required Parking

Lower School	21 faculty and staff
Upper School	31 faculty and staff
Total Faculty and staff (52)	26 parking stalls

Total Code Required Parking (TK-12th Grade, staff)	81 parking stalls

2 *The parking analysis was prepared relying on 200 high school and 200 lower school students. This is the worse case scenario for parking, since the code required parking is less for lower schools as compared to high schools.*

Parking Calculation

Parking Provided	114 parking stalls
Code Required	81 parking stalls
Parking stall surplus	33 parking stalls

Future Parking Demand

The campus will continue to provide a surplus of parking spaces until the multi-purpose building is constructed. This was the case with the 2011 Master Plan, which required that an additional 52 parking stalls be provided with the construction of the multi-purpose building. The parking code requires 133 parking stalls at build out of the campus (81 stalls for the students, faculty/staff, and 52 stalls for the multipurpose building).

At Master Plan build-out the school will provide 133 on-site parking stalls in five parking areas:

Michillinda Lot	54 stalls
Wilson Lot	41 stalls
Grandview	2 stalls
Faculty Parking Lot	31 stalls
Lower School Parking	7 stalls
Total	133 stalls

Event Scheduling

The Planning Commission adopted a series of conditions in Resolution 11-10 to address any potential parking, traffic, and noise issues. Condition #4 requires that the school assign a parking attendant(s) to assist parking vehicles in the Alverno campus for special events and anticipated "at capacity" events in the multi-purpose building. Condition #6 prohibits the rental of the athletic field to groups not affiliated with Alverno, such as AYSO and adult leagues.

Condition #13 prohibits the use of the multi-purpose building for non-school events, except for city events. Condition #15 deals with concurrent events as follows: "any concurrent events that involve outside sports teams or league playoffs at the soccer/softball field and multi-purpose building shall be scheduled with a minimum of one hour time to provide for sufficient on-campus parking and to mitigate traffic concerns. No more than two of the events shall be schedule on any-one day." These conditions would continue to be in effect with the 2021 Master Plan Update.

Parking Area Phasing

The proposed Master Plan Update includes six phases, with each phase meeting the City's parking requirements. Condition # 10 of the 2011 Master Plan required that the school complete a parking analysis with each proposed phase to ensure that the code required parking is provided. This parking analysis provision would remain in the 2021 Master Plan Update.

Phase	Parking Required
Conversion of Chapel to Storage Building/ Relocation of Chapel to the Villa	No new parking required (Surplus of 33 stalls)
Conversion of Caretaker Residence	No new parking required (Surplus of 33 stalls)
Demolition of Business Office/Relocation to Villa	No new parking required (Surplus of 33 stalls)
Construction of Faculty Parking Lot	The existing faculty parking of 24 stalls is to be replaced with centralized parking lot with 31 centralized stalls (Surplus of 41)
Construction of Lower School Campus	7 parking stalls (Surplus of 49)
Michillinda Parking Lot Project Construction of the Lower School Campus	54 parking spaces (Surplus of 56)
Multi-Purpose Building Overflow Parking/ Per Approved 2011 Master Plan	52 parking stalls

Circulation Concept and Traffic Circulation Analysis

The circulation concept relies on minimizing the impacts on the local streets by dispersing traffic through three of the school's existing driveways and making use the major arterial street of Michillinda Avenue for serving Lower School. Michillinda has a 70-foot right-of-way and has a curb-to-curb width of 48-feet. The circulation concept recognizes the fact that it requires additional time to drop-off and pick-up elementary students than for high school students. There will be an increased number of Lower School vehicles as compared to the number of the Upper School vehicles. The need for additional time for drop-off and pick-up of students is especially longer in the case of younger children who are required to be restrained in child safety seats by the California Vehicle Code. Parents typically help the student out of their car seats. Also Lower School parents often bring tricycles and bicycles for their children to ride on campus during the day, which require additional time to unload and load.

The circulation concept relies on the Lower School parents entering on Michillinda Avenue and exiting the campus via the internal Villa road through the Highland Avenue exit. Highland Avenue has 60-foot right-of-way and is developed at 38-feet curb to curb. The city required that directional signs be installed at the Highland Avenue gate as part of the modular classroom project. The signs instruct parents to turn right onto Highland Avenue to reduce the east bound traffic on the street. The drop-off and pick-up area for the Lower School would use the full length of the internal Villa drive lane, so that vehicles are not lined up on Michillinda Avenue. As part of the modular classroom project, the city required that the school install a "no parking" area on Michillinda Avenue south of the school's entry.

The internal Villa road provides significant vehicle queuing length (the number of vehicles in a horizontal line). There is over 300 feet of queuing to the Lower School from the Michillinda Avenue gate. The Lower School would have a dedicated 180-foot-long drop-off and pick-up area immediately adjacent to the new classrooms, with a sidewalk installed on the west side of the Villa road to facilitate drop-off and pick-up of students.

Faculty and staff would be stationed to facilitate the drop-off and pick-up of students, as well as to monitor vehicles entering and exiting the campus. The area would be served by internal walkways facilitating direct access by the students to their classrooms. The circulation plan utilizes the Wilson Street parking area adjacent to the cafeteria as the drop-off and pick-up zone for the Upper School.

Wilson Street has a 60-foot right-of-way and is developed at 38 feet curb-to-curb. There are three driveways on Wilson Street. One entry is through the Villa gate. The Wilson Street parking lot is served by one entry and one exit driveway. This parking lot is used for the drop-off and pick-up of the Upper School students. There is one driveway on Grandview Street, which has a 50-foot right-of-way and is developed at 34-feet from curb-to-curb. There is a ten-foot Metropolitan Water District easement on the southside of Grandview where the school developed a decomposed granite pathway with landscaping as required in the 2011 Master Plan. There is a driveway on Grandview Avenue that was installed to the former garage for the care taker's home.

Planning Center Traffic Analysis

The traffic analysis prepared by the Planning Center for the 2011 Master Plan indicated less than significant impacts from the 400-student enrollment. The total daily increase in traffic from pre-project levels in Michillinda Avenue was 4.3%. The traffic analysis recommended adding an additional driveway on Michillinda Avenue for use during peak arrival and departure times. The report also recommended striping the westbound approach of the intersection of Michillinda and Highland Avenue to provide for a right-turn-only lane. This recommendation was subsequently found unnecessary by the city. [3] The traffic analysis concluded that the Master Plan did not impact the signalized intersection of Michillinda Avenue and Sierra Madre Boulevard.

The 2011 traffic report also reviewed the traffic impacts on seven local intersections serving the school (see Table 24, Project Impacts on Intersection Levels of Service, AM Peak Hour). [4]

3 Planning Center, Mitigated Negative Declaration and Initial Study, March 2011, Page 115-116.
4 Planning Center, MND, 2011, Page 110

The report analyzed LOS (level of service) with and without the project. The report documented the following LOS for the seven intersections serving the campus:

Intersection	2011 LOS	2020 LOS (No Project)	2020 LOS (With Project)
Michillinda/ Grandview	B	B	B
Michillinda/ School Driveway	B	C	C
Michillinda/ Highland	C	C	C
Wilson/ Grandview	A	A	A
Wilson/ School Driveway	A	A	A
Wilson/ Highland	A	A	A
Michillinda/ Sierra Madre Blvd	B	B	B

The city requested an update to the 2011 traffic study prior to issuing permits for the modular classrooms. The 2020 traffic study (April 30, 2020) estimated the volume of traffic to determine the project's impacts to the adjacent streets and intersections. The trip generation was calculated using regression/linear equations for each peak traffic period and based upon land uses obtained from the Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition, 2017. [5]

The traffic engineer estimated the traffic generation based on a maximum of 400 students, with additional trips for faculty, staff, guests, and other trips. The 2020 traffic study assumed a future enrollment of 200 high school students and 200 elementary students. The daily trips attributed to the school were estimated at 727 total trips per day, a decrease from the 830 trips per day estimated in the 2011 traffic study. The Upper School is estimated to generate 469 daily trips, while the Lower School is estimated to generate 258 daily trips. (See Tables 1 & 2)

The Upper School would generate 86 total vehicles during the morning peak hour and 58 vehicles during the afternoon peak hour. The Lower School would generate 90 vehicles during the morning peak hour and 56 vehicles during the afternoon peak hour. The morning peaks were from 7:00 a.m. to 8:00 a.m. Monday through Friday. The afternoon peaks were from 3:00 p.m. to 4:00 p.m. Monday through Thursday, with the Friday peak from 1:30 p.m. to 2:45 p.m.

The trip distribution patterns for the proposed Lower School were forecast based on reviews of existing traffic volume data, surrounding land uses, and the local and regional roadway facilities in the project vicinity. The study examined the Upper School relying on the Wilson Street access, while the Lower School traffic entered from the Michillinda driveway and exited from the Highland Avenue gate. To assess the existing traffic conditions, the 2010 traffic volumes were combined with an ambient growth factor of 0.5% per year over a ten-year period. The 0.5% growth factor was used since the adjacent area is substantially built out. Only the morning peak hour was addressed in the intersection analysis because the school would not typically impact the late afternoon commuter peak period which occurs generally from 5:00 p.m. to 6:00 p.m. The total volumes of existing conditions plus the proposed school expansion were determined by adding the traffic that would be generated by the expanded school to the existing traffic volume.

The study reviewed the intersections of Michillinda Avenue and Highland Avenue, Michillinda Avenue and Grandview Avenue, the school's entry on Michillinda Avenue, the intersection of Grandview Avenue and Wilson Street, the intersection of Wilson Street and Highland Avenue and the school's entry on Wilson Street. The result of the traffic modeling determined that the expanded school would result in no significant impacts at these intersections. The westbound approach at the intersection of Highland Avenue and Michillinda Avenue remains at LOS C with the traffic from the proposed Lower Campus.

The traffic engineer examined the queuing length on the westbound approach of Highland Avenue and Michillinda Avenue. The report indicated that the morning queuing length was 88 feet. The engineer also examined the level of service (LOS) impacts to this intersection. The existing condition was LOS C, with a 22.6 second delay for vehicles westbound on Highland Avenue, turning onto Michillinda. The intersection would remain at LOS C with the addition of the Lower School vehicles, resulting in a slight increase in the +delay time to 24.8 seconds at this intersection (+2.2 seconds per vehicle). The report concluded that there were no significant traffic impacts at the study intersections.

The city evaluated the onsite vehicular circulation plan provided by Alverno prior to issuing the modular classroom permit. The city staff determine that there was adequate campus vehicular queuing space to prevent vehicles reaching Michillinda Avenue. For the 2020 traffic study the student drop-off and pick-up area was adjacent to the modular classrooms. The proposed master plan amendment moves the drop-off and pick-up area further south on the Villa road, resulting in additional queuing distance for vehicles from the Michillinda Avenue gate.

Tree Protection Plan

Tree preservation and protection is governed under Chapter 12.20 of the SMMC. Native oak trees and ornamental trees significantly enhance the community's aesthetics, improve property values, improve air quality, reduce summer cooling costs, and improve the health and welfare of the community. The City code establishes legacy tree requirements, as such no legacy trees exist on the campus. Alverno embraces these 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 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. Only protected trees over four inches in trunk diameter at four feet above natural grade were required to be included in the survey. There are no mesa oak, black walnut, or western sycamores on the campus. Prior to beginning the site design for the master plan update, the school retained Arborgate Consultants to prepare a tree survey and a tree preservation report. Arborgate Consultants also completed the tree survey for the 2011 Master Plan. No protected trees will be removed for the projects in the northeast area of the campus – the art room addition and the faculty parking area.

Southwest Campus Area

One hundred trees were surveyed (<4" DBH in the tree report) on the west side of the campus (see Tree Survey Exhibit). Approximately 47 trees are within the footprint of the Lower Campus. The row of Italian Cyprus lining the Villa's mirror pond were not surveyed, since this row of

Tree Survey Map as part of the 2021 Arborgate Consultant's Tree Survey

5 *W.G. Zimmerman Engineering, Alverno Heights Academy – Traffic Circulation Analysis, April 30, 2020*

trees is located on the eastern boundary of the proposed Lower School development. The Cyprus trees will not be impacted or disturbed by development. Other significant trees include a large Moreton Bay Fig tree, that will be preserved as a central focal point of the Lower School campus and campus open space area (See Exhibits - Alverno Heights Academy Tree Preservation Plan, see 11x17 Section).

Fourteen coast live oak trees are within the survey area. Four of the trees are governed under the 2011 Master Plan (Trees #32, 42, 46 and 47) and are located north of the modular classrooms. The 2011 Master Plan designates this area for special attention during the design of the landscape area north of the future multi-purpose building and the Michillinda parking area. This requirement would remain in place in the 2021 Master Plan Update.

Of the ten oak trees on the Lower Campus, five trees are preserved and not impacted by the campus site plan. Two oak trees are proposed for removal to construct the western most classroom building. Three smaller oak trees adjacent to the lower school sports court will require special consideration. These trees may be eligible for boxing and transplanting on campus under the recommendation and review by the arborist.

Oak Trees Surveyed in the Lower Campus

Tree Number	Diameter	Status
#55	6 inches	No impact
#68	7 inches	No impact
#70	21 inches	No Impact
#71	36 inches	No impact
#72	12 inches	Removed for TK Classroom
#76	39 inches	No impact
#85	10 inches	Special consideration – west of sports court
#87	10 inches	Special consideration – south of sports court
#88	12 inches	Special consideration – south of sports court
#100	22 inches	Removed for TK Classroom

The arborist found that the oaks are in adequate to good health. Some have various structural defects. There is some crowding of the trees north of the proposed administration building.

There are several large specimen trees worthy of special care and protection. The Moreton Bay fig tree is in good health and will be preserved as the main focal point of the lower school campus, to serve as the courtyard. The arborist recommended that buildings be setback approximately sixty feet from the tree trunk to protect the roots, This 120-foot diameter around the tree is larger than the crown of the tree.

Adjacent to the Prayer Garden is a Queensland Kauri, which is included in a proposed landscape area. A large multi-trunked Indian Laurel is located south of the Villa in an existing planter. There are several large palm trees outside of the building area. The arborist noted that the Canary Island date palms and Pindo palms require specialized attention. The protected oak trees which are removed for the project would be replaced per the requirements in the SMMC.

Historic and Cultural Resources

The Villa del Sol d'Oro (Villa) has been identified by the city as a Historic Residence. There are two other significant structures on the campus - the former Villa garage/ barn (Visual & Performing Arts Building), and the care taker's residence. These structures are not designated as historic by the city. The school's historic resources have been studied in the past by Sapphos Environmental, Inc. for the 2011 Master Plan and the recent addition of the temporary modular classrooms west of the Villa. [6]

6 Sapphos Environmental, Final Historic Resources Technical Report Alverno High School, September 23, 2005; Sapphos Environmental, Memorandum for the Record, Design Review for Temporary Classrooms at Alverno Heights Academy, May 15, 2020.

The Villa is a major cultural and historic asset to Alverno and to the Sierra Madre community. The Villa is used for school events, such as prayer services, masses, school receptions and fund raisers, and for non-school events, such as weddings and commercial filming. The Villa is also used for Sierra Madre community events, such as fundraisers and meetings. Continuing the ongoing preservation and adaptive reuse of the Villa, along with the former garage/barn and the care taker's residence are key goals in the 2021 Master Plan Update. Based on their knowledge of the school and the city, the school retained Sapphos Environmental to review the impacts of the proposed 2021 Master Plan Update on the Villa and other structures.

Brief History of the Villa del Sol d'Oro

The Villa del Sol d'Oro was constructed by the regionally prominent physician Dr. Walter Jarvis Barlow (1868-1937). As a young doctor in New York, Dr. Barlow contracted a mild case of tuberculosis. He and his wife Marion Brooks Barlow relocated to Southern California in 1895, in part to take advantage of what was considered at the time the good health effects of the climate. He started a practice specializing in lung diseases, forming the Barlow Hospital near the present-day Elysian Park in 1902. The respiratory hospital continues to function to the present time.

The Barlow's retained noted architect Wallace Neff in 1924 to begin the design for the Villa on a 13-acre property located in Sierra Madre. Neff was by then a well- regarded regional architect who had designed Pickfair and the Gillette mansion, as well as other homes for many of Hollywood's earliest stars. Through a collaboration with Dr. Barlow, Neff designed the Villa del Sol d'Oro, which was completed in 1928. The Villa is a two-thirds scale replica of the Villa de Collazzi near Florence rumored to have been designed by Michelangelo.

During the time the Barlow family called the Villa home, they hosted lavish parties, entertained guests from around the world, and enjoyed the seclusion the expansive property provided them. After battling tuberculosis for over 30 years, Dr. Barlow passed away in 1937. Marion was faced with the difficult decision of remaining at the Villa or selling the property. With her children grown and the care of the property becoming overwhelming, Mrs. Barlow sold the Villa and property to the Sisters of St. Francis in 1942. She lived the remainder of her life at the Huntington Hotel (currently the Langham Huntington Hotel) where she passed away in 1964.

The Sisters of St. Francis planned to use the property for a convent and novitiate for the then growing order. With the Villa serving as their Provincial Center, the Sisters of St. Francis provided education, childcare, health care to the Catholic immigrant communities in the San Gabriel Valley. Recognizing the need for more opportunities for young women, the Sisters of St. Francis began construction of an all-girls high school on the property just north of the Villa in 1959. Named Alverno Heights Academy, the school opened in 1960, with the first class of seniors graduating in 1964. By the middle of the 1970s, the Sisters of St. Francis sought another religious order to become the legal sponsors of Alverno Heights. In 1978, the Sisters of St. Francis formally sold the school and the property to the Immaculate Heart Community.

Today, the Villa is an important part of Alverno's everyday activities. It is not uncommon to find photography classes taking pictures on the terrace or find writing classes creating a story about the Barlow family. Alverno's choir holds their practices in the Villa, as does the dance class. The Villa serves as the location for the school's Winter Formal, the annual Christmas Candlelight Celebration, the Mother-Daughter Tea, and Father-Daughter Dance. The Villa is also used by the Alverno Parent Teacher's Association (Lower School) and the Alverno Parent Association (Upper School) for meetings and events.

Sapphos Environmental studied the impacts to cultural and historic resource from the proposed improvements of the Lower School campus. Their report found that the "construction, operation, and maintenance of the Lower School campus with the new playground and sport court will have no direct impact on the Villa as no aspect of the Villa will be included in the new development." The report further stated that "the two new lower campus buildings closest to the Villa to the southwest will be one-story in height, coupled with the elevation change within the campus, which rises to the north, will ensure the massing, size, and scale of the new buildings do not impeded the two-story Villa." The cohesiveness of the historical resources will be ensured by incorporation of

architectural features such as smooth stucco, exposed wood structural beams, and simple forms. The two buildings closest to the Villa are setback over 100 feet and there is "low potential for unanticipated damage to the Villa, and any unanticipated damage should be repaired in kind."

The report further explained that the Villa will remain visible from the original southern entrance gates and driveway. Furthermore, the classrooms in the lower southwest corner of the campus are offset from the sightline of the Villa from Highland Avenue and sited at a lower elevation from the Villa. The report pointed out that existing heavy vegetation already obscures the Villa's public views, such that no change will occur. The existing Villa mirror pond and row of Cypress trees are unaffected since they will be outside of the project area. The report found less than a significant impact from the new lower campus buildings. (See View Analysis, Sectional Study, and Massing Study).

Sapphos also studied the conversion of the caretaker's home to a flexible classroom space, conversion of the chapel to its former storage use, and the addition of the art classroom to the existing Visual and Performing Arts Building. The addition to the building will have less than a significant impact, as the addition will be designed with compatible architecture to ensure historic cohesiveness. The addition will comply with the Secretary for the Interior's Standards for the Treatment of Historic Properties. The conversion of the caretaker's cottage to the flexible classrooms and the conversion of the Chapel to its prior storage use will have no impact on the "character-defining features of the site as the interior of the buildings are not significant to the historical resources." Sapphos Environmental recommended four mitigation measures, which are incorporated into the project.[7]

Private Rental Events in the Villa

The school has worked to find adaptive reuses for the Villa. As an older structure, the Villa requires significant and expensive upkeep. The Villa is rented for private events, such as weddings and wedding receptions, to help generate revenues for the upkeep of the house and grounds. These private events are regulated under a separate city council resolution. Operational conditions were developed in 2009, with input from the neighborhood. Private events are limited to Fridays and Saturdays. The private rental events are limited to the hours of 9:00 a.m. to 10:00 p.m., with the school's gates closed at 11:00 p.m. It should be noted that the school and the city entered into a joint use agreement in 2005, which allows for city events to be held in the Villa irrespective of the private rental events.

Filming in the Villa

The Villa has been used for television and movie production since the 1960s. Movie and television shows filmed at Alverno include Bird Box, Ford Vs. Ferrari, Delirium, Princess Diaries, Legally Blonde, Mommy Dearest, Atypical, The Morning Show, The Affair, American Housewife and Columbo. Filming is regulated community-wide by the city. For filming to proceed, the film company is required to obtain permission from fifty-one percent of the property owners who reside within 250 feet of the property involved in the filming.

Lower School Campus Design/ Architecture and Landscaping/Villa Preservation

The City of Sierra Madre's General Plan includes objectives that require that new structures be carefully designed to be compatible with and complement adjacent land uses (Objective L41). The policies require that new buildings be consistent in siting, massing, and scale with adjacent uses. New structures should be designed to a high level of architectural quality and be a visual asset. The General Plan encourages incorporation of landscaping in the building design.

The General Plan allows for the expansion of institutional uses, including height limits, beyond that allowed in adjacent residential areas, providing that a comprehensive master plan is approved by the city include various design features. The policies encourage a village theme in siting of structures, massing, scale, use of open space and architectural character. The new development should preserve historic structures to the maximum extent possible.

Preserving, enhancing, and adaptively reusing the Villa is a major goal of the master plan update. These goals are consistent with the General Plan's goals and policies. GGA + conducted a series of sectional studies, view analysis and concept architectural style boards to assist in implementing these goals. The sectional study of the lower campus illustrates the size and scale of the Villa to the proposed lower school buildings and surrounding residential neighborhood (See Sectional Study, pages 36-37).

As with the 2011 Master Plan, there are no changes to exterior of the Villa from the proposed 2021 Master Plan Update. The main concern has been to design the new buildings to protect and enhance the Villa. Towards this end, the school's architects prepared a massing and setback study, to evaluate any potential impacts from the construction of the Lower School.

The pads for the smaller classroom building and the administration building have been lowered to provide a buffer to the Villa. These building would be limited to one story in height to protect the Villa. The Moreton Bay Fig Tree will remain and will be enhanced as a focal point for the lower campus. The Villa gate on Highland Avenue would be retained for use for exiting for the Lower School, as well as the exiting for the private events held at the Villa. The Villa's curved main road would be preserved from the Highland Gate to the Villa. These site planning features help to create a village courtyard theme for the Villa and the lower school.

The main classroom building faces the internal courtyard, which preserves the Moreton Bay Fig Tree. The grove of oak trees would serve as an open space area between the classrooms, the administration building, the Villa, and the future Multi-Purpose building.

At the southern end of the campus, the main classroom building is proposed to be set back 80 feet from the Highland Avenue property line, providing an open space buffer from the adjacent homes. One the west, the main classroom building is setback 20 feet from the existing landscape buffer and view fence on Michillinda Avenue. A series of view analyses were prepared for Michillinda Avenue and Highland Avenue frontages to determine the visual impacts. Significant trees, shrubs and vines are already in place along the school's perimeters. The existing landscaping serves as a visual buffer to the new buildings. Additional trees, shrubs and vines would be used to infill voids in the existing landscape buffer (See the Exhibits showing massing views from both Michillinda Avenue and Highland Avenue, pages 38-41).

The existing campus takes advantage of the terrain using multi-story buildings. The lower school campus would also use multi-story buildings to take advantage of the terrain – varying in heights between one and three-story components. The height of the main classroom building running north/south follows the natural grade of the site and has been carefully planned to minimize the impact to the historic Villa and other significant site features. The classroom building is primarily two-stories for approximately 75% of its overall length on Michillinda Avenue. The building becomes three-stories in height at the south end, taking advantage of the natural fall of the land. At the north façade, the building measures approximately 24 feet above grade. At the southside, the main classroom building measures 39 feet above grade. As mentioned above, the smaller classroom building





Students enjoying the existing Modular Classrooms, sited within the footprint of proposed Multi-Purpose Building

7 Sapphos Environmental, Alverno Heights Academy Master Plan Addendum, Cultural Resources Technical Report, July 15, 2021.

and the administration building are both single story structures, respecting the Villa's stature and significance to the overall campus.

The concept architecture for the new buildings will be compatible with the Villa's materials and designs. The buildings would present a new identity in line with the school's past. The buildings would be smooth plaster, have exposed wood elements, simple forms, clerestory windows that harvest light for the classrooms and provide security. The upper school buildings were constructed in 1960 and are mid-century modern in design. Many of the design features can be integrated into the architecture of the lower school, including the use of generous overhangs, exposed wood surfaces, such as benches and trellises, and other natural materials. (See the Exhibit - Concept Architectural Style Boards, pages 42-47).

The concept landscaping plan draws its inspiration from the existing campus use of native and drought tolerant trees, shrubs, and ground cover approved in the 2011 Master Plan. The Lower School site plan preserves the Moreton Bay Fig tree with a 120-foot diameter area around the tree where no structures can be located. The Moreton Bay Fig tree serves as the major focal point of the campus as the student quad.

The landscape concept continues the historic use of olive trees (Olea Europea) along Grandview Avenue, extended to the Michillinda perimeter, complimented by native oak trees. Jacaranda and Crepe Myrtle trees are added as flowering accent trees. Drought tolerant shrubs such as lavender and dwarf bottle brush are mixed in with drought tolerant groundcovers like Tufted Hair Grass and Ceanothus. Additional planting would be provided on Michillinda Avenue and Highland Avenue to screen the Lower School campus improvements. (See the Exhibit - Concept Lanscaping, pages 48-52).

Noise

The potential noise impacts of the 2011 Master Plan were studied by the Planning Center in 2011. The study examined issues raised by the neighbors including noise from traffic, from school events during the day and evening, from weddings and receptions at the Villa, mechanical equipment, athletic activities, parking lots, the proposed Multi-Purpose Building, and the short-term impacts from construction.

The 2011 study concluded that the predominant ambient noise in the area is generated by vehicles traveling on Michillinda. Noise on the school site was the typical noises associated with a school, the use of the athletic fields, and the Villa. The study concluded that the noise impacts from the 2011 Master Plan were less than significant with incorporation of mitigation measures for construction of the Multi-Purpose Building . [8]

The city requested a noise study for the 2021 Master Plan Update. The school retained CSDA Design Group to complete a noise study on the proposed improvements associated with the master plan update. The noise measurements were conducted between May 10, 2021, and May 12, 2021, when the Los Angeles County Health Department permitted the opening of all grade levels to in person instruction. It is estimated that over 330 students were on campus during the study period (See Noise Exhibit, page 53).

As with the 2011 noise study, the significant noise generated in the study area is from vehicles travelling on Michillinda Avenue and other local streets. The 2021 noise study concluded that with the decrease in overall vehicle trips due to the introduction of the elementary school, the Master Plan Update is not expected to make a considerable change in the noise levels.

After construction of the planned lower school buildings, noise from midday elementary school lunch/break periods are estimated to not exceed any of the existing ambient noise levels at nearby residential homes. The consultant modeled students having lunch in the new lower school courtyard, plus students playing in the open space, lower school sports court. The new buildings provide sound attenuation, especially in the central courtyard area. The noise levels were modeled at the front-yards of the homes adjacent to the school. The impacts could vary based on location of students, athletes, and spectators.

The most noise-intensive events are associated with break and lunch periods, and after school athletic events. The study concluded that student athletes (as well as spectators, coaches, and officials) using the Michillinda parking lot for sports activities are not expected to generate average or instantaneous noise levels that exceed the existing ambient noise levels at the nearby homes on Grandview Avenue.

The same sport activities on the existing Athletic Field and the lower school sports court are not expected to generate average noise levels that exceed the existing ambient noise levels at the homes on Wilson Street and Highland Avenue. Estimates of instantaneous noise levels on Wilson Street could reach 63 dbA in the front yard of homes. The noise study revealed afternoon ambient noise levels of 53 dbA to 63 dbA in the neighborhood. Estimates of instantaneous noise levels on Highland Avenue could reach 65 dbA in the front yard of homes. The noise study documented existing weekday afternoon noise levels between 62 dbA and 64 dbA.



NOISE SOURCE LEGEND
"A" - Elementary School Lunch Area
"B" - Elementary School Play Area
"C" - After-School Sports Events
"D" - High School Lunch Area

Conceptual Noise Diagram, refer to CSDA Noise Study for complete diagramming of campus zones

Use of Modular Classrooms

Alverno will require temporary modular classrooms to house students while plans for the permanent lower school buildings are being prepared and a capital campaign is conducted. The use of the modular classrooms at Alverno is the same as other public and private educational institutions. The Alverno modular classrooms are approved by the California State Architect and used in public schools. Currently there are six modular classrooms, located in three buildings, sited adjacent to the Prayer Garden (west of the Villa). These buildings are 24 feet by 60 feet in size (1,400 square feet in total floor area). Each classroom is 700 square feet in floor area. These three modular classrooms are within the footprint of the proposed Multi-Purpose Building, which is approved for 12,860 square feet in floor area. These classrooms were approved by city staff in June of 2020 and installed over the summer of 2020.

Three additional modular classrooms are proposed to be located north of the existing modular classrooms and the new Michillinda entrance, while the school conducts a capital campaign to fund the new construction. These modular classrooms would be smaller than the existing modular buildings, at 24 feet by 40 feet, or 960 square feet in size, with one classroom in each building. The larger classrooms would be used for the lower school computer lab, art room and for the largest lower school grade. The classrooms would be located to protect the existing oak trees in the area and situated to allow for the construction of the second Michillinda driveway into the school. The plans include a 960 square foot restroom modular, that would be located adjacent to the cafeteria. This restroom would serve the lower schools' boys and girls. The modular classrooms would be processed under the city's existing development review process.

8 *Planning Center, Mitigated Negative Declaration, and Initial Study – Alverno High School Master Plan, March 2011.*

Master Plan Phasing

The phasing plan for the Master Plan Update is designed to allow maximum flexibility for the school to meet its programming needs and for capital campaign purposes. The Master Plan is divided into various smaller projects. The phases presented below are not in a particular order.

- Conversion of the existing chapel to its former storage use and relocation of the chapel to the Villa.
- Adaptive reuse of the caretaker's home to flexible classroom.
- Construction of the art classroom.
- Demolition of the business office and faculty lounge, with relocation to the Villa; construction of the faculty parking area.
- Addition to the Michillinda parking lot.
- Construction of the lower school sports courts.
- Construction of lower school in phases or as a whole; and
- Completion of the Multi-Purpose Building.

Conditional Use Permit Findings

Section 17.60.040 of the Sierra Madre Municipal Code requires that an applicant for a conditional use permit show, to the reasonable satisfaction of the Planning Commission that six findings have been conclusive met. They are the following:

1. **That the site for the proposed use is adequate in size, shape, topography, and location**.

Alverno Heights Academy is situated on a 12.1- acre campus, one of the largest school sites in the City of Sierra Madre. No change is proposed to the total enrollment of 400 students approved in the 2011 Master Plan. At build-out, the lower school campus and addition of the art classroom will result in 18% lot coverage for the entire campus, with 57% open space. The southwest portion of the site is adequate in size, shape, topography, and location to accommodate the new lower school buildings, parking areas, playgrounds, walkways, and landscaping. The northeast campus is adequate in size to accommodate the addition of the art classroom and faculty parking area.

2. **The site has sufficient access to the street which is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.**

The school is served by a major arterial street, Michillinda Avenue, which is fully developed. Traffic will decrease from the 2021 Updated Master Plan, as compared to the 2011 Master Plan. Under the Master Plan Amendment all intersections serving the school remain at their current levels of service. The Master Plan meets and exceeds the City's on-site parking codes. The school is currently served by five driveways, located on three separate streets, which disperses traffic. The 2011 Master Plan approved a second entry only driveway on Michillinda Avenue, which remains in the 2021 Master Plan Update. The internal traffic plan divides the school into lower and upper campus school drop-off and pick-up areas, relying on internal drive lanes and roads to minimize impacts on the adjacent public streets. AVHA added the required no parking zone on Michillinda Avenue with the addition of modular classrooms in June of 2020.

3. **That the proposed use is neither detrimental to the public health, safety, and general welfare, nor will unreasonably interfere with the use, possession, and enjoyment of surrounding adjacent properties.**

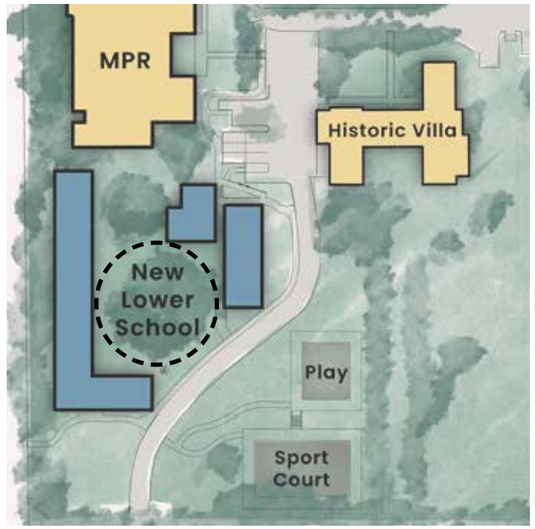
The campus is surrounded on the north, east and south sides by R-1 single family zoning in the City of Sierra Madre. The neighborhood west of the campus is in the City of Pasadena and is a combination of R-1 single family residences and R-M32 (32 units per acre) high density residential development. The Master Plan Update has been carefully designed to eliminate and reduce to insignificant any impacts. The plan continues to enhance the 61-year use of the 12.1-acre site for Catholic TK-12th Grade education. There are no immediately adjacent properties as all surrounding properties are separated from the school by public streets. The use of building setbacks, site planning, landscape buffers and building design protects the surrounding properties from impacts. The major conditions of approval for the 2011 Master Plan remain in effect, including the school's enrollment limits of 400 students. The 2011 noise study concluded that there were no noise impacts. The noise study conducted in May of 2021 determined that with the decline in campus generated traffic from the 2011 to 2021 plans, that will be no considerable increase in noise levels from the Master Plan Update.



The school provides much needed cultural, recreation and open space in an area of the community not served by public parks and open space.

4. **That there is a demonstrated need for the use requested.**

The new lower school campus, the addition of the new art classroom, the adaptive reuse of the Villa and the conversion of the care-taker's home to classrooms, and the completion of the 2011 approved Multi-Purpose Building will permit Alverno to meet the challenges and the changing needs of providing quality Catholic education. The Master Plan Amendment will provide direct benefits to the City of Sierra Madre, its residents, and businesses, providing much needed facilities and services. The school and its facilities will continue to be governed by the existing joint use agreement between the City and the Alverno.



The Lower School campus preserves the significant Moreton Bay Fig tree in a proposed central courtyard area.

5. **That the proposed use is consistent with the general plan, zoning, and any applicable design standard.**

The Master Plan is consistent with Objective L41.1 of the Sierra Madre General Plan by providing large building setbacks from the Highland Avenue property line and the Michillinda property line. Existing mature trees and landscaping exists on the school's boundaries and supplemental plantings will be provided in selected areas. The new art classroom maintains the existing setback of the Visual and Performing Art Building on Wilson Avenue. New structures will be designed to a high level of architectural quality. Consistent with General Plan Objective L41.2, the design of the lower school campus conveys a village theme, including preservation of the large Moreton Bay Fig Tree in the proposed central court area, along with the preservation of the stand of oak trees north of the lower school. The Master Plan implements General Plan Objective L41.3 by the adaptive reuse of the Villa for school uses, and private events, such as wedding receptions, which are regulated under a separate city permit. The Master Plan furthers Objective L41.4 be retaining the school site to meet future educational needs.

6. **That the use at the location requested would benefit the public interest and convenience.**

The Master Plan preserves the historic Villa for public benefit, including use by civic organizations and the City of Sierra Madre. The school provides much needed recreation and open space in an area of the community not served by public parks and open space. The school provides additional benefits through a joint use facilities agreement between the city and the school.

Master Plan Findings

In addition to the findings required for a conditional use permit, the planning commission shall find that the proposed master plan is consistent with the general plan and all the following provisions are met:

1. **Structures shall convey the village theme in their siting, massing, scale, use of open space and architectural character, and shall otherwise be consistent and compatible with adjacent land uses.**

The school buildings are designed to be compatible with the surrounding single-family and multi-family land uses. The campus will provide 57% open space at build-out of the Master Plan. The Lower School campus preserves the significant Moreton Bay Fig tree in a proposed central courtyard area, drawing upon the architectural elements of the Villa and the mid-century modern school buildings.

The arborist recommended that the Lower School structures be setback sixty feet from the trunk of the tree, creating a 120-foot diameter around the tree to protect its roots. This area is ideally suited for the Lower School's landscaped courtyard village theme, which will be carried out by the focus of the site planning on the central courtyard, varying the heights of the buildings as they move away from the Villa, with three of the classrooms and the administration building one story in height and located to the west side of the Villa road. Furthering the village theme, the design preserves the historic Villa gates, an open space lawn area on Highland and the Villa's main curved roadway.

2. **Historic structures shall be preserved to the maximum extent possible, and the project improvements shall be located and designed in a manner that does not adversely affect properties in the immediate neighborhood nor adversely affect cultural, historic, and environmental resources.**

The Villa will continue to be preserved as a major historic resource for the City and for Alverno Heights Academy. The 2021 Master Plan Update would encourage the adaptive reuse of the Villa for the school's chapel, business offices, faculty lounge and student activity areas. There are no exterior changes proposed to the Villa. The plan would preserve the Villa's main entry road and the entry gate from Highland Avenue. The Villa's other historic gates would continue to be preserved as well. The art classroom would be designed to be compatible with the existing Visual & Performing Arts Building, utilizing the existing building setbacks from Wilson Avenue. There would be no exterior change to the existing caretaker's home, which would be adaptively reused as flexible classrooms, faculty offices and storage space. The lower school classrooms would be setback 80 feet from Highland Avenue, increasing the density of the landscaping. The classrooms would be setback 20 feet from the landscape buffer on Michillinda Avenue, with increased density of landscaping in this area.






The architectural character of the proposed buildings will be cohesive with the existing historical fabric, including smooth plaster, have exposed wood elements, simple forms, clerestory windows for light and security.

3. **Structures should be designed to a high level of architectural quality, being a visual asset in the area in which they are located.**

The concept architecture for the new buildings will be compatible with the Villa's materials and designs. The buildings will present a new identity in line with the school's past. The buildings would be faced in smooth plaster, have exposed wood elements, simple forms, clerestory windows for light and security. The Lower School campus site plan takes advantage of the natural terrain, with building components between one and three stories in height. The buildings will also draw upon the Mid-Century Modern elements found in the existing campus, including use of generous overhangs, exposed wood, such as benches and trellises, and natural materials.

4. **Buildings and sites shall be designed to enhance the pedestrian character of the city, by opening directly onto sidewalks, providing walkways, other pedestrian linkages, and other amenities, and incorporating public activity spaces.**

Due to public safety considerations at schools, the Alverno Master Plan must balance this goal with student and faculty safety. The 2011 Master Plan improvements enhanced the pedestrian character of the city by the installation of the decorative perimeter pilasters, view fencings and landscape buffer on Michillinda Avenue; the installation of the decomposed granite pathway and landscaping on Grandview Avenue; and the use of the Villa's gates on Michillinda Avenue and Wilson Street. Additional campus walkways, with landscaping was installed as part of the 2011 Master Plan. The 2021 Master Plan Update includes new ADA access to the campus from Michillinda Avenue and access through the Villa's gates on Highland Avenue. The site plan preserves the Villa's main entry road from Highland Avenue and includes new sidewalks on the west side of the road. The 2021 Master Plan Update includes additional campus walkways. The athletic field is accessible and used by the school's neighbors.

5. **Landscaping shall be incorporated with the building design and reflect the overall visual character of the district which surrounds it, and shall consist of a combination of trees, shrubs and ground cover with careful consideration given to eventual size, form, susceptibility to disease and pests, durability, and adaptability to existing soil and climate considerations.**

The concept landscaping plan draws its inspiration from the existing campus use of native and drought tolerant trees, shrubs, and ground cover approved in the 2011 Master Plan. The Lower School site plan preserves the Moreton Bay Fig tree with a 120-foot diameter area around the tree where no structures can be located. The Moreton Bay Fig tree serves as the major focal point of the campus as the student quad.






The concept landscaping plan draws its inspiration from the existing campus use of native and drought tolerant trees, shrubs, and ground cover approved in the 2011 Master Plan.

The landscape concept continues the historic use of olive trees (Olea Europea) along Grandview Avenue, extended to the Michillinda perimeter, complimented by native oak trees. Jacaranda and Crepe Myrtle trees are added as flowering accent trees. Drought tolerant shrubs such as lavender and dwarf bottle brush are mixed in with drought tolerant groundcovers like Tufted Hair Grass and Ceanothus. Additional planting would be provided on Michillinda Avenue and Highland Avenue to screen the Lower School campus improvements.

6. **The project shall incorporate water conservation practices, such as, but not limited to, greywater plumbing, permeable ground surfaces, drought tolerant landscaping, green building materials, rainwater capture devices, and low-flow fixtures.**

The school installed a series of rainwater capture devices with the construction of the athletic field in 2019. These devices capture and store stormwater from the east half of the entire campus. Rain capture devices were installed with the modular classrooms in 2020. This rainwater harvesting has resulted in substantial water conservation on the campus.

The 2021 Master Plan Update includes provision for additional rainwater capture devices draining the west half of the campus. The concept landscaping plan would expand the existing use of drought tolerant and native species of trees, shrubs and ground cover and continue the use of drip-irrigation systems. The project will continue to implement low-flow fixtures.

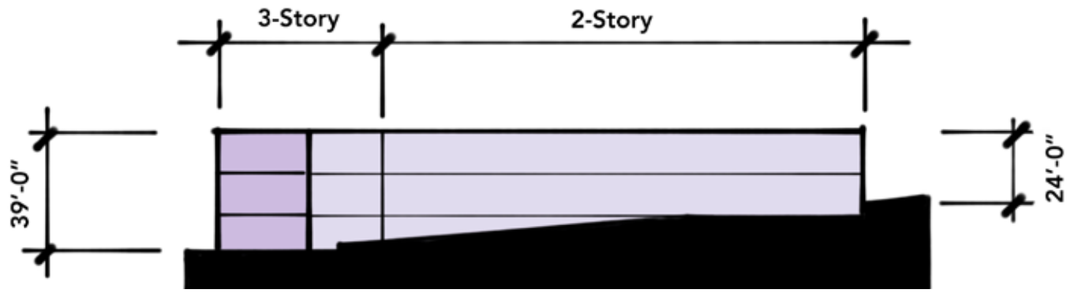
7. **Any development of a site north of the "Hillside view line" defined in Section 17.52.080 of the Sierra Madre Municipal Code or adjacent to a R-H-Zone property shall protect the natural environment from change, preserve and protect views and preserve and maintain the identity, impact, and environmental quality of the R-H Zone.**

Alverno Heights Academy is located outside of the Hillside view line as defined in Section 17.52.080 of the Sierra Madre Municipal Code.

Modification to the Development Standards

The Master Plan would modify the two story, 33 feet maximum building height limit in the Institutional Zone. This modification would occur to the southern- most portion of the Lower School's main classroom building to permit a three story, 39 feet maximum height limit. Much of the floor plan of the main classroom building will be two story in height, while the middle school and the administrative building will be one story in height. (See View Analysis, pages 38-41, Sectional Study pages 36-37, and Massing Study, page 35).

Adjustments to the development standards of Chapter 17.38 of the Sierra Madre Municipal Code may be permitted in the master plan providing the planning commission finds that the project meets the following requirements:



1. **Contains activities and functions which will be a significant asset for the city;**

The Alverno Heights Master Plan preserves the Villa Del Sol D'oro, a valuable historic asset for the Sierra Madre Community, including preservation of the Villa's three entry gates, the caretaker's home and the former garage/stable. The master plan preserves significant open space, with over six acres or 57% of the campus dedicated to open space and recreation. The plan will preserve and enhance the native oak trees and several significant major trees, including the Moreton Bay Fig tree, which is the largest specimen in the community.

The school has a long tradition of serving Sierra Madre. The school instituted a community service program in 1997, dedicating thousands of hours to community causes and events. These include sponsoring events in the surrounding schools and parishes. The school has hosted Humanity Week, providing food and clothing for the needy. The school hosts a Halloween Event for the community, which serves as a safe space for local children. The Alverno athletic field served as a safe open space during the Covid 19 pandemic for local families.

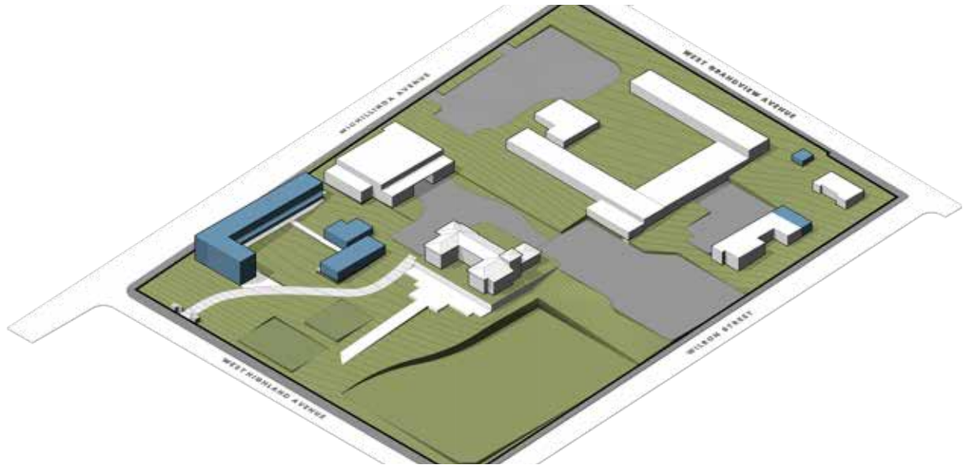
2. **Adequately mitigates impacts attributed to any increase in floor area ratio and height;**

The Master Plan is consistent with Objective L41.1 of the Sierra Madre General Plan by providing large building setbacks, eighty feet from the Highland Avenue property line and twenty feet from the Michillinda Avenue property line. Highland Avenue has a 60- foot right-of-way, while Michillinda Avenue has an 84-foot right of way.

Existing mature trees and landscaping exists at the school's boundaries to adequately screen the new classroom building. Additional new plant material will be added to the landscape perimeter to provide additional mitigation of the proposed height. The design of the main classroom will vary the elevation and height of the building. The additional height in the main classroom building assists in mitigating noise impacts to residences on Highland Avenue and Michillinda Avenue. The three-story component helps to preserve significant trees and open space on the campus, to the benefit of the school and the surrounding community.

3. **Provides additional benefits to the community above those which can be exacted to account for the development's direct impact. Such benefits would include, without limitation, making available parking to the public when not needed for the use, dedication of on-site recreational space or parkland, facilities for public meetings, and childcare available to the public.**

The school continues to provide parking for city and community events, such as the Wisteria Festival. The school provides space for the Sierra Madre Boy and Girl Scouts and the Sierra Madre Dance Company. The Villa hosts the Friends of the Library and other city functions. The school's athletic facilities are available for neighborhood and for city use. The future multi-purpose building will be available to the city. The school and the city voluntarily approved a joint facility use agreement in 2006.



Appendix

Lower School Facility Space Program

	Space Description	SF	Quantity	Sub-total SF
1	Classroom 01 (First)	960	1	960
2	Classroom 02 (Second)	960	1	960
3	Classroom 03 (Third)	960	1	960
4	Classroom 04 (Fourth)	960	1	960
5	Classroom 05 (Fifth)	960	1	960
6	Classroom 06 (Sixth)	960	1	960
7	Classroom 07 (Seventh)	960	1	960
8	Classroom 08 (Eight)	960	1	960
10	Classroom 10 (TK)	1,350	1	1,350
11	Classroom 11 (K)	1,350	1	1,350
12	Classroom 12 (Science)	1,350	1	1,350
	Science Workroom/Storage	250	1	250
13	Classroom 13 (Art)	1,200	1	-
	Art Workroom/Storage	250	1	-
14	Classroom 14 (Music)	1,350	1	1,350
	Music Storage	250	1	250
15	Classroom 15 (Technology, Robotics, Makerspace	1,350	1	1,350
	Technology Storage	250	1	250
16	Classroom 16 (Math + Afterschool)	960	1	960
	Restrooms	450	2	900
	PE changing rooms	450	2	900
	PE Storage	250	1	250
	Lower School Administration	2,000	1	2,000
	Support	900	1	900
Area Lower School			New SF	21,090
Grossing Factor			20%	
Total Area				25,308

Lower School Administration	SF	Quantity	Sub-Total SF
Public Waiting	120	1	120
Clerical Front Office	600	1	600
Conference Room (12 person table)	240	1	240
Principal's Office	180	1	180
Assistant Principal's Office	160	1	160
Additional Office / Health	120	1	120
Administration Workroom / Lounge	240	1	240
LAN Room	180	1	180
Faculty Restroom (single)	80	1	80
Custodian	80	1	80
New Square Footage			2,000

Legend	
	Office Space
	Classroom Space
	Support Space

Prelminary Code Analysis

Zoning Summary

Item	Description
Zoning	Institutional - I
Height	Per approved Master Plan
Lot Area	12.10 Acres
Yards/Setback	Per approved Master Plan
Parking Requirements	Refer to Master Plan Update Narrative

Lot Information

Lots & Buildings = 18% Lot Coverage

Parking Areas = 16%

Walks / Paths = 9%

Open Space = 57%



Site Zoning Adjacency Diagram.
The project site is zoned Institutional-I. Surrounding zoning is a mix of R-1 (single family) and R-P (residential Professional) designation.

Building Code Summary

Three new buildings totaling 25,000 SF total Lower School (TK through 8th grade) including administrative offices. The program will consist of offices, classrooms, and utility/support spaces.

Admin Offices	One story	2,000 SF
Elementary (K-5)	Two - Three Story	20,000 SF
Middle (6-8)	One Story	3,000 SF

Applicable Codes

All applicable codes referenced herein are applicable as of the preparation of this report in June 2021. Applicable state and national codes, including Sierra Madre Municipal Code.

Zoning Classification

Institutional per City of Sierra Madre Zoning Map

Construction Type (CBC 2019)

Based on the allowable building stories, heights and areas allowed per CBC Chapter 5, below are the least restrictive allowable construction types for each of the proposed buildings in the Lower School.

Admin Offices	(B Occupancy)	Type V-B	16 foot height
Elementary (K-5)	(E Occupancy)	Type IV or Type IIIB	40 foot height
Middle (6-8)	(E Occupancy)	Type V-B	16 foot height

Fire, Life and Safety Systems

Automatic Fire Sprinklers shall be provided throughout all new construction in the City of Sierra Madre. The new Lower School Campus shall be equipped fire detection and alarm system.

Accessibility

The new Lower School Campus shall comply fully with all accessibility requirements including site path of travel to and from all buildings on campus, play areas, and public way. Accessible drop-off areas shall be accommodated for the new Lower School. The new Lower School will include an elevator to navigate the three levels of the Lower Campus and sloped walkways or ramps to navigate the terrain and connect the new Lower Campus to the proposed Multi-Purpose Building and the existing cafeteria. As part of future development, the school should study comprehensive accessibility upgrades to the entire campus.

Plumbing Fixture Count (CPC 2019)

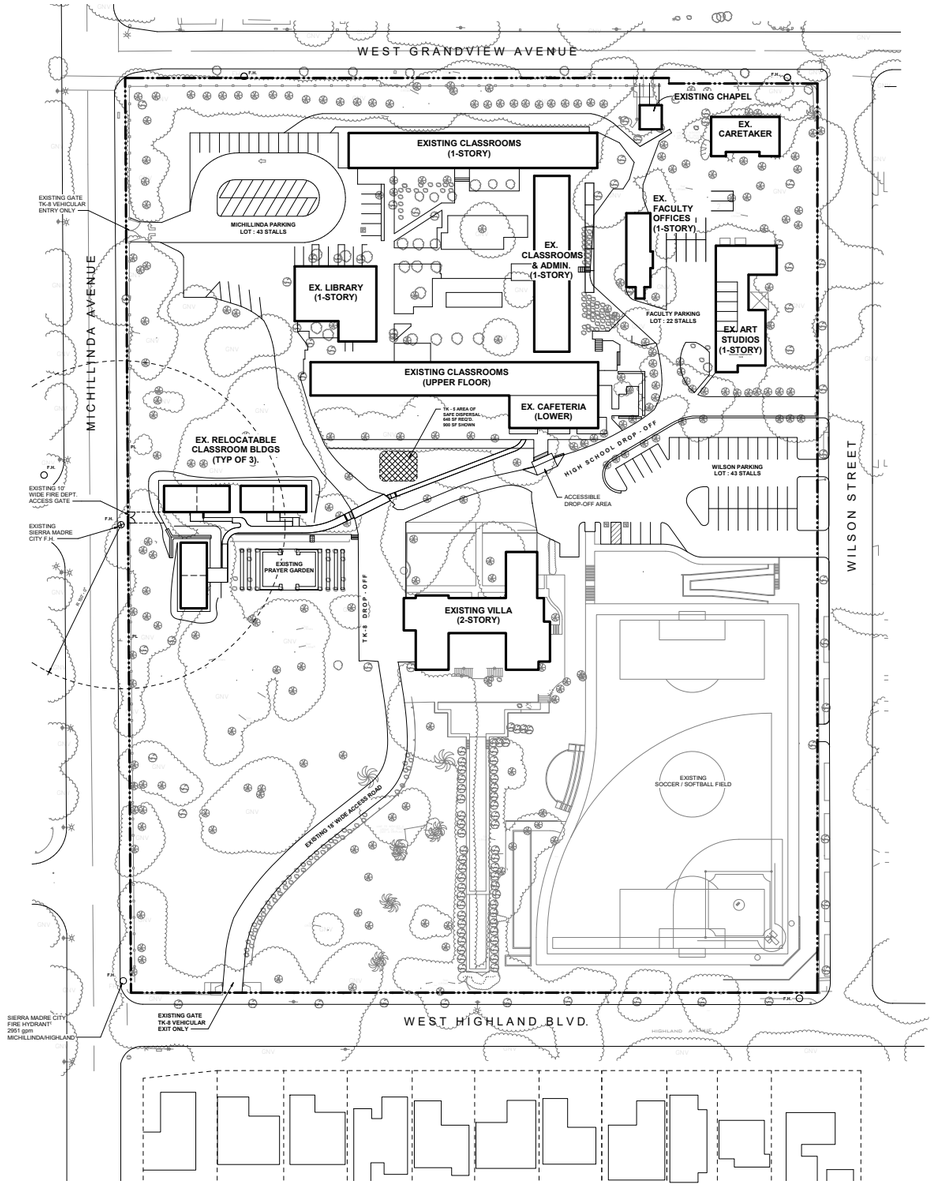
Admin Offices - 11 occupants. Minimum One single-occupant accessible restroom. (CPC 422.2, Exception 3)

Elementary/Middle School – 200 occupants max per Master Plan – 100M/100F

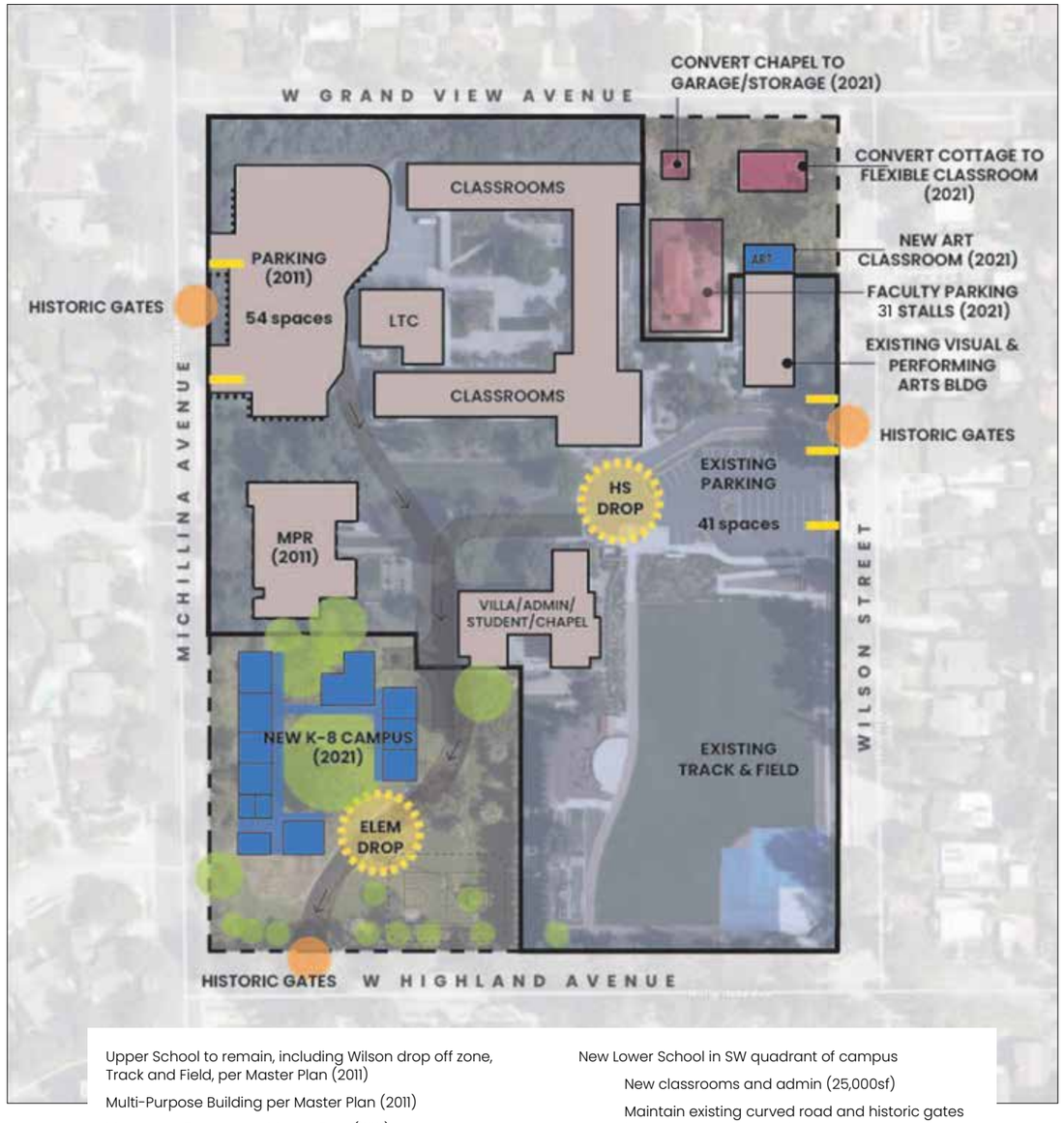
Male – 2 WC, 3 Lav, 1 Urinal Female – 4 WC, 3 Lav Provide a min. two drinking fountains on campus.

Existing Campus Site Plan Exhibit

For example only. Larger 11x17 version located in Exhibit Section



Areas to be Amended in the Updated Master Plan -2021



Upper School to remain, including Wilson drop off zone, Track and Field, per Master Plan (2011)

Multi-Purpose Building per Master Plan (2011)

Michillinda Parking per Master Plan (2011)

Arts Building to Remain, per Master Plan (2011)

- New Art Classroom Addition (1200sf)

Historic Villa, Gates and Internal Curved Road to remain

New Lower School in SW quadrant of campus

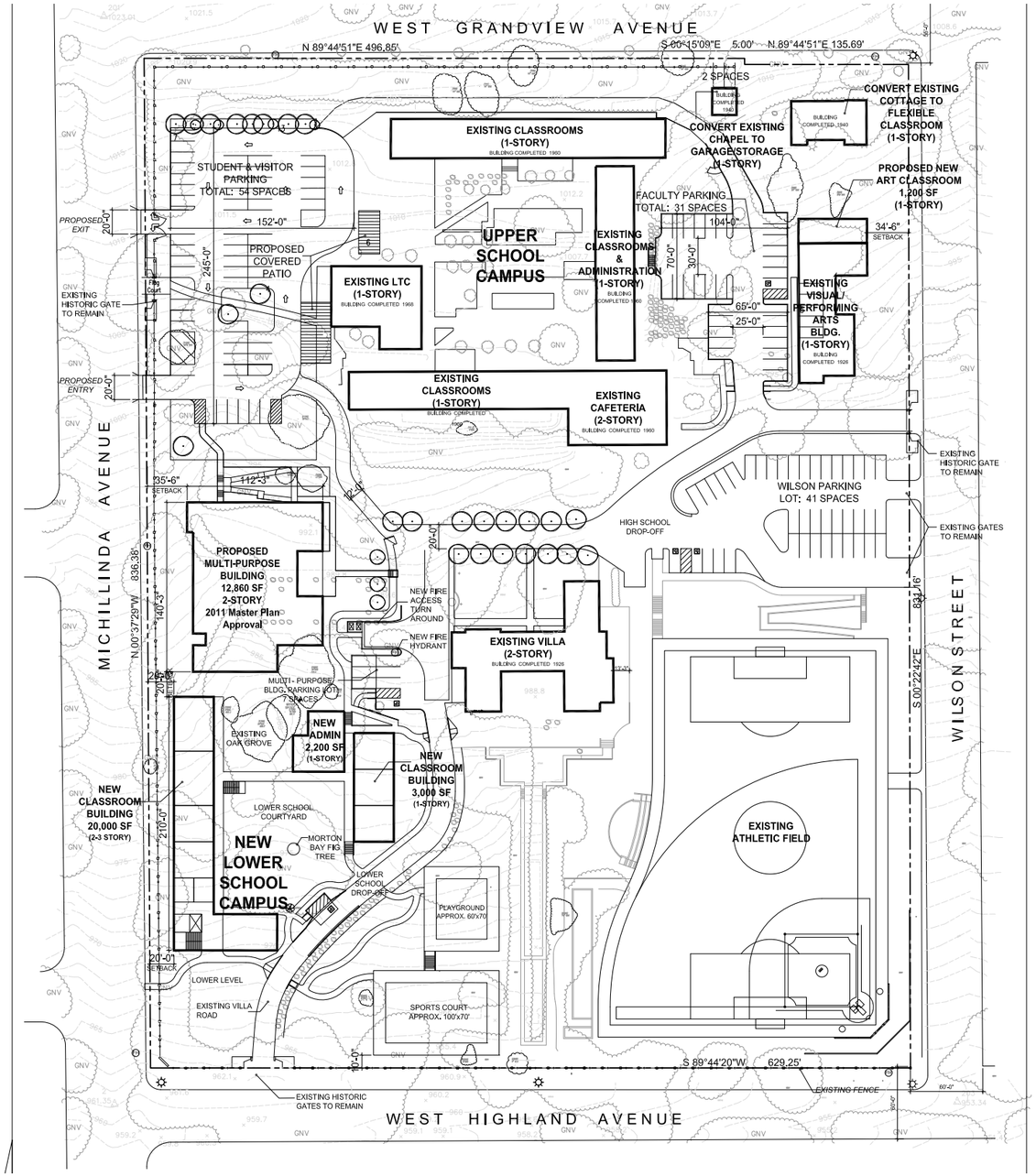
- New classrooms and admin (25,000sf)
- Maintain existing curved road and historic gates for new internal drop-off zone
- New fire truck access and hammerhead turn around

New Flexible Classroom Space at Caretaker Cottage Building (2,080sf)

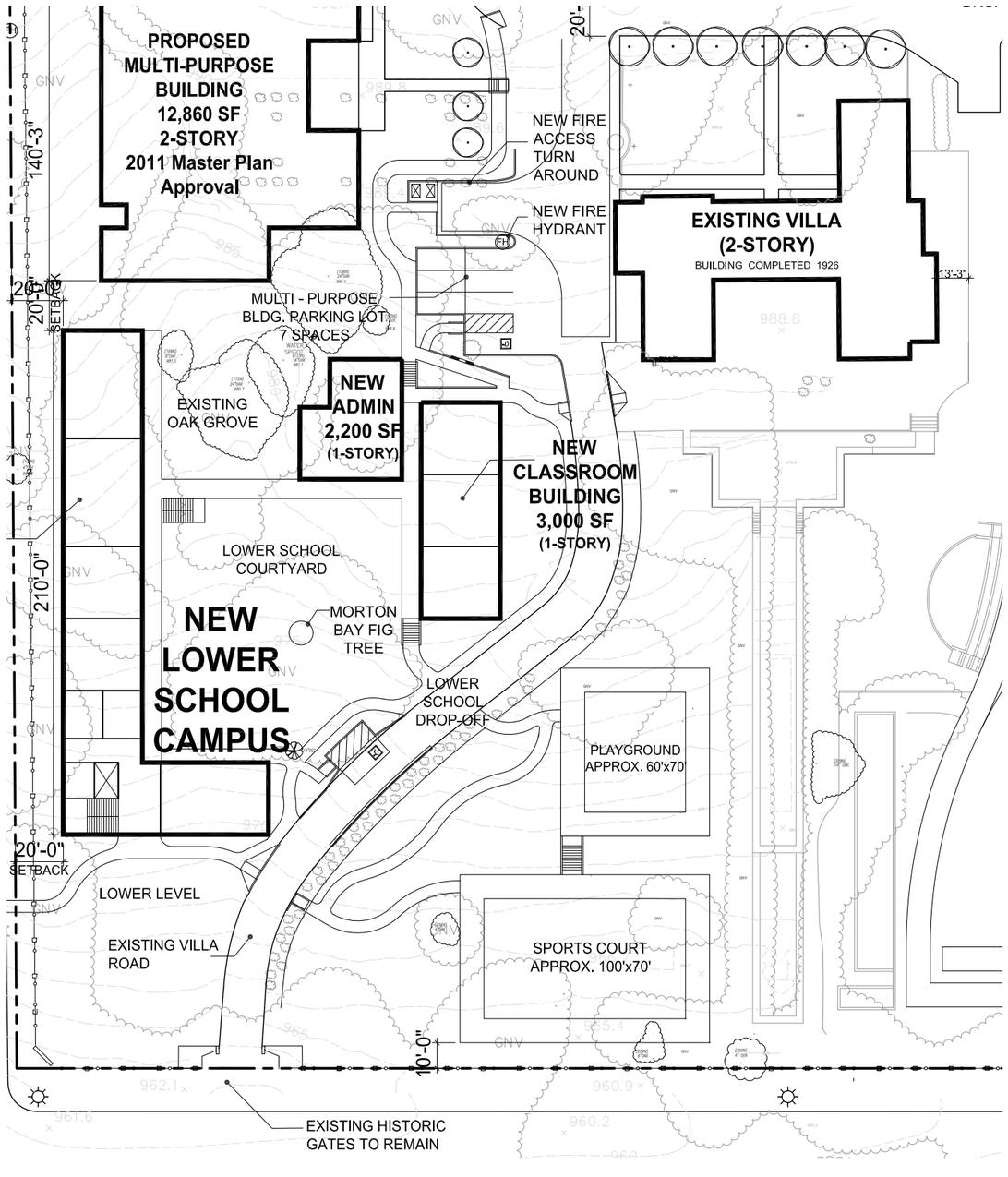
New Faculty Parking at Wilson, demo existing non-historic office structure

Updated Master Plan - 2021

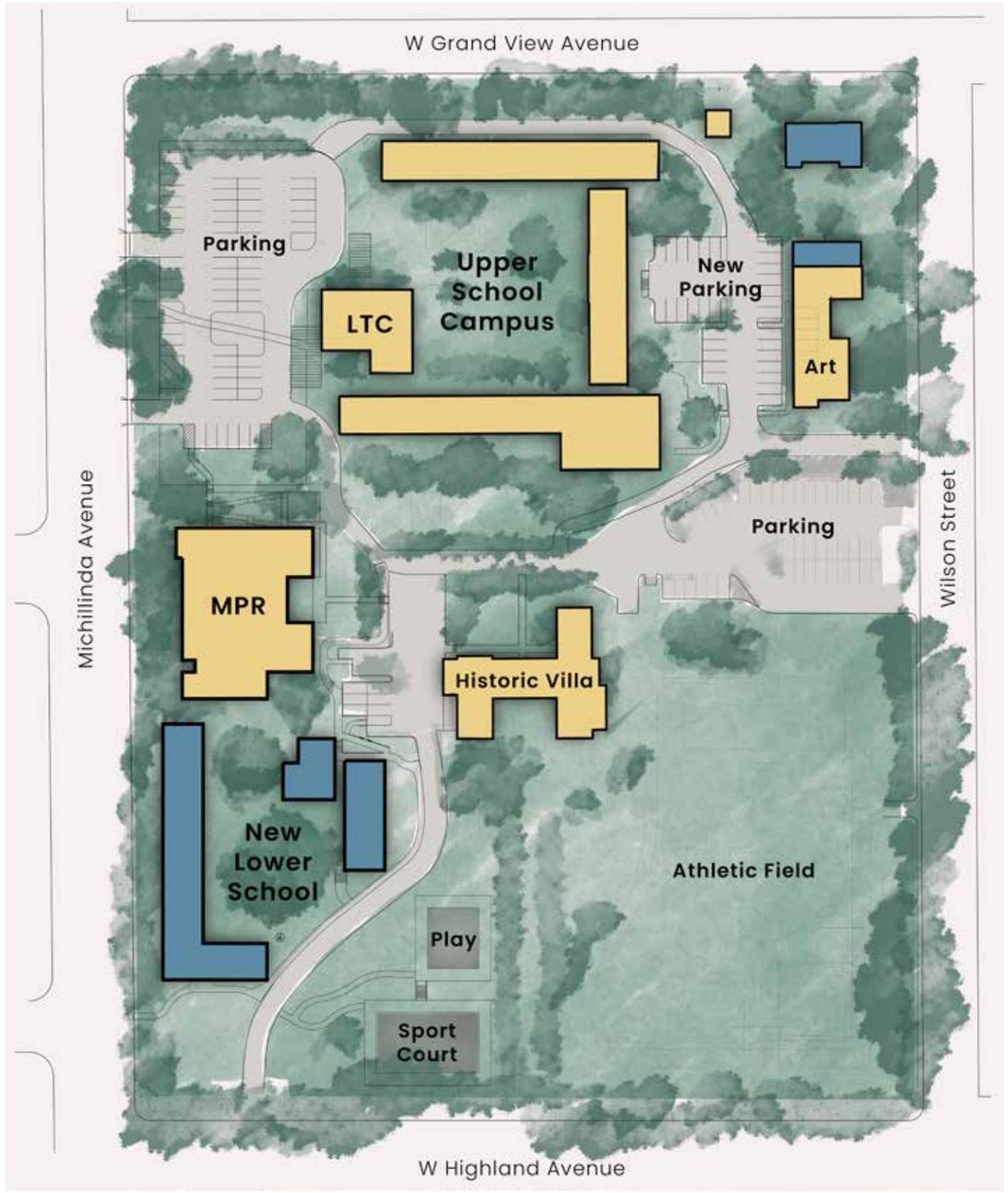
For example only. Larger 11x17 version located in Exhibit Section



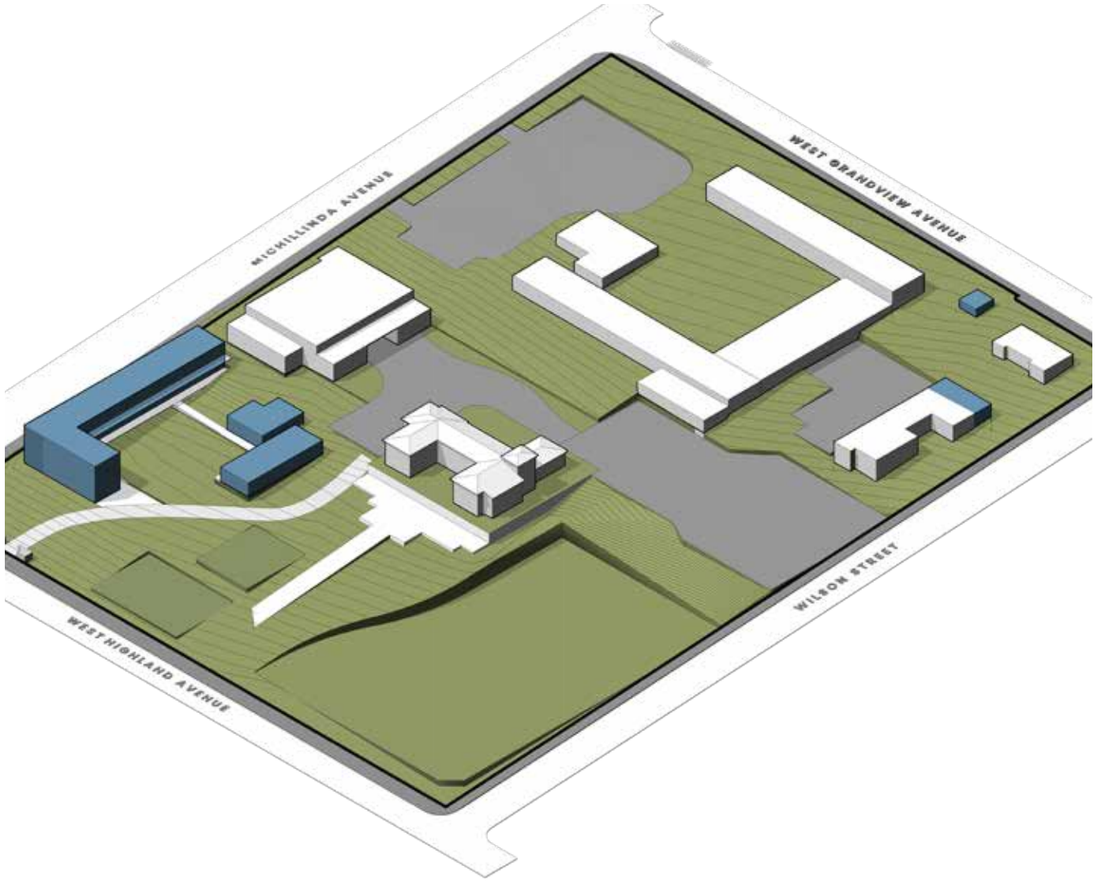
Enlarged Updated Master Plan - 2021 - Lower Campus



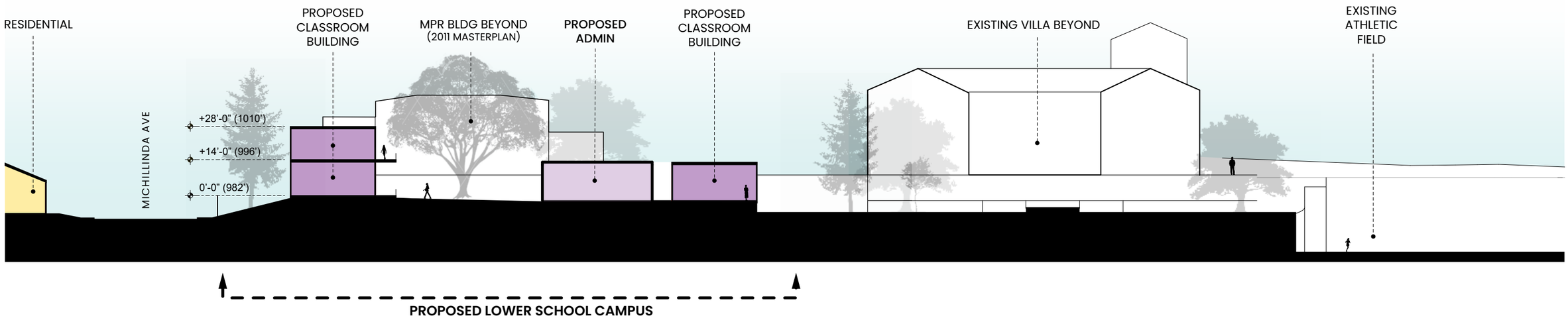
Updated Master Plan - Colored Exhibit

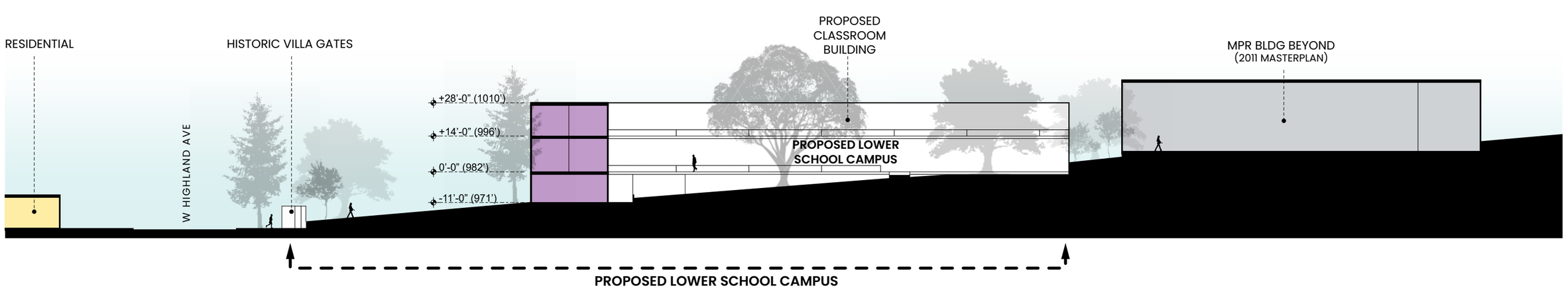


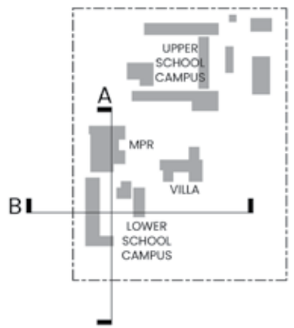
Concept Massing Study at New Lower School



Sectional Study







View Analysis

View From Michillida Avenue Looking North/East



View Analysis

View From West Highland Avenue Looking North



Concept Architectural Style Board - Campus Reference

The use of timeless materials such as smooth Tuscan plaster, exposed wood structure, simple forms, high clerestories that harvest light and provide security, the new buildings should present a new identity in line with the school's past.





Smooth Trowelled Plaster

Villa del Sol D'Oro, and surrounding buildings, Alverno Heights Academy





Exposed wood structure, deep overhangs, and clerestory windows will connect the new buildings to existing mid-century architecture

Original 1960 classroom buildings, Alverno Heights Academy

Develop and improve campus to be cohesive with the existing historical fabric





Multi-level buildings navigate the existing sloped terrain.

Original 1960 classroom buildings, Alverno Heights Academy





Simple detailing in window and door trim, outdoor furniture, and other mid century detailing will integrate the new buildings with the existing campus

Original 1960 classroom buildings, Alverno Heights Academy

Concept Architectural Style Board - Education Examples

The use of timeless materials such as smooth Tuscan plaster, exposed wood structure, simple forms, high clerestories that harvest light and provide security, the new buildings should present a new identity in line with the school's past.



Exposed wood structure and other natural materials will connect to existing mid-century architecture

Benjamin Franklin Elementary School

Lake Washington School District | Mahlum Architects



Salish Coast Elementary School | integrus Architecturre

Retain and celebrate the school's natural rural environment and enhance campus open space



Integrating landscape into the campus layout and academic programming to create outdoor learning areas

Environmental Nature Center Preschool, Newport Beach, California | LPA Design Studios



Environmental Nature Center Preschool, Newport Beach, California | LPA Design Studios

Concept Reference Architectural Style Board

Use volume, natural light, simple materials, and color as an identifying feature for interior learning spaces



Belmont Day School Barn, Boston | Utile, Inc.



Lynnwood Elementary School | Bassetti Architects

Provide facilities which advance educational opportunities in school curriculum



Magnolia Montessori For Al || Page Architects



Cougar Ridge Elementary School | Bassetti Architects

Landscape Elements - Mediterranean and Native Palette

Landscape Elements at Periphery of Lower School Campus



Prayer Garden



Cypress Trees framing Reflecting Pond



Wisteria Vine Covered Trellis at Villa



Existing Villa Road (Asphalt paved) to remain

Existing Trees Types for Use at Lower School Campus



Olea Europaea var. Europaea



Jacaranda Mimosifolia



Lagerstroemia - Crepe Myrtle



Quercus Agrifolia - Coast Live Oak

Landscape Elements - Mediterranean and Native Palette

Shrubs and Small Trees at Lower School Campus



Romneya Coulteri



Lavandula Angustifolia



Citrus Limon



Callistemon ‘Little John’ (Dwarf Bottlebrush)

Groundcover and Shubs at Lower School Campus



Ceonothus griseus horizaontalis “Yankee Point”



Morum parvifolium



Deschampsia Caespitosa -Tufted Hair Grass



Salvia Leucophylla Clevelandii

Concept Landscape Plan at New Lower School

For example only. Larger 11x17 version located in Exhibit Section


Carob at Michillinda Setback


Pindo palms north of New Classroom Building


Queensland Kauri north of New Administration Building


Strawberry Tree north of New Administration Building


Indian Laurel at SW corner of Villa


Deodar Cedar at Michillinda Setback




Coast Live Oak preserved throughout Site


Ribbon Gum along Michillinda


Morton Bay Fig preserved at new Courtyard


Jacaranda at SW corner


Canary Island Date Palm preserved throughout site


Canary Island Pine Street Trees along Highland Avenue


Mulberry at fence edge along Highland Avenue

Plant Legend

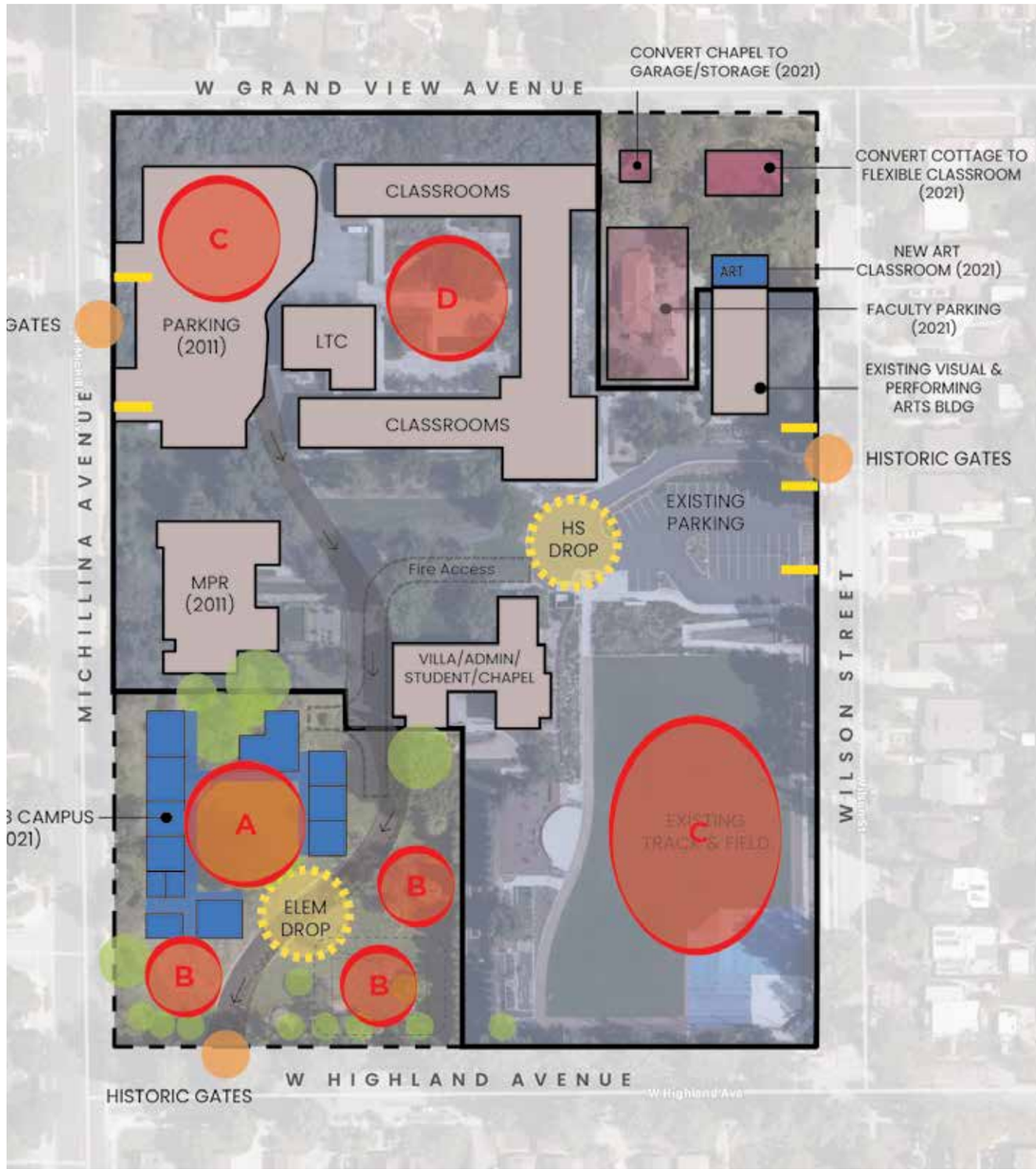
- Existing Tree (Refer to Consulting Arborist's Report for exact species description)
- Existing Canary Island Palm
- New Accent Tree
- New Medium Shrum Massings
- New Accent Shrub Massings
- New Turf Area

Legend

1. Existing Hedge, fill in gaps with 5gal. sized plant material
2. Existing 5' High Chainlink Fence with vines, fill in Gaps with 5 gal. plant material
3. Existing 6' High Wall, fill in gaps with medium and large shrub massings
4. Existing Oak Trees and Canopy
5. Existing Canary Island Pine Street Trees
6. Existing Jacaranda at Campus Signage
7. Existing Morton Bay Fig


Camphor at edge of north play area

Noise Exhibit



NOISE SOURCE LEGEND

"A" - Elementary School Lunch Area

"B" - Elementary School Play Area

"C" - After-School Sports Events

"D" - High School Lunch Area

Table of Contents - Enlarged Exhibits (11x17)

Existing Campus Site Plan

Areas to be Amended in the Updated Master Plan – 2021

Updated Master Plan Exhibit – 2021

Enlarged Site Plan Exhibit – Lower School

Updated Master Plan – Colored Exhibit

Concept Massing Study at the New Lower School

Sectional Study

View Analysis

Tree Survey – 2021

Tree Preservation Plan

Concept Grading Plan – Lower School

Concept Grading Plan – Faculty Parking Area

200 N. Michillinda Avenue
Sierra Madre, CA 91024

alvernoheightsacademy.org

ATTACHMENT C

Alverno Heights Academy Master Plan Update

Proposed Addendum to the Mitigated Negative Declaration for the Alverno High School Master Plan (SCH No. 2011031033)

Prepared for:

City of Sierra Madre
232 West Sierra Madre Boulevard
Sierra Madre, CA 91024

Project Sponsor:

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July 11, 2022

INTRODUCTION

This Addendum to the Mitigated Negative Declaration and Initial Study for the Alverno High School Master Plan[1] (2011 IS/MND) analyzes the potential for the Alverno Heights Academy Master Plan Update (2021 refined project) to result in new impacts, substantially more adverse impacts, substantial changes in circumstances, and/or new information of substantial importance, such that the findings of the certified 2011 IS/MND would change, in accordance with Section 15162(3) of the State of California Environmental Quality Act Guidelines (State CEQA Guidelines). Consistent with the provisions of Section 15164(d) of the State CEQA Guidelines, this Addendum to the ISMND (Addendum) has been prepared for consideration by the City of Sierra Madre (City) in conjunction with approval of the Alverno Heights Academy Master Plan Update. An Addendum has been prepared instead of a subsequent or supplemental environmental document because, in accordance with Sections 15162 and 15164 of the State CEQA Guidelines, the 2021 refined project has been determined to be consistent with the findings and assumptions made for the approved project such that none of the conditions described in Section 15162 calling for preparation of a subsequent or supplemental environmental document have occurred. As with the approved project, implementation of the mitigation measures specified in the Mitigation Monitoring Program for the 2011 IS/MND that are relevant to the 2021 refined project would be required as a Condition of Approval for the 2021 refined project.[2] Technical reports were prepared in conjunction with the Addendum, including the Tree Preservation Report for Alverno Heights Academy dated January 20, 2021 (Appendix A), the Cultural Resources Technical Report for the Alverno Heights Academy Addendum dated July 26, 2021 (Appendix B), the Alverno Heights Master Plan Update – Noise Analysis dated June 30, 2021 (Appendix C), the Alverno Heights Academy – Traffic Circulation Analysis Memorandum date April 30, 2020 (Appendix D), and the Alverno Heights Academy Parking Analysis dated May 28, 2021 (Appendix E), Review of Tree Removal Plan Memorandum dated May 31, 2022 (Appendix F), Wilson Street Landscape Perimeter Plan (Appendix G), Supplemental Noise Study dated April 5, 2022 (Appendix H), and Supplemental Traffic Memorandum dated April 27, 2022 (Appendix I).

PURPOSE AND NEED

The purpose of this Addendum is to document the substantial evidence that was reviewed to support the City of Sierra Madre's (City) determination that the 2021 refined project does not trigger the conditions for preparation of subsequent or supplemental environmental document, as specified in Section 15162 of the State California Environmental Quality Act (CEQA) Guidelines calling for preparation of subsequent environmental documentation. The applicant, Alverno Heights Academy, has recommended refinements to the approved project to better accommodate the evolving needs of the students, teachers, administration, parents, and the surrounding community. The goal of preparing this Addendum is to support the City fulfilling its responsibilities as the Lead Agency pursuant to Section 15367 of the State CEQA Guidelines. The Addendum will be used to support the City's decision-making process in relation the 2021 proposed refinements to the approved project, described in the Alverno Heights Academy Master Plan Update (refined project). The Appendix G checklist for an Initial Study was modified for use in the Addendum analysis.

[1] City of Sierra Madre. July 2011. the Mitigated Negative Declaration and Initial Study for: Alverno High School Master Plan. SCH #2011031033. Prepared by The Planning Center.

[2] City of Sierra Madre. July 2011. the Mitigated Negative Declaration and Initial Study for: Alverno High School Master Plan. SCH #2011031033. Prepared by The Planning Center.

MASTER PLAN UPDATE GOALS AND OBJECTIVES

The goals and objectives for the 2021 refined project remain mostly unchanged and consistent with the approved project:

- Design facilities to a college preparation experience for the Upper School students.
- Preserve the historic nature of the Villa, including the historic gates on the school's perimeter.
- Enhance the adaptive reuse of the historic Villa Del Sol D'Oro, including reopening of the chapel, for general administrative offices, an activity center for the Upper School and other compatible uses.[3,4]
- Site the buildings and structures on the campus sensitive to the neighbors' concerns regarding mitigating noise, ingress and egress and night-time lighting impacts.
- Enhance the open space feel of the campus by preserving and improving the campus's open spaces.
- Design the campus to be sensitive to the City's protected trees where feasible.
- Design educational facilities that provide flexibility to meet future educational needs.
- Recognize financial responsibility in development of new planning and architecture which considers initial cost and life cycle cost.

In addition, the 2021 refined project identifies the following goal and objective:

- Implement the vision for Alverno Heights Academy to provide a superior learning experience and facilities for young women in the Upper School and for the students in the co-ed TK-8th Grade Lower School.

BACKGROUND

In 2011, a Master Plan was developed for the Alverno Heights Academy to provide facilities to meet the educational and athletic needs of the school. An IS/MND was prepared evaluating the proposed Master Plan and subsequently approved on July 7, 2011. The adopted 2011 IS/MND evaluated four constituent components of the Master Plan: Multipurpose Building, Outdoor Amphitheater, Parking, and Athletic Facilities. The 2021 refined project addresses the variable status of the four constituent components, as either (1) not constructed, (2) construction partially implemented, or (3) construction implemented.

> *Multipurpose Building (not constructed).* A two-story building to be located on the western part of campus. The approved building consisted of a combination gymnasium, auditorium, and performing arts facility, to be used for events such as worship services, athletic events, and school plays and productions. This building was intended to be 12,860 square feet, large enough to hold the entire student body under one roof.

[3] The Alverno Heights Academy Master Plan Update does not include special events uses of the Villa Del Sol d'Oro, however, Conditions of Approval and Supplemental Noise and Traffic Studies analyzing special event usage have been provided as part of the Conditional Use Permit Application request dated June 3, 2022.

[4] Alverno Heights Academy. June 3, 2022. Villa Del Sol d'Oro - Conditional Use Permit Application.

Outdoor Amphitheater (not constructed). A 2,900-square-foot amphitheater in the central portion of the campus. This area was intended to provide an outdoor instructional area. No large-scale musical performances would be staged at this location due to the small size of the planned facility.

Parking (partially implemented in 2019). A reconfiguration of the two existing parking areas by reducing the size of the Wilson Street parking lot and enlarging the parking lot off Michillinda Avenue; implementation would result in a total number of 112 marked spaces. This proposed reconfiguration also included the addition of 52 tandem parking spaces next to an existing drive aisle in the southwestern part of the campus; direct access would be from West Highland Avenue. Tandem spaces will be used for special events such as school dances. Only changes to the Wilson Street parking lot were implemented with the 2011 Master Plan buildout.

Athletic Facilities (implemented in 2019). Augmentation of the existing non-regulation softball field to create a multipurpose field in the southeastern part of the campus on the sites of the existing field and parking lot; no field lights would be provided. The improved field would accommodate a regulation softball field and a regulation soccer field. The field also included installing a two project "betterments" of new perimeter fencing the entire length of Wilson Street and Highland Avenue and two major low-impact development (LID) devices that capture and infiltrate runoff from approximately one-half of the campus.

Landscaping and Fencing (implemented in 2019). Michillinda view fence and perimeter landscaping and landscaping and walkway on Grandview Avenue were constructed. The approved project included Phase II internal landscaping improvements to the campus, which included major internal campus landscape renovations, the Prayer Garden, parking area landscaping and additional trees on campus.

The 2011 approved project also included a reduction of the maximum permitted enrollment from 500 high school students to 400 high school students. The 2011 IS/MND considered buildout of all facilities included in the approved project; however, the only elements implemented, as of 2021, are the augmentation of the athletic facilities and a partial reconfiguration of the parking facilities.

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:

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 remains 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

Parking Area Location	Total Parking Stalls
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
Total Current Parking Stalls	**114 stalls**

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 per 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 night-time 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 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, S*outhern 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 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

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

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 AM and 7:00 PM on Monday through Saturday, between the hours of 10:00 AM and 6:00 PM 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*; Table 5, *Anticipated Construction Equipment for 2021 Refined Project – Faculty Parking Lot*; and Table 6, *Anticipated Construction Equipment for 2021 Refined Project – Sports Court*s).

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

A 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 postconstruction 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.

SUMMARY OF COMPARATIVE FINDINGS

The analysis undertaken in support of this Addendum has determined that the facts upon which the findings were based in the 2011 IS/MND for the Alverno Heights Academy Master Plan improvements remain unchanged. Technical specialists reviewed the assumptions that were used in the impact analysis for the 2011 ISMND and validated that the proposed project refinements would not create new or substantially more adverse impacts. The draft and final approved 2011 ISMND—inclusive of the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Program—were reviewed to characterize the assumptions and findings for 2011 approved project. Key sources of information used to review the project refinements included the Alverno Heights Master Plan Update (July 2021), Tree Preservation Report for Alverno Heights Academy (Appendix A), Cultural Resources Technical Report for the Alverno Heights Academy Addendum (Appendix B), Alverno Heights Master Plan Update – Noise Analysis (Appendix C), the Alverno Heights Academy – Traffic Circulation Analysis Memorandum (Appendix D), and the Alverno Heights Academy Parking Analysis (Appendix E),

Review of Tree Removal Plan Memorandum (Appendix F), Wilson Street Landscape Perimeter Plan (Appendix G), Supplemental Noise Study (Appendix H), and Supplemental Traffic Memorandum (Appendix I).

As a result of the review and analysis of the refinements, the 2021 refined project would not result in new or substantially more adverse impacts than those evaluated for the approved project. All 18 of the mitigation measures involving 2011 approved project would be applicable to the 2021 refined project (Table 7, *Environmental Checklist and Analysis*). No new or substantially more adverse impacts resulting from the 2021 refined project are anticipated to occur compared to the project analyzed in the 2011 IS/MND. In addition, 10 project design features (PDFs) have been added in relation to biological resources, cultural resources, noise, and traffic to reduce potential impacts to below the level of significance:

PDF-BIOLOGY-1: *Avoidance of Biological Resources.* Applicant and Property Owner shall ensure the design of the ADA loading zone and construction of the retaining walls along the walkways will avoid the area of the Moreton Bay Fig tree by 60 feet. No earthwork will be done within 60 feet of the Moreton Bay Fig.

PDF-CULTURAL-1: *Avoidance of Historical Resources.* Prior to the initiation of ground-disturbing activities, the School shall review the construction plans to ensure that any known cultural resources that are required to be avoided have been marked as "off-limits" areas for construction and construction staging.

PDF-CULTURAL-2: *Archaeological and Historical Resources – Avoidance and Monitoring*. Completion of a Worker Education and Awareness Program (WEAP) for all personnel who will be engaged in ground-disturbing activities shall be required prior to the start of ground-disturbing activities. This shall include training that provides an overview of cultural resources that might potentially be found and the appropriate procedures to follow if cultural resources are identified. This requirement extends to any new staff prior to engaging in ground disturbing activities.

In the event that previously unknown archaeological resources, historical resources, or tribal cultural resources (resource[s]) are encountered during construction, the resource(s) shall be flagged and avoided with a 50-foot buffer until a qualified archaeologist is contracted to evaluate the resource(s). Should the resource(s) be found to be significant, the resource(s) shall either be left *in situ* and avoided; or the resource(s) shall be salvaged, recorded, and reposited following standard archaeological procedures. Data recovery is not required by law or regulation. It is, however, the most commonly agreed-upon measure to mitigate significant impacts to archaeological sites eligible or listed in the California Register under Criterion D, as it preserves important information that would otherwise be lost.

PDF CULTURAL-3: *Compliance with the Secretary of the Interiors Standards for the Treatment of Historic Properties.* All work completed on the caretaker's cottage and associated detached garage, the detached Villa garage, and interior of the Villa will be completed in a way that complies with the Secretary of the Interior's *Standards for the Treatment of Historic Properties.* Design review of the proposed additions to these buildings as well as any alterations to the interior of the Villa by a qualified Architectural Historian is required prior to the initiation of construction.

PDF-CULTURAL-4: *Temporary Signage.* Applicant and Property Owner shall ensure all temporary signage required by the Conditions of Approval shall not be affixed to the Barlow Villa or other character-defining features of the School campus as defined in the Cultural Resources Technical Report (2022).

PDF CULTURAL-5: *Regulatory Requirements – Human Remains*. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are encountered during excavation activities, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby areas reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains.

If the County Coroner determines that the remains are or are believed to be Native American, s/he shall notify the NAHC in Sacramento within 24 hours. In accordance with Section 5097.98 of the California PRC, the NAHC shall immediately notify the person(s) it believes to be the Most Likely Descendant of the deceased Native American. The descendants shall complete their inspection and make a recommendation within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the Los Angeles County Metropolitan Transportation Authority (Metro), the disposition of the human remains. The Most Likely Descendant's recommendation shall be followed if feasible and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials. If Metro rejects the Most Likely Descendant's recommendations, the agency shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (14 California Code of Regulations §15064.5(e)).

PDF-NOISE-1: *Noise Reduction*. Applicant and Property Owner shall ensure the design and construction of the Wilson Street Landscape Perimeter shall include the placement and planting of four 24-inch box multi-trunked Olive trees 6 feet in height and seven 15-gallon Italian Cypress Trees 5 to 6 feet in height to reduce noise impacts to nearby sensitive receptors along the Wilson Street Master Plan Update Area.

PDF-TRAFFIC-1: *Traffic Signage.* The City shall provide installation of "School Zone" signs on all four streets serving the Alverno Heights Academy to reduce speeding in the project area.

PDF-TRAFFIC-2: *Pick-Up and Drop-Off Plan.* The Applicant and Property Owner shall implement a pick-up and drop-off plan for operational afternoon pick-up at the project area. The Academy will open Michillinda gate at 2:45 p.m., for the 3:00 p.m. dismissal to allow the Lower School pick-up vehicles to queue on the campus. Additional space shall be made available to increase the length of the queue in the Michillinda parking lot.

PDF-TRAFFIC-3: *Visibility and Parking.* The Applicant and Property Owner shall remove one street tree to improve visibility, install a new curb approach, apron, and sidewalk at the Highland gate. The City shall also work with the school to restrict parking 15 feet from the east side of the new driveway.

Table 7
Environmental Checklist and Analysis

Environmental Issue State CEQA Guidelines – Appendix G Would the project:	2011 IS/MND Findings: No Impact (NI) Less than Significant Impact (LTS) LTS with Mitigation (LTSM) Page numbers refer to 2011 Draft IS/MND[i]	2011 IS/MND Required Mitigation Measures	§15162 Determinations for 2021 Refined Project: No New Impact	§15162 Determinations for 2021 Refined Project: No Substantially More Adverse Impacts	§15162 Determinations for 2021 Refined Project: No New Information or Change	Effects of 2021 Refined Project and Applicable Mitigation Measures	Mitigation Measures Applicable to 2021 Refined Project
1. AESTHETICS							
a) Have a substantial adverse effect on a scenic vista?	**LTS (p. 27)**	None.	☒	☒	☒	The facts upon which the findings were based in the 2011 IS/MND for the Alverno Heights Academy Master Plan remain unchanged. As with the approved project, the 2021 refined project elements would not create new or substantially more severe significant impacts related to having a substantial adverse effect on scenic vistas and scenic resources. A review of the California State Scenic Highways Program, and the Angeles National Forest Resource Management Plan was conducted to verify that as with the approved project, the refined project is not visible from any proposed or designated scenic vista. Similarly, the refined project was evaluated with respect to the City of Sierra Madre General Plan, City's Hillside Management Zones (HMZ) for protecting and preserving views in hillside areas, and Chapter 17.20 of the City's lighting ordinance to verify that as with the approved project, the 2021 refined project would have less than significant effect on scenic vistas, scenic resources within a designated scenic highway corridor, or the visual character of the area, or daytime or nighttime light and glare. The 2021 refined project elements would not create new or have a more substantial adverse effect on aesthetics and scenic resources than those identified in the 2011 IS/MND. The 2021 refined project includes three project elements that would alter the exterior areas of the campus, visible from public rights of way: the lower school campus with a new playground and sport court, minor changes as part of the upper school campus with a small addition on the northern façade of the existing visual/performing arts building, and new surface parking. As with the approved project, the proposed refinements are not visible from designated scenic vistas. There are no scenic vistas within the vicinity of the site that would be obstructed. The nearest designated scenic highway is State Route 2 (SR 2) at over 6 miles away to the north of the 2021 refined project, at a distance where the project site would not likely be discernable due to distance, intervening development, and mountainous terrain. As with the 2011 approved project, the 2021 refined project remains outside of a designated HMZ and does not need to comply with HMZ requirements. As with the approved project, the 2021 refined project exterior project elements are consistent with the visual character of the Alverno Heights Academy and surrounding residential and commercial land uses. As with the approved project, the 2021 Master Update requires comparable levels of exterior lighting, in compliance with the City's lighting requirements. Lighting fixtures and existing mature trees would shield and direct lighting downward to prevent light trespass in and around the 2021 refined project element site. As with the approved project, the tallest proposed building is below the maximum allowable stories, heights, and areas per the California Building Code chapter 5, at 40 feet high, and set back behind the property line approximately 35 feet and the existing mature trees along the property that will continue to provide screening of the proposed buildings. Therefore, as with the approved project, the 2021 refined project elements would not affect scenic vistas, damage scenic resources within a designated scenic highway corridor, change the visual character of the area, or adversely affect daytime or nighttime views, and no impact would occur. Therefore, there is no potential for the 2021 refined project elements to result in changes to the findings.	None
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	**LTS (p. 27)**		☒	☒	☒		
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	**LTS (p. 27)**		☒	☒	☒		
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	**LTS (p. 28)**		☒	☒	☒		
2. AGRICULTURE AND FORESTRY RESOURCES							
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	**NI (p. 28)**	None.	☒	☒	☒	The facts upon which the findings were based in the 2011 IS/MND for the Alverno Heights Academy Master Plan remain unchanged. As with the approved project, the 2021 refined project elements would not create new or substantially more severe significant impacts related to converting Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP). According to the most recent FMMP maps, the proposed project site is mapped as Urban and Built Up land. The nearest Farmland is Unique Farmland located approximately 1.6 miles east near Eaton Canyon. The nearest Prime Farmland is over nine miles south near Montebello and Whittier Narrows.[ii] Therefore, no Farmland would be converted, and no new or substantially more adverse impacts would occur.	None
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	**NI (p. 28)**		☒	☒	☒		

Table 7
Environmental Checklist and Analysis

Environmental Issue State CEQA Guidelines – Appendix G Would the project:	2011 IS/MND Findings: No Impact (NI) Less than Significant Impact (LTS) LTS with Mitigation (LTSM) Page numbers refer to 2011 Draft IS/MND[i]	2011 IS/MND Required Mitigation Measures	§15162 Determinations for 2021 Refined Project			Effects of 2021 Refined Project and Applicable Mitigation Measures	Mitigation Measures Applicable to 2021 Refined Project
			No New Impact	No Substantially More Adverse Impacts	No New Information or Change		
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	**NI (p. 33)**		☒	☒	☒	As with the approved project, the 2021 refined project elements would not create new or substantially more severe significant impacts related to existing zoning for agricultural use, a Williamson Act contract, forest land, timberland, or a Timberland Production Zone. The project site is an existing school and has served as a school since 1959. It does not serve as agricultural or forestry land. The existing zoning on the project site is Institutional, and the existing General Plan land use designation is also Institutional. There are no Williamson Act contracts in effect on campus. Therefore, there would be no conflict with zoning, and no new or substantially more adverse impacts would occur. As with the approved project, the 2021 refined project elements would not create new or substantially more severe significant impacts related to the loss of forest land or conversion of forest land to non-forest use, as it would result in no impacts. The entire campus is developed as a school and is not managed for forest uses. The existing trees on the site are ornamental and do not serve as a forestry resource. As stated in the project description, any trees removed for the refined project would be replaced. As with the approved project, the 2021 refined project elements would not create new or substantially more severe significant impacts related to the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, there is no potential for the 2021 refined project element to result in changes to the findings to agricultural and forestry resources, and no mitigation measures are required.	
d) Result in the loss of forest land or conversion of forest land to non-forest use?	**LTS (p. 33)**		☒	☒	☒		
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	**NI (p. 33)**		☒	☒	☒		
3. AIR QUALITY							
a) Conflict with or obstruct implementation of the applicable air quality plan?	**LTS (p. 34)**	None.	☒	☒	☒	The facts upon which the findings were based in the 2011 IS/MND for the Alverno Heights Academy Master Plan remain unchanged. The 2021 refined project elements would not create new, or substantially more severe significant impacts related to having a substantial adverse effect on air quality, and impacts would remain less than significant consistent with the findings of the approved project. As with the approved project, construction and operation of the 2021 refined project elements would result in less than significant impacts with regard to conflicting with or obstructing implementation of the applicable air quality plan. Similar to the approved project, the proposed project is not a regionally significant project that would warrant Intergovernmental Review by the Southern California Association of Governments (SCAG). Therefore, the proposed project does not have the potential to substantially affect housing, employment, or population projections in southern California, which are the basis of the Air Quality Management Plan (AQMP) projections. Emissions generated by construction and operation of the proposed project would also be less than SCAQMD emissions thresholds on both a regional and local level, and would not be considered by SCAQMD to be a substantial source of air pollutant emissions. CalEEMod was run for the 2021 refined project elements and resulted in consistency with the findings of the approved project (Appendix J, *CalEEMod Report*). Consequently, the 2021 refined project elements would not exceed the assumptions in the AQMP. Similar to the approved project, the 2021 refined project elements would not conflict or obstruct implementation of the AQMP, and impacts remain less than significant in this regard. As with the approved project, construction and operation of the 2021 refined project elements would result in less than significant impacts with regard to violation of any air quality standard or contribute substantially to an existing or projected air quality violation. Construction of the 2021 refined project elements would result in the generation of air pollutants. These emissions would primarily be 1) exhaust emissions from powered construction equipment; 2) dust generated by demolition, grading, earthmoving, and other construction activities; 3) motor vehicle emissions; and 4) emissions of volatile organic compounds (VOC) from the application of asphalt, paints, and coatings. Construction emissions were estimated using the CalEEMod inventory model. Development of the of the 2021 refined project elements would occur in four phases. However, as	None
Violate any air quality standard or contribute substantially to an existing or projected air quality violation? **[Not in 2021 Appendix G]**	**LTS (p. 34)**		☒	☒	☒		
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	**LTS (p. 36)**		☒	☒	☒		
c) Expose sensitive receptors to substantial pollutant concentrations?	**LTS (p. 36)**		☒	☒	☒		
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	**LTS (p. 38)**		☒	☒	☒		

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						a worst-case scenario, construction emissions were modeled as if all construction activities were conducted in one phase. Where specific information was not available, construction assumptions were based on CalEEMod defaults. Results of the modeling are included in Appendix F, which shows that construction activities would not exceed the SCAQMD regional significance thresholds. Therefore, as with the approved project, air quality impacts from project-related construction activities would be less than significant. As with the approved project, long-term air pollutant emissions generated by the 2021 refined project elements are associated with new stationary sources (natural gas use, etc.) and mobile sources. According to Section 3.16, Transportation and Traffic, of the approved 2011 IS/MND, the approved project would result in an additional 210 vehicle trips during the morning peak hour, 170 trips during the afternoon peak hour, and 460 trips per day. Similar to the approved project, the 2021 refined project elements would not exceed the SCAQMD's regional emissions thresholds for operational activities and would remain unchanged from the approved project. Therefore, impacts would continue to be less than significant. As with the approved project, construction and operation of the 2021 refined project elements would result in less than significant impacts with regard to resulting in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. The South Coast Air Basin (SCAB) is designated as nonattainment for O3 and PM2.5 under the California and national Ambient Air Quality Standards (AAQS), and for PM10, NOx, and lead (Los Angeles County only) under the California AAQS. In accordance with SCAQMD methodology, any project that does not exceed or can be mitigated to less than the daily threshold values does not add significantly to a cumulative impact. Similar to the approved project, the CalEEMod modeling for the 2021 refined project elements demonstrates that construction and operational activities would not result in emissions in excess of SCAQMD's threshold values, and therefore the project does not add significantly to any cumulative impact. As with the approved project, impacts would be less than significant. As with the approved project, construction and operation of the 2021 refined project elements would result in less than significant impacts with regard to exposing sensitive receptors to substantial pollutant concentrations. Sensitive receptors surrounding the site include residents adjacent to the project site. Emissions generated by construction activities are anticipated to cause temporary increases in pollutant concentrations. The CalEEMod modeling of the 2021 refined project elements shows that emissions would not exceed LST screening level criteria for CO, NOX, PM10, or PM2.5 (Appendix F). Because the 2021 refined project element's stationary-source emissions would not exceed the LST screening level criteria, no air pollutant concentrations from project-related operational activities would exceed the California or federal AAQS, and no significant air quality impact would occur from exposure of persons to substantial air pollutant concentrations. As with the approved project, construction and operation of the 2021 refined project elements would result in less than significant impacts with regard to creating objectionable odors affecting a substantial number of people. Potential odors resulting from the 2021 refined project elements would occur during the construction phase and would be associated with the application of asphalt and paint and the emission of construction vehicle exhaust. Nuisance odors would be confined to the immediate vicinity of the construction equipment. An occasional whiff of diesel exhaust from passing equipment and trucks accessing the site from public roadways may result. Such odors are considered adverse, but do not constitute a public nuisance and consequently are not considered to result in a significant air quality impact. As with the approved project, no objectionable odors are anticipated to result from the operational phase of the 2021 refined project elements. Furthermore, odor complaints are subject to SCAQMD Rule 402, Nuisance, which requires that odors not result in a nuisance or annoyance to the public. Similar to the approved project, the 2021 refined project elements would not create objectionable odors affecting a substantial number of people, and impacts remain less than significant in this regard.	

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4. BIOLOGICAL RESOURCES							
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	**LTSM (p. 38)**	MM 1 MM 2 MM 3 MM 4	☒	☒	☒	The facts upon which the findings were based in the 2011 approved IS/MND improvements remain unchanged. The 2021 refined project would not create new or substantially more severe significant impacts related to biological resources compared to the approved project. A nine 7.5-minute quadrangle California Natural Diversity Database (CNDDB) query search was conducted. Suitable habitat to support candidate, sensitive, or special-status species is absent; thus, no substantial adverse effect for sensitive species is expected. The 2021 refined project element is set within an urbanized developed area with no plant communities or natural aquatic resources. The 2021 refined project would refine elements of the Alverno Heights Academy campus through the preparation of a Master Plan update. The temporary classrooms would be replaced with a permanent Lower School campus, a courtyard would be constructed around the Moreton Bay fig tree (*Ficus macrophylla*) for its preservation. Incorporation of Project Design Feature (PDF)-BIOLOGY-1 *Avoidance of Biological Resources,* would require that the no earthwork will be done within 60 feet of the Moreton Bay Fig (see *Summary of Comparative Findings*, above). In addition, a sports court would be constructed on the Lower School campus, which would call for the removal of protected coast live oak trees (*Quercus agrifolia*). The City code establishes legacy tree requirements. Based on a survey by a qualified arborist (see Appendix A), no legacy trees exist on the campus. Section 12.20.020 – Definitions of the Sierra Madre Municipal Code (SMMC) – states that protected species to be included in the tree survey are coast live oak (*Quercus agrifolia*), mesa oak (*Quercus engelmannii*), Southern California black walnut (*Juglans californica*), and western sycamore (*Platanus racemose*). No protected trees would be removed from the Northwest portion of the campus due to the 2021 Master Plan Update. In the development footprint of the proposed Lower Campus, there are 14 coast live oak trees (see Appendix A). Four of these trees are governed under the 2011 Master Plan (Trees #32, 42, 46 and 47) and are located north of the modular classrooms. The 2011 Master Plan designates this area for special attention during the design of the landscape area north of the future Multi-Purpose Building and the parking area. This condition would remain in place in the 2021 Master Plan Update. Of the remaining 10 coast live oak trees on the Lower Campus, 5 trees are preserved and not impacted by the campus site plan (see Appendix A). Two oak trees are proposed for removal for the TK classroom. The final three smaller oak trees adjacent to the lower school sports court will require special consideration and may be eligible for boxing and transplanting on campus under review and recommendation by the project arborist (see Appendix A). There would be no change in the net removal of trees covered pursuant to the SMMC in the 2021 Master Plan Update. Additionally, the removal of a coast live oak would conflict with local polices or ordinances protecting biological resources, as it is a protected species in the City of Sierra Madre. Any project on private property that would adversely affect a protected tree, such as removal, must be submitted via application to be reviewed by the Department of Public Works (DPW) in order to receive a permit. Removal due to construction activity will likely involved mitigation as determined by the DPW. The 2021 refined project element would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan. Therefore, there is no potential for the 2021 refined project element to result in changes to the findings. As with the approved project, the 2021 refined project elements would not create new or substantially more severe significant impacts related to biological resources. Therefore, there is no potential for the 2021 refined project element to result in changes to the findings to biological resources, and no mitigation measures are required.	None
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	**NI (p. 39)**		☒	☒	☒		
c) Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	**NI (p. 39)**		☒	☒	☒		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	**LTS (p. 40)**		☒	☒	☒		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	**LTSM (p. 40)**		☒	☒	☒		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	**LTSM (p. 41)**		☒	☒	☒		
5. CULTURAL RESOURCES							
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	**LTSM (p. 41)**	MM 5 MM 6 MM 7	☒	☒	☒	The facts upon which the findings were based in the 2011 IS/MND for the Alverno Heights Academy Master Plan remain unchanged. A records search of the USGS 7.5-minute series Mt. Wilson, California, topographic quadrangle in which the project site is located, was conducted on June 2021 at the South Central Coastal Information Center (SCCIC). As part of the records search, the California State Resources Inventory, the National Register of Historic Places, the listing of California	MM-5
b) Cause a substantial adverse change in the	**LTSM (p. 47)**	MM 8	☒	☒	☒		

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significance of an archaeological resource pursuant to Section 15064.5?		MM 9 MM 10				Historical Landmarks, the California Points of Historical Interest, and City list of Historical Landmarks were searched to determine the presence of historical and archeological resources that could potentially be impacted as a result of implementation of the approved project. The 2021 refined project elements would be located within the same area previously analyzed for the 2011 IS/MND. The 2021 refined project elements would not create new, or substantially more severe significant impacts related to having a substantial adverse effect on historical resources. The 2021 refined project elements would include the construction of three new buildings in the southwest corner of the campus known as the lower school with new playground and sport court, a small addition on the northern façade of the detached Villa garage (known as the Fine Arts building), the interior conversion of the caretaker's cottage to flexible classroom space, new surface parking, and interior use changes to the Villa. The approved project, which included new surface parking and the construction of a multi-purpose building along the western boundary of the project site, would result in less than significant adverse impacts to historical resources with mitigation, with the same results for the 2021 refined project elements. The construction of the 2021 refined project elements would avoid known historical resources within the project site and a 0.25-mile radius. Construction of the 2021 refined project elements that do not avoid known historical resources will comply with the Secretary of the Interiors Standards for the *Treatment of Historic Properties* to ensure a less than significant impact with those resources or character-defining resources of the resources. The 2021 refined project elements would not result in new significant impacts or substantially more adverse significant impacts to cultural resources related to a substantial adverse change in the significance of an archaeological resource. Potential impacts to cultural resources, including archaeological resources, were investigated in the 2011 IS/MND. Information presented in the 2011 IS/MND resulted in the conclusion that there are no known archaeological resources within the 2021 project area. No archaeological resources were identified within the 2021 refined project element area as a result of the updated records search. The 2021 refined project elements would not result in new significant impacts or substantially more adverse significant impacts to human remains, including those interred outside of formal cemeteries. The 2011 IS/MND did not identify the presence of human remains within the proposed project site. Although the 2011 IS/MND concluded that no known human remains exist within the project site, the possibility for the unexpected discovery of human remains exists. Mitigation measures specified in the 2011 IS/MND, which are in accordance with Health and Safety Code Sections 7050 and 7052, would mitigate the unexpected discovery of human remains. The mitigation measures specify that, in the event of the discovery of human remains outside of a dedicated cemetery, all ground disturbances would cease, and the County Coroner would be notified. Furthermore, in accordance with Public Resources Code Section 5097.98, the Native American Heritage Commission would be notified in the event that the Coroner determines that the remains are of Native American origin. Implementation of mitigation measures would reduce impacts related to the disturbance of human remains to below the level of significance. Therefore, the refined project would not result in new significant or substantially more adverse significant impacts to cultural resources related to the disturbance of human remains, including those interred outside formal cemeteries. As specified in the 2011 Mitigation Monitoring Plan, implementation of Mitigation Measure 5 is required. As specified in the 2011 Mitigation Monitoring Plan, implementation of Mitigation Measures 6 through 11 are no longer required as these are specific to project elements that have been refined and/or changed. In addition, the 2021 Cultural Resources Technical Report (Appendix B) identified five PDFs, PDF-CULTURAL-1 through PDF CULTURAL-5, that shall be monitored and enforced by Alverno Heights Academy and the City as the lead agency (see *Summary of Comparative Findings*, above).	
c) Disturb any human remains, including those interred outside of formal cemeteries?	**LTS (p. 48)**	MM 11	☒	☒	☐		

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						With implementation of the identified PDFs, impacts to cultural resources would be less than significant. Therefore, there is no potential for the 2021 refined project elements to result in changes to the findings.	
6. ENERGY							
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	**Not evaluated in 2011 MND.**	None.	☐	☒	☐	The 2021 refined project elements would result in less than significant impacts related to having a substantial adverse effect on energy. Energy was not evaluated in the 2011 approved MND. However, energy use would not differ substantially from the approved project. The 2021 refined project elements would not result in an increase in the number of students, faculty, and staff permitted in the 2011 Master Plan.	None
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	**Not evaluated in 2011 MND.**		☐	☒	☐		
			☐	☒	☐	The 2021 refined project elements would result in less than significant impacts related to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Construction of the 2021 refined project elements would require the use of energy, including electricity and carbon-based fuels, for construction equipment over the 67-week anticipated construction period. Electric power would be required for lighting and electrically powered hand tools as necessary. The majority of energy used for project construction would consist of petroleum-based fuels such as gasoline and diesel for on-road vehicles and off-road construction equipment. Construction workers would travel to and from the project site throughout the duration of construction. Heavy-duty construction equipment associated with construction activities, vendor trucks, and haul trucks would rely on diesel fuel. The amount of electricity used for construction would be minimal and of limited duration. Natural gas is not anticipated to be required for the construction of the proposed project. Petroleum-based fuels would be used during the entirety of construction of the proposed project. Diesel or gasoline consumed by construction equipment would be the primary energy resource expended. There would also be vehicle miles traveled (VMT) associated with the transportation of construction materials and construction worker commutes, which would result in petroleum consumption. It is assumed that construction workers would travel to and from the project site in gasoline-powered vehicles. Heavy-duty construction equipment of various types would be used during construction. The use of construction equipment is necessary to complete the required improvements; therefore, it does not constitute a wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant. The 2021 refined project elements would not conflict with any adopted state or local plans related to use of renewable energy or energy efficiency, with adopted state and local plans including the State Renewable Portfolio Standards; 2019 Building Energy Efficiency Standards for Residential and Nonresidential Buildings; Southern California Association of Governments (SCAG) Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS) Goals and Policies for Energy Efficiency; the County General Plan 2035 Conservation and Natural Resources Element; or the City of Sierra Madre General Plan Conservation Element. The state of California adopted the 2008 Building and Energy Efficiency Standards, which became effective on January 1, 2010. Because the project would be constructed after this date, the project would be constructed to achieve the energy efficiency standards of the 2008 Building and Energy Efficiency Standards. In addition, the California Air Resources Board (CARB) and the U.S. Environmental Protection Agency (EPA) have adopted new fuel efficiency standards for model years 2012 through 2016. The Scoping Plan also calls for more stringent fuel efficiency standards for model years 2016 through 2020 under Pavley II. The proposed project would not have the potential to interfere with the State of California's ability to achieve energy efficiency goals and strategies. Therefore, there is no potential for the 2021 refined project elements to result in changes to the findings. Impacts would be less than significant.	
7. GEOLOGY / SOILS							
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:		None.				The facts upon which the findings were based in the 2011 IS/MND for the Alverno Heights Academy Master Plan remain unchanged. The 2021 refined project element would not create new or substantially more severe significant impacts related to geology and soils. Given that the 2021 proposed project refinements are located in the same project area as what was evaluated in the 2011 IS/MND, the geologic conditions are comparable. Thus, the impacts are expected to be the same. Similar to the approved project, the 2021 refined project elements would not create new or substantially more severe	MM 11
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the	**NI (p. 48)**		☒	☒	☒		

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State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.						significant impacts related to earthquake fault rupture, seismic ground shaking, liquefaction, or landslides. There are no known earthquake faults that pass through or next to the high school. The nearest fault to the high school is the Sierra Madre Fault, roughly 0.6 mile north of the site. The nearest Alquist-Priolo Earthquake Fault Zone to the site is along the Raymond Fault, about 1.6 miles south of the site. There are no known faults close enough to the site to pose a hazard of fault rupture, and no new or substantially more adverse impacts would occur. There are several faults in the project region that could generate strong ground shaking: the Sierra Madre Fault, the Raymond Fault, and the Clamshell-Sawpit Canyon Fault. The 2007 California Building Code (CBC; Title 14, California Code of Regulations, Part 2) contains seismic safety provisions with the aim of preventing building collapse during a design earthquake, so that occupants would be able to evacuate after the earthquake. Additionally, the project site is not within or next to a zone designated by the California Geological Survey for required investigation for liquefaction. Compliance with existing CBC regulations would limit hazards from strong ground shaking and liquefaction to less than significant, and no new or substantially more adverse impacts would occur, so no mitigation is needed. The project site is on a gentle southerly slope of about 6 percent grade. There are no slopes on or near the site that could pose a landslide hazard to the site. The site is not in or next to a zone of required investigation for earthquake-induced landslides. No new or substantially more adverse impacts would occur, and no mitigation is necessary. Similar to the approved project, the 2021 refined project elements would not create new or substantially more severe significant impacts related to soil erosion, unstable soil, expansive soil, or inadequate soils for alternative wastewater disposal. Common means of soil erosion from construction sites include wind, flowing water, and being tracked offsite by vehicles. Compliance with these BMPs is required by the federal Clean Water Act and, within the City of Sierra Madre, is administered by the City Department of Public Works. The project applicant would be required by Section 1802 of the CBC to have a preliminary soil report prepared and submitted to the City before the City issues a building permit. The soil report would need to conclude that site soils would be capable of supporting proposed structures after grading and compaction. The CBC includes a requirement that any City-approved recommendations contained in the soil report be made conditions of the building permit. The CBC requires special design considerations for foundations of structures built in soils with expansion indices greater than 20. The soil report would include testing of site soil samples for expansion potential. The proposed project would not use septic tanks or alternative wastewater disposal systems, as it would extend City sewer infrastructure to the new buildings. Compliance with existing regulations would reduce hazards related to soil erosion, unstable soil, expansive soil, or inadequate soils to less than significant, and no mitigation is needed. Similar to the approved project, the 2021 refined project elements would not create new or substantially more severe significant impacts related to directly or indirectly destroying a unique paleontological resources or site or unique geologic feature. The campus has a uniform southerly slope from elevations of about 1,020 feet above mean sea level (amsl) at its northwestern corner to about 950 feet amsl along its southern boundary, and there are no unique geologic features within the project site or on the campus. Surface sediments from the project site and surrounding area are older Quaternary alluvial fan deposits derived from the San Gabriel Mountains. As evaluated in the 2011 IS/MND, no vertebrate fossil localities were identified within or near the project site in a paleontological records search by the Natural History Museum of Los Angeles County. The project site has not changed since 2011 with regard to paleontological or geologic resources. However, Mitigation Measure 11, as identified in the Cultural Resources section of the 2011 IS/MND, will be implemented for the 2021 proposed refined elements.	
ii) Strong seismic ground shaking?	**LTS (p. 49)**		☒	☒	☒		
iii) Seismic-related ground failure, including liquefaction?	**LTS (p. 49)**		☒	☒	☒		
iv) Landslides?	**NI (p. 49)**		☒	☒	☒		
b) Result in substantial soil erosion or the loss of topsoil?	**LTS (p. 49)**		☒	☒	☒		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	**LTS (p. 50)**		☒	☒	☒		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	**LTS (p. 50)**		☒	☒	☒		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	**NI (p. 50)**		☒	☒	☒		
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**Not evaluated in 2011 MND.**						
8. GREENHOUSE GAS EMISSIONS							
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	**LTS (p. 51)**	None.	☒	☒	☒	The facts upon which the findings were based in the 2011 IS/MND for the Alverno Heights Academy Master Plan remain unchanged. The 2021 refined project elements would not create new, or substantially more severe significant impacts related to having a substantial adverse effect on greenhouse gas (GHG) emissions, and impacts would remain less than significant consistent with the findings of the approved project. The 2021 refined project elements would include the construction of three new buildings in the southwest corner of the campus as the lower school with new playground and sport court, a small addition on the northern façade of the detached Villa garage, the interior conversion of the caretaker's cottage to flexible classroom	None
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	**LTS (p. 51)**		☒	☒	☒		

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						space, new surface parking, and interior use changes to the Villa. As with the approved project, construction and operation of the 2021 refined project elements would result in less than significant impacts with regard to generating GHG emissions, either directly or indirectly, that may have a significant impact on the environment. CalEEMod was run for the 2021 refined project elements and resulted in consistency with the findings of the approved project (Appendix F). The operation phase of the 2021 refined project elements would remain unchanged from the approved project. An increase in student or faculty and staff is not proposed. As with the approved project, the 2021 refined project elements would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs, resulting in less than significant impacts. The state of California adopted the 2008 Building and Energy Efficiency Standards, which became effective on January 1, 2010. Because the project would be constructed after this date, the project would be constructed to achieve the energy efficiency standards of the 2008 Building and Energy Efficiency Standards. In addition, CARB and the EPA have adopted new fuel efficiency standards for model years 2012 through 2016. The Scoping Plan also calls for more stringent fuel efficiency standards for model years 2016 through 2020 under Pavley II. Table 6 is a year 2020 emissions inventory, which is approximately 11 percent less with reductions associated with the Scoping Plan. The proposed project would not have the potential to interfere with the State of California's ability to achieve GHG reduction goals and strategies. Therefore, there is no potential for the 2021 refined project elements to result in changes to the findings.	
9. HAZARDS AND HAZARDOUS MATERIALS							
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	**LTS (p. 53)**	MM 12 MM 13	☒	☒	☒	The facts upon which the findings were based in the 2011 IS/MND for the Alverno Heights Academy Master Plan remain unchanged. The 2021 refined project elements would not create new, or substantially more severe significant impacts related to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The construction activities for the 2021 refined project elements are comparable to what was evaluated in the 2011 IS/MND, for which there was a less than significant impact determination. Hazardous materials such as fuels, greases, paints, and cleaning materials would be used during project construction. The project applicant would be required to comply with existing local, state, and federal regulations of several agencies, including the EPA, the California Department of Toxic Substances Control (DTSC), the U.S. Department of Transportation (DOT), the U.S. Occupational Safety and Health Administration (OSHA), the California Department of Transportation (Caltrans), and the California Department of Occupational Safety and Health (Cal/OSHA). Compliance with such regulations would reduce potential impacts arising from accidental releases of hazardous materials. For example, all spills or leakage of petroleum products during construction activities are required to be immediately contained, the hazardous material identified, and the material remediated in compliance with applicable state and local regulations regarding the cleanup and disposal of the contaminant released. All contaminated waste encountered would be required to be collected and disposed of at an appropriately licensed disposal or treatment facility. Additionally, the proposed project would be constructed and operated with strict adherence to all emergency response plan requirements set forth by the City of Sierra Madre, the Sierra Madre Fire Department, and the Los Angeles County Fire Department. Project-related hazards resulting from the transport, use, or disposal of hazardous materials would not be new or substantially more adverse , and no mitigation is needed. Similar to the approved project, the 2021 refined project elements would not create new, or substantially more severe significant impacts related to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; emitting hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The proposed project site was evaluated in the 2011 IS/MND using a search of environmental records for listings of hazardous materials sites and hazardous materials release sites on and within one mile of the Alverno Heights Academy campus, conducted by Environmental Data Resources (EDR). There was one listing of the school and a second listing offsite near the school, both determined to be less than significant. The listing at the school location was asbestos-containing waste that was shipped off campus and disposed in a landfill, and it is not considered to be an environmental concern to the proposed project. The off-site listing is for underground storage tanks (USTs) that have been removed. No	MM 12 MM 13
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	**LTS (p. 54)**		☒	☒	☒		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	**LTS (p. 55)**		☒	☒	☒		
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	**LTS (p. 56)**		☒	☒	☒		
e) For a proposed project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	**NI (p. 56)**		☒	☒	☒		
For a proposed project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the proposed project area? **[Not in 2021 Appendix G]**	**NI (p. 57)**		☒	☒	☒		

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f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	**NI (p. 57)**		☒	☒	☒	releases of hazardous substances from this facility were reported in the EDR records search and it is not regarded as an environmental concern to the project site. Based on a review of EnviroStor, the Department of Toxic Substances Control's data management system for tracking hazardous waste facilities and sites with known contamination, there are no new listings for hazardous materials sites and hazardous materials at or within one-quarter mile of the school since the 2011 EDR report.[iii] Therefore, the impacts would be less than significant, as with the approved project. The schools within 0.25 mile of the project site include Alverno Academy, as well as LaSalle High School at 3880 East Sierra Madre Boulevard in the City of Pasadena, roughly 0.2 mile southwest of the project site. As discussed in the 2011 IS/MND, operation of the proposed multipurpose building, athletic facilities, and amphitheater would not involve substantial amounts of hazardous emissions, and the 2021 refined project elements would operate comparably. Therefore, the 2021 refined project elements would not create new or substantially more severe significant impacts related to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; emitting hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As with the approved project, the 2021 refined project elements would not create new, or substantially more severe significant impacts related to a safety hazard or excessive noise due to location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. There are no public use airports within 2 miles of the project site; the nearest such airport to the site is El Monte Airport roughly, 5.25 miles southeast of the site. There are no private airstrips or heliports in the vicinity of the project site. Project development would not cause a safety hazard for students or faculty of Alverno Heights Academy or anyone in the vicinity. No new or substantially more adverse impacts would occur, and no mitigation is needed. As with the approved project, the 2021 refined project elements would not create new, or substantially more severe significant impacts related to an adopted emergency response plan or emergency evacuation plan. There would be sufficient space surrounding the buildings for emergency vehicle access and for emergency evacuation of the building. All project elements would be sited with sufficient clearance from existing and proposed structures so that no interference with emergency access to and evacuation from campus facilities would occur. The project would comply with the California Fire Code (Title 24, California Code of Regulations, Section 9) and the Los Angeles County Fire Code (Title 32, Los Angeles County Code of Ordinances). The project would not alter roadways in the vicinity of the campus and so would have no impact on emergency evacuation from the surrounding neighborhood. No new or substantially more adverse impacts would occur, and no mitigation is required. As with the approved project, the 2021 refined project elements would not create new, or substantially more severe significant impacts related to wildland fires. As evaluated in Section 20, Wildfire, impacts would be reduced to below the level of significance with the incorporation of the original Hazards Mitigation Measures 12 and 13.	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	**LTSM (p. 57)**		☒	☒	☒		
10. HYDROLOGY AND WATER QUALITY							
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality??	**LTS (p. 58)**	None.	☒	☒	☐	The 2021 refined project element would not create new or substantially more severe significant impacts related to hydrology and water quality. The project site is existing school campus that consists of both impervious and pervious surfaces in the form of buildings, parking lots, paved paths, landscaping, a field, and other outdoor areas. The 2021 refined project elements include new the development impervious surfaces through addition of new buildings and parking lots on currently impervious and pervious surfaces. Similar to the approved project, 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	None
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	**LTS (p. 58)**		☒	☒	☐		

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c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			☒	☒	☐	construction activities, and a Water Quality Management Plan (WQMP) for postconstruction activities, would ensure that no water quality standards or discharge requirements are violated. Discharges into stormwater drains or channels from construction sites of one acre or larger are regulated by the General Permit for Storm Water Discharges Associated with Construction Activity (General Permit: Water Quality Order 99-08-DWQ) issued by the State Water Quality Control Board. The General Permit was issued pursuant to NPDES regulations of the EPA, as authorized by the Clean Water Act. Compliance with the General Permit involves developing and implementing a SWPPP specifying Best Management Practices (BMPs) that the project would use to minimize pollution of stormwater. Additionally, discharges to stormwater drains or channels from postconstruction activities are regulated by the Municipal Separate Storm Sewer System (MS4) Permit, issued by the Los Angeles Regional Water Quality Control Board, pursuant to NPDES regulations. A WQMP would be prepared and implemented for the proposed project specifying BMPs to be used in project design, operations, and maintenance to minimize pollution of stormwater. The WQMP-specified BMPs would follow the guidelines of the City of Sierra Madre Public Works Department. In addition, the City Municipal Code requires new developments to create an Urban Runoff Mitigation Plan, designed to reduce projected runoff for a project through incorporation of design elements or principles which maximize permeable surfaces and minimize runoff.[iv] Furthermore, per City Municipal Code, as a development that adds more than 500 square feet of impervious surface area, the project must develop a Low Impact Development (LID) Plan to control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by minimizing impervious surface area and controlling runoff from impervious surfaces through biofiltration, bioretention, bioswale(s), green roof(s), infiltration, rainfall harvest and use, and/or any other appropriate LID BMPs.[v] As stated in the Master Plan, the LID measures will be implemented in the Lower School campus, and the school has sufficient open space to accommodate LID devices.[vi] Therefore, due to compliance with all of these regulations that require thorough evaluation of BMPs which protect water quality and manage erosion, runoff, and pollution, impacts would be less than significant. Additionally, although the project would increase impervious surfaces, the required LID partial or complete onsite retention and filtration would replenish groundwater supplies. Thus, compliance with these measures would result in no new or substantially more adverse impacts in relation to violating water quality standards; substantially decreasing groundwater supplies; or substantially altering the drainage pattern such that it results in substantial erosion or siltation, substantially increases the rate or amount of runoff, creates excessive or polluted runoff, or impedes or redirects flows. Similar to the approved project, the 2021 refined project element would not create new or substantially more severe significant impacts related to inundation by a flood, tsunami, or seiche. The project site is outside of the 100- and 500-year annual flood hazard zones, and therefore, is not a risk for flooding. The site is not at risk of inundation by tsunami due to its elevation (950 to 1,020 feet amsl) and its location about 28 miles inland from the Pacific Ocean. The project site is located outside of the inundation area of the Sierra Madre Dam and Big Santa Anita Dam. There is an aboveground reservoir in an enclosed structure on the west side of Grove Street south of Carter Avenue, roughly 0.5-mile northeast of the project site. Flooding from the reservoir due to a seiche is considered very unlikely due to the closed containment building. The City of Sierra Madre implements the 2020 Urban Water Management Plan (UWMP)[vii] for sustainable water management. The 2021 project element refinements would not conflict with the implement of the UWMP. The 2021 proposed refined elements would implement BMPs and LID technologies that would protect water quality and improve water conservation. Both new and current buildings on the school campus would be retrofitted with water conservation devices to reduce water usage. There are sufficient water supplies in the City to meet the project's estimated water demand. The project would not substantially deplete groundwater supplies, and impacts would not be new or substantially more adverse.	
i) result in substantial erosion or siltation on- or off-site;	**LTS (p. 60)**		☒	☒	☐		
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	**LTS (p. 60)**		☒	☒	☐		
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	**LTS (p. 60)**		☒	☒	☐		
iv) impede or redirect flows?	**Not evaluated in 2011 MND**						
Otherwise substantially degrade water quality? **[Not in 2021 Appendix G]**	**LTS (p. 60)**		☒	☒	☒		
Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? **[Not in 2021 Appendix G]**	**NI (p. 60)**		☒	☒	☒		
Place within a 100-year flood hazard area structures which would impede or redirect flood flows? **[Not in 2021 Appendix G]**	**NI (p. 61)**		☒	☒	☒		
Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? **[Not in 2021 Appendix G]**	**LTS (p. 61)**		☒	☒	☒		
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	**LTS (p. 61)**		☒	☒	☐		
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	**Not evaluated in 2011 Appendix G**						
11. LAND USE AND PLANNING							
a) Physically divide an established community?	**NI (p. 61)**	None.	☒	☒	☒	The facts upon which the findings were based in the 2011 IS/MND for the Alverno Heights Academy Master Plan remain unchanged. The 2021 refined project elements would not create new, or substantially more severe significant impacts related to having a substantial adverse effect on land use and planning. The 2021 refined project elements would include the construction of three new buildings in the southwest corner of the campus as the lower school with new playground and sport	None
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or	**NI (p. 62)**		☒	☒	☒		

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mitigating an environmental effect?						court, a small addition on the northern façade of the detached Villa garage, the interior conversion of the caretaker's cottage to flexible classroom space, new surface parking, and interior use changes to the Villa. As with the approved project, the 2021 refined project elements would result in no impacts with regard to the division of an established community as the revisions will take place entirely on the current school site. The refined project elements are consistent with the existing City zoning and General Plan designation of Institutional. The Institutional Zone permits the operation of schools, including private schools, with a conditional use permit (CUP). As with the approved project, the 2021 refined project elements would not conflict with zoning or General Plan land use designation on the site, and no impact would occur. Therefore, there is no potential for the 2021 refined project elements to result in changes to the findings.	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? **[Not in 2021 Appendix G]**	**NI (p. 62)**		☒	☒	☒		
12. MINERAL RESOURCES							
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	**NI (p. 62)**	None.	☒	☒	☒	The facts upon which the findings were based in the 2011 IS/MND for the Alverno Heights Academy Master Plan remain unchanged. As with the approved project, the 2021 refined project elements would result in no impacts to mineral resources in relation to the loss of availability of a known mineral resource or mineral resource recovery site. The project site is not located in a Mineral Resource Zone as identified in the Conservation Element of the Los Angeles County General Plan 2035.[viii] According to the maps prepared by the Division of Mines and Geology, the project site is located within an MRZ-3, containing minerals the significance of which has not been determined.[ix] Therefore, the are no known mineral resources or mines. Additionally, the project site is part of the developed high school campus and is not available for mineral resource extraction. Mining at the school would be incompatible with the school due to its operation, its status as a landmark for the City of Sierra Madre, and surrounding residential uses. Therefore, the 2021 refined project element would not result the new or substantially more adverse findings for mineral resources, and no mitigation measures are requ8ired.	None
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	**NI (p. 62)**		☒	☒	☒		
13. NOISE							
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	**LTSM (p. 75)**	MM 14 MM 15	☒	☒	☒	The facts related to ambient noise levels and requirements for control of noise, pursuant to the City of Sierra Madre Noise Ordinance, Chapter 9.32, Noise, upon which the findings were based in the 2011 Master Plan MND improvements remain unchanged. Based on the noise measurements recorded for the Alverno Heights Master Plan Update – Noise Analysis (Appendix C), and Supplemental Noise Study (Appendix H) the neighborhood noise is dominated by traffic noise. As with the approved project, the 2021 refined project would result in less than significant impacts regarding exposure of persons to or generation of noise levels in excess of applicable standards during construction, operation, or maintenance of the project. Construction noise for the 2021 refined project element was modelled to verify that there would be no new significant impacts related to noise, or no substantially more adverse impacts on ambient noise levels during construction of the proposed project (Appendix C, *Alverno Heights Master Plan Update – Noise Analysis*). As with the approved project, construction of the 2021 refined project would result in elevated noise levels in the vicinity of the project. Construction activities would be restricted to the daytime hours, consistent with Chapter 9.32, Noise of the City of Sierra Madre Municipal Code. Noise-sensitive uses would be exposed to elevated noise levels from construction activities for the elements of the refined project, that would be comparable to those evaluated for the approved project. The duration and intensity of anticipated noise levels for the 2021 refined project are comparable to those evaluated for the approve project. As with the approved project, the operation of the 2021 refined project elements would result in less than significant impacts, with mitigation, generation of a substantial temporary or permanent increase in ambient noise levels, in excess of standards established in the City of Sierra Madre Noise Ordinance, Chapter 9.32, Noise. As with the approved project, the refined project requires implementation of Mitigation Measure 14. As with the approved Project, construction of the planned buildings that are part of the 2021 Master Plan Update, would attenuate noise from midday elementary school lunch/break periods. Noise measurements also indicate noise levels less than 80 dBA during after-school outdoor activities, indicating compliance with the General Plan, Chapter 6 section on 'Noise-Control of Non-Transportation Noise Sources'. As with the approved project, the operational noise levels of the refined project are estimated to not exceed any of the existing ambient noise levels at nearby residential receivers. In addition, incorporation of PDF-NOISE-1: *Noise Reduction*, requiring the installation of the Wilson Street Landscape Perimeter, will include the placement and planting of four 24-inch box multi-trunked Olive trees 6 feet in	MM 14 MM 15
b) Generation of excessive groundborne vibration or groundborne noise levels?	**LTSM (p. 85)**		☒	☒	☒		
A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? **[Not in 2021 Appendix G]**	**LTS (p. 93)**		☒	☒	☒		
A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? **[Not in 2021 Appendix G]**	**LTS (p. 93)**		☒	☒	☒		
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	**NI (p. 94)**		☒	☒	☒		
For a project within the vicinity of a private airstrip, would the proposed project expose people	**NI (p. 94)**		☒	☒	☒		

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			No New Impact	No Substantially More Adverse Impacts	No New Information or Change		
residing or working in the proposed project area to excessive noise levels? **[Not in 2021 Appendix G, combined with Question C]**						height and seven 15-gallon Italian Cypress Trees 5 to 6 feet in height to reduce noise impacts to nearby sensitive receptors along the Wilson Street (please refer to Section 4.0, the 2021 Master Plan) (see *Summary of Comparative Findings*, above). As with the approved project, the refined project would result in less than significant impacts with incorporation of mitigation measure 15 regarding exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. As with the approved project, the use of pile drivers would be prohibited during construction of the elements of the refined project. As with the approved project, the 2021 refined project would generate vibration during construction activities from use of vibration producing construction equipment such as rollers; however, these levels would minimal and would not result in excessive vibration levels over those analyzed in the approved project. Generally, only construction equipment generating extremely high levels of vibration, such as pile drivers, has the potential for vibration-induced structural damage. Fragile historic structures, such as the Villa, may be more susceptible to structural damage caused by vibration and a lower threshold is used. Levels of vibration produced by construction equipment are evaluated against the FTA's significance threshold for vibration structural damage of 0.12 in/sec for structures extremely susceptible to vibration damage. Residential structures have an FTA significance threshold for vibration structural damage of 0.2 in/sec. As shown in this table, with the exception of the Villa, vibration levels from even the most vibration-intensive equipment would be below the FTA criteria at offsite residential uses for vibration-induced structural damage and no significant impact would occur. As with the approved project, the Villa may be exposed to vibration that causes structural damage, which would result in significant vibration impacts prior to the implementation of mitigation measures. However, implementation of Mitigation Measure 15 would reduce potential construction vibration impacts to the Villa to less than significant. Operation of the project would not generate substantial levels of vibration due to the lack of vibration-generating sources, and therefore, no further analysis of groundborne vibration is warranted. As with the approved project, the 2021 refined project element would result in no impacts to private or public airports or airstrips because the Alverno Heights Academy is not located within 2 miles of a private or public airport. Consistent with the project approvals for 2011 Master Plan and related Mitigation Monitoring Plan, the refined project would require implementation of Mitigation Measures Noise 14 and 15, and shall be monitored and enforced by City of Sierra Madre. Therefore, there is no potential for the 2021 refined project element to result in new or substantially more adverse impacts in relation to noise.	
14. POPULATION AND HOUSING							
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	**NI (p. 95)**	None.	☒	☒	☒	The 2021 refined project elements would not create new or substantially more severe significant impacts related to population and housing than the 2011 IS/MND for the Alverno Heights Academy Master Plan. Similar to the approved project, the 2021 refined project elements would not expand the school's classroom capacity. The project would involve the development of utility infrastructure to serve the proposed new buildings and expand parking. These elements would serve the school's existing operations and would not extend infrastructure elsewhere. The 2021 refined project elements would not increase the maximum permitted enrollment of 400 that was evaluated in the 2011 IS/MND. The project would not result in population growth in the area; therefore, no new or substantially more adverse impacts would occur. Contrary to the approved project, the 2021 refined project elements include the removal of the existing Caretaker Cottage Building (2,100 square feet) for renovation as new flexible classroom space. The Caretaker Cottage is currently a private residence that is occupied. Thus, the proposed project would displace the current resident(s). However, the currents resident(s) would not constitute a substantial number of people, such that replacement housing would need to be constructed elsewhere. According to the Housing Element of the City General Plan, housing availability has grown in the last decade, and	None
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	**NI (p. 95)**		☒	☒	☐		
Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **[Not in 2021 Appendix G, combined with Question B]**	**NI (p. 95)**		☒	☒	☒		

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						the City plans to continue developing housing to meet the regional housing needs.[x] Therefore, the 2021 refined project element would not result in new or substantially more adverse findings for population and housing, and no mitigation measures are required.	
15. PUBLIC SERVICES							
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:						The facts upon which the findings were based in the 2011 IS/MND for the Alverno Heights Academy Master Plan have changed; however, the 2021 refined project element would not create a new or substantially more severe significant impacts related to public services. Similar to the approved project, fire protection is provided by the Sierra Madre Fire Department (SMFD), with one fire station at 242 West Sierra Madre Boulevard, roughly 0.4 mile southeast of the school. The SMFD staff is comprised of 17 full-time personnel: 1 fire chief, 1 administrative aide, 3 fire captains, 3 engineers, and 9 firefighter paramedics.[xi] Additionally, the department utilizes multiple part-time staff, include a volunteer deputy chief, 1 additional fire captain, 6 engineers, 14 volunteer firefighters, and 19 part-time paramedics.[xii] The 2021 refined project elements would not increase the maximum permitted enrollment of 400 that was evaluated in the 2011 IS/MND; therefore, it would not impact population such that service ratios of response times would be affected. As with the approved project, the 2021 refined project element could result in a small increase in calls for fire protection and emergency medical services during construction of new elements and operation of new buildings. Construction and school operations would comply with the California Fire Code (Title 24, California Code of Regulations, Section 9) and the Los Angeles County Fire Code (Title 32, Los Angeles County Code of Ordinances) as well as building codes and clearances. The SMFD station would respond to any fire or emergency response calls and would continue to adequately serve the project area. Additionally, as stated in the Master Plan, the school anticipates installing an additional on-site fire hydrant for the Lower School campus and other improvements to meet city fire department requirements. Both the temporary and permanent classrooms would be provided with fire alarms and fire sprinklers.[xiii] This would not require construction of new or expanded fire protection facilities, resulting in no new or substantially more adverse impacts. Similar to the approved project, police protection is provided by the Sierra Madre Police Department (SMPD). The SMPD staff comprises of 20 full-time members including the chief of police, a police captain, four sergeants, two corporals, nine officers (including detective & traffic), services division supervisor, and four dispatchers, in addition to part-time and volunteer staff. The SMPD Police Station is at 242 West Sierra Madre Boulevard about 0.5 mile southwest of the project site. The most recently available annual report (2018) reported 15,179 total calls for service with a response time of 2 minutes and 18 seconds for priority calls and 3 minutes and 23 seconds for non-priority calls.[xiv] The 2021 refined project elements would not increase the maximum permitted enrollment of 400 that was evaluated in the 2011 IS/MND; therefore, it would not impact population such that service ratios of response times would be affected. The 2011 IS/MND required Mitigation Measure 16: "Alverno High School shall retain a qualified officer for campus security and/or the Sierra Madre Police Department for traffic control assistance when special events in the multipurpose building are expected to be at full capacity. Alverno High School shall be responsible for the cost of the officer(s) time." The school is expected to retain this officer. The 2021 refined project elements would not require any mitigation, as the SMPD station would respond to any police response calls and would continue to adequately serve the project area. The 2021 refined elements would not require construction of new or expanded police protection facilities, resulting in no new or substantially more adverse impacts. The 2021 refined project element would not create new or substantially more severe significant impacts related to schools. While the 2021 refined project element would result in the provision of both new and physically altered school facilities, the construction of the improvements would not result in significant adverse environmental impacts. All construction proposed in this Addendum IS/MND would result in less than significant impacts to all twenty issues areas under CEQA or would be mitigated to below the level of significance.	None
i) Fire protection?	**LTS (p. 95)**	MM 16	☒	☒	☒		
ii) Police protection?	**LTSM (p. 96)**		☒	☒	☒		
iii) Schools?	**NI (p. 96)**		☒	☒	☒		
iv) Parks?	**NI (p. 96)**		☒	☒	☒		
v) Other public facilities?	**NI (p. 97)**		☒	☒	☒		

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						The 2021 refined project element would not create new or substantially more severe significant impacts related to parks. The 2021 refined project elements would not increase the maximum permitted enrollment of 400 that was evaluated in the 2011 IS/MND; therefore, project would not add residents to the area, and it is not expected to require the development of new park facilities. However, the proposed project includes the construction of a new Sports Court on the lower campus, thereby increasing the recreational benefit of the campus. The existing multipurpose field would remain available for City-requested team sports. The project would add a recreational facility to the school that would be available for some public use. Therefore, the 2021 refined project element would not result in no new or substantially more adverse impacts for public services, and no mitigation measures are required.	
16. RECREATION							
a) Would the proposed project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	**NI (p. 97)**	None.	☒	☒	☒	The facts upon which the findings were based in the 2011 IS/MND for the Alverno Heights Academy Master Plan remain unchanged. As with the approved project, there would be no impacts to recreation in relation to increasing the use of parks and recreation facilities, such that substantial physical deterioration of the facility would occur or be accelerated. The 2021 refined project elements would be limited to the existing school campus; it would not increase the use of neighborhood or regional parks outside of the school facility. Within the school campus, there is a multipurpose field that serves as a recreational facility, including for City-requested team sports. Its use would not be increased such that physical deterioration would occur or be accelerated, as the project would not increase the maximum permitted enrollment of 400 that was evaluated in the 2011 IS/MND. The 2021 refined project element also would not create new or substantially more severe significant impacts related to including recreational facilities. The proposed project includes the construction of a new Sports Court on the Lower Campus, which would be comparable to the recreational improvements in the approved project. The construction of this recreational facility would be primarily for school use and would be limited to development within the school campus. As discussed throughout this Addendum to the IS/MND, all impacts would be mitigated to below the level of significance. Thus, the proposed project would not include recreational facilities which would have an adverse physical effect on the environment. Therefore, the 2021 refined project element would not result in new or substantially more adverse impacts for recreation, and no mitigation measures are required.	None
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	**NI (p. 97)**		☒	☒	☒		
17. TRANSPORTATION							
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	**LTSM (p. 97)**	MM 17 a/b MM 18	☒	☒	☒	As with the approved project, the refined project would require the implementation of Mitigation Measure 17 a/b and 18 to reduce construction impacts on traffic to a less than significant, in relation to conflicting with plans, ordinances, or policies that establish measures of effectiveness for the performance of the circulation system. The City carefully evaluated the effects of the refined project on traffic and circulation (see Appendix D, Alverno *Heights Academy–Traffic Circulation Memo*). As with the approved project, construction of the 2021 refined project elements would generate additional vehicle trips to and from the Alverno Heights Academy with corresponding impacts to transportation and circulation on the surrounding streets. However, no new or substantially more adverse impacts would be anticipated as a result of the construction of operation of the refined project. The construction scenario for the refined project is able to phase construction to accommodate temporary on-site stock stockpiling of export material, thus allowing for more efficient transport of excess material, and resulting in a for lower number of truck trips. As with the approved project, mitigation measures 17a/b and 18 would be required for the refined project element to address transportation and traffic impacts during construction. To reduce construction impacts on local circulation, a Construction Traffic Management Plan would be implemented. Unlike the approved project, the 2021 refined project operation is anticipated to generate a net total decrease of trips during the peak hour. Existing School (High School) generates 172 vehicle trips during the morning peak hour (117 inbound and 55 outbound), 116 trips during afternoon peak hour (38 inbound and 78 outbound), and 823 trips per day. With the refined project, the trip generation rates for the school (trips per student) and the anticipated volumes of traffic that would be generated by the	MM 17 a/b MM 18
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	**Not evaluated in 2011 MND.**						
Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? **[Not in 2021 Appendix G]**	**LTS (p. 116)**		☒	☒	☒		
Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? **[Not in 2021 Appendix G]**	**NI (p. 116)**		☒	☒	☒		

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c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	**LTS (p. 116)**		☒	☒	☒	development (200 High School Students + 200 Elementary Students) would generate 176 vehicle trips during the morning peak hour (108 inbound and 68 outbound), 114 trips during afternoon peak hour (44 inbound and 70 outbound), and 727 trips per day resulting in a total net decrease of 96 trips per day when compared to the approved project (see tables below, from Appendix D, *Alverno Heights Academy–Traffic Circulation Memo*).	
d) Result in inadequate emergency access?	**NI (p. 117)**		☒	☒	☒		
Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? **[Not in 2021 Appendix G]**	**NI (p. 117)**		☒	☒	☒		
Result in inadequate parking capacity? **[Not in 2021 Appendix G]**	**LTS (p. 117)**						

Existing Condition School Generated Traffic

Name/Address	Land Use	Size: Quantity	Size: Unit	Vehicle Estimated Trip Generation: Daily Trips	AM (M-F) Drop off (7:00-8:00): In	AM (M-F) Drop off (7:00-8:00): Out	AM (M-F) Drop off (7:00-8:00): Total	PM (M-TH) Pick-up (3:00-4:00): In	PM (M-TH) Pick-up (3:00-4:00): Out	PM (M-TH) Pick-up (3:00-4:00): Total	PM (Friday) Pick- up (1:30-2:45): In	PM (Friday) Pick- up (1:30-2:45): Out	PM (Friday) Pick- up (1:30-2:45): Total
Alverno Heights Academy	ITE 530	400*	Students	823	117	55	172	38	78	116	38	78	116

SOURCE: Traffic Circulation Analysis (Appendix D).
*400 students high school previously approved in the 2011 Master Plan

Proposed Condition School Generated Traffic

Name/Address	Land Use	Condition	Size: Quantity	Size: Unit	Vehicle Estimated Trip Generation: Daily Trips	AM (M-F) Drop off (7:00-8:00): In	AM (M-F) Drop off (7:00-8:00): Out	AM (M-F) Drop off (7:00-8:00): Total	PM (M-TH) Pick-up (3:00-4:00): In	PM (M-TH) Pick-up (3:00-4:00): Out	PM (M-TH) Pick-up (3:00-4:00): Total	PM (Friday) Pick-up (1:30-2:45): In	PM (Friday) Pick-up (1:30-2:45): Out	PM (Friday) Pick-up (1:30-2:45): Total
Alverno Heights Academy	ITE 530	Proposed	200	Students	469	58	28	86	19	39	58	19	39	58
Alverno Elementary School	ITE 520	Proposed	200	Students	258	50	40	90	25	31	56	25	31	56
Total			400	Students	727	108	68	176	44	70	114	44	70	114

SOURCE: Traffic Circulation Analysis (Appendix D).

In addition, the project would incorporate project design features PDF-TRAFFIC-1 through PDF-TRAFFIC-3 to further reduce impacts relate to transportation (see *Summary of Comparative Findings*, above).

Impacts related to conflicting or inconsistency with CEQA Guidelines section 15064.3, subdivision (b) would be less than significant. In relation to vehicle miles traveled (VMT), the 2021 refined project, consistent with the approved project, would result in the expansion of educational and recreational facilities serving the local community and surrounding residences. Further, the refined project would result in a change in student demographics from 400 all high school aged students (female) to a ratio of 200 high school students (female) and 200 K-8 aged students (co-ed), and thus, expanding the lower aged educational opportunities for the local residents and surrounding community reducing the needs for local residents to travel longer distances for lower school aged programs.

As with the approved project, the 2021 refined project element would result in no impacts to private or public airports or airstrips because the Alverno Heights Academy is not located within 2 miles of a private or public airport and does not affect air traffic patterns.

As with the approved project, the impacts of the refined project related to hazards due to a design feature or incompatible uses

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						would be less than significant. As with the approved project, the 2021 refined project requires no change to the street system that surrounds, and provides access to the Alverno Heights Academy, with the project site served by a network of well-defined and pre-existing paved roads and would continue to be accessed by these roads following construction of the 2021 refined project. As with the approved project, the impacts of the refined project on traffic and circulation, in relation to emergency access would be less than significant. As with the approved project, the 2021 refined project site would conserve the existing street system that provides access to and egress from the Alverno Heights Academy which has provided adequate access for emergency response vehicles during the 21 years of operation of the site as a school. As with the approved project, the refined project would result in no impacts to adopted policies regarding alternative transportation. As with the approved project, the 2021 refined project is connected by a network of well-defined, pre-existing, and traffic-controlled paved roads which allow for alternative transportation methods, such as bicycles and buses, to share access to the existing site with automobile vehicles. In addition, existing pedestrian access points and sidewalks would remain accessible to pedestrians during construction and operation of the refined project. Consistent with the approvals for the 2011 Master Plan and related Mitigation Monitoring Plan, the refined project would require implementation of Mitigation Measure 17 a/b and 18, and shall be monitored and enforced by the City of Sierra Madre. Therefore, there is no potential for the 2021 refined project to result in new or substantially more adverse impacts in relation to traffic and circulation.	
18. TRIBAL CULTURAL RESOURCES							
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	**Not evaluated in 2011 MND.**	None	☐	☒	☐	As a result of the request for review of the Sacred Lands File (SLF) from the NAHC, it has been determined that there are sacred lands recorded on the same 7.5-minute-scale quadrangle (approximately 50 square miles) as the project site. Due to the large scale of the SLF check, it is unlikely that the sacred lands are on or in proximity to the project site. Outreach to Native American tribal entities identified by the NAHC was initiated by the City on July 7, 2021, and consultation results regarding tribal cultural resources are pending. There is a moderate probability to encounter tribal cultural resources based on the inherent characteristics and location of the project site.	None
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	**Not evaluated in 2011 MND.**	None	☐	☒	☐	The 2021 refined project elements would not result in new significant impacts or substantially more adverse significant impacts to cultural resources related to a substantial adverse change in the significance of a prehistoric archaeological resource (which may include tribal cultural resources). Potential impacts to cultural resources, including prehistoric archaeological resources, were investigated in the 2011 IS/MND. Information presented in the 2011 IS/MND resulted in the conclusion that there are no known archaeological resources within the 2021 project area. No archaeological resources were identified within the 2021 refined project element area as a result of the updated records search.	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	**Not evaluated in 2011 MND.**		☐	☒	☐	Pending results of Tribal Consultation efforts by the City.	

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19. UTILITIES AND SERVICE SYSTEMS							
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	**Not evaluated in 2011 MND.**	None.	☒	☒	☒	The facts upon which the findings were based in the 2011 IS/MND for the Alverno Heights Academy Master Plan remain unchanged. As with the approved project, there would be no new or substantially more adverse impacts to utilities and service systems. As evaluated in the approved project, the addition of the multipurpose building would require the extension of water, wastewater, electric connections to the new building. As stated in the Master Plan, the lower campus would be served by an existing 8-inch sewer line at Highland Avenue.[xv] As stated in the General Plan, the City of Sierra Madre Public Works Department operates the City's water production and distribution and the sewer collection system. With regard to electric, natural gas, telecommunications, electrical power is provided by SoCal Edison (SCE), which provides adequate service throughout the City; natural gas is provided by SoCalGas; and Sierra Madre's public access channels available to Time Warner customers include Channel 3 and Channel 98. Internet is provided by various telecommunications companies such as Spectrum, Viasat, and Frontier.[xvi] Connections would be made to the new buildings as applicable. This would not result in new or substantially more adverse environmental effects as the improvements would be confined to the existing school campus which is already provided with these utilities. As with the approved project, water use by the proposed multipurpose building is estimated as 125 percent of forecast wastewater generation. The estimated wastewater generation by the proposed multipurpose building would be 350 gallons per day per 1,000 square feet. The building would be 12,860 square feet, for total wastewater generation of about 4,500 gallons per school day; therefore, water use by the building would be roughly 5,625 gallons per school day with available supply to serve the needs of the project site. As with the approved project, there are sufficient water supplies in the City to meet the project's estimated water demand. Water supply would be served the City's existing connections at the Michillinda water line, including a newly installed onsite fire hydrant connection, and sites at the southern end of the water pressure zones for the City. As with the approved project, the City has confirmed a 2,951 GPM at the Michillinda line at the Highland Avenue intersection with a static pressure of 160 psi, and residential pressure of 120 psi. Thus, consistent with the approved project, the 2021 refined project would not substantially deplete groundwater supplies, and impacts would not be new or substantially more adverse. As with the approved project, sewers services for the refined project would be served from the Highland Avenue 8-inch sewer line. Similar to the approved project, the multipurpose building would be the primary increase in wastewater. Sewers in the City are maintained by the City Public Works Department. Wastewater treatment is provided to the City by the Sanitation Districts of Los Angeles County (LACSD). The wastewater from the City's service area, which is estimated at approximately one million gallons per day (mgd) or 365 million gallons annually, primarily flows to the Whittier Narrows Water Reclamation Plant (WNWRP) located in South El Monte. The WNWRP has a treatment capacity of 15 mgd, serving over 20 cities.[xvii] As of 2010, it was estimated to have received 6 mgd. Projections estimate approximately 7.1 mgd through 2030, leaving 7.1 mgd of available capacity.[xviii] Based on calculations in the 2011 IS/MND, estimated wastewater generation by the proposed multipurpose building would be 350 gallons per day per 1,000 square feet. At a proposed 12,860 square feet, total wastewater generation would be approximately 4,500 gallons per day (gpd). The estimated 4,500 gpd increase in wastewater generation from the proposed multipurpose building would be less than 0.05 percent of the available capacity at WNWRP. There are adequate wastewater treatment facilities in the region to treat project-generated wastewater, and project development would not require the construction or expansion of wastewater treatment facilities. With regard to solid waste, Sierra Madre has an exclusive franchise contract with Athens Services to collect all waste within the City. Sierra Madre is a member of the Scholl Canyon Wasteshed and much of the material collected by Athens Service is taken there. Scholl Canyon is expected to cease operations in 2030;[xix] thus, it has capacity for the construction of the proposed	None
Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? **[Not in 2021 Appendix G]**	**LTS (p. 117)**						
Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **[Not in 2021 Appendix G]**	**LTS (p. 117)**		☒	☒	☒		
Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **[Not in 2021 Appendix G]**	**LTS (p. 118)**		☒	☒	☒		
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	**LTS (p. 118)**		☒	☒	☒		
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	**LTS (p. 119)**		☒	☒	☒		
Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? **[Not in 2021 Appendix G]**	**LTS (p. 119)**		☒	☒	☒		
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	**Not evaluated in 2011 MND.**						
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	**NI (p. 119)**		☒	☒	☒		

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						project, as well as operations until 2030, at which point Athens Services would dispose of solid waste at other landfills. As discussed in the City General Plan, the City complies with Assembly Bill (AB) 939 (Chapter 1095, Statutes of 1989), the Integrated Waste Management Act. It requires that every California city and county divert 50 percent of its waste from landfills starting in the year 2000. In addition, AB 939 requires a Countywide Integrated Waste Management Plan (CIWMP) for each county. The CIWMP must contain a Source Reduction and Recycling Element (SRRE) for the county and each city within the county, identifying waste characterization, source reduction, recycling, composting, solid waste facility capacity, education and public information, funding, special waste (asbestos, sewage sludge, etc.), and household hazardous waste. Additionally, the CIWMP must also incorporate a countywide siting element, specifying areas for transformation or disposal sites to provide capacity for solid waste generated in the jurisdiction that cannot be reduced or recycled for a 15-year period. The Sanitation Districts of Los Angeles County (Sanitation Districts) are responsible for implementation of the CIWMP and managing solid waste on a regional basis. The City of Sierra Madre is within the service boundary of District 15 (SDLAC). Therefore, it would result in less than significant impacts related to solid waste.	
20. WILDFIRE							
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	**Not evaluated in 2011 MND.**	None.	☒	☒	☒	The facts upon which the findings were based in the 2011 IS/MND for the Alverno Heights Academy Master Plan remain unchanged. As with the approved project, the 2021 refined project elements would not create new or substantially more severe significant impacts related to having a substantial adverse effect as a result of physical changes in the environment related to Wildfire. The review of the 2011 approved Alverno High School Master Plan Initial Study/MND (in particular questions G and H of the Hazards and Hazardous Materials), the City of Sierra Madre General Plan, the California Department of Forestry and Fire Protection's (CAL FIRE) Fire and Resource Assessment Program (FRAP) website as well as relevant data, maps, and other pertinent information such as the master plan and architectural drawings were used to assess impacts from the refined project. The assessment also helped confirm if the 2021 refined project site continued to be within a State Responsibility Areas (SRA) or lands classified as very high fire hazard severity zones (VHFHSZ) and whether the site had the potential for significant risk to obstructions to emergency response or evacuation plans; exposure to pollutants; exposure to risk due to natural factors such as terrain, winds, flooding, or landslides; require the need for infrastructure; or causing significant risk of loss, injury or death involving wildfires. Contrary from the 2011 IS/MND, the refined project site is no longer within a State Responsibility Area (SRA) nor a Very High Fire Hazard Severity Zone (VHFHSZ) but it is within a Local Responsibility Area (LRA) and designated as Moderate Fire Hazard Severity Zone (MFHSZ) and directly adjacent to a VHFHSZ within an LRA. As a result, the refined project is now designated at a lower-level of wildfire risk than assessed in the 2011 IS/MND. Grand View Avenue is the designated dividing line between the MFHSZ and the VHFHSZ as identified in Cal Fire's updated Fire Hazard Severity Zone (FHSZ) Maps. The Sierra Madre disaster routes consist of the Interstate 210 and New York Dr./N. Rosemead Blvd. to the south and west respectively which are approximately 1 mile to the south and west respectively. The refined project will not increase in attendance and will maintain the 2011 IS/MND allowable capacity enrollment of 400 students. The site terrain is on an approximately 6-percent southerly gradual slope with a moderately mild climate, will not produce enough airflow to generate a windstorm most of the year, and located within a in a highly urbanized approximately 0.6-miles south of the San Gabriel Mountains. In addition, there are two fire hydrants located along Michillinda Avenue, two are along Grand View Avenue, and one is along W. Highland Avenue along the surrounding right-of-way of the campus. Furthermore, all improvements will be within the existing property, comply with the California Fire Code (Title 24, California Code of Regulations, Section 9) and the Los Angeles County Fire Code (Title 32, Los Angeles County Code of Ordinances) as well as building codes and clearances. There will be no road closures or alterations to roadways in the vicinity of the campus with no interference with emergency and evacuation ingress and egress so would have no impact on emergency or evacuation routes to the surrounding neighborhood. No impact would occur. The 2021 refined project elements would not create new or have a more substantial adverse effect as a result of physical	MM-12 MM-13
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	**Not evaluated in 2011 MND.**		☒	☒	☒		
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	**Not evaluated in 2011 MND.**						
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	**Not evaluated in 2011 MND.**						
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	**Not evaluated in 2011 MND.**						

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Environmental Issue State CEQA Guidelines – Appendix G Would the project:	2011 IS/MND Findings: No Impact (NI) Less than Significant Impact (LTS) LTS with Mitigation (LTSM) Page numbers refer to 2011 Draft IS/MND[i]	2011 IS/MND Required Mitigation Measures	§15162 Determinations for 2021 Refined Project			Effects of 2021 Refined Project and Applicable Mitigation Measures	Mitigation Measures Applicable to 2021 Refined Project
			No New Impact	No Substantially More Adverse Impacts	No New Information or Change		
						changes in the environment related to Wildfire than those identified in the 2011 IS/MND. The 2021 refined project elements would include the construction of three new buildings as part of the lower school campus with a new playground and sport court; minor changes as part of the upper school campus with a small addition on the northern façade of the existing visual/performing arts building, the interior conversion of the caretaker's cottage to flexible classroom space, and new surface parking; and interior use changes to the Villa. The main Villa is a height of 45 feet high and the tower rounds off at approximately 60 feet tall, which are screened by existing mature trees along the perimeter of the property. The 2021 refined project is not within an SRA or lands classified as VHFHSZ; nor within a flooding, landslide, mudflow, or hillside areas; not anticipated to impair or obstruct emergency response or evacuation plans; and not anticipate significant impacts regarding wildfire pertaining to exacerbated wildfire risk or the potential for loss, injury or death. Therefore, as with the approved project, the 2021 refined project elements would not obstruct or impair emergency response or evacuation plans; expose people or structures to pollutants; exacerbate wildfire risk due to natural factors; require the need for infrastructure; or causing significant risk of loss, injury or death involving wildfires, and no impact would occur. Therefore, there is no potential for the 2021 refined project elements to result in changes to the findings based on Hazards and Hazardous Materials questions G and H or potential to exacerbated risk based on review for wildfire. As specified in the 2011 Mitigation Monitoring Plan, completion of the Mitigation Measures Hazards 12 and 13 shall be monitored and enforced by Alverno Heights Academy and the City as the lead agency.	

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[iv] City of Sierra Madre Municipal Code. Title 7 Stormwater Pollutant Elimination, Chapter 7.08 Pollutant Source Reduction. Accessed July 19, 2021. https://library.municode.com/ca/sierra_madre/codes/code_of_ordinances?nodeId=TIT7STPOEL_CH7.08POSORE_7.08.030NEDECO

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[vii] City of Sierra Madre. July 2021. 2020 Urban Water Management Plan. https://www.cityofsierramadre.com/UserFiles/Servers/Server_212309/File/Departments/Public%20Works/Final%20Draft%20Sierra%20Madre%202020%20UWMP.pdf

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[xii] City of Sierra Madre, Fire Department. Department Overview. Accessed July 19, 2021. https://www.cityofsierramadre.com/cityhall/departments/fire_department/administration

[xiii] Alverno Heights Academy 2021 Master Plan Update. July 2021. W:\Projects\1485\1485-044\Data\2021 Master Plan Documents\Master Plan Update

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Appendix A

Tree Preservation Report

Consulting Arborist's Report

Tree Preservation Report

For: Alverno Heights Academy

Prepared for: **Ms. Julia Fanara**
Alverno Heights Academy
200 N. Michilinda Ave
Sierra Madre, CA 91024

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Date: **January 20, 2021**

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Introduction

Project Background

This site has a long and interesting history and is now a registered historic property. Before the school, the site was a large residential estate. The Villa del Sol d'Oro was the stately home of Dr. & Mrs. Barlow, completed in 1928. Five years after his passing the property and residence was sold to the Sisters of St. Francis. It has been a school for the last 60 years.

Alverno Heights Academy is planning a number of changes that will impact adjacent trees, including several protected trees on the lower campus. This 13-acre site is located on Michilinda, between Highland, Wilson, and West Grandview, in the City of Sierra Madre. Many valuable old trees enrich the quality of this beautiful campus setting. The school wishes to better use the ample spaces provided here.

The school would especially like to protect larger specimens, unusual trees like the Morton Bay fig or Queensland Kauri, and, of course, the protected trees. The tree report will help planners and designers avoid the protected trees as much as possible. The City is requiring that parking be added adjacent to several oaks, so Arborgate Consulting was asked to document the trees north of the prayer garden. The City requires a "tree survey" to work around the "protected trees" and permits to remove or prune any.

The City Tree Advisory Commission requires: a site plan showing; the location of the trunks of all protected trees in the area impacted by the project; the tree species; their trunk diameter (DBH); their driplines measured at 4 compass points and drawn to scale; proposed treatments for the trees (pruning, removal, etc.); photographs of the site illustrating all the protected trees ; a professional report on the condition of the affected trees; an analysis of the impact on the trees; and recommended actions, mitigation measures, or construction monitoring of the trees. This report is intended to guide development safely around as many protected trees located on this site as possible.

The school is now planning to add a Lower School (TK-8th Grades) to the southwest portion of the campus, through an amendment to the 2011 Master Plan. The school requires an update to the Tree Preservation Report in the southwest portion of the campus. Tree Preservation Report will guide laying out the classrooms and facilities for the Lower School.

Assignment

This consultant was engaged by Ms. Julia Fanara, the Head of School, to provide this Tree Survey for the proposed construction at the lower west campus. Arborgate Consulting was retained to review and provide an arboricultural evaluation of about 80 trees' (<4" DBH) health and condition, professional opinions and report as appropriate for the City of Sierra Madre. The provided aerial was used to update the previous tree map. Actual surveyed locations are the responsibility of the school. Having experience in Sierra Madre, and using City of Sierra Madre's Tree Preservation and Protection Ordinance as a guide, special attention will be given to oaks and other "protected trees" as defined by the City Ordinance (12.20).

According to Chapter 12.20 of the City Code, "Tree Preservation and Protection", section 12.20.020 Definitions - The protected species required to be included in my site survey and this report are: *Quercus agrifolia*, coast live oak; *Quercus engelmannii*, mesa oak; *Juglans californica*, southern California black walnut; and *Platanus racemosa*, western sycamore. Only protected trees over four inches in trunk diameter at four feet above natural grade are required to be included.

Trees growing on school grounds could potentially fail and cause injury to the children or staff. However, I was not retained to perform a detailed hazard analysis of each tree. That work ought to be contracted for after the construction at the school is completed.

Executive Summary

Existing Conditions

There were 13 protected oak trees within the designated area, but no California sycamores or walnuts. The oaks are mostly in good health and condition. However, some surrounding conditions jeopardize their health. The irrigation of turf under the oaks, artificial turf under the oaks, and soil compaction can reduce their health, vigor and disease. Anything that harms the roots puts them at risk of disease. The 13 oaks are all in adequate to good health, but have various structural defects.

In addition, several large specimens are notable and worthy of special care and protection. They provide historical context and scale for the large historic villa. The huge Morton Bay fig, the rare Queensland Kauri, the large Indian laurel and several of the larger palms, particularly the Canary Island date palms and Pindo palms require specialized attention and protection.

On the other hand, many of the older carobs and crowded elms are detracting from the character of the overall property. The carobs have broken and split limbs and internal decay. The elms above the temporary classrooms have formed a crowded thicket.

Initial Recommendations

Considering the City's policy and ordinance, planning for construction should be prioritized to avoid impacting or removing the protected oaks, then unique specimens and then useful large trees. Locate new parking or new facilities away from the oaks and specimen trees as much as possible. Protect the oaks near construction, during construction with 6-foot-high fencing at least at the listed health clearance, and hopefully outside the dripline. The removal of any protected trees must be mitigated according to City guidelines. Consider that during your life time or mine, there is no way to replace these large specimens. New ones can be planted, but it will take a life time to reach the size they are now.

This may be the time to consider removal of broken and decaying carobs, or they could be removed gradually over time. The previously mentioned Pindo palms are valuable, but are crowded and suppressed by surrounding trees and are declining in health and appearance, but at the right time of year could easily be transplanted to better locations. The cluster of crowded elms above the temporary classrooms should be thinned and spaced this winter.

The artificial turf below some of the oaks north of the prayer garden should be removed immediately. Mulch makes a much better ground cover. Wherever children are invited to play below trees, such trees should be regularly inspected for risk. Pruning of such trees needs to focus on correcting structural weaknesses.

Findings

Guidelines, Standards, and Limiting Conditions

The following report contains the elements necessary to fulfill the City Tree Advisory Commission requirements: an attached site plan (to be drawn by others) with the location of the trunks of all protected trees in the area impacted by the project (to be surveyed by others); the tree species; their trunk diameter (DBH); their driplines at 4 compass points and drawn to scale; proposed treatments for the trees (pruning, removal, etc.); photographs of the site and all the protected trees. a professional report on the current condition of the trees; an analysis of the impact of construction on the trees; and recommended actions, mitigation measures, and/or construction monitoring of the trees.

American National Standards Institute (ANSI A-300) standards and International Society of Arboriculture (ISA) Best Management Practices shall guide pruning and general tree care. The ISA publication *Trees and Development*, by Nelda Matheny and James Clark was heavily relied upon for establishing clearance or protection zones.

Measurements of tree caliper were made four feet above grade using the City standard instead of the prevailing industry standard of four and a half feet. Measurements were made at various other heights as necessary to represent the most accurate trunk caliper if heavy lower branching or deformity made the standard inaccurate. In such cases, instructions in the Guide for Plant Appraisal, 9th edition, pages 45 to 49 were followed. A Biltmore stick or diameter tape was used for measurements of larger trees. Smaller trees were measured by calipers.

More intensive investigation of hidden conditions was not undertaken and the full extent of decay, root injury or deformity, and other hidden defects was not determined. A detailed risk assessment was not undertaken nor requested. The relative safety of each tree can only be estimated after all the effects of site construction are completed.

Conditions Affecting Tree Health

The school site is on an alluvial fan below the foothills. The site slopes gradually from north to south. Generally, being on an alluvial fan means good percolation rates, and therefor deeper rooting, except where there is turf irrigation.

The surrounding land use is residential. The school has gradually developed on the site of the earlier large estate. There is an attractive large old residence (Villa) on site below the main classroom buildings. Additional temporary classrooms have been added by the Prayer Garden.

Field data was collected on January 14, 2021. Thirteen protected coast live oaks, *Quercus agrifolia*, but no other protected species were found in the study area. No California sycamores or California black walnuts, *Juglans californica*; or Engelmann oaks, *Quercus engelmannii*, were observed on the subject portion of the site All the oaks are mature California live oaks, *Quercus agrifolia*. Many of these "native" trees appear to have been planted and irrigated by secondary water from the lawns, prior lawns, and other exotics that occupy or occupied this site. That is, I do not believe any of these oaks stood before the residence was built. I have documented coast live oaks up to 42" inches that were no more than 80 years old. The old home and other buildings that occupy this site have new surrounding ornamental plantings, which are being irrigated.

Most of the trees on site are in fair to good health. Very few have poor health. However, the crowded conditions in some of the groups have caused many of them to be misshapen, one-sided, shaded and sparse. Some limb failures have occurred in older carobs, which is not uncommon in carobs of this age. They also decay easily.

The 13 coast live oaks had fair to good average overall condition. The structural condition rating for coast live oaks ranged from fair to good (C- to B). An "A" is considered excellent condition, equal to nursery grown and trained trees. None were rated A. The average structural condition rating for the 13 coast live oaks was closer to B than C. The lowest condition rating was C-. Only one oak was rated as low as C- None of the foliage feeding insects commonly found on coast live oaks were observed. Oak root fungus, *Armillaria mellea*, is likely to be infecting most of these trees as a result of irrigation for the turf and other exotics. The main expert on oak root fungus believes that all oaks are infected to some degree. Typical structural defects included codominant branching, included bark, or one-sided branching due to crowding. They ranged in size from a trunk caliper of 6 inches to 39 inches diameter at breast height.

The primary factors reducing the protected trees' health are soil compaction and crowding. Years of foot and vehicle traffic over moist soil have caused soil compaction. Water penetration, root penetration and gaseous exchange are all hampered by soil compaction, but indications are that these trees are still in satisfactory health. The trees have formed their structure to conform to the proximity of each other, response to Santa Ana winds, and competing for sunlight. Removal of trees in the various groupings may leave a large gap or expose flat or bare sides on the remaining trees.

The protected trees near construction are described and discussed below, in the Matrix of Findings.

Health and Condition

There were no significant pest or disease problems observed. However, only five of the thirteen protected oak trees were found suitable for transplanting, but a serious effort to protect them in place must be made before deciding to transplant any. Almost all of the trees would be benefited by *professional* pruning this year, but they do not need *annual* pruning. The trees in irrigated areas have come to depend on some supplemental irrigation. Therefore, continuing occasional irrigation, depending on rainfall during fall and winter would benefit them. Those designated to remain should survive the stress of construction activity *if* sufficient clearance and protection is provided. Native oak trees of this size are highly valuable and loved by Californians. They also are protected by City ordinance, Chapter 12.20.

Matrix of Findings

Tree #	Species	DBH	Ht.	N	W	S	E	Health	Structure	Comments
27	Olea europea	12	20	10	8	10	8	B	C	Cod inc Sp leans
28	Olea europea	10+11+11	32	8	14	18	15	C	D	TO Xing split Sp
29	Pinus pinea	31	70	28	28	20	18	C	D	Paving damage cod OP Sp Lt
30	Olea europea	8+9	20	14	9	12	8	B	C-	TO epi topd
31	Eucalyptus globulus	38	65	7	15	16	9	C	C-	1sRF cod Hd OP Sp
32	Quercus agrifolia	20	30	12	26	23	18	C	C-	Cod in OP FC Lt
33	Ulmus parvifolia	16	28	18	18	23	18	C	C	Cod OP Hd Lt
34	Olea europea	6+7+9	24	14	15	16	14	C	C-	Cod Xing TO OP mDk epi
35	Ceratonia siliqua	18	20	5	16	16	20	C	D	B-canker cod S-crk DL Dk
36	Olea europea	5+4+4+4+3	20	9	14	12	6	A	D	Cod Xing epi 5"-T-inj
37	Jacaranda mimosifolia	7.5+4	30	8	14	10	1	C	D	1s Xing Cr#38 epi
38	Jacaranda mimosifolia	14"b	30	4	14	14	8	C	D	Cod inc LB epi DL Xing Cr#37 &39
39	Ulmus parvifolia	15	45	30	28	14	0	C	C-	Cod leans 1s Cr#38
40	Ulmus parvifolia	8.2	28	16	30	20	0	C	C-	1s leans T-bow
41	Ulmus parvifolia	13	40	8	25	20	20	C	B	Cod Cr
42	Quercus agrifolia	17	35	18	18	20	16	B	C	Old FC, cod
43	Ulmus parvifolia	13	30	0	12	10	8	C	D	Sup by #42 Hd topd
44	Ulmus parvifolia	9	35	0	10	18	14	C-	D	HANGER DW Cr
45	Ulmus parvifolia	19	45	30	18	24	24	C-	D	Hd Xing DL OP Sp
46	Quercus agrifolia	35	40	30	30	23	24	C	C	Cod inc OP Lt Sp, artificial turf on RZ
47	Quercus agrifolia	22	35	18	15	27	16	C	C	Cod OP Lt Sp, artificial turf over RZ
48	Ulmus parvifolia	10+4	30	3	0	20	25	C	D	Cod Xing 1s Cr
49	Schinus terebinthifolius	6+5+4+4+4+3	18	3	3	12	9	D	D	Sp thicket REMOVE weed
50	Olea europea	6.2+7.2	16	16	18	8	7	B	C	Cod Xing epi
51	Ceratonia siliqua	7+10	20	6	12	12	4	C-	D	Cod inc Dk, rodent inj, Hd Db epi

Tree #	Species	DBH	Ht.	N	W	S	E	Health	Structure	Comments
52	Cedrus deodara	15	50	9	14	20	6	A	A	NoRF - fill over RZ
53	Ceratonia siliqua	12+12+12	20	12	16	20	16	C	D	Bushy to the ground, Db Xing crk
54	Ceratonia siliqua	13+7+9	20	14	16	20	12	C	D	Bushy to the ground, Db Xing Dk
55	Quercus agrifolia	6	32	14	14	18	12	B	B	Cod
56	Ceratonia siliqua	12+16+24	40	12	16	16	14	B	D	TO Cod Dk Hd epi
57	Cedrus deodara	14	60	18	10	18	17	A	A	Cr#56
58	Ceratonia siliqua	6+8	18	6	9	9	9	D	D	Db SSpts DkB epi
59	Cedrus deodara	23	32	14	20	18	20	A	D	Topd 2long
60	Brachychiton populneus	7.2	24	7	4	7	8	B	C	Cod top bowed
61	Ceratonia siliqua	16+14+15	20	15	15	15	16	C	D	Dk Db epi, bushy to the ground, break
62	Eucalyptus viminalis	12+12+12	50	18	24	26	10	B	C	Cod inc 2long
63	Jacaranda mimosifolia	10	35	20	8	12	14	C	C-	TO cod Lt Sp Cr#64
64	Jacaranda mimosifolia	11+10+11+10	40	8	27	64	15	B	C	Cod inc Dk epi Cr#63
65	Ficus macrophylla columnaris	64	100	32	33	35	45	A	B	Cod inc Rinj DL long EH
66	Phoenix canariensis	18	80	12	12	12	12	B	C	Hourglass gaffed
67	Cinnamomum camphora	26+26+24+24+20	35	20	15	15	15	D	D	Topd Hd epi OP
68	Quercus agrifolia	7	20	7	6	7	8	C	C	Sup by #67 cod
69	Ulmus parvifolia	10 @ 3'	24	12	14	12	12	C	C-	Cod inc Db epi S-inj
70	Quercus agrifolia	21	50	22	22	33	12	B	C	Cod inc Cr#71 2long
71	Quercus agrifolia	36	60	30	30	36	6	B	C	Cod inc 1s 2long
72	Quercus agrifolia	12	42	6	27	22	6	B	C	Cod inc 1s
73	Ulmus parvifolia	13	42	18	10	18	16	C	C	Cod Hd, hanger
74	Agathis robusta	23	90	10	14	14	16	B	B	OL
75	Cinnamomum camphora	17	35	10	14	14	2	D	D	Brk Db sup by #76
76	Quercus agrifolia	39	50	30	32	36	32	B	C	Cod inc 2long
77	Lophostemon confertus	32	65	5	22	40	18	B	C	1s cod leans

Tree #	Species	DBH	Ht.	N	W	S	E	Health	Structure	Comments
78	Arbutus unedo	12+14+11	30	14	20	20	12	C-	B	mDb epi mDk
79	Ficus microcarpa nitida	34+16+16+14+16	60	55	51	50	45	B	C-	Cod inc Sh EH
80	Phoenix canariensis	18	24'th	12	12	12	12	B	C	Hourglass gaffed, mod skirt
81	Cedrus deodara	20	32	17	14	16	12	C	C	Cod inc LB Xing Sp 1sRF
82	Ficus sp.	24 @ 18"	30	10	20	18	16	D	D	Db crk Sun scald cod inc Dk
83	Phoenix canariensis	18	24'th	12	12	12	18	C	A	Sp thicket REMOVE weed
84	Citrus sinensis	15 @ 1`'	22	13	15	15	12	C	C-	Cod inc mDb chlor
85	Quercus agrifolia	10	30	13	16	14	14	B	B	NoRF 15g pots on RZ + fill
86	Morus alba	5+5+6	20	16	20	20	14	C-	D	Top split cod, sup by street trees
87	Quercus agrifolia	10	22	20	14	8	20	B	B	Cr#86 leans north
88	Quercus agrifolia	12	30	22	14	6	8	B	C	T-bow leans north
89	Ulmus parvifolia	23	50	30	30	25	14	C	D	Brk hanger crk cod
90	Butia odorata	13'th	13'th	7	7	7	7	B	B	Cr by surrounding trees
91	Butia odorata	13'th	13'th	7	7	7	7	B	B	Cr by surrounding trees
92	Butia odorata	14'th	14'th	7	7	7	7	B	B	Cr by surrounding trees
93	Butia odorata	12'th	12'th	7	7	7	7	B	B	Cr by surrounding trees
94	Butia odorata	12'th	12'th	7	7	7	7	A	A	Near perfect
95	Pinus canariensis	36	90	25	27	27	25	A	B	Lost top, 2long, base over curb
96	Pinus canariensis	39	100	25	22	25	27	B	B	SW lift, 2long Lt epi, base over curb
97	Pinus canariensis	44	90	28	30	28	25	A	B	SW lift, 2long, base over curb
98	Pinus canariensis	42	90	25	30	28	30	A	B	SW lift, 2long, base over curb
99	Phoenix canariensis	15'th	15'th	12	12	12	12	C	B	Cr by Washingtonia mSp fill in RZ

*Tree numbers start at 27. Arboricultural terms are explained in the Glossary

Abbreviations in the Matrix

Underlined abbreviations indicate severity. An "m" in front of an abbreviation indicates minor significance e.g., mDb = minor dieback. The previous matrix and the one found in Recommendations can also be presented as an Excel file, via e-mail or compact disk.

1s = one-sided
1sRF = one-sided root flare
2long = too long
Brk = broken
Chlor = chlorotic
Circ = circling roots
Cod = codominant
Cr=crowded
Crk = cracked limb
CrS = crowded limbs
Db=dieback
DBH – Diameter at breast height, i.e. 4.5'
Dk = decay, DkB = decayed base
DL = dogleg
DLS = dogleg scaffold limb
DLT = dogleg trunk
Dk=decay
EH = end heavy
Epi = epicormic shoots
FC = flush cut
Hd = headed back
Inc = included bark
Inj = injury e.g. Rinj = root injury
LB = low branched
Lt = lion-tailed
Mb = Mower damage
NoRF = no root flare
OL = over-lifted
OP = over-pruned
RZ= root zone
S = scaffold limb(s)
Sh = shallow rooted
Sp = sparse
SSpts = stump sprouts
Sup = suppressed
SW = sidewalk/walkway
T = trunk
T-bow'd = trunk bowed
Tinj = trunk injury
TO = tear out
Xing = crossing branches

Photographic Documentation



#27 Olive bows out toward the street



#28 Olive – note crossing trunk



#29 Italian stone pine



#30 Olive



#31 Blue gum



#32 Coast live oak



#33 Elm



#34 Olive



#35 Carob



#36 Olive



#37 & 38 Jacarandas



#39, 40 & 41 Elms



#46 Coast live oak



#46 Coast live oak



#47 Coast live oak



#47 Coast live oak



#42 Coast live oak



#42 Coast live oak



Trees #67 to 78 are in this grove. Pindo palms #90 to 94 are mixed in mostly under the larger trees.



#52 Deodar cedar and #53 & 54 carobs



#55 Coast live oak



#56 Carob



#57 Deodara cedar



#58 Carob



#59 Deodar cedar



#60 Bottle tree



#61 Carob



#62 Ribbon gums



#63 & 64 Jacarandas



#65 Morton Bay fig



Dead and rotten tree with bees inside.



#66 Canary Island date palm- note hourglass below the head



#67 Camphor, #68 Coast live oak on the right



#69 Elm



#70 & 71 Oaks



#72 Coast live oak



#72 Coast live oak



#72 Coast live oak



#73 elm, with Pindo palm #94 behind.



#74 Queensland kauri



#75 Camphor (left) #76 Coast live oak in the middle



#77 Red flowering gum



#78 Strawberry tree



#79 Indian laurel



South side of the Indian laurel root crown – note dead areas



North side of the root crown – note included bark between trunks



#80 Canary Island date palm



#81 Camphor



#82 Unknown Ficus species



#83 Canary Island date palm – note crowding Mexican fan palms



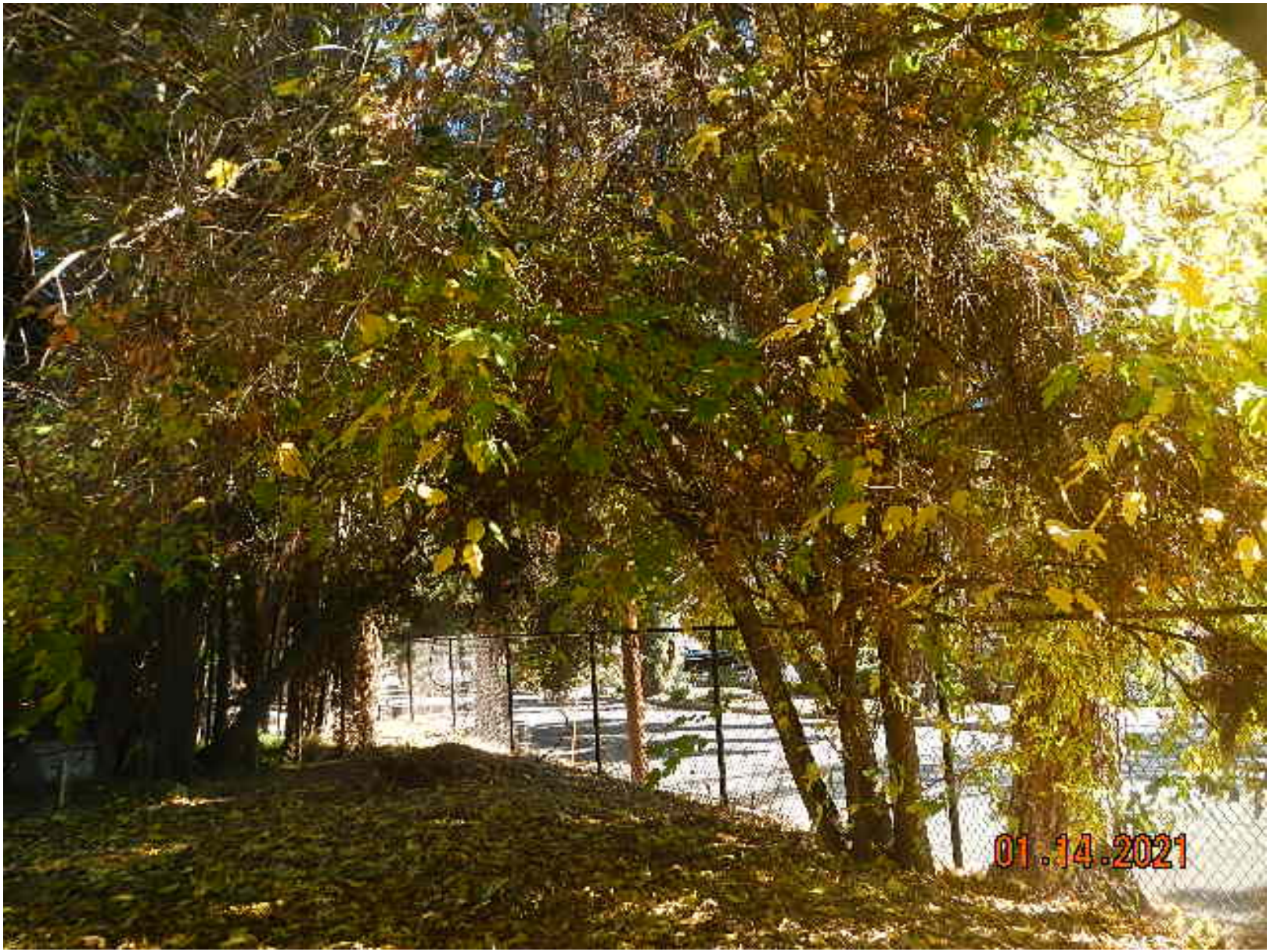
#84 Valencia orange



#85 Coast live oak



#85 Coast live oak



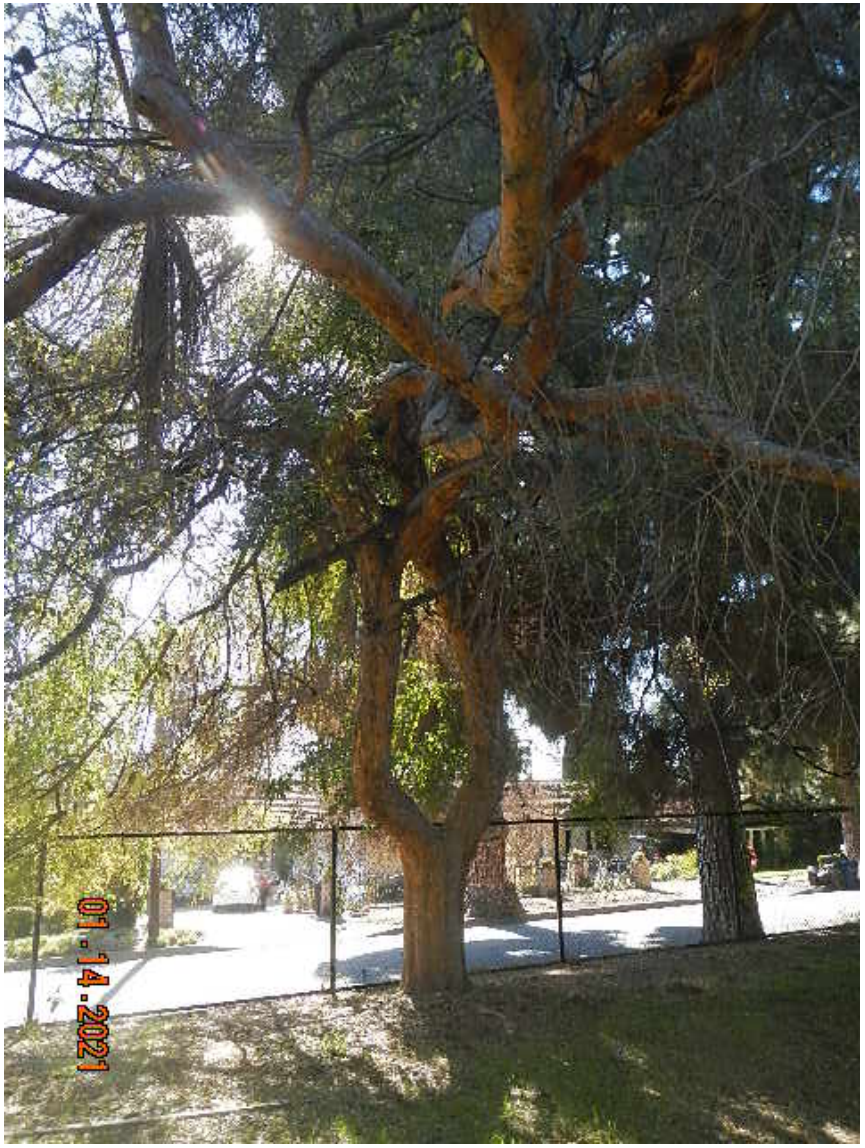
#86 Mulberry



#87 Coast live oak



#88 Coast live oak



#89 Elm



#89 Elm



#90, 91 & 92 Pindo palms



#98 to 95 Canary Island pines (left to right)



#97 Canary Island pine



#96 Canary Island pine



#95 Canary Island pine



#99 Canary Island date palm , California fan palms crowding

Recommendations

Summary Recommendations

Prioritize planning to avoid impacting or removing the protected oaks, then unique specimens and then useful large trees. Locate new parking and new facilities as far away from the oaks and specimen trees as possible.

Protect the oaks near construction, during construction with 6-foot-high fencing at least at the listed health clearance, and where possible, outside the dripline. The removal of any protected trees must be mitigated according to City guidelines. Consider that during your life time or mine, there is no way to replace these large specimens. New ones can be planted, but it will take a life time to reach the size they are now.

The oaks should only have mulch below their canopies. The artificial turf below some of the oaks north of the prayer garden should be removed immediately. Mulch makes a much better ground cover. Wherever children are invited to play below trees, such trees should be regularly inspected for risk. Pruning of such trees needs to focus on correcting structural weaknesses.

This may be the time to consider removal of broken and decaying carobs, or they could be removed gradually over time, but keep children away from them.

The Pindo palms are valuable, but are crowded and suppressed by surrounding trees and as a result are declining in health and appearance, but at the right time of year could easily be transplanted to better locations.

The cluster of crowded elms above the temporary classrooms should be thinned and spaced this winter.

Preservation Recommendations and Clearances

Coast live oaks have a large, spreading, but relatively shallow root system, for larger specimens often spreading 100 to 200 feet past the dripline. Most of the root system will be in the top two feet and it is unlikely that any significant amount of roots will be found below four feet deep. The most important roots are those in the top foot of soil. Unfortunately, contractors, architects, and excavators are largely unaware of this. A myth persists that oaks are immortal and have deep tap roots. While younger oaks have a high tolerance for construction impacts, protecting as much of the root zone as possible will be essential to preserve the health and beauty of these more mature oak trees.

Truly native oaks are adapted to dry conditions and can survive with only rainfall when they are not as crowded. It is possible that after construction, many of these oaks will not have their complete root system. To some degree, most of these oaks have also become dependent on irrigation. Some irrigation in the right season can assist oak growth and health, but frequent turf irrigation is a significant health risk. Frequent irrigation during the warm seasons can introduce conditions ideal for oak root fungus and similar diseases. The future landscape design must avoid planting turf, water loving plants or ground covers near these trees.

Many cities and counties establish protection zones based on the dripline of the tree. For example, Los Angeles County standards require a protection zone five feet outside the drip line. However, a protection zone based on the age of the trees, their health and trunk caliper is more realistic and effective. Consider that the most important roots for leaning trees are the roots opposite the lean, which a dripline-based standard would not protect. A standard based on protecting the dripline, or even five feet beyond it, will not protect the roots opposite the lean. Such a standard does protect a spreading tree's canopy. The clearance matrix to follow considers both protection of the canopy and important tension roots on leaning trees. If the protection zone protects the canopy and the root zone, the tree will be adequately protected. If an occasional long limb projects beyond a caliper-based protection zone, and it can be trimmed back, as long as more than 20 percent of the canopy isn't removed. For this reason and for access reasons, clearance pruning should be professionally done prior to fencing off the protection zone. Do not use gardeners or day laborers to do clearance pruning. All pruning must be supervised by a certified arborist.

Oaks are quite valuable. The company hired to do the recommended pruning is in the position of either helping them or possibly ruining them. Caution and skill are necessary to make the improvements to the oaks' canopies before the construction

begins. While many people consider clearance pruning to be a simple "no-brainer", all pruning done on these trees should be well planned and timed, and construction traffic well-routed to avoid undesirable long-term consequences. One afternoon of unskilled tree cutting can irrevocably deform a beautiful 100-year-old tree.

Clearance / Protection Zones

The City's Tree Preservation and Protection Ordinance 12.20.110.6 D.1 (pg 280-10) stipulates a minimum protection zone "of three times the trunk diameter unless because of the species affected, a lesser distance is adequate". This standard is not adequate for the long term survival of native trees.

The protection zone should be at least as large on the side opposite a leaning or one-sided canopy, more would be appropriate. The tension roots provide more support than the compression roots. The protection zone must be fenced early to keep contractors and others from driving, parking, storing, or dumping under protected trees. Fencing means 6-foot high chain-link fence around the tree.

Relatively, coast live oaks have good tolerance of root injury. Although they are drought tolerant, in nature they survive by having very long roots that draw water from a very large area. If roots are cut or the root zone reduced, supplemental irrigation may be necessary at least during the fall, winter, and spring. Running soaker hoses or drip systems for a few hours, not frequent light irrigations is best for the trees. Be very careful to avoid summer irrigation, unless they are newly planted.

Young vigorous coast live oaks can tolerate careful root cutting as close as six inches away for every inch of trunk caliper. Mature healthy coast live oaks should have nine inches of clearance for every inch of trunk diameter. An over-mature oak should have a foot and a quarter clearance for every inch of caliper. All cuts should be clean cuts, not torn or ragged.

Several trees in the following matrix have protection zones slightly less than the widest part of the canopy. In most cases, these are wide spreading trees that only need to have overly long end-heavy limbs "reduced" back to a significant side branch. (per ANSI A-300, part 1 standards and ISA Best Management Practices). The roots are out of sight, but a very real and necessary part of the tree!

The City focuses on native oak trees, which are wonderful trees, but this site has other wonderful and valuable trees that also need protection and care. No amount of words, spoken or in reports, provide as much protection as secure chain-link fencing. The construction supervisor also needs to be on-board with the protection of the trees.

Clearance / Protection Zone Matrix

The following clearances/protection zones are determined by health, trunk caliper, and species as per a chart found in *Trees and Development*, by Matheny and Clark, 1998, an ISA publication. Dripline based standards do not reflect the differences in the stature of trees, health, lean and species. A wide spreading oak has the same requirements as a more vertical oak of the same trunk diameter. For this reason, I prefer a standard based on trunk diameter, health, species and lean for clearance.

#	Species	DBH	Ht.	N	W	S	E	Comments	Clearance	Recommendations
27	Olea europea	12	20	10	8	10	8	Cod inc Sp leans	9	Prune as needed
28	Olea europea	multi	32	8	14	18	15	TO Xing split Sp	14	Prune as needed
29	Pinus pinea	31	70	28	28	20	18	Paving damage cod OP Sp Lt	23.25	Reduce pruning
30	Olea europea	multi	20	14	9	12	8	TO epi topd	11	Prune as needed
31	Eucalyptus globulus	38	65	7	15	16	9	1sRF cod Hd OP Sp	28.5	Prune less. Cr-res
32	Quercus agrifolia	20	30	12	26	23	18	Cod in OP FC Lt	15	Prune less. Cr-res
33	Ulmus parvifolia	16	28	18	18	23	18	Cod OP Hd Lt	12	Prune less. Cr-res
34	Olea europea	multi	24	14	15	16	14	Cod Xing TO OP mDk epi	15	prune less
35	Ceratonia siliqua	18	20	5	16	16	20	B-canker cod S-crk DL Dk	13.5	Remove
36	Olea europea	multi	20	9	14	12	6	Cod Xing epi 5"-T-inj	10	Delay Cr-res 1-2 yrs
37	Jacaranda mimosifolia	7.5+4	30	8	14	10	1	1s Xing Cr#38 epi	9	Remove
38	Jacaranda mimosifolia	14"b	30	4	14	14	8	Cod inc LB epi DL Xing Cr#37 &39	12	Cr-res
39	Ulmus parvifolia	15	45	30	28	14	0	Cod leans 1s Cr#38	11.25	Space - remove small elms
40	Ulmus parvifolia	8.2	28	16	30	20	0	1s leans T-bow	6.15	Remove
41	Ulmus parvifolia	13	40	8	25	20	20	Cod Cr	9.75	C-red
42	Quercus agrifolia	17	35	18	18	20	16	Old FC, cod	12.75	C-red to limit size
43	Ulmus parvifolia	13	30	0	12	10	8	Sup by #42 Hd topd	9.75	Space - remove small elms
44	Ulmus parvifolia	9	35	0	10	18	14	HANGER DW Cr	10	Remove hanger & DW ASAP
45	Ulmus parvifolia	19	45	30	18	24	24	Hd Xing DL OP Sp	14.25	Space - remove small elms

#	Species	DBH	Ht.	N	W	S	E	Comments	Clearance	Recommendations
46	Quercus agrifolia	35	40	30	30	23	24	Cod inc OP Lt Sp artificial turf on RZ	26.25	Remove turf and add mulch
47	Quercus agrifolia	22	35	18	15	27	16	Cod OP Lt Sp, artificial turf over RZ	16.5	Remove turf and add mulch
48	Ulmus parvifolia	multi	30	3	0	20	25	Cod Xing 1s Cr	12	Space - remove small elms
49	Schinus terebinthifolius	multi	18	3	3	12	9	Sp thicket REMOVE weed	N/A	Remove
50	Olea europea	multi	16	16	18	8	7	Cod Xing epi	12	Reduce Xing
51	Ceratonia siliqua	multi	20	6	12	12	4	Cod inc Dk, rodent inj, Hd Db epi	9	C-red
52	Cedrus deodara	15	50	9	14	20	6	NoRF - fill over RZ	11.25	Remove fill
53	Ceratonia siliqua	multi	20	12	16	20	16	Bushy to the ground, Db Xing crk	16	Remove dead
54	Ceratonia siliqua	multi	20	14	16	20	12	Bushy to the ground, Db Xing Dk	16	Remove dead
55	Quercus agrifolia	6	32	14	14	18	12	Cod	11	Train
56	Ceratonia siliqua	multi	40	12	16	16	14	TO Cod Dk Hd epi	26	C-red
57	Cedrus deodara	14	60	18	10	18	17	Cr#56	10.5	no pruning
58	Ceratonia siliqua	6+8	18	6	9	9	9	Db SSpts DkB epi	9	Remove
59	Cedrus deodara	23	32	14	20	18	20	Topd 2long	19	Remove
60	Brachychiton populneus	7.2	24	7	4	7	8	Cod top bowed	6	protect
61	Ceratonia siliqua	multi	20	15	15	15	16	Dk Db epi, bushy to ground, break	18	Remove
62	Eucalyptus viminalis	multi	50	18	24	26	10	Cod inc 2long	20	Reduce limbs
63	Jacaranda mimosifolia	10	35	20	8	12	14	TO cod Lt Sp Cr#64	7.5	Remove
64	Jacaranda mimosifolia	multi	40	8	27	64	15	Cod inc Dk epi Cr#63	22	Cr-res
65	Ficus macrophylla columnaris	64	100	32	33	35	45	Cod inc Rinj DL long EH	60	Lightly reduce limbs
66	Phoenix canariensis	18	80	12	12	12	12	Hourglass gaffed	5	cut dead only
67	Cinnamomum camphora	multi	35	20	15	15	15	Topd Hd epi OP	40	Remove
68	Quercus agrifolia	7	20	7	6	7	8	Sup by #67 cod	7	Train
69	Ulmus parvifolia	10 @ 3'	24	12	14	12	12	Cod inc Db epi S-inj	11	Cr-res
70	Quercus agrifolia	21	50	22	22	33	12	Cod inc Cr#71 2long	15.75	structural pruning only

#	Species	DBH	Ht.	N	W	S	E	Comments	Clearance	Recommendations
71	Quercus agrifolia	36	60	30	30	36	6	Cod inc 1s 2long	27	Subordinate & balance
72	Quercus agrifolia	12	42	6	27	22	6	Cod inc 1s	9	Subordinate & balance
73	Ulmus parvifolia	13	42	18	10	18	16	Cod Hd, hanger	9.75	Subordinate & cut hanger
74	Agathis robusta	23	90	10	14	14	16	OL	17.25	no pruning
75	Cinnamomum camphora	17	35	10	14	14	2	Brk Db sup by #76	12.75	Remove
76	Quercus agrifolia	39	50	30	32	36	32	Cod inc 2long	29.25	Subordinate & balance
77	Lophostemon confertus	32	65	5	22	40	18	1s cod leans	24	Subordinate & balance
78	Arbutus unedo	multi	30	14	20	20	12	mDb epi mDk	18	cut dead only
79	Ficus microcarpa nitida	multi	60	55	51	50	45	Cod inc Sh EH	40	Reduce end weight
80	Phoenix canariensis	18	24'th	12	12	12	12	Hourglass gaffed, mod skirt	5	cut dead only
81	Cedrus deodara	20	32	17	14	16	12	Cod inc LB Xing Sp 1sRF	15	structural pruning only
82	Ficus sp.	24 @ 18"	30	10	20	18	16	Db crk SunScald cod inc Dk	22	cut dead only
83	Phoenix canariensis	18	24'th	12	12	12	18	Sp thicket REMOVE weed	5	cut dead only. Remove Washingtonia
84	Citrus sinensis	15 @ 1`'	22	13	15	15	12	Cod inc mDb chlor	15	Water
85	Quercus agrifolia	10	30	13	16	14	14	NoRF 15g pots on RZ + fill	7.5	Remove pots and fill soil
86	Morus alba	multi	20	16	20	20	14	Top split cod, sup by street trees	11	Remove
87	Quercus agrifolia	10	22	20	14	8	20	Cr#86 leans N	7.5	structural pruning only
88	Quercus agrifolia	12	30	22	14	6	8	T-bow leans N	9	structural pruning only
89	Ulmus parvifolia	23	50	30	30	25	14	Brk hanger crk cod	17.25	Cut hanger and cracked limb
90	Butia odorata	13'th	13'th	7	7	7	7	Cr by surrounding trees	4	Transplant in May
91	Butia odorata	13'th	13'th	7	7	7	7	Cr by surrounding trees	4	Transplant in May
92	Butia odorata	14'th	14'th	7	7	7	7	Cr by surrounding trees	4	Transplant in May
93	Butia odorata	12'th	12'th	7	7	7	7	Cr by surrounding trees	4	Transplant in May
94	Butia odorata	12'th	12'th	7	7	7	7		4	cut dead only
95	Pinus canariensis	36	90	25	27	27	25	Lost top, 2long, base over curb	28	City property - leave alone

#	Species	DBH	Ht.	N	W	S	E	Comments	Clearance	Recommendations
96	Pinus canariensis	39	100	25	22	25	27	SW lift, 2long Lt epi, base over curb	30	City property - leave alone
97	Pinus canariensis	44	90	28	30	28	25	SW lift, 2long, base over curb	33	City property - leave alone
98	Pinus canariensis	42	90	25	30	28	30	SW lift, 2long, base over curb	31.5	City property - leave alone
99	Phoenix canariensis	15'th	15'th	12	12	12	12	Cr by Washingtonia mSp fill in RZ	5	City property - leave alone

Protected oaks are shown in green.

Secure chain-link fencing, around the suggested protection zone, is essential to protect trees preserved in place.

Pruning

Any clearance pruning of the oaks necessitated by the height and spread of the canopy to allow construction or traffic should be overseen by a certified arborist and should take place in late summer or winter, but definitely prior to new growth. All oak pruning should be done at that time and should be limited to a maximum of 20 percent foliage removal, less if the tree is not healthy. Correcting poorly attached limbs or cracked limbs should have priority, and shortening end heavy limbs done after correcting the priority limbs. Adhering to ANSI A-300, part 1 standards must be incorporated into any contract for this work.

Prune early to provide any necessary clearance for the particular construction equipment that will be used. Consult your general contractor for this information.

Safety pruning will also be needed to correct dead, end-heavy and poorly attached limbs. As with clearance pruning above, this work should be guided by ANSI A-300 standards and no more than 20 percent foliage removal should take place, except as necessary to reduce a significant hazard. All pruning should be supervised by a certified arborist. This consultant should be present for the pruning of the first tree to make certain that a clear understanding of the standards and the intent is understood before allowing the contractor to proceed.

Do not permit other subcontractors to trim at their discretion “to get the equipment through”. All pruning requires training *and* close supervision. The trees on this campus are worth hundreds of thousands of dollars and are truly irreplaceable.

Above Ground Surface Protection

Carefully remove weeds, ground cover perennials, and grasses within the protection zone. This should be hand work, not done using anything larger than a weed whip, and then only at a safe distance from the trunk. Then apply a 4-inch-deep layer of well-composted, coarse-textured organic matter to the entire surface of the protection zone. Also remove the artificial turf, which is reducing gaseuou exchange in the root zone. It also prevents mulching the soil, which helps return organic matter to the soil, which benefits symbiotic life in the soil. It also helps moderate soil temperatures.

In tree protection matters, good fences make for good contractors. Install 6-foot-high chain link fencing at least at the above specified protection radius or clearance. This prevents the natural inclination to park trucks in the shade, and to pile supplies nearby.

Future Landscape Guidelines

Turf and other water loving ground cover under oak trees create unacceptable health risks to these valuable trees, native or otherwise. Keep turf well outside the protection zone of all oaks, and use a separate valve and irrigation system for turf or other plantings. Irrigation for adjoining plantings should not spray within ten feet of any oak trunk. If any of the oaks need additional irrigation due to loss of portions of their root systems, the system must be separated tree by tree by separate valves.

The best ground cover under these trees is mulch. If under-plantings are necessary for aesthetic reasons, use a sparse planting of drought and shade tolerant plants. The California Oak Foundation publishes a good list called “Compatible Plants Under & Around Oaks.” Plant them from one-gallon containers and irrigate them by surface laid drip tubing. Trenching to install a buried irrigation line will sever the roots, which hold the tree upright and deliver water and nutrients to the tree.

General Recommendations

Leave the trees as undisturbed as possible and give them as much space as possible. Their roots grow much wider than the canopy. They respond slowly to sudden changes in their environment. They respond slowly to injury and they recover slowly. These new campus projects will soon be used by hundreds of students and staff whose safety depends on conscientious observance of these guidelines. Nothing done to the site should compromise the stability and structural integrity of these old, heavy, living organisms.

A licensed pest control advisor should be consulted on monitoring and controlling oak tree pests. Additional stress factors such as insects must be controlled to the greatest extent practical.

General Preservation Specifications

The following specifications should be printed on every page of plans for work around or affecting protected trees.

1. The protection zone shall be fenced off with a 6-foot high chain link fence. Fencing shall remain until the final landscape phase. Do not raise or lower the grade within the protection zone, except as approved by the project arborist.
2. When a tree is removed from a larger group the base should be stump ground only, not grubbed out, as adjoining trees' roots may be damaged.
3. Prior to applying mulch or any construction activities, existing grass and weeds should be removed and immediately a 4-inch thick layer of well composted, coarse textured, organic mulch shall be installed within the protection zone. Do not place mulch in contact with the trunk, but keep it 6 inches back. Turf within the protection zone may be sprayed with herbicide and left in place prior to placing the specified mulch.
4. An arborist should review the final site layout and landscape plans and make a preliminary evaluation of the likely impacts that would result.
5. If underplanting is desired, they must be plants whose irrigation and fertilization requirements are not in conflict with the oaks. Non-living ornament, such as boulders, river rock, or mulch are preferable to any planting within the dripline.
6. Any trenching or grading should stay as far away from the protected trees as possible and use tunneling below the root zone within the protection zone. If the grade *must* be lowered or over-excavated, use a trencher to make a preliminary cut along the edge. Roots encountered should be cut cleanly and covered to protect from desiccation. Trenching in the protection zone could immediately destabilize the tree.
7. If utility lines *must* come within the protection zone of the trees, provide tunneling under the root zone versus trenching.
8. Fertilization shall be per the recommendations of a soil lab, and based on a horticultural soil analysis.
9. Signs shall be placed on the fence, which indicates that no chemicals, machinery or materials shall be placed or stored within the confines of the fence.
10. The school should retain a registered consulting arborist to provide periodic inspections, enforce protection measures during construction and to speak for the trees' interests in interface with the architect, landscape architect and contractors.
11. Monitor the foliage for signs of pests frequently for at least two years after transplanting or root cutting.
12. Pruning should not be done well before or well after new growth begins. Excess pruning in summer may result in sun scald. Pruning should take place this winter or in August or September, or as close to it as possible. Remove all dead wood. Prune to provide essential clearance, remove broken or poorly attached limbs. Shorten overly long end-heavy limbs. No not remove more than 20 percent of the live growth. Work shall be performed by a firm drawn from a pre-qualified list of tree services. The selected firm shall provide a Certified Arborist to direct operations on site.
13. All pruning shall be in accordance with ANSI A-300, part 1 standards.

Construction monitoring

During most of the construction period the trades that will be on site are not familiar with the needs and tolerances of these trees. Construction monitoring will assist them in careful integration of the new site elements with the trees to remain. Construction monitoring will keep track of the condition of the fencing and protection measures, as well as keep track of the condition of the trees. Early signs of stress or insect attack can be caught and corrected before they become fatal or disfiguring to the tree.

Irrigation needs during construction should also be monitored, although this need can be *reduced* with a properly set-up automatic irrigation system. Even though it is "automatic" it still needs to be re-set seasonally and turned off during rainy periods and over the summer by the oaks.

I recommend a site meeting to before demolition and grading begin, and weekly visits the first month of site work. After the first month, I recommend monthly visits to monitor the trees and their protection.

Removals

Eleven non-protected trees should be removed, but are not covered by City ordinance and are not required to be reported. At this time, the construction plans are not complete. This report is to guide the designers so they can minimize protected tree removals. So far, no protected trees need to be removed. These non-protected trees are removed for health and safety reasons, not construction.

Tree #	Species
59	Cedrus deodara
35	Ceratonia siliqua
58	Ceratonia siliqua
61	Ceratonia siliqua
67	Cinnamomum camphora
75	Cinnamomum camphora
37	Jacaranda mimosifolia
63	Jacaranda mimosifolia
86	Morus alba
49	Schinus terebinthifolius
40	Ulmus parvifolia

Mitigation Guide

The school will be planting new trees as part of the development and the mitigation trees could easily be part of the future landscaping. The City has developed the following guide for the mitigation of protected tree species.

Mitigation Guide for Protected Trees

Quercus engelmannii, Quercus agrifolia, Juglans californica, and Platanus racemosa

Tree Advisory Commission; City of Sierra Madre

Code:

85-100% **Grade 1 Trees = Trees in good health and in good form, good esthetic value**

70-84% **Grade 2 Trees = Trees in good health or in good form, fair or good esthetic value**

55-69% **Grade 3 Trees = Trees in fair health and/or air form, fair or good esthetic value**

<55% **Grade 4 Trees = Trees in poor health and/or poor form, poor esthetic value**

DBH	Grade 1	Grade 2	Grade 3	Grade 4
4" - 5"	1 for 1 mitigation	1 for 1 mitigation	1 for 1 mitigation	1 for 1 mitigation
5" - 6"	1 for 1 mitigation	1 for 1 mitigation	1 for 1 mitigation	1 for 1 mitigation
6" - 7"	2 for 1 mitigation	1 for 1 mitigation	1 for 1 mitigation	1 for 1 mitigation
7" - 8"	2 for 1 mitigation	2 for 1 mitigation	1 for 1 mitigation	1 for 1 mitigation
8" - 9"	3 for 1 mitigation	2 for 1 mitigation	1 for 1 mitigation	1 for 1 mitigation
9" - 10"	3 for 1 mitigation	2 for 1 mitigation	1 for 1 mitigation	1 for 1 mitigation
10" - 11"	3 for 1 mitigation	2 for 1 mitigation	2 for 1 mitigation	1 for 1 mitigation
11" - 12"	4 for 1 mitigation	3 for 1 mitigation	2 for 1 mitigation	1 for 1 mitigation
12" - 13"	4 for 1 mitigation	3 for 1 mitigation	2 for 1 mitigation	1 for 1 mitigation
13" - 14"	4 for 1 mitigation	3 for 1 mitigation	2 for 1 mitigation	2 for 1 mitigation
14" - 15"	5 for 1 mitigation	3 for 1 mitigation	2 for 1 mitigation	2 for 1 mitigation
15" - 16"	5 for 1 mitigation	4 for 1 mitigation	3 for 1 mitigation	2 for 1 mitigation
16" - 17"	5 for 1 mitigation	4 for 1 mitigation	3 for 1 mitigation	2 for 1 mitigation
17" - 18"	6 for 1 mitigation	4 for 1 mitigation	3 for 1 mitigation	2 for 1 mitigation
18" - 19"	6 for 1 mitigation	4 for 1 mitigation	3 for 1 mitigation	2 for 1 mitigation
19" - 20"	6 for 1 mitigation	5 for 1 mitigation	3 for 1 mitigation	3 for 1 mitigation
20" - 21"	6 for 1 mitigation	5 for 1 mitigation	4 for 1 mitigation	3 for 1 mitigation
21" - 22"	Second Opinion ?	5 for 1 mitigation	4 for 1 mitigation	3 for 1 mitigation
22" - 23"	Second Opinion ?	5 for 1 mitigation	4 for 1 mitigation	3 for 1 mitigation
23" - 24"	Second Opinion ?	Second Opinion ?	4 for 1 mitigation	3 for 1 mitigation
24" and more	Second Opinion ?	Second Opinion ?	4 for 1 mitigation	3 for 1 mitigation

Disclaimer

Good, current information on tree preservation has been applied. However, even when every tree is inspected, inspection involves sampling, therefore some areas of decay or weakness may be missed. A complete tree hazard evaluation was not requested or performed. The degree of hazard a tree may constitute can only be estimated after the construction and landscaping process has ended. Weather, winds and the magnitude and direction of storms are not predictable and some failures may still occur despite the best application of high professional standards. Future tree maintenance will also affect the trees' health and stability and is not under the supervision or scrutiny of this consultant. Continuing construction activity such as trenching will also affect the health and safety, but are unknown and unsupervised by this consultant. Trees are living, dynamic organisms and their future status cannot be predicted with complete certainty by any expert. This consultant does not assume liability for any tree failures involved with this property.

Appendix

Resume

Glossary

Resume

PROFESSIONAL REGISTRATIONS:

American Society of Consulting Arborists - Registration #365
American Society of Consulting Arborists – Tree & Plant Appraisal Qualified
International Society of Arboriculture, Certified Arborist Number WE-0180a
International Society of Arboriculture, Tree Risk Assessment Qualified

EXPERIENCE:

Mr. Applegate is an independent consulting arborist. He has been in the horticulture field since 1963, providing professional arboricultural consulting since 1984 within both private and public sectors. His expertise includes appraisal, tree preservation, diagnosis of tree growth problems, construction impact mitigation, environmental assessment, expert witness testimony, hazard evaluation, pruning programs, species selection and tree health monitoring.

Mr. Applegate has consulted for insurance companies, major developers, theme parks, homeowners, homeowners' associations, landscape architects, landscape contractors, property managers, attorneys and governmental bodies.

Notable projects on which he has consulted are: Disneyland, California Adventure, Disneyland Hotel, Disney's Wild Animal Kingdom, DisneySeas-Tokyo, Knott's Berry Farm, Newport Coast, Crystal Court, Newport Fashion Island, Big Canyon Golf Course, Oakcreek Golf Course, Tustin Ranch windrows, Laguna Canyon Road and Myford Road for The Irvine Company, Loyola Marymount University, UCI, Universal City Station/MTA tree inventory and the State of California review of the Landscape Architecture License exam (plant materials portion)

EDUCATION:

Bachelor of Science in Landscape Architecture,
California State Polytechnic University, Pomona 1973
Arboricultural Consulting Academy (by ASCA)
Arbor-Day Farm, Kansas City 1995
Continuing Education Courses in Arboriculture
required to maintain Certified Arborist status and for ASCA membership

PROFESSIONAL AFFILIATIONS:

American Society of Landscape Architects (ASLA), Full Member
American Society of Consulting Arborists (ASCA), Full Member
Diplomate American Board of Forensic Examiners
International Society of Arboriculture (ISA), Regular Member
California Tree Failure Report Program, UC Davis, Participant
Street Tree Seminar (STS), Member

COMMUNITY AFFILIATIONS:

Guest lecturer at Cal Poly, Saddleback College, & Palomar Junior College
Landscape Architecture License Exam, Reviewer, Cal Poly Pomona (1986-90)
American Institute of Landscape Architects (L.A.) Board of Directors (1980-82)
California Landscape Architect Student Scholarship Fund - Chairman (1985)
International Society of Arboriculture - Examiner-tree worker certification (1990)

Glossary

ANSI-A300	American National Standards Institute performance standards for the care and maintenance of trees, shrubs and other woody plants.
ANSI-Z60-1	American National Standards Institute standards sizing and describing trees, shrubs and other site stock.
Arboricultural	Pertaining to the awareness, care, evaluation, identification, growing, maintenance, management, planting, selection, treatment, understanding, valuation and so forth of trees and other woody plants and their growing environments, particularly in shade and ornamental (non-crop/commodity) settings.
Arboriculture	The selection, cultivation, and care of trees, vines, and shrubs.
Arborist	A person possessing the technical competence through experience and related training to provide for or supervise the management of trees or other woody plants in a landscape setting.
ASCA	The American Society of Consulting Arborists, Inc. a professional society, as described in its by-laws.
Bark	Tissue on the outside of the vascular cambium. Bark is usually divided into inner bark - active phloem and aging and dead crushed phloem - and outer bark.
Basal flare	Most trees have a rapid increase in diameter as the trunk meets the soil line or root crown. This area is associated with both trunk and root tissue.
Canopy	The live, foliage-bearing part of a tree or palm.
Codominant	Leaders equal in size and relative importance, developed from 2 apical buds at the top of a stem. Each codominant stem is an extension of the stem below it. There are no branch collars or trunk collars at the bases of codominant stems.
Compaction	(Soil Compaction) The compression of soil, causing a reduction of pore space and an increase in the bulk density of the soil. Tree roots cannot grow in compacted soil.
Crotch	The union of two or more branches; the axillary zone between branches.
Crown	The upper portions of a tree or shrub, including the main limbs, branches, and twigs.
DBH	Diameter of the trunk, measured at breast height or 54 inches above the average grade. See caliper.

Decay	Progressive deterioration of organic tissues, usually caused by fungal or bacterial organisms, resulting in loss of cell structure, strength, and function. In wood, the loss of structural strength.
Dripline	A projected line on the ground that corresponds to the spread of branches in the canopy; the farthest spread of branches.
Evergreen	retains its leaves throughout the year.
Fertilization	The process of adding nutrients to a tree or plant; usually done by incorporating the nutrients into the soil, but sometimes by foliar application or injection directly into living tissues.
Foliage	The live leaves or needles of the tree - the plant part primarily responsible for photosynthesis.
Included bark	Bark or cortex tissue that is included or trapped between close-growing branches. Usually found in narrow or tight crotches.
Limb	A large lateral branch growing from the main trunk.
Mulch/Mulching	Substances spread on top of the ground to conserve water, protect against erosion, retain moisture, and protect the roots of trees from heat, cold or drought. The substances are typically organic, such as compost, manure or bark chips.
Over pruned	removal of more than 10 to 30 percent, depending on health, species and time of year – often evidenced by formation of epicormic shoots.
Percolation	The downward movement of water through soil.
Root system	The portion of the tree containing the root organs, including buttress roots, transport roots, and fine absorbing roots; all underground parts of the tree.
Root zone	The area and volume of soil around the tree in which roots are normally found. May extend to three or more times the branch spread of the tree, or several times the height of the tree.
Scaffold limb	Primary structural branch of the crown.
Stress	"Stress is a potentially injurious, reversible condition, caused by energy drain, disruption, or blockage, or by life processes operating near the limits for which they were genetically programmed." Alex Shigo
Vigor	Active, healthy growth of plants: ability to respond to stress factors.

Certification

I, Gregory W. Applegate, certify to the best of my knowledge and belief:

That the statements of fact contained in this report, are true and correct. That the report analysis, opinions, and conclusions are limited only the reported assumptions and limiting conditions, and are my personal unbiased professional analysis, opinions and conclusions.

That I have no present or prospective interest in the vegetation that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

That my compensation is not contingent upon the reporting or a predetermined outcome that favors the cause of the client, or the attainment of stipulated result.

That my analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the standards of ASCA and customary arboricultural practice.

That I have made a personal inspection of the plants that are the subject of this report. No one provided significant professional assistance to the person signing this report.

Gregory W. Applegate, ASCA_____ Date: 1/20/2021
Registered Consulting Arborist #365

Appendix B

Cultural Resources Technical Report

ALVERNO HEIGHTS ACADEMY
MASTER PLAN ADDENDUM

CULTURAL RESOURCES TECHNICAL REPORT

PREPARED FOR:

ALVERNO HEIGHTS ACADEMY
200 N. MICHILLINDA AVENUE
SIERRA MADRE, CALIFORNIA 91204

PREPARED BY:

SAPPHOS ENVIRONMENTAL, INC.
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JULY 6, 2022

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APPENDIX

A Resumes of Key Personnel

EXECUTIVE SUMMARY

The Alverno Heights Academy (School) in cooperation with the City of Sierra Madre (City), has proposed to complete an upgrade to the School campus in support of the expansion to K–12 schooling. A Master Plan was completed in 2011 and was supported by an Initial Study/Mitigated Negative Declaration (IS/MND) with less than significant impacts to the designated City Historic Landmark and California Register of Historical Resource-eligible resource located on the campus, the Barlow Villa (Villa). An Addendum to the 2011 approved Master Plan has been proposed by the School and thus, an update to the IS/MND is required.

The proposed project is located at 200 N. Michillinda Avenue in the City, within Los Angeles County, California. The proposed project is located within the Mount Wilson U.S. Geological Survey (USGS) 7.5-minute quadrangle map, on the western edge of the City. The site is operated by the Alverno Heights Academy, a private K–12 school.

The purpose of this Cultural Resources Technical Report (CRTR) is to provide the client with a cultural resources assessment for the project such that construction, operation, and maintenance may be undertaken in a manner that avoids known or observed cultural resources afforded consideration pursuant to the California Environmental Quality Act (CEQA) to the maximum extent feasible and practicable. The term cultural resources within this report refers to a historical resource under CEQA, defined as "a resource listed in, or determined eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources or a resource included in a local register of historical resources," including built and archaeological resources.[1] Where it is infeasible to avoid impacts, the consideration of mitigation measures and alternatives would be required.

Historical and Archaeological Resources

The consideration of potential impacts was based on an archives and records search; literature review; coordination with the Native American Heritage Commission (NAHC), and a site visit of the project area completed on May 28, 2021.

No previously recorded historical resources or archaeological sites, and no previously recorded prehistoric or historic isolates have been identified in the study area. One locally designated City Historical Landmark is located within the proposed project site, and six (6) designated City Historical Landmarks are located within a 0.25-mile radius of the project site.

Cemeteries and Human Remains

There are no formal cemeteries located within the proposed action area. In addition, there are no known human remains, grave goods, or funerary objects within the proposed project area.

Tribal Cultural Resources

As a result of the request for review of the Sacred Lands File (SLF) from the NAHC, it has been determined that there are sacred lands recorded on the same 7.5-minute-scale quadrangle (approximately 50 square miles) as the project site. Due to the large scale of the SLF check, it is unlikely that the sacred lands are on or in proximity to the project site. Outreach to Native

[1] California Environmental Quality Act Statue and Guidelines 2021, Section 15054.5 (a)(1)(2).

American tribal entities identified by the NAHC was initiated by the City on July 7, 2021. Tribal representatives from Kizh Nation indicated that there is a possibility of encountering Tribal cultural resources and provided maps and other evidence supporting this claim. The data provided focused on the historic maps of Alverno Heights and focused on waterways, trade routes, and previously mapped locations of known village sites in the area. The scale of the maps is fairly large, and the proximity of the School to the mentioned resources is questionable. The City determined the resources identified by Kitzh Nation were not relevant to the School site. However; there is a moderate probability to encounter tribal cultural resources based on the inherent characteristics and location of the project site.

Recommendations

This CRTR resulted in the determination that the proposed project would result in less than significant impacts to listed or eligible for listing cultural resources from construction, operation, and maintenance of the proposed project with implementation of the project design features and avoidance measures.

SECTION 1.0
INTRODUCTION

The Alverno Heights Academy (School) in cooperation with the City of Sierra Madre (City), has proposed to complete an upgrade to the School campus in support of its expansion to K–12 schooling. To facilitate design of the proposed project, the School has retained GGA Architecture+ (GGA) to develop the addendum to the 2011 Master Plan. Major elements of the proposed project include the addition of an approximately 25,000-square-foot Lower School in the southwest corner, with a new play and sport court, a 1,200-square-foot addition to the northside of the existing Fine Arts Building (detached Villa garage), a conversion of the interior of the caretaker's cottage to a flexible classroom space, and the demolition of the current business office/faculty lounge (see Section 2.2, *Project Description* for full project description).

1.1 GOAL OF THE CULTURAL RESOURCES TECHNICAL REPORT

This Cultural Resources Technical Report (CRTR) has been prepared to provide a cultural resources assessment for the proposed project such that construction, operation, and maintenance may be undertaken in a manner that avoids known or observed cultural resources afforded consideration pursuant to the California Environmental Quality Act (CEQA) to the maximum extent feasible and practicable. This analysis was undertaken to determine if the proposed project would result in significant impacts to cultural resources, requiring the consideration of mitigation measures or alternatives in accordance with CEQA Regulations.[2]

1.2 METHODS

This report was prepared by Sapphos Environmental, Inc. The identification of existing resources and evaluation of potential impacts is based on information gathered from published and unpublished literature, South Central Coastal Information Center (SCCIC) June 2021 record search results, databases, a review of current and historic maps and aerial photographs, and a site visit completed on May 28, 2021, to characterize the existing conditions relative to cultural resources.

Additionally, Sapphos Environmental, Inc. completed a CRTR in 2005 to determine impacts to the Villa which was used in support of the 2011 IS/MND which resulted in a finding of less than significant impacts. Sapphos Environmental, Inc. also completed a Design Review Memorandum for the Record (MFR) in 2020 to determine the impacts of the construction of the temporary classrooms on the Villa which results in a finding of no impacts. The results and information within the 2005 CRTR and 2020 MFR were reviewed for this report.

1.3 SCOPE OF INVESTIGATION

The investigation covers the areas required by CEQA including Historical Resources, Archaeological Resources, and Human Remains. Databases were reviewed for the project site and a 0.25-mile buffer.

[2] Section 15064.5 (b) CEQA Guidelines.

SECTION 2.0
PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The proposed project is located within the boundaries of School, at 200 N. Michillinda Avenue, City of Sierra Madre, California, 91024 (Figure 2.1-1, *Vicinity Map*; Figure 2.1-2, *Project Area Map*). The property is bounded by W. Grand View Avenue to the north; Wilson Street to the east; W. Highland Avenue to the south, and N. Michillinda Avenue to the west. Specific project elements are contained to the boundaries of the School campus. The project site is situated in the western portion of the city and is surrounded by modest single-family residential development to the south, north, east, and west.

2.2 PROJECT DESCRIPTION

In 2011, a Master Plan was developed for the School to provide facilities to meet the educational and athletic needs of the school. An IS/MND was prepared evaluating the proposed Master Plan and was approved on July 7, 2011. The 2021 refined project (project) would refine elements of the School campus through the preparation of a Master Plan Update. The project would consist of the replacement of modular classrooms with a permanent Lower School campus of approximately 25,000 square feet with the construction of a sports court and playground. The teacher parking would be centralized in the upper campus, with the demolition of the existing business office/faculty lounge. The historic Villa on the property would be adaptively reused for these uses and the school chapel with no alterations to the exterior of the building. The existing 2,080-square-foot caretaker's cottage would be converted into flexible classroom space. The existing chapel (caretaker's cottage-associated detached garage) would be reconverted back to its original storage use. A 1,200-square foot addition will be added to the northern façade of the exiting Fine Arts building (detached Villa garage) which is currently being used as an art classroom space.

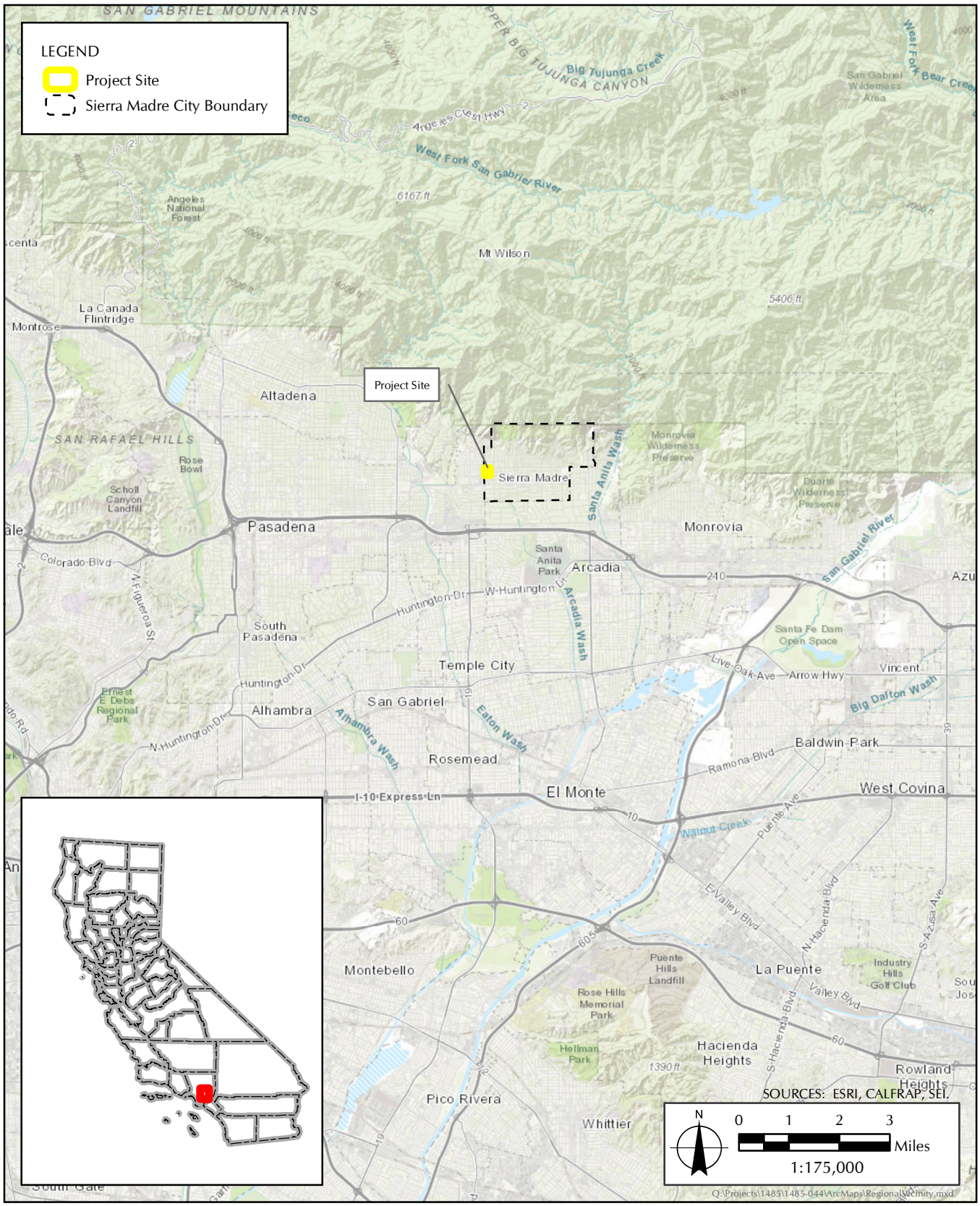


FIGURE 2.1-1

Regional Vicinity Map

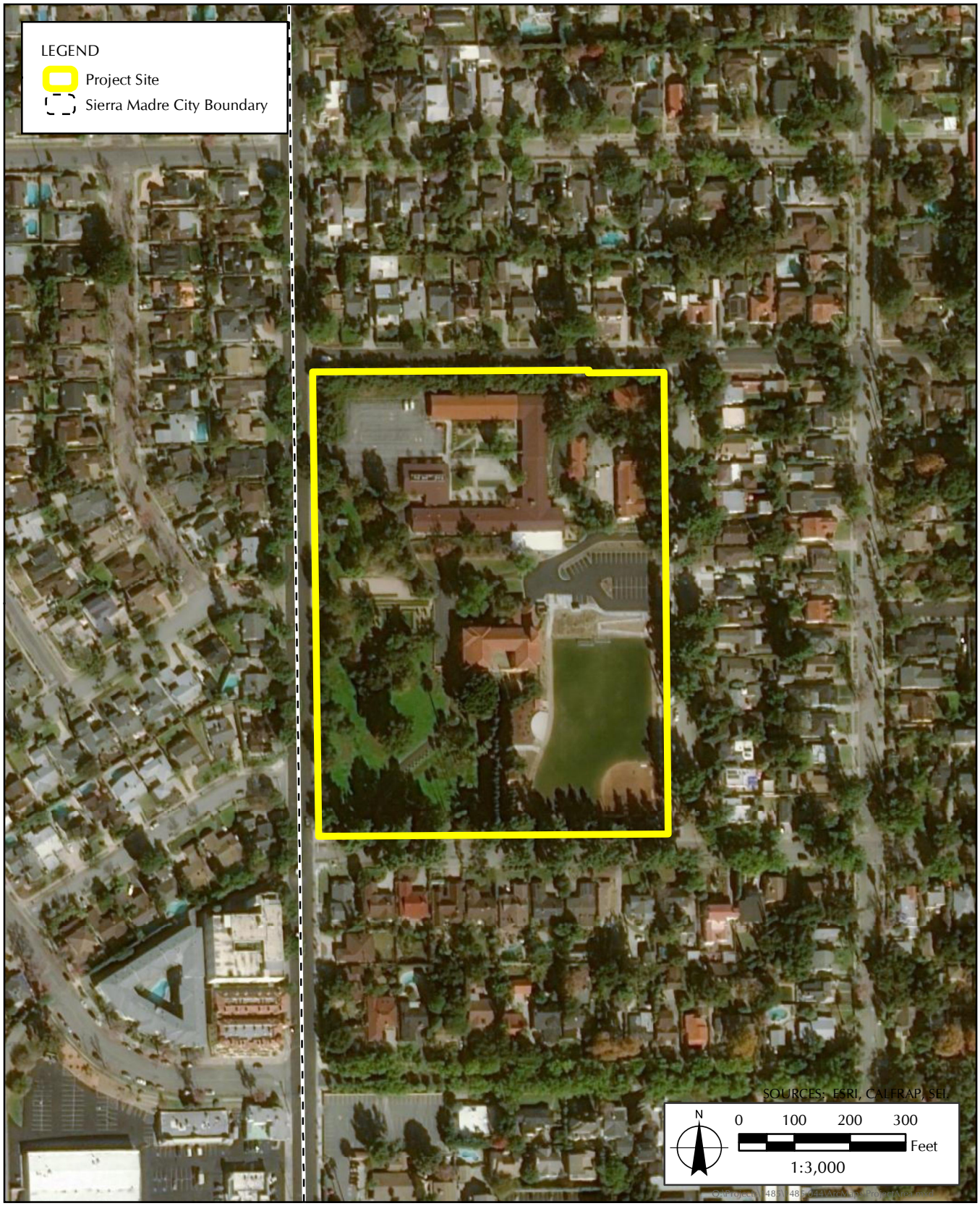


FIGURE 2.1-2
Project Area Map

SECTION 3.0
REGULATORY FRAMEWORK

This section of the report identifies the primary state laws and regulations that govern the conservation and protection of cultural resources that must be considered during the decision-making process for projects that have the potential to adversely affect cultural resources.

California Environmental Quality Act

Pursuant to CEQA, a *historical resource* is a resource listed in, or eligible for listing in, the California Register of Historical Resources (California Register). In addition, resources included in a local register of historic resources or identified as significant in a local survey conducted in accordance with state guidelines are also considered historical resources under CEQA, unless a preponderance of the facts demonstrates otherwise. According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the California Register or is not included in a local register or survey shall not preclude a Lead Agency, as defined by CEQA, from determining that the resource may be a historical resource as defined in California Public Resources Code Section 5024.1.

CEQA applies to archaeological resources when (1) the archaeological resource satisfies the definition of a historical resource or (2) the archaeological resource satisfies the definition of a "unique archaeological resource." A *unique archaeological resource* is an archaeological artifact, object, or site that has a high probability of meeting any of the following criteria:

1. The archaeological resource contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.

2. The archaeological resource has a special and particular quality such as being the oldest of its type or the best available example of its type.

3. The archaeological resource is directly associated with a scientifically recognized important prehistoric or historic event or person.

Appendix G of the CEQA Guidelines[3] provides a set of sample questions that guide the evaluation of potential impacts with regard to cultural resources.

Would the proposed project:

(a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?

(b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?

[3] California Code of Regulations, Title 14, Chapter 3. Amended 6 October 2005. Guidelines for the Implementation of the California Environmental Quality Act, Appendix G.

(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

(d) Disturb any human remains, including those interred outside of formal cemeteries?

California Register of Historical Resources

Created in 1992 and implemented in 1998, the California Register is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the State's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change." Certain properties, including those listed in or formally determined eligible for listing in the National Register of Historic Places (National Register) and California Historical Landmarks (CHLs) numbered 770 and higher, are automatically included in the California Register. Other properties recognized under the California Points of Historical Interest program, identified as significant in historic resources surveys, or designated by local landmarks programs may be nominated for inclusion in the California Register. A resource, either an individual property or a contributor to a historic district, may be listed in the California Register if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on National Register criteria:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Criterion 2: It is associated with the lives of persons important in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.

Resources nominated to the California Register must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. It is possible that a resource whose integrity does not satisfy National Register criteria may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data. Resources that have achieved significance within the past 50 years also may be eligible for inclusion in the California Register, provided that enough time has lapsed to obtain a scholarly perspective on the events or individuals associated with the resource.[4]

[4] Office of Historic Preservation. Undated. "Technical Assistance Bulletin 6: California Register and National Register, A Comparison (for purposes of determining eligibility for the California Register)." Available at: www.ohp.parks.ca.gov

California Historical Landmarks[5]

CHLs are buildings, structures, sites, or places that have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value and that have been determined to have statewide historical significance by meeting at least one of the criteria listed below. The resource must also be approved for designation by the County Board of Supervisors (or the City or Town Council in whose jurisdiction it is located), be recommended by the State Historical Resources Commission, and be officially designated by the Director of California State Parks. The specific standards in use now were first applied in the designation of CHL No. 770. CHLs No. 770 and above are automatically listed in the California Register. To be eligible for designation as a Landmark, a resource must meet at least one of the following criteria:

- The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California)
- Associated with an individual or group having a profound influence on the history of California
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder

California Points of Historical Interest[6]

California Points of Historical Interest are sites, buildings, features, or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. Points of Historical Interest designated after December 1997 and recommended by the State Historical Resources Commission are also listed in the California Register. No historical resource may be designated as both a Landmark and a Point. If a Point is later granted status as a Landmark, the Point designation will be retired. In practice, the Point designation program is most often used in localities that do not have a locally enacted cultural heritage or preservation ordinance. To be eligible for designation as a Point of Historical Interest, a resource must meet at least one of the following criteria:

- The first, last, only, or most significant of its type within the local geographic region (city or county)
- Associated with an individual or group having a profound influence on the history of the local area
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or one of the more notable works or the best surviving work in the local region of a pioneer architect, designer, or master builder

[5] Office of Historic Preservation, Department of Parks and Recreation, State of California. “California Historical Landmarks Registration Programs.” Available at: www.ohp.parks.ca.gov

[6] Office of Historic Preservation, Department of Parks and Recreation, State of California. “California Points of Historical Interest Registration Programs.” Available at: www.ohp.parks.ca.gov

Native American Heritage Commission, Public Resources Code Sections 5097.9–5097.991

Section 5097.91 of the Public Resources Code established the NAHC, whose duties include the inventory of places of religious or social significance to Native Americans and the identification of known graves and cemeteries of Native Americans on private lands. Under Section 5097.9, a state policy of noninterference with the free expression or exercise of Native American religion was articulated along with a prohibition of severe or irreparable damage to Native American sanctified cemeteries, places of worship, religious or ceremonial sites or sacred shrines located on public property. Section 5097.98 specifies a protocol to be followed when the NAHC receives notification of a discovery of Native American human remains from a county coroner. Section 5097.5 defines as a misdemeanor the unauthorized disturbance or removal of archaeological, historic, or paleontological resources located on public lands.

California Native American Graves Protection and Repatriation Act of 2001

Codified in the California Health and Safety Code Sections 8010–8030, the California Native American Graves Protection and Repatriation Act (Cal NAGPRA) is consistent with the federal NAGPRA. Intended to "provide a seamless and consistent state policy to ensure that all California Native American human remains and cultural items be treated with dignity and respect," Cal NAGPRA also encourages and provides a mechanism for the return of remains and cultural items to lineal descendants. Section 8025 established a Repatriation Oversight Commission to oversee this process. The Act also provides a process for non-federally recognized tribes to file claims with agencies and museums for repatriation of human remains and cultural items.

Assembly Bill (AB) 52

AB 52 requires lead agencies to consult with California Native American Tribes that request such consultation prior to the agency's release of a Notice of Preparation of an Environmental Impact Report or Notice of Intent of a Mitigated Negative Declaration on or after July 1, 2015.

Under AB 52, a project that may cause a substantial adverse change in the significance of a tribal cultural resource is defined as a project that may have a significant effect on the environment. Where a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document must discuss the impact and whether feasible alternatives or mitigation measures could avoid or substantially lessen the impact.

Consultation with Tribes

Recognizing that tribes may have expertise with regard to their tribal history and practices, AB 52 requires lead agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if they have requested notice of projects proposed within that area. If the tribe requests consultation within 30 days upon receipt of the notice, the lead agency must consult with the tribe. Consultation may include discussing the type of environmental review necessary, the significance of tribal cultural resources, the significance of the project's impacts on the tribal cultural resources, and alternatives and mitigation measures recommended by the tribe.

The parties must consult in good faith, and consultation is deemed concluded when either the parties agree to measures to mitigate or avoid a significant effect on a tribal cultural resource (if such a significant effect exists) or when a party concludes that mutual agreement cannot be reached.

Mitigating Adverse Changes to Tribal Cultural Resources

Mitigation measures agreed upon during consultation must be recommended for inclusion in the environmental document. AB 52 also identifies mitigation measures that may be considered to avoid significant impacts if there is no agreement on appropriate mitigation. Recommended measures include:

- Preservation in place
- Protecting the cultural character and integrity of the resource
- Protecting the traditional use of the resource
- Protecting the confidentiality of the resource
- Permanent conservation easements with culturally appropriate management criteria

Health and Safety Code, Sections 7050 and 7052

Health and Safety Code, Section 7050.5, declares that, in the event of the discovery of human remains outside a dedicated cemetery, ground disturbance must cease, and the county coroner must be notified. Section 7052 establishes a felony penalty for mutilating, disinterring, or otherwise disturbing human remains, except by relatives.

Penal Code, Section 622.5

Penal Code, Section 622.5, provides misdemeanor penalties for injuring or destroying objects of historic or archaeological interest located on public or private lands but specifically excludes the landowner.

SECTION 4.0
HISTORIC CONTEXT

This section of the report characterizes the baseline conditions for cultural resources. This section includes information on prehistoric period context, regional ethnography, and regional and local historic context.

4.1 PREHISTORIC CONTEXT

Several prehistoric cultural chronologies have been proposed for the Southern California coast, with several of the most frequently cited sequences developed by William Wallace,[7] Claude Warren,[8] and Chester King.[9] Such chronologies provide a framework to discuss archaeological data in relation to broad cultural changes seen in the archaeological record. The chronological sequence presented herein represents an updated synthesis of these schemes as compiled by Glassow and others[10] for the Northern California Bight. This geographic area consists of the coastal area from Vandenberg Air Force Base south to Palos Verdes, as well as the Channel Islands and adjacent inland areas, including the Los Angeles Basin.[11] The prehistoric sequence can be divided into four broad temporal categories (Table 4.1-1, *Southern California Coastal Regional Chronology*). It should be noted that the prehistoric chronology for the region is being refined on a continuing basis, with new discoveries and improvements in the accuracy of dating techniques.

TABLE 4.1-1
SOUTHERN CALIFORNIA COASTAL REGIONAL CHRONOLOGY

Epoch	Coastal Region	Dates
Late Pleistocene / Early Holocene	Paleo-Coastal Period	Circa 9500 to 7000/6500 BC
Middle Holocene	Millingstone Period	Circa 7000/6500 to 1500/1000 BC
Late Holocene	Intermediate Period	1500/1000 BC to AD 750
Late Holocene	Late Period	AD 750 to Spanish contact

Terminal Pleistocene and Early Holocene: Paleo-Coastal Period (Circa 9500 to 7000/6500 BC)

Although data on early human occupation for the Southern California coast are limited, archaeological evidence from the northern Channel Islands suggests that initial settlement within the region occurred at least 12,000 years before present (BP). At Daisy Cave (CA-SMI-261) on San Miguel Island, radiocarbon dates indicate an early period of use in the terminal

[7] Wallace, William J. 1955. "A Suggested Chronology for Southern California Coastal Archaeology." *Southwestern Journal of Anthropology*, 11:214–230.

[8] Warren, Claude M. 1968. "Cultural Tradition and Ecological Adaptation on the Southern California Coast." *In Archaic Prehistory in the Western United States*, ed. Cynthia Irwin-Williams. Portales, NM: Eastern New Mexico University Contributions in Anthropology No. 1.

[9] King, Chester. 1990. *Evolution of Chumash Society: A Comparative Study of Artifacts Used for Social System Maintenance in the Santa Barbara Channel Region before AD 1804*. New York, NY: Garland.

[10] Glassow, Michael A., Lynn H. Gamble, Jennifer E. Perry, and Glenn S. Russell. 2007. "Prehistory of the Northern California Bight and the Adjacent Transverse Ranges." In *California Prehistory, Colonization, Culture, and Complexity*, ed. Terry L. Jones and Kathryn A. Klar. New York, NY: Altamira, 191–213.

[11] Glassow, Michael A., Lynn H. Gamble, Jennifer E. Perry, and Glenn S. Russell. 2007. "Prehistory of the Northern California Bight and the Adjacent Transverse Ranges." In *California Prehistory, Colonization, Culture, and Complexity*, ed. Terry L. Jones and Kathryn A. Klar. New York, NY: Altamira, 191.

Pleistocene, sometime between 9600 and 9000 calibrated (cal) BC.[12] Evidence of early human occupation in the Northern California Bight has also been found on nearby Santa Rosa Island, where human remains from the Arlington Springs Site (CA-SRI-1730) have been dated between 11,000 and 10,000 cal BC.[13] Archaeological data recovered from these and other coastal Paleoindian sites indicate a distinctively maritime cultural adaptation, termed the "Paleo-Coastal Tradition,"[14] which involved the use of seafaring technology and a subsistence regime focused on shellfish gathering and fishing.[15]

Relatively few sites have been identified in Los Angeles County that date to the terminal Pleistocene and early Holocene. Currently, the earliest reliable date for human occupation in the area derives from the La Brea Tar Pits (P-19-159), where human bone has been dated to 8520 cal BC.[16] Evidence of possible early human occupation has also been found at the sand dune bluff site of Malaga Cove (P-19-138), located between Redondo Beach and Palos Verdes.[17] Researchers have proposed that archaeological remains recovered from the lowermost cultural stratum at the site, which include shell, animal bone, and chipped stone tools, may date as early as 8000 cal BC.[18,19]

Middle Holocene: Millingstone Period (Circa 7000/6500 to 1500/1000 BC)

The Millingstone Period or Horizon, also referred to as the "Encinitas Tradition,"[20,21] is the earliest well-established cultural occupation of the coastal areas of the region. The onset of this period, which began sometime between 7000 and 6500 cal BC, is marked by the expansion of populations throughout the Northern California Bight. Regional variations in technology, settlement patterns, and mortuary practices among Millingstone sites have led researchers to define several local manifestations or "patterns" of the tradition.[22] Groups that occupied modern-day Los Angeles County are thought to have been relatively small and highly mobile during this

[12] Erlandson, J.M., D.J. Kennett, B.L. Ingram, D.A. Guthrie, D.P. Morris, M.A. Tveshov, G.J. West, and P.L. Walker. 1996. "An Archaeological and Paleontological Chronology for Daisy Cave (CA-SMI-261), San Miguel Island, California." *Radiocarbon*, 38: 355–373.

[13] Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." *In Proceedings of the Fifth California Islands Symposium*, ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

[14] Moratto, M.J. 1984. *California Archaeology*. New York, NY: Academic Press, 103–13.

[15] Rick, T.C., J.M. Erlandson, and R.L. Vellanoweth. 2001. "Paleocoastal Fishing along the Pacific Coast of the Americas: Evidence from Daisy Cave, San Miguel Island, California." *American Antiquity*, 66:595–614.

[16] Berger, R., R. Protsch, R. Reynolds, C. Rozaire, and J.R. Sackett. 1971. *New Radiocarbon Dates Based on Bone Collagen of California Indians*. Los Angeles, CA: Contributions to the University of California Archaeological Survey, 43–49.

[17] Walker, Edwin Francis. 1951. *Five Prehistoric Archaeological Sites in Los Angeles County, California*. Los Angeles, CA: Southwest Museum, F. W. Hodge Anniversary Publication Fund VI.

[18] Moratto, M.J. 1984. *California Archaeology*. New York, NY: Academic Press, 132.

[19] Wallace, W.J. 1986. "Archaeological Research at Malaga Cove." In *Symposium: A New Look at Some Old Sites*, ed. G.S. Breschini and T. Haversat. Salinas, CA: Coyote Press.

[20] Sutton, Mark Q. 2010. "The Del Rey Tradition and Its Place in the Prehistory of Southern California." *Pacific Coast Archaeological Society Quarterly*, 44(2&3): 1–54.

[21] Sutton, Mark Q., and Jill K. Gardner. 2010. "Reconceptualizing the Encinitas Tradition of Southern California." *Pacific Coast Archaeological Society Quarterly*, 42(4): 1–64.

[22] Sutton, Mark Q., and Jill K. Gardner. 2010. "Reconceptualizing the Encinitas Tradition of Southern California." *Pacific Coast Archaeological Society Quarterly*, 42(4): 1–64.

time, with a general subsistence economy focused on the gathering of shellfish and plant foods, particularly hard seeds, with hunting being of less importance.[23]

Two temporal subdivisions have been defined for the portion of the Topanga Pattern falling within the Millingstone Period: Topanga I (circa 6500 to 3000 BC) and Topanga II (circa 3000 to 1000 BC).[24] Topanga I assemblages are characterized by abundant manos and metates, core tools and scrapers, charmstones, cogged stone, and discoidals; projectile points are quite rare with those present resembling earlier, large, leaf-shaped forms.[25] Secondary inhumations with associated cairns are the most common burial form at Millingstone sites, with small numbers of extended inhumations also identified. The subsequent Topanga II phase largely represents a continuation of the Topanga pattern with site assemblages characterized by numerous manos and metates, charmstones, cogged stones, discoidals, and some stone balls. A significant technological change in ground stone occurs at this time, with the appearance of mortars and pestles at Topanga II sites suggesting the adoption of balanophagy by coastal populations.[26] The quantity of projectile points also notably increases in Topanga II site deposits indicating that the hunting of large game may have played a greater role in the subsistence economy than in earlier times. While secondary burials continue to be quite common, a few flexed inhumations have also been recovered from archaeological contexts dating to the Topanga II phase.

A number of Millingstone sites have been identified in Los Angeles County. The lower component of the Tank site (P-19-1), located in the Santa Monica Mountains, was excavated in the 1940s and determined to be Topanga I in age.[27] In the San Fernando Valley, the Encino site (P-19-111) is thought to have contained a Topanga I component.[28] The artifact assemblage is definitive of the Topanga I period, containing many milling implements, but few projectile points. The presence of mortars and pestles alongside stemmed projectile points at the Chatsworth site (P-19-21), located at the western edge of the San Fernando Valley, suggests a Topanga II presence.[29] The Big Tujunga Wash site, located at the eastern edge of the San Fernando Valley, may have also contained a Topanga II component.[30]

[23] Glassow, Michael A., Lynn H. Gamble, Jennifer E. Perry, and Glenn S. Russell. 2007. "Prehistory of the Northern California Bight and the Adjacent Transverse Ranges." In *California Prehistory, Colonization, Culture, and Complexity*, ed. Terry L. Jones and Kathryn A. Klar. New York, NY: Altamira, 196.

[24] Sutton, Mark Q., and Jill K. Gardner. 2010. "Reconceptualizing the Encinitas Tradition of Southern California." *Pacific Coast Archaeological Society Quarterly*, 42(4): 1–64.

[25] Glassow, Michael A., Lynn H. Gamble, Jennifer E. Perry, and Glenn S. Russell. 2007. "Prehistory of the Northern California Bight and the Adjacent Transverse Ranges." In *California Prehistory, Colonization, Culture, and Complexity*, ed. Terry L. Jones and Kathryn A. Klar. New York, NY: Altamira, 194.

[26] Sutton, Mark Q., and Jill K. Gardner. 2010. "Reconceptualizing the Encinitas Tradition of Southern California." *Pacific Coast Archaeological Society Quarterly*, 42(4): 1–64, 41.

[27] Sutton, Mark Q., and Jill K. Gardner. 2010. "Reconceptualizing the Encinitas Tradition of Southern California." *Pacific Coast Archaeological Society Quarterly*, 42(4): 1–64, 8.

[28] Sutton, Mark Q., and Jill K. Gardner. 2010. "Reconceptualizing the Encinitas Tradition of Southern California." *Pacific Coast Archaeological Society Quarterly*, 42(4): 1–64, 8.

[29] Sutton, Mark Q., and Jill K. Gardner. 2010. "Reconceptualizing the Encinitas Tradition of Southern California." *Pacific Coast Archaeological Society Quarterly*, 42(4): 1–64, 8.

[30] Sutton, Mark Q., and Jill K. Gardner. 2010. "Reconceptualizing the Encinitas Tradition of Southern California." *Pacific Coast Archaeological Society Quarterly*, 42(4): 1–64, 8.

Late Holocene: Intermediate Period (1500/1000 BC to AD 750)

The Intermediate Period, which encompasses the early portion of the "Del Rey Tradition" as defined by Sutton,[31] begins around 3500 BP. At this time, significant changes are seen throughout the coastal areas of Southern California in material culture, settlement systems, subsistence strategies, and mortuary practices. These new cultural traits have been attributed to the arrival of Takic-speaking people from the southern San Joaquin Valley.[32] Biological, archaeological, and linguistic data indicate that the Takic groups who settled in the Los Angeles Basin were ethnically distinct from the preexisting Hokan-speaking Topanga populations and are believed to be ancestral to ethnographic Gabrielino groups.[33] While archaeological evidence indicates that "relic" Topanga III populations continued to survive in isolation in the Santa Monica Mountains, these indigenous groups appear to have been largely replaced or absorbed by the Gabrielino or Chumash by 2000 BP.[34]

Intermediate Period sites are represented by the "Angeles Pattern" of the Del Rey Tradition.[35] Three temporal subdivisions have been defined for the portion of the Angeles Pattern that falls within the Intermediate Period: Angeles I (1500 to 600 BC), Angeles II (600 BC to AD 400), and Angeles III (AD 400 to 750).[36] The onset of the Angeles I phase is characterized by the increase and aggregation of regional populations and the appearance of the first village settlements. The prevalence of projectile points, single-piece shell fishhooks, and bone harpoon points at Angeles I sites suggests a subsistence shift in the Intermediate Period with an increased emphasis on fishing and terrestrial hunting and less reliance on the gathering of shellfish resources. Regional trade or interaction networks also appeared to develop at this time with coastal populations in Los Angeles County obtaining small steatite artifacts and *Olivella* shell beads from the southern Channel Islands and obsidian from the Coso Volcanic Field.[37] Finally, marked changes are seen in mortuary practices during the Angeles I phase, with flexed primary inhumations and cremations replacing extended inhumations and cairns.

The Angeles II phase largely represents a continuation and elaboration of the Angeles I technology, settlement, and subsistence systems. One exception to this pattern is the introduction of a new funerary complex around 2600 BP, consisting of large rock cairns or platforms that contain abundant broken tools, faunal remains, and cremated human bone. These mortuary features have generally been thought to represent the predecessor of the Southern California Mourning Ceremony.[38] Several important changes in the archaeological

[31] Sutton, Mark Q. 2010. "The Del Rey Tradition and Its Place in the Prehistory of Southern California." *Pacific Coast Archaeological Society Quarterly*, 44(2&3): 1–54.

[32] Sutton, Mark Q. 2009. "People and Language: Defining the Takic Expansion in Southern California." *Pacific Coast Archaeological Society Quarterly*, 41(2&3): 31–93.

[33] Sutton, Mark Q. 2009. "People and Language: Defining the Takic Expansion in Southern California." *Pacific Coast Archaeological Society Quarterly*, 41(2&3): 31–93.

[34] Sutton, Mark Q., and Jill K. Gardner. 2010. "Reconceptualizing the Encinitas Tradition of Southern California." *Pacific Coast Archaeological Society Quarterly*, 42(4): 1–64, 17.

[35] Sutton, Mark Q. 2010. "The Del Rey Tradition and Its Place in the Prehistory of Southern California." *Pacific Coast Archaeological Society Quarterly*, 44(2&3): 1–54.

[36] Sutton, Mark Q., and Jill K. Gardner. 2010. "Reconceptualizing the Encinitas Tradition of Southern California." *Pacific Coast Archaeological Society Quarterly*, 42(4): 1–64, 8.

[37] Koerper, Henry C., Roger D. Mason, and Mark L. Peterson. 2002. "Complexity, Demography, and Change in Late Holocene Orange County." In *Catalysts to Complexity: Late Holocene Societies of the California Coast*, ed. M. Erlandson and Terry L. Jones. Perspectives in California Archaeology, Vol. 6. Los Angeles, CA: University of California, Los Angeles, Institute of Archaeology.

[38] Sutton, Mark Q. 2010. "The Del Rey Tradition and Its Place in the Prehistory of Southern California." *Pacific Coast*

record mark the beginning of the Angeles III phase. At this time, larger seasonal villages characterized by well-developed middens and cemeteries were established along the coast or inland areas. Archaeological data from Angeles III sites indicate that residents of these settlements practiced a fairly diverse subsistence strategy that included the exploitation of both marine and terrestrial resources.[39] Notable technological changes occurred at this time with the introduction of the plank canoe and bow and arrow.[40] The appearance of new *Olivella* bead types at Angeles III sites indicates a reconfiguration of existing regional exchange networks with increased interaction with populations in the Gulf of California.[41] Finally, cremations increase slightly in frequency at this time, with inhumations no longer placed in an extended position.[42] Intermediate Period sites in Los Angeles County include P-19-2 and P-19-197, located in the Santa Monica Mountains. The formal cemeteries at these sites are representative of the increased sedentism that occurred during the Intermediate Period.[43]

Late Holocene: Late Period (AD 750 to Spanish Contact)

The Late Period dates from approximately AD 750 until Spanish contact at AD 1542. Sutton[44] has divided this period, which falls within the larger Del Rey Tradition, into two phases: Angeles IV (AD 750–1200) and Angeles V (AD 1200–1550). The Angeles IV phase is characterized by the continued growth of regional populations and the development of large, sedentary villages. Although chiefdoms appear to have developed in the northern Channel Islands and Santa Barbara region after 850 BP,[45,46] little direct evidence has been found to suggest this level of social complexity existed in the San Gabriel Valley during the late prehistoric period.[47]

Several new types of material culture appear during the Angeles IV phase including Cottonwood series points, birdstone and "spike" effigies, *Olivella* cupped beads, and *Mytilus* shell disk

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Archaeological Society Quarterly, 44(2&3): 1–54.

[39] Sutton, Mark Q. 2010. "The Del Rey Tradition and Its Place in the Prehistory of Southern California." *Pacific Coast Archaeological Society Quarterly*, 44(2&3): 1–54.

[40] Glassow, Michael A., Lynn H. Gamble, Jennifer E. Perry, and Glenn S. Russell. 2007. "Prehistory of the Northern California Bight and the Adjacent Transverse Ranges." In *California Prehistory, Colonization, Culture, and Complexity*, ed. Terry L. Jones and Kathryn A. Klar. New York, NY: Altamira, 203–204.

[41] Koerper, Henry C., Roger D. Mason, and Mark L. Peterson. 2002. "Complexity, Demography, and Change in Late Holocene Orange County." In *Catalysts to Complexity: Late Holocene Societies of the California Coast*, ed. M. Erlandson and Terry L. Jones. Perspectives in California Archaeology, Vol. 6. Los Angeles, CA: University of California, Los Angeles, Institute of Archaeology.

[42] Sutton, Mark Q. 2010. "The Del Rey Tradition and Its Place in the Prehistory of Southern California*." Pacific Coast Archaeological Society Quarterly*, 44(2&3): 1–54.

[43] Glassow, Michael A., Lynn H. Gamble, Jennifer E. Perry, and Glenn S. Russell. 2007. "Prehistory of the Northern California Bight and the Adjacent Transverse Ranges." In *California Prehistory, Colonization, Culture, and Complexity*, ed. Terry L. Jones and Kathryn A. Klar. New York, NY: Altamira, 202.

[44] Sutton, Mark Q. 2010. "The Del Rey Tradition and Its Place in the Prehistory of Southern California." *Pacific Coast Archaeological Society Quarterly,* 44(2&3): 1–54.

[45] Arnold, Jeanne E. 1992. "Complex Hunter-Gatherer-Fishers of Prehistoric California: Chiefs, Specialists, and Maritime Adaptations of the Channel Islands." *American Antiquity*, 57(1): 60–84.

[46] Gamble, Lynn H. 2005. "Culture and Climate: Reconsidering the Effect of Palaeoclimatic Variability among Southern California Hunter-Gatherer Societies." *World Archaeology*, 37(1): 92–108.

[47] Sutton, Mark Q. 2010. "The Del Rey Tradition and Its Place in the Prehistory of Southern California." *Pacific Coast Archaeological Society Quarterly*, 44(2&3): 1–54.[48] Koerper, Henry C., Roger D. Mason, and Mark L. Peterson. 2002. "Complexity, Demography, and Change in Late Holocene Orange County." In Catalysts to Complexity: Late Holocene Societies of the California Coast, ed. M. Erlandson and Terry L. Jones. Perspectives in *California Archaeology*, Vol. 6. Los Angeles, CA: University of California, Los Angeles, Institute of Archaeology, 69.

beads. The presence of Southwestern pottery, Patayan ceramic figurines, and Hohokam shell bracelets at Angeles IV sites suggests some interaction between groups in Southern California and the Southwest. Notable changes are seen in regional exchange networks after 800 BP, with an increase in the number and size of steatite artifacts, including large vessels, elaborate effigies, and *comals*, recovered from Angeles V sites. The presence of these artifacts suggests a strengthening of trade ties between coastal Los Angeles populations and the southern Channel Islands.[48] Finally, Late Period mortuary practices remain largely unchanged from the Intermediate Period with flexed primary inhumations continuing to be the preferred burial method.

Late Period sites in Los Angeles County include P-19-227 and P-19-229, located in the Santa Monica Mountains. Both sites contain less millingstone artifacts than earlier sites, but more mortars, pestles, projectile points, drills, beads, pipes, and bone tools.[49] Although these sites represent a move toward centralized sedentary villages during this period, it is unclear whether they represent year-round occupation or semipermanent villages used as base settlements.[50]

4.2 REGIONAL ETHNOGRAPHY

The Tongva Indians

The Tongva Indians once occupied the entire Los Angeles Basin, including the watersheds of the San Gabriel, Santa Ana, and Los Angeles rivers. They also inhabited the offshore islands of San Clemente, Santa Catalina, and San Nicolas.[51] The Tongva were traditionally hunters and gatherers who exploited native plants and animals and occupied small villages.

The material culture of the Tongva reflected an elaborately developed artistic style. Archaeological investigations have recovered day-to-day items elaborately inlaid with shell, rare materials, carvings, and paintings. Spears or atlatls, as well as bows and arrows, were used for hunting. Manos and metates, as well as mortars and pestles, were used for processing plant and animal material into food items. The Tongva were also known for their high quality of basketry, made from native grasses and rush stems.

The Tongva traditionally constructed two types of dwellings: the subterranean pit house and the thatched lean-to (wickiup). The pit house was constructed by excavating approximately 2 feet below the surface and constructing the walls and roof with wooden beams and earth around the excavation pit. The lean-to (wickiup) was constructed of thatched walls and thatched roof, surrounded by large converging poles. Cooking was generally conducted outside of the dwellings. Hearths located inside the structures were used for warmth.

[48] Koerper, Henry C., Roger D. Mason, and Mark L. Peterson. 2002. “Complexity, Demography, and Change in Late Holocene Orange County.” In Catalysts to Complexity: Late Holocene Societies of the California Coast, ed. M. Erlandson and Terry L. Jones. Perspectives in *California Archaeology*, Vol. 6. Los Angeles, CA: University of California, Los Angeles, Institute of Archaeology, 69.

[49] Moratto, M.J. 1984. *California Archaeology*. New York, NY: Academic Press, 141.

[50] Glassow, Michael A., Lynn H. Gamble, Jennifer E. Perry, and Glenn S. Russell. 2007. “Prehistory of the Northern California Bight and the Adjacent Transverse Ranges.” In *California Prehistory, Colonization, Culture, and Complexity*, ed. Terry L. Jones and Kathryn A. Klar. New York, NY: Altamira, 210.

[51] Kroeber, A.L. 1952. *Handbook of Indians of California*. (Bureau of American Ethnology, Bulletin 78). New York, NY: Dover Publications, Inc.

Although the Tongva populated a large territory, they were quickly assimilated into the Spanish mission system during the 18th and 19th centuries. Because of this, the Tongva population of the Los Angeles basin became known as the Gabrieleño due to their assimilation into the Mission San Gabriel, while the Tongva of the San Fernando Valley became known as the Fernandeño due to their assimilation into the Mission San Fernando. It has been estimated from ethnographic and archaeological data that the Tongva population once ranged into the thousands. Spanish reports estimate that village populations ranged between 50 and 200 inhabitants. As many as 50 to 100 villages existed during the late 18th century in the Los Angeles Basin. Early ethnographers believed that the last of the Tongva died about a century ago. Because of this, individuals claiming Tongva descent have never been granted federal recognition.

4.3 HISTORIC CONTEXT

Regional History

Spanish explorers entered the San Fernando Valley in August 1769, on their way to Monterey Bay from San Diego. Under the leadership of Gaspar de Portola, the exploration party entered the San Gabriel Valley in 1770. The San Gabriel Mission was established in 1771 near the present site of Montebello and was later relocated in 1776 due to a flood. The Mission was known as “Queen of the Missions.” The San Gabriel Mission lands stretched from the San Gabriel Mountains to the north, to the San Juan Capistrano Mission to the south, and from the Los Angeles River on the west, to the San Gorgonio Pass to the east.[52] This territory encompassed the proposed project site and the present-day City of Sierra Madre.

Initially, little changed for the missions in 1822, when Mexico declared its independence from Spain. However, in 1834, the Mexican government secularized the California missions. In 1839, Hugo Reid petitioned for a portion of the San Gabriel Mission lands that became known as Santa Anita. In 1847, John C. Fremont signed the treaty of Guadalupe Hidalgo, thereby sealing California into American hands. In that same year, Mr. Harry Dalton purchased Rancho Santa Anita from Reid.

The majority of land that would become incorporated into the City is located within the original Rancho Santa Anita. The successful establishment of the City can be attributed to the management of the water supply into the area. The City is located in the foothills of the San Gabriel Mountains, approximately 7.0 miles northeast of the City of Pasadena and approximately 17 miles northeast of the City of Los Angeles.

In 1881, Mr. Nathaniel Carter bought 845 acres of the Rancho Santa Anita and named it the Sierra Madre Tract. Mr. Carter also purchased 150 acres from Mr. John Richardson and 108 acres from the Southern Pacific Railroad to add to the tract. In 1882, Mr. Carter began selling 10-, 20-, and 40-acre lots for the sum of $50 per acre.[53] Mr. Carter entered into an agreement with Lucky Baldwin for half of the water rights from Little Santa Anita Canyon and was able to provide water to his subdivision via the stream and tunnel from this canyon.[54] By the late 1880s,

[52] Kyle, D.E. 2002. *Historic Spots in California*. Stanford, CA: Stanford University Press.

[53] Carew, H.D. 1930. *History of Pasadena and the San Gabriel Valley, California*. Chicago, IL: S.J. Clarke Publishing Company.

[54] EIP Associates, Los Angeles, CA. 2000. *Historical Resources Impact Assessment, Maranatha High School, Sierra Madre, California*. Prepared by: Greenwood and Associates, Los Angeles, CA.

the demand for land in Southern California was such that individual lots in the Sierra Madre area, valued at $36,000, were sold within 24 hours of being put up for sale.[55]

During the late 1880s, several hotels and resorts were constructed in the City. The first hotel in the City, the Ocean View House, was built in 1886. This building is still standing. The City was promoted as a resort area for "health, wealth, and happiness" in the late 19th and early 20th centuries because of the pleasant climate.[56]

Development activities in the City began to increase just after the turn of the century. Mr. Carter's friendship with the Pacific Electric Railway president Mr. Henry Huntington was instrumental in bringing the Red Cars to the City; daily service began in 1906. The railway was instrumental in bringing a steady stream of weekend hikers to the area that frequented the trails and many resort camps that sprang up in the foothills.[57] The City was incorporated in 1907.[58]

A second housing boom occurred in the United States and especially in Southern California in the 1920s. This period is marked by the construction of historically influenced, revival-style homes.[59] The housing boom is evidenced in the number of churches that were constructed in the City in the 1920s. At least six large church construction projects culminated in the 1920s, which included the First Church of Christian Scientist in 1921, the Bethany Temple in 1922, the Nazarene Church in 1924, Sierra Madre Masonic Temple in 1925, St. Rita's (second structure) in 1925, and the new Congregational Church in 1928.

[55] Dumke, G.S. 1944. *The Boom of the Eighties in Southern California*. San Marino, CA: Henry E. Huntington Library and Art Gallery.

[56] Keith, E.P. 1976. *Sierra Madre Vistas: A Pictorial History of Sierra Madre*. Bicentennial edition. Sierra Madre, CA: Sierra Madre Historical Society.

[57] Robinson, J. 1991. *The San Gabriels: The Mountain Country from Soledad Canyon to Lytle Creek*. Arcadia, CA: The Big Santa Anita Historical Society.

[58] City of Sierra Madre. Accessed 21 December 2004. "Headline History of Sierra Madre." Available at: http//ci.sierra-madre.ca.us/departments/library/archives_history_headline.asp

[59] Poppliers, J.C., S.A. Chambers, Jr., and N.B. Schwartz. 1983. *What Style Is It?* New York, NY: Preservation Press, John Wiley & Sons, Inc.

SECTION 5.0
METHODS

This section of the report describes the methods employed in the characterization and evaluation of cultural resources within the proposed project study area. The study methods were designed to provide the substantial evidence required to address the scope of analysis recommended in Section 15064.5 of the CEQA regulations related to cultural resources, Native American sacred sites, and human remains.

5.1 RECORD SEARCH

Cultural Resources Record Search

A background record search was conducted to identify previously documented cultural resources within or near the project site. National, state, and local inventories of cultural resources were examined to identify significant events and personages, development patterns, and unique interpretations of architectural styles. The following inventories were consulted:

- National Register of Historic Places (2022)
- California Register of Historical Resources (2022)
- California Historical Landmarks
- California Points of Historical Interest
- City of Sierra Madre Historical Landmarks (Historical Landmarks)

Sapphos Environmental, Inc. conducted a record search at SCCIC on June 14, 2021, and included a 0.25-mile radius around the project site. The purpose of the literature search was to identify cultural resources previously recorded within and around the project site.

5.2 LITERATURE REVIEW

A literature review was completed to determine if the proposed project would have the potential to have a significant impact on previously recorded historical resources, thus requiring the consideration of avoidance and minimization measures, in accordance with CEQA Regulations. Research included the examination of published and unpublished literature, local libraries, historic context statements, databases of previously completed surveys in the area, and a review of current and historic maps and aerial photographs. Historic aerial photographs were available and reviewed for the years 1952, 1953, 1954, 1964, 1972, 1977, 1978, 1980, 1994, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Additionally, historic topographic maps were available and reviewed for the years 1894, 1896, 1898, 1900, 1904, 1907, 1910, 1913, 1915, 1920, 1927, 1928, 1931, 1933, 1940, 1941, 1947, 1958, 1964, 1967, 1974, 1988, 1994, 1999, 2012, 2015, and 2018.

5.3 RECONNAISSANCE FIELD SURVEY

All cultural resource work was carried out under the direct supervision of qualified architectural historians and archeologists who meet the Secretary of the Interior's *Professional Qualification Standards* for History, Architectural History, and Archeology and in accordance with the procedures for compliance with CEQA. Key cultural resources personnel who conducted and/or supervised the field survey and prepared the technical report include Ms. Kasey Conley, Ms. Carrie Chasteen, and Mr. Daniel Woodward (Sapphos Environmental, Inc.; Attachment A,

Resumes of Key Personnel).

Sapphos Environmental, Inc. (Ms. Conley) conducted the reconnaissance field survey of the project area on May 28, 2021, to document the existing conditions of the project site and adjacent parcels.

SECTION 6.0
RESULTS

This section of the report characterizes the baseline conditions for cultural resources; evaluates the potential for the proposed project to result in significant direct, indirect, or cumulative impacts, and identifies feasible measures capable of avoiding or reducing the significant impacts to cultural resources that would result from reasonably foreseeable development of the proposed project.

6.1 SUMMARY OF FINDINGS

A records search was conducted at the SCCIC on June 14, 2021. Results of the records search indicated that four (4) surveys were identified within the 0.25-mile buffer study area, and there have been zero (0) resources identified within the project site or 0.25-mile buffer study area (Table 6.1-1, *Previous Surveys within the Study Area*).

TABLE 6.1-1
PREVIOUS SURVEYS WITHIN THE STUDY AREA

Report No.	Year	Report Title	Within Project Site	Author
LA 11418	2011	Cultural Resources Study of the United Methodist Church Project, AT&T Mobility Site No. SV0013, 695 West Sierra Madre Boulevard, Sierra Madre, Los Angeles County, California 91024	No	Dana Supernowicz
LA 11380	2011	Verizon Wireless – Barhite-B (Sierra Madre Methodist) - Trileaf Project #315892 695 West Sierra Madre Boulevard, Sierra Madre, California 91024 Los Angeles County, Mount Wilson Quadrangle (DeLorme)	No	Emilie Eggemeyer
LA 08790	2007	Cultural Resources Records Search and Site Visit Results for Royal Streets Communications, LLC Candidates, LA2292a (Sierra Madre Methodist United) 695 West Sierra Madre Boulevard, Sierra Madre, Los Angeles County, California	No	Wayne H. Bonner
LA 09055	2005	Final Historic Resources Technical Report Rettig Development Project City of Sierra Madre, California	No	Laurie Solis and Caprice “Kip” Harper

6.2 CULTURAL RESOURCES

The 2021 SCCIC record search indicated that there are no previously recorded cultural resources located within the project site or 0.25-mile buffer study area.

Local Agencies

City of Sierra Madre

The results of the inquiry of the City website indicated that six (6) City-designated Historical Landmarks are located within a 0.25-mile buffer study area of the proposed project site.[60] One Historical Landmark, the Villa, is located within the proposed project site. An additional Historical Landmark, a Spanish Colonial Revival house at 585 W. Grandview Avenue, is located approximately 300 feet northeast of the proposed project site boundary. The six (6) City-designated Historic Landmarks are listed below.

- Caldwell House, 647 W. Sierra Madre Boulevard
- Bailey House, 470 W. Highland Avenue
- Barlow Villa, 675 W. Highland Avenue
- Decker House, 427 W. Highland Avenue
- Spanish Colonial Revival, 585 W. Grandview Avenue
- Wilson-Bixby House, 397 W. Montecito Avenue

6.3 BUILT ENVIRONMENT SURVEY

A built environment survey was conducted on May 28, 2021, to determine if any additional listed or eligible cultural resources were located within the project site or the study area. Fourteen (14) additional buildings were identified within the proposed project site. The identified buildings, along with an analysis of Historical Landmark and California Register eligibility, are summarized below.

Detached Villa Garage (one building): An original, detached, multi-car garage is extant in the northeast corner of the School campus and was constructed in 1926. The 3,506-square-foot garage was constructed to match the Villa, with a stucco exterior and cross-gabled roof clad in red clay tile. The main façade of the garage is located on the west side of the building and is characterized by deep inset, wood double doors with a hay hood above to the north, three large automobile bay-door openings at the center, and an office pedestrian door to the south. It appears that the northern portion of the building may have been used as a stable and the southern portion used as a “dwelling” as denoted in 1927 Sanborn Fire Insurance Maps. It is currently used as an art room for the School campus. The building is not individually associated with events that have made a significant contribution to the broad patterns of our history or events that are associated with the lives of significant persons in our past. The building does not embody the distinctive characteristics of a type, period, or method of construction; does not represent the work of a master; possesses high artistic values; and does not represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, the detached villa garage is not eligible for inclusion in the California Register pursuant to Criteria A, B, or C. The building is not a unique example of residential development and lacks the potential to yield additional important information concerning the history of the area; therefore, the building is not eligible for the CRHR pursuant to Criterion D. The building is not individually eligible for listing in the California Register or for designation as a City Historical Landmark. However, the detached Villa garage is a character-defining feature associated with the development of the Villa and therefore, is considered a historical resource under CEQA.

[60] City of Sierra Madre. Accessed July 2021. “Sierra Madre Designated Historical Landmarks, Updated March 2021.” Available at: https://www.cityofsierramadre.com/cms/one.aspx?pageId=241800

Caretaker's Cottage and Associated Detached Garage (two buildings): The caretaker's cottage and associated detached garage are located in the northeast corner of the School campus. The caretaker's cottage faces east toward Wilson Street with a street-accessible entrance. The detached garage faces north to W. Grand View Avenue with a street-facing driveway which has been gated off. The caretaker's cottage is 1,586 square feet and is characterized by stucco cladding and a low-pitched, hipped tile roof. The detached garage, currently known as the chapel, is located just west of the caretaker's cottage. The detached garage is also characterized by stucco and a tile roof. The buildings are not individually associated with events that have made a significant contribution to the broad patterns of our history or events that are associated with the lives of significant persons in our past. The buildings do not embody the distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; and do not represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, the buildings are not eligible for inclusion in the California Register pursuant to Criteria A, B, or C. The buildings are not a unique example of residential development and lack the potential to yield additional important information concerning the history of the area, and, therefore, the buildings are not eligible for the California Register pursuant to Criterion D. The buildings are not individually eligible for listing in the California Register or for designation as a City Historical Landmark. However, the buildings are a character-defining features associated with the development of the Villa; therefore, the buildings are considered historical resources under CEQA.

Upper School Campus (five buildings): Five buildings developed between 1960 and 1966 comprise the upper campus of the School and are located in the northwest portion of the property. The buildings include three rectangular buildings in a 'U' shape characterized by low-pitched gabled roofs, wide eave overhangs, exterior walkways, and stucco cladding. An additional building is located west of the three rectangular buildings with similar design characteristics. Additionally, a business office/faculty lounge building is located east of the classroom buildings and is designed to match the Villa and detached garage with stucco cladding, a low-pitched gable roof with red clay tiles, and decorative notched beams under the eaves. The buildings are not individually associated with events that have made a significant contribution to the broad patterns of our history or events that are associated with the lives of significant persons in our past. The buildings do not embody the distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; and do not represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, the buildings are not eligible for inclusion in the California Register pursuant to Criteria A, B, or C. The buildings are not a unique example of institutional development and lack the potential to yield additional important information concerning the history of the area; therefore, the buildings are not eligible for listing in the California Register pursuant to Criterion D. Thus, the buildings are not considered historical resources under CEQA.

Training Field Bathroom and Concession/Storage Building (two buildings): The training field is located in the southeast corner of the campus and includes a one-story bathroom facility to the north and a one-story concession/storage building to the west. Both buildings are constructed with cinderblock walls with gable roofs clad in red clay tiles. The buildings do not appear to be 50 years of age or older and therefore, are not eligible for listing in the California Register or for designation as a City Historical Landmark. The training field bathroom and concession/storage building are not considered historical resources under CEQA.

Prefabricated Shed (one building): A detached prefabricated shed is located further west from the training field. The shed is characterized by T1-11 wood siding, a gabled roof clad in composition shingles, and a large metal roll-up door on the northern façade. The building does not appear to be 50 years of age or older and therefore, is not eligible for listing in the California Register or for designation as a City Historical Landmark. The prefabricated shed is not considered a historical resource under CEQA.

Temporary Classrooms (three buildings): In 2020, three temporary classrooms were added west of the Villa on the western and northern edges of the prayer garden. The three rectangular classroom buildings are 24 feet wide and 60 feet long with T1-11 siding. Two classrooms are located on the northern edge of the prayer garden with the primary façade facing south, and the third classroom is located on the western edge of the prayer garden with the primary façade facing east. The classrooms are slightly elevated with entrance ramps. The buildings are not 50 years of age and therefore, are not eligible for listing in the California Register or for designation as City Historical Landmarks. The temporary classrooms are not considered historical resources under CEQA.

6.4 RESULTS OF THE PHASE I ARCHAEOLOGICAL RESOURCES SURVEY

The Phase I Archaeological Resources Reconnaissance Survey was not completed for the proposed project site for the 2011 IS/MND and was not competed as part of the current CRTR. A desktop review of historic aerial photographs, historic topographic maps, and a review of the SCCIC record search results resulted in no new findings of archaeological resources.

6.5 NATIVE AMERICAN SACRED SITES AND HUMAN REMAINS

As a result of the request for review of the Sacred Lands File (SLF) from the NAHC, it has been determined that there are sacred lands recorded on the same 7.5-minute-scale quadrangle (approximately 50 square miles) as the project site. Due to the large scale of the SLF check, it is unlikely that the sacred lands are on or in proximity to the project site. Outreach to Native American tribal entities identified by the NAHC was initiated by the City on July 7, 2021. Tribal representatives from Kizh Nation indicated that there is a possibility of encountering Tribal cultural resources and provided maps and other evidence supporting this claim. The data provided focused on the historic maps of Alverno Heights and focused on waterways, trade routes, and previously mapped locations of known village sites in the area. The scale of the maps is fairly large, and the proximity of the School to the mentioned resources is questionable. The City determined the resources identified by Kitzh Nation were not relevant to the School site. However; there is a moderate probability to encounter tribal cultural resources based on the inherent characteristics and location of the project site.

The record searches, supplemental research, and field surveys did not reveal any known cemeteries or burial sites within the action area.

6.6 IMPACT ANALYSIS

Based on the desktop review, record search results, site visit, and a review of Section 15064.5 (b) of the CEQA Guidelines, Sapphos Environmental, Inc. has determined that there would be a less than significant impact to cultural resources as a result of the proposed project with implementation of the project design features and avoidance measures.

Section 15064.5 (b) states “a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”[61]

One known historical resource, the Villa, a City-designated Historical Landmark and California Register-eligible historical resource, is located within the proposed project site. The Villa is a two-story, single-family, 15,758-square-foot residence constructed in 1926 for Dr. Jarvis Walter Barlow. The Villa is situated near the center of the project site, with a historical address of 675 W. Highland Avenue. The wood-framed, Italian Renaissance-style building is asymmetrical in plan with projecting wings and a low-pitched, asymmetrical hipped roof. The roof is clad in red clay tiles with wide, projecting eaves supported by decorative brackets, and the exterior walls are sheathed in stucco. The primary/southern façade is characterized by an open terrace clad in tile, which is bordered by the formal entryway and two wings of the house. Arched columns adorn the central portion of the southern façade. The main entrance and terrace are accessed by a ‘Y’-shaped stairway located at the front of the building. The south terrace overlooks a rectangular-shaped subterranean concrete mirror pool that is bordered by a row of large Italian cypresses. Additional features which contribute to the significance of the Villa include the southern entrance gates, original driveway, detached multi-car garage, and caretaker’s cottage with associated detached garage.

The proposed project will include the construction of three new buildings in the southwest corner of the campus as the Lower School with new playground and sport court, a small addition on the northern façade of the detached Villa garage, the interior conversion of the caretaker’s cottage to flexible classroom space, new surface parking, and interior-use changes to the Villa. The construction, operations, and maintenance of the Lower School campus with new playground and sport court will have no direct impact on the Villa as no aspect of the Villa will be included in the new development. A low retaining wall on the western side of the original driveway east of the prayer garden will be removed, but this feature is not original to the development of the Villa and does not contribute to its significance. The two new lower campus buildings closest to the Villa to the southwest will be one-story in height and coupled with the elevation change within the campus which rises to the north, will ensure the massing, size, and scale of the new buildings do not impede on the two-story Villa. Additionally, the new buildings will be designed with compatible architectural features such as smooth stucco, exposed wood structural beams, and simple forms to ensure cohesiveness with the historical resources within the site. Due to the construction of the lower campus buildings within 100 feet of the Villa, there is a low potential for unanticipated damage to the Villa, and any unanticipated damage should be repaired in kind. All potential direct impacts to the Villa as described here can be avoided with the implementation of Project Design Feature PDF-CULTURAL-1, Project Design Feature PDF-CULTURAL-2, and Project Design Feature PDF-CULTURAL-3. Additionally, the proposed removal of trees along Wilson Street and Grand View Avenue would not remove vegetation identified as character-defining features of the School campus. The proposed installation of new trees would further screen new construction from the historical resources and neighboring buildings and would not result in a new impact. The proposed parking plan is still under negotiation; however, parking has long been a function of the School and is not anticipated to result in a change to the School campus as no new parking lots or streets are proposed. Therefore, the parking plan is not anticipated to result in an impact to the School.

[61] Section 15064.5 (b)(1) CEQA Guidelines, 177. 2021.

The Conditions of Approval for the Conditional Use Permit to allow use of the Villa for special events require placement of temporary signage to identify areas where consumption of alcohol is permitted and to remind guests to be quiet and drive slowly through surrounding neighborhoods. The placement of the temporary signage could materially impair the Villa and other character-defining features of the School campus. However, potential impacts resulting from temporary signage can be avoided with implementation of Project Design Feature PDF-CULTURAL-4.

There will also be less than significant indirect impacts to the Villa due to the construction of the lower campus buildings as the Villa is still visible from the original southern entrance gates and driveway. The lower campus buildings are located in the southwest corner of the lot, offset from the sightline of the Villa from W. Highland Avenue and sited at a lower elevation than the Villa. Heavy vegetation and gates surrounding the School on the southern and western boundaries already obscure the Villa from the public right-of-way and thus, no change to this view will occur. Based on these features, there will be no intrusion into the already existing viewshed of the Villa, yet since there will be additional development in the immediate area of the Villa, the indirect impact is less than significant.

The northern addition to the detached Villa garage will have a less than significant impact on the character-defining feature of the site as the proposed addition will be designed with compatible architectural features such as smooth stucco, exposed wood structural beams, and simple forms to ensure cohesiveness with the historical resource. The addition will comply with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (Standards) in its style as stated above and will be compatible in massing and scale as the addition will match the existing height and width of the detached Villa garage. Additionally, the conversion of the interior of the caretaker's cottage to flexible classroom space and the associated detached garage to storage space will have no impact on the character-defining features of the site as the interior of the buildings are not significant to the historical resources.[62] Less than significant impacts to the Villa, detached garage and caretaker's cottage with associated detached garage can be ensured with the implementation of Project Design Feature PDF-CULTURAL-3.

Additionally, minor interior-use changes will occur within the Villa, yet these changes will not include structural changes or changes to the original historic fabric (woodwork, wall finishes, etc.). The building is currently, and has previously been, used for similar uses and thus, the changes will have no impact on the significance of the historical resource. Less than significant impacts to the interior space of the Villa can be ensured with the implementation of Project Design Feature PDF-CULTURAL-3.

The record search and desktop research did not result in any findings of archaeological resources. It is unlikely that new archaeological resources will be discovered as a result of the construction of the project. The proposed tree removal and plantings will occur in an area that was previously graded to create an artificial slope and exposure of native undisturbed soils resulting from the proposed activities is not anticipated. Furthermore, there is a low probability to encounter human remains based on the inherent characteristics and location of the project area. Due to the extensive grading occurring for the construction of the lower campus which has generally been *in situ* for more than 50 years, the impact for new archaeological findings or human remains is less than significant. Impacts to unknown archaeological resources and human remains can be avoided with the implementation of Project Design Feature PDF-CULTURAL-2 and Project Design Feature PDF-CULTURAL-5.

[62] The caretaker's cottage is currently occupied, and an evaluation of the interior of the building was not completed.

Additionally, there will be direct or indirect impacts to the six (6) identified Historical Landmarks within the 0.25-mile radius of the proposed site. The proposed project is contained to the boundaries of the School, and no aspect of the project extends beyond the School campus. The campus itself is generally shielded from the public right-of-way on its boundaries with vegetation, gates, and fencing; therefore, the proposed project will not have a visual impact on the neighborhood or the identified Historical Landmarks.

Thus, a finding of less than significant impacts is recommended for the proposed project with implementation of the project design features and avoidance measures.

SECTION 7.0
CONCLUSION AND RECOMMENDATIONS

This section of the report provides the conclusions and recommendations for minimizing potential impacts to cultural resources from the proposed project.

There are no previously recorded cultural resources on file with the SCCIC within the proposed project area or 0.25-mile buffer. The Villa, a City-designated Historical Landmark and a California Register-eligible historical resource, with character-defining features that include the detached Villa garage, caretaker's cottage and associated detached garage, and rectangular mirror reflecting pool with flanking Italian cypresses, is located within the proposed project site. The Villa is a known historical resource that should be avoided during construction activities. Prior to the initiation of work to the character-defining features of the Villa, a review of the proposed designs should be completed by a qualified Architectural Historian for compliance with the Standards. A review of the City-designated Historical Landmarks identified six (6) cultural resources within a 0.25-mile buffer of the proposed project site. As these resources are located outside the boundaries of the School, they will not be affected by the construction, operation, or maintenance of the proposed project and should be avoided during the project construction period.

Based on the data in the desktop analyses for archaeological resources and because no archaeological resources were identified through the SCCIC record search, there is a low to moderate probability to encounter historic-era archaeological resources based on the inherent characteristics and location of the project area. Current CRTR findings do not conflict with the findings of the 2011 IS/MND for archaeological resources.

There were no cemeteries or burial sites observed as a result of the review of historic aerial photographs and historic topographic maps. There is a low probability to encounter human remains based on the inherent characteristics and location of the project area based on this review. Additionally, the results of the SLF search determined that there are potential tribal cultural resources known or observed within the project site or 0.25-mile radius of the project site.

Therefore, Sapphos Environmental, Inc. recommends the following project design features be implemented for the project so that there are no significant impacts to cultural resources:

> **Project Design Feature PDF-CULTURAL-1:** *Avoidance of Historical Resources.* Prior to the initiation of ground-disturbing activities, the School shall review the construction plans to ensure that any known cultural resources that are required to be avoided have been marked as "off-limits" areas for construction and construction staging.
>
> **Project Design Feature PDF-CULTURAL-2:** *Archaeological and Historical Resources – Avoidance and Monitoring*. Completion of a Worker Education and Awareness Program (WEAP) for all personnel who will be engaged in ground-disturbing activities shall be required prior to the start of ground-disturbing activities. This shall include training that provides an overview of cultural resources that might potentially be found and the appropriate procedures to follow if cultural resources are identified. This requirement extends to any new staff prior to engaging in ground disturbing activities.

In the event that previously unknown archaeological resources, historical resources, or tribal cultural resource(s) are encountered during construction, the resource(s) shall be flagged and avoided with a 50-foot buffer until a qualified archaeologist is contracted to evaluate the resource(s). Should the resource(s) be found to be significant, the resource(s) shall either be left *in situ* and avoided; or the resource(s) shall be salvaged, recorded, and reposited following standard archaeological procedures. Data recovery is not required by law or regulation. It is, however, the most commonly agreed-upon measure to mitigate significant impacts to archaeological sites eligible or listed in the California Register under Criterion D, as it preserves important information that would otherwise be lost.

Project Design Feature PDF-CULTURAL-3: *Compliance with the Secretary of the Interiors Standards for the Treatment of Historic Properties.* All work completed on the caretaker's cottage and associated detached garage, the detached Villa garage, and interior of the Villa will be completed in a way that complies with the Secretary of the Interior's *Standards for the Treatment of Historic Properties.* Design review of the proposed additions to these buildings as well as any alterations to the interior of the Villa by a qualified Architectural Historian is required prior to the initiation of construction.

Project Design Feature PDF-CULTURAL-4: Applicant and Property Owner shall ensure all temporary signage required by the Conditions of Approval shall not be affixed to the Villa or other character-defining features of the School campus as defined in the Cultural Resources Technical Report (2022).

Project Design Feature PDF-CULTURAL-5: *Regulatory Requirements – Human Remains*. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are encountered during excavation activities, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby areas reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains.

If the County Coroner determines that the remains are or are believed to be Native American, s/he shall notify the NAHC in Sacramento within 24 hours. In accordance with Section 5097.98 of the California PRC, the NAHC shall immediately notify the person(s) it believes to be the Most Likely Descendant of the deceased Native American. The descendants shall complete their inspection and make a recommendation within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the Los Angeles County Metropolitan Transportation Authority (Metro), the disposition of the human remains. The Most Likely Descendant's recommendation shall be followed if feasible and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials. If Metro rejects the Most Likely Descendant's recommendations, the agency shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (14 California Code of Regulations §15064.5(e)).

SECTION 8.0
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APPENDIX A
RESUMES OF KEY PERSONNEL

Sapphos environmental inc.

Kasey M. Conley, MHC

Architectural Historian

Master of Heritage Conservation, USC, Los Angeles, CA

- *Identification and evaluation of built environment*
- *Cultural history*
- *History of California*
- *Archival documentation*
- *Historic preservation*

Years of Experience: 4+

Relevant Experience:

- *CEQA documentation for Exposition Park and Descanso Master Plans*
- *Descanso Garden Historic District National Register Nomination*
- *High-Speed Rail Construction Packages 2,3, and 4*
- *Manhattan Beach Context Statement*

Ms. Kasey Conley has three years of experience in the field of cultural resources management and the built environment, including archival research, district and resource surveys, preparation of National Register of Historic Places nominations, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

Ms. Conley has been the principal investigator and assistant project manager on several-large scale historic evaluations including reconnaissance survey work. Ms. Conley was the assistant project manager for the Altadena African American Historic Resources Survey conducted for the Los Angeles County Department of Regional Planning. The survey completed a historic context statement of the history of the African American Community in Altadena from 1887-1970 and surveyed over 300 properties associated with that history. Ms. Conley also supported the surveying and historic evaluation documentation of Los Angeles County parks, golf courses, and arboreta for the Los Angeles Department of Parks and Recreation. The historic evaluations considered eligibility for listing on the National Register of Historic Places, the California Register of Historical Resources, the County Register of Landmarks and Historic Districts, and standards provided in CEQA. The results were used by the County to address future projects in the facilities, alter plans as needed, and to inform a Cultural Resources Treatment Plan (CRTP) and Worker Environmental Awareness Program (WEAP) training. The project received a Historic Preservation Award from the Los Angeles Conservancy in 2020. Ms. Conley has also provided cultural resources support for the High-Speed Rail (HSR) Construction Packages (CPs) 2,3, and 4. Ms. Conley conducted field surveys, identified and documented resources on Department of Parks and Recreation 523 series forms, and coordinated with the HSR authority in support of these efforts. Ms. Conley also worked as the technical author for the City of Glendale SR-134 Ramp Improvement Project. Ms. Conley evaluated the impacts of the proposed road improvements on the surrounding environment to ensure no impacts would occur to identified national, state, or local historic bridges, tunnels, or highways, or adjacent historic resources as a result of the project.

Additional experience includes preparing Historic American Building Survey/Historic American Engineering Record (HABS / HAER) for properties within Los Angeles and San Bernardino County, preparing National Register nomination forms for historic districts such as Leimert Park in South Los Angeles and the Descanso Gardens Historic District in Pasadena and individual resources throughout Los Angeles and San Bernardino County, and the completion of several historic resource assessment reports within the cities of Los Angeles, Glendale, San Marino, and Rancho Cucamonga.

Sapphos environmental inc.

Carrie E. Chasteen, MS

Cultural Resources Manager

Master of Science, (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois

Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida

- *Cultural resource management and legal compliance*
- *History of California*
- *Architectural History*
- *Cultural History*
- *Identification and evaluation of the built environment*
- *Archival documentation*
- *Historic preservation consultation*
- *Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead*
- *Chair, Historic Preservation Commissioner, City of Pasadena*
- *Phi Alpha Theta National Honor Society*

Years of Experience: 19

Relevant Experience:

- *Pedestrian Safety and Bult-Outs Project, City of Pasadena, CA*
- *HABS documentation for Space Flight Operations Facility, JPL, Pasadena, CA*
- *Historical Evaluation for Smokehouses, Port of Long Beach*
- *Peer review in support of the Thomas Roads Improvement Program, City of Bakersfield, CA*

Ms. Carrie Chasteen has more than 19 years of experience in the field of cultural resources management and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of Environmental Impact Statement / Environmental Impact Report (EIS/EIR) sections, peer review, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. Ms. Chasteen currently serves as Cultural Resources Manager.

Ms. Chasteen has served as Principal Investigator / Principal Architectural Historian on projects in Kern, San Bernardino, Riverside, Ventura, Los Angeles, Orange, Imperial, and San Diego Counties in Southern California. She has extensive experience with the California Office of Historic Preservation, the California Department of Transportation (Caltrans), San Bernardino Associated Governments (SANBAG), Los Angeles County Department of Parks and Recreation, the City of Los Angeles, and various other state, county, and local government agencies.

In support of the City of Pasadena Department of Public Work's Pedestrian Safety and Bulb-Outs Project, Ms. Chasteen prepared a Historic Property Survey Report, Historic Resource Evaluation Report, and a Finding of No Adverse Effect with appended Secretary of the Interior's *Standards for the Treatment of Historic Properties* and Environmentally Sensitive Area Action Plan in support of this project. Ms. Chasteen also conducted agency consultation and coordination between the City of Pasadena, Caltrans, and Pasadena Heritage.

Ms. Chasteen has prepared Historic American Buildings Survey / Historic American Engineering Record (HABS / HAER) documentation for the former Caltrans District 7 headquarters building and the Space Flight Operations Facility, commonly referred to as Mission Control, a National Historic Monument, at the Jet Propulsion Laboratory (JPL) in Pasadena.

In support of the City of Bakersfield's Thomas Roads Improvement Program (TRIP), Ms. Chasteen peer reviewed Area of Potential Effects (APE) maps and Historical Resources Evaluation Reports (HRERs) prepared by a variety of consultants. The project involved providing program management services for a consultant team augmenting the City of Bakersfield staff in collaboration with the County of Kern, the California Department of Transportation (Caltrans) District 6, the Kern Council of Governments, and the Federal Highway Administration. The project scope of work included planning, environmental clearance, design, and the construction of 14 projects totaling 85 miles in transportation improvements on the metropolitan Bakersfield highway network. The program's cost was estimated at over $1.25 billion.

Ms. Chasteen is a member of the Society of Architectural Historians, National Trust for Historic Preservation, California Preservation Foundation, and Pasadena Heritage. Ms. Chasteen is also Chair of the Historic Preservation Commission for the City of Pasadena and a Pasadena resident.

Sapphos environmental inc.

Daniel J. Woodward, RPA, MA

Senior Archaeologist

Master of Arts (Anthropology – Archaeology emphasis), California State University, Fullerton, 2012

Bachelor of Arts (History and Anthropology), University of Florida, Gainesville, 1998

- *Project management*
- *Native American coordination*
- *Archaeological fieldwork*
- *Technical writing*
- *Mission Period historic archaeology*
- *Holocene and Pleistocene studies*
- *Lithic studies*

Years of Experience: 20+

Relevant Experience:

- *Project archaeologist for LA-RICS' Land Mobile Radio and Long Term Evolution Projects*
- *Blythe Mesa SolarPproject*
- *Southern Owens Valley Solar Ranch*
- *Barren Ridge Renewable Transmission Line*
- *Emergency Cultural Resource Monitoring of the Adelanto-Toluca 500 kV Transmission Line*
- *City Highline Road Cultural Resource Mitigation and Archaeological Damage Assessment*
- *Cultural resources monitoring for the Riverside Supply Conduit Unit 4*

Mr. Dan Woodward has more than 20 years of experience in the field of cultural resource management including project management, agency coordination, all phases of archaeological fieldwork, and archaeological laboratory analysis. Mr. Woodward has coordinated and managed multiple resources for inclusion into large and small environmental documents under numerous jurisdictions, and prepared cultural resources studies in compliance with the California Environmental Quality Act (CEQA) (Categorical Exemptions, Initial Studies, Mitigated Negative Declarations, and Environmental Impact Reports) as well as the National Historic Preservation Act (NHPA) (Sections 106 and 110). He has participated in multidisciplined teams responsible for Categorical Exclusions, Environmental Assessments, and Environmental Impact Statements under the National Environmental Policy Act (NEPA). Mr. Woodward has coordinated numerous sub-contractors and has written EIR and EIS sections as well as managed POD mitigation for cultural and paleontological resources. He has organized multiple field teams and directed field activities for large and small projects.

Mr. Woodward has managed multiple cultural resource projects throughout southern California. Mr. Woodward was the lead archaeologist for numerous large solar projects in Riverside County, including the Blythe Mesa Solar Project and the Blythe Mesa-Verde Solar Project. Mr. Woodward was the senior cultural resource specialist and project archaeologist representing the Los Angeles Regional Interoperable Communication System Authority (LA-RICS) for the Land Mobile Radio (LMR) and Long Term Evolution (LTE) Projects. He was responsible for project-wide daily tracking of mitigation monitoring, Mr. Woodward advised construction personnel regarding environmental concerns during the project site review process. He performed archaeological surveys and wrote multiple technical reports associated with the project. He was responsible for all aspects of environmental compliance management on the project and was an integral member of the LA-RICS PM/CM team for over three years. In addition, Mr. Woodward has managed cultural resource portions of multiple Los Angeles Department of Water and Power (LADWP) projects, including the Southern Owens Valley Solar Ranch, the Barren Ridge Renewable Transmission Line, Emergency Cultural Resource Monitoring of the Adelanto-Toluca 500 kV Transmission Line, the City Highline Road Cultural Resource Mitigation and Archaeological Damage Assessment, and cultural resources monitoring for the Riverside Supply Conduit Unit 4, among others. Earlier in Mr. Woodward's career, he worked on dozens of archaeological projects throughout Riverside County as a field archaeologist.

As a manager for archaeological resources, Mr. Woodward has written and implemented archaeological management plans and technical reports and has coordinated Native American consultation. He has made pertinent significance recommendations for archaeological resources and has coordinated projects with multiple agencies as well as the California Office of Historic Preservation (OHP).

Mr. Woodward is a registered professional archaeologist, a member of the Society for California Archaeology, and a past member of many regional archaeological societies. In 2010, Mr. Woodward successfully attended the mandatory Riverside County sensitivity training for cultural resources. Mr. Woodward is listed as a Principal Investigator on numerous statewide BLM Permits, ARPA permits, and other state lists.

Appendix C

Noise Analysis

ALVERNO HEIGHTS ACADEMY MASTER PLAN UPDATE

NOISE ANALYSIS

200 NORTH MICHILLINDA AVENUE

ALVERNO HEIGHTS ACADEMY

PREPARED FOR: Julia Fanara, Head of School

Sent via email: jfanara@alveroheights.org

June 30, 2021

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CSDA Project No. 21032.01

CSDA | DESIGN GROUP

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1.0 Project Description

CSDA Design Group (CSDA) completed a noise technical analysis for the Alverno Heights Academy Master Plan project in 2011 that reviewed project-related noise generation such as traffic noise and operational noise from student activity. The City of Sierra Madre is currently in the process of implementing an updated 2021 Master Plan for the Alverno Heights Academy.

The following report compares the noise environment associated with the proposed Master Plan (2021) with the noise environment predicted in the approved 2011 Master Plan.

2.0 Executive Summary

- Environmental Noise Measurements:
    - Noise measurements for the following study were conducted between Monday, May 10 and Wednesday, May 12, 2021, when the school was permitted to return to in-person learning by the Los Angeles County Health Department. See Section 5.2 for information about the 2021 noise measurements.
    - The following study also reviews the noise measurements conducted as part of the 2011 Master Plan Update. These noise measurements were conducted on Sunday March 28, 2010, to review the ambient conditions during weekend activities (e.g., special use Villa rentals for events such as weddings). Weekend outdoor events, although reviewed in the 2011 CEQA documentation, are not considered part of the 2021 Master Plan Update and are not included in the analysis below. See Section 5.1 for information about the noise measurements conducted as part of the 2011 Master Plan Update.
    - Both measurement sets included four separate measurements positioned in the same general areas. 24-hour CNEL levels between these two measurement periods exhibited a 1 dB to 6 dB change in noise level, which is typical of what is expected for residential weekday vs. residential weekend noise level measurements. See Section 5.3 for information about the comparison between measurement sets.
- Overall project-generated trips due to the 2021 Master Plan Update will decrease due to the change of enrollment (i.e., from the original planned enrollment of 400 high school students to the current enrollment of 400 students, split between high school and elementary school students), the proposed 2021 Master Plan Update is not expected to introduce a considerable change of noise level noise around the overall project area. See Section 6.1 for more information.
- After construction of the planned buildings that are part of the 2021 Master Plan Update, noise from midday elementary school lunch/break periods (i.e., students having lunch in the new lower school courtyard area plus students at play in the open space area/lower school sports court) are estimated to not exceed any of the existing ambient noise levels at nearby residential receivers. See Section 6.2 for more information.
- Student athletes (as well as adult spectators, coaches, and officials) using the hardcourt at the northwest corner of campus are not expected to generate average or instantaneous noise levels that exceed the existing ambient noise levels at nearby residential receivers. See Section 6.2 for more information.
- Student athletes (as well as adult spectators, coaches, and officials) using the athletic fields at the southeast corner of campus are not expected to generate *average* noise levels that exceed the existing ambient noise levels at nearby residential receivers. However, usage of this court

does have the potential to generate *instantaneous* noise levels that exceed the existing ambient noise levels measured along Wilson Street and Highland Avenue. Student athletes (as well as adult spectators, coaches, and officials) using the athletic fields at the southeast corner of campus are estimated to generate instantaneous noise levels up to 63 dBA at residential receivers along Wilson Street (where the existing weekday noise levels between 3 PM and 5:15 PM ranges between L_{EQ} 53 dBA and 63 dBA), and up to 65 dBA at residential receivers along Highland Avenue (where the existing weekday noise levels between 3 PM and 5:15 PM ranges between L_{EQ} 62 dBA and 64 dBA).

- As described in this report, the most noise-intensive events associated with the project would be midday elementary school break/lunch periods and after school athletic events. If there were to be a change in enrollment (e.g., max enrollment of 400 students with 65% elementary students, rather than the current 50/50 split), the estimated noise levels presented in this report would not change significantly. Additionally, a change in enrollment (while maintaining a max enrollment of 400 total students) would not significantly change the number of students attending the most noise-intensive outdoor activities (e.g., athletic events would still draw the same number of athletes and spectators).

3.0 2011 Master Plan Noise Study

In 2011, a Master Plan was developed for the Alverno Heights Academy to provide facilities to meet the educational and athletic needs of the school. The following list of approved items were either not construction, partially implemented, or fully implemented.

- **Multipurpose Building (not constructed):** A two-story building to be located on the western part of campus. The approved building consisted of a combination gymnasium, auditorium, and performing arts facility, to be used for events such as worship services, athletic events, and school plays and productions. This building was intended to be 12,860 square feet, large enough to hold the entire student body under one roof.
- **Outdoor Amphitheater (not constructed):** A 2,900 square foot amphitheater in the central portion of the campus. This area was intended to provide an outdoor instructional area. No large-scale musical performances would be staged at this location due to the small size of the planned facility.
- **Parking (partially implemented in 2019):** A reconfiguration of the two existing parking areas by reducing the size of the Wilson Street parking lot and enlarging the parking lot off Michillinda Avenue; implementation would result in a total number of 112 marked spaces. This proposed reconfiguration also included the addition of 52 tandem parking spaces next to an existing drive aisle in the southwestern part of the campus; direct access would be from West Highland Avenue. Tandem spaces will be used for special events such as school dances. Only changes to the Wilson Street parking lot were implemented with the 2011 Master Plan buildout.
- **Athletic Facilities (implemented in 2019):** Augmentation of the existing non-regulation softball field to create a multipurpose field in the southeastern part of the campus on the sites of the existing field and parking lot; no field lights would be provided. The improved field would accommodate a regulation softball field and a regulation soccer field.

The 2011 Master Plan also includes a reduction of the maximum permitted enrollment from 500 High School students to 400 High School students. The 2011 Noise Study completed for the Master Plan considered buildout of all facilities mentioned above, however the only changes that were implemented were the augmentation of the athletic facilities and a partial reconfiguration of the parking facilities. The current maximum capacity at Alverno Heights Academy remains at 400 students; however, rather than

providing capacity for 400 High School girls, the school enrollment now consists of an approximately 50/50 split of high school girls and elementary school students (transitional kindergarten to 8th grade).

4.0 2021 Master Plan

The updated master plan for the Alverno Heights Academy proposes the following facilities:

- **Minimal Changes to Upper School Buildings:** The 2021 Master Plan Update proposes a small 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:** The Multipurpose Building that was approved in the 2011 Master Plan is proposed again as part of the 2021 Master Plan.
- **Parking Facilities:** The expansion of the Michillinda Parking Lot that was approved in the 2011 Master Plan is proposed again as part of the 2021 Master Plan.

Most changes included in the 2021 Master Plan will be at the Lower School near the southwest quadrant of campus. The changes include:

- **New Buildings:** The 2021 Master Plan buildout would include the construction of 22,000 square feet of new classroom buildings and administrative space.
- **Flex Classroom Space:** The existing Caretaker Cottage Building (2,100 square feet) will be renovated with new flexible classroom space.
- **Wilson Street Parking:** the 2021 Master Plan includes new faculty parking at Wilson Street (the existing non-historic office structure will be demolished)
- New internal drop-off zone and firetruck access

A site map representing the 2021 Master Plan is shown in Figure 1.

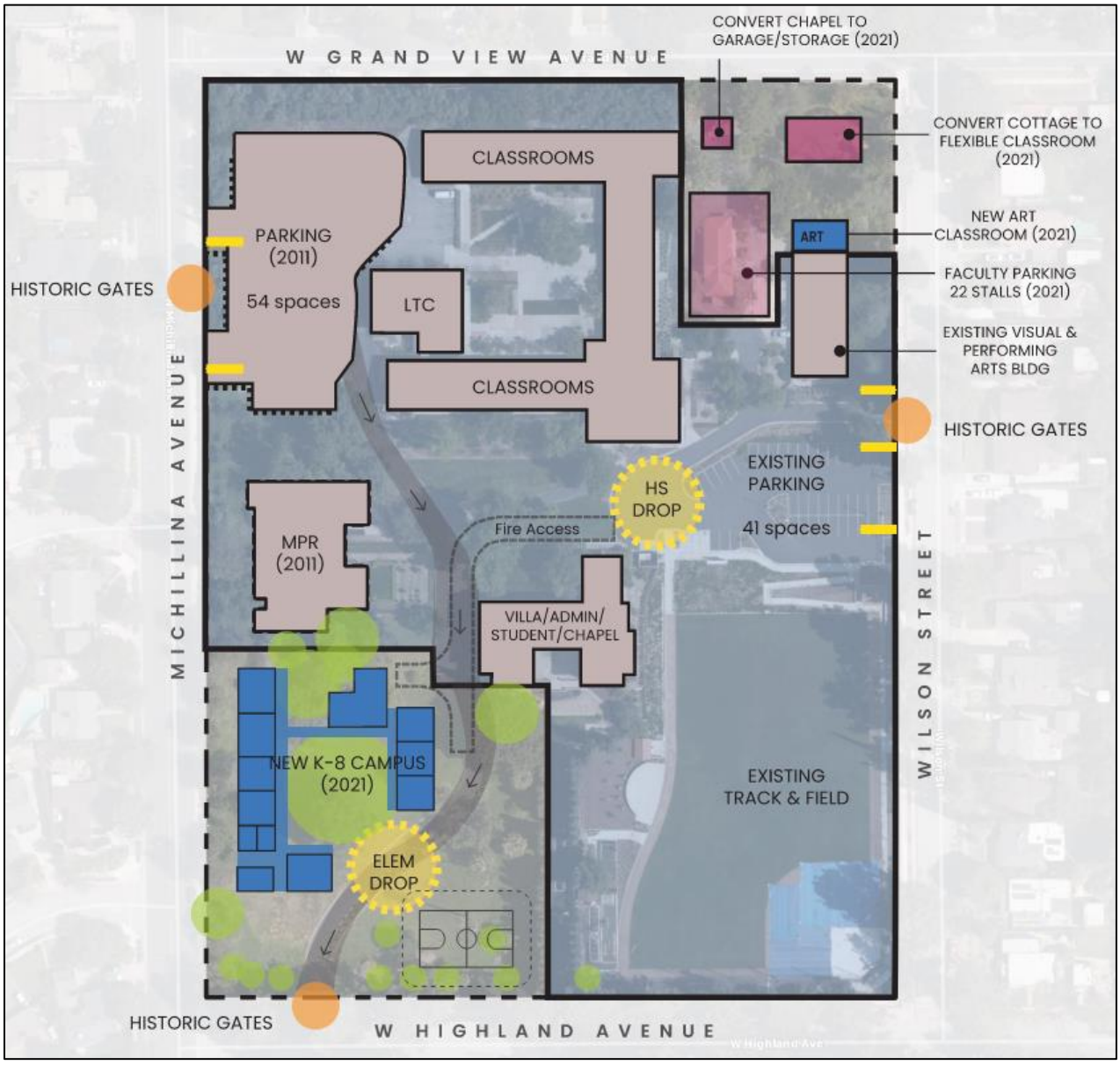


Figure 1: 2021 Master Plan Update Site

5.0 Noise Measurements

Noise measurements were conducted in 2010 by The Planning Center as part of the original noise and vibration technical study, and again in 2021 by CSDA Design Group. Both sets of measurements include four measurement locations – the 2021 measurements were positioned near the locations chosen for the 2010 measurements. Measurement locations for each set are shown in Figure 2.



Figure 2: Noise Measurement Locations

5.1 2010 Noise Measurement Results

The Planning Center conducted ambient noise measurements on the 24-hour period of Sunday March 28, 2010, which were incorporated into the 2011 Master Plan Noise Study. The results of the noise measurements are presented in Table 1; these results are shown graphically in Figures 3 through 6. Measurement data, as well as the following description of the noise environment at that time, were provided in the 2011 Alverno High School Master Plan Noise and Vibration Technical Study.

At the time of these measurements, the noise environment at the project site and local vicinity primarily consisted of local roadway noise including Michillinda Avenue, as well as distant roadway noise from Interstate-210. Traffic noise from West Highland Avenue, Wilson Street, and West Grandview Avenue contributes to the noise environment to a lesser extent. For the 2010 measurements, sound level meters were placed near the Alverno High School property lines along West Highland Avenue, Wilson Street, Michillinda Avenue, and West Grandview Avenue to obtain ambient noise levels on a typical weekend without any school events. Descriptions of the noise measurement locations are as follows:

- **Measurement #1, Wilson Street**: The sound level meter was placed on Alverno High School Property approximately 35 feet from the edge of Wilson Street. This roadway is infrequently traveled and is used primarily for residents of Wilson Street and for access to the high school. Primary noise sources are distant traffic, infrequent vehicle passbys, and low levels of noise from athletic field usage at the high school. Noise monitoring shows that ambient noise levels are quiet, consistent with that of a suburban residential neighborhood.
- **Measurement #2, Grandview Avenue**: The sound level meter was placed approximately 7 feet from the edge of Grandview Avenue. This location was intended to measure noise levels from the traffic along Grandview Avenue as well as general ambient noise levels. Primary noise sources were passing vehicles along this roadway and distant traffic.
- **Measurement #3, Michillinda Avenue**: The sound level meter was placed on Alverno High School property, approximately 20 feet from the school property line and 27 feet from the edge of Michillinda Avenue. The primary noise source at this location was traffic along Michillinda Avenue.
- **Measurement #4, Highland Avenue**: The sound level meter was placed approximately 10 feet north of Highland to measure noise levels from the traffic along this roadway as well as ambient noise levels. The primary noise sources at this location were passing vehicles along Highland Avenue. Secondary noise sources were at Alverno High School. Music and noise generated by students at the Villa were discernable but not of high magnitude during the monitoring period.

The data reported in the 2011 Master Plan CEQA documentation (and represented in Figures 3 through 6) only represent noise levels recorded on Sunday, March 28, 2010. Regular school operations do not typically occur on weekends, as such these 2010 measurements are not an accurate representation of the ambient noise environment that exists during typical outdoor school day activities. The noise measurements associated with the 2011 Master Plan CEQA documentation were conducted on a Sunday because, in addition to typical school day activities, that environmental study also reviewed activities such as weddings that may occur on Sundays.

Note: The Alverno Heights Academy does not have regular outdoor activities on weekends, or past 5:15 PM on weekdays. There are a small number of non-regular events, such as graduation ceremonies or special sports events, that continue past 5:15 PM. The Villa, however, has their own activities with its own special-use permit through the city that typically accounts for 30 outdoor activities per year (e.g., the Villa could be rented out for private events or weddings). Outdoor events that use this special-use permit, although reviewed in the 2011 CEQA documentation, are not considered part of the 2021 Master Plan Update and are not included in the analysis below.

Table 1: Noise Measurement Results (The Planning Center, 2010)

Measurement Location	Measured Noise Levels (weekend)	
	CNEL, dBA	Loudest 1-hour Period L_{eq}, dBA (time period)
Measurement #1: Wilson Street	55	57 (1 PM)
Measurement #2: Grandview Avenue	59	59 (1 PM)
Measurement #3: Michillinda Avenue	63	62 (12 PM
Measurement #4: Highland Avenue	56	58 (11 AM)

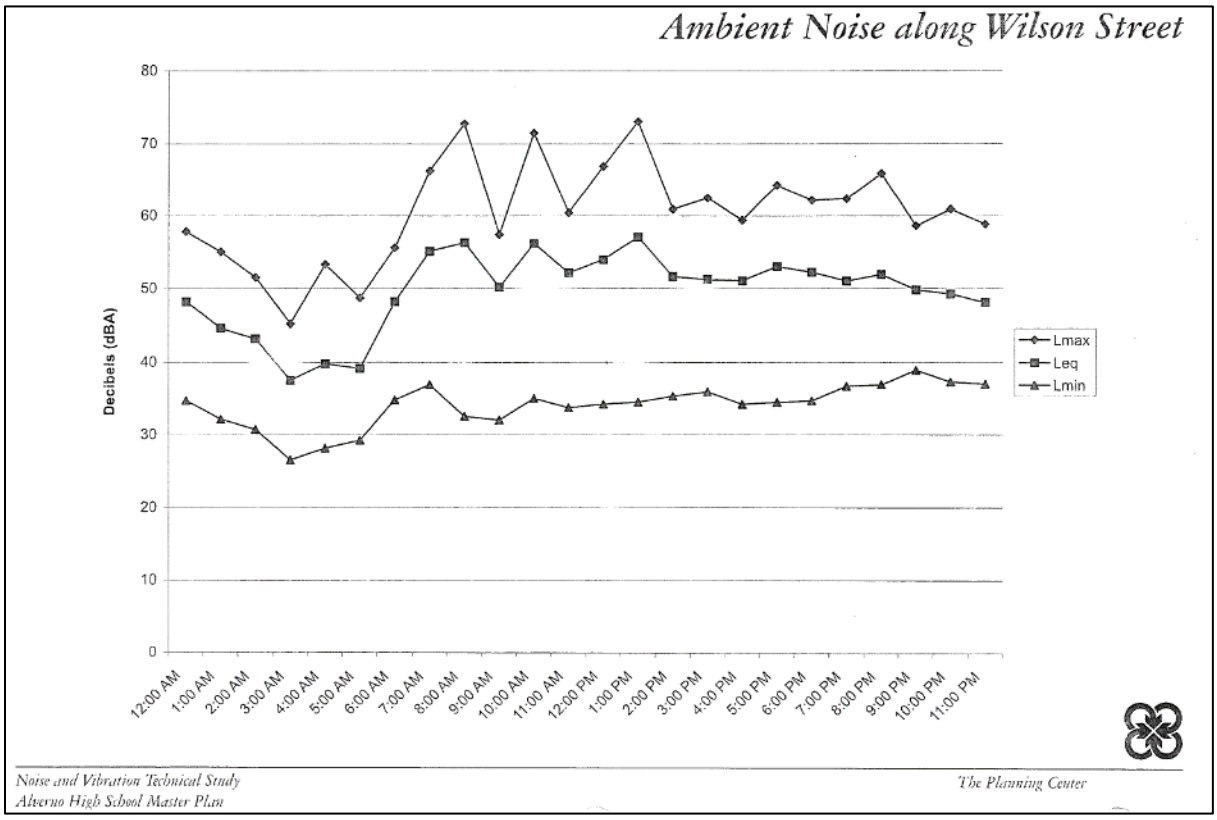


Figure 3: Continuous Noise Levels at Measurement #1 - Wilson Street (The Planning Center, 2010)

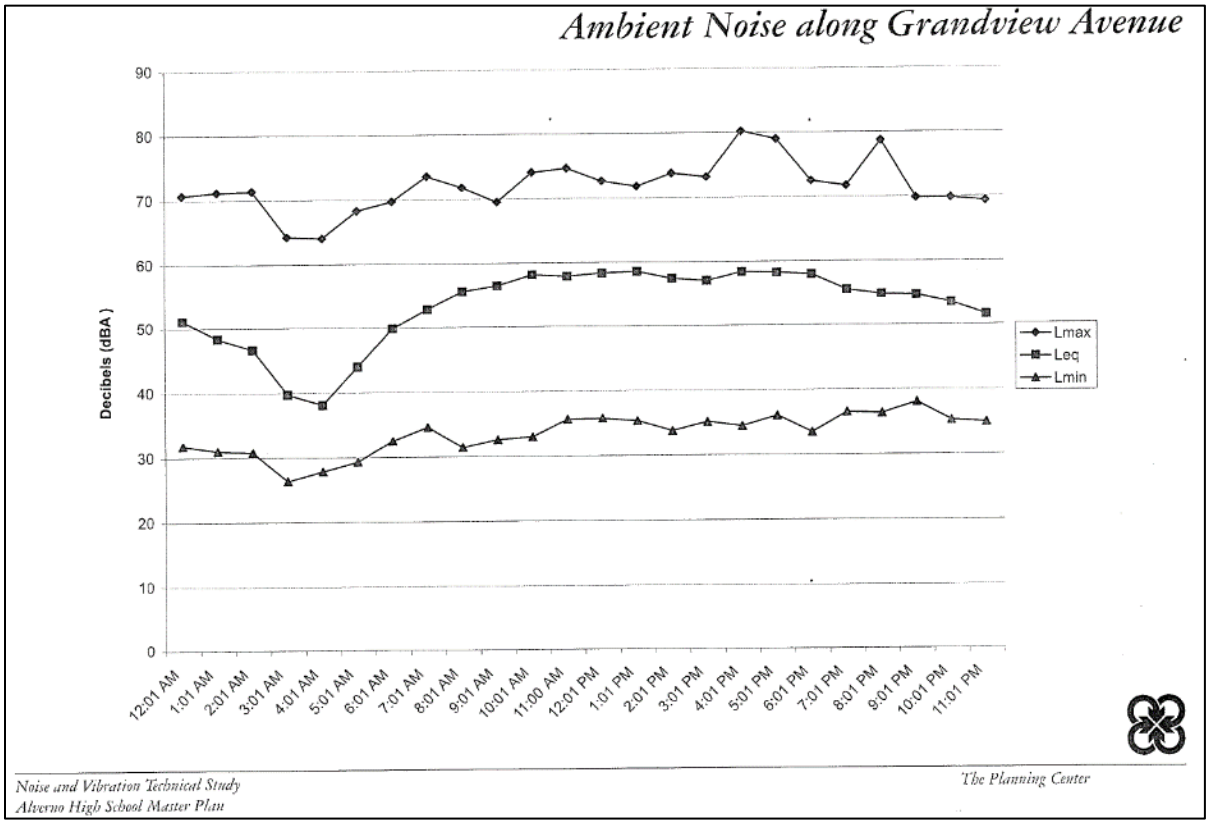


Figure 4: Continuous Noise Levels at Measurement #2 – Grandview Avenue (The Planning Center, 2010)

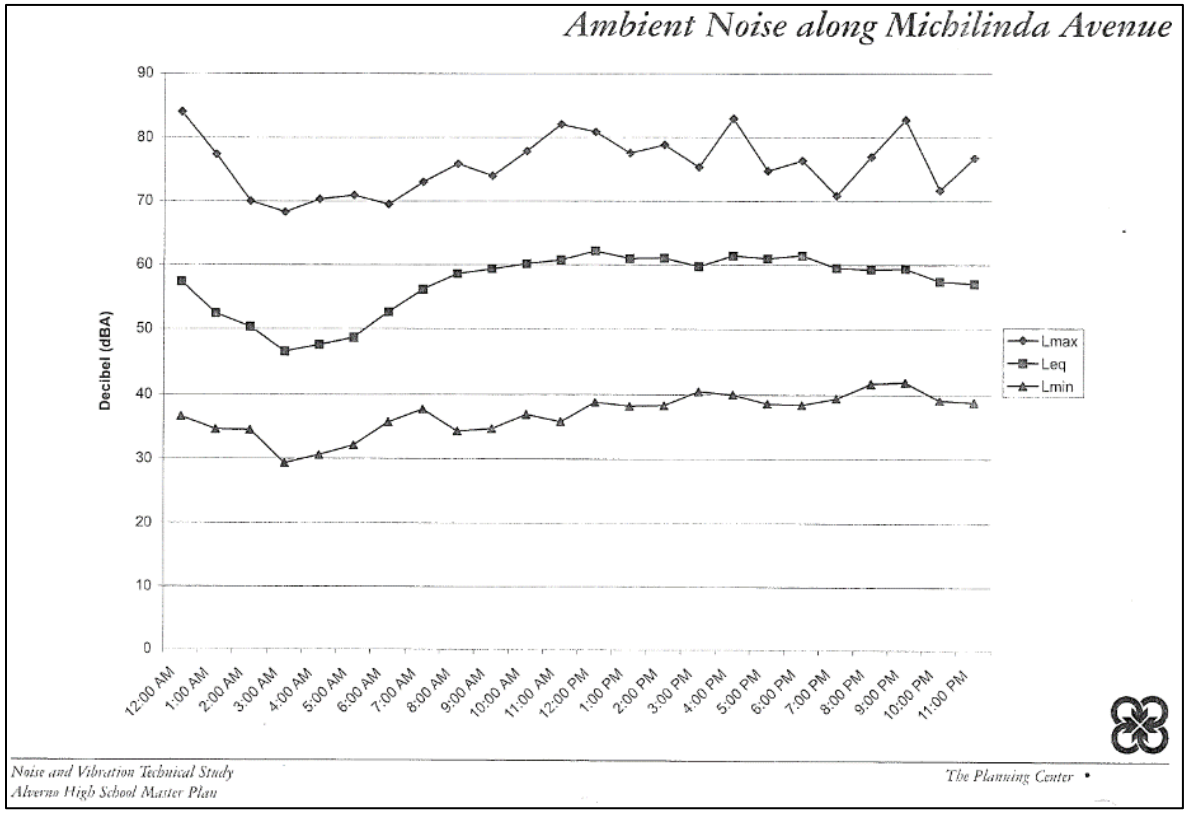


Figure 5: Continuous Noise Levels at Measurement #3 – Michillinda Avenue (The Planning Center, 2010)

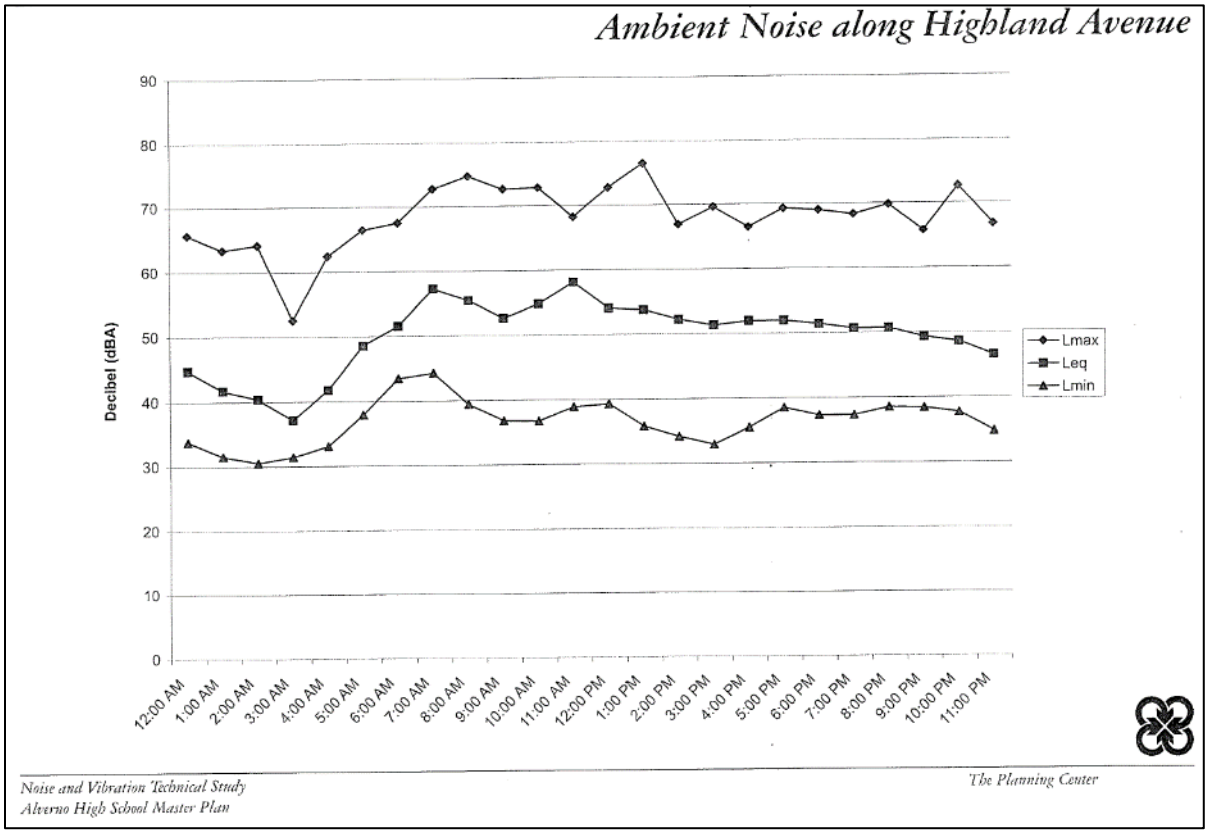


Figure 6: Continuous Noise Levels at Measurement #4 – Highland Avenue (The Planning Center, 2010)

5.2 Existing (2021) Noise Measurement Results

CSDA Design Group conducted noise measurements at the Alverno Heights Academy project site. Measurement positions similar to the positions chosen for the 2010 noise analysis were selected. 2021 measurements were conducted between Monday, May 10 and Wednesday, May 12, 2021. The results of the noise measurements are presented in see Table 2Figure 2.

As mentioned above, the noise measurements associated with the 2011 environmental documentation were conducted on a Sunday (due to review of weekend events that are outside of the scope of this noise study). As such, there is not a direct correlation between the continuous noise levels measured in the 2011 measurements vs. the 2021 measurements. Noise measurements are nonetheless compared and discussed in Section 5.3.

Table 2: Noise Measurement Results (CSDA, 2021)

Measurement Location	**Measured Noise Levels**	
	CNEL, dBA	**Loudest 1-hour Period L_{eq}, dBA (time period)**
Measurement #1: Wilson Street	56	64 (8 AM)
Measurement #2: Grandview Avenue	65	72 (2 PM)
Measurement #3: Michillinda Avenue	67	71 (3 PM
Measurement #4: Highland Avenue	62	64 (3 PM)

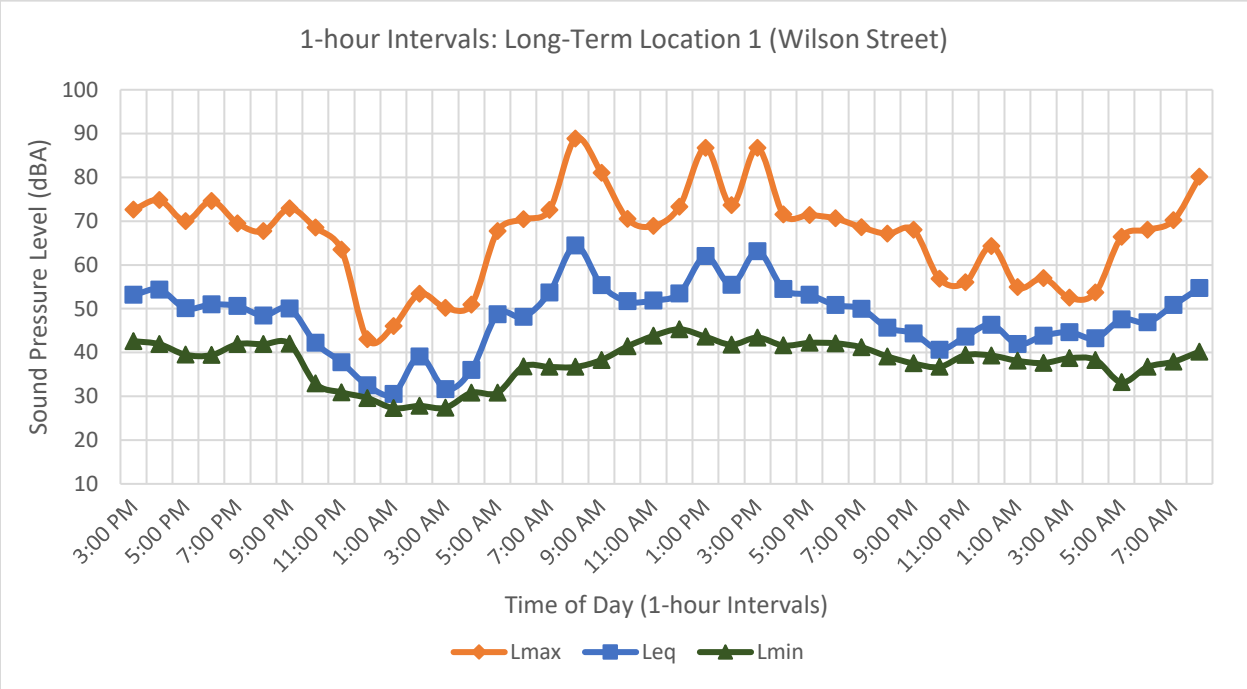


Figure 7: Continuous Noise Levels at Measurement #1 - Wilson Street (CSDA, 2021)

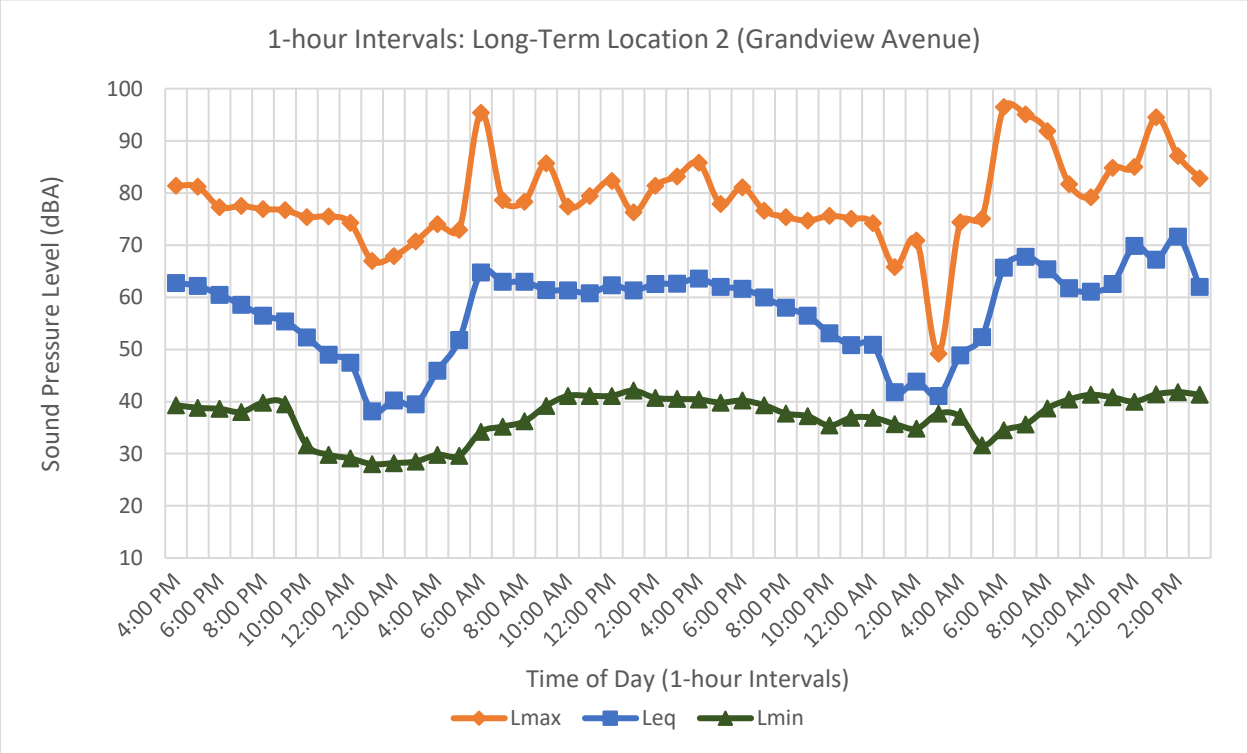


Figure 8: Continuous Noise Levels at Measurement #2 – Grandview Avenue (CSDA, 2021)

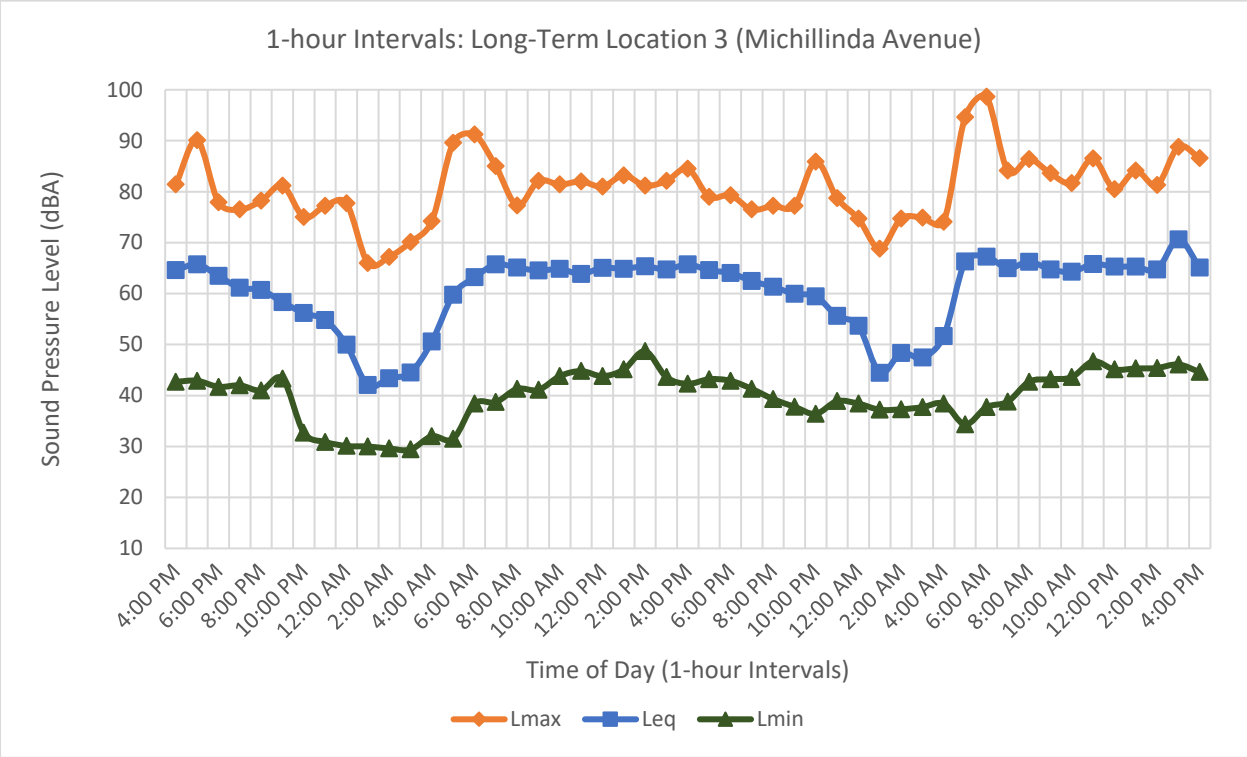


Figure 9: Continuous Noise Levels at Measurement #3 – Michillinda Avenue (CSDA, 2021)

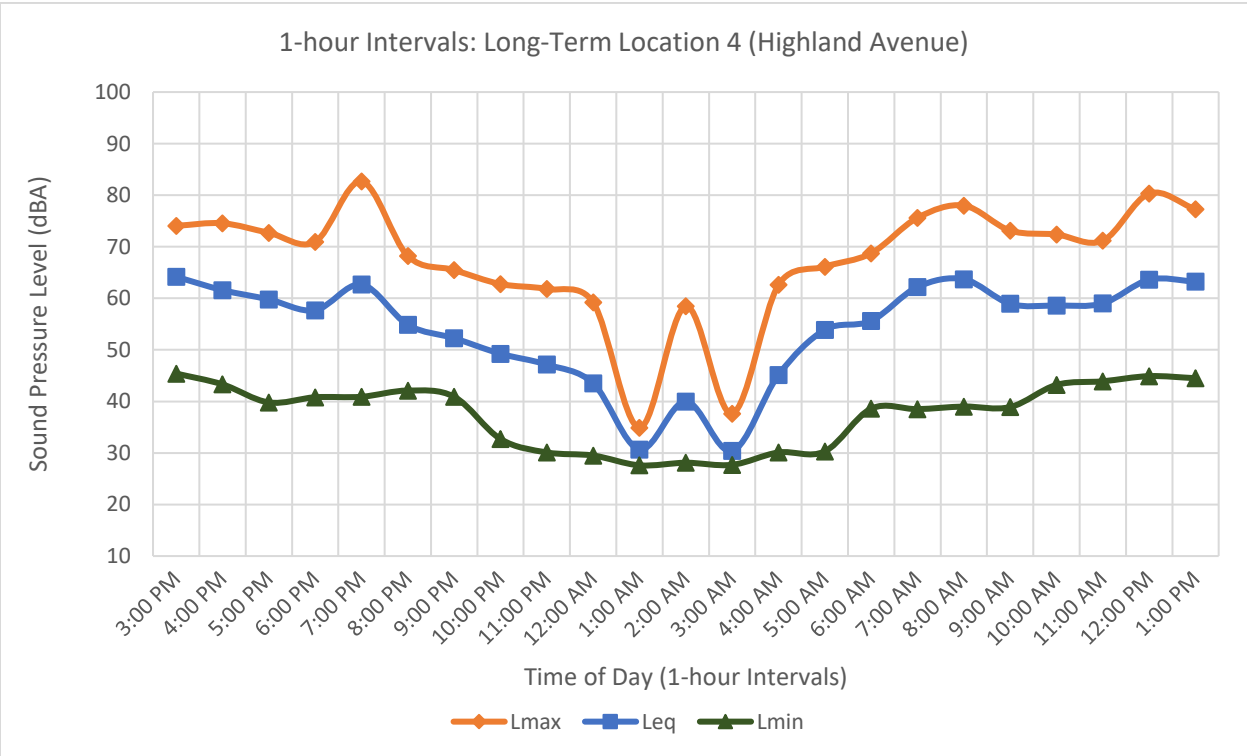


Figure 10: Continuous Noise Levels at Measurement #4 – Highland Avenue (CSDA, 2021)

5.3 *Noise Measurement Summary (2010 vs. 2021)*

As mentioned above, the data reported in the 2011 Master Plan CEQA documentation (and represented in Figures 3 through 6) only represent noise levels recorded on Sunday, March 28, 2010. The noise levels recorded in 2021 (and represented in Figures 7 through 10) represent weekdays, at which time outdoor school day activities will regularly occur.

Note: Due to differences in rush hour traffic periods, weekday and weekend noise environments are typically quite different. Nonetheless, these noise level differences are typical of what is expected for residential weekday vs. residential weekend noise level measurements. Table 4 represents the measured differences between the noise level measurements conducted for the 2011 Master Plan update and the 2021 Master Plan update.

Table 3: Measured Noise Level Increase Measurement Results (CSDA, 2021)

Measurement Location	**Measured Noise Levels, CNEL, dBA**		**Measured Increase**
	2011 Master Plan	**2021 Master Plan**	
Measurement #1: Wilson Street	55	56	+1
Measurement #2: Grandview Avenue	59	65	+6
Measurement #3: Michillinda Avenue	63	67	+4
Measurement #4: Highland Avenue	56	62	+6
Measurement Location	**Measured Noise Levels, 1-hour Period L_{eq}, dBA**		**Measured Increase**
	2011 Master Plan	**2021 Master Plan**	
Measurement #1: Wilson Street	57 (1 PM)	64 (8 AM)	+7
Measurement #2: Grandview Avenue	59 (1 PM)	72 (2 PM)	+13
Measurement #3: Michillinda Avenue	62 (12 PM)	71 (3 PM)	+9
Measurement #4: Highland Avenue	58 (11 AM)	64 (3 PM)	+6

6.0 Operational Noise Analysis

School operations, including traffic during drop off/pickup periods and outdoor student activity during breaks and/or sport events, have the potential to generate levels of noise that are noticeable at nearby residential receivers.

Note: The Alverno Heights Academy does not have regular outdoor activities on weekends, or past 5:15 PM on weekdays. There are a small number of non-regular events, such as graduation ceremonies or special sport events, that continue past 5:15 PM. The Villa, however, has their own activities with its own special-use permit through the city that typically accounts for 30 outdoor activities per year (e.g., the Villa could be rented out for private events or weddings). Outdoor events that use this special-use permit are not considered part of the Alverno Heights project and are not included in the analysis below.

6.1 *Project-Related Traffic Noise*

A Traffic Circulation Analysis dated April 30, 2020, was provided by W.G. Zimmerman Engineering, Inc. (WGZE). This study analyzes the estimated trip generation associated with the approved 2011 Master Plan (i.e., based on 400 High School students), as well as the trip generation associated with the proposed 2021 Master Plan (i.e., 200 High School students + 200 Elementary School students).

The WGZE traffic study states that since the adjacent residential area is substantially built-out, the WGZE traffic study does not include existing condition ambient traffic counts. Instead of physical counts, existing condition traffic was estimated using the measured 2010 traffic counts, plus a 0.5% per year growth factor. The ambient traffic data used in the noise study for the 2011 Master Plan CEQA

documentation, as well as the projected current (2021) traffic data (which uses the WGZE estimate of 0.5% traffic volume increase per year), are presented in Table 4

Table 4: Ambient Traffic Counts

Condition	Roadway	Traffic Volumes		
		Total Daily (ADT)	AM Peak Hour	PM Peak Hour
2011 Master Plan**	Michillinda Ave	7,348	654	590
	Highland Ave	391	35*	31*
	Wilson Ave	1,877	167*	151*
	Grandview Ave	3,310	295*	266*
2021 Master Plan Update***	Michillinda Ave	7,919	705	636
	Highland Ave	421	38*	34*
	Wilson Ave	2,023	180*	162*
	Grandview Ave	3,567	317*	286*

*AM and PM peak hour traffic counts were not provided for these roadways; peak hour volumes are based on the total daily count and the peak hour/ADT percent difference measured along Michillinda Ave. (i.e., AM peak hour is estimated to be 9% of the ADT, PM peak hour is estimated to be 8% of the ADT)

**Traffic counts for the 2011 Master Plan are dated 2006

***Ambient traffic volume based on 2011 Master Plan data plus a 0.5% increase between 2006 to 2021

The estimated traffic volume increase from WGZE, 0.5% per year for 15 years, accounts to a total traffic volume increase of approximately 8%. This accounts for a composite noise level increase of less than 1 decibel. Based on a review of the 2021 noise measurement data, noise levels around the project site are dominated by traffic sources.

The total vehicle trips generated by the school during AM drop-off and PM pickup conditions, are shown in Table 5.

Table 5: Project-Generated Vehicle Trip Generation

Project Condition	Traffic Volumes		
	Total Daily	AM Drop-off (M-F, 7 AM – 8 AM)	PM Pickup (M-F, 1:30 PM – 2:45 PM)
400 High School Students	823	172	116
200 High School Students, 200 Elementary School Students	727	176	114
Total Change	-96	+4	-2

Note: Traffic data provided by W.G. Zimmerman Engineering, Inc., 2020

The original Master Plan from 2011 included a maximum school capacity of 400 high school students. The current condition (as well as that of the proposed 2021 Master Plan Update) includes a maximum school capacity of 400 students, split between High School students and Elementary School students. As shown in Table 5, implementation of the updated enrollment condition (i.e., adding up to 200 elementary students into the total 400 student capacity) will decrease the total daily vehicle trips by 96 (decrease of approximately 12%). The change in vehicle trips associated with AM drop-off and PM pickup is marginal (i.e., less than 3% change due to change in enrollment).

Since project-generated trips due to the Master Plan Update will decrease due to the change of enrollment, the proposed Master Plan Update is not expected to induce a considerable change of noise level noise around the overall project area.

6.2 *Outdoor Student Activity Noise*

Although there may be outdoor student activity throughout the school's operating hours, the outdoor student operations that contribute to most of the noise generation are as follows (details about outdoor school operations are based on discussions with Alverno Heights Administrative staff):

- Student Drop-off:
  - Student drop-off occurs Monday through Friday, from approximately 7 AM to 8 AM
  - See Section 6.1 for details about project-related traffic noise.
- Lunch/Break period (elementary school grades cycle through play area and lunch area)
  - Beginning at approximately 9 AM, Elementary School Students (Lower School) will begin recess. Groups of students (two grade levels per group, or approximately 35 students per group) will rotate into the play area in 30-minute intervals. At approximately 10 AM, groups of students will start taking their lunch period, and will also rotate into the outdoor lunch area in 30-minute intervals. Between approximately 10 AM to 1 PM, there is the potential for approximately 35 students to be using the break area at the same time as approximately 35 students are using the lunch area.
  - There is the potential for up to 40 High School girls to also use the Upper School courtyard area for lunch/break during this high-activity period between 10 AM to 1 PM.
  - **In total, during the worst-case mid-day lunch/break period between 10 AM to 1 PM, there is the potential for approximately 90 elementary school students to be using the outdoor break and lunch areas, and approximately 40 High School girls to be using the Upper School courtyard.**
- Student Pickup:
  - Occurs Monday through Friday, from approximately 1:30 PM – 3 PM
  - Elementary school students will typically wait outside in line while they wait to be picked up (approximately 200 elementary school students).
  - See Section 6.1 for details about project-related traffic noise.
- After-school sport activities (High School only)
  - After-school sports will last from approximately 3 PM to no later than 5:15 PM.
  - There is the potential that softball or soccer games (southeast corner of campus) will occur at the same time as basketball games (northwest corner of campus).
  - A sports game will typically have approximately 35 high school student athletes, and up to 35 adults (parents, coaches, referees).
  - **In total, during the worst-case after-school athletic period between 3 PM and 5:15 PM, there is the potential for approximately 35 student athletes plus 35 adult spectators/coaches/officials at each athletic field area (i.e., the softball/soccer field at the southeast corner of campus; the basketball court at the northwest corner of campus).**

To estimate noise generated by elementary school students using outdoor facilities, this analysis primarily relies on a study by Noise and Sound Services titled "Carrying out noise assessments for proposed childcare facilities". To estimate noise generated by high school students using outdoor facilities and athletic fields (as well as noise generated by adults attending sporting events), this analysis relies on information provided by Engineering Toolbox. The sound reference levels for human speech provided by the resources mentioned above are presented in Table 6. Note: sound reference levels for High School girls were assumed to be the logarithmic average of the provided child speech sound level and the provided adult speech sound level.

Table 6: Human Speech Sound Reference Levels

	Sound Reference Level at 1 meter (3.28 feet), dBA				
	Shout	Loud	Raised	Normal	Casual
Adults[1]	-	82	76	70	65
Elementary School Students[2]	82	74	65	58	53
High School Girls[3]	86	80	73	67	62

Notes:
1. Engineering ToolBox, (2005). Voice Level at Distance. [online]
2. Noise and Sound Services (2006). Carrying out noise assessments for proposed childcare facilities.
3. Sound reference levels for High School girls was assumed to be the log average of the provided child speech sound level and the provided adult speech sound level.
4. Using a distance drop-off of 3-6 dBA attenuation per doubling of distance, the sound reference level for each of these individual sources at a distance of 25 feet would be between 9-18 dB lower than what is shown in the table. I.e., a high school girl shouting is estimated to be between 68 to 77 dBA at 25 feet.

The Noise and Sound Services resource also provides typical durations of each speech level for children at play. Typical speech level durations are not provided for high school students on break or during sporting events, or for adults – speech durations for high school students and adults are therefore assumed, as shown in Table 7.

Table 7: Equivalent Speech Sound Levels

Activity	**Percent of time at each Speech Level**					**Equivalent Sound Level at 1 meter (3.28 feet), dBA**
	Shout	Loud	Raised	Normal	Casual	
Elementary School Students at Play[1]	1.3%	13%	33%	33%	19%	68 dBA
High School Students during break[2]	-	-	-	-	100%	62 dBA
High School Students during after-school sports[3]	1.3%	13%	33%	33%	19%	74 dBA
Adult Spectators during after-school sports[4]	-	0.5%	10%	33%	56%	70 dBA

Notes:
1. Noise and Sound Services (2006). Carrying out noise assessments for proposed childcare facilities.
2. Based on discussion with school admin, High Schoolers spend most of their break using their cell phones or talking casually.
3. High Schoolers during after-school sports are assumed to use the same speech level percentages that were provided in the resource used for elementary students.
4. Assumptions were made for speech level percentages for adults during after-school sports.

The noise levels represented in Table 7 show the continuous equivalent noise level associated with outdoor activities (i.e., levels averaged over an entire outdoor activity period). The project-related outdoor activity noise analysis detailed below is in terms of this average noise level. However, as shown in Tables 6 and 7, instantaneous outdoor activity noise will be higher than the continuous equivalent noise level used in the noise models below:

- Elementary student "shouting" is estimated to be 14 dB louder than the equivalent continuous L_{EQ} noise level for elementary students.
- High school athlete "shouting" is estimated to be 12 dB louder than the equivalent continuous L_{EQ} noise level for high school athletes.
- Adult sports spectators at "loud" voice level are estimated to be 10 dB louder than the equivalent continuous L_{EQ} noise level for adult sports spectators.

Instantaneous noise levels may exceed the continuous equivalent noise level during, for example, intense sport plays with a lot of cheering. **To understand the expected instantaneous noise level in terms of the analysis below (which utilizes continuous equivalent, L_{EQ} noise levels), 10-14 dB should be added to the estimated continuous equivalent noise levels estimates.**

To calculate noise generated by the students using the outdoor facilities, 3D computer modeling software, CadnaA, was used. CadnaA utilizes the ISO 9613-2 calculation methodology. The noise reference levels from the resources below were inputted to the modeling software according to the 2021 Master Plan Update. The computer model also incorporates the shielding/blocking provided by the project buildings and considers any noise reflected off project buildings. Note: the noise sources used to model school operations were set within the model manually based on understanding of school operations and discussion with school administration. The results presented below should be considered general, as impacts in terms of each residential receiver may depend on the exact location of students/athletes/spectators during periods of loud activity. Additionally, each individual's percent of time at raised speech level, which may vary by person or event type, will also result in varied noise levels at receiver locations.

As described in Section 4.0, the 2021 Master Plan buildout will include the construction of new buildings in the southwest quadrant of campus. Currently, lower school lunch activities, which occur in the open space areas in the southwest quadrant of campus, have a clear noise path to residential receivers along Michillinda Avenue and Highland Avenue. Once the new buildings on campus are constructed, these structures will act as noise barriers between outdoor elementary school activities and some of the surrounding residential receivers along Michillinda Avenue and Highland Avenue. Noise estimates showing elementary school lunch/break activities with and without inclusion of the proposed buildings are presented below to demonstrate the estimated change in noise level between existing conditions (not including new proposed buildings) and proposed buildout conditions. High school students take their break/lunch in the existing courtyard at the upper school which also acts as a noise barrier between upper school courtyard activities and nearby residential receivers.

The following conditions were modeled, and noise contour maps were generated for each, as shown in the following figures:

- Lower School Lunch/Break period, without proposed building additions. These activities may occur Monday-Friday from approximately 10 AM to 1 PM (Figure 11).
    - 35 Elementary School students using the area just north of the existing Villa for lunch.
    - 35 Elementary School students using the southwest open space area for break/playtime.
    - 40 High School students using the Upper Campus courtyard for lunch/break.
- Lower School Lunch/Break period, with proposed building additions. These activities may occur Monday-Friday from approximately 10 AM to 1 PM (Figure 12).
    - 35 Elementary School students using the area just north of the existing Villa for lunch.
    - 35 Elementary School students using the southwest open space area for break/playtime.
    - 40 High School students using the Upper Campus courtyard for lunch/break.
- After-school sport activities (two simultaneous sports games), with proposed building additions. These activities may occur Monday-Friday from approximately 3 PM to 5:15 PM (Figure 13).
    - 35 High School athletes using the northwest hardcourt for sporting event.
    - 35 adult spectators/coaches/officials surrounding the northwest hardcourt.
    - 35 High School athletes using the southeast field for sporting event.
    - 35 adult spectators/coaches/officials surrounding the southeast field.

Note: The following figures only include noise generation from school operations (human activity), and do not include contribution from existing noise sources. The noise levels shown in the following figures

are in terms of continuous equivalent noise levels (L_{EQ}). To understand the expected instantaneous noise levels in terms of the noise contours below, 10-14 dB should be added to the estimated continuous equivalent noise levels (L_{EQ}) estimates.

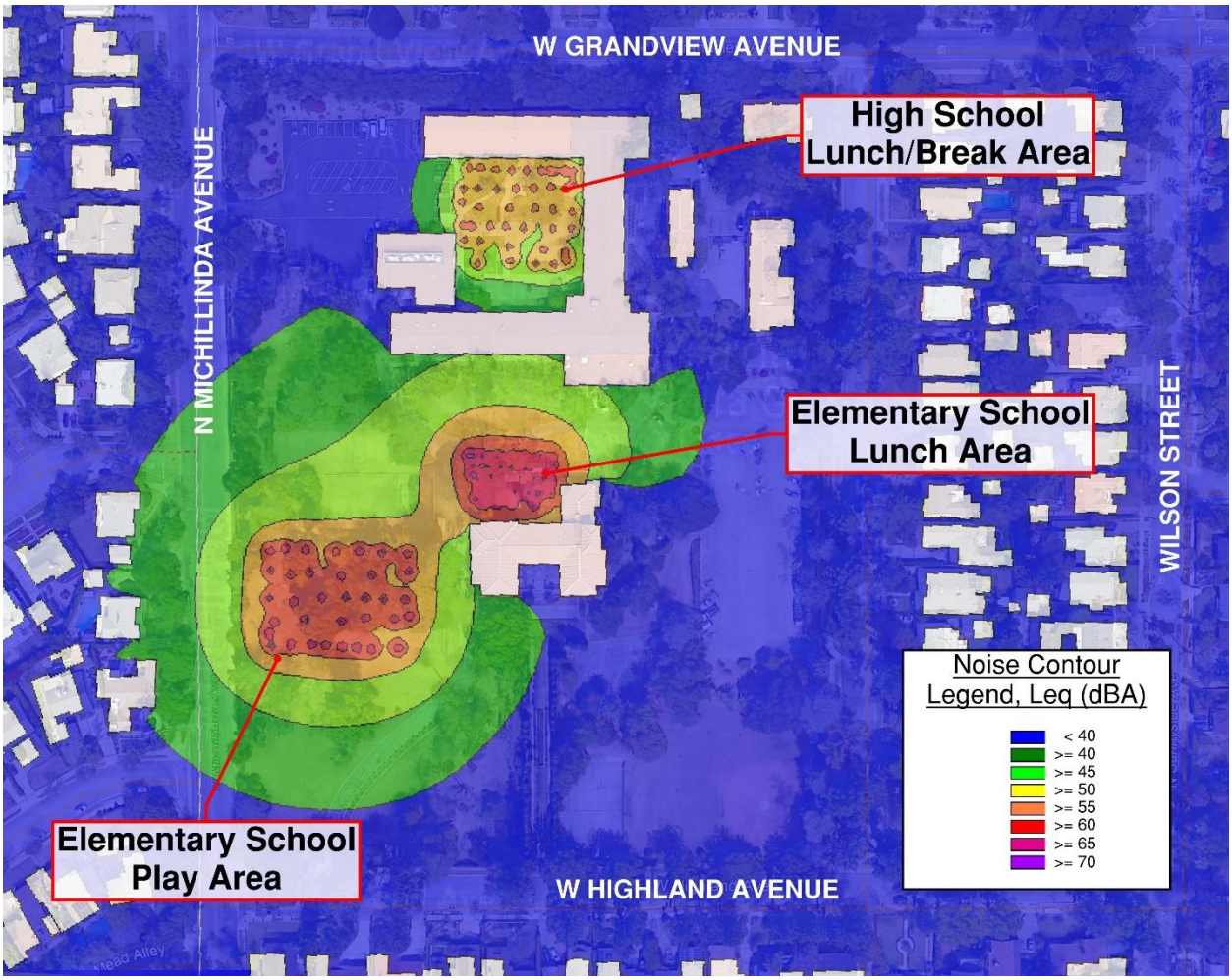


Figure 11: Noise Levels Generated by Mid-Day Outdoor Lunch/Break Activities (existing 2021 condition, i.e., Not Including New Building Constructions)

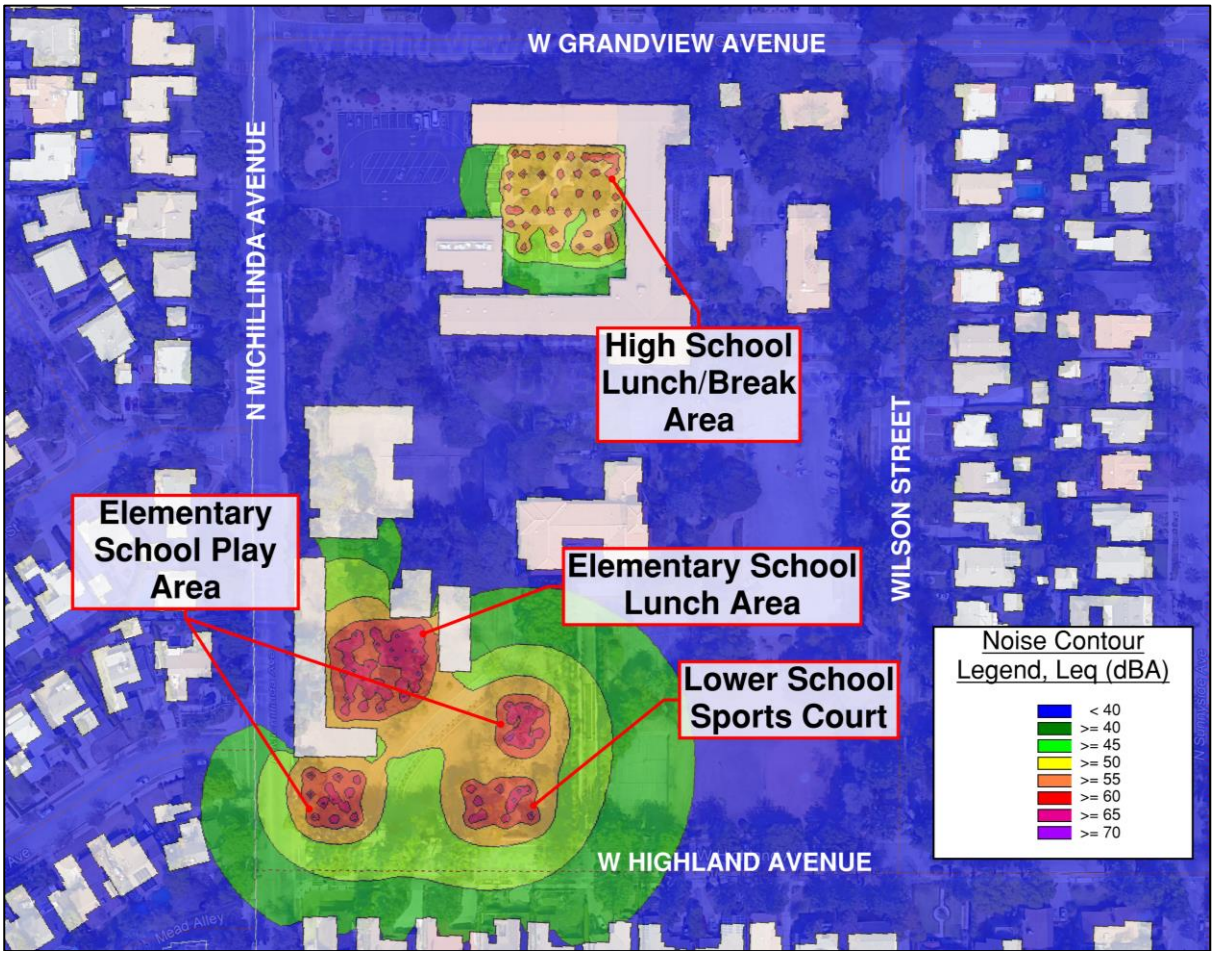


Figure 12: Noise Levels Generated by Mid-Day Outdoor Lunch/Break Activities (2021 Master Plan Buildout condition, i.e., Including New Building Constructions)

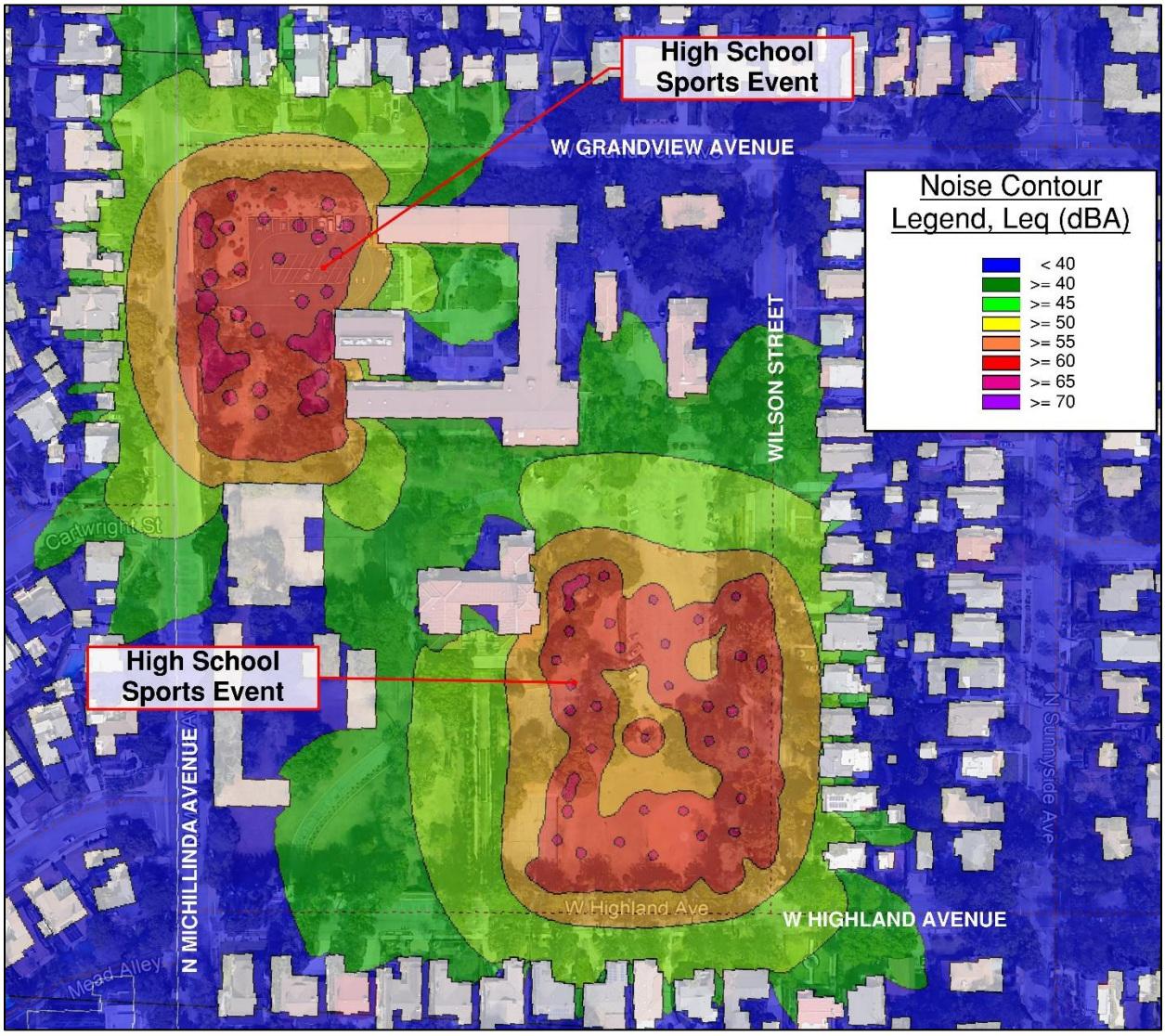


Figure 13: Noise Levels Generated by After-School Sport Activities
(2021 Master Plan Buildout condition, i.e., Including New Building Constructions)

School operations will generate noise that has the potential to expose nearby residents to high levels of noise. The figures above illustrate how each noise from regularly scheduled noise-generating activities will impact the surrounding area.

Additionally, Table 8 presents the noise level generation for activity in terms of the residential receivers along the adjacent streets, compared to the measured ambient noise conditions discussed in Section 5.0.

Table 8: Project-Generated Noise vs. Existing Ambient Noise Level Measurement Results

Receiver	Activity	Noise Level at Receiver, dBA		
		Lower School Lunch/Break period, without proposed building additions	**Lower School Lunch/Break period, with proposed building additions**	**After-school sports activities**
		Weekdays 10 AM – 1 PM	Weekdays 10 AM – 1 PM	Weekdays 3 PM – 5:15 PM
Residences Along Wilson Street	Measured Ambient Sound Level (2010)*	L_{EQ} 50 – 56 dBA		L_{EQ} 51 – 52 dBA
	Measured Ambient Sound Level (2020)	L_{EQ} 52 – 54 dBA		L_{EQ} 53 – 63 dBA
	Estimated Sound Level from Computer Model	L_{EQ} 34 dBA	L_{EQ} 29 dBA	L_{EQ} 51 dBA
Residences Along Grandview Avenue	Measured Ambient Sound Level (2010)*	L_{EQ} 58 – 59 dBA		L_{EQ} 57 – 59 dBA
	Measured Ambient Sound Level (2020)	L_{EQ} 61 – 69 dBA		L_{EQ} 62 – 64 dBA
	Estimated Sound Level from Computer Model	L_{EQ} 26 dBA	L_{EQ} 19 dBA	L_{EQ} 49 dBA
Residences Along Michillinda Avenue	Measured Ambient Sound Level (2010)*	L_{EQ} 60 – 62 dBA		L_{EQ} 60 – 61 dBA
	Measured Ambient Sound Level (2020)	L_{EQ} 64 – 66 dBA		L_{EQ} 65 – 71 dBA
	Estimated Sound Level from Computer Model	L_{EQ} 44 dBA	L_{EQ} 43 dBA	L_{EQ} 57 dBA
Residences Along Highland Avenue	Measured Ambient Sound Level (2010)*	L_{EQ} 53 – 58 dBA		L_{EQ} 51 – 52 dBA
	Measured Ambient Sound Level (2020)	L_{EQ} 59 – 64 dBA		L_{EQ} 62 – 64 dBA
	Estimated Sound Level from Computer Model	L_{EQ} 36 dBA	L_{EQ} 45 dBA	L_{EQ} 53 dBA

*Note the 2010 noise measurements conducted by the Planning Center only presented Sunday noise data. Regular school activities do not occur on weekends, and therefore these noise levels do not necessarily represent the ambient noise level that is expected at the time of noise generating school activities.
Ambient noise level measurements for each time period are shown graphically in Section 5.0
The noise level results for each receiver are in terms of the worst-case home on each residential street (each noise level presented above is within the front yard of each worst-case home)

As shown in Table 8, noise from student operations at the Lower School (elementary school mid-day break/lunch) is not expected to exceed the existing continuous equivalent sound levels measured around the project boundary over the time periods where outdoor activities occur (see Section 5.0 for detail about the continuous equivalent sound levels measured around the project boundary). Note: Instantaneous noise levels (from elementary school students shouting) could be up to 14 dB higher than the continuous equivalent noise levels attributed to the "lower school lunch/break period".

- Lower School lunch/break activities could generate an equivalent continuous noise level of L_{EQ} 45 dBA, or an instantaneous noise level of 59 dBA at the residences along Highland Avenue. The existing weekday ambient noise level measured at this location between 10 AM and 1 PM was between L_{EQ} 59-64 dBA (2021). Average or instantaneous noise from Elementary School students on midday lunch/break is not expected to exceed the existing ambient noise level at nearby residential receivers.

Noise from after-school sporting events is expected to be the most noise intensive outdoor activity at the school. The residential receivers along Wilson Street and Highland Avenue are generally the most sensitive to athletic field noise due to the relatively low ambient noise levels. Because of this, instantaneous sporting event noise may exceed the existing ambient noise level. Other sporting event noise may contribute to the total overall noise levels at residential receivers. Based on the noise level assumptions detailed above:

- Student athletes (as well as adult spectators, coaches, and officials) could generate an equivalent continuous noise level of approximately L_{EQ} 51 dBA, or an instantaneous noise level of 63 dBA, at residential receivers along Wilson Street, where the existing weekday noise levels between 3 PM and 5:15 PM ranged between L_{EQ} 53 and 63 dBA. Average noise generation (L_{EQ}) from after-school athletic activities is not expected to exceed the existing ambient noise level at residences along Wilson Street. Instantaneous noise levels up to 63 dBA may exceed the existing ambient noise level at receivers along Wilson Street by 1-10 dBA. This range depends on the existing ambient average noise level, which was measured to range between L_{EQ} 53 and 63 dBA within this period (i.e., when the ambient level is on the high end of the measured range, instantaneous sporting event noise is not expected to exceed the existing ambient; when the ambient level is on the low end of the measured range, instantaneous sporting event noise may exceed the existing ambient by 10 dB).
- Student athletes (as well as adult spectators, coaches, and officials) could generate an equivalent continuous noise level of approximately L_{EQ} 53 dBA, or an instantaneous noise level of 65 dBA, at residential receivers along Highland Avenue, where the existing weekday noise levels between 3 PM and 5:15 PM ranged between L_{EQ} 62 and 64 dBA. Average noise generation (L_{EQ}) from after-school athletic activities is not expected to exceed the existing ambient noise level at residences along Highland Avenue. Instantaneous noise levels generated by after-school athletic activities may sporadically exceed the existing ambient noise level at receivers along Highland Avenue by approximately 1-3 dBA.

As described in the analysis above, school operational noise is expected to be noticeable to nearby residential receivers, and noise generated by school operations may also contribute to the overall noise levels at nearby residences. During after-school athletic events, the total noise level at receivers along Wilson Street and Highland Avenue may increase by approximately 10 dBA and 3 dBA, respectively, due to instantaneous noise events at the athletic field (e.g., intense sport plays with a lot of cheering). Project-related equivalent continuous or instantaneous noise levels at other residential receivers are not expected to exceed the existing ambient noise environment (i.e., L_{EQ} or equivalent continuous ambient noise level) over the time periods where these regular school operations are expected to occur.

This concludes our noise analysis associated with the Alverno Heights Master Plan Update. Please don't hesitate to reach out with questions or comments.

Appendix: Acoustical Definitions, References, and Terminology

A-Weighted Sound Level: A decibel scale for sound level measurements using the "A" weighted network of a sound level meter and is denoted as "dBA." The A-weighted network is shaped to correspond to the response of the human ear so that the results correlate approximately with human perception. It is the accepted standard for environmental noise measurements.

Decibel (dB): A scale that measures sound level pressure defined as 20 times the logarithm of the ratio of the sound level pressure to a standard reference pressure level of 20 μPa.

Sound Pressure Level (SPL): The amplitude of sound when compared to the reference sound pressure level of 20 μPa. SPL is measured in dB.

Community Noise Equivalent Level (CNEL): A metric for the 24-hour A-weighted average noise level. The CNEL metric accounts for the increased sensitivity of people to noise during the evening and nighttime hours. From 7 pm to 10 pm, sound levels are penalized by 5 dB; from 10 pm to 7 am, sound levels are penalized by 10 dB. A 10 dB increase in sound level is perceived by people to be twice as loud.

Day/Night Average Sound Level (L_{dn} or DNL): A descriptor established by the U.S. Environmental Protection Agency to describe the average day-night level with a 10 dB penalty applied to noise occurring during the nighttime hours (10 pm to 7 am) to account for the increased sensitivity of people during sleeping hours. A 10 dB increase in sound level is perceived by people to be twice as loud.
L_{eq}: The A-weighted equivalent continuous sound exposure level for a defined period of time.

ISO 9613 2 calculation methodology: International Organization for Standardization, 9613-2:1996 "Acoustics – Attenuation of Sound during Propagation Outdoor-2."

Reference Childcare Noise Reference Level Analysis: Noise and Sound Services (2006). Carrying out noise assessments for proposed childcare facilities.

Reference Adult Speech Noise Levels: Engineering ToolBox, (2005). Voice Level at Distance. [online] Available at: https://www.engineeringtoolbox.com/voice-level-d_938.html [Accessed June 2021].

Appendix D

Traffic Circulation Analysis

MEMORANDUM

April 30, 2020

Vincent Gonzalez

Planning & Community Preservation Director

City of Sierra Madre

232 W. Sierra Madre Blvd.

Sierra Madre, CA 91024

RE: Alverno Heights Academy – Traffic Circulation Analysis

Dear Mr. Gonzalez:

The purpose of this memorandum is to present the findings of the traffic operation Analysis of the Alverno Heights Academy. The volume of traffic that would be generated by the addition of the Elementary School was developed in order to estimate the project impacts to the study area streets and intersections. The trip generation was calculated using regression/linear equations for each peak period and based upon land use obtained from the Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition, 2017. The trip generation rates for the school (trips per student) on existing condition (400 High School Students) are shown in Table 1.

Table 1: Existing Condition School Generated Traffic

Name/Address	Land Use	Size		Vehicle Estimated Trip Generation									
				Daily	AM (M-F) Drop off (7:00-8:00)			PM (M-TH) Pick-up (3:00-4:00)			PM (Friday) Pick-up (1:30-2:45)		
		Quantity	Unit	Trips	In	Out	Total	In	Out	Total	In	Out	Total
Alverno High School	ITE 530	400*	Students	823	117	55	172	38	78	116	38	78	116

*400 students high school previously approved in the 2011 Master Plan

WGZE

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17011 Beach Boulevard, Suite 1240
Huntington Beach, CA 92647
(714) 799 – 1700 / (714) 333 – 4712 Fax

Table 1 indicates that the existing School (High School) generates 172 vehicle trips during the morning peak hour (117 inbound and 55 outbound), 116 trips during afternoon peak hour (38 inbound and 78 outbound), and 823 trips per day.

The trip generation rates for the school (trips per student) and the anticipated volumes of traffic that would be generated by the development (200 High School Students + 200 Elementary Students) are shown in Table 2.

Table 2: Proposed Condition School Generated Traffic

Name/Address	Land Use	Condition	Size		Vehicle Estimated Trip Generation									
					Daily	AM (M-F) Drop off (7:00-8:00)			PM (M-TH) Pick-up (3:00-4:00)			PM (Friday) Pick-up (1:30-2:45)		
			Quantity	Unit	Trips	In	Out	Total	In	Out	Total	In	Out	Total
Alverno High School	ITE 530	Proposed	200	Students	469	58	28	86	19	39	58	19	39	58
Alverno Elementary School	ITE 520	Proposed	200	Students	258	50	40	90	25	31	56	25	31	56
Total			400	Students	727	108	68	176	44	70	114	44	70	114

Table 2 indicates that the Proposed School (Elementary + High School) would generate 176 vehicle trips during the morning peak hour (108 inbound and 68 outbound), 114 trips during afternoon peak hour (44 inbound and 70 outbound), and 727 trips per day.

Figure 1 shows the forecast directional distribution patterns for the proposed development generated trips. The project trip distribution patterns are based on review of existing traffic volume data, surrounding land uses, and the local and regional roadway facilities in the project vicinity.

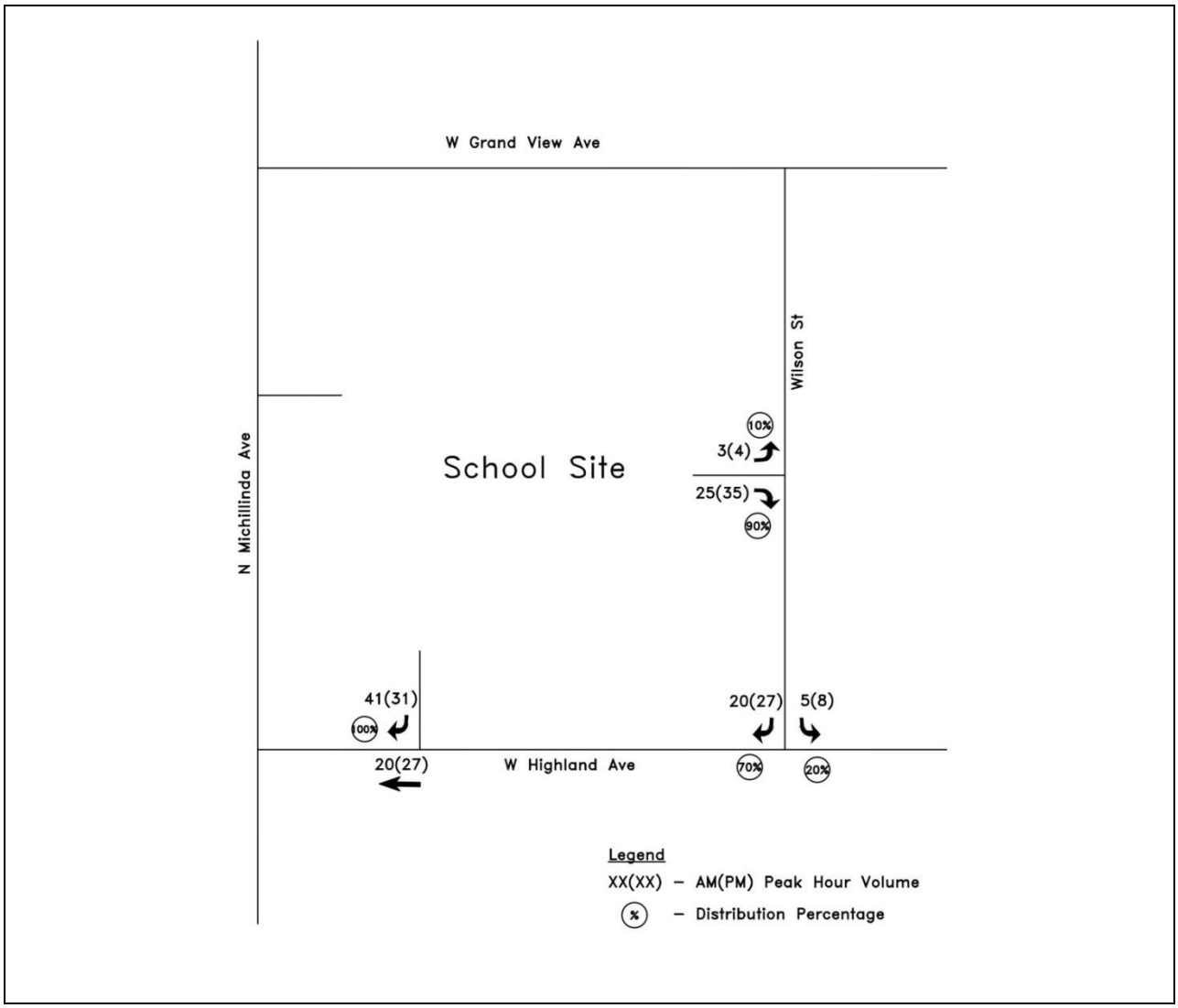


Figure 1: Project Trip Distribution Map

Field counts for turning movements at each intersection within the study area were collected in March 2010 by THE PLANNER CENTER and used for the existing network conditions. To assess existing (Year 2020) traffic conditions, year 2010 traffic volumes were combined with an ambient growth factor of 0.5% per year over a 10-year period. The 0.5% growth factor was used since the adjacent area is substantially built-out. Only the morning peak hour was addressed in the intersection analysis because the school would not typically impact the late afternoon commuter peak period which occurs generally from 5:00 to 6:00PM. The total volumes of existing condition plus the proposed school expansion were determined by adding the traffic that would be generated by the expanded school to the existing traffic volume. These projected traffic volumes for the morning peak hour are shown on Figure2.

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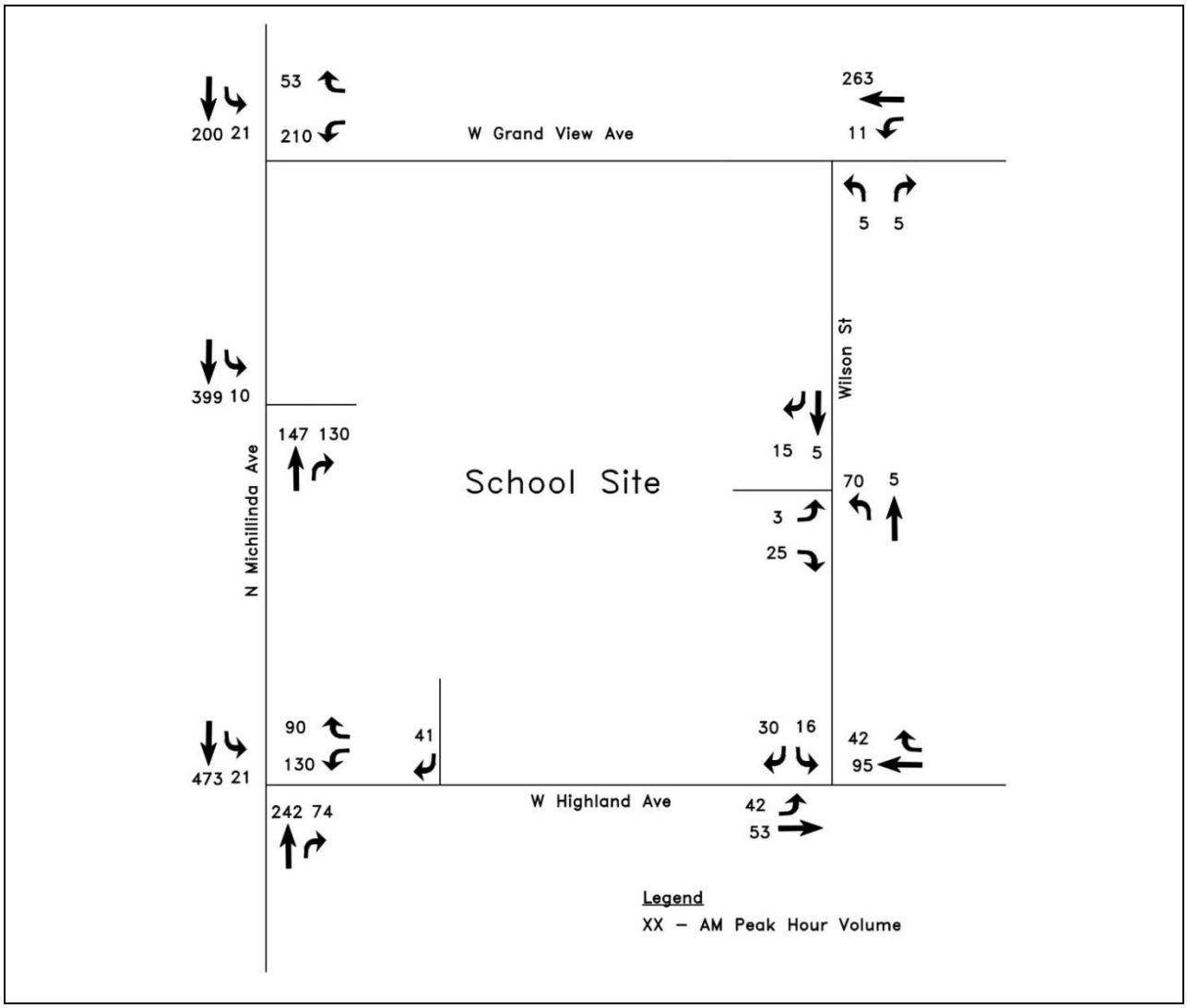


Figure 2: Existing +Project AM Peak Hour Traffic Volume

The result of our Synchro model determined that the expanded school will result in no significant traffic impact at the study intersections. As shown in Table 3, the queue length on the westbound approach at the intersection of W. Highland Avenue and N. Michillinda Avenue is 88 feet during the AM peak hour.

Table 3: Queue Length Analysis		
Intersection	Approach Direction	Queue Length (Ft)
		AM Peak Hour
W Highland Ave / N Michillinda Ave	WB	88

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The impact analysis for the intersection of W Highland Ave / N Michillinda Ave was conducted by comparing the level of service for Existing with the proposed scenario (200 High School Students + 200 Elementary Students). The levels of service for westbound approach of the intersection of W. Highland Avenue and N. Michillinda Avenue for each condition are summarized in Table 4 for the AM peak hour. The LOS analysis based on HCM method shows no significant changes in LOS from existing to future (Proposed Elementary + High school) for the study intersection of W. Highland Avenue and N. Michillinda Avenue. Synchro report is attached to this memorandum.

Table 4: Level of Service Comparison

Intersection	Existing Condition (400 High School Students)		Proposed School (200 High School Students + 200 Elementary Students)	
	Delay	LOS	Delay	LOS
Highland Ave / Michillinda Ave	22.6	C	24.8	C

Please give me a call at (657) 845-9500 if you have any questions.

Sincerely,

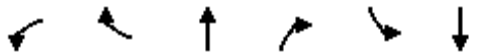
Bill Zimmerman, PE, TE, PTOE
President

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Appendix

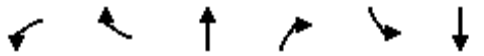
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Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	130	90	242	74	21	473
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	141	98	263	80	23	514
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	863	303			343	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	863	303			343	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	56	87			98	
cM capacity (veh/h)	319	736			1216	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	239	343	537
Volume Left	141	0	23
Volume Right	98	80	0
cSH	415	1700	1216
Volume to Capacity	0.58	0.20	0.02
Queue Length 95th (ft)	88	0	1
Control Delay (s)	24.8	0.0	0.5
Lane LOS	C		A
Approach Delay (s)	24.8	0.0	0.5
Approach LOS	C		

Intersection Summary			
Average Delay	5.6		
Intersection Capacity Utilization	61.3%	ICU Level of Service	B
Analysis Period (min)	15		



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	117	77	242	74	21	473
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	127	84	263	80	23	514
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	863	303			343	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	863	303			343	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	60	89			98	
cM capacity (veh/h)	319	736			1216	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	211	343	537
Volume Left	127	0	23
Volume Right	84	80	0
cSH	412	1700	1216
Volume to Capacity	0.51	0.20	0.02
Queue Length 95th (ft)	71	0	1
Control Delay (s)	22.6	0.0	0.5
Lane LOS	C		A
Approach Delay (s)	22.6	0.0	0.5
Approach LOS	C		

Intersection Summary			
Average Delay	4.6		
Intersection Capacity Utilization	59.8%	ICU Level of Service	B
Analysis Period (min)	15		

Appendix E

Parking Analysis

Alverno Heights Academy Parking Analysis
July 23, 2021

Current Parking Inventory

Parking Area Location	Total Parking Stalls
Michillinda Parking Lot	47 stalls (1 ADA)
Wilson Parking Lot	41 stalls (2 ADA)
ADA Drop-Off	1 drop-off area
Grandview Parkin	2 stalls
Faculty Parking	24 stalls
Total Current Parking Stalls	*114 stalls*

TK-12th Grade Parking Required per Section 17.68.020 D.7 of the SMMC)

Elementary and Junior High School - 1.5 parking stalls per classroom; 1 parking stall per two employees and faculty.

High School – 1 parking stall per 5 students; 1 parking stall per two employees/faculty

TK-8th Grades – 200 students/ 15 faculty/employees

10 classrooms = 15 parking stalls
21 faculty and staff = 8 stalls
Total Elementary/Middle School Parking = 26 parking stalls

9th -12th Grades – 200 students/ 30 faculty/employees

One parking stall for every five students = 40 parking stalls
31 faculty and staff = 15 parking stalls
Total High School Parking Required = 55 parking stalls

Total TK-12th Grade Code Required Parking - 81 parking stalls

Parking Provided – 114 stalls
Code Required – 81 stalls
33 parking stall surplus

Master Plan Update - Future Phases

Conversion of Chapel to Storage Building/ Relocation of Chapel to the Villa	No new parking required (Surplus of 33 stalls)
Conversion of Caretaker Residence	No new parking required (Surplus of 33 stalls)
Demolition of Business Office/Relocation to Villa	No new parking required (Surplus of 33 stalls)
Construction of Faculty Parking Lot	Existing faculty parking = 24 stalls to be replaced with centralized parking lot of 31 stalls. (Surplus of 7 stalls)
Michillinda Parking Lot Project	54 parking spaces (Surplus of 7 stalls)
Construction of the Lower School Campus	7 parking stalls (Surplus of 7 stalls)
Multi-Purpose Building Overflow Parking/ Per Approved 2011 Master Plan	52 parking stalls
Surplus Analysis at Master Plan Build Out	Michillinda Lot = 54 stalls Wilson Lot = 41 stalls Faculty Parking = 31 stalls Lower School Parking = 7 stalls Total = 133 stalls Code Required = 133

Appendix F

Review of Tree Removal Plan Memorandum

MEMO

RKA CONSULTING GROUP

TO: KEN FARFSING

FROM: KURT PEDERSEN

DATE: May 31, 2022

RE: REVIEW OF THE TREE REMOVAL PLAN

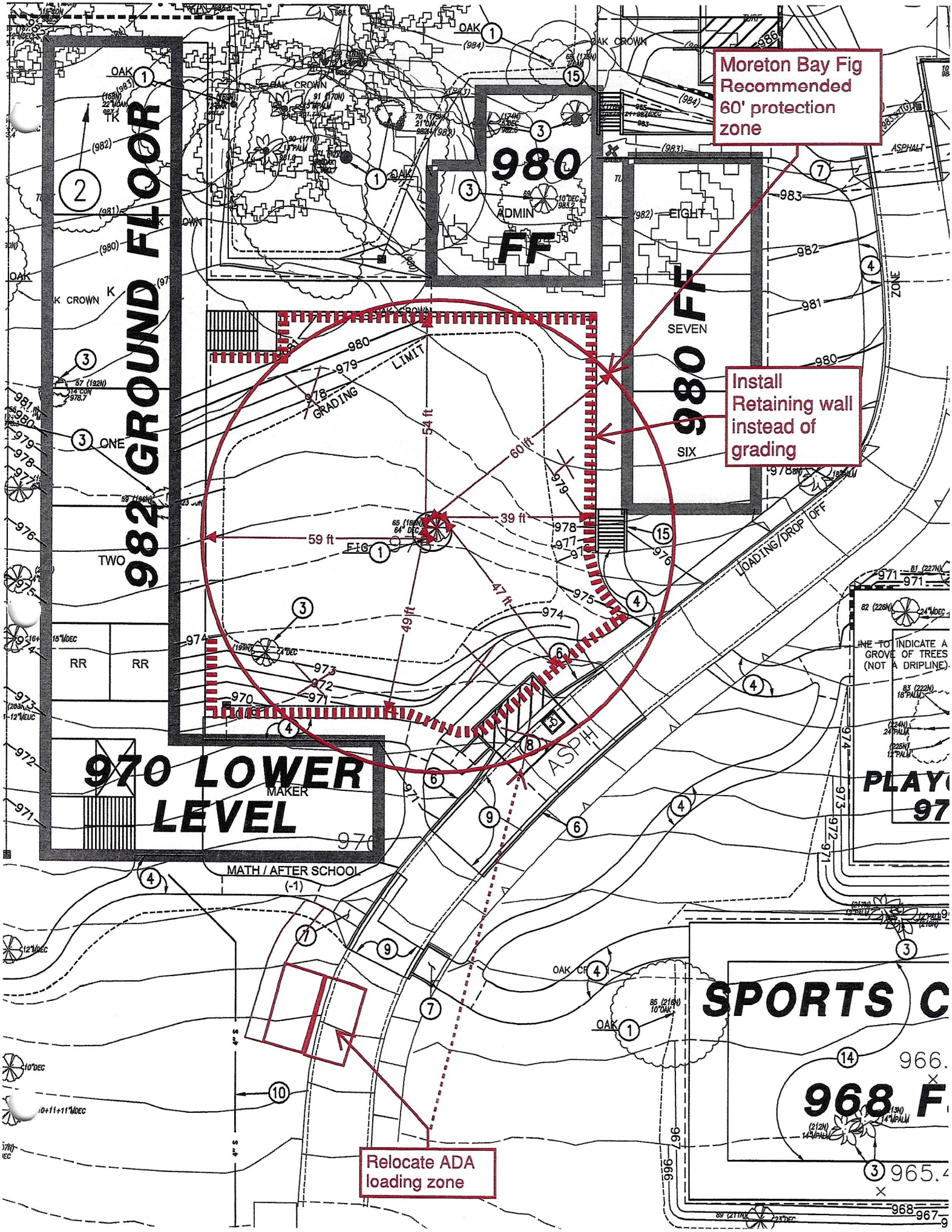
Ken,

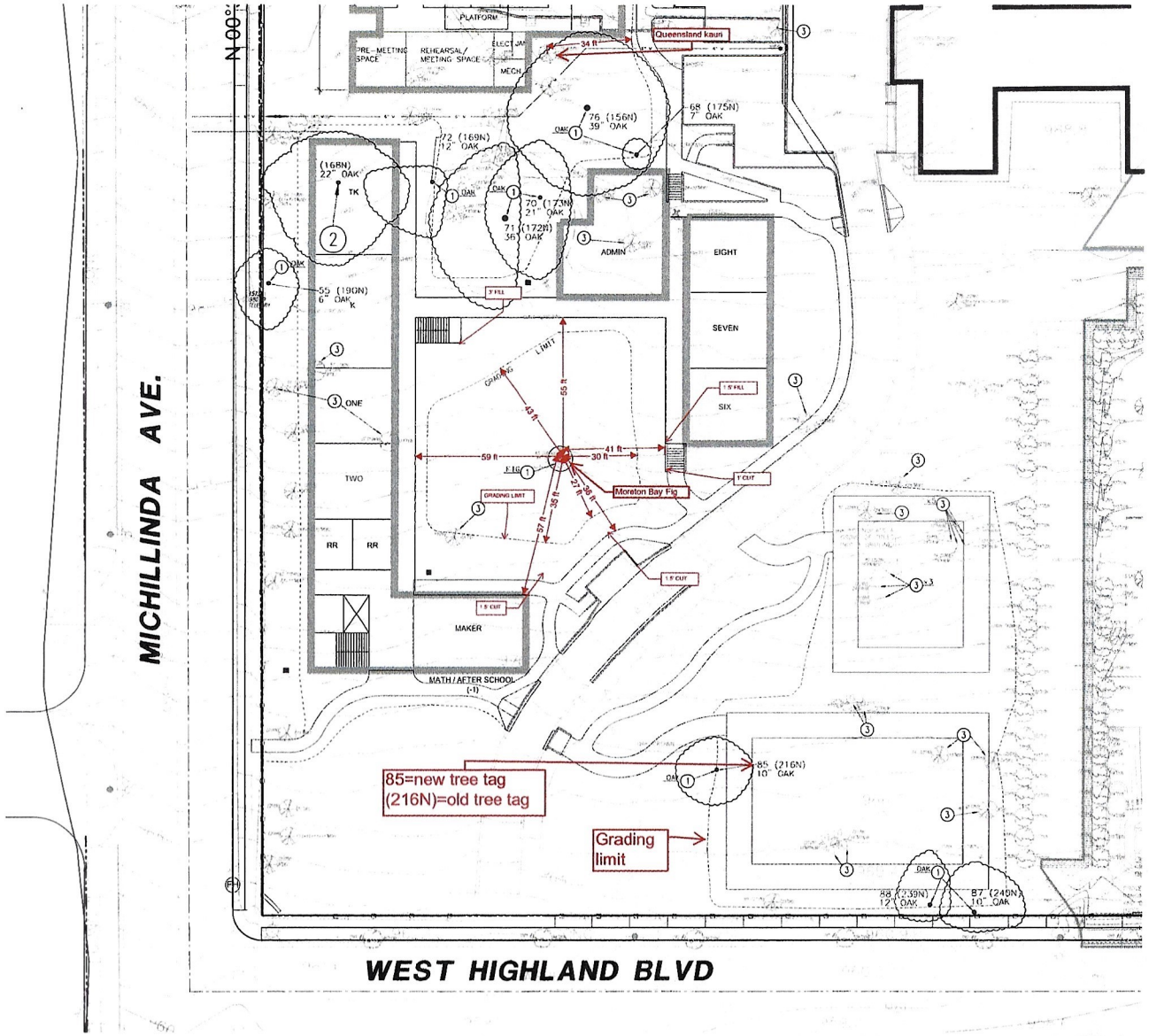
On May 4, 2022, I reviewed the Tree Removal Plan and Grading Plan with the Arborist, Greg Applegate. The discussion was focused on the Moreton Bay Fig and the Queensland Kauri tree.

The Queensland Kauri tree will not be impacted by the construction of the lower classroom buildings.

The Arborist recommend no earthwork to be done within 60' of the Moreton Bay Fig. When reviewing the plan, the Arborist expressed concerns with the conceptual grading plan that had earthwork, buildings, and walkways within 60' of the tree. He recommended relocating the ADA loading zone and constructing retaining walls along the walkways instead of cutting and filling closer to the tree.

The marked up attached exhibit shows the proposed revisions to the grading plan. The Arborist stated that revised grading will reduce the impacts to the Moreton Bay Fig, but would not eliminate the impacts. He reiterated that any construction within 60' of the tree will have impacts to the health of the tree.


Moreton Bay Fig
Recommended
60' protection
zone
Install
Retaining wall
instead of
grading
Relocate ADA
loading zone
982 GROUND FLOOR
980
FF
980 FF
970 LOWER
LEVEL
54 ft
60 ft
39 ft
59 ft
47 ft
49ft
LIMIT
GRADING
LOADING/DROP OFF
ASPH
ADMIN
EIGHT
SEVEN
SIX
ONE
TWO
RR
RR
MAKER
MATH / AFTER SCHOOL
(-1)
SPORTS C
968 F
PLAY
97



85=new tree tag
(216N)=old tree tag

Grading limit

RKA NORTH

20' 10' 0' 20' 40'

GRAPHIC SCALE: 1"=20'

CONSTRUCTION NOTES

SITE IMPROVEMENTS

1. PROTECT IN PLACE
2. REMOVE OAK TREE
3. REMOVE TREE

PROFILE SCALE

HORIZ.: 1"= 10'
VERT.: 1"= 2'

811 Know what's below. Call before you dig.

BENCHMARK

BENCHMARK NO. = HG4183
ELEVATION = 907.584 FEET
CSBM MON IN SOUTH END CATCH BASIN 18 FEET NORTH OF BCR @ NORTHEAST CORNER OF SIERRA MADRE BLVD & MICHILLINDA AVE. MKD (BM 25-38 1975). QUAD. YEAR = 2005

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MICHILLINDA AVENUE BETWEEN HIGHLAND AVENUE AND GRANDVIEW AVENUE, BEING N00°06'25"W.

Δ	DATE	DESCRIPTION	APP'D	DATE

REVISIONS

CITY OF SIERRA MADRE

APPROVED BY: _____ DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY: _____ CITY ENGINEER DATE

APPROVED BY: _____ TREE PRESERVATION DATE

REGISTERED PROFESSIONAL ENGINEER KURT R. PEDERSEN NO. 69745 CIVIL STATE OF CALIFORNIA

RKA CONSULTING GROUP
398 S. LEMON CREEK DRIVE, SUITE E WALNUT, CA 91789
(909) 594-8702 FAX (909) 594-2658
WWW.RKAGROUP.COM

KURT R. PEDERSEN RCE 69745 DATE

SITE IMPROVEMENT PLANS

ALVERNO HEIGHTS ACADEMY

SIERRA MADRE, CALIFORNIA

TREE PRESERVATION PLAN

SHEET C-3 OF 3 SHEETS

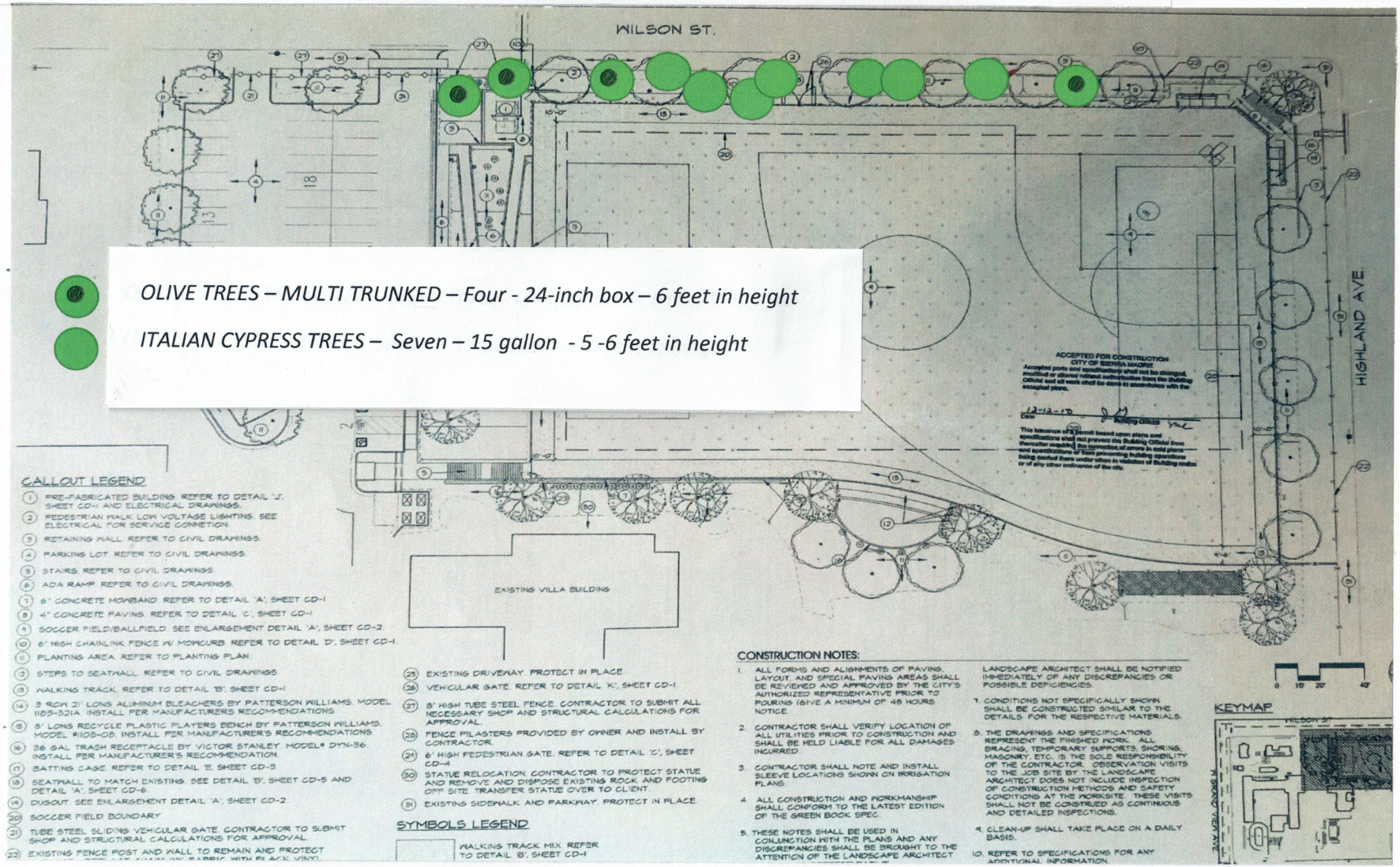
Appendix G

Wilson Street Landscape Perimeter Plan

WILSON STREET LANDSCAPE PERIMETER

ADDITIONAL TREES

AHA MASTER PLAN AMENDMENT – 2022



Appendix H

Supplemental Noise Study

ALVERNO HEIGHTS ACADEMY
NOISE STUDY
200 NORTH MICHILLINDA AVENUE

ALVERNO HEIGHTS ACADEMY

PREPARED FOR: Alverno Heights Academy

Attn: Julia Fanara, Head of School
Sent via email: jfanara@alvernoheights.org
April 5, 2022

Prepared by: CSDA Design Group
Indi Savitala
610 E. Franklin Avenue
El Segundo, CA 90245

CSDA Project No. 21032.01

CSDA DESIGN GROUP

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4.0	Noise Measurement Summary (2021 vs 2022)	5
5.0	Noise Measurements (2022)	6
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1.0 Introduction and Project Description

Alverno Heights Academy (AHA) requested that CSDA Design Group - Acoustics (CSDA) perform an additional noise study and compare the measurements to the May 2021 noise study measurements. There have been complaints from surrounding neighbors that noise from after-school outdoor activities is louder than what was measured and discussed in our June 30, 2021, report. To understand the noise levels, AHA asked that we perform a noise study and focus our analysis on after-school outdoor noise.

The additional noise study was conducted March 1st to March 3rd. These dates correlated to the following activities:

Table 1: AHA After School Activities

Date	Time	Activity	Location
March 1	3:45 PM to 5:00 PM	Basketball	Michillinda
	3:30 PM to 5:30 PM	Softball	Wilson
March 2	3:45 PM to 5:00 PM	Basketball	Michillinda
March 3	3:45 PM to 5:00 PM	Basketball	Michillinda
	3:30 PM to 5:30 PM	Softball	Wilson

2.0 Acoustical Criteria

The LA County Code of Ordinances includes language that addresses exterior noise and playgrounds.

Title 12 'Environmental Protection' – Chapter 12.08 'Noise Control'
Section 12.08.390 – Exterior noise standards – Citations for violations authorized when.

A. *Unless otherwise herein provided, the following exterior noise levels shall apply to all receptor properties within a designated noise zone:*

Noise Zone	*Designated Noise Zone Land Use*	*Time Interval*	*Exterior Noise Level (dB)*
II	*Residential Properties*	*10:00 pm to 7:00 am (nighttime)*	*45*
		7:00 am to 10:00 pm (daytime)	*50*

Standard No. 1 shall be the exterior noise level which may not be exceeded for a cumulative period of more than 30 minutes in any hour. Standard No. 1 shall be the applicable noise level from subsection A of this section; or, if the ambient L50 exceeds the foregoing level, then the ambient L50 becomes the exterior noise level for Standard No. 1.

Standard No. 2 shall be the exterior noise level which may not be exceeded for a cumulative period of more than 15 minutes in any hour. Standard No. 2 shall be the applicable noise level from subsection A of this section plus 5dB; or, if the ambient L25 exceeds the foregoing level, then the ambient L25 becomes the exterior noise level for Standard No. 2.

Standard No. 3 shall be the exterior noise level which may not be exceeded for a cumulative period of more than five minutes in any hour. Standard No. 3 shall be the

applicable noise level from subsection A of this section plus 20dB; or, if the ambient L8.3 exceeds the foregoing level, then the ambient L8.3 becomes exterior noise level for Standard No. 3.

Standard No. 4 shall be the exterior noise level which may not be exceeded for a cumulative period of more than one minute in any hour. Standard No. 4 shall be the applicable noise level from subsection A of this section plus 15dB; or, if the ambient L1.7 exceeds the foregoing level, then the ambient L1.7 becomes the exterior noise level for Standard No. 4.

Standard No. 5 shall be the exterior noise level which may not be exceeded for any period of time. Standard No. 5 shall be the applicable noise level from subsection A of this section plus 20dB; or, if the ambient L0 exceeds the foregoing level then the ambient L0 becomes the exterior noise level for Standard No. 5.

It is important to note that Los Angeles County Code of Ordinances provides an exemption for playground / school ground noise.

Paragraph 12.08.570 – Activities Exempt from Chapter Restrictions
"activities conducted on public playgrounds and public or private school grounds, including but not limited to school athletic and school entertainment events" are exempt from noise control measurements outlined in that chapter.

Municipal noise ordinances supplement the Los Angeles County Noise Ordinance; therefore, the County's ordinances control in subject areas where municipal ordinance lack regulations.

The July 14, 2015, Sierra Madre General Plan is appropriate for addressing school children noise as it pertains to environmental impact noise. As outlined in the general plan, The City has a noise goal to protect residences from excessive non-transportation noise sources.

Chapter 6, Noise Section, 'Noise-Control of Non-Transportation Noise Sources'

However, the City also creates some exemptions for certain noise sources (e.g., construction, leaf blowers, and emergencies) and for noise generated during the daytime hours when people are generally less sensitive to noise. If noise occurs between the hours of 7:00 AM and 9:00 PM (7:00 PM for construction and leaf blowers) Monday through Saturday or 10:00 AM and 6:00 PM on Sundays and federal holidays, and does not produce noise levels that exceed 80 dBA at a distance of 25 feet, then the noise is considered exempt from the maximum permissible noise levels (i.e., 6 dBA above ambient when generated at residential properties and 8 dBA above ambient when generated at commercial properties).

3.0 Noise Measurement Locations

The measurements were conducted at the same four locations previously chosen for the 2011 CSDA Noise Study. Figure 1 is a map of the AHA campus indicating noise monitor installation locations.



Figure 1: Noise Measurement Locations

- **Measurement #1, Wilson Street**: The sound level meter was placed on the AHA property approximately 35 from the center of Wilson Street and across the street from 209 Wilson Street. This roadway is infrequently traveled and is used primarily for residents of Wilson Street and for access to the school. Primary noise sources are distant traffic, infrequent vehicle passbys, and low levels of noise from athletic field usage at the school.
- **Measurement #2, W Grandview Avenue**: The sound level meter was placed approximately 20 feet from the center of W Grand View Avenue and across the street from the AHA property in front of 693 W Grand View Avenue. This location was intended to measure noise levels from the traffic along Grandview Avenue as well as general ambient noise levels.
- **Measurement #3, Michillinda Avenue**: The sound level meter was placed across the street from the AHA campus, approximately 30 feet from the center of Michillinda Avenue and in front of 1125 Michillinda Avenue. The primary noise source at this location was traffic along Michillinda Avenue.
- **Measurement #4, W Highland Avenue**: The sound level meter was placed on the AHA property approximately 25 feet from the center of W Highland Avenue and across the street from 660 W. Highland Avenue. The primary noise sources at this location were passing vehicles along Highland Avenue. Secondary noise sources were from the AHA campus.

4.0 Noise Measurement Summary (2021 vs 2022)

Table 2 includes data from the June 30, 2021 master plan update report, including Community Noise Exposure Level (CNEL) and the loudest hourly noise level. The data indicates that between the 2021 and

2022 noise measurements, the calculated 24-hour CNEL has increased by 1 dB, and the loudest hourly noise level occurs in the morning or at 3 PM as part of the after-school pickup.

Table 2: Measured Noise Level Increase Measurement Results (CSDA, 2021)

Measurement Location	Measured Noise Levels, CNEL, dBA		Measured Increase
	2021	2022	
Measurement #1: Wilson Street	56	57	+1
Measurement #2: Grandview Avenue	65	65[1]	0
Measurement #3: Michillinda Avenue	67	68	+1
Measurement #4: Highland Avenue	62	63	+1
Measurement Location	**Measured Noise Levels, 1-hour Period L_{eq}, dBA**		**Measured Increase**
	2021	**2021 Master Plan**	
Measurement #1: Wilson Street	64 (8 AM)/	65 (3 PM)	+1
Measurement #2: Grandview Avenue	72 (2 PM)	65 (7 AM)	-7
Measurement #3: Michillinda Avenue	71 (3 PM)	75 (10 AM)	+4
Measurement #4: Highland Avenue	64 (3 PM)	65 (3 PM)	+1

Note:

[1] Less than 24 hours of data collected Mar-1 to Mar-3. CNEL calculated from data collected on Apr-26.

5.0 Noise Measurements (2022)

L_{EQ} is a descriptor that represents a steady-source sound level with the same A-weighted sound energy as a time-varying sound level associated with a given location and measurement duration. L_{10} is a descriptor that represents the sound level exceeded for 10% of the measurement duration. The Federal Highway Administration (FHWA) uses the L_{10} a descriptor to represent traffic noise. Additionally, per the FHWA, an environmental noise measurement is considered to be dominated by roadway noise when the L_{10} value exceeds the associated L_{EQ} value by at least 3 dBA.

Using the FHWA convention referenced above, L_{EQ} and L_{10} values were calculated over the time periods of each school outdoor event. Where L_{10} exceeds the associated L_{EQ} value by at least 3 dBA, outdoor event noise is considered to be dominated by ambient roadway noise. Figure 2 through Figure 11 represent the continuous noise levels for each day at each measurement location, along with the L_{EQ} and L_{10} values calculated over the duration of each after-school outdoor event.

5.1 Wilson Street

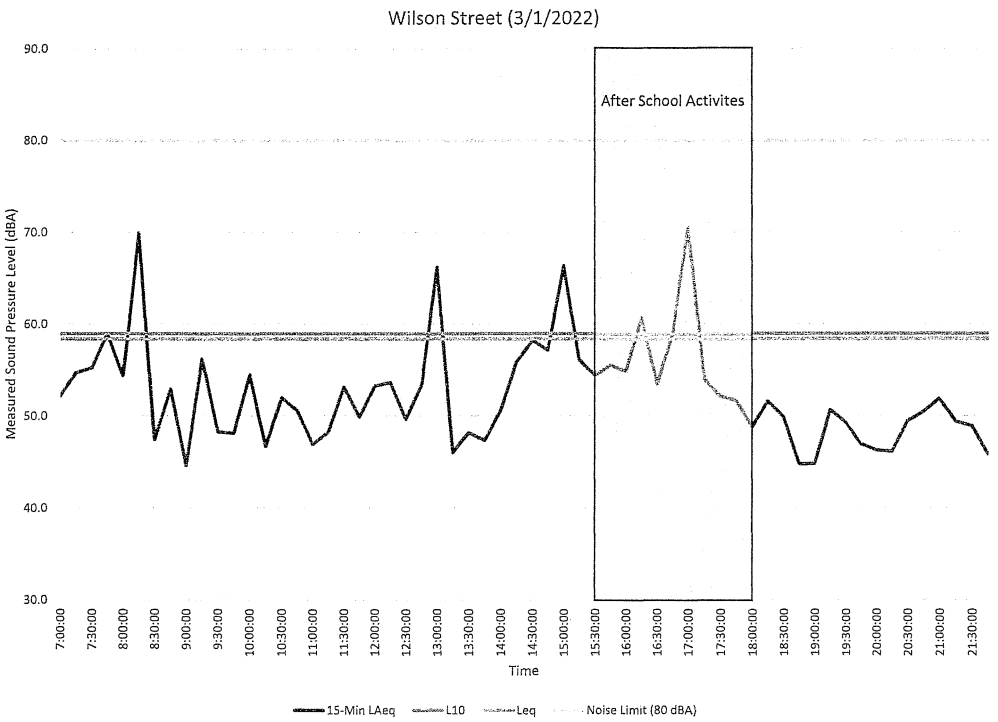


Figure 2: Wilson Street (3/1)

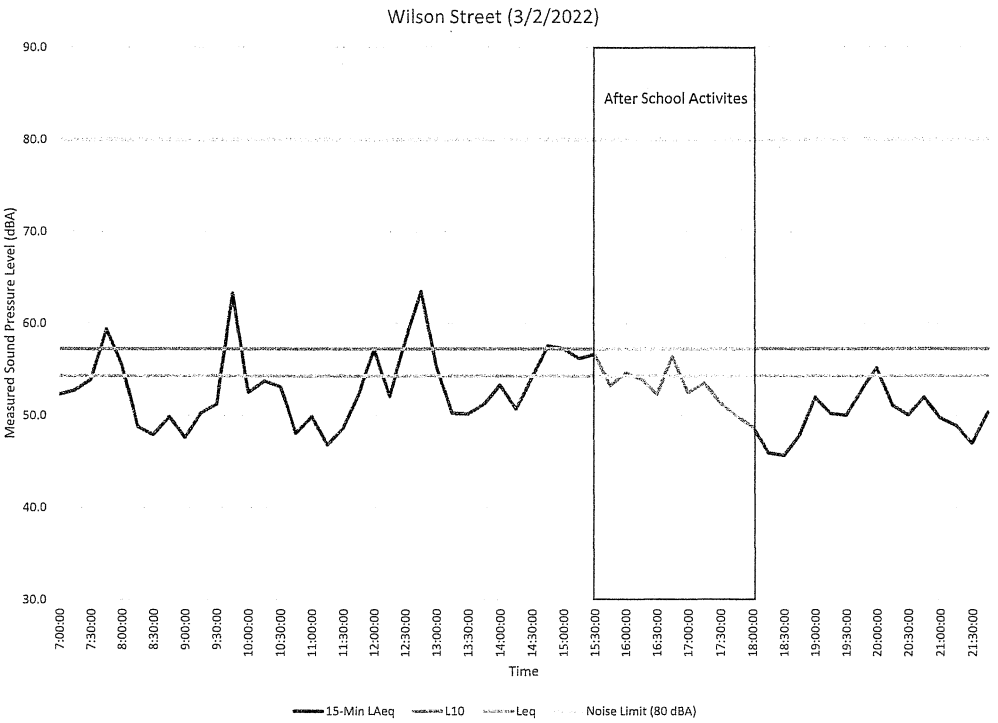


Figure 3: Wilson Street (3/2)

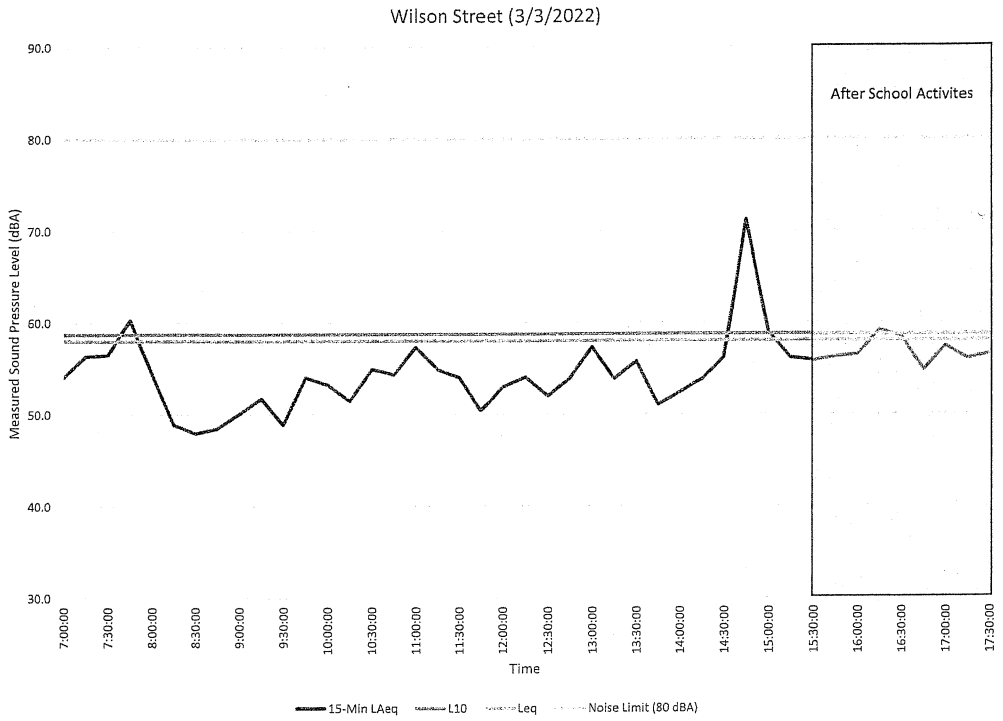


Figure 4: Wilson Street (3/3)

5.2 Grandview Avenue

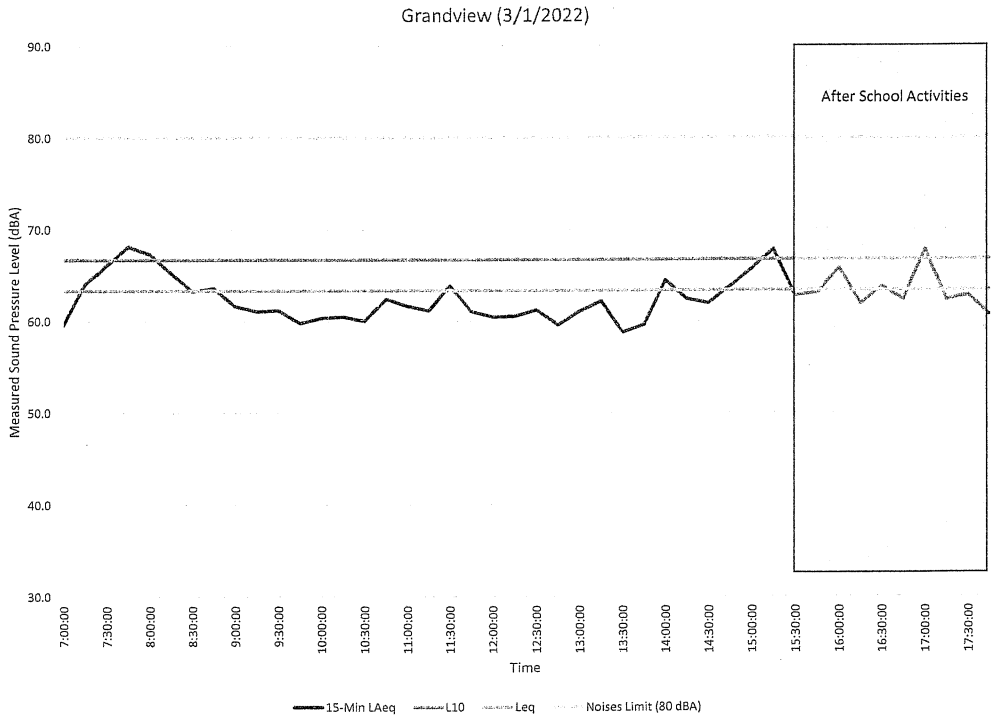


Figure 5: Grandview Avenue (3/1)

5.1 Michillinda Avenue

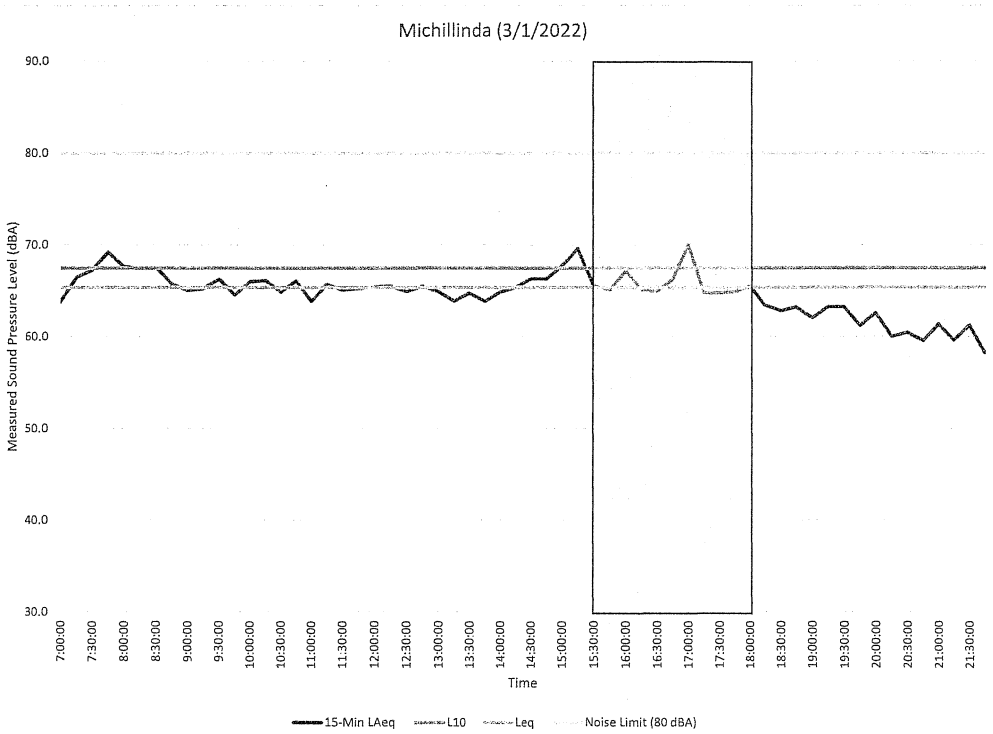


Figure 6: Michillinda Avenue (3/1)

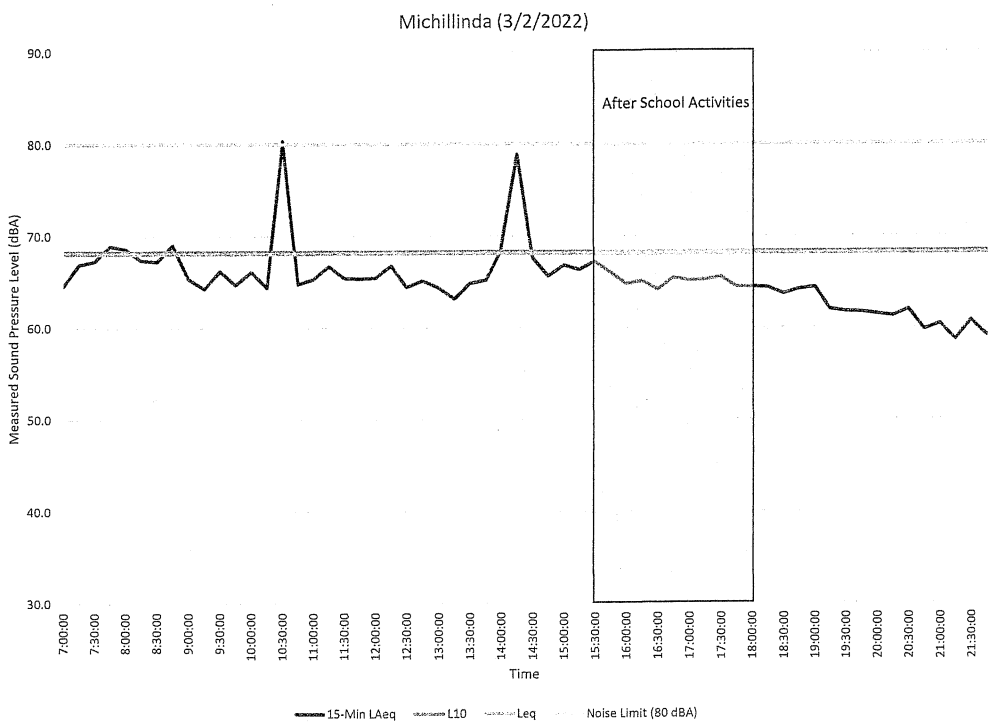


Figure 7: Michillinda Avenue (3/2)

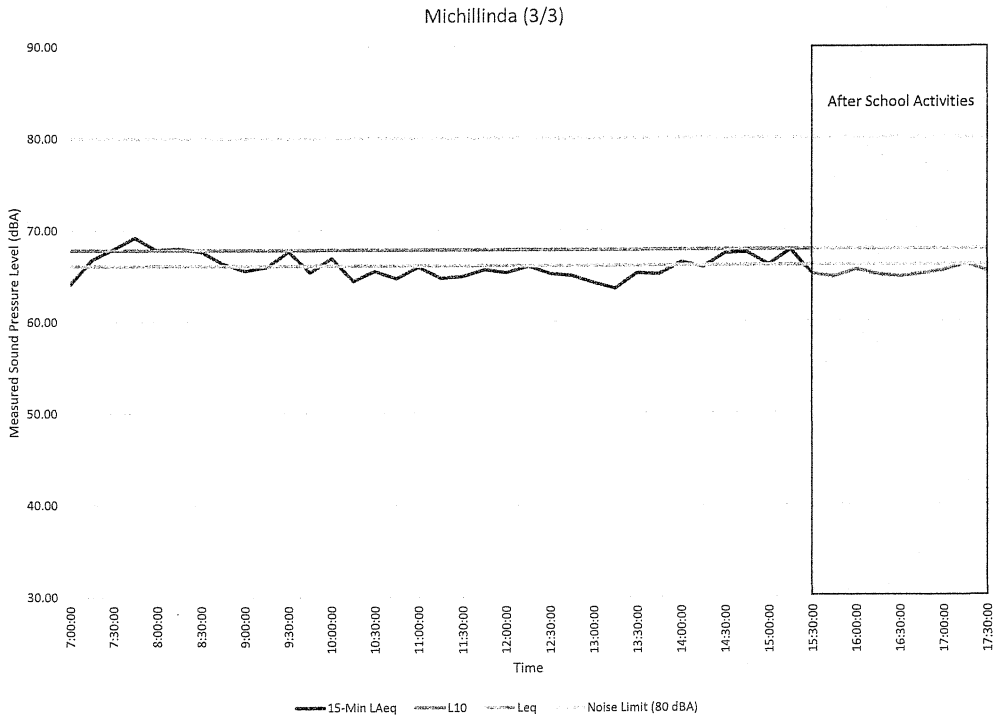


Figure 8: Michillinda Avenue (3/3)

5.2 Highland Avenue



Figure 9: Highland Avenue (3/1)

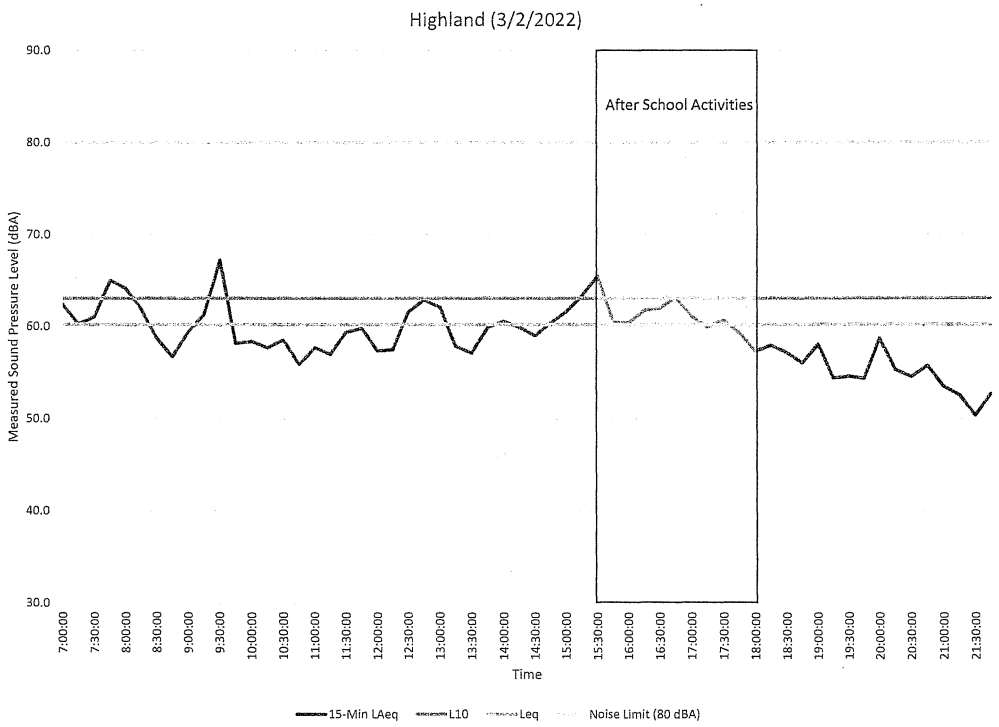


Figure 10: Highland Avenue (3/2)

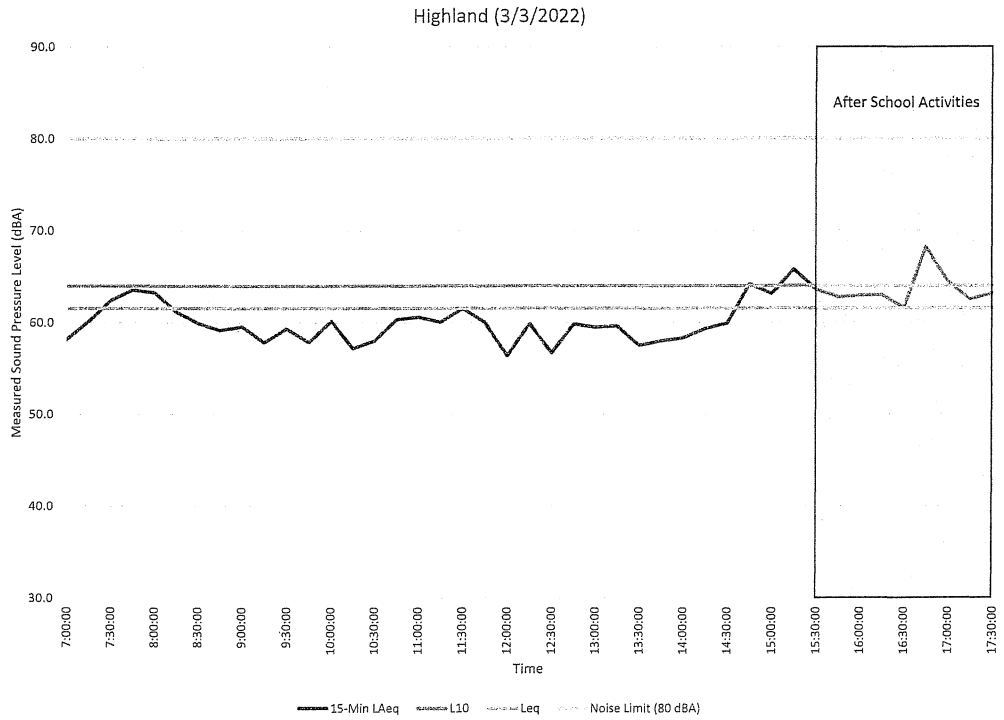


Figure 11: Highland Avenue (3/3)

6.0 Comments and Conclusions

The measurements indicate that during after-school outdoor activities the average noise level is within 3 dBA of the traffic noise level, indicating that the neighborhood noise is dominated by traffic noise. This validates the results of the 2011 master plan report. The Planning Center conducted noise studies for the 2011 Master Plan Amendment, which were discussed in the June 30th noise report.

The measurements also indicate noise levels less than 80 dBA during after-school outdoor activities, indicating compliance with the General Plan, Chapter 6 section on 'Noise-Control of Non-Transportation Noise Sources'.

After-school outdoor activity noise may contribute to the noise environment for short periods of time, not to exceed roughly five minutes. For example, the noise monitoring indicated that the noise level on Michillinda Avenue was roughly 81 dBA at around 10:00 AM on March 2nd; however, it is not the major source of noise in the neighborhood.

This concludes our noise study report for Alverno Heights Academy. Please do not hesitate to contact us with questions.

Appendix I

Supplemental Traffic Study

MEMORANDUM

April 27, 2022

Julia Fanara
Head of School
Alverno Heights Academy
232 W. Sierra Madre Blvd.
Sierra Madre, CA 91024

RE: Alverno Heights Academy – Neighborhood Workshop (April 4, 2022)

Dear Ms. Fanara:

The purpose of this memorandum is to present the summary and feedback received regarding traffic concerns for the Alverno Height Academy from the April 4th, 2022, Neighborhood Workshop and during the Planning Commission's public hearing the Alverno Heights Academy Master Plan on November 18, 2021. This memo responds to the comments raised by the Commission, city staff and the neighbors.

Background

W.G. Zimmerman Engineering was contracted to perform traffic engineering analysis for the Academy upgrade/expansion (conditional use permit and master plan amendment). Traffic models were performed for the peak periods for 200 high school students and 200 for the combined elementary and middle school students (see the April 30, 2021, report to Mr. Vincent Gonzalez). One of the comments received was that the April 30th report relied upon traffic modeling and not actual traffic counts. Neighbors also noted that traffic counts should be conducted after "in person" learning had resumed at the school, with the lessening of Covid-19 pandemic restrictions.

An initial meeting to discuss traffic issues was held on January 11th with city staff. A second meeting to discuss traffic issues was held with city staff and the City of Pasadena's traffic engineer on March 7th. Traffic comments were also expressed at the January 24th Neighborhood Workshop.

In response to these concerns Alverno authorized peak hour traffic counts, which were taken in November 2021 and February 2022. The February counts were taken over a three-day period (Tuesday February 9th through Thursday, February 11th). Enrollment at the school was 374 students and there were a number of afterschool events.

W.G. Zimmerman Engineering, Inc.
7812 Edinger Avenue, Suite 302
Huntington Beach, CA 92647
(714) 799 – 1700 / (714) 333 – 4712 Fax

Results of the Traffic Counts

Access and egress to the school is through the following streets: Michillinda Avenue, Grand View Avenue, Wilson Avenue, and Highland Avenue. Michillinda Avenue is classified as a Major Street in the Sierra Madre General Plan. The design capacity of the street is 15,000 ADT (average daily trips) per the circulation element. Grandview Avenue is classified as a Local Collector Street, with a design capacity of 7,500 ADT. Wilson Avenue and Highland Avenue are classified as Local Streets, with a design capacity of 2,500 ADT. The general plan specifies that traffic volumes should not exceed 200 to 300 trips per hour. The 24-hour traffic and peak hour counts for the four streets serving the school are illustrated in exhibits to this Memo.

After the counts that were taken in November 2021, the Academy implemented a circulation plan based upon community feedback. This program required vehicles to make only right turns into the parking lots located on Michillinda and Wilson. In addition, the Highland Gate was used for exiting traffic. This approach increased the efficiency for vehicles entering the Michillinda parking lot by reducing vehicles exiting onto Michinllinda and possibly delaying vehicles entering this driveway.

The results of the February Peak traffic counts (AM/PM) were consistent over the three-day period. These results showed that the circulation enhancements implemented by the Academy worked to reduce left turn movements into both the Michillinda and Wilson parking lots. This was a concern of the residents because of the potential delay of through movements on both streets.

April 4th Workshop Presentation

A presentation of the results of the November 2021 and the February 2022 were provided to the attendees at the workshop in the form of both handouts and a PowerPoint. The handouts and PowerPoint are attached to this Memo.

Handouts: the handouts included both traffic turning movements for the AM/PM peak periods in a graphical and tabular format. The graphical format super imposed the Academy proposed layout with turning movements for the November 2021/February 2022 data provided at each parking lot driveway. The second handout provided a comparison of the November 2021 to the February 2022 turning movements data at the parking lot driveways. This comparison noted where the left turn was zero after the Academy implemented the new circulation program.

PowerPoint Presentation: The PowerPoint presentation consisted of three slides; Discussion of the before and after conditions of the Academy implemented the circulation enhancements and showed the results of reducing left turn impacts at Michillinda and Wilson parking lots along with a brief discussion of the use of Michillinda parking lot as a hold for the PM pick-up time, a graphical representation of the turning movements for the AM/PM peak periods for the November 2021 and February 2022 turning movements at each school driveway along with ADT's for Highland and Wilson, and a Summary/Conclusion comparing the model results to the February 2022 count data. This showed that the counts were generally lower than the model except for AM Peak traffic exiting the academy.

Workshop Traffic Feedback/Comments/ Mitigation Measures

In general, the feedback on the traffic turning movements were for clarifications. However, we did receive comments about parents speeding on W. Grand View Avenue, possible congestion at the intersection of W. Grand View Avenue and Michillinda Avenue, and illegal parking on W. Grand View Avenue. Each of these responses are provided below:

1. Excessive Speeds - Speeding issues should be referred to the Sierra Madre Police Department. They are responsible for enforcement and ticketing. The City staff was requested to examine the installation of speed bumps on Wilson Street. The City staff committed to installing "School Zone" signs on all four of the streets serving the school
2. Possible congestion at the intersection of W. Grand View Avenue and Michillinda Avenue - The Model and data does not show any delays caused by the Academy since the vehicles turn right from Michillinda onto W. Grandview Avenue and then turn right onto Wilson Avenue. Exiting traffic from the Michillinda Avenue parking lot circulate through the school site to exit onto W. Highland Avenue. The vehicles exiting Wilson Avenue turn right (south) on Wilson Avenue from the parking lot. The school staff has implemented a traffic control plan in the morning drop-off peak periods for the Wilson Street parking lot to direct vehicles towards Highland Avenue.
3. Afternoon congestion on Michillinda Avenue for the Lower School pick-up – Two meetings were held with the city to discuss mitigation measures to reduce the number of cars parked on Michillinda Avenue waiting for the afternoon pick-up period. Special discussions were held on the congestion at the intersection of Michillinda Avenue and Highland Avenue. The Academy implemented operational changes to the afternoon pick-up. The first change was to open the school's Michillinda gate at 2:45 p.m., for the 3:00 p.m. dismissal. This allowed the Lower School

pick-up vehicles to queue on the campus. Additional space was made available to increase the length of the queue in the Michillinda parking lot. Staff will continue to monitor and make adjustments to this pick-up plan.

4. The illegal parking on W. Grand View Avenue – A concern was raised about a vehicle parked more than 3 feet from the curb. There is no restricted parking zone along W. Grand View Avenue adjacent to the School's northern property line. The residents were directed to contact the Sierra Madre Police Department regarding parking enforcement since the school does not have any jurisdiction on City streets.
5. Shifting more vehicles from the Wilson Avenue lot to the Michillinda Avenue lot - A concern was raised that more vehicles should be encouraged to use the Michillinda lot. The current drop-off and pick-up plan assigns the Lower School (Elementary and Middle School students) drop-off and pick-up to the Michillinda Avenue lot; while the drop-off and pick-up for the Upper School (High School Students) is assigned to the Wilson Street parking lot. This plan is more efficient since the Lower School parents need additional time to unload and load students (including the State mandated use of child car seats). The use of the Michillinda Avenue lot and the Villa's long driveway are ideal for this use. Shifting additional vehicles to this side of the campus would increase congestion at the Michillinda Avenue and Highland Avenue intersection. The afternoon pick up time is generally a 15 minute time period.
6. In order to improve vehicle exiting on Highland, the school will be required to remove one street tree to improve visibility, install a new curb approach, apron, and sidewalk at the Highland gate. The City will also work with the school to restrict parking 15 feet from the east side of the new driveway.

Conclusion

- The traffic data was less than modelled, except for the existing traffic during the AM peak period. Overall, the traffic generated was less than modelled.
- All driveway traffic, based upon delay and traffic gap, are in the level of service of "A" and therefore did not have an impact to traffic circulation. Even with the high level of service, the school is adopting mitigation measures.
- The adjacent streets impact based upon average daily traffic (ADT) did not have an impact with each adjacent streets maintaining a level of service of "A".

- Michillinda Avenue and Highland Avenue intersection impact issue is a concern to the city of Sierra Madre. The Academy has been pro-active in mitigation efforts including stacking vehicles in the Michillinda parking lot prior to the school commencement. This will be continually monitored and proposed mitigation measures will be developed as needed.

Please give me a call at (657) 845-9500 if you have any questions.

Sincerely,

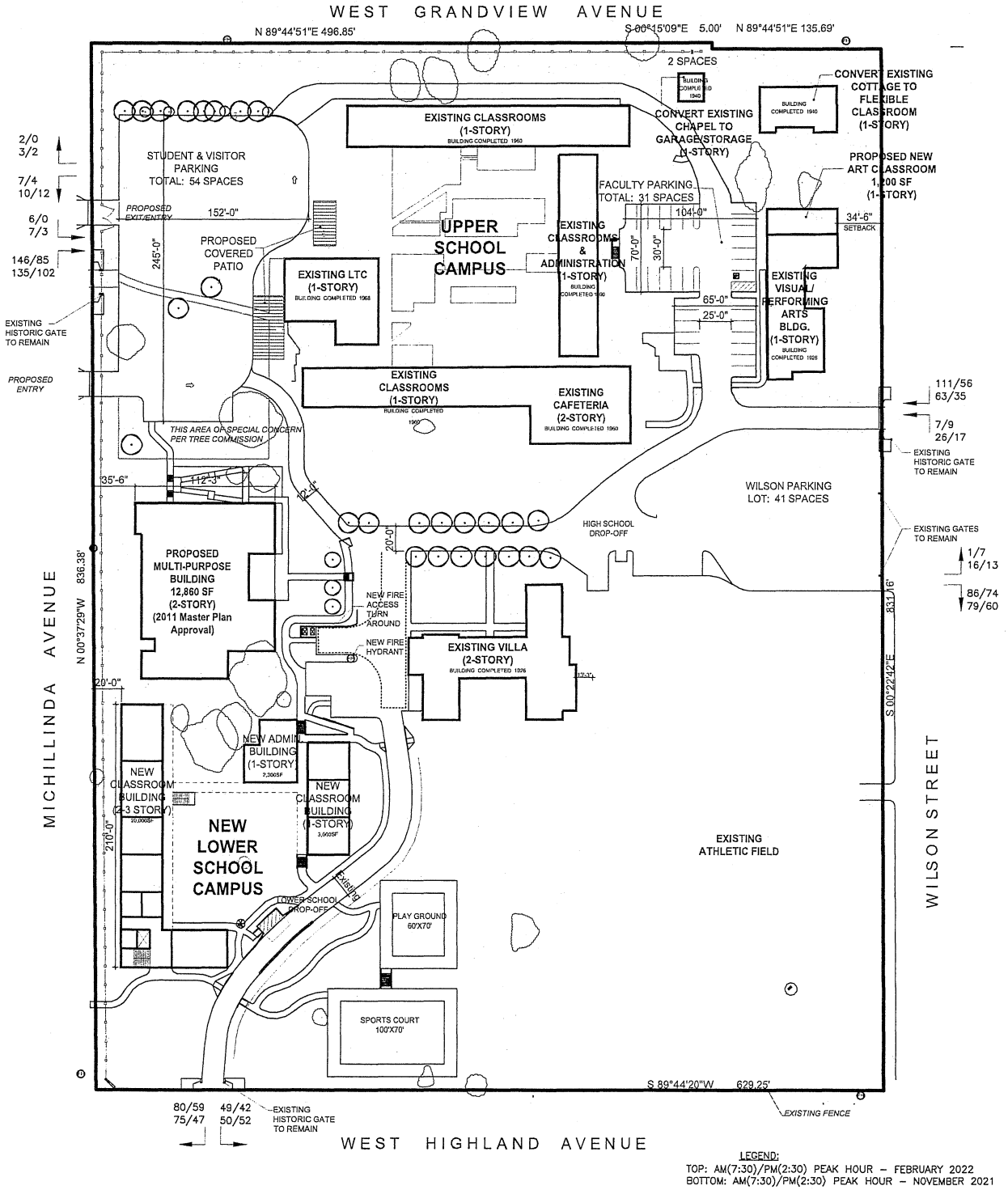
Bill Zimmerman, PE, TE, PTOE
President

WGZE

W.G. Zimmerman Engineering, Inc.
7812 Edinger Avenue, Suite 302
Huntington Beach, CA 92647
(714) 799 – 1700 / (714) 333 – 4712 Fax

EXHIBITS

W.G. Zimmerman Engineering, Inc.
7812 Edinger Avenue, Suite 302
Huntington Beach, CA 92647
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LEGEND:
TOP: AM(7:30)/PM(2:30) PEAK HOUR – FEBRUARY 2022
BOTTOM: AM(7:30)/PM(2:30) PEAK HOUR – NOVEMBER 2021

PARKING LOT TURNING MOVEMENTS

February 2022 Vs. November 2021 Counts Comparison

Michillinda Driveway AM

February 2022				Novemebr 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
146	6	7	2	135	7	10	3

Michillinda Driveway PM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
85	0	4	0	102	3	12	2

Highland Driveway AM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	49	80	0	0	50	75

Highland Driveway PM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	42	59	0	1	52	47

Wilson @ North Driveway AM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
111	7	0	0	63	26	0	0

Wilson @ North Driveway PM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
56	9	0	0	35	17	0	0

Wilson @ South Driveway AM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	1	86	2	3	16	79

Wilson @ South Driveway PM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	7	74	1	1	13	60

After Implementation of Drop-off/Pick-up Operational Plan

Street Segment Level of Service

WGZE

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Alverno Heights Academy
Adjacent Streets Level of Service

Roadway Type	Maximum ADT by Level of Service				
	A	B	C	D	E
6 Lanes (Divided)	33,900	39,400	45,000	50,600	56,300
4 Lanes (Divided)	22,500	26,300	30,000	33,800	37,500
4 Lanes (Undivided)	15,000	17,500	20,000	22,500	25,000
2 Lanes (Divided)	10,000	11,700	13,000	15,000	16,600
2 Lanes (Undivided)	7,500	8,800	10,000	11,300	12,500
Local Road	3,000	3,500	4,000	4,500	12,500

Source: Federal Highway Administration

Adjacent Street Measured Level of Service (Daily Counts – 24 Hour)

Street	Vehicles per Day	Level of Service	Road Type
Michillinda Avenue:	6,600*	A	2-Lanes Undivided
Grand View Avenue	3,000*	A	2-Lanes Undivided
Wilson Avenue	580**	A	Local Road
Highland Avenue	1,906**	A	Local Road

* City of Sierra Madre 2015 General Plan Update

** February 2022 data collected over three days and averaged

Project Projected ADT: 727 daily trips

Road Segment: Orange Grove	Daily Traffic	Existing Capacity	Volume/Capacity Ratio
Michillinda – Baldwin	6,100	7,500	0.81
East of Baldwin	4,600	7,500	0.61

Table V-5

No traffic counts were available for Lima Street and Mountain Trail Avenue.

Local Streets

Local streets are designed to serve adjacent residential land uses only. They allow access to residential driveways and often provide parking for the neighborhood. They are not intended to serve thru-traffic traveling from one location in the City to another, but primarily to serve traffic with an origin or destination in that street. Traffic volumes on a local street should not exceed 2,500 per day or 200-300 vehicles per hour. The maximum residential traffic volume which is acceptable to persons living along a street may vary from one street to another depending upon roadway width, type of dwelling units, presence of schools, and other factors. Thesefactors may dictate the need for lower traffic volumes than
2,500 per day. All other public streets in Sierra Madre are local streets.

It should be noted that functional classifications vary between agencies, as seen in the different classifications seen between Arcadia and Sierra Madre for Orange Grove.

April 4th Workshop Presentation

WGZE

W.G. Zimmerman Engineering, Inc.
7812 Edinger Avenue, Suite 302
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(714) 799 – 1700 / (714) 333 – 4712 Fax

ALVERNO HEIGHTS ACADEMY

NEIGHBORHOOD MEETING

Monday, April 4, 2022



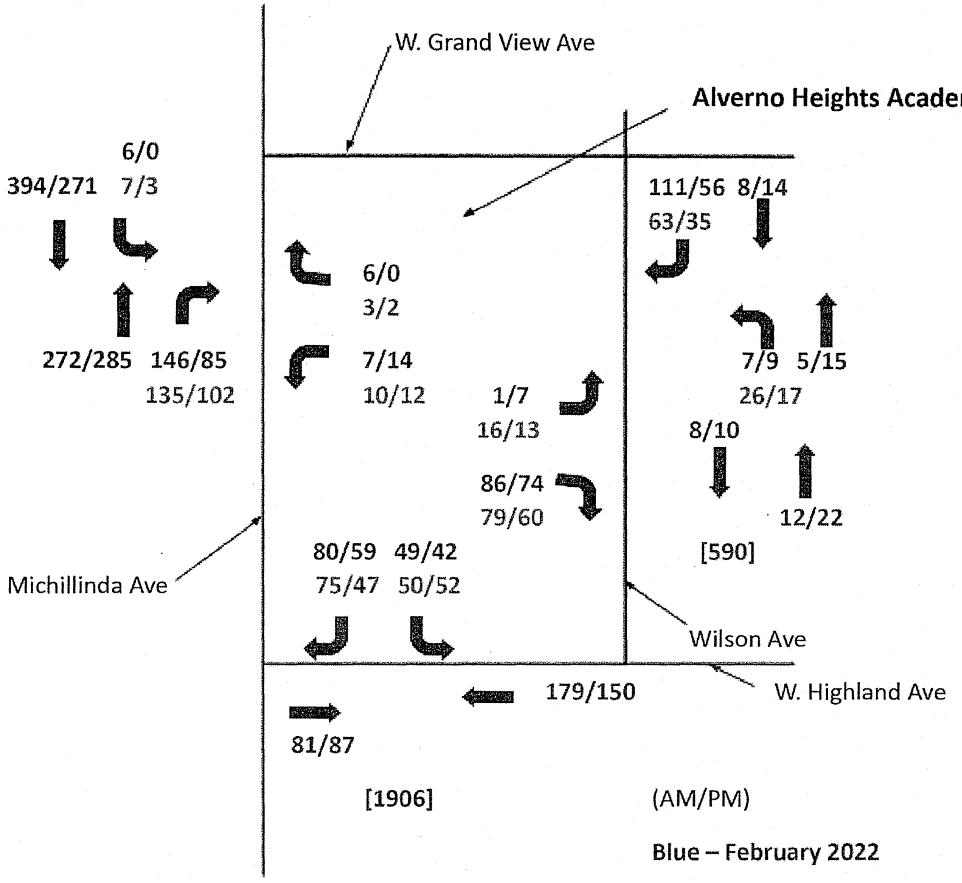




April 4, 2022

Turning Movement Operations

- Turning Movements Conducted in November 2021
- Alverno Heights Academy revised driveway operations
- Turning Movement Counts conducted February 2022
  - 3 day data collection
- Results
  - Wilson Ave - Reduced left turns
  - W. Highland Ave – Remained substantially the same
  - Michillinda Ave – Right turn increase in AM and reduced PM Peak Period
  - The Academy is proactive in reducing impacts on Michillinda


W. Grand View Ave
Alverno Heights Academy
6/0
394/271 7/3
111/56 8/14
63/35
6/0
3/2
272/285 146/85
135/102
7/14
10/12
1/7
16/13
7/9 5/15
26/17
8/10
86/74
79/60
12/22
[590]
Michillinda Ave
80/59 49/42
75/47 50/52
Wilson Ave
179/150
W. Highland Ave
81/87
[1906]
(AM/PM)
Blue – February 2022
Green – November 2021
[ADT] – 24 Hour Counts

April 4, 2022

Conclusion

- March 2006 Traffic Study
  - AM Peak Period Entering estimated at 300 vehicles
  - AM Peak Period Exiting estimate at 188 vehicles
  - PM Peak Period Entering estimated at 154 vehicles
  - PM Peak Period Exiting estimated at 242 vehicles
- February 2022 Collected Data
  - AM Peak Period Entering estimated at 270 vehicles
  - AM Peak Period Exiting estimate at 234 vehicles
  - PM Peak Period Entering estimated at 150 vehicles
  - PM Peak Period Exiting estimated at 186 vehicles
- Overall traffic volumes less than predicted

April 4, 2022

Appendix J

CalEEMod Report

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Alverno High School Master Plan Update

South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
High School	12.10		12.10	0.00	452

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2025
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total project site 12.1 acres. Total student and faculty population is 452.

Construction Phase - Demolition for Faculty Lot, Sports Court, and Lower School.
Site Preparation and Grading phases combined. Maximum 6 weeks

Off-road Equipment - Other Const. Equipment = Pickup Trucks and hand compactors.

Grading - The Lower Campus would result in 1,130 cubic yards of cut and 650 yards of fill, with an excess of 480 cubic yards of soil. The sports court and playground would result in 100 cubic yards of cut and 550 cubic yards of fill, resulting in a need for 450 cubic yards of soil.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	60.00
tblConstructionPhase	NumDays	300.00	60.00
tblConstructionPhase	NumDays	20.00	15.00
tblConstructionPhase	NumDays	30.00	10.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblConstructionPhase	NumDays	20.00	60.00
tblConstructionPhase	NumDays	10.00	20.00
tblConstructionPhase	PhaseEndDate	8/14/2023	10/9/2023
tblConstructionPhase	PhaseEndDate	6/19/2023	7/18/2022
tblConstructionPhase	PhaseEndDate	2/28/2022	2/21/2022
tblConstructionPhase	PhaseEndDate	4/25/2022	3/28/2022
tblConstructionPhase	PhaseEndDate	7/17/2023	9/11/2023
tblConstructionPhase	PhaseEndDate	3/14/2022	3/28/2022
tblGrading	AcresOfGrading	30.00	0.95
tblGrading	AcresOfGrading	30.00	0.00
tblGrading	MaterialExported	0.00	480.00
tblGrading	MaterialImported	0.00	450.00
tblLandUse	Population	0.00	452.00
tblOffRoadEquipment	HorsePower	172.00	81.00
tblOffRoadEquipment	HorsePower	172.00	158.00
tblOffRoadEquipment	HorsePower	97.00	247.00
tblOffRoadEquipment	HorsePower	16.00	402.00
tblOffRoadEquipment	LoadFactor	0.42	0.73
tblOffRoadEquipment	LoadFactor	0.42	0.38
tblOffRoadEquipment	LoadFactor	0.37	0.40
tblOffRoadEquipment	LoadFactor	0.40	0.40
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.41	0.41
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	OffRoadEquipmentType	Concrete/Industrial Saws	Other Construction Equipment
tblOffRoadEquipment	OffRoadEquipmentType	Excavators	Other Construction Equipment
tblOffRoadEquipment	OffRoadEquipmentType	Rubber Tired Dozers	Tractors/Loaders/Backhoes

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblOffRoadEquipment	OffRoadEquipmentType		Rubber Tired Dozers
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblOffRoadEquipment	OffRoadEquipmentType		Off-Highway Trucks
tblOffRoadEquipment	OffRoadEquipmentType		Graders
tblOffRoadEquipment	OffRoadEquipmentType		Dumpers/Tenders
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentType		Rollers
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00

2.0 Emissions Summary

Alverno High School Master Plan Update - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	9.8688	94.3906	71.7600	0.1529	24.7743	4.8619	28.0361	13.4085	4.4764	16.4098	0.0000	14,775.8263	14,775.8263	4.5519	0.1081	14,894.8763
2023	1.2749	11.5297	16.8721	0.0272	0.1677	0.5820	0.7496	0.0445	0.5411	0.5855	0.0000	2,629.0089	2,629.0089	0.7345	3.5900e-003	2,648.4407
Maximum	**9.8688**	**94.3906**	**71.7600**	**0.1529**	**24.7743**	**4.8619**	**28.0361**	**13.4085**	**4.4764**	**16.4098**	**0.0000**	**14,775.8263**	**14,775.8263**	**4.5519**	**0.1081**	**14,894.8763**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	9.8688	94.3906	71.7600	0.1529	24.7743	4.8619	28.0361	13.4085	4.4764	16.4098	0.0000	14,775.8263	14,775.8263	4.5519	0.1081	14,894.8763
2023	1.2749	11.5297	16.8721	0.0272	0.1677	0.5820	0.7496	0.0445	0.5411	0.5855	0.0000	2,629.0089	2,629.0089	0.7345	3.5900e-003	2,648.4407
Maximum	**9.8688**	**94.3906**	**71.7600**	**0.1529**	**24.7743**	**4.8619**	**28.0361**	**13.4085**	**4.4764**	**16.4098**	**0.0000**	**14,775.8263**	**14,775.8263**	**4.5519**	**0.1081**	**14,894.8763**

Alverno High School Master Plan Update - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.1000e-004	1.0000e-005	1.2300e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.6500e-003	2.6500e-003	1.0000e-005		2.8200e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.1000e-004**	**1.0000e-005**	**1.2300e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.6500e-003**	**2.6500e-003**	**1.0000e-005**	**0.0000**	**2.8200e-003**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.1000e-004	1.0000e-005	1.2300e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.6500e-003	2.6500e-003	1.0000e-005		2.8200e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.1000e-004**	**1.0000e-005**	**1.2300e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.6500e-003**	**2.6500e-003**	**1.0000e-005**	**0.0000**	**2.8200e-003**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/1/2022	2/21/2022	5	15	
2	Site Preparation	Site Preparation	3/1/2022	3/28/2022	5	20	
3	Grading	Grading	3/15/2022	3/28/2022	5	10	
4	Building Construction	Building Construction	4/26/2022	7/18/2022	5	60	
5	Paving	Paving	6/20/2023	9/11/2023	5	60	
6	Architectural Coating	Architectural Coating	7/18/2023	10/9/2023	5	60	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.946

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Other Construction Equipment	6	8.00	81	0.73
Building Construction	Cranes	1	7.00	231	0.29
Demolition	Other Construction Equipment	3	8.00	158	0.38
Grading	Excavators	2	8.00	158	0.38
Building Construction	Forklifts	3	8.00	89	0.20

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Tractors/Loaders/Backhoes	3	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Demolition	Rubber Tired Dozers	3	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Demolition	Off-Highway Trucks	2	8.00	402	0.38
Demolition	Graders	1	8.00	187	0.41
Demolition	Dumpers/Tenders	1	8.00	402	0.38
Demolition	Cement and Mortar Mixers	3	8.00	9	0.56
Demolition	Rollers	2	8.00	80	0.38

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	27	68.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	92.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	9.6226	94.2109	69.4141	0.1464		4.8574	4.8574		4.4722	4.4722		14,120.2297	14,120.2297	4.5335		14,233.5669
Total	**9.6226**	**94.2109**	**69.4141**	**0.1464**		**4.8574**	**4.8574**		**4.4722**	**4.4722**		**14,120.2297**	**14,120.2297**	**4.5335**		**14,233.5669**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2462	0.1797	2.3459	6.4900e-003	0.7601	4.5500e-003	0.7646	0.2016	4.1900e-003	0.2058		655.5966	655.5966	0.0184	0.0176	661.3094
Total	**0.2462**	**0.1797**	**2.3459**	**6.4900e-003**	**0.7601**	**4.5500e-003**	**0.7646**	**0.2016**	**4.1900e-003**	**0.2058**		**655.5966**	**655.5966**	**0.0184**	**0.0176**	**661.3094**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	9.6226	94.2109	69.4141	0.1464		4.8574	4.8574		4.4722	4.4722	0.0000	14,120.2297	14,120.2297	4.5335		14,233.5669
Total	**9.6226**	**94.2109**	**69.4141**	**0.1464**		**4.8574**	**4.8574**		**4.4722**	**4.4722**	**0.0000**	**14,120.2297**	**14,120.2297**	**4.5335**		**14,233.5669**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2462	0.1797	2.3459	6.4900e-003	0.7601	4.5500e-003	0.7646	0.2016	4.1900e-003	0.2058		655.5966	655.5966	0.0184	0.0176	661.3094
Total	**0.2462**	**0.1797**	**2.3459**	**6.4900e-003**	**0.7601**	**4.5500e-003**	**0.7646**	**0.2016**	**4.1900e-003**	**0.2058**		**655.5966**	**655.5966**	**0.0184**	**0.0176**	**661.3094**

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**3.1701**	**33.0835**	**19.6978**	**0.0380**	**18.0663**	**1.6126**	**19.6788**	**9.9307**	**1.4836**	**11.4143**		**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0652	0.0476	0.6210	1.7200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		173.5403	173.5403	4.8700e-003	4.6700e-003	175.0525
Total	**0.0652**	**0.0476**	**0.6210**	**1.7200e-003**	**0.2012**	**1.2000e-003**	**0.2024**	**0.0534**	**1.1100e-003**	**0.0545**		**173.5403**	**173.5403**	**4.8700e-003**	**4.6700e-003**	**175.0525**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**3.1701**	**33.0835**	**19.6978**	**0.0380**	**18.0663**	**1.6126**	**19.6788**	**9.9307**	**1.4836**	**11.4143**	**0.0000**	**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0652	0.0476	0.6210	1.7200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		173.5403	173.5403	4.8700e-003	4.6700e-003	175.0525
Total	**0.0652**	**0.0476**	**0.6210**	**1.7200e-003**	**0.2012**	**1.2000e-003**	**0.2024**	**0.0534**	**1.1100e-003**	**0.0545**		**173.5403**	**173.5403**	**4.8700e-003**	**4.6700e-003**	**175.0525**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.1224	0.0000	6.1224	3.3211	0.0000	3.3211			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**6.1224**	**1.6349**	**7.7573**	**3.3211**	**1.5041**	**4.8252**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0392	1.5403	0.3578	5.6100e-003	0.1609	0.0118	0.1727	0.0441	0.0113	0.0554		618.0341	618.0341	0.0365	0.0982	648.2158
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0724	0.0529	0.6900	1.9100e-003	0.2236	1.3400e-003	0.2249	0.0593	1.2300e-003	0.0605		192.8225	192.8225	5.4100e-003	5.1800e-003	194.5028
Total	**0.1116**	**1.5931**	**1.0478**	**7.5200e-003**	**0.3844**	**0.0132**	**0.3976**	**0.1034**	**0.0125**	**0.1159**		**810.8566**	**810.8566**	**0.0419**	**0.1034**	**842.7186**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.1224	0.0000	6.1224	3.3211	0.0000	3.3211			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**6.1224**	**1.6349**	**7.7573**	**3.3211**	**1.5041**	**4.8252**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0392	1.5403	0.3578	5.6100e-003	0.1609	0.0118	0.1727	0.0441	0.0113	0.0554		618.0341	618.0341	0.0365	0.0982	648.2158
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0724	0.0529	0.6900	1.9100e-003	0.2236	1.3400e-003	0.2249	0.0593	1.2300e-003	0.0605		192.8225	192.8225	5.4100e-003	5.1800e-003	194.5028
Total	**0.1116**	**1.5931**	**1.0478**	**7.5200e-003**	**0.3844**	**0.0132**	**0.3976**	**0.1034**	**0.0125**	**0.1159**		**810.8566**	**810.8566**	**0.0419**	**0.1034**	**842.7186**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Alverno High School Master Plan Update - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Alverno High School Master Plan Update - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0505	0.0351	0.4768	1.3800e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		139.9767	139.9767	3.6500e-003	3.5900e-003	141.1381
Total	**0.0505**	**0.0351**	**0.4768**	**1.3800e-003**	**0.1677**	**9.4000e-004**	**0.1686**	**0.0445**	**8.7000e-004**	**0.0453**		**139.9767**	**139.9767**	**3.6500e-003**	**3.5900e-003**	**141.1381**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0505	0.0351	0.4768	1.3800e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		139.9767	139.9767	3.6500e-003	3.5900e-003	141.1381
Total	**0.0505**	**0.0351**	**0.4768**	**1.3800e-003**	**0.1677**	**9.4000e-004**	**0.1686**	**0.0445**	**8.7000e-004**	**0.0453**		**139.9767**	**139.9767**	**3.6500e-003**	**3.5900e-003**	**141.1381**

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**0.1917**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**0.1917**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Alverno High School Master Plan Update - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Total					

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
High School	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
High School	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
High School	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.1000e-004	1.0000e-005	1.2300e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.6500e-003	2.6500e-003	1.0000e-005		2.8200e-003
Unmitigated	1.1000e-004	1.0000e-005	1.2300e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.6500e-003	2.6500e-003	1.0000e-005		2.8200e-003

Alverno High School Master Plan Update - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.1000e-004	1.0000e-005	1.2300e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.6500e-003	2.6500e-003	1.0000e-005		2.8200e-003
Total	**1.1000e-004**	**1.0000e-005**	**1.2300e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.6500e-003**	**2.6500e-003**	**1.0000e-005**		**2.8200e-003**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.1000e-004	1.0000e-005	1.2300e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.6500e-003	2.6500e-003	1.0000e-005		2.8200e-003
Total	**1.1000e-004**	**1.0000e-005**	**1.2300e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.6500e-003**	**2.6500e-003**	**1.0000e-005**		**2.8200e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

AHA MASTER PLAN AMENDMENT 2022

CONTENTS

AHA Cover Letter

Exhibits:

- Neighborhood Meetings (January 24, April 4, and May 23, 2022) ..... Tab 1
- Wilson Street Landscape Plan ..... Tab 2
- W.G. Zimmerman Engineering, Inc. Traffic Report (Dated April 27, 2022) ... Tab 3
- CSDA Design Group Noise Study (Dated April 5, 2022) ..... Tab 4
- RKA Consulting Group, Engineers ..... Tab 5

ALVERNO HEIGHTS ACADEMY

February 6, 2023

Honorable Edward Garcia, Mayor

City of Sierra Madre
232 W. Sierra Madre Blvd
Sierra Madre, CA 90360

RECEIVED
FEB 06 2023
CITY OF SIERRA MADRE
PLANNING & BUILDING

Re: Alverno Heights Academy Appeal – DENY

Dear Mayor Garcia,

Alverno Heights Academy (AHA) wants to thank the City Council, the Planning Commission, and city staff for your time and efforts in considering the school's master plan amendment. AHA has provided the community with an all-girls high school education since 1960 and a new Lower School was added in the summer of 2020. Keith and Kristen Stephens have filed an appeal of the school's amended master plan raising the issue noise generated from recesses and after school sports of basketball and volleyball, which take place in the Michillinda Parking Lot, across from their home on Grandview Avenue. AHA's playground, sports programs and outdoor activities are typical to the outdoor uses in the public and private schools in Sierra Madre.

AHA believes that the commission's review of the master plan amendment was comprehensive, involving multiple noise studies and five public hearings. The commission fully considered the school and playground noise. AHA received a copy of the letter from Mr. Jason Sanders, Esq., who is representing Mr. and Mrs. Stephens. We requested that the CSDA Design Group, who completed the two noise studies of the campus activities, respond to the noise questions raised by Mr. Sanders. The response from CSDA is attached to this letter.

As a sign of good faith, the school proposed constructing a temporary sports court, located over 800 feet from the Stephens' residence, to serve as a playground and for afterschool sports. Other noise mitigations have been imposed on the school, including a cap on total student enrollment of 400 students. In a further sign of good faith, AHA is proposing restrictions on the use of the Michillinda Parking Lot to help address the Stephens' noise concern. We respectfully request that the City Council adopt the additional operational condition and deny this appeal.

Background

Alverno was permitted to add a lower school (TK-8th grade) in May of 2020, by adding six temporary classrooms, while complying with the 400 student enrollment cap under the 2011

master plan. City staff requested that AHA complete an amendment to the school's master plan under the general plan policies and zoning code requirements for permanent facilities.

I. The Master Plan Process Was Comprehensive

- The amendment was filed in June of 2021. The application materials included a detailed master plan, traffic and noise studies, parking analysis, tree report, cultural resources review, and other materials. Sapphos Environmental completed an Addendum to the Mitigated Negative Declaration for the Alverno Master Plan.
- The master plan proposes new classrooms and administrative offices for the Lower School and a two new sports courts.
- During this same time period, the City conducted multiple workshops and public hearings to consider amendments to the municipal codes relating to temporary use permits and filming, which affected the Villa.
- Staff requested that AHA apply for a separate conditional use permit for the adaptive reuse of the historic Villa D'Sol D'Oro ("Villa"). Four Planning Commission hearings were held on the Villa (July 21, 2022, August 4, 2022, September 1, 2022, and October 6, 2022). The adaptive reuse permit was approved by the Planning Commission at their October 6th meeting. Two separate noise studies were completed for this permit.
- The first of what of what would become five public hearings on the master plan amendment was held on November 18, 2021. At this meeting, the commission requested that AHA conduct neighborhood outreach. Three outreach meetings were held at the school on January 24, 2022, April 4, 2022, and May 23, 2022. Copies of the agendas, presentation materials, and meeting notes are found in Attachment D , Tab 1 in the Supplemental Documents Binder.
- The commission requested that AHA install additional landscaping on Wilson Avenue as a sign of good faith to the neighbors. After meeting with the neighbors, the additional landscaping was completed at a considerable expense to the school (See Attachment D, Tab 2, Supplemental Documents Binder).
- The workshops resulted in the neighbors requesting that AHA supplement the traffic and noise studies. The additional traffic study can be found in Attachment D, Tab 3 of the Supplemental Documents Binder and the additional noise study can be found in Attachment D, Tab 4 of the Supplemental Documents Binder.

II. The Planning Commission Fully Considered School and Playground Noise

AHA prepared two separate noise studies for school activities (June 30, 2021, and a supplemental noise study(April 5, 2022). The commission considered these studies at their meetings of July 21, 2002, and October 6, 2022. At the October meeting the commission requested a review of noise mitigation options for the Michillinda Parking Lot. The commission considered noise mitigation options at the December 1, 2022 meeting (See

Attachment D, Tab 5 Attachment F, G, & H). Attachment F provides details on the use of rubberized asphalt play courts, three noise wall options, and the construction of a temporary lower school sports court. The materials also included engineering profiles, sports court design plan, and construction cost estimates. The Commission found that rubberized asphalt court and sound walls were impractical. The costs of sound wall options ranged from $69,000 to $323,000. At a lesser cost, the rubberized asphalt presents the school with liability issues and will not adequately address noise. The commission remarked at their December 1st meeting that continuing to create financial hurdles for the school will push out the implementation of the construction of the sports courts as called out in the master plan.

III. CSDA Design Group Review of the Noise Issues raised in the Appeal Letter

AHA requested that the CSDA Group review the noise issues raised in the appeal letter. Their response is attached to this letter. The AHA noise studies relied upon the Sierra Madre General Plan policies and the City's Noise Ordinance. Several local communities and Los Angeles County exempt schools, public and private playgrounds, and school athletic activities from noise. Staff presented information to the commission that listed noise exemptions that include the cities of Arcadia, Azusa, Claremont, La Canada Flintridge, La Verne, Monrovia, San Marino, and Temple City. Three cities do not specifically mention playground or school noise – Duarte, Glendora, and San Dimas. Pasadena and South Pasadena regulate school noise. As pointed out by the Planning Commission, the City of Pasadena's noise ordinance is not applicable to Sierra Madre. Site plans for the public and private schools in Sierra Madre were presented at the October 6, 2022, Commission meeting. These plans illustrate that numerous outdoor play areas are adjacent to residences in Sierra Madre, typical of the location of schools in many communities.

IV. The Temporary Sports Court will reduce the Use and the Noise from Michillinda Playground

AHA presented the commission with a plan for a temporary sports court in the location of the proposed sports courts for the lower school. The court would be used for a playground and for after-school games of basketball and volleyball. The sports court is located over 800 feet from the school's boundary on Grandview Avenue. The commission approved the master plan with a series of operational conditions and mitigation measures. Sound attenuation mitigation measures were adopted, including the construction of the temporary sports court within eighteen months from the approval of the master plan.

Planning and Community Preservation Condition No. 11

Sound Attenuation- Install temporary Lower School sports court in the location of the permanent sports courts, subject to Administrative Design review by the Director. The improvements shall be completed within eighteen months from the receipt of this Conditional Use Permit. Consult with city staff regarding additional vegetation and additional sound dampening mitigation measures.

V. Additional Noise Mitigation Measures

There are additional mitigation measures that reduce the overall noise impact of the school. The City has imposed a 400 cap on student enrollment. The school's original master plan permitted an enrollment of 500 students. The school installed additional landscaping on Grandview Avenue in the summer of 2020 immediately across the street from the Stephens' residence to provide additional noise attenuation.

VI. Operational Restrictions on the Michillinda Parking Lot

Mr. Sanders states in his letter that there were "zero" mitigation measures for the Michillinda Parking Lot. He raised a concern that the lot is used for other outdoor activities, including school assemblies, awards ceremonies with amplifying equipment, dancing celebrations with loudspeakers, school dedications and school fund raising activities (See Page 7). We believe that a number of these uses are being conflated with the uses in the student quad, which is used for graduations, assemblies, celebrations, liturgies, and other school events.

Mr. Sanders requested that the City impose a permit condition to mitigate/or reduce the noise emanating from the Michillinda Parking Lot (See Page 8). AHA is recommending that the City Council adopt the following operational condition:

In order to mitigate potential noise impacts, the main uses of the Michillinda Parking Lot shall be for parking, student lunch and recesses, and sports team activities. There shall be no nighttime games, play, or sports practices. There shall be no amplification for games, play or sports practices. The lot may on occasion be used for school related assemblies, dedications, and fund raising activities. These events may make use of amplified sound subject to the Sierra Madre Noise Ordinance, with loudspeakers facing internal to the campus. The Michillinda Parking Lot shall not be used for non-school events, with the exception of the City of Sierra Madre events as permitted by the "Agreement for Uses of Property Between Alverno High School and the City of Sierra Madre," dated May 2, 2006, and City permitted photography and filming under Chapter 5.36 the Sierra Madre Municipal Code.

Conclusion

AHA believes that noise issues from the Villa and filming at the school are being confused with school noise. The City has adopted new filming regulations. The commission adopted strict noise restrictions on the Villa's private events. The commission noted this confusion at the December 1, 2022 meeting, when the commission noted that the conditional use permit for the Villa and the sound levels have taken away from the primary concern for the development of the school. The commission also pointed out that the sound issues are primarily relevant to the permit for the Villa, which has an annual review.

We believe that the school is acting in good faith by proposing restrictions on the use of the Michillinda play area. These restrictions go well beyond the restrictions on the other schools in Sierra Madre. Based on this information, AHA's agreement to operational restrictions, and the opinion of the City Attorney, the City Council should deny the appeal. AHA wishes again to express our gratitude towards the City staff and the Planning Commission for the comprehensive review of the amendment to the master plan. As the commission concluded, children at play make noise.

Sincerely,

Julia Fanara

cc: Hon. Kelly Kriebs, Mayor Pro Tem
Hon. Gene Goss, Council Member
Hon. Kristine Lowe, Council Member
Hon. Robert Parkhurst, Council Member
Mr. Jose Reynso, City Manager
Mr. Vincent Gonzalez, Director of Planning and Community Preservation
Mr. Alek Girogosian, Esq.City Attorney
Alverno Heights Academy Board of Trustees

Attachments:

1) Site plan for the Temporary Sports Court
2) CSDA Design Group, Review of the Dec 14-2022 Appeal Letter (February 1, 2023)

February 1, 2023

Ms. Julia Fanara
Head of School
Alverno Heights Academy
200 N Michillinda Avenue
Sierra Madre, CA 91024
Sent via email: jfanara@alvernoheights.org

Re: **Alverno Heights Academy**
CSDA Project No. 21032.01

Subject: **Review of Dec-14-2022 Appeal Letter**

Dear Ms. Fanara:

The following is a review of the December 14, 2022 appeal letter submitted by Venskus & Associates in regards to the Planning Commission's approval of Conditional Use Permit Amendment (Resolution 11-10 Amended by Resolution 21-19) and addendum to the mitigated negative declaration to update the Alverno Heights Academy Master Plan to allow the construction of permanent classroom buildings to accommodate transitional kindergarten to eighth grade instruction and other campus improvements at 200 North Michillinda Avenue.

1.0 Noise Element Objective HZ14

Statement: Mr. Sanders alleges that Alverno Heights Academy violated Noise Element Objective Hz14 which requires that Alverno Heights Academy preserve the "*quiet residential character of the City, free from excessive noise from transportation or fixed generator.*"

Reply: The referenced Noise Element is part of the Sierra Madre General Plan. "Requirements for the Noise Element are defined by the Office of Noise Control of the California Department of Health." [pg. 6 of 579, General Plan]. Chapter 3 – Hazard Prevention, Section 4. Noise.

Objective Hz14 is part of an overall Noise Goal for the City, and specifically states "excessive noise from transportation or fixed source generators". There is no definition of "fixed source generators" in the General Plan; however, a commonly accepted usage is that fixed source generators relate to mechanical, electrical, and plumbing equipment. This part of the Noise Element does not relate to school children noise or general school noise.

2.0 SMMC 9.32.030

Statement: The appeal letter cites Noise Ordinance – SMMC 9.32.030 which requires that "*No person shall suffer, on residential property, a noise level more than 6 dba above the local ambient at any point outside the property plane.*"

Reply: For SMMC 9.32.030, residential property noise limits is specific to noise generated on residential property that is measured at any point outside of the property plane. This section is not applicable to noise generated from a school.

3.0 SMMC 9.32.050

Statement: The letter cites Noise Ordinance SMMC 9.32.050 - "*When noise is generated on public property (e.g., parks, schools, etc.), the City prohibits noise from generating more than 15 dba above the local ambient level at a distance of 25 feet or more, and the use of sound-amplifying equipment/special events are prohibited from exceeding 60 dba as measured from 50 feet from the source without an exception issued by the City Manager.*"

Reply: Alverno Heights Academy is a private school and not considered part of public property. As defined by the California Department of Education, "*A private school is a private business or nonprofit entity that offers or conducts full-time instruction with a full complement of subjects at the elementary, middle, or high school level.*" [https://www.cde.ca.gov/sp/ps/psfaq.asp]

SMMC 9.32.050 – Public property noise limits, Paragraph A. is specific to noise generated on public property that is measured at a minimum distance of 25 ft. Since Alverno Heights Academy does not have public property areas, this is not applicable.

SMMC 9.32.050 – Public property noise limits, Paragraph B. is specific to sound amplifying equipment and special events generated on public property that is measured at a distance of 50 ft. This is not applicable to Alverno Heights Academy.

4.0 SMMC 9.32.060

Statement: The appeal letter cites Noise Ordinance SMMC 9.32.060 (A) – "*Does not produce noise levels that exceed 80 dba at a distance of 25 feet, then the noise is considered exempt from the maximum permissible noise levels (i.e., 6 dba above ambient when generated at residential properties and 8 dba above ambient when generated at commercial properties.*"

Reply: SMMC 9.32.060, Paragraph A. is applicable to all uses (including public and private schools). The 80 dBA at 25ft rule is outlined in the CSDA Design Group Noise Study and are the noise limits that have been used for Alverno Heights Academy noise.

5.0 Noise Studies

Statement: The appeal letter maintains that the Noise Studies are incomplete, that they only measured sports activities on the Michillinda Lot and not the other activities. *"The noise studies commissioned by the applicant in June 2021 and March 2022 and relied upon by the Planning Commission in approving the project did not identify the full range of noise-producing activity that takes place on the Michillinda Parking Lot. In both reports CSDA indicated that the only outdoor activity that occurs on the Michillinda Parking Lot is after school sports activities."*

"The CSDA reports are inaccurate. The lot is used for physical education class, recess, play, lunch, school assemblies, awards ceremonies with amplifying equipment, dancing celebrations with music on loudspeakers, school dedications, school fundraisers, after school sports practice and after school sport games."

"Yet, CSDA reports only measured and/or modeled noise from one of the many outdoor activities that take place on the Michillinda Parking Lot – after school sports activities. CSDA failed to measure or model any of the other outdoor activities that take place on the parking lot."

Reply: The noise studies were performed by installing noise monitors at four locations and continuously monitoring noise levels. These noise levels included morning drop-off, lunchtime, recess, afternoon pick-up, etc. and times when the school was not in operation. Per the direction of Alverno Heights Academy, the CSDA report focused on after-school activities; however, we have data for other times during that measurement period.

Statement: The appeal letter alleges that the studies did not examine noise after 5:15 p.m. and on weekends and that the lot is being used for school activities during this time.

"Furthermore, CSDA's reporting indicated that the Alverno Heights Academy does not have regular outdoor activities on weekends, or past 5:15 PM on weekdays. Yet there is evidence that the schools final use of the Michillinda Parking Lot ends between 6 pm and 6:30 pm. Depending on the time of year and that there are school related events in the parking lot on the weekend."

Reply: The time limits outlined in the report were set forth and reviewed by Alverno Heights Academy before the report was made final. Weekends and evening noise was not the focus of the study at that time. We can expand the study to include noise up to 6:30 pm.

6.0 Pasadena Noise Ordinance

The appeal letter mentions that the Planning Committee is violating the Pasadena Noise Ordinance. *"The Planning Commission also committed an ultra vires act because its decision with result in violating the Sierra Madre Noise Ordinance the Pasadena Noise Ordinance."*

Reply: The City of Pasadena Noise Ordinance is not applicable. This was confirmed by the Planning Commission.

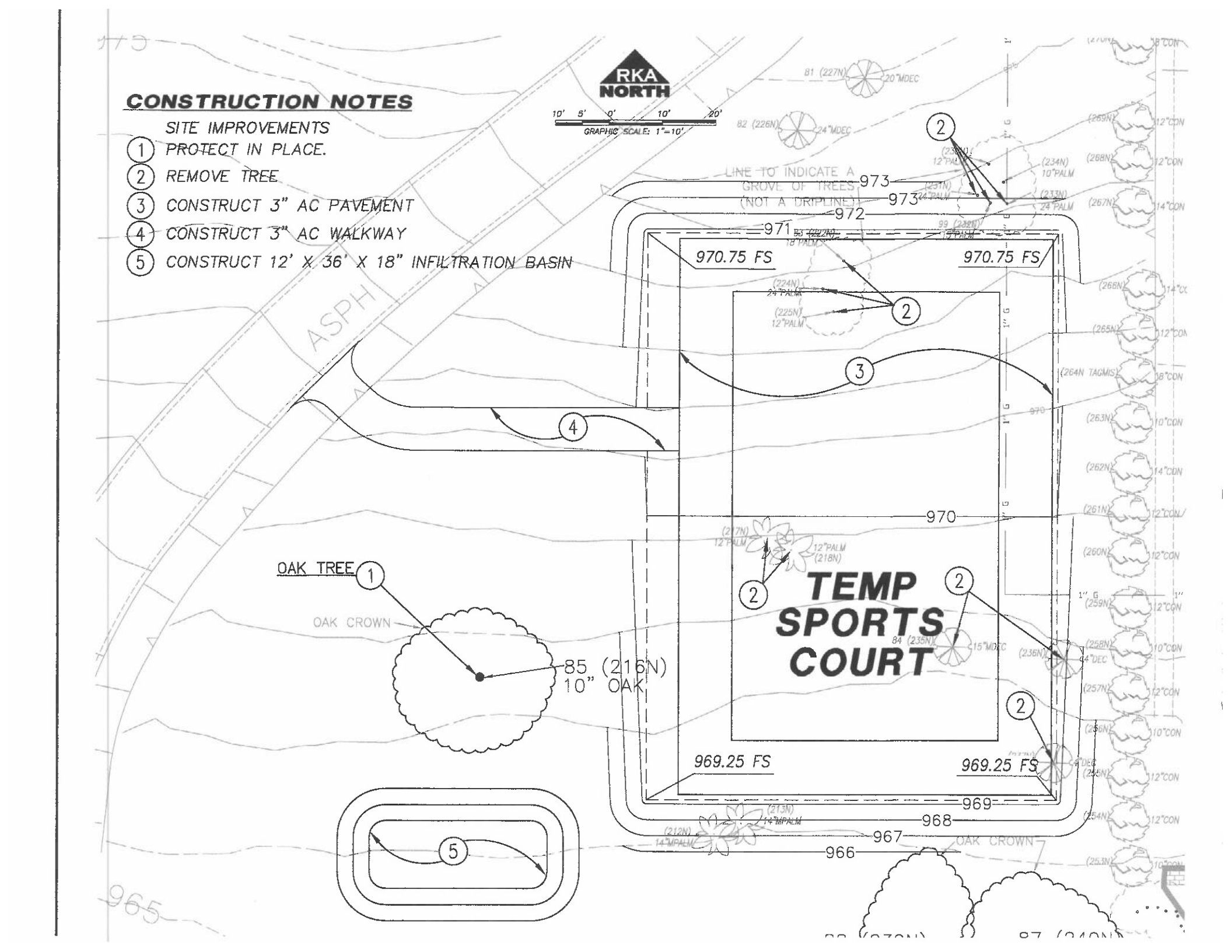
Sincerely,

CSDA Design Group

Ind Savitala
Director, Acoustics



AHA Illustrative Site Plan - Temporary Sports Court


RKA NORTH
10' 5' 0' 10' 20'
GRAPHIC SCALE: 1"=10'
CONSTRUCTION NOTES
SITE IMPROVEMENTS
1 PROTECT IN PLACE.
2 REMOVE TREE
3 CONSTRUCT 3" AC PAVEMENT
4 CONSTRUCT 3" AC WALKWAY
5 CONSTRUCT 12' X 36' X 18" INFILTRATION BASIN
LINE TO INDICATE A GROVE OF TREES (NOT A DRIPLINE)
973
972
971
970.75 FS
970.75 FS
970
969.25 FS
969.25 FS
969
968
967
966
TEMP SPORTS COURT
OAK TREE
OAK CROWN
85 (216N) 10" OAK
ASPH
965

ALVERNO HEIGHTS ACADEMY

June 3, 2022

Mr. Vincent Gonzalez
Director of Planning and Community Preservation
City of Sierra Madre
232 W. Sierra Madre Blvd
Sierra Madre, CA 91024

Re: Alverno Heights Academy Master Plan Update – Supplemental Documents

Dear Mr. Gonzalez,

The Planning Commission conducted a public hearing on the master plan update for Alverno Heights Academy (AHA) on November 18, 2021. The master plan amendment was continued to allow the school to meet with the neighbors to respond to their concerns. During this same time period the city requested that AHA apply for a conditional use permit for the Villa's private rental events, assembly uses, and adaptive reuse of the historic landmark. During this same period the Planning Commission considered amending the city's temporary use permit ordinance to severely limit the use of the school's Villa for secular and non-secular events. Additionally, during this same time the Planning Commission held a workshop on the film permit ordinance, considered limitations to filming, with potential impacts to the school and in particular the Villa.

While all of the city processes and AHA planning processes were underway, AHA held three neighborhood workshops, which are more fully described below and in Exhibit One to this letter. The school completed additional traffic counts and traffic study requested by the neighbors, noise monitoring and analysis on two Villa events, consulted with our arborist and civil engineer on the Lower School concept grading plan and revised the landscaping plan on Wilson Avenue. The school met with city staff on the site, met with the City of Pasadena's traffic engineer and implemented suggestions to improve the drop-off and pick-up of students at the school.

This school has undertaken an extensive, time consuming, and expensive effort to provide the requested studies to respond to neighborhood and commission questions. It is our understanding that the city staff will act expeditiously on master plan amendment, coupled with the application for the conditional use permit for the Villa.

Neighborhood Workshops

The school conducted three neighborhood workshops focused on the issues and questions raised by the neighbors. The meetings were conducted on January 24, 2022 (a general review of the master plan and a discussion of the issues), April 4, 2022 (a review of the proposed landscaping enhancements on Wilson Avenue and the recent traffic counts), and May 23, 2022 (a review of recent noise measurements). Neighbors were asked at the end of each workshop if there were other comments and issues they wished to discuss or if additional information was needed.

AHA relied on the certified mailing list used by the city to schedule the public hearings on the master plan. There are 194 property owners within a 300 foot radius of the school. All neighbors received written mailed notice of each workshop. The workshops included discussion of the school's master plan, filming, and the use of the Villa. Copies of the workshop agendas, handouts, and minutes are included as Exhibit One attached to this letter.

Wilson Avenue Landscaping Perimeter

The neighbors on Wilson Avenue circulated a petition requesting additional plant materials to screen the new athletic field from their front yard view. After meeting with City staff to discuss the parameters, we presented a supplemental landscape plan to Mr. Hudak, who represents the Wilson neighbors. The plan reinforces the drought tolerant plant palette required by the city and the state by adding additional Italian Cypress trees and Olive trees in key locations along the Wilson Avenue perimeter. The planting plan adds four Olive trees and seven Italian Cypress trees. This plan complements the existing trees as approved by the city and installed with the new athletic field in 2019. The planting plan can be found as Exhibit Two attached to this letter.

Traffic Issues

The neighbors expressed concern that the traffic impacts were understated since they relied on a traffic model developed for the existing master plan, adjusted for growth. The height of the pandemic limited the number of students at the school and the traffic model was relied upon at the time of the master plan application submittal. In order to address the neighbor's concern, AHA conducted traffic counts in November of 2021 and in February of 2022, when the school's enrollment had reached 374 students. The November counts were then compared with the February counts to study the impact of adjustments to the student drop-off and pick-up process.

The results of the 2021 and 2022 traffic counts are presented in the April 17, 2022, memo from W.G Zimmerman Engineering, Inc. Overall, the traffic counts were less than the model predicted. The level of service for all streets serving the neighborhood remains at LOS A, which is excellent. The city's general plan establishes a maximum traffic volume on local streets at 2,500 per day, or 200-300 per hour (Page 6, Circulation Element). The traffic counts for Wilson Avenue averaged 550 per day, well under the daily total. Trips into the school during the peak morning hour averaged 111, well under the 200-300 per hour general plan policy. The traffic counts on the other streets serving the school had similar results.

The study recommends that the school and the city continue to make operational adjustments to the drop-off and pick-up of students, as necessary. The school has begun "stacking" additional cars on the campus for the afternoon pick-up to reduce the cars queuing on Michillinda Avenue. Additional traffic monitoring by school staff has been implemented on Wilson Avenue as well. AHA will implement the mitigation measures outlined in the various studies and the environmental document. The traffic memo can be found as Exhibit Three attached to this letter.

Noise Study

A study of the noises emanating from the school was completed for the master plan update by CSDA in June of 2021 and is part of the Addendum to the Mitigated Negative Declaration for the AHA Master Plan. Neighbors expressed a concern, that the noise levels at the school were influenced by the enrollment due to pandemic restrictions. The Board of Trustees retained CSDA to complete additional noise monitoring, which was conducted on March 1, 2022, through March 3, 2022. Second noise measurements were taken April 25, 2022, through April 29, 2022. The noise study can be found as Exhibit Four attached to this letter (See the Alverno Heights Noise Study, CSDA Design Group, May 5, 2022).

The Los Angeles County Noise Ordinance exempts activities on public and private school playgrounds from noise control measurements. CSDA relied upon the City of Sierra Madre General Plan, Chapter 6, Noise-Control of Non-Transportation Noise Sources for guidance. The study relied upon the same locations for the sound monitoring equipment that the prior 2021 study used, studying all four perimeters of the school. The comparison of noise levels between 2021 and 2022 were similar. The school complies with the City's noise ordinance (See Table 2, Page 6).

Tree Impacts – Concept Grading Plan

The commission requested that the arborist consult with the project's civil engineer to determine impacts from the concept grading plan. The arborist requested that the grading be adjusted adjacent to the root zone for the Morton Bay Fig Tree (in the Quad for the Lower School campus). As the Lower School campus moves forward the city will require more precise grading plans, where it is the appropriate time to address modifications to the concept grading plan. A review of the tree impact/concept grading plan can be found as Exhibit Five attached to this letter.

We appreciate the City staff's assistance in processing the requested conditional use permit for the special events in the Villa. Please do not hesitate to contact me if you have any questions or need additional materials. I can be reached at jfanara@alvernoheights.org or at 626-355-3463.

Sincerely,

Julia Fanara
Head of School

cc: Planning Commission
Board of Trustees
Ms. Sunny Soltani, Esq, Aleshire &Wynder
Attachment: AHA Master Plan Update – Supplemental Documents Binder

AGENDA

Alverno Heights Academy Master Plan Amendment

Neighborhood Meeting

January 24, 2022, 6:30 p.m. to 8:30 p.m.

I. Welcome

II. Introduction of the Neighbors, School Trustees and Staff

III. Purpose of the Neighborhood Meeting

The School desires to better understand our neighbor's concerns. Neighbor comments will help the school and the master plan consultant team collect additional information and data, if needed, and to consider modifications to the master plan amendment.

IV. Rules

We want to hear from everyone. Speakers are requested to limit their comments to five minutes. We can go back and add time for prior speakers, after we have heard from everyone wishing to speak. Please be respectful of all speakers. Comments will be written down and recorded to make sure that we have accurately and fully understood each comment.

V. Brief Background – Ken Farfsing, President of the BOT

- Summary of Master Plan
- The TUP for the Villa and Filming Permits
- Planning Commission Workshop - TUP and Filming
- Second Neighborhood Workshop – Mid to Late February

VI. Listening Session

VII. Summary and Conclusions

Adjournment

Dear Neighbors,

January 12, 2022

On January 24th at 6:30 pm Alverno will be holding a neighbor meeting for nearby residents to Alverno Heights Academy to discuss the Master Plan.

The meeting will take place in the schools cafeteria from 6:30 p.m. - 8:30 p.m.

We will be following Alvernos and LA county guidelines for gathering during Covid.

You must:

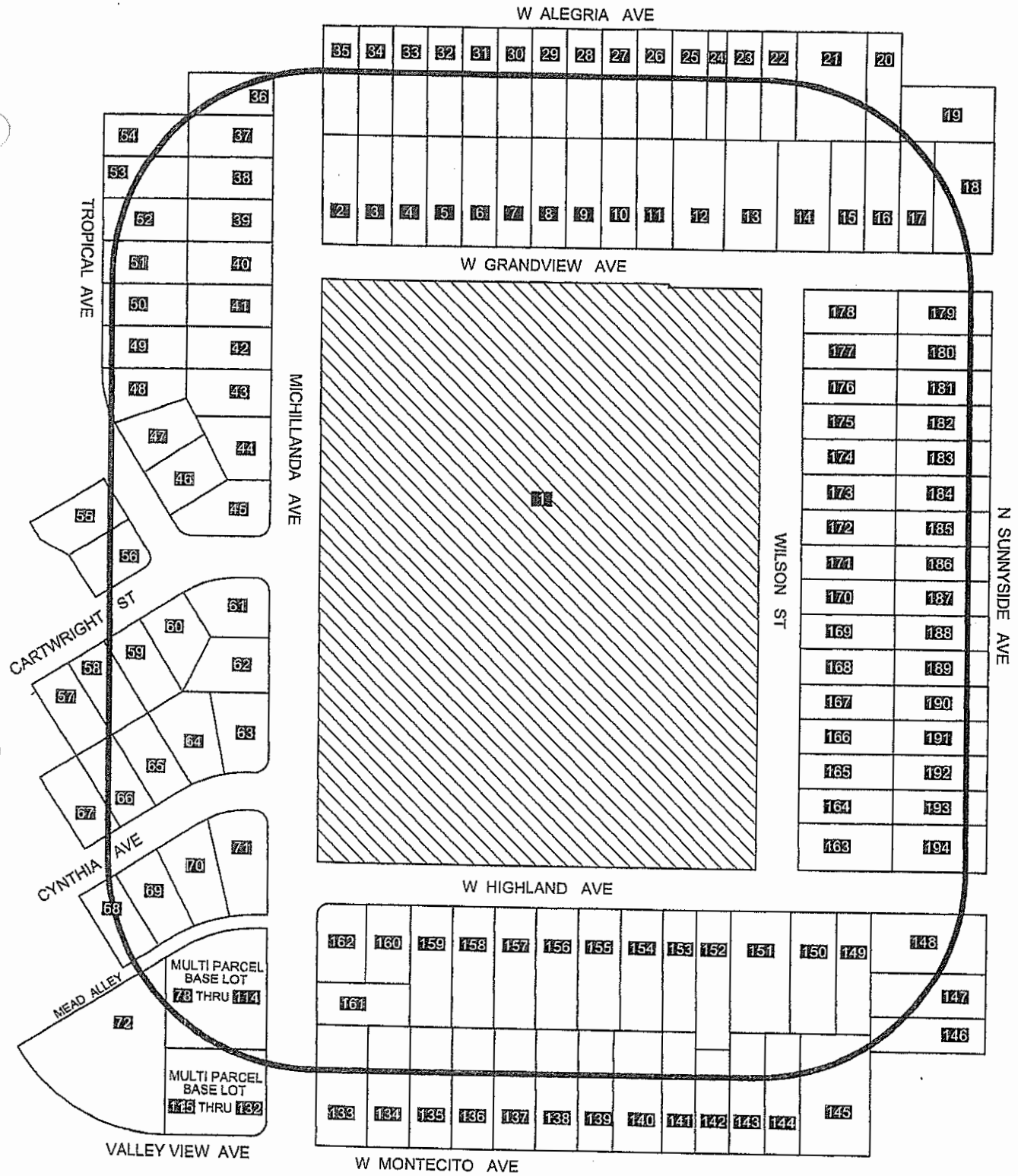
- **RSVP by January 24th at 9AM**
- Please send email to [redacted] with name and address - (space is limited)
- Show proof of fully vaccination along with photo identification of a negative PCR test taken within 72 hours of the meeting
- Masks must be worn at all times - KN95 / N95 / Surgical 3 ply
- Seats will be set-up socially distanced from one another

Sincerely,

Julia Fanara
Head of Alverno Heights Academy

Andrea Bertollini
Facilities Director

****We ask that if you are feeling unwell for any reason and or showing symptoms of a cold or flu that you do not attend this meeting! Anyone who will not be able to attend can email [redacted] and ask for the meeting notes to be emailed.*



NOTE: UNITS ON MULTI PARCEL BASE LOTS INCLUDE ALL RIGHTS AND INTERESTS IN THE COMMON AREAS AS SET FORTH IN THE DEEDS OF RECORD.

NORTH

0 100 300 FT

LEGEND

PROJECT SITE

300 FT RADIUS

00 MAILING LIST KEY

RADIUS MAP	PROJECT SITE	APPLICANT	REQUESTING AGENCY		PREPARED BY
300 FT ON ASSESSOR'S PARCEL BASE	200 N MICHILLINDA AVE SIERRA MADRE, CA 91024 APN 5768-001-004	ALVERNO HEIGHTS ACADEMY BOARD OF TRUSTEES ALVERNO HEIGHTS ACADEMY	CITY OF SIERRA MADRE	7/8/2021	CITY RADIUS MAPS ROBERT SIMPSON 818-850-3382 P 21374 Copyright CRM

Alverno Heights Academy Neighbor Meeting
January 24, 2022
Meeting Minutes
Located outside in the Villa Terrace

Meeting started at 6:37 PM
AHA representatives

Ken Farfsing BOT President, Julie Dyer Lopez BOT Member, Ellen Driscoll BOT Member, Julia Fanara Head of School, Sara McCarthy Asst. Head of School, Joanne Harabedian Lower School HOS, Mr. Yung Yoo, AHA parent and Master Plan Committee member, and Andrea Bertollini AHA Facilities Director.

Neighbor Attendees

Robert Nydam (Wilson), Leesa Puleo (Highland), Carole Farrell (Wilson), Cynthia Swenka (Wilson), Harry Hudick (Wilson), Mike Karayan (Cynthia/Michillinda), Helen Gronquist (Wilson), Mr. and Mrs. Stevens (Grandview), Chui Chow (Michillinda), Mrs. Thomas (Wilson).

Welcome/ Purpose of Meeting

Julia Fanara and Ken Farfsing welcomed and thanked the neighbors for attending.

Agenda Review/ Meeting Rules

Mr. Farfsing reviewed the agenda and rules for speaking. AHA wants to ensure that all neighbors get a chance to speak, so there will be an initial five minute speaking limit. Speakers who need more time will be given additional time after everyone had their chance to speak, time permitting.

Mr. Farfsing indicated that the school staff will be listing the issues related to the Master Plan, the Temporary Use Permit, and the filming on the campus. Mr. Farfsing stated that additional meetings will be held with the neighbors on the Master Plan. The purpose of this meeting was for neighbor comments, issues, and questions.

Mr. Farfsing indicated that in talking with Director Mr. Gonzalez, the Planning Commission will hold a workshop on the Temporary Use Permit for private events in the Villa and on the City's filming regulations. There is understandable confusion between the regulations under the Master Plan, the TUP and filming regulations, so the workshop will help sort out the requirements. The neighbors and the school will be invited to the workshop. The City has not yet set a date.

There were initial questions regarding notification for this meeting. AHA representatives indicated that the school sent an email notice on December 27th to neighbors who were on the

school's email list. Since this list if limited, AHA followed up with a mailed notice to every neighbor on the City's official mailing list. Two neighbors stated that they did not receive the letter and one commented that maybe they threw it out because it was addressed to a resident. Neighbors were encouraged to give the school their e-mail address and to have other neighbors give them their e-mail addresses. There was also a clarification of the Covid requirements for the meeting. AHA apologized for any confusion about the Covid requirements. Meeting minutes will be emailed to people in attendance and to city officials

Brief Background

Mr. Farfsing reviewed the 2011 Master Plan. The major projects approved were the multi-purpose building, the athletic field, Michillinda and Grandview perimeters and internal campus landscaping improvements. He distributed copies of the summary of the 2021 Master Plan Update and reviewed the proposed improvements. A neighbor asked what work was being done on the Wilson art room over the summer. Ms. Fanara explained that the school was refurbishing a patio that had been donated by the Sierra Madre Rotary club in 2009. The patio is an outdoor art teaching space and is used due to Covid restrictions.

Listening Session

Mr. Farfsing requested comments, questions and concerns about the Master Plan Update. The school will record comments on the Master Plan, TUP and filming permits.

Mike Karayan

Mr. Karayan lives on Michillinda and Cynthia. He has no problem with the school, with the traffic, noise, and kids; he likes it all. He wanted to understand the distance of the proposed classrooms from the Michillinda perimeter and what would the building look like on Michillinda. He did not want to look at a blank wall. Mr. Farfsing stated that AHA does not want a blank wall on Michillinda and the building designs will be complementary to the Villa. The area will be planted with trees. Mr. Farfsing added that one of the undecided City issues is which Master Plan improvements will require design review approval by the Planning Commission. It is possible that the school buildings on Michillinda will require Commission review, which includes a public notice.

Bob Nydam

Mr. Nydam moved to his home on Wilson recognizing the high school; however, the change to the elementary school is disappointing. He has a TK-8th Grade background as a teacher in the 1990's. He observed that young kids are loud and filled with energy. He feels the TK-8th Grade has lowered the quality of life, especially now that he works at home more often. He requested that the traffic and noise studies be redone since the school was not at full enrollment when the studies were conducted due to Covid restrictions. Mr. Nydam felt that perhaps the school seemed noisier now due to the quiet times during Covid when the campus was closed.

Mr. Nydam was one of the neighbors involved in the conversations in 2009-1010 regarding filming and the Villa's TUP. These conversations resulted in the conditions in the TUP. He felt that the school and the neighbors came to an agreement on the private use of the Villa and he feels we can still do the same. The City may need to revise the city-wide filming regulations; for example, the number of signatures required on the filming permit from the neighborhood, or the neighbor notification process, etc. He felt it would be good to review and familiarize everyone with the TUP conditions, since there were good conditions. AHA is fine if they follow the conditions of the TUP. Mr. Nydam said that school activities, dances, events are not a problem. He requested more trees on the perimeter of the athletic field. Mr. Nydam felt that Michillinda was a high volume street and can handle a much larger load of traffic than Wilson. He wanted to know if the second driveway is still planned for Michillinda. Mr. Farfsing replied that the second drive on Michillinda is included in the Master Plan Update. The second driveway would be south of the existing driveway and would be used for entrance only, while the existing drive would be converted to exit only.

Harry Hudick

Mr. Hudick agrees that the traffic and noise studies should be being redone. He also felt that the Upper School student drop off and pick-up on Wilson is now more organized after the Planning Commission meeting, with school staff directing traffic. He is concerned about high speeds of cars headed south on Wilson in the morning. The school staff may need to stay longer to monitor parents. He supports speed bumps on Wilson. He does not mind the filming, if the film crew trucks are not parked on Wilson. He wants full green trees planted on Wilson, like the hedge north of the Villa gate on Wilson.

Carole Farrell

Ms. Farrell enjoys the view of the Villa, however the temperatures in her house in the summer have increased because some of the street trees and school trees were removed. She has no issues with school and loves hearing the sound of the students, games etc. She is concerned that filming seems to have increased and feels that it is ruining the neighborhood. Trucks parked across the street from her house are a particular problem. The film crews are often violating the morning start time restrictions, beginning at 6 am instead of 7 am. She also felt that teams visiting the athletic field were a problem at times, since parents don't know where to park. Ms. Thompson appreciated that school staff was stationed on Wilson Avenue during the morning and afternoon drop-off times; but felt that school staff was not as visible as they could be. AHA made a note to make sure that the coaches and the athletic director continue to follow up with visiting schools and tell them where to park. Mr. Hudick commented that trash from the games and filming is an occasional issue.

Neighbors had additional filming process questions. The neighbors are not receiving copies of the signatures and are wondered if the City's process has changed. Ms. Bertollini explained the

process from Alverno's standpoint. The process involves the film company and the City. Once a date for filming is selected, Alverno then receives a copy of the film permit when it is approved.

Kristen Stephens

Ms. Stephens expressed concern with noise from a wedding reception held in December. Her husband recorded the noise being over the 100 decibel level. She felt that Alverno should be enforcing the noise rules. The security officer is supposed to control the noise. She cannot reach anyone at the school or at the police department during the weekends.

Ms. Stephens mentioned that the Master plan in 2011 approved a gymnasium so that all the kids can play inside. She wanted to know when the building was anticipated to be constructed. She was concerned that AHA during Covid held only one neighbor meeting. The school added the TK-8th Grade without a meeting, the school is allowing students to play volleyball and basketball in the Michillinda parking lot. This has changed their quality of life. On weekends there is noise with landscapers and parents. She would like school staff stationed at the intersection of Grand View and Wilson in the morning to slow down the traffic going to the school. She also observes that school staff enters through the exit gate. Ms. Stephens is concerned about deliveries and busses running in and out of the Michillinda parking lot. She did not feel that the school or the City was being transparent as they did not respond to her concerns and questions. She and husband have written numerous emails. The whole school is too noisy. They cannot use their yard on weekends. The school should take better care of the landscaping on Grandview and pick up trash that accumulates in the street. The school has ADA issues on Michillinda. AHA must be using an electronic whistle for sporting events. AHA has filming and school events past 12AM. Her security cameras picked up headlight after 12 AM entering the school. She hears gates open at all hours. She has walked to guard at the gate and they don't speak English. The school is also hold late night sporting events. Ms. Fanara indicated that after she received this late night complaint, it turned out to be the school's cleaning service. The cleaning contractor was instructed to not be on the campus that late at night.

Chui Chow

Ms. Chow stated she is a long term neighbor and moved into her house in 1989. She is very supportive of education and has been a past PTA president and worked on many school fund raisers. Her home is immediately across the street from the school's Michillinda entrance/exit. She hears the school noise and it does not bother her during the day. She had been part of the original neighbors who were concerned about filming at the campus and the weddings. She is tired of the stress from the wedding noise and feels that the school and the police do not enforce the TUP. When she closes the windows in her house, she can hear the "bass" beat of music. Ms. Chao commented that the noise limits are not well understood by the police department. Some police officers have agreed that the noise is loud, but that they cannot do anything about it. She wants to continue to work with the school. She also had some bad experiences with film crews who parked trucks outside of her house on Michillinda. Sometimes there are four to five trucks

parked on her side of Michillinda, where she cannot park her car on the street. Trucks have been parked in the middle of the night. All this activity impacts her family's quality of life.

Colleen Thomas

Ms. Thomas lives a 249 Wilson for the past six years. Wilson had been a quiet street when she moved in. The high school parents drive at excessive speeds to the school. She has safety issues deciding when to get in her car when leaving her house in the morning. She was upset to hear at the City Planning meeting that AHA was giving the high school students detention if their parents were driving too fast or entering through the exit gate. She is concerned that the high school will go co-ed. Mr. Farfsing responded that AHA has a cap of 400 students and that AHA has no plans to change to a co-ed high school. She expressed concerns about excessive filming. Her driveway gets blocked. She and her husband work in the film industry and believe that Alverno can impose additional conditions of filming. Mr. Farfsing reiterated that AHA follows the city regulations regarding filming.

Leesa Puleo

Ms. Puleo felt that the school was relying on filming revenues to fund the new buildings. Mr. Farfsing replied that the new school buildings will need to be funded through a capital campaign and with loans, like the athletic field was funded. Filming revenues are not consistent and would not be considered by the bank. For example, during the writer's strike there was no filming anywhere. During the early Covid, filming was not permitted by the County. Ms. Fanara clarified that school events are separate from private events in the TUP. For example, for school events there can be amplification and end time for events is later. She reminded neighbors of the dance that is taking place at the Villa on January 29th. AHA had sent out the event on the monthly calendar. Ms. Fanara indicated that the school had met with the public works director, planning director, and city staff two week ago. We walked the entire school perimeter to review the proposed conditions of approval. At this meeting the school requested "school zone signs" to be placed on all the school's perimeter streets, hoping this would help to control the speeds.

Helen Gronquist

Ms. Gronquist wanted to know if a parochial school has rules of not having events on a Sunday. She noticed a soccer game this past Sunday. Ms. Fanara stated that the church has different guidelines from decades ago and activities can be allowed on Sundays. The game on the past Sunday was the Alverno Soccer Alumni.

Adjournment

There being no additional comments, Mr. Farfsing stated that AHA will be holding a second neighbor meeting where the traffic and noise consultants will attend. The meeting would be scheduled in March and the neighbors will received written notice.

Meeting adjourned at 9:18 PM

AGENDA

Alverno Heights Academy Master Plan Amendment
Neighborhood Meeting
April 4, 2022, 6:30 p.m. to 8:30 p.m.

I. **Welcome**

II. **Introduction of the Neighbors, School Trustees and Staff**

III. **Purpose of the Neighborhood Meeting**

The School desires to better understand our neighbor's concerns. Neighbor comments will help the school and the master plan consultant team collect additional information and data, if needed, and to consider modifications to the master plan amendment.

IV. **Rules**

We want to hear from everyone. Speakers are requested to limit their comments to five minutes. We can go back and add time for prior speakers, after we have heard from everyone wishing to speak. Please be respectful of all speakers. Comments will be written down and recorded to make sure that we have accurately and fully understood each comment.

V. **Review of Additional Trees and Screening on Wilson Avenue – Ken Farfsing, AHA**

VI. **Review of Traffic Counts – Bill Zimmerman, WGZE**

a. Parking Lot Turning Movements
b. Comparison of February 8th, 9th and 10th 2022 to November 19th, 2021 Traffic Counts

VII. **Review of Noise Measurements – Indi Savitala, CSDA Design Group**

The noise consultant will present the findings of the noise study at the next neighbor meeting.

VIII. **Summary and Conclusions**

Adjournment

ALVERNO
HEIGHTS ACADEMY

Be who you imagine

Dear Neighbors,

You are receiving this letter because you are within 300' of Alverno Heights Academy located at 200 N. Michillinda Ave., Sierra Madre, CA 91024

Alverno Heights Academy will be holding a second meeting to discuss our Master Plan on Monday, April 4, 2022 at 6:30 pm. The meeting will be located in the school's cafeteria. There is also a link to the Master plan on our website: https://www.alvernoheightsacademy.org/

The link is posted on our schools website at the footer (where our address and phone number are located):

https://www.alvernoheightsacademy.org/wp-content/uploads/2022/02/AlvernoMasterPlan.pdf

Here you will find the information that was presented at the City of Sierra Madre's Planning Commission Meeting on November 18, 2021.

If you have any questions regarding the Master Plan please plan on attending this meeting.

Proof of Vaccination cards with a Photo ID or a negative PCR test within 72 hours of the meeting will be required. A N95, KN95 or Surgical grade mask will be required. We will follow all Los Angeles County guidelines and some restrictions may apply.

Please RSVP to: facilities@alvernoheights.org by March 30, 2022

If you cannot attend this meeting you may request the minutes from this meeting by email.

Sincerely,

Andrea Bertollini

Director of Facilities

Julia Fanara

Head of Alverno Heights Academy

Alverno Heights Academy Neighbor Meeting
April 4, 2022
Meeting Minutes
Located Outside in the Villa Terrace

Meeting started at 6:38 p.m.

AHA Representatives

Ken Farfsing BOT President, Julie Dyer Lopez BOT Member, Ellen Driscoll BOT Member, Julia Fanara Head of School, Sara McCarthy Asst. Head of School, Joanne Harabedian Lower School HOS, Mr. Yung Yoo, AHA Parent and Master Plan Committee member, Andrea Bertollini Facilities Director, Staci Nesbit, Gonzales Goodale Architects, and Bill Zimmerman, WGZE Traffic Engineering.

Neighbor Attendes

Helen Gronquist (Wilson), Chui Chow (Michillinda), Leesa Paludio (Highland)., Keith and Kristin Stephens (Grandview).

Welcome and Purpose of the Meeting

Julia Fanara welcomed the neighbors. Mr. Farfsing explained that the noise consultant had become ill and could not attend tonight's meeting. The review of his noise measurements will be rescheduled for the next neighbor meeting.

Agenda Review. Meeting Rules

Mr. Farfsing reviewed the meeting rules from the January 24th meeting. Ms. Paludio stated that "there are only 4 houses represented and this is not worth her time" and left the meeting at 6:42 p.m.

Review of Wilson Landscaping Plan

Mr. Farfsing reviewed the background of the landscaping plan and the city and state drought tolerant landscape requirements. After meeting with the city staff and Harry Hudik representing the Wilson Avenue neighbors, the school prepared a revised landscaping plan for Wilson Avenue. Mr. Farfsing passed out copies of the plan and reviewed the new trees to be added. The school will add four multi-trunked Olive trees and seven Italian Cypress trees to increase the screening of the athletic field. Some space between trees is necessary so that the trees have room to grow.

Review of the New Traffic Counts

Mr. Zimmerman provide copies of the traffic counts, comparing November 2021 counts, with February 2022 counts. The neighbors expressed concern that the traffic counts were based on a traffic model that was part of the 2011 Master Plan, adjusted for growth and that November traffic counts should be redone since the enrollment at the school was impacted by Covid. Mr. Zimmerman explained that the traffic count consultant conducted a three-day, mid-week, count in February, when the enrollment was at 372 students. He reviewed the handout that illustrated the traffic counts. Overall the traffic volumes were less than the prediction in the model.

Kristen Stevens asked about the impacts on Grandview. Mr. Zimmerman stated that his report reviewed the Grandview intersections but not examine entering and exiting since Grandview does not have any driveways used for the school.

Ms. Steven discussed the cars lining up on Michillinda in the afternoon and the impacts on the Highland Avenue intersection.

Julia indicated that AHA and Mr. Zimmerman met with Sierra Madre officials and the City of Pasadena's traffic engineer to review the Michillinda and Highland intersection. They suggested that the school make use of the Michillinda parking lot to stack additional vehicles for afternoon pick-up. The school immediately began implementing this suggestion, which has allowed for the queuing of 30-40 vehicles on the the campus and reduced the line of cars waiting on Michillinda. AHA continues to send reminder emails to all parents regarding the drop-off and pick-up procedures. Julia indicated that the city was adding additional "keep clear" striping at the Highland and Michillinda intersection.

Ms. Stevens asked if parent volunteers could work the intersection. Ms. Fanara replied that for liability purposed the school cannot use volunteer to direct traffic.

Ms. Stevens requested that the city to install no parking signs on Grandview. Mr. Zimmerman stated that the city would have to decide on the signs and that the police department would be responsible for monitoring speed and view traffic violations.

Chui Chow wanted to second Ms. Steven's comments. She has lived across the street from the Michillinda entrance for decades and there is a lot of traffic on Michillinda and the intersection of Grandview Avenue is always busy. Also, people have always parked in front of her house and sometimes block her driveway.

Ms. Chow requested an elaboration of how the second gate and second driveway on Michillinda would work. Mr. Farfsing and Mr. Zimmerman explained that the second driveway on Michillinda, as planned in the 2011 Master Plan, remains in the proposed plan. The new driveway would be located south of the existing driveway and it would be converted to an enter only driveway. The existing school driveway would be converted to an exit only drives.

Bill Zimmerman indicated that he continues to work with the school staff on adjusting the operational plan for the pick-up and drop-off of students, on both Michillinda and Wilson Avenue. He thought that the school was doing very well and that mixing vehicles dropping of the high school students in with the vehicles dropping off elementary school students was impractical, primarily due to the amount of additional time that parents need to drop-off the younger children, who are required by State law to be secured in special car seats.

Other Items

Mr. Farfsing asked if there were other subjects or issue that the group would like to discuss.

Kristen Stevens inquired of the elevation of the new lower school building and what is the vision of the timeline of construction is. Would it be a piece meal project? She stated she didn't want to hear jack hammering like she did when AHA had to demolish the former fishing pond for the modular classrooms.

Mr. Farfsing indicated that the project phasing would be dependent upon fund raising or capital campaigns, like the campaigns conducted for the Michillinda view fencing and landscaping, the Learning

Technology Center, and the new athletic field. Certain phases of the project will take a few months and others a longer time. Some construction activities will be noisy and other activities will not be noisy. These impacts are discussed in the environmental document. Certain items called out on the amended master plan, like the conversion of the caretakers house to classrooms could go fairly quickly.

Kristen Stevens asked about construction staging. She heard the noise from when AHA constructed the athletic field. She does not want to see or hear any construction. She does not want to see dumpsters in front of her house for months

Mr. Farfsing responded that the city approves all staging and construction work. AHA will follow all of the permitting requirements and city restrictions. The project will need to be completed in phases and AHA is not sure what will be built first.

Kristen Stevens asked if volleyball & basketball will continue to be played in the Michillinda lot. Ms. Fanara responded that the even with the construction of the Lower School sports courts and the Multi-Purpose Building, there will always be a need for athletic events in the Michillinda lot.

Ms. Stevens felt that the school was dismissive of her concerns.

Board Member Driscoll stated that AHA is being honest with her, the school does not want to speculate and is not minimizing or dismissing concerns.

Mr. Stevens indicated that AHA is using louder whistles, always hearing children screaming and it interrupts her dinner.

Ms. Chow asked how many courts will be in the Multi-Purpose building. Ken Farfsing indicated that the plan calls for one indoor court for basketball and volleyball.

Ms. Chow stated that she was going off topic a bit, however, the school's gala was very loud and she could hear it in her house. Worse than ever. She could hear the auctioneer. The music was good but the man's voice was very, very, loud and wanted to know if the gala followed regulations.

Ms. Fanara explained that this was a school event and that we follow the noise regulations for school events.

Mr. Farfsing stated that he had Ms. Bertollini make sure that the gala was adhering to the decibel level requirements and she then adjusted the volume levels down.

Ms. Chow thanked the school for the explanation and acknowledging the sound from the gala.

Ms. Chow asked about the tree planting on Michillinda with the Master Plan.

Mr. Farfsing indicated that the school lost many trees due to wind, drought and the bark beetle since 2011. The revised master plan is adding additional plants and trees on the Highland and Michillinda perimeters, along with new trees on Wilson Avenue.

Staci Nesbit reminded the group that the new Lower School buildings will help block a lot of the noise that is being discussed regarding the homes on Michillinda

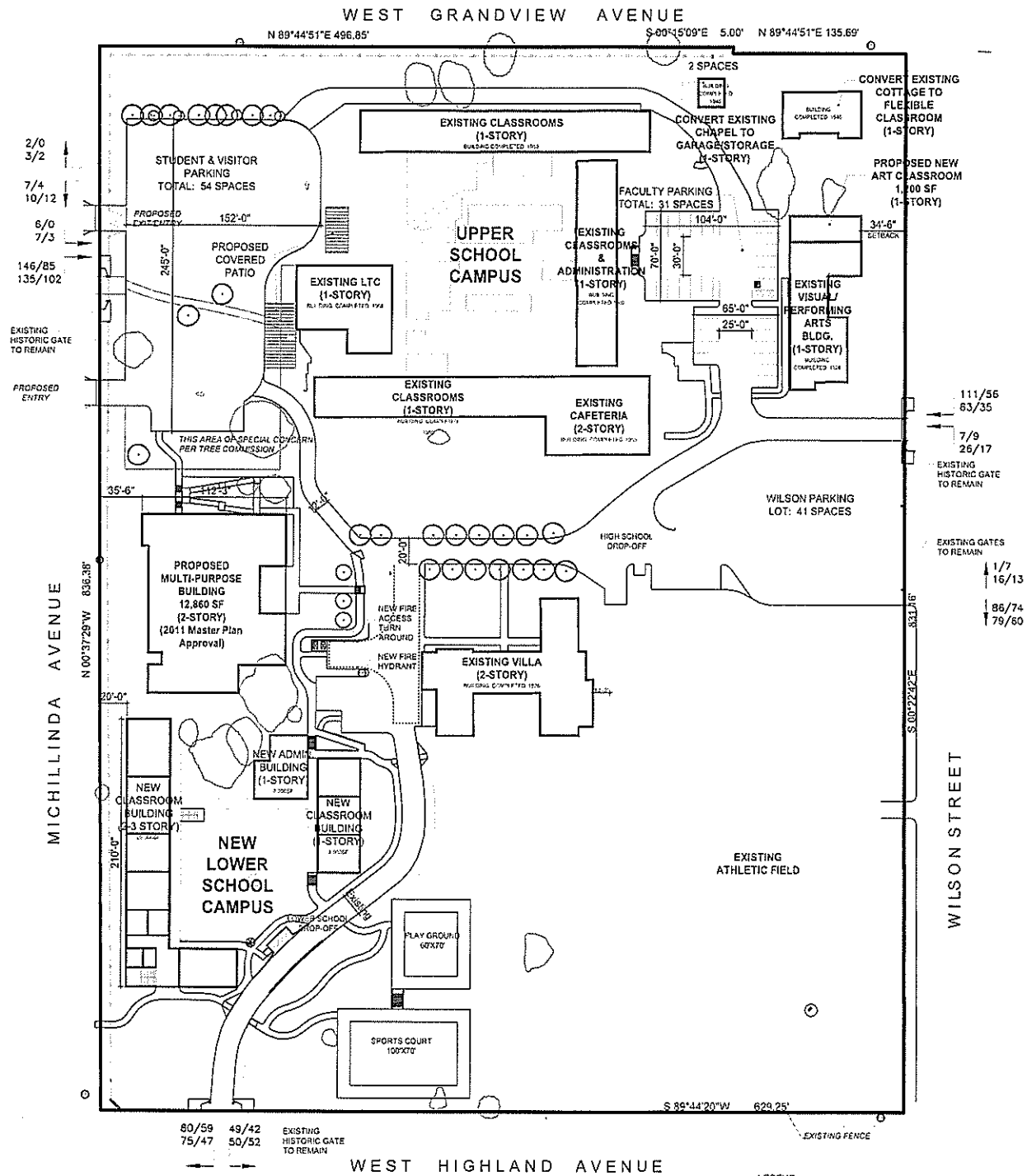
Ms. Gronquist asked if filming is part of the Master Plan. Ms. Stevens stated that the city has it listed separately and will be discussing at a city meeting at the end of April

Ms. Chow asked if AHA has a maximum number of films that we allow on campus. She also wanted to make sure that no trucks be idling in front of her house and that there should be someone there to enforce the no idling rule.

Ms. Fanara stated that if the proposed filming date work for the school, then then it up to the filming company to secure permits from the city. Mr. Farfsing and Ms. Bertollini explained the filming permit process from scouting the location, to the city permitting, and then to the actual filming.

There being no other items, Mr. Farfsing thanked everyone for coming and that we would be setting up a third neighbor meeting to review the results of the noise monitoring.

Meeting ended at 9:04pm



LEGEND:
TOP: AM(7:30)/PM(2:30) PEAK HOUR – FEBRUARY 2022
BOTTOM: AM(7:30)/PM(2:30) PEAK HOUR – NOVEMBER 2021

PARKING LOT TURNING MOVEMENTS

February 2022 Vs. November 2021 Counts Comparison

Michillinda Driveway AM

February 2022				Novemebr 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
146	6	7	2	135	7	10	3

Michillinda Driveway PM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
85	0	4	0	102	3	12	2

Highland Driveway AM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	49	80	0	0	50	75

Highland Driveway PM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	42	59	0	1	52	47

Wilson @ North Driveway AM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
111	7	0	0	63	26	0	0

Wilson @ North Driveway PM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
56	9	0	0	35	17	0	0

Wilson @ South Driveway AM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	1	86	2	3	16	79

Wilson @ South Driveway PM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	7	74	1	1	13	60

☐ After Implementation of Drop-off/Pick-up Operational Plan

February 2022 Vs, November 2021 Counts Comparison

Michillinda Driveway AM

February 2022				Novemebr 19, 2021				20-Apr-20			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
146	6	7	2	135	7	10	3	130	10		
				162							

February 2022				
Right in	Left in	Left out	Right out	
139	3	9	1	Tuesday
153	7	7	3	Wednesday
147	9	6	2	Thursday
146	6	7	2	AVE

Michillinda Driveway PM

February 2022				November 19, 2021				Right in	Left in	Left out	Right out
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out				
85	0	4	0	102	3	12	2				
				89							

Right in	Left in	Left out	Right out	
84	0	5	0	Wednesday
83	0	3	0	Thursday
88	1	3	0	AVE
85	0	4	0	

Highland Driveway AM

February 2022				November 19, 2021				20-Apr-20			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	49	80	0	0	50	75				41
				129							

Right in	Left in	Left out	Right out
0	0	50	82
0	0	57	78
0	0	41	79
0	0	49	80

Highland Driveway PM

February 2022				November 19, 2021				Right in	Left in	Left out	Right out
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out				
0	0	42	59	0	1	52	47				
				101							

Right in	Left in	Left out	Right out
0	0	34	41
0	0	41	48
0	0	52	88
0	0	42	59

Wilson @ North Driveway AM

February 2022				November 19, 2021				Right in	Left in	Left out	Right out
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out				
111	7	0	0	63	26	0	0	15			31
				118							

Right in	Left in	Left out	Right out
112	8	0	0
112	6	0	0
110	7	0	0
111	7	0	0

Wilson @ North Driveway PM

February 2022				November 19, 2021				Right in	Left in	Left out	Right out
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out				
56	9	0	0	35	17	0	0				
				65					0		

Right in	Left in	Left out	Right out
42	5	0	0
67	15	0	0
59	6	0	0
56	9	0	0

Wilson @ South Driveway AM

February 2022				November 19, 2021				Right in	Left in	Left out	Right out
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out				
0	0	1	86	2	3	16	79			3	25
				86							

Right in	Left in	Left out	Right out
0	0	1	85
0	0	1	86
0	0	0	86
0	0	1	86

Wilson @ South Driveway PM

February 2022				November 19, 2021				Right in	Left in	Left out	Right out
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out				
0	0	7	74	1	1	13	60			4	35
				81							

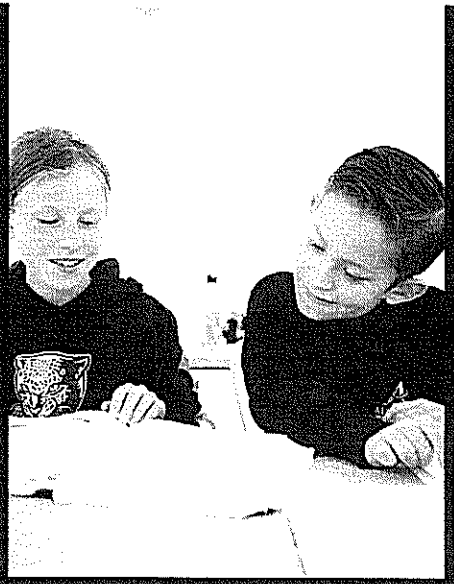
Right in	Left in	Left out	Right out
0	0	8	77
0	0	7	88
0	0	6	57
0	0	7	74

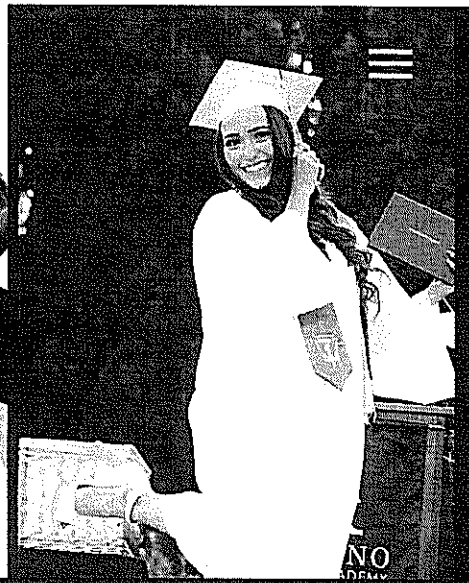
Total	832
AM	496
PM	336

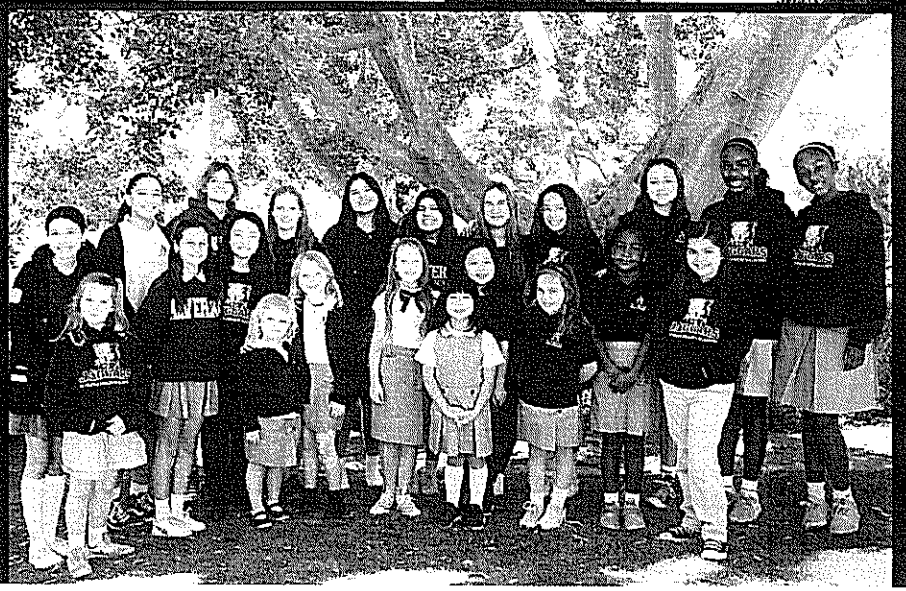
ALVERNO HEIGHTS academy

NEIGHBORHOOD MEETING

Monday, April 4, 2022





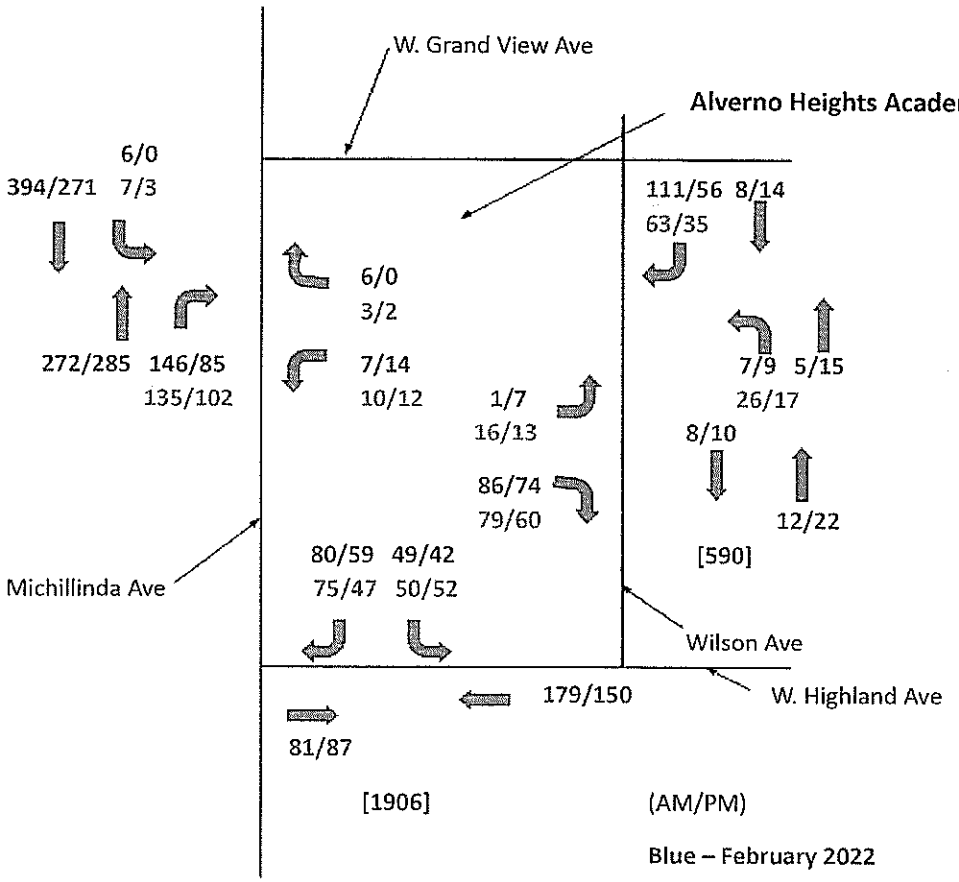


April 4, 2022

Turning Movement Operations

- Turning Movements Conducted in November 2021
- Alverno Heights Academy revised driveway operations
- Turning Movement Counts conducted February 2022
  - 3 day data collection
- Results
  - Wilson Ave - Reduced left turns
  - W. Highland Ave – Remained substantially the same
  - Michillinda Ave – Right turn increase in AM and reduced PM Peak Period
  - The Academy is proactive in reducing impacts on Michillinda

April 4, 2022


W. Grand View Ave
Alverno Heights Academy
6/0
394/271 7/3
111/56 8/14
63/35
6/0
3/2
272/285 146/85
135/102
7/14
10/12
1/7
16/13
7/9 5/15
26/17
8/10
86/74
79/60
12/22
[590]
Michillinda Ave
80/59 49/42
75/47 50/52
Wilson Ave
179/150
W. Highland Ave
81/87
[1906]
(AM/PM)
Blue – February 2022
Green – November 2021
[ADT] – 24 Hour Counts

April 4, 2022

Conclusion

- March 2006 Traffic Study
  - AM Peak Period Entering estimated at 300 vehicles
  - AM Peak Period Exiting estimate at 188 vehicles
  - PM Peak Period Entering estimated at 154 vehicles
  - PM Peak Period Exiting estimated at 242 vehicles
- February 2022 Collected Data
  - AM Peak Period Entering estimated at 270 vehicles
  - AM Peak Period Exiting estimate at 234 vehicles
  - PM Peak Period Entering estimated at 150 vehicles
  - PM Peak Period Exiting estimated at 186 vehicles
- Overall traffic volumes less than predicted
-

April 4, 2022

AGENDA

Alverno Heights Academy Master Plan Amendment
Neighborhood Meeting
May 23, 2022, 6:00 p.m. to 8:00 p.m.

I. **Welcome**

II. **Introduction of the Neighbors, School Trustees and Staff**

III. **Purpose of the Neighborhood Meeting**

The School desires to better understand our neighbor's concerns. Neighbor comments will help the school and the master plan consultant team collect additional information and data, if needed, and to consider modifications to the master plan amendment.

IV. **Rules**

We want to hear from everyone. Speakers are requested to limit their comments to five minutes. We can go back and add time for prior speakers, after we have heard from everyone wishing to speak. Please be respectful of all speakers. Comments will be written down and recorded to make sure that we have accurately and fully understood each comment.

V. **Review of Noise Measurements – Indi Savitala, CSDA Design Group**

The noise consultant will present the findings of recent noise measurements from the school and the Villa.

VI. **Summary and Conclusions**

The Wilson Avenue tree planting plan and the supplemental studies on traffic and noise will be submitted to the city as part of the master plan update process. The city requested that AHA apply for a separate conditional use permit for the Villa's use for rental events. The school has committed to submitting this application in early June.

Adjournment

Alverno Heights Academy Neighbor Meeting
May 23, 2022
Meeting Minutes
School Cafeteria

Meeting started at 6:36 PM

AHA representatives

Ken Farfsing BOT President, Julia Panara Head of School, Sara McCarthy Asst. Head of School, Mr. Yoo Yong, AHA parent and Master Plan Committee member, Andrea Bertollini AHA Facilities Director and Indi Savitala, CSDA Design Group Acoustical Consultant

Neighbor Attendees

Cynthia Swenka (Wilson Avenue), Mr. and Mrs. De Giangregorio (Wilson), Mr. and Mrs. Stevens (Grandview), Chui Chow (Michillinda), Cynthia Swenka (Wilson), Colleen Thomas (Wilson), and Cecilia Rogers (Grandview).

Welcome / Purpose of Meeting

Ken Farfsing welcomed and thanked the neighbors for attending.

Agenda Review / Meeting Rules

Mr. Farfsing reviewed the agenda, which will focus on the request by the Planning Commission and the neighbors for supplemental noise monitoring of the school based on increased enrollment and the noise monitoring on the Villa's private events. The consultant conducted additional noise monitoring of the school over three days (March 1st, March 2nd, and March 3rd). In a separate study, CSDA Design Group measured two Saturday events at the Villa, which used both the indoor and outdoor areas of the Villa for activities. The events were held on Saturday, April 23rd and Saturday, April 30th.

Ms. Stevens asked if the neighbors would get handouts of the meeting materials. Mr. Farfsing replied that after tonight's meeting the materials would be available on the school's website. Mr. Farfsing introduced Mr. Indi Savitala from CSDA Design Group, the acoustical consultant.

Mr. Savitala discussed that the Los Angeles County noise ordinance exempts school noise, and Sierra Madre's noise ordinance does not address school noise. In order to be conservative CSDA Design Group relied upon the code section for 'Noise Control of Non-Transportation Noise Sources' (Chapter 6, Noise Section). This section limits noise levels to 80 dBA at a distance of 25 feet from the source. School noise levels did not exceed the city noise ordinance with the new readings, which were consistent with the Planning Center 2011 measurements. The monitoring

was completed for 24-hours per day, over three days. Mr. Savitala pointed out that audible noise does not mean that the noise is in violation of the relevant code requirements.

Mr. Savitala reviewed the charts of the measurements of school activity noise, including outdoor athletic and playground events from the new readings.

Mr. Savitala then discussed the separate study of noise on the Villa events. He explained the city code and noise levels established by the 1998 settlement agreement between Alverno and two neighbors. Mr. Savitala reviewed the site plan showing the location of the noise monitoring equipment. Mr. Savitala then reviewed charts of the measurements of the Villa events. He explained that the Villa's noise levels did not exceed either the city noise ordinance or the settlement agreement's noise limits.

Ms. Thomas asked if he was going to compare the noise measurements in 2011 with the 2022 noise measurements. Mr. Savitala indicated that he would include the comparison in his final report.

Mr. De Giangregorio requested clarification on where the noise monitors were located. He recalled participating in a noise study where a noise monitor was placed in his front yard on bushes. Mr. Savitala indicated that ground mounted monitors may give false readings. His recommendation was to install monitors at 15 feet above grade, to avoid tampering. Attaching monitors to bushes can cause elevated noise levels due to ground-borne activities within the bushes.

Mr. Savitala reviewed the noise charts on each street, with 15 minute, 5 minute and one minute noise measurement intervals. These measurements did not exceed the noise code or the settlement agreement. He presented information on a wedding held at the Villa on April 23rd. He explained that similar results were obtained from information on the Quinceanera held on April 30th; however, the April 30th readings were not presented. Mr. Savitala explained that all readings will be made available in the final report.

Ms. Stevens asked if he was referring to the settlement agreement. Mr. Farfsing affirmed that the school studied the 1998 settlement agreement on the use of the Villa for weddings and receptions.

Ms. Chow thanked Mr. Savitala for his presentation. She expressed that she hears the music from the Villa inside her home. She requested the location of the closest sound monitor to her property. It was determined that the closest monitor was at the corner of Michillinda and Cartwright Street was two houses from her home. Ms. Chow commented that she can hear cheering and the bass of music inside her home. The auctioneer at the recent Gala was audible. She is sometimes awakened by the noise.

Mr. Savitala pointed out that music and in particular bass tones, are not covered in the City's noise guidelines, which require noise level reporting in A-weighted decibels. The A-weighted

decibel scale is consistent with many municipal ordinances. Mr. Savitala asked if the bass level from the April 23rd event was audible. Ms. Chow thought that the bass noise was from the past weekend activity and not the 23rd event. Ms. Bertollini indicated that the school held the Mother-Daughter tea over the weekend. Ms. Chow indicated that she sometimes hears trucks parked outside her house and car noises. Sometimes people block her driveway.

Mr. Savitala indicated that the noises that Ms. Chow was discussing did not exceed the City's noise ordinance. The other comments on truck parking and cars blocking driveways were out of his area of expertise. Mr. Savitala indicated that he lives across the street from a middle school, with a car dealership nearby. There are many school noises and people test driving cars at a high speed on his street. And that his City's noise ordinance does not address those noises.

Ms. Stevens stated that the noise monitoring equipment used by CSDA is not measuring the issue identified by the Planning Commission. Mr. Savitala indicated that the equipment does measure the entire noise spectrum, from low to high frequencies. He indicated that certain aspects of music are not included in any city's noise ordinance, including bass frequencies.

Ms. Thomas requested information on smartphone noise applications and wanted to know the difference between what her smartphone application is measuring and the equipment CSDA is using.

Mr. Savitala did not know which application or smartphone that Ms. Thomas was using. He stated that in general that there are a number of smartphone applications that measure sound and that the accuracy can vary widely. There are also issues with the various microphones used on smartphones. Smartphone microphones are designed to pick up voices from a close distance and can distort noises picked up from sources further away.

Ms. Steven asked if he was measuring vibration. Mr. Savitala indicated that the scope of his study did not include vibration measurements. Standard airborne noise measurements were requested by the planning department.

Ms. Steven asked if the study was based on institutional or residential noise standards. Mr. Savitala indicated that he was relying on the most conservative residential noise level.

Ms. Thomas requested clarification on the vibration study and wanted to know what other noises were not reflected in the study, such as noise from children. Mr. Savitala indicated that there are two noise studies. One noise study is being conducted for the master plan amendment. This noise study examines all of the noises from the school, including vehicle noise, student noises from the playground and athletic field, etc. The second noise study is being conducted for the conditional use permit for the Villa's rental events. The Villa's noise study examined two typical rental events; a wedding with a mass, and a birthday party with a mass. The Villa noise study included noises from catering trucks, patron vehicles, music, etc.

Ms. Steven wanted to know if the second noise study was being included in the conditional use permit for the Villa.

Mr. Farfsing replied that the city requested the conditional use permit for the Villa, instead of the temporary use permit. The school wanted to take additional noise measurements from typical events at the Villa to submit with the conditional use permit application. These two events had 150 attendees, were held outdoor and indoor, and were catered events, with music.

Ms. Stevens wanted to know why Mr. Savitala was not presenting the April 30th event, which was the quincenara. It was very loud and went beyond 10 p.m. Ms. Bertollini stated that the event ended at 10 p.m. Mr. Farfsing replied that the noise measurements will be included in the final report. Ms. Stevens requested the information in advance of the planning commission meeting. Mr. Farfsing responded that the various technical studies, including traffic and noise, will be submitted to the city staff for their review. The staff will need to determine if these studies are complete and if additional information is needed. Once the staff determines the reports are complete, they would then be available for public review. This is usually well in advance of the public hearings but the timing is decided by the city staff.

Ms. Thomas wanted to know if Mr. Savitala will be monitoring noise from filming. Ms. Bertollini indicated that the City has a film liaison who provides noise monitoring of filming.

Mr. Farfsing indicated that AHA conducts its own noise monitoring for the Villa's events, relying on the security guards who walk the perimeter of the school and take noise readings. The security personnel are to make sure that the noise from the rental events does not exceed the City's requirements.

Ms. Bertollini indicated that she met with Mr. Savitala to review the school's monitoring equipment and procedures. He recommended that the school purchase sound level meters and not use smartphone applications. The school began using this new equipment on April 23rd. Mr. Savitala showed the neighbor's the equipment, and gave a brief tutorial on the meter's capabilities. Many smartphone applications do not clearly indicate A-weighted decibels or Flat-weighted decibels, and differences between sound level meters and smartphone applications can be up to 30 decibels from what is being measured.

Ms. Stevens stated that studies have shown the smartphone applications are close.

Mr. Savitala indicated that when you are trying to determine environmental compliance, that the smartphone applications are not accurate, in part since they are not calibrated. Noise monitoring equipment must be laboratory calibrated. The monitoring equipment is then certified.

Ms. Thomas wanted to know how the events were selected and if persons at these events knew that the noise study was being conducted so that they could turn down the volume of the music.

Mr. Savitala indicated that set up the noise monitors days in advance of the events and did not give notice to event participants. The only persons knowing about the study were Ms. Fanara, Ms. Bertollini and Mr. Farfsing. Ms. Fanara, Ms. Bertollini, and Mr. Farfsing stated that they did not speak with anyone about the noise monitoring. No one attending the events had any notice of the noise study.

Ms. Bertollini stated that due to the City's deadline to complete the study, Mr. Savitala had to choose between five events scheduled at the Villa. CSDA also needed time to collect and analyze the data and to complete their report in order to meet the City's deadline. The school also wanted to report to the neighbors the results of the study. The majority of the weddings are between 100 and 150 persons. She was at both events from start to finish. She assigns the noise monitor to the security guard, who then takes the noise readings. The guard then logs the readings.

There was general discussion of outdoor masses and if any of the neighbors heard the services. Some heard the services and some do not. Ken Farfsing stated that sometimes the school celebrates mass on the school's terrace, which might be heard by the neighbors on Grandview. There is always confusion on noise from the school and noise from the Villa. The Board of Trustees commissioned the Villa noise study to examine noise from the Villa's special events. This information will be provided to the City.

Mr. Stevens asked about the monitoring equipment and what type of environmental box was used to house the monitoring equipment. He wanted to know if the microphone was inside the box.

Mr. Savitala stated that the environmental box is made of plastic and the microphone is outside of the box. The box does not interfere with the noise readings.

Ms. Swenka requested information on the make and model number of the school's handheld noise monitor.

Mr. Savitala passed around the sound level equipment the school recently purchased and will be using. There was a general discussion of how the monitors are used by the security personnel and the police officers who are called to respond to complaints.

Ms. Stevens asked if she could see the school's noise logs. Samples of the log were passed out for the group to review. Ms. Bertollini indicated that the security personnel note the time, record notes, and take a picture of the sound meter to place into the log. All of the Villas private events are monitored and logged.

Ms. Stevens wanted to know about the school noises levels on her property. Ms. Fanara stated that the comparison study of the 2021 and 2022 school activities contains this information. Mr. Farfsing responded that the CSDA 2021 noise study was included in the environmental document submitted to the city with the application for amendment to the master plan. The latest comparison report of the 2022 noise levels will be given to the planning commission in early June

as part of the school's submittal of supplemental information requested by the neighbors and the commission.

Ms. Stevens indicated that she thought the school could not have simultaneous events on the campus.

Mr. Farfsing indicated that the 2011 Master Plan contains conditions that regulated simultaneous events, such as a soccer game on the athletic field and a volleyball game at the multi-purpose building. Ms. Bertollini believes that if the event requires parking, that there is a one-hour time required between events to allow for sufficient parking on the campus.

Mr. Giangregorio stated that the city will need to determine if the studies are sufficient. He also wanted to know how many neighbors heard the Spring Fling event on the athletic field, especially the microphone check. Mr. Giangregorio indicated that he is working and not at his house for the various noises. Ms. Giangregorio stated that they purchased their home that they moved next to an existing school and that the school's noises are okay.

Ms. Steven observed that the neighbors on Highland hear more from the Villa's events on the terrace, where she hears more noise from the sporting events and the use of the Michillinda parking lot. She and her husband have made their comments and believes that the school is dismissing them.

Mr. Farfsing replied that everyone is welcome to their opinions. The school would like the hear from the neighbors on what type of additional mitigation measures they recommend.

Ms. Thomas commented on how when she moved into the neighborhood Alverno was a small school with 100 students. Covid has made their lives difficult, since they had to stay at home with their children, while AHA students were on campus.

Mr. Farfsing stated that it is important to remember that AHA was originally approved for 500 students and enrollment has varied over the years.

Ms. Thomas feels that AHA should have met with the neighbors to discuss opening the lower school. She used to sign the film permit petitions and never had a problem with the school.

Mr. Farfsing indicated that when the Board of Trustees was considering opening the lower school, they received an opinion from the city that state law prohibited all California cities from discriminating against a school by either age or gender. The school was permitted 400 students, regardless of the age or gender of the students. Temporary buildings for the Lower School were limited by the city to the footprint of the multi-purpose building, until a revised master plan was processed.

Ms. Stevens stated that the lower school produces a different type of noise than a high school. The school used to rent off-site sports facilities and school dances were twice a year. The school

should raise tuition instead of having so many events. She wanted to know if the referees are using louder whistles and if the play area was going to remain on the Michillinda lot.

Mr. Giangregorio mentioned the drop-off and pick-up of students on Wilson. He observed that when Ms. Fanara was monitoring Wilson Avenue that parents follow the rules. He had a problem today with vehicles on Wilson since Ms. Fanara was not there. He wanted to know if the security guards can help out.

Ms. Fanara explained that the problem occurred after normal pick-up times and was more likely a result of after school activities. The school continues to send reminders to parents to follow the drop-off and pick-up guidelines.

Ms. Thomas wanted to know when they will see the traffic study. Ms. Fanara replied that the neighbors reviewed a summary of the results at the last neighborhood meeting. The study will be included with the documents submitted to the city.

Ms. Bertollini indicated that when the neighbors send e-mails and pictures to her, she talks to the drivers. Mr. Stevens indicated that she is tired of turning in complaints and does not believe the school talks with the parents.

Mr. Giangregorio wanted to know what happens on the weekend use of the athletic field. Sometimes drivers park on his side of Wilson Avenue.

Ms. Bertollini indicated that both parking lots are open and never fill up. Parents can park on the school's side of Wilson Avenue. Team busses from visiting school park on Wilson Avenue. However, Wilson Avenue is a public street and drivers can legally park on both sides of the street. Information is sent to the visiting schools and the coaches.

Ms. Chow felt that the school should have less events and less filming.

Mr. Farfsing replied that the school has many issues to consider, including the overall operations and maintenance costs of the school and the Villa. Reducing the Villa's events will reduce the revenues needed for upkeep. The school assumed that the neighborhood supported filming, since the city required that property owners be consulted and sign a film survey. The school does not actively market the Villa for filming.

Ms. Thomas felt the school could have its own set of rules for filming, stricter than the city's rules.

Ms. Stevens wanted to know if the Board has discussed limiting feature films or only having smaller film productions. She wanted to know about the timing of adding air conditioning to the Villa.

Mr. Farfsing indicated that the Board had discusses limiting feature films. He also stated in order to install air conditioning the school needed to upgrade the electrical transformer serving the

Villa. This was completed with the construction of the athletic field. The school will need to examine the circuits necessary for air conditioning. One idea was to use mini-splits or only air condition the areas used for the Villa's events.

Ms. Stevens asked about the phasing of the improvements, including the air conditioning. She has a letter from the former facilities manager indicating that the noise levels would reduce once the air conditioning was installed. Mr. Stevens indicated that the multi-purpose building was the anchor of master plan.

Mr. Farfsing indicated that factors change due to unforeseen circumstance when master plans are developed. This is why master plans can be amended. Covid was mentioned as a changing circumstance. There are changing demographics, decreasing school aged children, housing costs pricing out families from the surrounding communities. He stated that he knows these are not the neighbors' issues, but any school needs flexibility to respond to changing times. Alverno is a private school and does not receive public funds.

Ms. Bertollini mentioned that when the new Lower School buildings on constructed on Michillinda, the noise levels will be substantially reduced, since the buildings will provide sound attenuation. Also, for the Villa events, all of the north windows and shutters are closed when the music starts. Two doors have to remain open per the fire code. One door is the located on the west side of the Villa and the other is adjacent to the terrace.

Ms. Thomas asked about the outdoor patio on the backside of the art room. It seemed like a party was being held there recently.

Ms. Bertollini that the patio is used for flex school space, including for art classes. The gathering was a party to thank the donors for their help in refurbishing the space. This space is not rented out.

Ms. Stevens suggested that we remove the stakes from the new trees, to help them grow. Mr. Farfsing indicated that he would pass on the suggestion to the school's grounds crew.

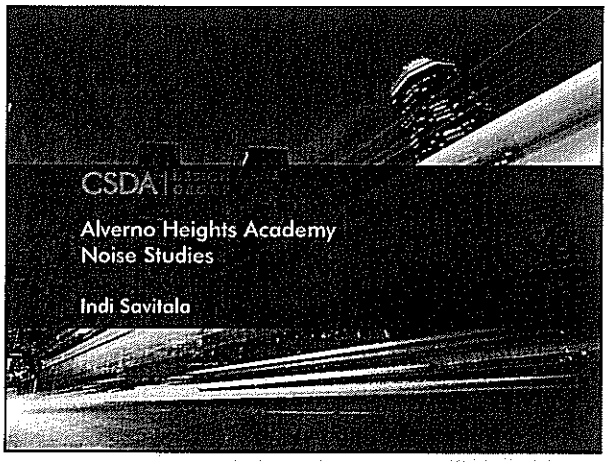
Ms. Stevens indicated that the gardener just blows dirt and trash around on Grandview.

Mr. Farfsing will pass this comment on as well.

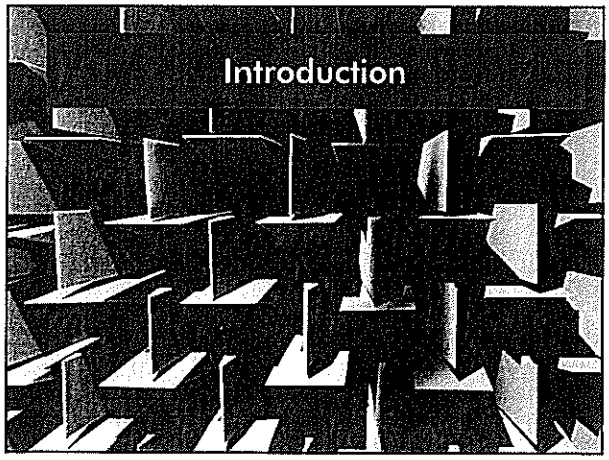
Adjournment

There being no additional comments, Mr. Farfsing stated that AHA thanks the neighbors for their comments and suggestions. The school will be submitting all this information to the city as part of the supplemental information on the amendment to the master plan and for the conditional use permit for the Villa.

Meeting adjourned at 8:08 PM



0



1

Introduction

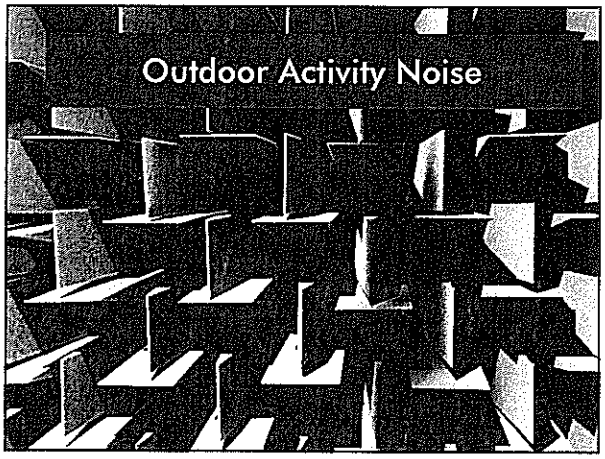
- CDSA Design Group – Acoustics (CSDA) has been working with Alverno Heights Academy (AHA) to monitor noise around the neighborhood
- Our noise studies have focused on outdoor activity noise.
- Recently we monitored noise from two weekend events at the Villa del Sol d'Oro (Ville), located in the center of campus.

2

Notes about Noise Criteria

- Los Angeles County Code of Ordinances provides an exemption for playground / school ground noise.
- The Sierra Madre Noise Ordinance and General Plan outline criteria regarding noise levels.
- Since Outdoor Activity Noise has potential environmental noise impacts, the Sierra Madre General Plan has an appropriate criteria.
- Noise from the Villa is addressed in the 1998 agreement and the Noise Ordinance
- Audible noise does not constitute a noise violation!

3



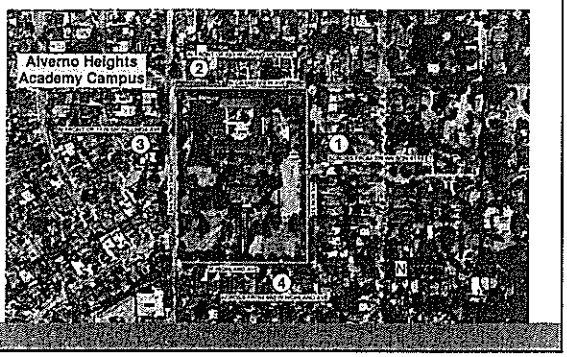
4

Outdoor Activity Noise Criteria

- The Sierra Madre General Plan (dated July 14, 2015) is appropriate for addressing school children noise.
- Chapter 6, Noise Section, 'Noise-Control of Non-Transportation Noise Sources'
- Noise should not exceed 80 dBA at a distance of 25 feet from the source. This should not occur
  - 7am to 8pm, M-Sa
  - 10a to 6p, Su and Federal Holidays

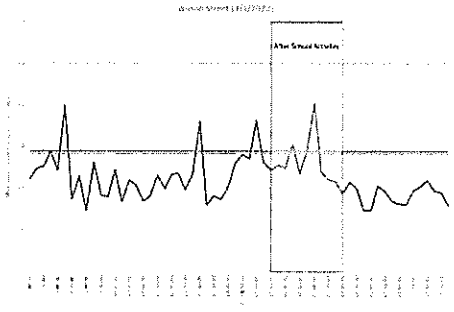
5

Outdoor Activity Noise Monitoring



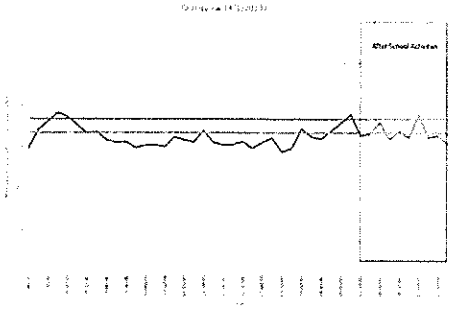
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Outdoor Activity Noise



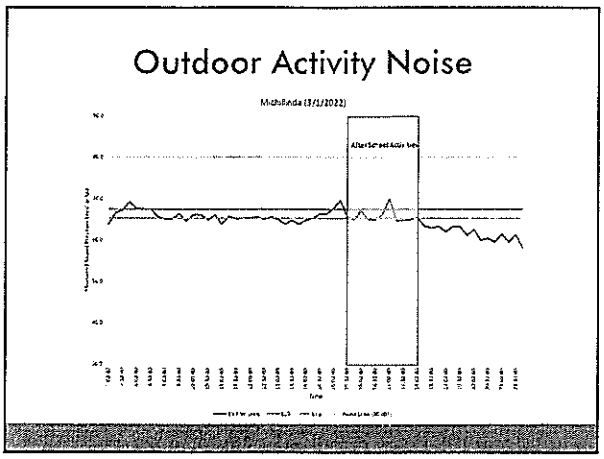
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Outdoor Activity Noise



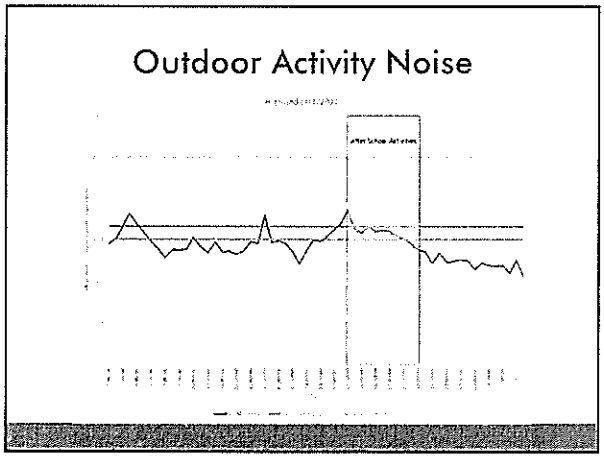
8

Outdoor Activity Noise



9

Outdoor Activity Noise



10

Villa del Sol d'Oro Noise



11

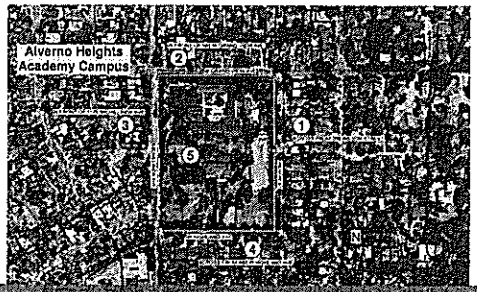
Villa Noise Criteria

- The 1996 agreement established noise limits from events held at the Villa.
- From 7a to 10p noise should not exceed the following:
  - 6 dBA above the local ambient
  - However, if the noise dises exceed the local ambient but is no greater than 70 dBA within the AHA property the noise levels should be limited to:
    - 84 dBA for 15 minutes per hour
    - 89 dBA for 5 minutes per hour
    - 94 dBA for 1 minute per hour
- From 10p to 7a noise should not exceed the following:
  - 6 dBA above the local ambient

12

Villa Noise

- Noise was monitored on Apr-23 and Apr-30



13

Villa Noise

- Apr-23: Wedding
  - Roughly 150 guests
  - 5:15p – guest arrival
  - 6p – Catholic Wedding outside in turf area
  - 6:30p to 8:30p – Outside activity on Villa North lawn
  - 9:30p – Dinner outside on Terrace
  - 8:30p – Dancing outside
  - 10p – Guests leaving
  - 10p to 11p Vendor clean-up and departure

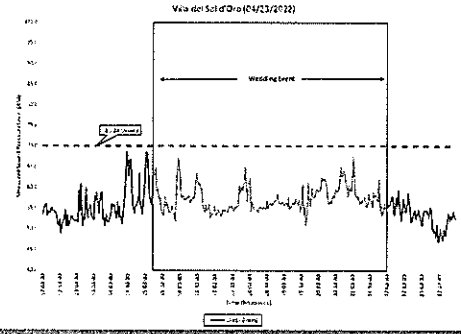
14

Villa Noise

- Apr-30. Quinceanera
  - Roughly 150 guests
  - 8a – Set-up
  - 12:45p – Guests arriving
  - 1:30p – Catholic Mass on Turf area
  - 2:30p to 5p – Cocktail hour on Terrace
  - 5p – Dinner inside Villa
  - 7:45p – Dancing on Terrace
  - 10p – Guests leaving
  - 10p to 11p – Vendor clean-up and departure

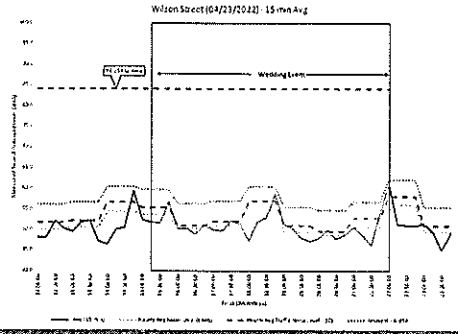
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Villa Noise

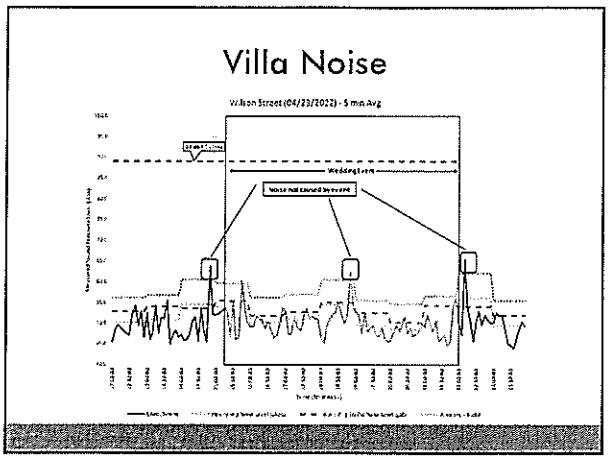


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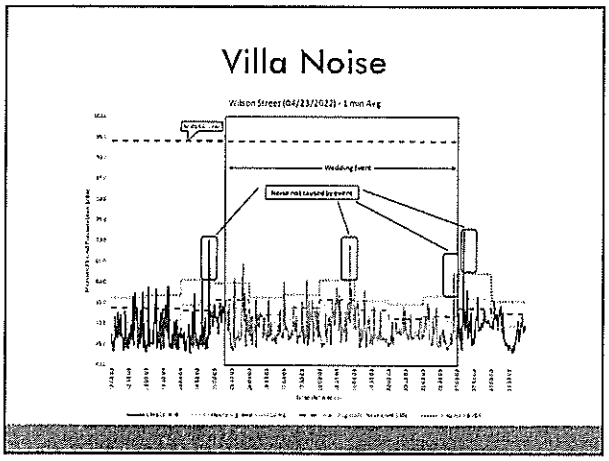
Villa Noise



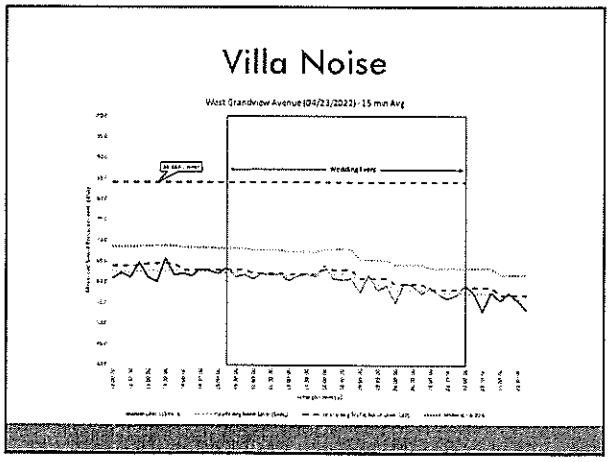
17


Villa Noise
Wilson Street (04/23/2022) - 5 min Avg
Wedding Event

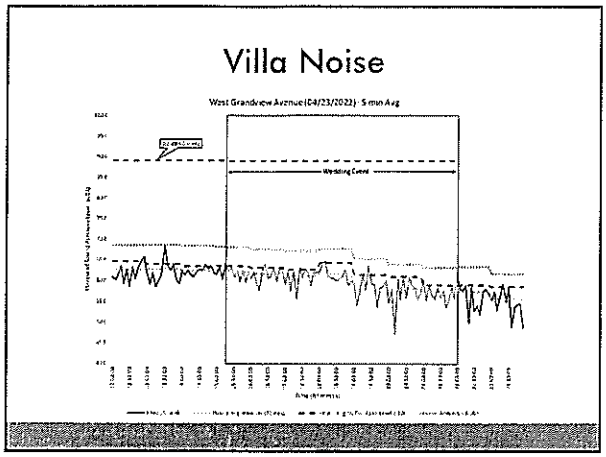
18


Villa Noise
Wilson Street (04/23/2022) - 1 min Avg
Wedding Event

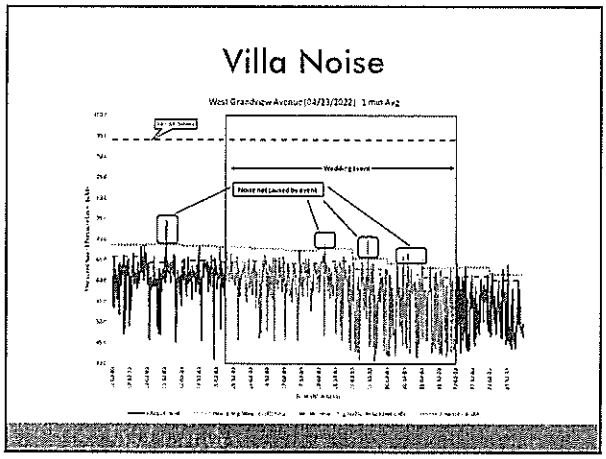
19


Villa Noise
West Grandview Avenue (04/23/2022) - 15 min Avg
Wedding Event

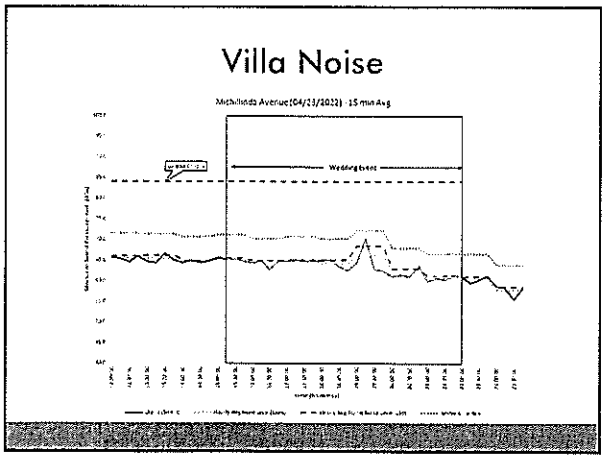
20


Villa Noise
West Grandview Avenue (04/23/2022) - 5 min Avg
Wedding Event

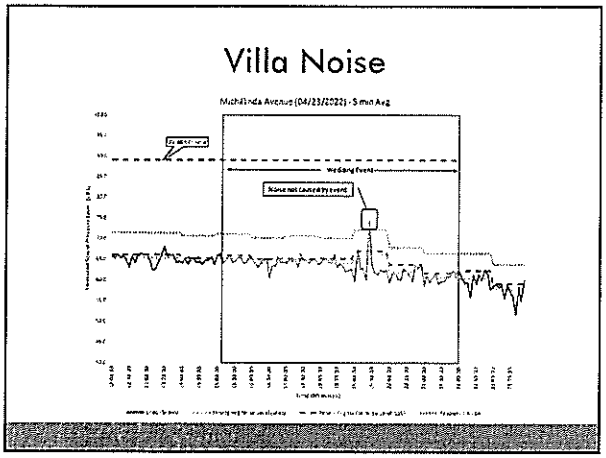
21


Villa Noise
West Grandview Avenue (04/23/2022) - 1 min Avg
Wedding Event
Noise not caused by event

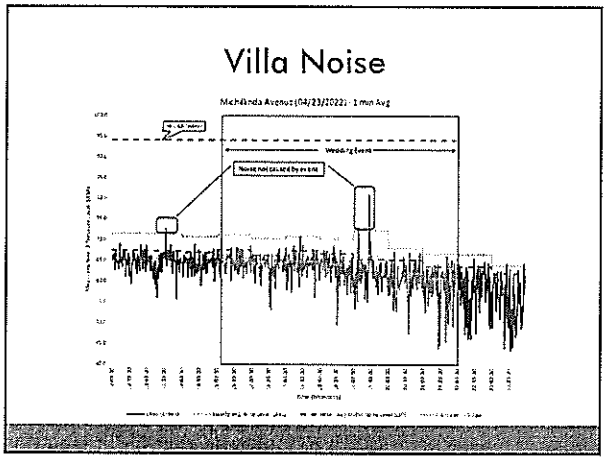
22


Villa Noise
Wedding Event

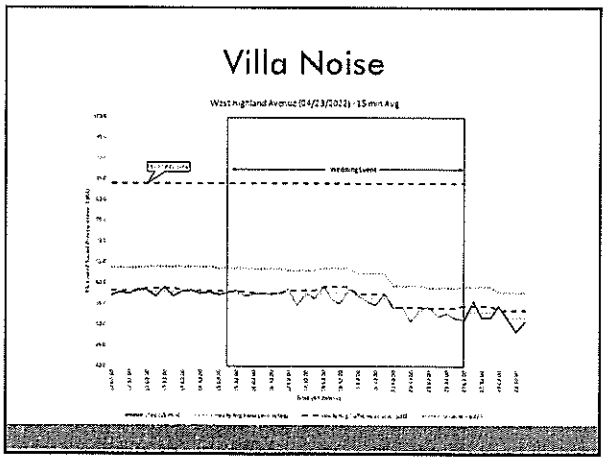
23


Villa Noise
Wedding Event
None not caused by event

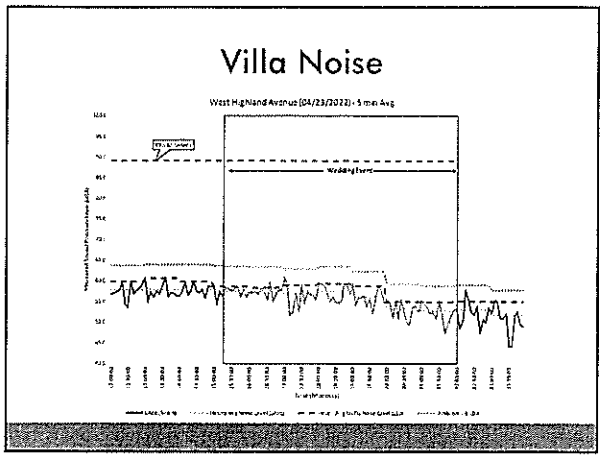
24


Villa Noise
Wedding Event
None not caused by event

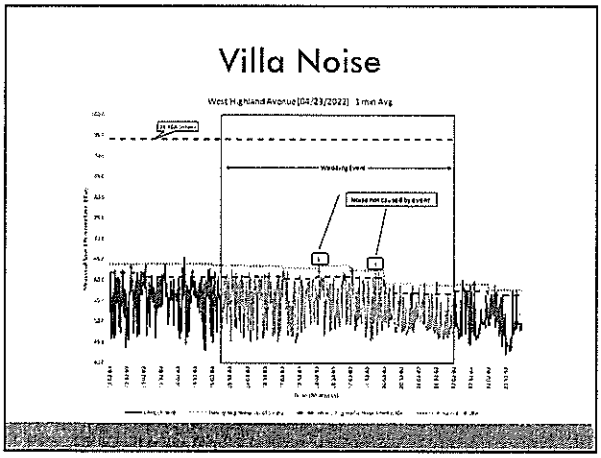
25


Villa Noise
Wedding Event

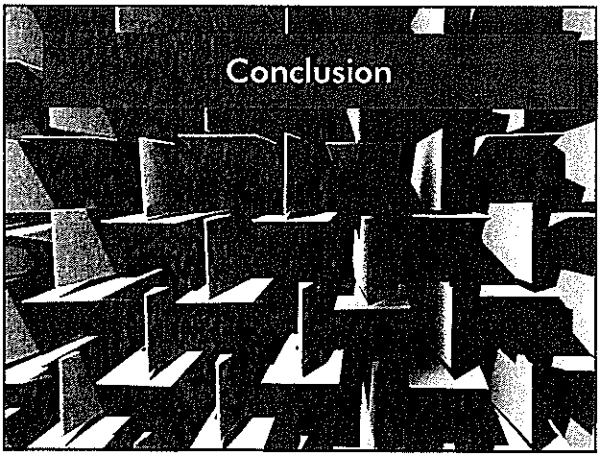
26


Villa Noise
West Highland Avenue (04/23/2022) - 5 min Avg

27


Villa Noise
West Highland Avenue (04/23/2022) - 1 min Avg

28

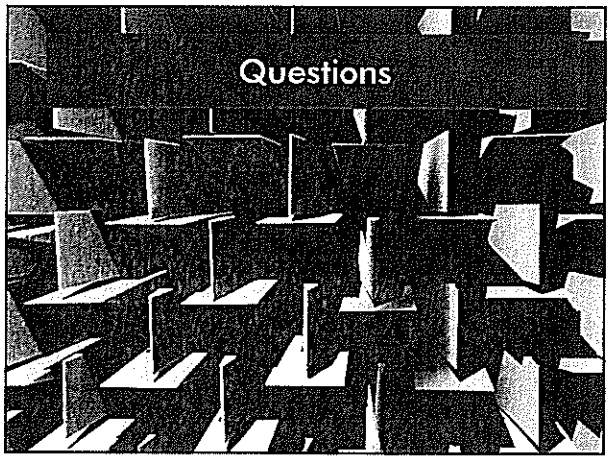

Conclusion

29

AHA & Villa

- Traffic noise mainly dominates the noise environment in the neighborhood.
- The noise from outdoor school activities do not exceed the 80 dBA noise limit set forth in the Sierra Madre General Plan.
- Noise from the Apr-23 private event at the Villa del Sol d'Oro was within compliance of the 1998 agreement and the Sierra Madre Noise Ordinance.

30

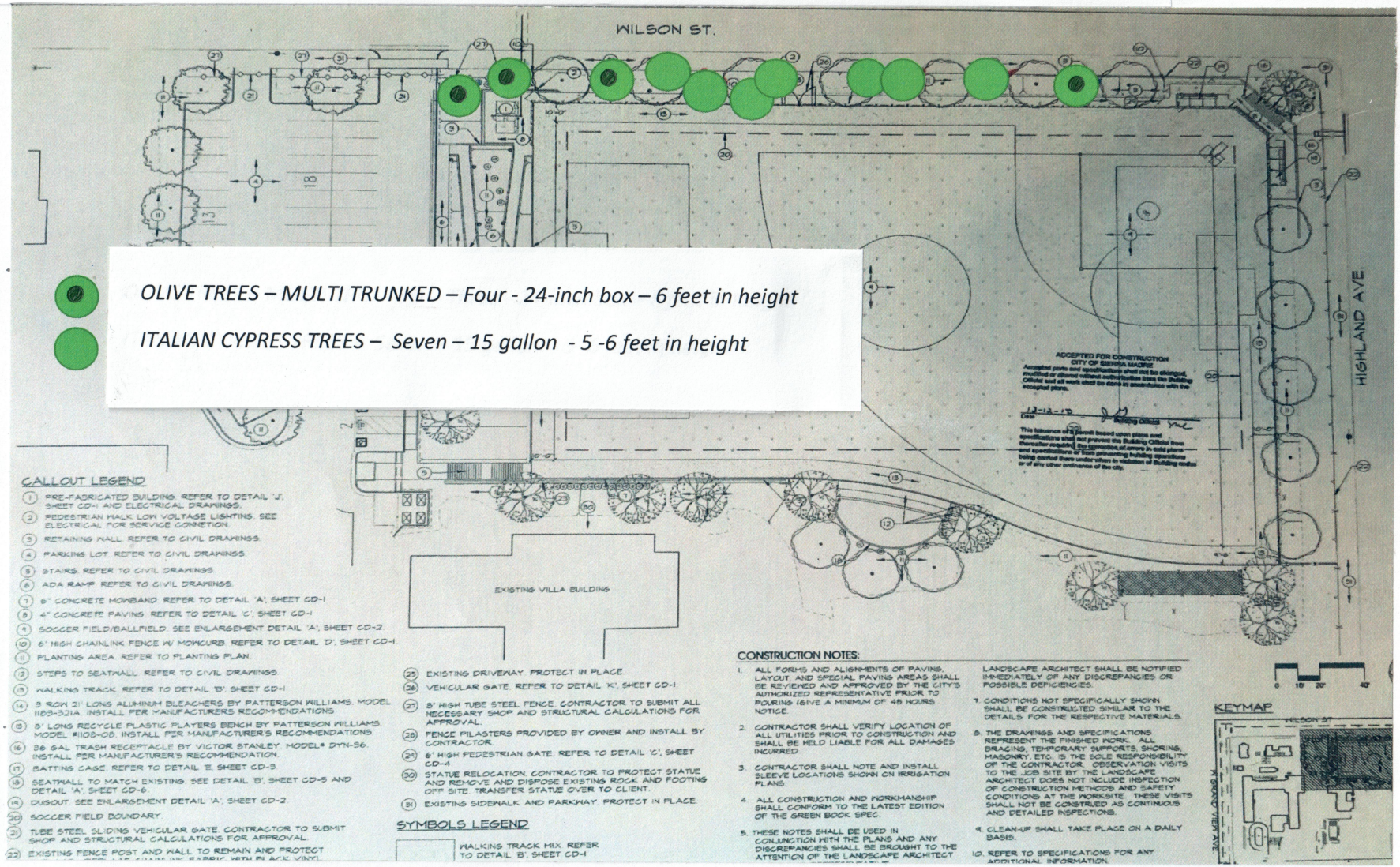


31

WILSON STREET LANDSCAPE PERIMETER

ADDITIONAL TREES

AHA MASTER PLAN AMENDMENT – 2022



Attachment D
Tab 2

MEMORANDUM

April 27, 2022

Julia Fanara
Head of School
Alverno Heights Academy
232 W. Sierra Madre Blvd.
Sierra Madre, CA 91024

RE: Alverno Heights Academy – Neighborhood Workshop (April 4, 2022)

Dear Ms. Fanara:

The purpose of this memorandum is to present the summary and feedback received regarding traffic concerns for the Alverno Height Academy from the April 4th, 2022, Neighborhood Workshop and during the Planning Commission's public hearing the Alverno Heights Academy Master Plan on November 18, 2021. This memo responds to the comments raised by the Commission, city staff and the neighbors.

Background

W.G. Zimmerman Engineering was contracted to perform traffic engineering analysis for the Academy upgrade/expansion (conditional use permit and master plan amendment). Traffic models were performed for the peak periods for 200 high school students and 200 for the combined elementary and middle school students (see the April 30, 2021, report to Mr. Vincent Gonzalez). One of the comments received was that the April 30th report relied upon traffic modeling and not actual traffic counts. Neighbors also noted that traffic counts should be conducted after "in person" learning had resumed at the school, with the lessening of Covid-19 pandemic restrictions.

An initial meeting to discuss traffic issues was held on January 11th with city staff. A second meeting to discuss traffic issues was held with city staff and the City of Pasadena's traffic engineer on March 7th. Traffic comments were also expressed at the January 24th Neighborhood Workshop.

In response to these concerns Alverno authorized peak hour traffic counts, which were taken in November 2021 and February 2022. The February counts were taken over a three-day period (Tuesday February 9th through Thursday, February 11th). Enrollment at the school was 374 students and there were a number of afterschool events.

WGZE
W.G. Zimmerman Engineering, Inc.
7812 Edinger Avenue, Suite 302
Huntington Beach, CA 92647
(714) 799 – 1700 / (714) 333 – 4712 Fax

Results of the Traffic Counts

Access and egress to the school is through the following streets: Michillinda Avenue, Grand View Avenue, Wilson Avenue, and Highland Avenue. Michillinda Avenue is classified as a Major Street in the Sierra Madre General Plan. The design capacity of the street is 15,000 ADT (average daily trips) per the circulation element. Grandview Avenue is classified as a Local Collector Street, with a design capacity of 7,500 ADT. Wilson Avenue and Highland Avenue are classified as Local Streets, with a design capacity of 2,500 ADT. The general plan specifies that traffic volumes should not exceed 200 to 300 trips per hour. The 24-hour traffic and peak hour counts for the four streets serving the school are illustrated in exhibits to this Memo.

After the counts that were taken in November 2021, the Academy implemented a circulation plan based upon community feedback. This program required vehicles to make only right turns into the parking lots located on Michillinda and Wilson. In addition, the Highland Gate was used for exiting traffic. This approach increased the efficiency for vehicles entering the Michillinda parking lot by reducing vehicles exiting onto Michinllinda and possibly delaying vehicles entering this driveway.

The results of the February Peak traffic counts (AM/PM) were consistent over the three-day period. These results showed that the circulation enhancements implemented by the Academy worked to reduce left turn movements into both the Michillinda and Wilson parking lots. This was a concern of the residents because of the potential delay of through movements on both streets.

April 4th Workshop Presentation

A presentation of the results of the November 2021 and the February 2022 were provided to the attendees at the workshop in the form of both handouts and a PowerPoint. The handouts and PowerPoint are attached to this Memo.

Handouts: the handouts included both traffic turning movements for the AM/PM peak periods in a graphical and tabular format. The graphical format super imposed the Academy proposed layout with turning movements for the November 2021/February 2022 data provided at each parking lot driveway. The second handout provided a comparison of the November 2021 to the February 2022 turning movements data at the parking lot driveways. This comparison noted where the left turn was zero after the Academy implemented the new circulation program.

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Huntington Beach, CA 92647
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PowerPoint Presentation: The PowerPoint presentation consisted of three slides; Discussion of the before and after conditions of the Academy implemented the circulation enhancements and showed the results of reducing left turn impacts at Michillinda and Wilson parking lots along with a brief discussion of the use of Michillinda parking lot as a hold for the PM pick-up time, a graphical representation of the turning movements for the AM/PM peak periods for the November 2021 and February 2022 turning movements at each school driveway along with ADT's for Highland and Wilson, and a Summary/Conclusion comparing the model results to the February 2022 count data. This showed that the counts were generally lower than the model except for AM Peak traffic exiting the academy.

Workshop Traffic Feedback/Comments/ Mitigation Measures

In general, the feedback on the traffic turning movements were for clarifications. However, we did receive comments about parents speeding on W. Grand View Avenue, possible congestion at the intersection of W. Grand View Avenue and Michillinda Avenue, and illegal parking on W. Grand View Avenue. Each of these responses are provided below:

1. Excessive Speeds - Speeding issues should be referred to the Sierra Madre Police Department. They are responsible for enforcement and ticketing. The City staff was requested to examine the installation of speed bumps on Wilson Street. The City staff committed to installing "School Zone" signs on all four of the streets serving the school
2. Possible congestion at the intersection of W. Grand View Avenue and Michillinda Avenue - The Model and data does not show any delays caused by the Academy since the vehicles turn right from Michillinda onto W. Grandview Avenue and then turn right onto Wilson Avenue. Exiting traffic from the Michillinda Avenue parking lot circulate through the school site to exit onto W. Highland Avenue. The vehicles exiting Wilson Avenue turn right (south) on Wilson Avenue from the parking lot. The school staff has implemented a traffic control plan in the morning drop-off peak periods for the Wilson Street parking lot to direct vehicles towards Highland Avenue.
3. Afternoon congestion on Michillinda Avenue for the Lower School pick-up – Two meetings were held with the city to discuss mitigation measures to reduce the number of cars parked on Michillinda Avenue waiting for the afternoon pick-up period. Special discussions were held on the congestion at the intersection of Michillinda Avenue and Highland Avenue. The Academy implemented operational changes to the afternoon pick-up. The first change was to open the school's Michillinda gate at 2:45 p.m., for the 3:00 p.m. dismissal. This allowed the Lower School

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pick-up vehicles to queue on the campus. Additional space was made available to increase the length of the queue in the Michillinda parking lot. Staff will continue to monitor and make adjustments to this pick-up plan.

4. The illegal parking on W. Grand View Avenue – A concern was raised about a vehicle parked more than 3 feet from the curb. There is no restricted parking zone along W. Grand View Avenue adjacent to the School's northern property line. The residents were directed to contact the Sierra Madre Police Department regarding parking enforcement since the school does not have any jurisdiction on City streets.
5. Shifting more vehicles from the Wilson Avenue lot to the Michillinda Avenue lot - A concern was raised that more vehicles should be encouraged to use the Michillinda lot. The current drop-off and pick-up plan assigns the Lower School (Elementary and Middle School students) drop-off and pick-up to the Michillinda Avenue lot; while the drop-off and pick-up for the Upper School (High School Students) is assigned to the Wilson Street parking lot. This plan is more efficient since the Lower School parents need additional time to unload and load students (including the State mandated use of child car seats). The use of the Michillinda Avenue lot and the Villa's long driveway are ideal for this use. Shifting additional vehicles to this side of the campus would increase congestion at the Michillinda Avenue and Highland Avenue intersection. The afternoon pick up time is generally a 15 minute time period.
6. In order to improve vehicle exiting on Highland, the school will be required to remove one street tree to improve visibility, install a new curb approach, apron, and sidewalk at the Highland gate. The City will also work with the school to restrict parking 15 feet from the east side of the new driveway.

Conclusion

- The traffic data was less than modelled, except for the existing traffic during the AM peak period. Overall, the traffic generated was less than modelled.
- All driveway traffic, based upon delay and traffic gap, are in the level of service of "A" and therefore did not have an impact to traffic circulation. Even with the high level of service, the school is adopting mitigation measures.
- The adjacent streets impact based upon average daily traffic (ADT) did not have an impact with each adjacent streets maintaining a level of service of "A".

- Michillinda Avenue and Highland Avenue intersection impact issue is a concern to the city of Sierra Madre. The Academy has been pro-active in mitigation efforts including stacking vehicles in the Michillinda parking lot prior to the school commencement. This will be continually monitored and proposed mitigation measures will be developed as needed.

Please give me a call at (657) 845-9500 if you have any questions.

Sincerely,

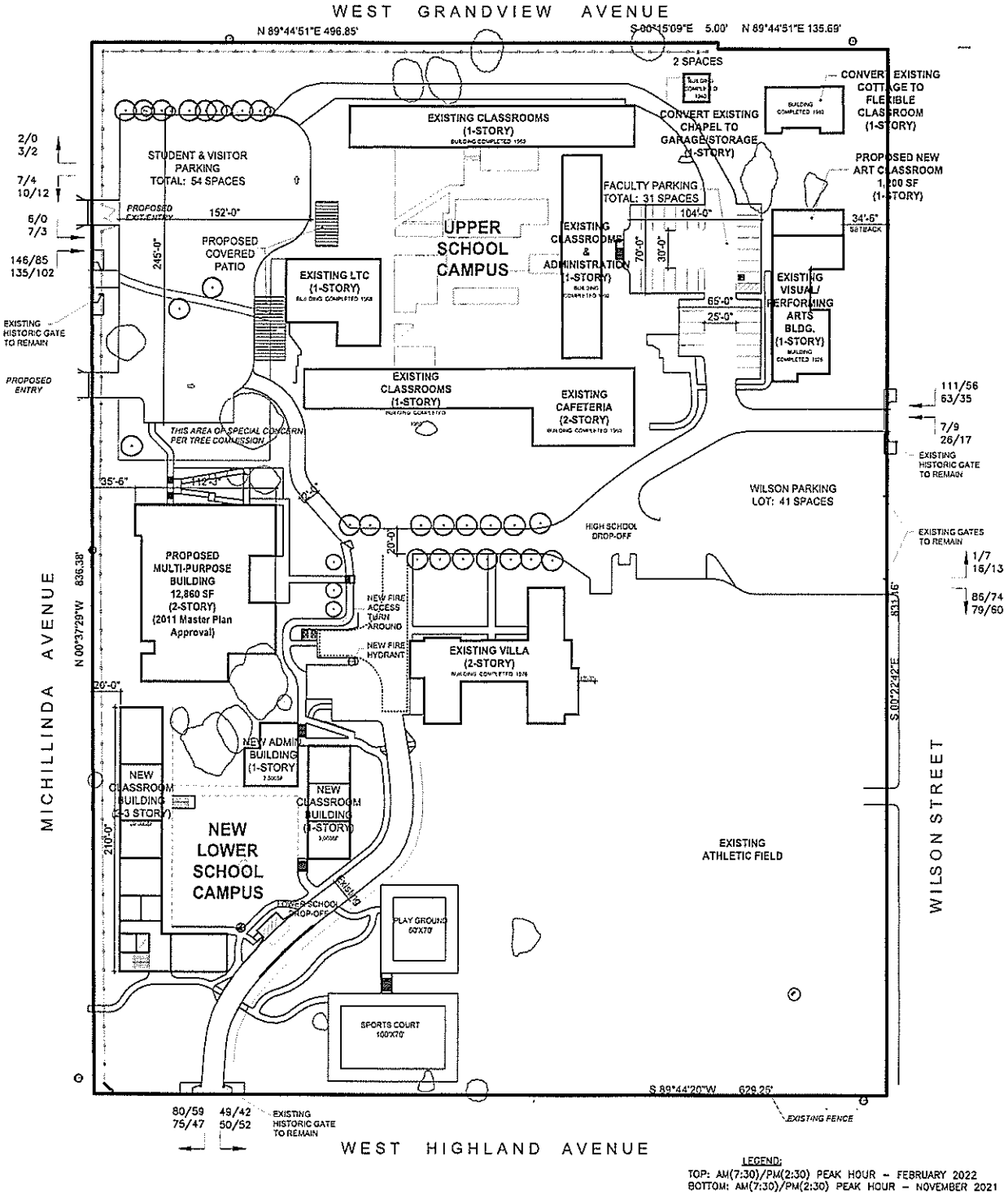
Bill Zimmerman, PE, TE, PTOE
President

WGZE

W.G. Zimmerman Engineering, Inc.
7812 Edinger Avenue, Suite 302
Huntington Beach, CA 92647
(714) 799 – 1700 / (714) 333 – 4712 Fax

EXHIBITS

W.G. Zimmerman Engineering, Inc.
7812 Edinger Avenue, Suite 302
Huntington Beach, CA 92647
(714) 799 – 1700 / (714) 333 – 4712 Fax



LEGEND:
TOP: AM(7:30)/PM(2:30) PEAK HOUR – FEBRUARY 2022
BOTTOM: AM(7:30)/PM(2:30) PEAK HOUR – NOVEMBER 2021

PARKING LOT TURNING MOVEMENTS

February 2022 Vs. November 2021 Counts Comparison

Michillinda Driveway AM

February 2022				Novemebr 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
146	6	7	2	135	7	10	3

Michillinda Driveway PM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
85	0	4	0	102	3	12	2

Highland Driveway AM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	49	80	0	0	50	75

Highland Driveway PM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	42	59	0	1	52	47

Wilson @ North Driveway AM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
111	7	0	0	63	26	0	0

Wilson @ North Driveway PM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
56	9	0	0	35	17	0	0

Wilson @ South Driveway AM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	1	86	2	3	16	79

Wilson @ South Driveway PM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	7	74	1	1	13	60

After Implementation of Drop-off/Pick-up Operational Plan

Street Segment Level of Service

WGZE

W.G. Zimmerman Engineering, Inc.
7812 Edinger Avenue, Suite 302
Huntington Beach, CA 92647
(714) 799 – 1700 / (714) 333 – 4712 Fax

Alverno Heights Academy
Adjacent Streets Level of Service

Roadway Type	Maximum ADT by Level of Service				
	A	B	C	D	E
6 Lanes (Divided)	33,900	39,400	45,000	50,600	56,300
4 Lanes (Divided)	22,500	26,300	30,000	33,800	37,500
4 Lanes (Undivided)	15,000	17,500	20,000	22,500	25,000
2 Lanes (Divided)	10,000	11,700	13,000	15,000	16,600
2 Lanes (Undivided)	7,500	8,800	10,000	11,300	12,500
Local Road	3,000	3,500	4,000	4,500	12,500

Source: Federal Highway Administration

Adjacent Street Measured Level of Service (Daily Counts – 24 Hour)

Street	Vehicles per Day	Level of Service	Road Type
Michillinda Avenue:	6,600*	A	2-Lanes Undivided
Grand View Avenue	3,000*	A	2-Lanes Undivided
Wilson Avenue	580**	A	Local Road
Highland Avenue	1,906**	A	Local Road

* City of Sierra Madre 2015 General Plan Update

** February 2022 data collected over three days and averaged

Project Projected ADT: 727 daily trips

Road Segment: Orange Grove	Daily Traffic	Existing Capacity	Volume/Capacity Ratio
Michillinda – Baldwin	6,100	7,500	0.81
East of Baldwin	4,600	7,500	0.61

Table V-5

No traffic counts were available for Lima Street and Mountain Trail Avenue.

Local Streets

Local streets are designed to serve adjacent residential land uses only. They allow access to residential driveways and often provide parking for the neighborhood. They are not intended to serve thru-traffic traveling from one location in the City to another, but primarily to serve traffic with an origin or destination in that street. Traffic volumes on a local street should not exceed 2,500 per day or 200-300 vehicles per hour. The maximum residential traffic volume which is acceptable to persons living along a street may vary from one street to another depending upon roadway width, type of dwelling units, presence of schools, and other factors. Thesefactors may dictate the need for lower traffic volumes than
2,500 per day. All other public streets in Sierra Madre are local streets.

It should be noted that functional classifications vary between agencies, as seen in the different classifications seen between Arcadia and Sierra Madre for Orange Grove.

April 4th Workshop Presentation

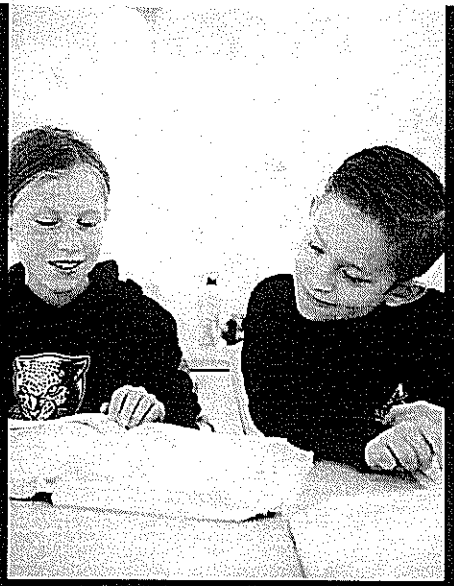
WGZE

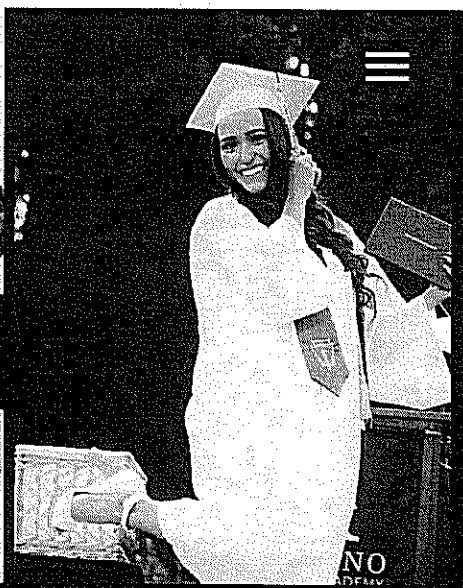
W.G. Zimmerman Engineering, Inc.
7812 Edinger Avenue, Suite 302
Huntington Beach, CA 92647
(714) 799 – 1700 / (714) 333 – 4712 Fax

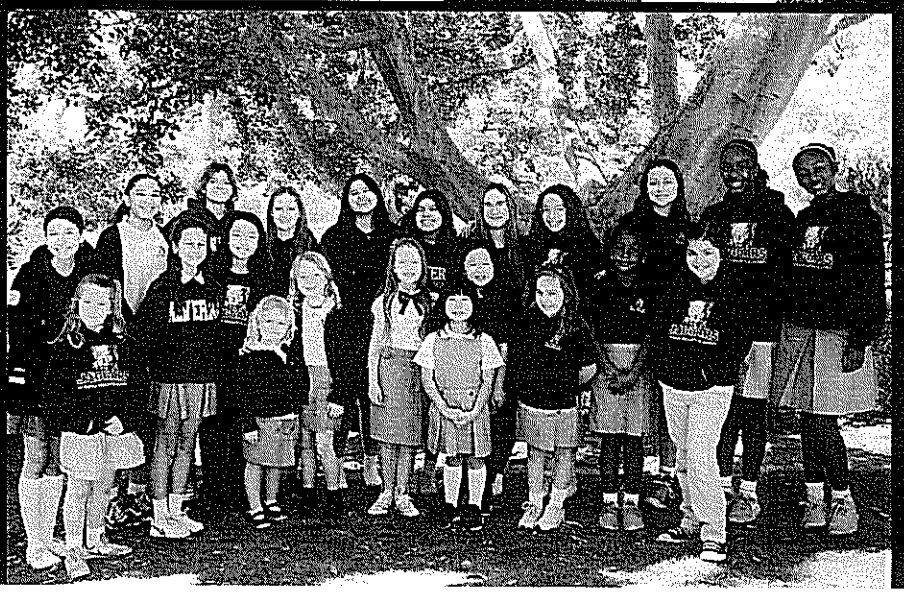
ALVERNO HEIGHTS ACADEMY

NEIGHBORHOOD MEETING

Monday, April 4, 2022



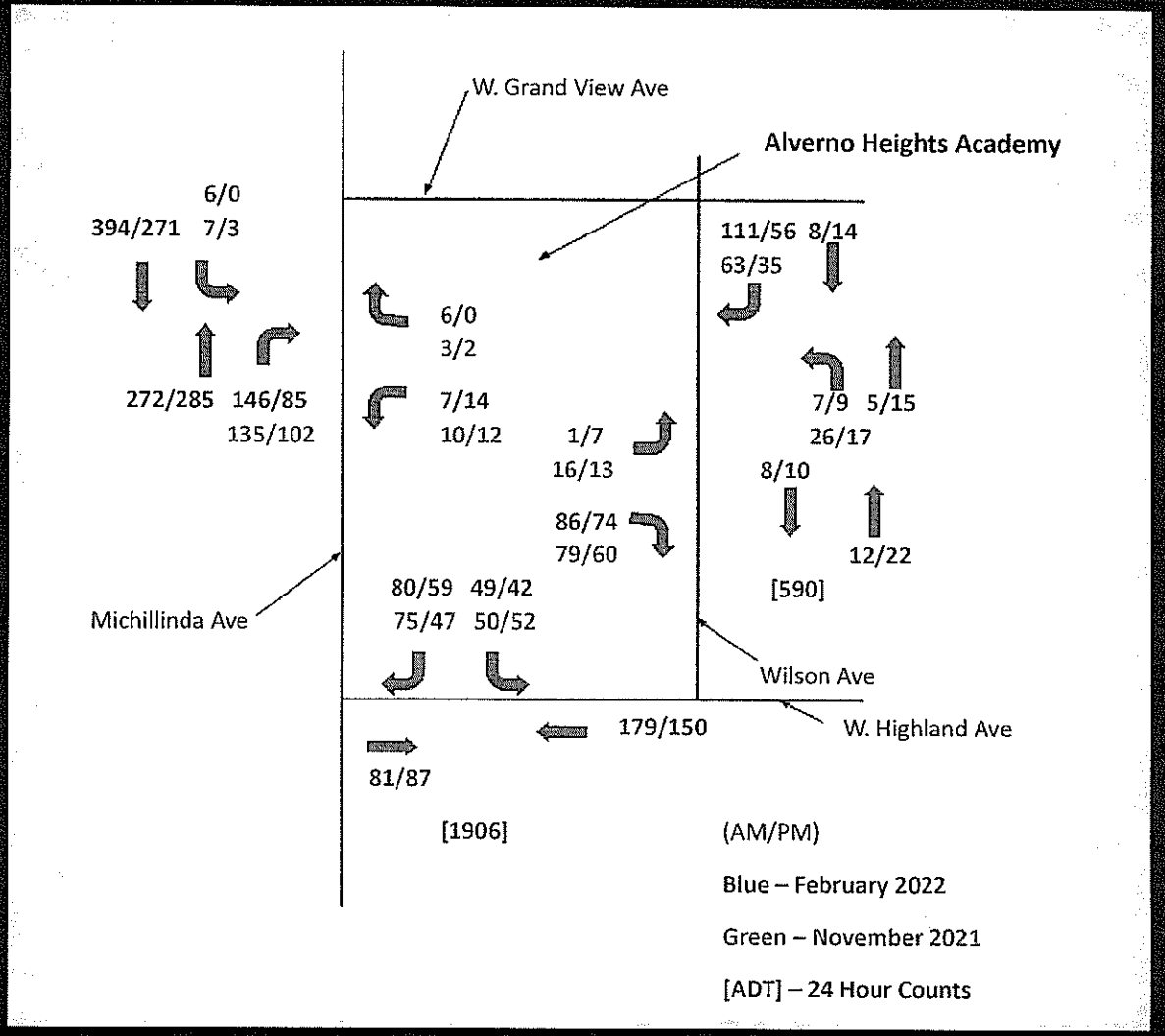




April 4, 2022

Turning Movement Operations

- Turning Movements Conducted in November 2021
- Alverno Heights Academy revised driveway operations
- Turning Movement Counts conducted February 2022
  - 3 day data collection
- Results
  - Wilson Ave - Reduced left turns
  - W. Highland Ave – Remained substantially the same
  - Michillinda Ave – Right turn increase in AM and reduced PM Peak Period
  - The Academy is proactive in reducing impacts on Michillinda


W. Grand View Ave
Alverno Heights Academy
6/0
394/271 7/3
272/285 146/85
135/102
6/0
3/2
7/14
10/12
1/7
16/13
86/74
79/60
80/59 49/42
75/47 50/52
Michillinda Ave
111/56 8/14
63/35
7/9 5/15
26/17
8/10
12/22
[590]
Wilson Ave
179/150
W. Highland Ave
81/87
[1906]
(AM/PM)
Blue – February 2022
Green – November 2021
[ADT] – 24 Hour Counts

April 4, 2022

Conclusion

- March 2006 Traffic Study
  - AM Peak Period Entering estimated at 300 vehicles
  - AM Peak Period Exiting estimate at 188 vehicles
  - PM Peak Period Entering estimated at 154 vehicles
  - PM Peak Period Exiting estimated at 242 vehicles
- February 2022 Collected Data
  - AM Peak Period Entering estimated at 270 vehicles
  - AM Peak Period Exiting estimate at 234 vehicles
  - PM Peak Period Entering estimated at 150 vehicles
  - PM Peak Period Exiting estimated at 186 vehicles
- Overall traffic volumes less than predicted
-

ALVERNO HEIGHTS ACADEMY

NOISE STUDY

200 NORTH MICHILLINDA AVENUE

ALVERNO HEIGHTS ACADEMY

PREPARED FOR: Alverno Heights Academy

Attn: Julia Fanara, Head of School
Sent via email: jfanara@alvernoheights.org
April 5, 2022

Prepared by: CSDA Design Group
Indi Savitala
610 E. Franklin Avenue
El Segundo, CA 90245

CSDA Project No. 21032.01

CSDA | DESIGN GROUP

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1.0 Introduction and Project Description

Alverno Heights Academy (AHA) requested that CSDA Design Group - Acoustics (CSDA) perform an additional noise study and compare the measurements to the May 2021 noise study measurements. There have been complaints from surrounding neighbors that noise from after-school outdoor activities is louder than what was measured and discussed in our June 30, 2021, report. To understand the noise levels, AHA asked that we perform a noise study and focus our analysis on after-school outdoor noise.

The additional noise study was conducted March 1st to March 3rd. These dates correlated to the following activities:

Table 1: AHA After School Activities

Date	Time	Activity	Location
March 1	3:45 PM to 5:00 PM	Basketball	Michillinda
	3:30 PM to 5:30 PM	Softball	Wilson
March 2	3:45 PM to 5:00 PM	Basketball	Michillinda
March 3	3:45 PM to 5:00 PM	Basketball	Michillinda
	3:30 PM to 5:30 PM	Softball	Wilson

2.0 Acoustical Criteria

The LA County Code of Ordinances includes language that addresses exterior noise and playgrounds.

Title 12 'Environmental Protection' – Chapter 12.08 'Noise Control'
Section 12.08.390 – Exterior noise standards – Citations for violations authorized when.

A. Unless otherwise herein provided, the following exterior noise levels shall apply to all receptor properties within a designated noise zone:

Noise Zone	***Designated Noise Zone Land Use***	***Time Interval***	***Exterior Noise Level (dB)***
II	*Residential Properties*	*10:00 pm to 7:00 am (nighttime)*	*45*
		7:00 am to 10:00 pm (daytime)	*50*

Standard No. 1 shall be the exterior noise level which may not be exceeded for a cumulative period of more than 30 minutes in any hour. Standard No. 1 shall be the applicable noise level from subsection A of this section; or, if the ambient L50 exceeds the foregoing level, then the ambient L50 becomes the exterior noise level for Standard No. 1.

Standard No. 2 shall be the exterior noise level which may not be exceeded for a cumulative period of more than 15 minutes in any hour. Standard No. 2 shall be the applicable noise level from subsection A of this section plus 5dB; or, if the ambient L25 exceeds the foregoing level, then the ambient L25 becomes the exterior noise level for Standard No. 2.

Standard No. 3 shall be the exterior noise level which may not be exceeded for a cumulative period of more than five minutes in any hour. Standard No. 3 shall be the

applicable noise level from subsection A of this section plus 20dB; or, if the ambient L8.3 exceeds the foregoing level, then the ambient L8.3 becomes exterior noise level for Standard No. 3.

Standard No. 4 shall be the exterior noise level which may not be exceeded for a cumulative period of more than one minute in any hour. Standard No. 4 shall be the applicable noise level from subsection A of this section plus 15dB; or, if the ambient L1.7 exceeds the foregoing level, then the ambient L1.7 becomes the exterior noise level for Standard No. 4.

Standard No. 5 shall be the exterior noise level which may not be exceeded for any period of time. Standard No. 5 shall be the applicable noise level from subsection A of this section plus 20dB; or, if the ambient L0 exceeds the foregoing level then the ambient L0 becomes the exterior noise level for Standard No. 5.

It is important to note that Los Angeles County Code of Ordinances provides an exemption for playground / school ground noise.

Paragraph 12.08.570 – Activities Exempt from Chapter Restrictions
"activities conducted on public playgrounds and public or private school grounds, including but not limited to school athletic and school entertainment events" are exempt from noise control measurements outlined in that chapter.

Municipal noise ordinances supplement the Los Angeles County Noise Ordinance; therefore, the County's ordinances control in subject areas where municipal ordinance lack regulations.

The July 14, 2015, Sierra Madre General Plan is appropriate for addressing school children noise as it pertains to environmental impact noise. As outlined in the general plan, The City has a noise goal to protect residences from excessive non-transportation noise sources.

Chapter 6, Noise Section, 'Noise-Control of Non-Transportation Noise Sources'

However, the City also creates some exemptions for certain noise sources (e.g., construction, leaf blowers, and emergencies) and for noise generated during the daytime hours when people are generally less sensitive to noise. If noise occurs between the hours of 7:00 AM and 9:00 PM (7:00 PM for construction and leaf blowers) Monday through Saturday or 10:00 AM and 6:00 PM on Sundays and federal holidays, and does not produce noise levels that exceed 80 dBA at a distance of 25 feet, then the noise is considered exempt from the maximum permissible noise levels (i.e., 6 dBA above ambient when generated at residential properties and 8 dBA above ambient when generated at commercial properties).

3.0 Noise Measurement Locations

The measurements were conducted at the same four locations previously chosen for the 2011 CSDA Noise Study. Figure 1 is a map of the AHA campus indicating noise monitor installation locations.



Figure 1: Noise Measurement Locations

- **Measurement #1, Wilson Street**: The sound level meter was placed on the AHA property approximately 35 from the center of Wilson Street and across the street from 209 Wilson Street. This roadway is infrequently traveled and is used primarily for residents of Wilson Street and for access to the school. Primary noise sources are distant traffic, infrequent vehicle passbys, and low levels of noise from athletic field usage at the school.
- **Measurement #2, W Grandview Avenue**: The sound level meter was placed approximately 20 feet from the center of W Grand View Avenue and across the street from the AHA property in front of 693 W Grand View Avenue. This location was intended to measure noise levels from the traffic along Grandview Avenue as well as general ambient noise levels.
- **Measurement #3, Michillinda Avenue**: The sound level meter was placed across the street from the AHA campus, approximately 30 feet from the center of Michillinda Avenue and in front of 1125 Michillinda Avenue. The primary noise source at this location was traffic along Michillinda Avenue.
- **Measurement #4, W Highland Avenue**: The sound level meter was placed on the AHA property approximately 25 feet from the center of W Highland Avenue and across the street from 660 W. Highland Avenue. The primary noise sources at this location were passing vehicles along Highland Avenue. Secondary noise sources were from the AHA campus.

4.0 Noise Measurement Summary (2021 vs 2022)

Table 2 includes data from the June 30, 2021 master plan update report, including Community Noise Exposure Level (CNEL) and the loudest hourly noise level. The data indicates that between the 2021 and

2022 noise measurements, the calculated 24-hour CNEL has increased by 1 dB, and the loudest hourly noise level occurs in the morning or at 3 PM as part of the after-school pickup.

Table 2: Measured Noise Level Increase Measurement Results (CSDA, 2021)

Measurement Location	Measured Noise Levels, CNEL, dBA		Measured Increase
	2021	2022	
Measurement #1: Wilson Street	56	57	+1
Measurement #2: Grandview Avenue	65	65[1]	0
Measurement #3: Michillinda Avenue	67	68	+1
Measurement #4: Highland Avenue	62	63	+1
Measurement Location	**Measured Noise Levels, 1-hour Period L_{eq}, dBA**		**Measured Increase**
	2021	**2021 Master Plan**	
Measurement #1: Wilson Street	64 (8 AM)/	65 (3 PM)	+1
Measurement #2: Grandview Avenue	72 (2 PM)	65 (7 AM)	-7
Measurement #3: Michillinda Avenue	71 (3 PM)	75 (10 AM)	+4
Measurement #4: Highland Avenue	64 (3 PM)	65 (3 PM)	+1

Note:
[1] Less than 24 hours of data collected Mar-1 to Mar-3. CNEL calculated from data collected on Apr-26.

5.0 Noise Measurements (2022)

L_{EQ} is a descriptor that represents a steady-source sound level with the same A-weighted sound energy as a time-varying sound level associated with a given location and measurement duration. L_{10} is a descriptor that represents the sound level exceeded for 10% of the measurement duration. The Federal Highway Administration (FHWA) uses the L_{10} a descriptor to represent traffic noise. Additionally, per the FHWA, an environmental noise measurement is considered to be dominated by roadway noise when the L_{10} value exceeds the associated L_{EQ} value by at least 3 dBA.

Using the FHWA convention referenced above, L_{EQ} and L_{10} values were calculated over the time periods of each school outdoor event. Where L_{10} exceeds the associated L_{EQ} value by at least 3 dBA, outdoor event noise is considered to be dominated by ambient roadway noise. Figure 2 through Figure 11 represent the continuous noise levels for each day at each measurement location, along with the L_{EQ} and L_{10} values calculated over the duration of each after-school outdoor event.

5.1 Wilson Street

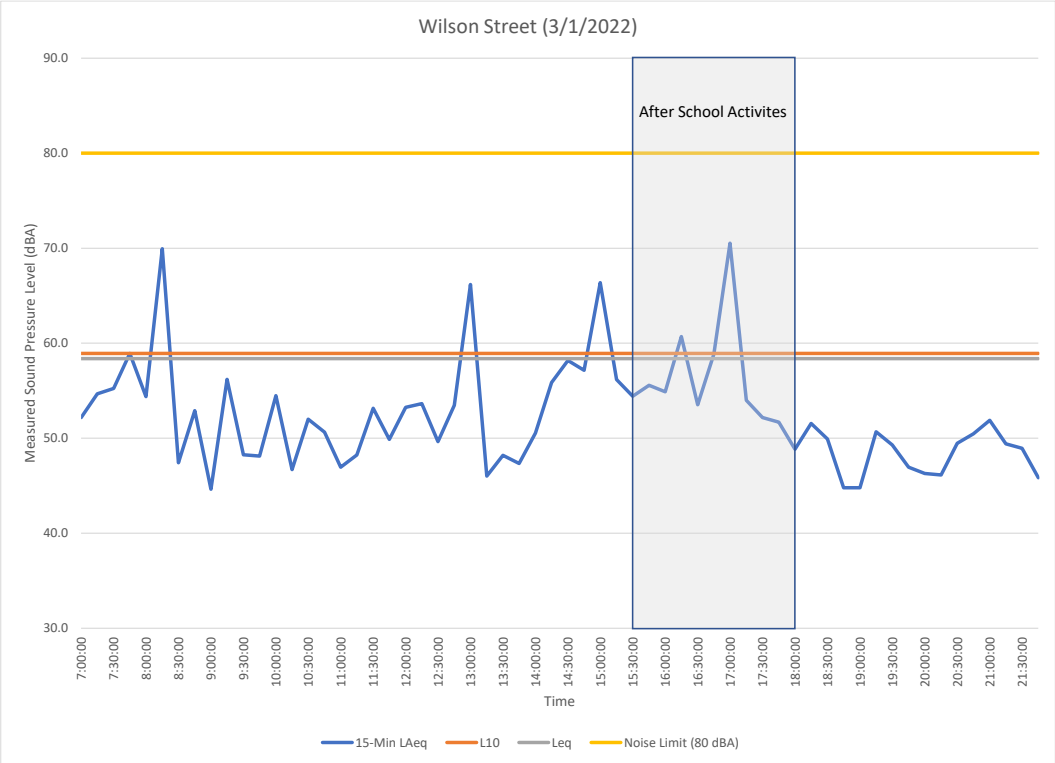


Figure 2: Wilson Street (3/1)

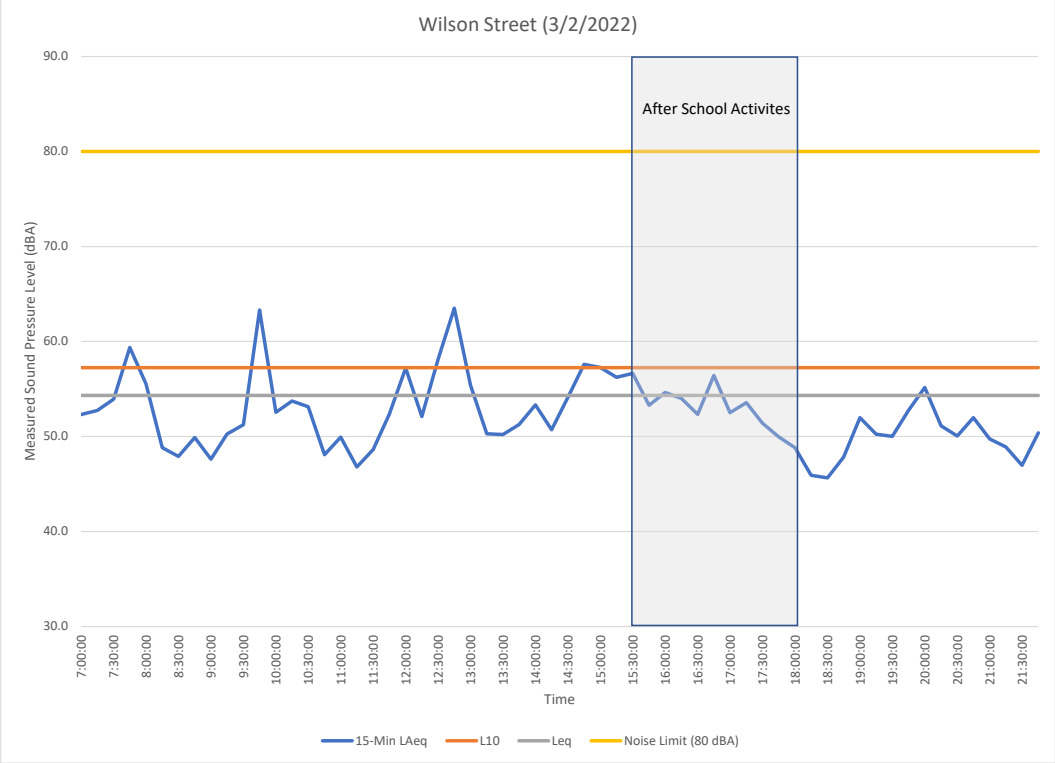


Figure 3: Wilson Street (3/2)

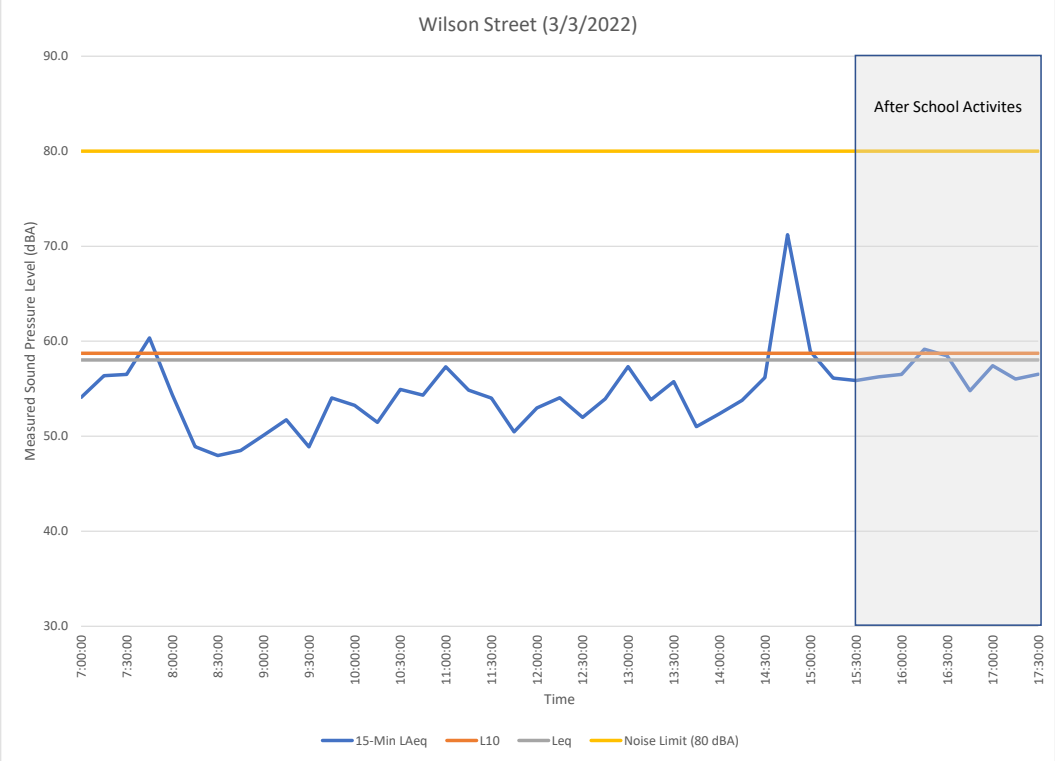


Figure 4: Wilson Street (3/3)

5.2 Grandview Avenue

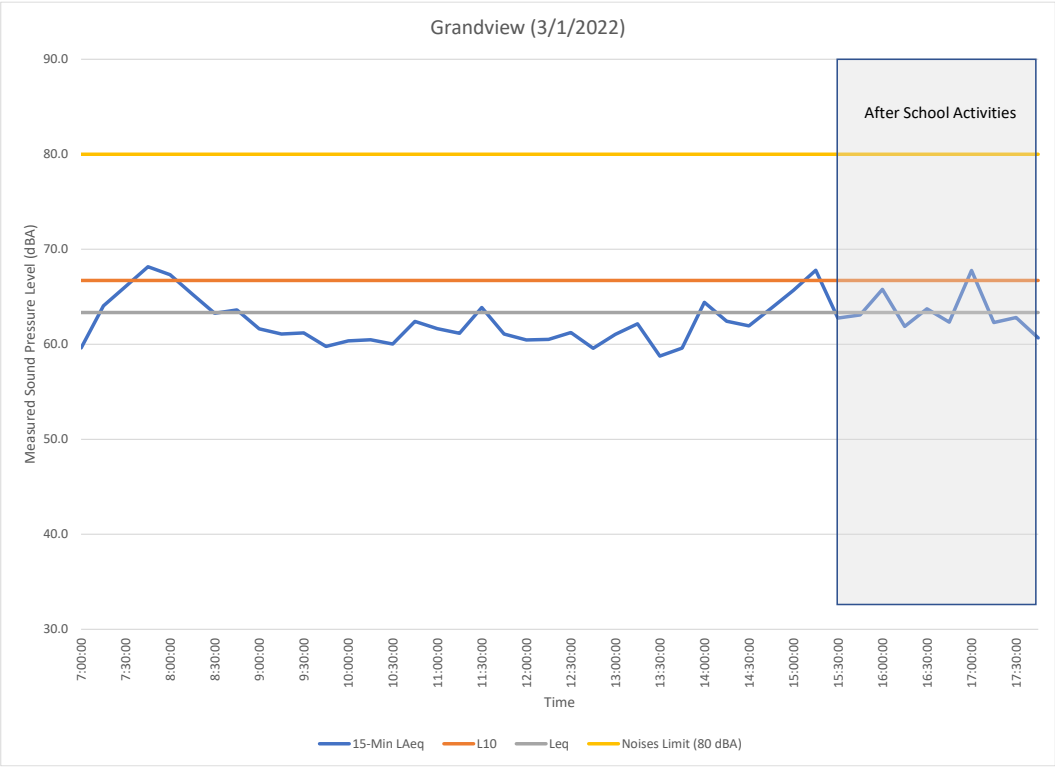


Figure 5: Grandview Avenue (3/1)

5.1 Michillinda Avenue

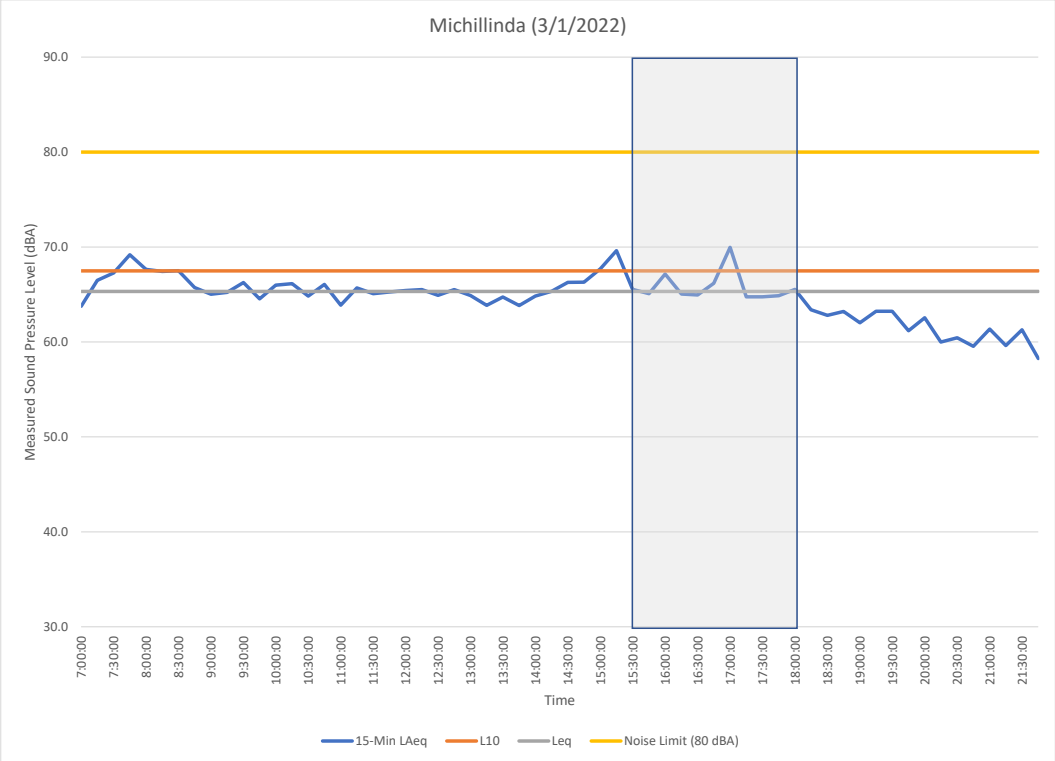


Figure 6: Michillinda Avenue (3/1)

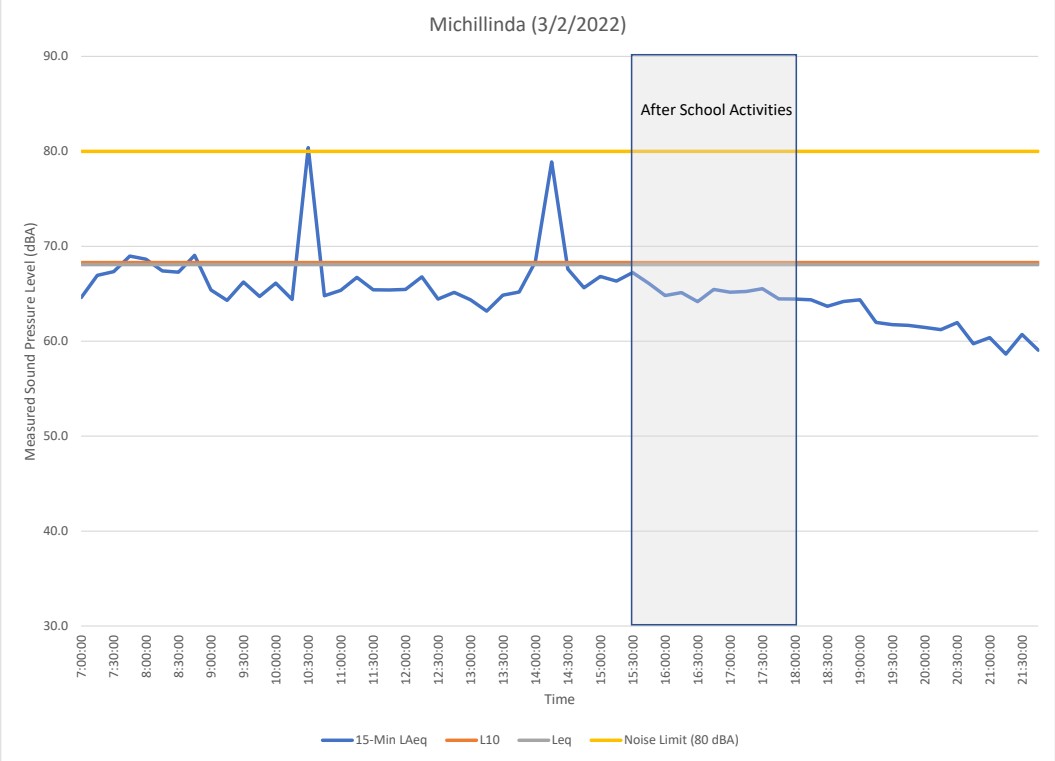


Figure 7: Michillinda Avenue (3/2)

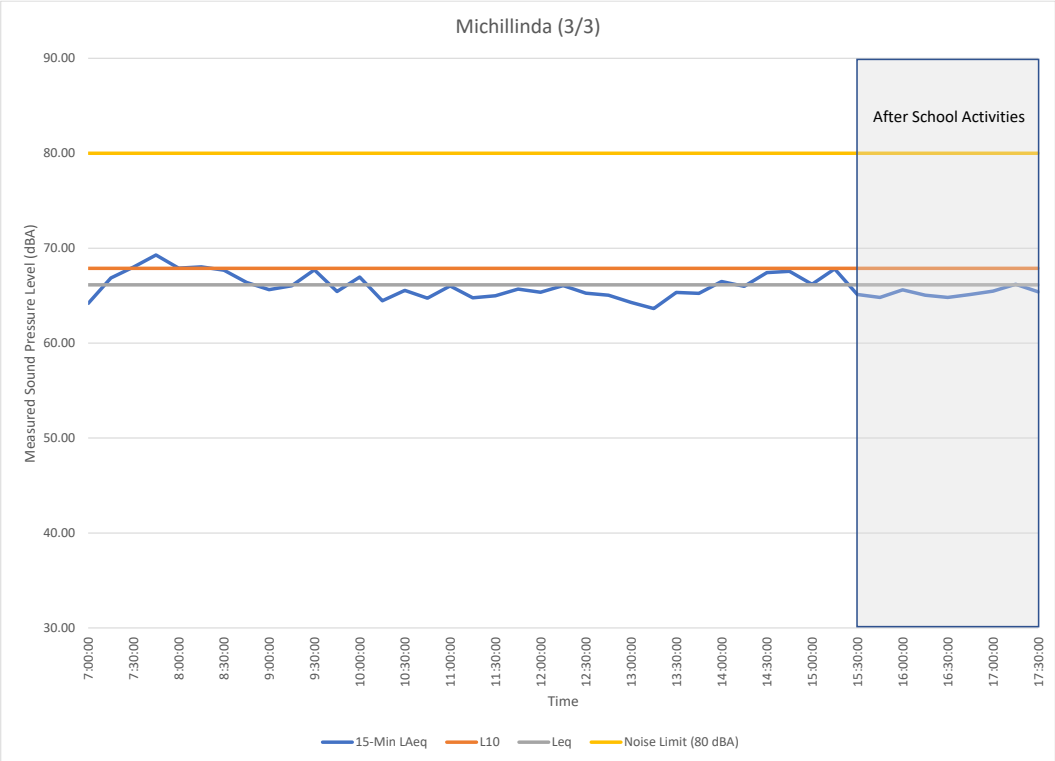


Figure 8: Michillinda Avenue (3/3)

5.2 Highland Avenue

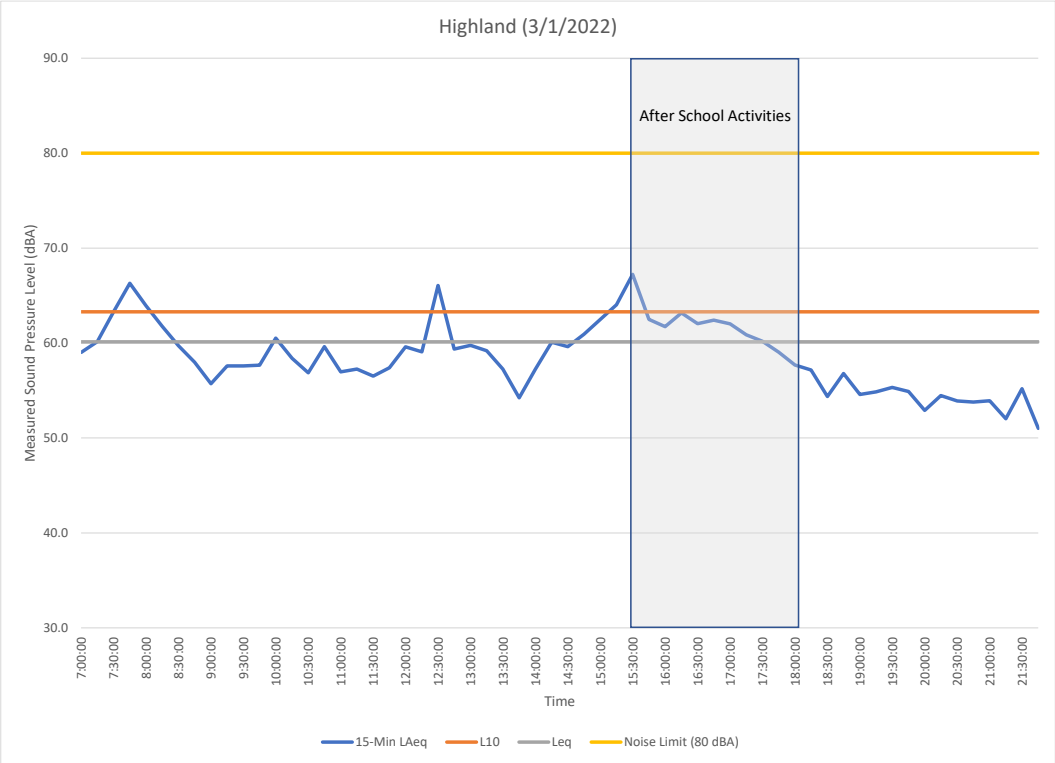


Figure 9: Highland Avenue (3/1)

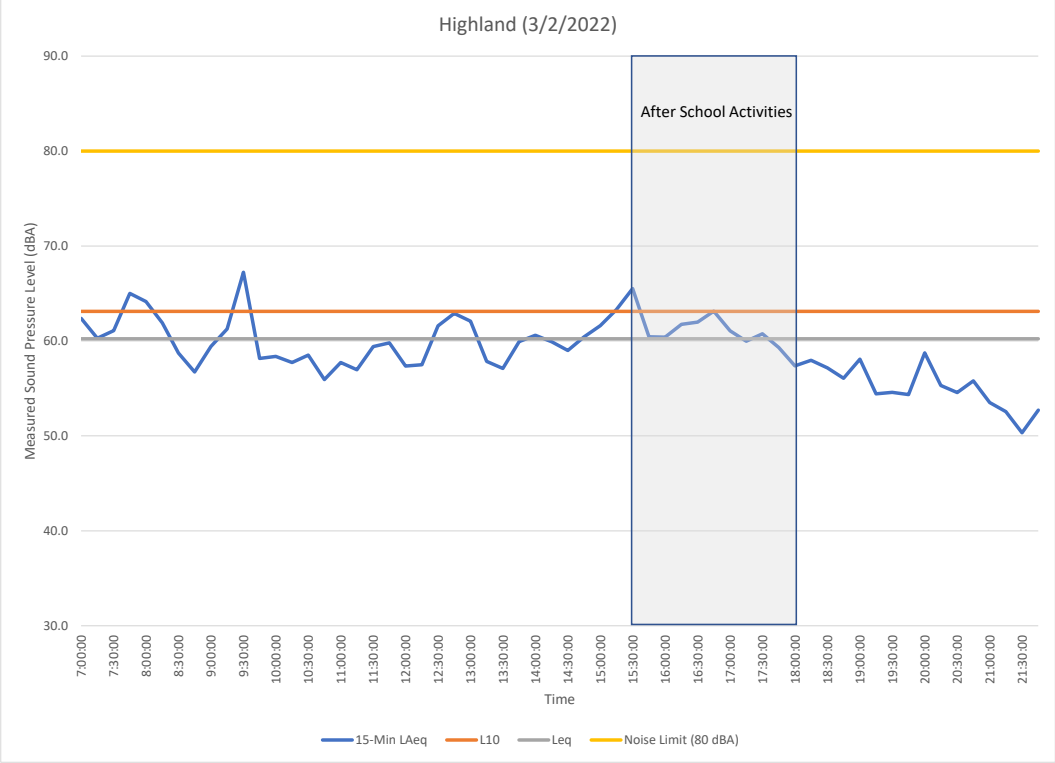


Figure 10: Highland Avenue (3/2)

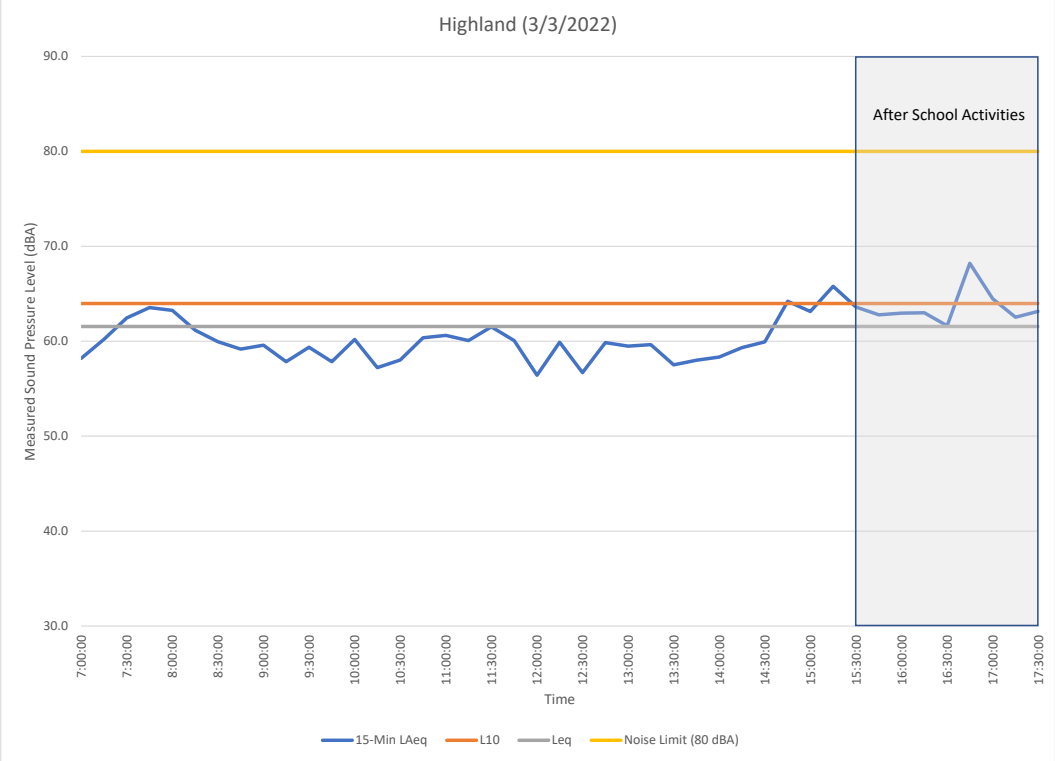


Figure 11: Highland Avenue (3/3)

6.0 Comments and Conclusions

The measurements indicate that during after-school outdoor activities the average noise level is within 3 dBA of the traffic noise level, indicating that the neighborhood noise is dominated by traffic noise. This validates the results of the 2011 master plan report. The Planning Center conducted noise studies for the 2011 Master Plan Amendment, which were discussed in the June 30th noise report.

The measurements also indicate noise levels less than 80 dBA during after-school outdoor activities, indicating compliance with the General Plan, Chapter 6 section on 'Noise-Control of Non-Transportation Noise Sources'.

After-school outdoor activity noise may contribute to the noise environment for short periods of time, not to exceed roughly five minutes. For example, the noise monitoring indicated that the noise level on Michillinda Avenue was roughly 81 dBA at around 10:00 AM on March 2nd; however, it is not the major source of noise in the neighborhood.

This concludes our noise study report for Alverno Heights Academy. Please do not hesitate to contact us with questions.

MEMO

RKA CONSULTING GROUP

TO: KEN FARFSING

FROM: KURT PEDERSEN

DATE: May 31, 2022

RE: REVIEW OF THE TREE REMOVAL PLAN

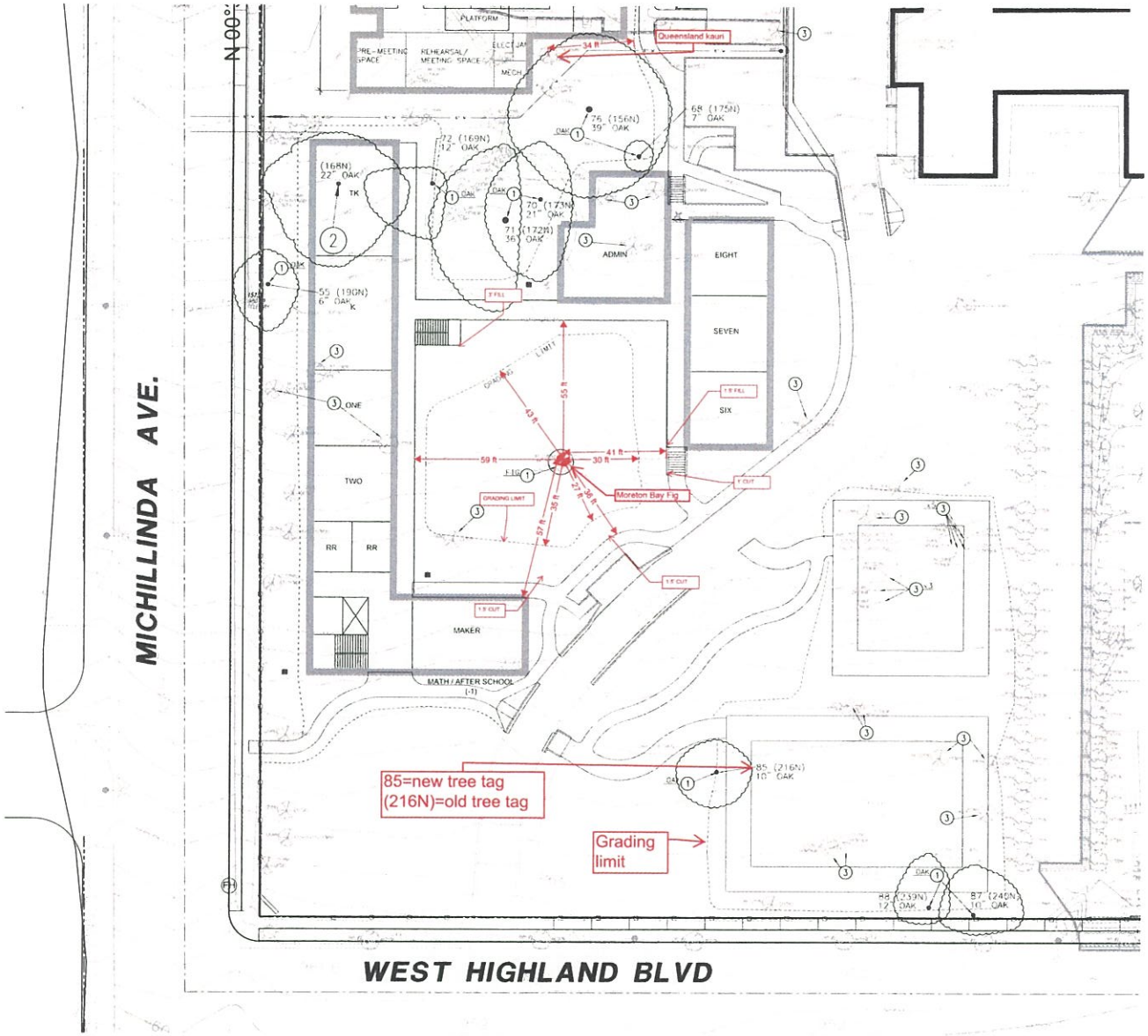
Ken,

On May 4, 2022, I reviewed the Tree Removal Plan and Grading Plan with the Arborist, Greg Applegate. The discussion was focused on the Moreton Bay Fig and the Queensland Kauri tree.

The Queensland Kauri tree will not be impacted by the construction of the lower classroom buildings.

The Arborist recommend no earthwork to be done within 60' of the Moreton Bay Fig. When reviewing the plan, the Arborist expressed concerns with the conceptual grading plan that had earthwork, buildings, and walkways within 60' of the tree. He recommended relocating the ADA loading zone and constructing retaining walls along the walkways instead of cutting and filling closer to the tree.

The marked up attached exhibit shows the proposed revisions to the grading plan. The Arborist stated that revised grading will reduce the impacts to the Moreton Bay Fig, but would not eliminate the impacts. He reiterated that any construction within 60' of the tree will have impacts to the health of the tree.



PROFILE SCALE
HORIZ.: 1"= 10'
VERT.: 1"= 2'

811 Know what's below. Call before you dig.

BENCHMARK
BENCHMARK NO. = HG4183
ELEVATION = 907.584 FEET
CSBM MON IN SOUTH END CATCH BASIN 18 FEET NORTH OF BCR @ NORTHEAST CORNER OF SIERRA MADRE BLVD & MICHILLINDA AVE. MKD (BM 25-38 1975). QUAD. YEAR = 2005

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MICHILLINDA AVENUE BETWEEN HIGHLAND AVENUE AND GRANDVIEW AVENUE BEING N00°06'25"W.

Δ	DATE	DESCRIPTION	APP'D	DATE

REVISIONS

CITY OF SIERRA MADRE

APPROVED BY _____ DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY: _____ CITY ENGINEER DATE

APPROVED BY: _____ TREE PRESERVATION DATE

REGISTERED PROFESSIONAL ENGINEER KURT R. PEDERSEN NO. 69745 CIVIL STATE OF CALIFORNIA

RKA CONSULTING GROUP
399 S. LEMON CREEK DRIVE, SUITE E WALNUT, CA 91789
(909) 594-9702 FAX (909) 594-2658
WWW.RKAGROUP.COM

KURT R. PEDERSEN RCE 69745 DATE

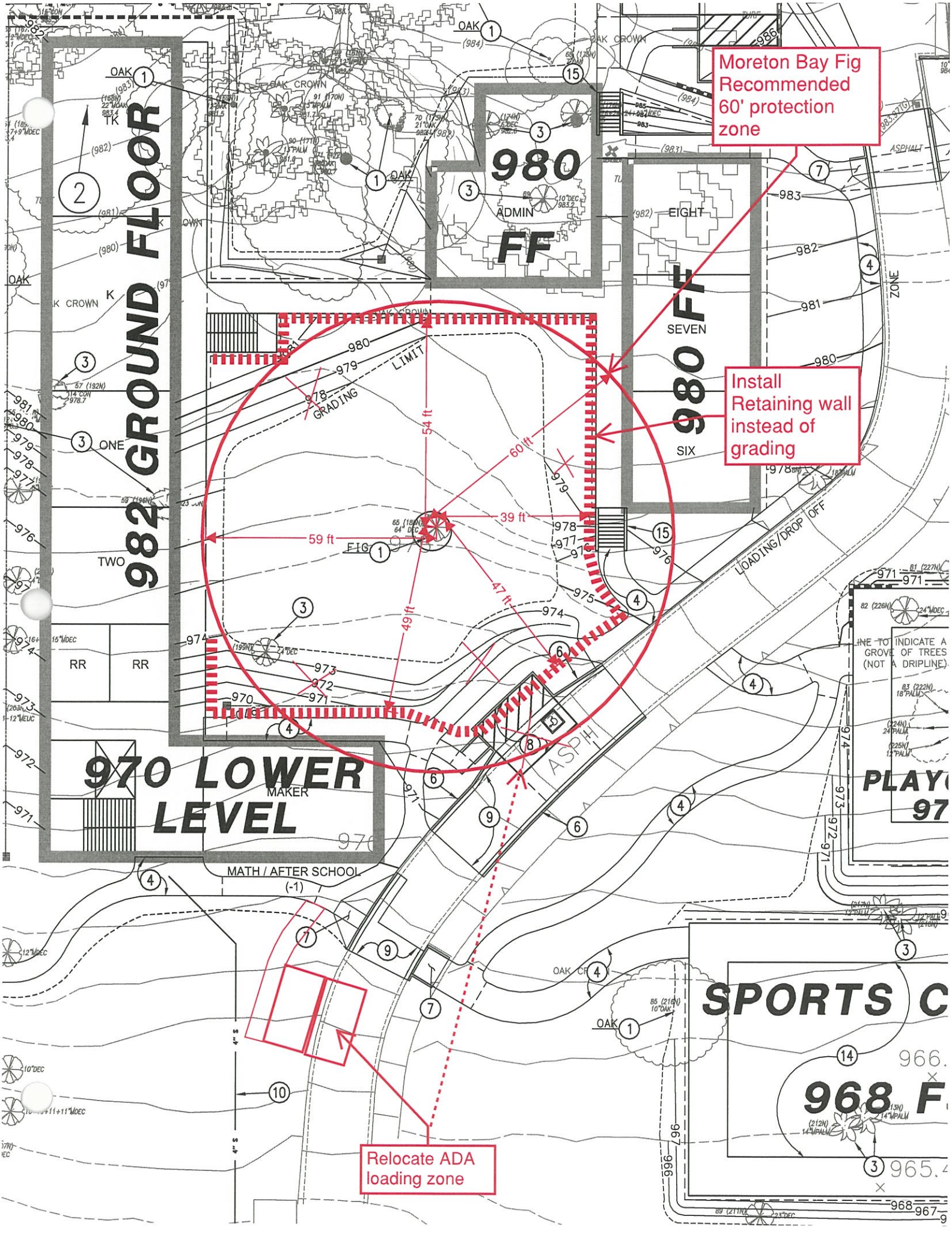
SITE IMPROVEMENT PLANS

ALVERNO HEIGHTS ACADEMY

SIERRA MADRE, CALIFORNIA

TREE PRESERVATION PLAN

SHEET C-3 OF 3 SHEETS


Moreton Bay Fig
Recommended
60' protection
zone
Install
Retaining wall
instead of
grading
Relocate ADA
loading zone
982 GROUND FLOOR
980
ADMIN
FF
980 FF
SEVEN
SIX
970 LOWER
LEVEL
MAKER
MATH / AFTER SCHOOL
(-1)
LIMIT
GRADING
54 ft
60 ft
39 ft
59 ft
47 ft
49 ft
FIG
OAK
OAK CROWN
ASPHALT
LOADING/DROP OFF
RR
RR
ONE
TWO
EIGHT
ZONE
SPORTS C
968 F

ATTACHMENT E

RECEIVED
JUL 29 2021
CITY OF SIERRA MADRE
PLANNING & BUILDING

CITY OF SIERRA MADRE

Planning & Community Preservation Department
232 W. Sierra Madre Blvd. Sierra Madre, CA 91024

MASTER PLAN APPLICATION FORM

Project Address: 200 N. Michillinda Avenue

Project Name: AVHA 2021 Master Plan Update

APN # 5768-001-004 General Plan & Zoning Institutional

Project site is within the following potential hazards zone(s) (to be completed by staff):

☐ Landslide Zone ☐ Liquefaction Zone ☐ Fault Zone ☐ High Fire Hazard Severity Zone ☐ None

Applicant Requests:

Please describe the existing and proposed use on the property and briefly describe any proposed major physical alterations. Please refer to SMMC 17.38.020 for permitted uses and SMMC 17.38.030 for conditionally permitted uses.

Amendment to PC Resolution 11-10 for the construction of a lower school campus of approximately 25,000 sq. ft. of classrooms and administrative space, with a sports court and playground. Addition of centralized faculty parking area and lower school parking, addition of a 1,200 sq.ft. art classroom, conversion of the existing 2,080 sq. ft. caretaker's home to a flexible classroom space. Adaptive reuse of the Villa for administrative offices, faculty lounge, chapel, and student activies. Conversion of the existing chapel to its prior storage use.

The City will work with one individual, or firm, who is the "applicant." It is expected that the applicant will convey all project related information to the individuals involved in the project.

Applicant: AVHA Board of Trustees

Address: 200 N. Michillinda Avenue, Sierra Madrea, CA 91024

Phone: [redacted] Email: [redacted]

If required:

COVENANTS, CONDITIONS, AND/OR RESTRICTIONS

None

SIERRA MADRE MUNICIPAL CODE (Sections) *(To be completed by staff)*

Refund: Applicants will be entitled to refunds of relevant fees only if an application has been submitted and received in error by City Staff. Fees will not be refunded to an applicant who decides not to pursue a project which has been submitted.

Office Use Only

Application Fees		Noticing Fees		Environmental Fee $	
Master Plan $	8,167.00	Director $			
		PC $	725.00	**Total: $**	
		CC $			
Date received:	7/29/2021	Case No.		Project No.	

CITY OF SIERRA MADRE

MASTER PLAN APPLICATION FORM
BASIC INFORMATION

Owner Information

Firm: AVHA Board of Trustees Contact Person: Julia Fanara, Head of School

Address: 200 N. Michillinda Avenue, Sierra Madre, CA 91024

Phone: [redacted] Email: [redacted]

Architect Information

Company: Gonzalez & Goodale Architects Contact Person: Stacy Nesbitt

Address: [redacted]

Phone: [redacted] Email: [redacted]

Engineer Information

Firm: RKA Consulting Group Contact Person: Kurt Pedersen

Address: [redacted] #E

Phone: [redacted] Email: [redacted]

Appeal

If any person is aggrieved by a decision, an appeal may be filed to a higher decision-making body. For further information, please contact the Department of Planning & Community Preservation for the procedure and time constraints.

Certification

I certify that I am the duly authorized applicant for this project. Further, I certify that all of the above information is true and correct. (If the undersigned is different from the legal property owner, a letter of authorization must accompany this form.)

I have read and agree to comply with the above stated conditions:

Julia Fanara, Head of School
Name of Applicant

Signature

Kenneth Farfsing, President, Board of Trustees
Name of 2nd Applicant

Signature

Please note: the above signature(s) must be notarized.

MGC1 J. ORONOZ COMM. # 2270770 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY COMM. EXPIRES DEC. 13, 2022 MGC1

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 06/25/2021 before me, J. Oronoz, Notary Public
(insert name and title of the officer)

personally appeared Julia Fanara and Kenneth Farfsing,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

J. ORONOZ
COMM. # 2270770
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES DEC. 13, 2022

Signature _____ **(Seal)**

OWNER'S AFFIDAVIT

I am the owner of the property located at

200 N. Michillinda Avenue, Sierra Madre

Project address

I have read the foregoing application for the planning permits and know the contents thereof and give the City of Sierra Madre permission to process such permit.

I certify under penalty of perjury that the foregoing is true and correct.

Signature _____ Date 7/9/21

Please Print:

Name Julia Fanara, Head of School

Address 200 N. Michillinda Avenue

Sierra Madre, CA

Telephone [redacted]

Please note: the above signature must be notarized.

J. ORONOZ
COMM. # 2270770
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES DEC. 13, 2022

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 07/09/2021 before me, J. Oronoz, Notary Public
(insert name and title of the officer)

personally appeared Julia Fanara,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

MGC1 J. ORONOZ
COMM. # 2270770
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES DEC. 13, 2022 MGC1

ENTRY ONTO PRIVATE LAND

In the performance of their functions, the members of the Planning Commission and the staff of the City of Sierra Madre may enter upon my land located at

200 N. Michillinda Avenue, Sierra Madre

Project address

and make examinations provided that the entries and examinations do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

Signature of Landowner

Date 7/9/21

This checklist should be reviewed with a Planner to identify the specific material necessary to submit your application. Incomplete applications cannot be processed and will be returned to the applicant together with a checklist specifying the items that are incomplete.

Application Completeness: Only applications that include all of the required documents will be deemed "complete." The Department of Planning and Community Preservation retains the right to review documents and determine that they are adequate in their ability to convey the applicant's request to the decision-making body. Applicants will be notified if the application is not complete within 30 days of filling the application and paying all required fees.

MINIMUM SUBMITTAL REQUIREMENTS:

Due at the time of application submittal:

☐ Completed Master Plan Application Form and Supplemental Forms

1. Master Plan Application
2. Submittal Checklist
3. Findings
4. Owner's Affidavit
5. Entry onto Private Land
6. Environmental Information Form

☐ PUBLIC NOTICING:

A 300-foot radius map and the names of the property owners within a 300-foot radius required.

Submit a master list and two (2) sets of typed labels listing all property owners and their addresses for purposes of mailing public hearing notices.

☐ PHOTOGRAPHS: One (1) set of colored photos depicting a minimum of four views directed toward the focus of development and four views directed away from the focus of development for each area of development. All photos to be included on a key map indicating the location and orientation where photos were taken. Each photo to be provided in digital format as PDF and JPEG or PNG.

☐ A diagram encompassing all parcels owned or controlled by the applicant, showing the following:

1. Existing buildings, structures, yards, walls, walks, vehicle parking areas, and landscaping and their respective date of original construction;
2. Street alignments, grades and widths;
3. Drainage and sanitary facilities and utilities, including alignments and grades thereof;
4. Location and size of all required easements and rights-of-way;
5. Location of fire hydrants, fire roads and firebreaks;
6. Lot size and configuration;
7. Traffic access;
8. Grading;
9. Land to be dedicated for park and/or recreational purposes, if any; and
10. Other specific physical requirements in the plan and configuration as may be necessary to ensure consistency with, or implementation of, the general plan, or other applicable specific plan.

CONTENTS OF THE MASTER PLAN

☐ A plan showing the proposed development on the site and any expansion or new or intensified principal use (under the institution's ownership or control), shall indicate the following:

1. All proposed changes or alterations to existing buildings, structures, yards, walls, walks, vehicular parking areas, landscaping, building setback lines, flood hazard zones, seismic lines and setbacks, geologic mapping, and archaeological sites, and other such features as may be needed to make the development attractive, adequately buffered from adjacent uses and compatible with the character of the surrounding area; and
2. The plan shall include a boundary survey prepared by, or under, the direction of a registered civil engineer or licensed land surveyor. If the applicant does not have a record title ownership interest in the premises, the applicant shall provide satisfactory evidence that the persons with the record title ownership have consented to the proposed development. For the purposes of this paragraph, "record title ownership" shall mean fee or lesser interest of record. Record title ownership does not include ownership of mineral rights or other subsurface interests which have been severed from ownership of the surface.

☐ A landscape plan, or plans, prepared by a licensed landscape architect, or other qualified landscape professional, drawn to scale of not less than one inch equals ten feet, and includes the following information:

1. Total square footage of all landscaped areas;
2. Square footage of each landscaped area;
3. Percentage of the total premises devoted to landscaping;
4. Type of plant materials, i.e., the botanical and common names;
5. Location, container size and number of all new plant materials;
6. Type, size and location of a permanent irrigation system adequate for the proposed landscaping; and
7. Location of existing trees four inches or greater in diameter, measured eighteen inches above ground level, and an indication of whether they are to be retained or removed.

ADDITIONAL ITEMS:

Consult with a Planner to determine if any of the following items are required

☐ PHASING PLAN if the master plan proposes development over multiple timeframes.
☐ TRAFFIC, PARKING AND CIRCULATION STUDY
☐ NOISE STUDY
☐ COMMUNITY OUTREACH: to conduct outreach and provide all related documentation.
☐ COLORED RENDERING OF FRONT ELEVATION
☐ THREE-DIMENSIONAL PERSPECTIVES of the project in relation to all adjacent properties.
☐ ARBORIST REPORT AND TREE REMOVAL PLAN: If required by the Department of Public Works
☐ HISTORIC RESOURCE EVALUATION REPORT: If required by the Planning Department for modifications to existing structures which are 75 years of age or older.

Additional Items to be completed after the application has been deemed "complete":

☐ PUBLIC NOTICING

A signboard must be posted on the property in a conspicuous place no more than 10 feet from the front property line to remain a minimum of 14 days prior to Planning Commission hearing. Posted signage shall be placed on the property describing the proposed project in accordance with Sierra Madre Municipal Code Section 17.60.100.B. A template will be provided once staff has deemed the application "complete".

☐ Electronic Copies of All Items Required Within the Submittal Checklist

☐ Required Color Prints

Unless otherwise noted by the Planner, twelve (12) 3-hole punched copies/sets of the following:

1) SET OF PLANS – 11"X17" reductions of completed plans submitted as part of the submittal checklist;
2) All Items Required Within the Submittal Checklist

CONDITIONAL USE PERMIT FINDINGS

Before any conditional use permit is granted, the applicant shall show, to the reasonable satisfaction of the body hearing such matter, the existence of the following facts:
(Provide a thorough response to the following. Include additional or separate sheets for response as necessary)

1. That the site for the proposed use is adequate in size, shape, topography, and location;

Alverno Heights Academy (AVHA) is situated on a 12.1 acre campus, one of the largest school sites in the City of Sierra Madre. No change is proposed to the total enrollment of 400 students as approved in the 2011 Master Plan. At build out, the lower school campus and the addition of the art classroom will result in 18% lot coverage for the entire campus, with 57% open space. The site is adequate in size, shape, topography and location to accommodate the new lower school buildings, parking areas, play grounds, walkways and landscaping. The site is adequate to accommodate the addition of the art classroom and the faculty parking area.

2. That the site has sufficient access to the street which is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

The school is served by a major arterial street, Michillinda Avenue. Traffic will decrease from the 2021 Update Master Plan, as compared to the 2011 Master Plan Under the Master Plan Amendment all intersections serving the school remain at their current level of service. The master plan meets and exceeds the City's on-site parking codes. The school is currently served by five driveways, located on three seperate streets, which disperses traffic. The 2011 Master Plan approved a second entry only driveway on Michillinda Avenue, which remains in the 2021 Update. The internal traffic plan divides the school into lower and upper school drop-off and pick-up areas, relying on internal drive lanes to minimize impacts on adjacent streets. AVHA added the required "time limited" no parking zone on Michillinda Avenue with the addition of the modular classrooms in June of 2020.

3. That the proposed use is neither detrimental to the public health, safety, and general welfare, nor will unreasonably interfere with the use, possession and enjoyment of surrounding adjacent properties;

The campus is surrounded on the north, east and south sides by R-1 single family zoning in the City of Sierra Madre. The neighborhood west of the campus is in the City of Pasdena ans is a combination of R-1 single family residences and R-M32 (32 units per acre) high density residential develoment. The Master Plan Update has been carefully designed to eliminate and reduce to insignificant any impacts. There are no immediately adjacent properties and all of the surrouinding properties are seperated by public streets. The use of building setbacks, site planning, landsacpe buffers, and building designs protects the surrounding properties from any impacts.The major conditions of approval for the 2011 Master Plan remain in effect, including the enrollment limit of 400 students. The 2011 noise study concluded there were no sigifianct noise impacts The May of 2021 noise study determined that with the decline in campus generated traffic from the 2011 to 2021 plans, that there is no considerable increase in noise levels from the project.

4. That there is a demonstrated need for the use requested;

The new Lower School campus, the addition of a new art classroom, the adaptive reuse of the Villa, the conversion of the caretaker's home to classrooms, and the completion of the 2011 approved Multi-Purpose Building will permit Alverno to meet the challenges and changing needs of providing quality Catholic education. The Master Plan Amendment will provide direct benefits to the City of Sierra Madre, its residents and businesses, providing much needed facilities and services. The school and its facilities will continue to be governed by the existing joint use agreement between the City and the Alverno.

5. That the proposed use is consistent with the general plan, zoning and any applicable design standards;

The Master Plan is consistent with Objective L41 of the Sierra Madre General Plan by providing large building setbacks from the Highland Avenue property line and the Michillinda Avenue property line. Existing mature trees and landscaping on the school's perimeters will be supplemented with platnings in selected aras. The art classroom will maintains the existing setback of the Visual & Performing Arts Building on Wilson Avenue. New structures will be designed to a high level of architectural quality. Consistent with Objective L41.2 the design of the lower school campus conveys a village theme, including preservation of the large Morton Bay Fig Tree and oak trees north of the lower school. The Master Plan implements L41.3 by the adaptive reuse of the Villa for school uses, and private events, such as wedding receptions regulated under seperate permit. The Master Plan furthers Objective L41.4 by retaining a school site to meet future educational needs.

6. That the use at the location requested would benefit the public interest and convenience;

The Master Plan preserves the historic Villa for the public benefit, including use by civic organizations and the City of Sierra Madre. The school provides much needed recreation and open space in an area of the community not served by public parks and open space areas. The school provides additional benefits through a joint use facilities agreement between the city and the school.

MASTER PLAN FINDINGS

Master Plan Objectives and Requirements. In addition to the findings required for a conditional use permit, the planning commission, and city council on appeal, shall find that the proposed master plan is consistent with the general plan and that all of following provisions are met:
(Provide a thorough response to the following. Include additional or separate sheets for response as necessary)

1. Structures shall convey the village theme in their siting, massing, scale, use of open space and architectural character, and shall otherwise be consistent and compatible with adjacent uses;

The school buildings are designed to be compatible with the surrounding single-family and multi-family land uses. The campus will provide 57% open space at build-out of the Master Plan. The Lower School Campus preserves the significant Moreton Bay Fig tree in a proposed central courtyard area, drqwing upon the architectural elements of the Villa and the mid-century modern school buildings. The arborist recommended that the Lower School structures be setback sixty feet from the trunk of the Moreton Bay Fig tree, creating a 120-foot diameter around the tree to protect its roots. This area is ideally suited for the Lower School's landscape central courtyard village theme, which will be carried out by the focus on the site planning on the central courtyard, varying the heights of the buildings as they move away from the Villa, with three of the classrooms and the administrative building one story in height and located west of the Villa road. Furtherin the Village theme, the design preserves the historic Villa gates, an open space lawn area of Highland Avenue, and the Villa's main curved entry roadway.

2. Historic structures shall be preserved to the maximum extent possible, and the project improvements shall be located and designed in a manner that does not adversely affect properties in the immediate neighborhood nor adversely affect cultural, historic, and environmental resources;

The Villa will continue to be preserved as a major historic resource for the city and for Alverno. The 2021 Master Plan Update would encourage the adaptive reuse of the Villa for the school's chapel, business offices, facutly lounge, and student activities. There are no exterior changes proposed the Villa. The plan would preserve the Villa's main entry road and the entry gate from Highland Avenue. The other historic gates will be preserved. The art classroom will be designed to be compatible with the exisitng Visual & Performing Arts Building, utilizing the existing setbacks on Wilson Street. There would be no changes to the exterior of the caretaker's home, which would be adaptively reused for flexible classrooms, faculty offices and storage space. The lower school classrooms would be set back 80 feet from the Highland Avenue property line, increasing the densit of the landscaping. The classrooms would be setback 20 feet from the landscape buffer on Michilinda Avenue, with increased density of landscaping in this area.

3. Structures should be designed to a high level of architectural quality, being a visual asset in the area in which they are located;

The concept architecture for the new buildings will be compatible with the Villa's materials and designs. The buildings would present a new identify in line with the school's past. The buildings would be faced in smooth plaster, have exposed wood elements, simple forms, clerestory windows for light and security. The Lower School campus campus site plan takes advantage of the natural terrain, with buildings components varying in height between one and three stories in height. The buildings will also draw upon Mid-Century Modern elements found in the existing campus, including the use of generous overhangs, exposed wood, such as benches and trellises, and natural materials.

4. Buildings and sites shall be designed to enhance the pedestrian character of the city, by opening directly onto sidewalks, providing walkways, other pedestrian linkages, and other amenities and incorporating public open activity spaces;

Due to public safety considerations at all schools, the Alverno Master Plan must balance this goal with student and faculty safety. The 2011 Master Plan enhanced the pedestrian character of the city by the installation of the decorative perimeter pilasters, view fencing and landscaping buffer on Michillinda Avenue; the installation of the decomposed granite pathway and landscaping on Grandview Avenue; and the use of the Villa's gates on Michillinda Avenue and Wilson Street. Additional campus walkways,were installed as part of the 2011 Master Plan. The 2021 Master Plan update includes new ADA access from Michillinda and access through the Villa's gate on Highland Avenue. The site plan preserves the Villa's main entry road from Highland Avenue and includes new sidewalks on the west side of the road. The 2021 Update includes additional campus walkways.The athletic field is accessible and used by our neighbors.

5. Landscaping shall be incorporated with the building design and reflect the overall visual character of the district which surrounds it, and shall consist of a combination of trees, shrubs and ground cover with careful consideration given to eventual size, form, susceptibility to disease and pests, durability, and adaptability to existing soil and climate conditions;

The concept landscaping plan draws its inspiration from the existing campus use of native and drought tolerant tree, shrubs, and ground cover approved in the 2011 Master Plan. The Lower School Site Plan preserves the Moreton Bay Fig tree with a 120-foot diameter area around the tree where not structures can be located. The Moreton Bay Fig tree serves as a major focal point of the campus as teh student courtyard. The landscape concept continues the historic use of olive trees (Olea Europea) along Grandview Avenue, extended to the Michillinda perimeter, complimented with native oak trees. Jacaranda and Crepe Myrtle trees are added as flowering accent trees. Drought tolerant shrubs such as lavender and dwarf bottle brush are mixed in with drought tolerant groundcovers like Tufted Hair Grass and Ceonothus. Additional planting would be provided on Michillinda Avenue and Highland Avenue to screen the Lower School campus improvements.

6. The project shall incorporate water conservation practices such as, but not limited to, greywater plumbing, permeable ground surfaces, drought tolerant landscaping, green building materials, rainwater capture devices, and low-flow fixtures;

The school installed a series of rainwater capture devices with the construction of the athletic field in 2019. These devices capture stormwater from the east half of the entire campus. Rain capture devices were installed with the modular classrooms in 2020. This rainwater harvesting has lead to substantial water conservation on the campus. The 2021 Master Plan Update includes provisions for additional rain capture devices draining the west half of the campus. The concept landscape plan would expand in the existing use of drought tolerant and native species of trees, shrubs and ground cover, and continue the use of drip-irrigation systems. The construction plans will include low-flow plumbing fixtures.

7. Any development of a site located north of the "Hillside view line" defined in Section 17.52.080 of this title or adjacent to R-H-zoned property shall protect the natural environment from change, preserve and protect views and preserve and maintain the identity, image and environmental quality of the R-H zone;

Alverno Heights Academy is located outside of the Hillside view line as defined in Section 17.52.080 of the Sierra Made Municipal Code.

8. The project will not displace or encroach into existing commercial uses.

N/A. Alverno is located on a self-contained 12.1 acre property that does not include any commercial uses.

☒ MASTER PLAN FINDINGS – MODIFICATIONS TO DEVELOPMENT STANDARDS

Adjustments to the development standards of Chapter 17.38 of the Sierra Madre Municipal Code may be permitted in the master plan provided the planning commission finds that the project:
(Provide a thorough response to the following. Include additional or separate sheets for response as necessary)

1. Contains activities and functions which will be a significant asset for the city;

The Master Plan preserves the Villa del Sol D'Oro, a valuable historic asset, including preservation of the Villa's three historic gates, the caretaker's home nd the former garage/stable. The master plan preserves significant open space, with over six acres or 57% of the campus dedicated to open space and recreation. The plan will preserve and enhance the native oak trees and several significan trees, including the Moreton Bay Fig tree, which is the largest specimin in the community. The school has a long tradition of serving Sierra Madre. The school instituted a community service program in 1997, dedicating thousands of hours to community causes and events. These include sponsoring events in the surrounding schools and parishes. The school has hosted Humanity Week, providing food and clothing for the needy. The school hosts a Halloween Event for the community, serving as a safe space for local children. The Alverno athletic field served as a safe open space during the Covid 19 pandemic for local families.

2. Adequately mitigates impacts attributable to any increase in floor area ratio and height; and

The Master Plan is consistent with Objective L41.1 of he Sierra Madre General Plan by providing large building setbacks, eighty feet from Highland Avenue and twenty feet from the Michillinda Avenue property lines. Highland Avenue has a 60-foot right-of-way, while Michillinda Avenue has a 64-foot right-of-way. Existing mature trees and landscaping exists a the school's perimeters to adequately screen the new buildings and additional plant materials will be added to provide additional mitigation. The design of the main classroom building will vary the elevation and height of the building. The additional height in the main classroom building assists in mitigating noise impacts to the surrounding residences. The three-story component helps to preserve significant trees and open space on the campus to the benefit of the school and the surrounding community.

3. Provides additional benefits to the community above those which can be exacted to account for the development's direct impact. Such benefits would include, without limitation, making available parking to the public when not needed for the use, dedication of on-site recreational space or parkland, facilities for public meetings, and childcare available to the public.

The school continues to provide parking for the city and for community events, such as the Wisteria Festival. The school provides space for the Sierra Madre Boy and Girl Scouts and the Sierra Madre Dance Company. The Villa hosts the Friends of the Library and other city functions. The school's athletic facilities are available for neighborhood and city use. The future multi-purpose building will be available to the city. The school and the city voluntarily approved a joint facility use agreement in 2006.

CEQA: California Environmental Quality Act Addendum to the 2011 Alverno Mitigated Negative Declaration (SCH 2011031033)

Appendix G

ENVIRONMENTAL INFORMATION FORM

(To be completed by the applicant if required)

Date Filed July 29, 2011

General Information

1. Name and address of developer or project sponsor: Alverno Heights Academy
2. Address of project: 200 N. Michillinda Avenue, Sierra Madre, CA , 91024

   Assessor's Block and Lot Number: 5768-001-004
3. Name, address, and telephone number of person to be contacted concerning this project:

   Julia Fanara, Head of School

   [redacted]
4. Indicate number of the permit application for the project to which this form pertains: Master Plan/ CUP
5. List and describe and other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

   Building permits; Fire Alarm & Sprinkler Permits; Public Works Permits, LACFCD Permits
6. Existing District Institutional
7. Proposed use of site (Project for which this form is filed): Construction of Lower School Campus

   Art Classroom, Faculty Parking Lot, Adaptive Reuse of the Villa and Conversion of Chapel.

Project Description

8. Site size
9. Square footage
10. Number of floors of construction
11. Amount of off-street parking provided.
12. Attach plans
13. Proposed scheduling
14. Associated projects
15. Anticipated incremental development
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities

18. If industrial, indicate type, estimated employment per shift, and loading facilities.

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.

20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	Yes	No
21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.	☐	☑
22. Change in scenic views or vistas from existing residential areas or public lands or roads.	☐	☑
23. Change in pattern, scale or character of general area of project.	☐	☑
24. Significant amounts of solid waste or litter.	☐	☑
25. Change in dust, ash, smoke, fumes or odors in vicinity.	☐	☑
26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	☐	☑
27. Substantial change in existing noise or vibration levels in the vicinity.	☐	☑
28. Site on filled land or on slope of 10 percent or more.	☐	☑
29. Use of disposal or potentially hazardous materials, such as toxic substances, flammables or explosives.	☐	☑
30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	☐	☑
31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).	☐	☑
32. Relationship to a larger project or series of projects.	☐	☑

Environmental Setting

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.

34. Describe the surrounding properties, including information on plants and animals and any cultural, historic or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date July 29, 2021

Signature

For Alverno Heights Academy

ALVERNO HEIGHTS ACADEMY

November 22, 2022

MEMORANDUM

TO: Vincent Gonzales,
Director of Planning and Community Preservation
City of Sierra Madre

FROM: Julia Fanara
Head of School
Alverno Height Academy

SUBJECT: **Review of Michillinda Playground Noise Mitigations**

The Planning Commission is considering Alverno Heights Academy's (AHA's) request for an amendment to the school's master plan. At the October 6th public hearing the Commission requested that AHA review noise mitigation measures related to the playground area on Michillinda Avenue. This area serves for parking and a volleyball/basketball court, which are typical uses for schools, including schools in Sierra Madre.

The staff report listed noise mitigation measures, which are explored in this memorandum. One was the substitution of rubberized asphaltic concrete typically used for street surfaces to minimize noise and noise barriers constructed of dimensional fabric applied to fencing to minimize noise transmission. This memo explores the noise reductions suggested in the staff report, along with the construction costs and other options.

Alverno Heights Noise Studies

AHA contracted with CSDA Design Group for two separate noise studies of campus activities in 2021 and 2022, including reviewing the noise generated from afterschool sports in support of the 2021 Master Plan Amendment. The second evaluation, the 2022 noise study, was performed at the request of the neighbors. It studied the noise level at the school when Los Angeles County Health Department permitted the resumption of in person learning during the Covid-19 pandemic. Enrollment had reached 374 students for the second study. The two studies included Community Noise Exposure Level (CNEL) and the loudest hourly noise levels. Table 2 of the April 5, 2022 study compares CNEL and 1-hour Period Leq, dBA for 2021 and 2022.

The studies reveal that the average noise level from outdoor activities at the school are within 3 dBA of the traffic noise, indicating that the neighborhood noise levels are dominated by traffic noise. This conclusion is similar to the findings from the Planning Center noise study conducted for the school's 2011 Master Plan Amendment. The measurements indicate noise levels are less than 80 dBA during the after-school outdoor activities, indicating compliance with the General Plan, Chapter 6, section on "Noise Control of Non-Transportation Noise Sources."

Option One – Construction of a 10-foot chain link fence, wrapped in a 1 psf. sound blanket. CSDA Design Group estimates a 20 dBA noise reduction from this design. The estimated construction cost do not include soft costs of design, engineering, permits, inspections, and construction contingency. Estimated construction cost is $68,949.

Option Two – Construction of 10-foot plywood fencing, 1 psf. sound blanket affixed to ¾ inch plywood, mounted on 4-inch metal posts. The backside of the fence would also be ¾ inch plywood with a 1 psf. sound blanket. The estimated noise reduction is 20 to 30 dBA. The estimated construction cost do not include soft costs of design, engineering, permits, inspections, and construction contingency. The estimated construction costs are $323,612.

Option Three – Construction of 10- foot modular sound barrier of prefabricated panels, with vertical steel columns. The estimated noise reduction is 35 dBA. The estimated construction cost do not include design, engineering, permits, inspections, and construction contingency. The estimated construction cost is $327,348.

Construction of New Lower School Sports Court

AHA is proposing to construct two Lower School sports courts as part of the Master Plan. One court would be a full-sized court for basketball and volleyball. The second court would be a half-court for basketball practice and a play area. The courts would be constructed with special surfaces to reduce noise impacts. The estimated construction cost, not including design, engineering, permits, and inspections is $405,000

Other Alternatives

There may be operational and other low cost mitigation measures which can be implemented. For example, the school has been obtaining estimates from vendors of portable play courts and "snap courts." These portable courts are composed of rubberized material and would provide noise reduction. The court would need to be removed when events require the parking area. It is estimated that the portable court would cover approximately 13 parking stalls. The estimated costs are $10,000. The Michillinda sports court is used primarily for practices. Both volleyball and basketball games rotate between AHA and the opposing school. This sports court is not used by the upper school students.

Summary

It should be noted that the construction of sound walls and the Lower School sports courts would be a major financial commitment, requiring a capital campaign. Based on the school's past experience, fund raising campaigns require significant effort and organization. They can require anywhere from two to five years to complete.

Attachment: AHA Master Plan Amendment – Sound Wall Study/Michillinda Basketball/Volleyball Court Soundwall Cost Estimates, Yuang Tai, Inc, 11/21/22

Rubberized Asphalt

AHA explored the option of replacing the volleyball/basketball court with rubberized asphalt (100 feet in width by 160 feet in length). The estimated costs are $20,000 for paving, and striping. It is difficult to quantify noise reductions from rubberized asphalt since noise studies on rubberized asphalt have focused on vehicle noise. Vehicular noise reductions are in the range of 1 dBA to 5 dBA, depending on a number of factors, including vehicle speeds and mix of vehicles. We have not found a study that specifically measures noise reduction from playgrounds paved with rubberized asphalt. [1]

There are other issues related to playgrounds and rubberized asphalt. Raveling is an issue and slow vehicle turning movements, such as in parking lots, increases raveling. There will also be loose aggregate which will require regular sweeping. Rubberized asphalt is less durable and may last only 8 to 12 years. Rubberized asphalt does not provide any structural strength, so the existing asphalt paving will need to remain. The surface of rubberized asphalt is very porous and rough. Scrapes and rashes from falling on the surface will be much worse than the current pavement. The surface cannot be sealed since the voids provide noise reduction. The voids will be susceptible to filing in with sediment, reducing the effectiveness of any potential noise reduction. Another consideration is that some of the noise is from cheering and referee whistles, which is not mitigated by the rubberized asphalt.

Noise Wall Options

AHA studied three noise wall options (see attached Soundwall Study/Michillinda Basketball/Volleyball Court). One of the major factors in constructing the noise wall is the height of the wall in relationship to the line of sight from the homes on Grandview into the school. In order to understand the impact of this grade change. AHA requested that RKA Construction Group prepare a cross section in order to determine the line of sight and the optimum height of a noise wall. As the cross section illustrates, the homes on Grandview Avenue are located approximately 8 feet above the street. Receptors are then six feet above this elevation. Grandview Avenue is also above the parking lot/play area. The school's existing perimeter wall is six feet in height and also is not structurally sufficient to serve as a noise wall and cannot be increased in height.

The line of sight study revealed that the noise wall would need to be 10 feet in height on the campus. The proposed location would be ten feet from the north and west ends of the volleyball/basketball court. The wall would be set back from the existing olive trees on the school's perimeter to protest these trees and to provide screening for the neighbors. The noise wall would be approximately 180 linear feet along Grandview Avenue and 80 linear feet along Michillinda Avenue. AHA studied three construction options, the resulting noise reductions with each option and the costs of each option. Construction costs were estimated by Yaung Tai and Associates.

[1] See "Highway Traffic Noise: Analysis and Abatement Guidance," U.S. Department of Transportation, Federal Highway Administration, FWHA-HEP-10-025, December 2011; "Highway Traffic Noise – Guidance on Pavement as Noise Abatement Measure," Arizona Department of Transportation, April 2012; "Quieter Pavement, Acoustic Measurement and Performance," CalTrans, Division of Environmental Analysis, February 2018

AHA Master Plan Amendment

Sound Wall Study/ Michillinda Basketball/Volleyball Court

The soundwall would be located approximately 10 feet back from the edge of the existing parking lot paving, subject to field verification. The approximate length on Grandview is 180 lineal feet and the approximate length on Michillinda is 80 lineal feet. The recommended height of the soundwall is 10 feet.

Option One

10 foot tall chain link fence/ 1pfs exterior sound blanket – approximate 20 dBA noise reduction

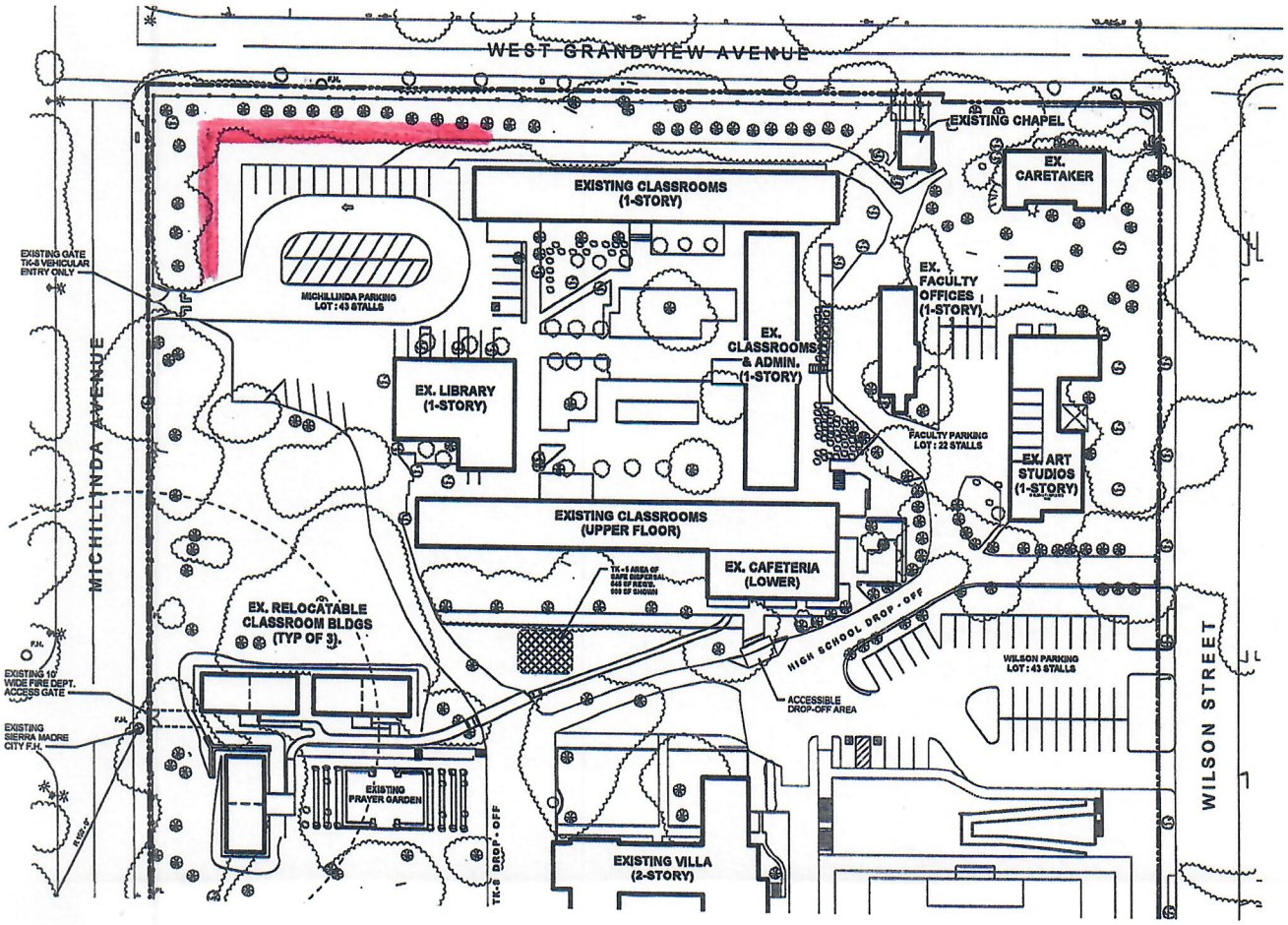
Option Two

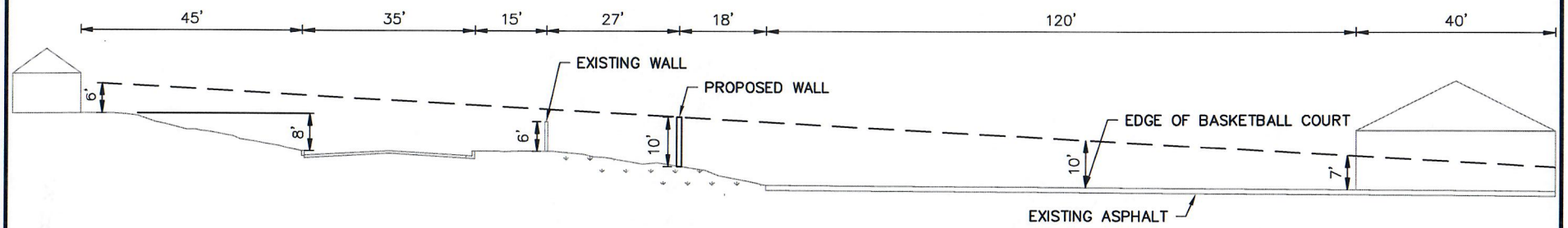
10 foot tall plywood fencing/ 1 pfs exterior sound blanket/ ¾ inch plywood/ 4 inch metal posts/ ¾ inch plywood/ 1 pfs exterior sound blanket – approximate 20 to 30 dBA noise reduction

Option Three

8 foot modular sound barrier, prefabricated panels with vertical steel columns – approximate 35 dBA noise reduction

Concept Site Plan





RKA CONSULTING GROUP
398 LEMON CREEK DRIVE - SUITE E-WALNUT-CA-91789
(909) 594-4702 - FAX (909) 594-2656
WWW.RKAGROUP.COM

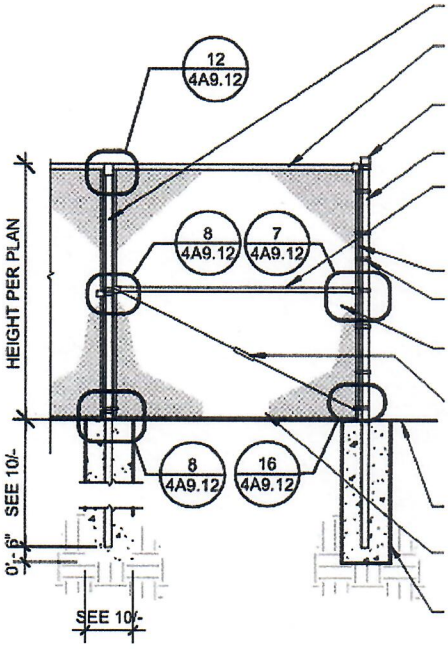
ALVERNO HIGH SCHHOL

EXHIBIT

DATE:	SCALE:	DRAWN BY:	SHEET:
10/27/2022	1" = 20'	S.G.	1 OF 1

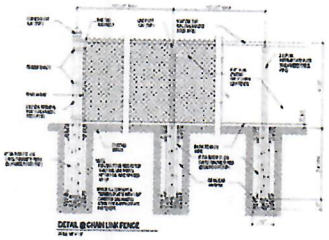
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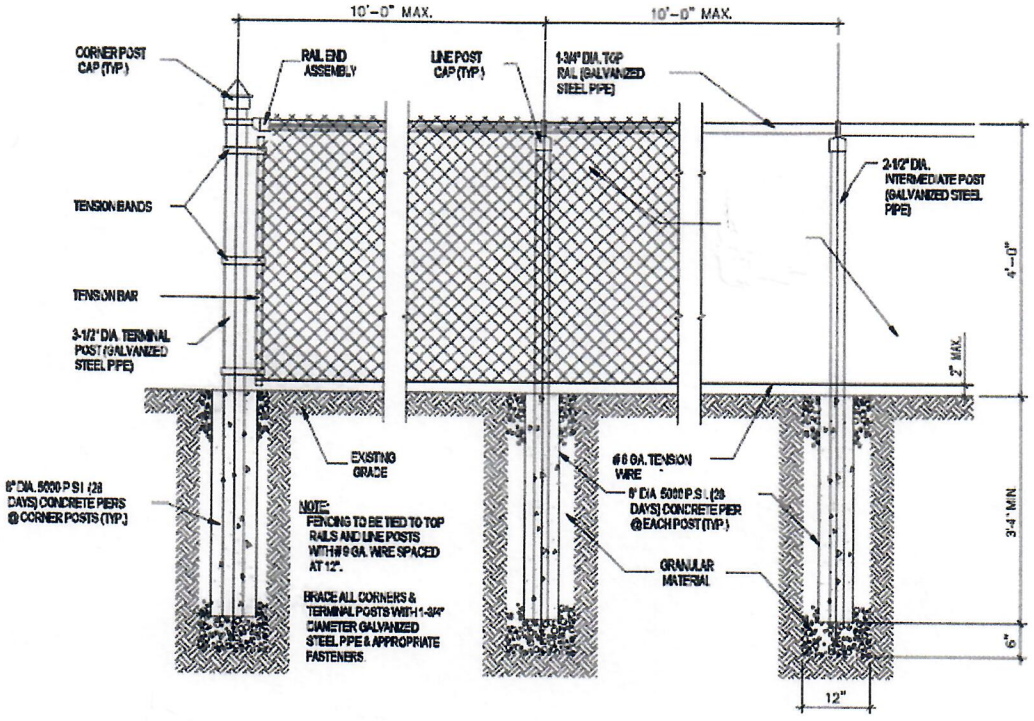
ITEM	HEIGHT	NOMINAL PIPE SIZE (INCHES)	OUTSIDE DIAMETER (INCHES)	WEIGHT (POUNDS PER FOOT)	FOOTINGS	
					DIAMETER (INCHES)	DEPTH (INCHES)
TOP, BOTTOM, BRACE AND TRANSOM RAILS	UP TO 10'-0"	1-5/8	1.660	2.27	N/A	N/A
	10'-1" TO 16'-0"	1-7/8	1.900	2.72	N/A	N/A
LINE POSTS	UP TO 6'-0"	2-3/8	2.375	3.65	12	24
	6'-1" TO 8'-0"	2-3/8	2.375	3.65	12	36
	8'-1" TO 10'-0"	2-7/8	2.875	5.80	12	36
	10'-0" TO 16'-0"	3-1/2	3.5	7.58	14	60
	14'-0" TO 16'-0"	4	4.000	9.12	14	60
TERMINAL, CORNER, ANGLE & PULL POSTS	UP TO 6'-0"	2-1/2	2.875	5.79	12	36
	6'-0" TO 10'-0"	2-1/2	2.875	5.79	14	42
	10'-1" TO 16'-0"	3	3.5	7.58	14	60
	20'-0"	4	4.000	9.12	18	60
	30'-0"	4	4.000	9.12	18	72
PEDESTRIAN GATE POST	UP TO 6'-0"	2-1/2	2.875	5.79	14	36
GATE FRAMES	UP TO 6'-0"	1-1/2	1.900	2.72	N/A	N/A
DRIVEWAY DOUBLE-LEAF SWING GATE POST: OPENING						
UP TO 17'-3-1/2"	UP TO 6'-0"	3 1/2	4	9.11	16	42
17'-4" TO 20'-3-1/2"	UP TO 6'-0"	3 1/2	4	9.11	16	42
BACKSTOP 20' POST	UP TO 20'-0"	4	4.000	9.12	18	60
BACKSTOP 30' POST	UP TO 30'-0"	6	6.625	18.99	18	72

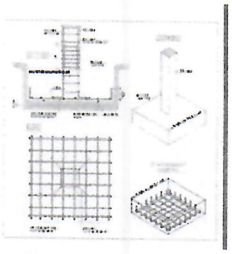


10 POST, RAIL, BRACING & FOOTING SCHEDULE

1/4" = 1'-0"




10'-0" MAX.
10'-0" MAX.
CORNER POST CAP (TYP.)
RAIL END ASSEMBLY
LINE POST CAP (TYP.)
1-3/4" DIA. TOP RAIL (GALVANIZED STEEL PIPE)
2-1/2" DIA. INTERMEDIATE POST (GALVANIZED STEEL PIPE)
TENSION BANDS
TENSION BAR
3-1/2" DIA. TERMINAL POST (GALVANIZED STEEL PIPE)
4'-0"
2" MAX.
EXISTING GRADE
#6 GA. TENSION WIRE
8" DIA. 5000 P.S.I. (28 DAYS) CONCRETE PIER @ CORNER POSTS (TYP.)
NOTE:
FENCING TO BE TIED TO TOP RAILS AND LINE POSTS WITH #6 GA. WIRE SPACED AT 12".
BRACE ALL CORNERS & TERMINAL POSTS WITH 1-3/4" DIAMETER GALVANIZED STEEL PPE & APPROPRIATE FASTENERS
8" DIA. 5000 P.S.I. (28 DAYS) CONCRETE PIER @ EACH POST (TYP.)
GRANULAR MATERIAL
3'-4" MIN
6"
12"



ATTACHMENT H

YUANG TAI, INC.
650 W. DUARTE RD. SUITE 201, ARCADIA, CA 91007
Tel (626) 446-2388, E-mail: s.hsieh@yuangtai.com

ALVERNO HEIGHTS ACADEMY

SOUND WALL STUDY - ROM COST ESTIMATES

JOB NO.: P2786A00

NOVEMBER 21, 2022

PREPARED FOR:

ALVERNO HEIGHTS ACADEMY

BY:

YUANG TAI, INC.

PROJECT NAME: ALVERNO HEIGHTS ACADEMY
PROJECT ADDRESS: SIERRA MADRE, CA

PROJECT NO.: P2786A0001
DATE OF ESTIMATE: 11/21/2022
REVISION: 00

SUBJECT: ROM COST ESTIMATES

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	COST SUMMARY				
	OPTION ONE: 10'H CHAIN LINK FENCE WITH SOUND BLANKET				$68,949
	OPTION TWO: 10'H PLYWOOD FENCING WITH SOUND BLANKET BOTH SIDES				$323,612
	OPTION THREE: 10'H MODULAR SOUND WALL				$327,348

PLEASE SEE NOTES APPLICABLE TO THE ABOVE ESTIMATE ON THE NEXT PAGE

PROJECT NAME: ALVERNO HEIGHTS ACADEMY | **PROJECT NO.: P2786A0001**
PROJECT ADDRESS: SIERRA MADRE, CA | **DATE OF ESTIMATE: 11/21/2022**
REVISION: 00

SUBJECT: ROM COST ESTIMATES

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL

ESCALATION CALCULATION

BASE MONTH	Nov-22
CONSTRUCTION START MONTH	Jun-23
CONSTRUCTION DURATION (MONTHS)	1
MID POINT OF CONSTRUCTION	Jun-23
% ANNUAL ESCALATION	8.00%
ALLOWANCE FOR ESCALATION (TO MIDPOINT OF CONSTRUCTION)	4.86%

SPECIAL NOTES PERTAINING TO THE ESTIMATE

SPECIFIC EXCLUSIONS

1) PREMIUM TIME FACTOR
2) SOIL REPORT
3) CONSTRUCTION CONTINGENCY
4) PHASING
5) SOFT COSTS
6) UNDETERMINED IMPACTS DUE TO COVID-19 PANDEMIC
7) IMPACTS FROM POTENTIAL TRILLION DOLLAR FEDERAL INFRASTRUCTURE PLAN

SPECIFIC INCLUSIONS

1) OPEN SHOP WAGES
2) ESTIMATE ASSUMES CONSTRUCTION START DATE OF JUNE 2023

GENERAL NOTES

1) ESTIMATE ASSUMES THAT ALL COMPONENTS WILL BE BID AS A SINGLE BID PACKAGE BY A SUBCONTRACTOR (GENERAL CONTRACTOR NOT REQUIRED)
2) ESTIMATE ASSUMES 8-HOUR SHIFTS DURING REGULAR WORK HOURS
3) ESTIMATE ASSUMES BID COVERAGE FROM 3-4 BIDDERS
4) ESTIMATE BASED ON CONCEPTUAL SITE PLAN AND DETAILS RECEIVED ON 10/28/22
5) ESTIMATE ASSUMES ACCESS/PARKING/STAGING SPACES ARE AVAILABLE

SPECIAL NOTE - MARKET CONDITIONS

In the current market conditions for construction, our experience shows the following results on competitive bids, as a differential from

Number of bids	Percentage Differential
1.....	+ 25 to 50%
2-3.....	+ 10 to 25%
4-5.....	+ 0 to 10%
6-7.....	+ 0 to - 5%
8 or more....	+ 0 to -10%

Accordingly, it is extremely important to ensure that a minimum of 6-7 valid bids are received

PROJECT NAME: ALVERNO HEIGHTS ACADEMY | **PROJECT NO.: P2786A0001**
PROJECT ADDRESS: SIERRA MADRE, CA | **DATE OF ESTIMATE: 11/21/2022**
REVISION: 00
SUBJECT: CONCEPTUAL COST ESTIMATE - OPTION ONE | **GSF:**

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL

SUMMARY OF ESTIMATE

			TOTAL
DIVISION	1	GENERAL REQUIREMENTS	SEE BELOW
DIVISION	2	SITE WORK	$59,776
DIVISION	3	CONCRETE	N/A
DIVISION	4	MASONRY	N/A
DIVISION	5	METALS	N/A
DIVISION	6	CARPENTRY	N/A
DIVISION	7	THERMAL AND MOISTURE PROTECTION	N/A
DIVISION	8	DOORS AND WINDOWS	N/A
DIVISION	9	FINISHES	N/A
DIVISION	10	SPECIALTIES	N/A
DIVISION	11	EQUIPMENT	N/A
DIVISION	12	FURNISHINGS	N/A
DIVISION	13	- SPECIAL CONSTRUCTION	N/A
DIVISION	14	CONVEYING SYSTEM	N/A
DIVISION	15	MECHANICAL	N/A
DIVISION	16	ELECTRICAL	N/A

TOTAL ESTIMATED SUBCONTRACTOR COST		**$59,776**
GENERAL CONTRACTOR MARKUPS:		
- CONTRACTOR'S FEE		
- GENERAL CONDITIONS + O/H		
- BOND		
SUBTOTAL		**$59,776**
ESTIMATE/DESIGN CONTINGENCY	10.0%	$5,978
SUBTOTAL		**$65,754**
PHASING		
ESTIMATED CONSTRUCTION COST W/O ESCALATION		**$65,754**
ESCALATION	4.86%	$3,195
ESTIMATED CONSTRUCTION COST W/ ESCALATION		**$68,949**

DIVISION 1 - GENERAL REQUIREMENTS:

SEE GRAND SUMMARY

SUBTOTAL

DIVISION 2 SITEWORK

SOUND WALLS					
NEW 10'H CHAIN LINK FENCE	260	LF		38.50	10,010

PROJECT NAME: ALVERNO HEIGHTS ACADEMY | **PROJECT NO.: P2786A0001**
PROJECT ADDRESS: SIERRA MADRE, CA | **DATE OF ESTIMATE: 11/21/2022**
REVISION: 00
SUBJECT: CONCEPTUAL COST ESTIMATE - OPTION ONE | **GSF:**

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	NEW EXTERIOR SOUND BLANKET	2,600	SF	18.64	48,466
	LANDSCAPE				
	RELOCATE (E) IRRIGATION, ALLOWANCE	1	LS	1300.00	1,300
	SUBTOTAL				**59,776**
DIVISION 3	**- CONCRETE**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 4	**- MASONRY**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 5	**- METALS**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 6	**- CARPENTRY**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 7	**- THERMAL AND MOISTURE PROTECTION**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 8	**- DOORS AND WINDOWS**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 9	**- FINISHES**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 10	**- SPECIALTIES**				

PROJECT NAME: ALVERNO HEIGHTS ACADEMY | **PROJECT NO.: P2786A0001**
PROJECT ADDRESS: SIERRA MADRE, CA | **DATE OF ESTIMATE: 11/21/2022**
REVISION: 00
SUBJECT: CONCEPTUAL COST ESTIMATE - OPTION ONE | **GSF:**

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 11	**- EQUIPMENT**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 12	**- FURNISHINGS**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 13	**- SPECIAL CONSTRUCTION**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 14	**- CONVEYING SYSTEM**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 15	**- MECHANICAL**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 16	**- ELECTRICAL**				
	THIS SECTION NOT USED				
	SUBTOTAL				

PROJECT NAME: ALVERNO HEIGHTS ACADEMY | **PROJECT NO.: P2786A0001**
PROJECT ADDRESS: SIERRA MADRE, CA | **DATE OF ESTIMATE: 11/21/2022**
REVISION: 00
SUBJECT: CONCEPTUAL COST ESTIMATE - OPTION TWO | **GSF:**

ITEM	DESCRIPTION	QTY	UNIT UNIT COST	TOTAL

SUMMARY OF ESTIMATE

			TOTAL
DIVISION	1	GENERAL REQUIREMENTS	SEE BELOW
DIVISION	2	SITE WORK	$280,558
DIVISION	3	CONCRETE	N/A
DIVISION	4	MASONRY	N/A
DIVISION	5	METALS	N/A
DIVISION	6	CARPENTRY	N/A
DIVISION	7	THERMAL AND MOISTURE PROTECTION	N/A
DIVISION	8	DOORS AND WINDOWS	N/A
DIVISION	9	FINISHES	N/A
DIVISION	10	SPECIALTIES	N/A
DIVISION	11	EQUIPMENT	N/A
DIVISION	12	FURNISHINGS	N/A
DIVISION	13	- SPECIAL CONSTRUCTION	N/A
DIVISION	14	CONVEYING SYSTEM	N/A
DIVISION	15	MECHANICAL	N/A
DIVISION	16	ELECTRICAL	N/A

TOTAL ESTIMATED SUBCONTRACTOR COST		**$280,558**
GENERAL CONTRACTOR MARKUPS: - CONTRACTOR'S FEE - GENERAL CONDITIONS + O/H - BOND		
SUBTOTAL		**$280,558**
ESTIMATE/DESIGN CONTINGENCY	10.0%	$28,056
SUBTOTAL		**$308,614**
PHASING		
ESTIMATED CONSTRUCTION COST W/O ESCALATION		**$308,614**
ESCALATION	4.86%	$14,998
ESTIMATED CONSTRUCTION COST W/ ESCALATION		**$323,612**

DIVISION 1 - GENERAL REQUIREMENTS:

SEE GRAND SUMMARY

SUBTOTAL

DIVISION 2 SITEWORK

SOUND WALLS

PROJECT NAME: ALVERNO HEIGHTS ACADEMY | **PROJECT NO.: P2786A0001**
PROJECT ADDRESS: SIERRA MADRE, CA | **DATE OF ESTIMATE: 11/21/2022**
REVISION: 00
SUBJECT: CONCEPTUAL COST ESTIMATE - OPTION TWO | **GSF:**

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	NEW 4"X 4" METAL POSTS, 12'H WITH 36" DEEP FOOTING	65	EA	2205.00	143,325
	NEW 3/4" PLYWOOD	5,200	SF	7.00	36,400
	NEW EXTERIOR SOUND BLANKET	5,200	SF	18.64	96,933
	LANDSCAPE				
	RELOCATE (E) IRRIGATION, ALLOWANCE	1	LS	3900.00	3,900
	SUBTOTAL				**280,558**
DIVISION 3	**- CONCRETE**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 4	**- MASONRY**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 5	**- METALS**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 6	**- CARPENTRY**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 7	**- THERMAL AND MOISTURE PROTECTION**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 8	**- DOORS AND WINDOWS**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 9	**- FINISHES**				
	THIS SECTION NOT USED				
	SUBTOTAL				

PROJECT NAME: ALVERNO HEIGHTS ACADEMY | **PROJECT NO.: P2786A0001**
PROJECT ADDRESS: SIERRA MADRE, CA | **DATE OF ESTIMATE: 11/21/2022**
REVISION: 00
SUBJECT: CONCEPTUAL COST ESTIMATE - OPTION TWO | **GSF:**

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
DIVISION 10	**- SPECIALTIES**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 11	**- EQUIPMENT**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 12	**- FURNISHINGS**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 13	**- SPECIAL CONSTRUCTION**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 14	**- CONVEYING SYSTEM**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 15	**- MECHANICAL**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 16	**- ELECTRICAL**				
	THIS SECTION NOT USED				
	SUBTOTAL				

PROJECT NAME: ALVERNO HEIGHTS ACADEMY | **PROJECT NO.: P2786A0001**
PROJECT ADDRESS: SIERRA MADRE, CA | **DATE OF ESTIMATE: 11/21/2022**
REVISION: 00
SUBJECT: CONCEPTUAL COST ESTIMATE - OPTION THREE | **GSF:**

ITEM		DESCRIPTION	QTY	UNIT UNIT COST	TOTAL
		SUMMARY OF ESTIMATE			
					TOTAL
DIVISION	1	GENERAL REQUIREMENTS			SEE BELOW
DIVISION	2	SITE WORK			$283,797
DIVISION	3	CONCRETE			N/A
DIVISION	4	MASONRY			N/A
DIVISION	5	METALS			N/A
DIVISION	6	CARPENTRY			N/A
DIVISION	7	THERMAL AND MOISTURE PROTECTION			N/A
DIVISION	8	DOORS AND WINDOWS			N/A
DIVISION	9	FINISHES			N/A
DIVISION	10	SPECIALTIES			N/A
DIVISION	11	EQUIPMENT			N/A
DIVISION	12	FURNISHINGS			N/A
DIVISION	13	- SPECIAL CONSTRUCTION			N/A
DIVISION	14	CONVEYING SYSTEM			N/A
DIVISION	15	MECHANICAL			N/A
DIVISION	16	ELECTRICAL			N/A
		TOTAL ESTIMATED SUBCONTRACTOR COST			**$283,797**
		GENERAL CONTRACTOR MARKUPS:			
		- CONTRACTOR'S FEE			
		- GENERAL CONDITIONS + O/H			
		- BOND			
		SUBTOTAL			**$283,797**
		ESTIMATE/DESIGN CONTINGENCY	10.0%		$28,380
		SUBTOTAL			**$312,177**
		PHASING			
		ESTIMATED CONSTRUCTION COST W/O ESCALATION			**$312,177**
		ESCALATION	4.86%		$15,171
		ESTIMATED CONSTRUCTION COST W/ ESCALATION			**$327,348**
DIVISION	**1**	**- GENERAL REQUIREMENTS:**			
		SEE GRAND SUMMARY			
		SUBTOTAL			
DIVISION	**2**	**SITEWORK**			
		SOUND WALLS			

PROJECT NAME: ALVERNO HEIGHTS ACADEMY | **PROJECT NO.: P2786A0001**
PROJECT ADDRESS: SIERRA MADRE, CA | **DATE OF ESTIMATE: 11/21/2022**
REVISION: 00
SUBJECT: CONCEPTUAL COST ESTIMATE - OPTION THREE | **GSF:**

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	NEW MODULAR SOUND BARRIER, PREFABRICATED PVC PANELS WITH VERTICAL STEEL COLUMNS, 10'H (BASED ON DURISOL PVC NOISE BARRIER WALL SYSTEM)	2,686	SF	68.80	184,797
	NEW CONCRETE FOUNDATION, 10' O.C.	26	EA	3500.00	91,000
LANDSCAPE					
	RELOCATE (E) IRRIGATION, ALLOWANCE	1	LS	8000.00	8,000
	SUBTOTAL				**283,797**
DIVISION 3 - CONCRETE					
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 4 - MASONRY					
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 5 - METALS					
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 6 - CARPENTRY					
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 7 - THERMAL AND MOISTURE PROTECTION					
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 8 - DOORS AND WINDOWS					
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 9 - FINISHES					
	THIS SECTION NOT USED				

PROJECT NAME: ALVERNO HEIGHTS ACADEMY | **PROJECT NO.: P2786A0001**
PROJECT ADDRESS: SIERRA MADRE, CA | **DATE OF ESTIMATE: 11/21/2022**
REVISION: 00
SUBJECT: CONCEPTUAL COST ESTIMATE - OPTION THREE | **GSF:**

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	SUBTOTAL				
DIVISION 10	**- SPECIALTIES**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 11	**- EQUIPMENT**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 12	**- FURNISHINGS**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 13	**- SPECIAL CONSTRUCTION**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 14	**- CONVEYING SYSTEM**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 15	**- MECHANICAL**				
	THIS SECTION NOT USED				
	SUBTOTAL				
DIVISION 16	**- ELECTRICAL**				
	THIS SECTION NOT USED				
	SUBTOTAL				

ATTACHMENT I

1. Appeal of Decisions Application
2. Venskus & Associates Letter
3. Supporting Documents

RECEIVED
DEC 14 2022
CITY OF SIERRA MADRE
PLANNING & BUILDING

APPEAL OF DECISIONS

City of Sierra Madre
Development Services Department
232 W. Sierra Madre Boulevard, Sierra Madre, CA 91024
phone 626.355.7138 fax 626.355.2251

APPELLANT INFORMATION

Name of Appellant: Kristin and Keith Stephens

Address: 717 W Grandview Ave. Sierra Madre, CA 91024

Phone Number: (626) 325 - 3885 Date: December 14, 2022

APPEAL INFORMATION

Application Number: 211858 Appeal of: ☐ Staff Decision

☒ Planning Commission

Decision Date: December 1, 2022

The Municipal Code provision for appeals is provided in Chapter 17.66 – "Appeals and Calls for Review". Please note that, pursuant to Code Section 17.66.050.A.1, appellate review under this code is de novo.

Please describe the specific decision being appealed and state the reasons for this appeal. If additional sheets are necessary, please attach them to this form.

APPEAL OF PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT AMENDMENT (RESOLUTION 11-10 AMENDED BY RESOLUTION 21- 19) AND ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION TO UPDATE THE ALVERNO HEIGHTS ACADEMY MASTER PLAN TO ALLOW THE CONSTRUCTION OF PERMANENT CLASSROOM BUILDINGS TO ACCOMMODATE TRANSITIONAL KINDERGARTEN TO EIGHTH GRADE INSTRUCTION AND OTHER CAMPUS IMPROVEMENTS AT 200 NORTH MICHILLINDA AVENUE

THE BASIS, GROUNDS AND EVIDENCE IN SUPPORT OF THIS APPEAL ARE SET FORTH IN THE ATTACHED APPEAL LETTER, WHICH IS INCORPORATED BY REFERENCE HEREIN.

12/14/22 Applicant's Signature

FEES

$ #6669.- (75% of Original Application Fee) ☒ Paid

Received By: Date:

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December 14, 2022

APPEAL TO CITY COUNCIL RE: THE SIERRA MADRE PLANNING COMMISSION'S APPROVAL OF AMENDMENT TO CONDITIONAL USE PERMIT AND ADDENDUM TO MITIGATED NEGATIVE DECLARATION TO UPDATE THE ALVERNO HEIGHTS ACADEMY MASTER PLAN TO ALLOW FOR PERMANENT CLASSROOMS FOR K-8 AND OTHER CAMPUS IMPROVEMENTS

This letter is submitted in support of Kristin and Keith Stephens' appeal of the Sierra Madre Planning Commission's decision in the above-entitled proceeding pursuant to Sierra Madre Municipal Code § 17.66.020 (B).

Any appeal fees paid by the appellants are paid under objection as the imposition of appeal fees, especially at 75% of the application fee, is unconstitutionally prohibitive. Provisions like these are intended to apply only in the context of when a project applicant appeals a determination, not when an interested party appeals the approval of an application. Any fees paid by the appellant are done so under duress and applicant retains the right to obtain a refund through administrative, judicial or other available means of relief as applicable.

This appeal is brought to avoid results that are inconsistent with the purposes of the Sierra Madre Municipal Code and other applicable law. The Stephenses are interested parties and landowners living adjacent to the project location. The Stephenses, who are represented in this appeal by Venskus & Associates, A.P.C., provided written and oral public comment expressing their concerns about the project in this administrative proceeding and at the public hearing.

This appeal is made on the grounds that the Sierra Madre Planning Commission erred and abused its discretion in approving the project and that the application failed to meet qualifications and standards set forth in the Municipal Code and other applicable law.

This appeal is based on all the evidence, comment and communications provided to the Planning Commission, including the evidence attached to this appeal letter and evidence contained in google drive links and physical flash drives submitted with this appeal letter.

I. LEGAL FRAMEWORK

A. The Hierarchy of Land Use Regulation

The Planning and Zoning Law of California (Government Code ("Gov. Code") § 65000 et seq.) establishes the authority of most local government entities to regulate the use of land. (Gov. Code § 65850.) "The general plan is atop the hierarchy of local government law regulating land use." (*Neighborhood Action Group v. County of Calaveras* (1984) 156 Cal.App.3d 1176, 1183.)

"Subordinate to the general plan are zoning laws, which regulate the geographic allocation and allowed uses of land. (*Neighborhood Action Group*, supra, 156 Cal.App.3d 1176, 1183.) "Most zoning ordinances specify certain uses as of right and certain other uses allowed only by use permit for each zone. This mechanism enables localities to control uses that may be desirable, but whose unrestricted existence at a specific location could engender a nuisance. *Most conditionally permitted uses are such that the use could easily become incompatible with the surrounding uses, especially residential uses*. Other types of conditionally permitted uses (for example, mineral extraction or drive-through businesses) may raise specific issues such as traffic, noise, or health and safety, requiring close scrutiny regarding the desirability of the location and the need to impose conditions on the use to protect against nuisance. Common uses allowed by CUP are liquor stores, alcohol service at restaurants, cannabis retail locations, and automotive repair, and places of worship, schools, or hotels in residential zones." (4 *California Environmental Law & Land Use Practice* § 60.31 (2022)(Emphasis added); see also *Neighborhood Action Group,* supra, 156 Cal.App.3d 1176, 1183-1184 [" Zoning laws regulate land uses in two basic ways. Some uses are permitted as a matter of right if the uses conform to the zoning ordinance. Other sensitive land uses require discretionary administrative approval pursuant to criteria in the zoning ordinance. (§ 65901.) They require a conditional use permit. (See Cal. Zoning Practice, supra, § 7.55 et seq.) The reason for discretionary treatment is that these are uses which cannot be said to be always compatible in some zones while always incompatible in others. . . .The traditional purpose of the conditional use permit is to enable a municipality to exercise some measure of control over the extent of certain uses, such as service stations, which, although desirable in limited numbers, could have a detrimental effect on the community in large numbers."].)

The state legislature has found and declared that "Decisions involving the future growth of the state, most of which are made and will continue to be made at the local level, should be guided by an effective planning process, including the local general plan, and should proceed within the framework of officially approved statewide goals and policies directed to land use, population growth and distribution, development, open space, resource preservation and utilization, air and water quality, and other related physical, social and economic development factors." (Gov. Code § 65030.1.)

A local permit action taken without compliance with the hierarchy of land use laws is ultra vires as to any defect implicated by the uses sought by the permit. (*Neighborhood Action Group*, supra, 156 Cal.App.3d 1176, 1184.) Zoning laws must conform to the adopted general plan and all of its elements. (*Ibid.*) Land use actions, including CUPs must be consistent with any pertinent general plan elements. (4 California Environmental Law & Land Use Practice § 60.31 (2022); *Neighborhood Action Group,* supra, 156 Cal.App.3d 1176, 1185.)

The landmark case of *Topanga Asso. for Scenic Community v. County of Los Angeles* established that a decision on an application for a quasi-judicial zoning action [like a CUP or Addendum to a Mitigated Negative Declaration] must be accompanied by written findings, supported by substantial evidence in the record, that satisfy the criteria of the local zoning ordinance and, if applicable, Gov. Code § 65906. Although they need not be as formal as judicial findings, the findings must bridge the analytic gap between the raw evidence and the ultimate decision. The findings must be sufficient to enable the parties to determine on what basis they should seek review in court, and, in the event of a legal action, to apprise the court of the basis for the local jurisdiction's decision. (*Topanga Asso. for Scenic Community v. County of Los Angeles* (1974) 11 Cal. 3d 506, 515.)

B. Local Conditional Use Permit Law

The City of Sierra Madre's Zoning Ordinance regulations regarding Institutional Zones state that the schools in institutional zones are only permitted after a conditional use permit is approved by Chapter 17.60 and supplemented by Chapter 17.38 (Sierra Madre Municipal Code ("SMMC") § 17.38.020).

The SMMC states that "The purpose of any conditional use permit shall be to insure that the use for which the same is required will be rendered compatible with other existing and permitted uses located in the general area of the same." (SMMC § 17.60.030.) The SMMC further states that before a conditional use permit is granted an applicant must show the existence of the following facts:

A. That the site for the proposed use is adequate in size, shape, topography, and location;
B. That the site has sufficient access to streets which are adequate, in width and pavement type, to carry the quantity and quality of traffic generated by the proposed use;
C. That the proposed use is neither detrimental to the public health, safety and general welfare, nor will unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;
D. That there is a demonstrated need for the use requested;
E. That the proposed use is consistent with the general plan, zoning and other applicable codes;
F. That the use at the location requested would benefit the public interest and convenience.

(SMMC § 17.60.040.)

The SMMC further states that any application for a conditional use permit in institutional zones requires a master plan which shall, in addition to a host of other components: be consistent with the general plan and a diagram depicting the land to be dedicated for park and/or recreational purposes, if any. (SMMC § 17.38.040.)

C. City of Sierra Madre General Plan and Noise Regulations

The City of Sierra Madre General Plan contains, among other elements, a land use element and a hazard prevention safety element.

The Land Use Element contains a goal to "Ensure that development is done in harmony with its neighborhood, and preserves and protects privacy and mountain views of neighboring properties." It also contains a policy to "Ensure that all development and new uses are compatible with adjacent uses, and yield no significant negative impacts to noise, air quality, water quality and traffic." (L37.8)

The Hazard Prevention Safety Element contains a Noise Element. The Noise Element contains a goal that the city of Sierra Madre be "A City where the adverse effects of noise on residents are prevented and/or minimized." The Noise Element contains Objective Hz14, which states, "Maintaining the quiet residential character of the City, free from excessive noise from transportation or fixed source generators." The Noise Element contains Policy Hz14.3, which requires the City to "Enact noise regulations to prohibit unnecessary excessive and annoying noise sources. These controls currently relate to the general category of disturbing- the-peace nuisances." (Hz14.3.)

The Noise Element explains that "Sierra Madre has a noise ordinance in effect that seeks to protect the citizens of the City from excessive, unnecessary and unreasonable noises, and contains policies to control the adverse effects of noise. The ordinance determines allowable noise limits in terms of the Local Ambient noise level." Specifically, the city of Sierra Madre has declared that "in the exercise of its authority, that the peace, health, safety and welfare of the citizens of Sierra Madre require protection from excessive, unnecessary and unreasonable noises from all sources in the community." (SMMC § 9.32.010.)

The Ordinance provides that, "[n]o person shall suffer, on residential property, a noise level more than 6 dba above the local ambient at any point outside of the property plane." (SMMC § 9.32.030.)

When noise is generated on public property (e.g., parks, schools, etc), the City prohibits noise from generating more than 15 dBA above the local ambient level at a distance of 25 feet or more, and the use of sound-amplifying equipment/special events are prohibited from exceeding 60 dBA as measured at 50 feet from the source without an exemption issued by the City Manager. (SMMC § 9.32.050.)

However, the City also creates some exemptions for certain noise sources (e.g., construction, leaf blowers, and emergencies) and for noise generated during the daytime hours when people are generally less sensitive to noise. If noise occurs between the hours of 7:00 AM and 9:00 PM (7:00 PM for construction and leaf blowers) Monday through Saturday or 10:00 AM and 6:00 PM on Sundays and federal holidays, and does not produce noise levels that exceed 80 dBA at a distance of 25 feet, then the noise is considered exempt from the maximum permissible noise levels (i.e., 6 dBA above ambient when generated at residential properties and 8 dBA above ambient when generated at commercial properties). (SMMC § 9.32.060 (A).)

Finally, the SMMC Noise Ordinance states that "Notwithstanding any other provision of this chapter, and in addition thereto, it shall be unlawful for any person to willfully make or continue, to cause to be made or continue, any loud, unnecessary, or unusual noise which unreasonably disturbs the peace and quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. The standards which shall be considered in determining whether a violation of the provisions of this section exists shall include the following:

A. The volume, pitch and intensity of the noise;
B. The duration and frequency of occurrence of the noise;
C. Whether the nature of the noise is typical or atypical of the area;
D. Whether the origin of the noise is natural or unnatural, controllable or uncontrollable;
E. The volume and intensity of the background noise;
F. The proximity of the noise to residential sleeping facilities;
G. The nature and zoning of the area within which the noise emanates;
H. The time of the day or night the noise occurs;
I. Whether the noise is recurrent, intermittent, or constant;
J. Whether the noise is produced by a commercial or noncommercial activity;
K. Whether the amplified sound is loud enough to be decipherable outside the property plane.

(SMMC § 9.32.100.)

D. The California Environmental Quality Act (CEQA)

The CEQA process can involve up to three different steps. First, the lead agency performs a preliminary review to determine if the project it is contemplating is exempt from CEQA. Second, if the project is not exempt from CEQA, the lead agency prepares an initial study to determine whether there is substantial evidence that the project may have a significant effect on the environment. (14 Cal. Code Reg. ("CEQA Guidelines") § 15063(b)(1).) Third, if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, the lead agency must prepare a Negative Declaration. (CEQA Guidelines § 15063(b)(2); Public Resources Code ("PRC") § 21080(c)(1).)

If there is substantial evidence that the project may have a potential environmental effect that is significant, then the lead agency must do one of the following: 1) prepare an EIR, 2) use a previously prepared EIR that adequately analyzed the issue, or 3) revise or mitigate the project so it no longer causes a significant effect and then issue a mitigated negative declaration. (PRC § 21080(c)(2) and (d); CEQA Guidelines § 15063(b)(1).) A strong presumption in favor of requiring preparation of an EIR is reflected in the "fair argument standard" that requires preparation of an EIR when substantial evidence in the record supports a fair argument that a project may have a significant effect on the environment. The California Environmental Quality Act creates a "low threshold" for preparation of an EIR under the fair argument standard. (Pub. Res. Code§ 21082.2; *Consol. Irrigation Dist. v. City of Selma* (2012) 204 Cal. App. 4th 187, 207.)

These determinations must be based on substantial evidence in the record. (CEQA Guideline § 15064(f).) Furthermore, in all proceedings under California Code of Civil Procedure ("CCP") § 1094.5, the Supreme Court has held that "the agency which renders the challenged decision must set forth findings to bridge the analytic gap between the raw evidence and ultimate decision or order...By focusing...upon the relationships between evidence and findings and between findings and ultimate action, the Legislature sought to direct the reviewing court's attention to the analytic route the administrative agency traveled from evidence to action. In so doing, we believe that the Legislature must have contemplated that the agency would reveal this route [in its determination]." (*Topanga v. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506, 515; see also Pub. Resources Code § 21168.)

Specifically for Mitigated Negative Declarations, "A public agency shall prepare or have prepared a proposed [] mitigated negative declaration for a project subject to CEQA when: (a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or (b) The initial study identifies potentially significant effects, but: (1) Revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and (2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment." (CEQA Guideline § 15070.)

Any necessary mitigation measures must be specifically set forth in the Mitigated Negative Declaration in advance of Lead Agency adoption of the Mitigated Negative Declaration (*Quail Botanical Gardens Foundation, Inc. v. City of Encinitas* (1994) 29 Cal. App. 4th 1597, 1606, fn. 4). When a public agency adopts a Mitigated Negative Declaration, the adopted mitigation measures must expressly be made conditions of project approval. Also, the Lead Agency must adopt a monitoring or reporting program for the mitigation measures that it included in the Mitigated Negative Declaration or made a condition of approval to avoid significant effects on the environment. (PRC § 21081.6(b); CEQA Guidelines § 15074(d); see *Ocean View Estates Homeowners Assn. v. Montecito Water Dist.* (2004) 116 Cal. App. 4th 396, 400–401.)

CEQA review acts as an environmental alarm bell designed to inform decision makers and the public about the potential, significant environmental effects of a project prior to approval. Thus, CEQA protects not only the environment but also informed self-government. (*Citizens of Goleta Valley v. Bd. of Supervisors* (1990) 52 Cal.3d 553, 564; *Berkeley Keep Jets Over the Bay v. Bd. of Port Comrs.* (2001) 91 Cal.App.4th 1344, 1354; (CEQA Guidelines § 15002(a)(1).). CEQA requires state and local agencies to identify the potentially significant environmental impacts of their actions, and then to avoid or mitigate those impacts if feasible. (CEQA Guidelines § 15002(a)(2) and (3); *Citizens of Goleta Valley, supra*, 52 Cal.3d at 564; Pub. Resources Code § 21002.1(c).)

Local agencies must integrate the requirements of CEQA with planning and environmental review procedures otherwise required by law or by local practice so that all those procedures, to the maximum feasible extent, run concurrently, rather than consecutively. (Pub.

Resources Code § 21003(a).) Public participation plays an important and protected role in the CEQA process. (*Laurel Heights Improvement Association v. Regents of the University of California* (1988) 47 Cal.3d 376, 392.)

II. THE CITY OF SIERRA MADRE HAS ERRED AND ABUSED ITS DISCRETION; THE APPLICATION FOR THE PROJECT FAILED TO MEET THE STANDARDS OF APPLICABLE LAW IN THE FOLLOWING RESPECTS

A. THE PLANNING COMMISSION DID NOT ANALYZE THE ENTIRETY OF NOISE-PRODUCING ACTIVITY THAT TAKES PLACE ON THE MICHILLINDA PARKING LOT

The City of Sierra Madre's General Plan imposes obligations on the city to protect residents from noise impacts, unnecessary, excessive and annoying noise sources and to maintain the harmony of the neighborhood. (see e.g. Land Use Element Policy L37.8; Noise Element Policy Hz14.3; see also *Neighborhood Action Group*, supra, 156 Cal.App.3d 1176, 1183 [CUPs must adequately limit use to protect surrounding properties from nuisances].)

The city of Sierra Madre's Planning Commission cannot meet these obligations if it does not acknowledge the full extent of noise-producing activity occurring on the Michillinda Parking Lot located at Alverno Heights Academy.

The noise studies commissioned by the applicant in June 2021 and March 2022 and relied upon by the Planning Commission in approving the project **did not** identify the full range of noise-producing activity that takes place on the Michillinda Parking Lot. In both reports, CSDA indicated that the only outdoor activity that occurs on the Michillinda Parking Lot is after school sports activity.

The CSDA reports are inaccurate. The lot is used for physical education class, recess, play, lunch, school assemblies, awards ceremonies with amplifying equipment, dancing celebrations with music on loud speakers, school dedications, school fundraisers, after school sports practice and after school sport games. (Exhibit A [Comment Letters and Emails].)

The applicant's representative, at the hearing, admitted that the Michillinda Parking Lot is a play area as well. The principal indicated at the hearing at the Michillinda Parking Lot would still be used for a play area, physical education classes and games.

Yet, the CSDA reports only measured and/or modeled noise from **one** of the many outdoor activities that take place on the Michillinda Parking Lot - after school sport activity. CSDA failed to measure or model any of the other outdoor activities that take place on the parking lot.

Furthermore, CSDA's reporting indicated that the Alverno Heights Academy does not have regular outdoor activities on weekends, or past 5:15 PM on weekdays. Yet there is evidence that the school's final use of the Michillinda Parking Lot ends between 6:00 p.m. and 6:30 p.m., depending on the time of year and that there are school-related events in the parking lot on the

weekend. (Exhibit A [Comment Letters and Emails]; Exhibit B [Documentary Noise Evidence - Calendar Entries] and Exhibit C [Noise Recordings located on physical flash drive submitted with this appeal letter and at https://drive.google.com/drive/folders/1Oc1oRs0QMF4hjv-YaiWBEcd5OqDDqWPw].)

There is also playground that is not documented on the maps. That must also be studied, analyzed, mapped and recorded for noise analysis purposes.

Since it relied on reporting that failed to model or study the entirety of the activity occurring on the Michillinda Parking Lot, the Planning Commission's decision must be reversed so that these studies can be conducted.

B. THE PLANNING COMMISSION FAILED TO ADEQUATELY CONDITION THE CUP TO PROTECT THE SURROUNDING COMMUNITY FROM ACTIVITY OCCURRING ON THE MICHILLINDA PARKING LOT THAT IS INCOMPATIBLE WITH THE RESIDENTIAL ADJACENT USES

The very nature of the Alverno Heights Academy, from a land-use perspective, only came to pass as a result of a CUP because the operation of a school is not among the uses that occur by-right in an institutional zone in the city of Sierra Madre. (SMMC § 17.38.020.) Accordingly, the city has a continuing obligation to regulate the use of the school through the terms of the CUP so as to prevent nuisances and protect the residents from noises emanating from Michillinda Parking Lot during outdoor school activities. (*Neighborhood Action Group,* supra, 156 Cal.App.3d 1176, 1183-1184.)

However, the CUP, even with the proposed amendment, does not expressly address, limit or even acknowledge the noise occurring from all outdoor activities occurring on the Michillinda Parking Lot. Without express noise limitations on the use of the parking lot for all outdoor activities occurring thereon, said activities have become incompatible with the surrounding residential uses. Multiple residents in adjacent residential areas, including those in Sierra Madre and Pasadena, have been and continue to be disturbed and annoyed by the noise emanating from outdoor activities occurring on the Michillinda Parking Lot. (Exhibit A [Comment Letters and Emails]; Exhibit B [Documentary Noise Evidence - Calendar Entries] and Exhibit C [Noise Recordings located on physical flash drive submitted with this appeal letter and at https://drive.google.com/drive/folders/1Oc1oRs0QMF4hjv-YaiWBEcd5OqDDqWPw].) The disturbances are tantamount to a nuisance.

Thus, the primary purpose for granting the Alverno Heights Academy a CUP - to insure that a use that is not permitted by-right, but is otherwise needed in the community, will be rendered compatible with other existing and permitted uses located in the general area" - has been defeated by the Planning Commission's approval of this project.

The city must impose a permit condition on the Alverno Heights Academy to mitigate and/or reduce the noise emanating from the Michillinda Parking Lot to adequately safeguard residents in the community from a nuisance and unreasonable and excessive noise. The Planning

Commission's decision must be reversed so that adequate protections and permit conditions can be put in place.

C. THE PLANNING COMMISSION HAS COMMITTED AN ULTRA VIRES ACT BY APPROVING A CUP AND MASTER PLAN THAT WILL RESULT IN USE OF THE MICHILLINDA PARKING LOT THAT IS INCONSISTENT WITH THE CITY'S GENERAL PLAN AND VIOLATES THE SIERRA MADRE AND PASADENA NOISE ORDINANCES

Per the city's own Municipal Code, the Planning Commission can only approve a CUP and Master Plan if the proposed use is consistent with the general plan, zoning and other applicable codes. (SMMC § 17.60.040) A local permit action taken without compliance with the hierarchy of land use laws [including elements of the General Plan] is ultra vires as to any defect implicated by the uses sought by the permit. (*Neighborhood Action Group, supra*, 156 Cal.App.3d 1176, 1184.)

Here, the Planning Commission committed an ultra vires act because the approval will result in uses that are inconsistent with the General Plan. The CUP and Master Plan will yield significant negative noise impacts on adjacent residents and is therefore inconsistent with the city of Sierra Madre's Land Use Element, goals, policies and objectives, including but not limited to Policy L37.8 and the goal to ensure development is in harmony with the neighborhood.

The CUP and Master Plan do nothing to prevent or minimize the adverse effects of noise resulting from outdoor activities occurring on the Michillinda Parking Lot and therefore defeats the corresponding goal of the Noise Element. Likewise, the CUP and Master Plan do not maintain the quiet residential character of the city, free from excessive noise and therefore also defeat the corresponding objective Hz14 in the Noise Element. Since the CUP and the Master Plan also do not prohibit unnecessary excessive and annoying noise sources they are also inconsistent with Noise Element policy Hz14.3.

The Planning Commission also committed an ultra vires act because its decision will result in violations of the Sierra Madre Noise Ordinance along Highland Avenue and violations of the Pasadena Noise Ordinance. (Exhibit B [Documentary Noise Evidence - e.g. November 28, 2022 MD Acoustic Report] and Exhibit C [Noise Recordings located on physical flash drive submitted with this appeal letter and at https://drive.google.com/drive/folders/1Oc1oRs0QMF4hjv-YaiWBEcd5OqDDqWPw].).)

The noise emanating from the Michillinda Parking Lot also constitutes loud, unnecessary, or unusual noise which unreasonably disturbs the peace and quiet of the surrounding neighborhoods and which causes discomfort or annoyance to reasonable persons of normal sensitiveness residing in the area. (Exhibit A [Comment Letter and Emails]; Exhibit B [Documentary Noise Evidence] and Exhibit C [Noise Recordings located on physical flash drive submitted with this appeal letter and at https://drive.google.com/drive/folders/1Oc1oRs0QMF4hjv-YaiWBEcd5OqDDqWPw].)Thus, the Planning Commission's decision will result in a violation of SMMC § 9.32.100, a component of Sierra Madre's Noise Ordinance.

The city must impose a permit condition on the Alverno Heights Academy to mitigate and/or reduce the noise emanating from the Michillinda Parking Lot to adequately safeguard residents in the community from a nuisance and unreasonable and excessive noise. The Planning Commission's decision must be reversed so that adequate protections and permit conditions can be put in place.

D. THE SIERRA MADRE PLANNING COMMISSION'S DECISION DID NOT MAKE THE REQUIRED FINDINGS AND THE FINDINGS WERE NOT SUPPORTED BY SUBSTANTIAL EVIDENCE

Due to the proposed project involving approvals related to a CUP and Master Plan, the Planning Commission was required to make the findings required by SMMC § 17.60.040 for CUPs and SMMC § 17.38.040 and 17.38.050 for Master Plans.

While the Planning Commission made a finding that the use will, as to location and operation, be consistent with the objectives of the General Plan, it only included Objective L41.2 in this finding. It excluded and failed to analyze consistency with other goals, objectives and policies of the Noise Element and Land Use Element outlined above.

Moreover, the Planning Commission made absolutely no findings as to whether outdoor activity taking place on the Michillinda Parking Lot violates the SMMC Noise Ordinance's General Provision that "Notwithstanding any other provision of this chapter, and in addition thereto" prohibits any person from willfully making or continuing to cause to be made any loud, unnecessary, or unusual noise which unreasonably disturbs the peace and quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. (SMMC § 9.32.100.)

Per SMMC § 9.32.100, the Planning Commission was required to, but did not analyze: (1) The volume, pitch and intensity of the noise; (2) The duration and frequency of occurrence of the noise; (3) Whether the nature of the noise is typical or atypical of the area; (4) Whether the origin of the noise is natural or unnatural, controllable or uncontrollable; (5) The volume and intensity of the background noise; (6) The proximity of the noise to residential sleeping facilities; (7) The nature and zoning of the area within which the noise emanates; (8) The time of the day or night the noise occurs; Whether the noise is recurrent, intermittent, or constant; (9) Whether the noise is produced by a commercial or noncommercial activity; and (10) Whether the amplified sound is loud enough to be decipherable outside the property plane. (SMMC § 9.32.100.)

The findings that the Planning Commission did make with respect to the CUP were not supported by substantial evidence. First, there is evidence from neighbors in residential areas adjacent to the Michillinda Parking Lot that the noise coming from outdoor activities taking place on the Michillinda Parking Lot is loud and disturbs their quiet enjoyment. (Exhibit A [Comment Letters and Emails].) As stated above, how can the Planning Commission purport to find that the CUP will be consistent with the general plan's Noise Element and Land Use

element if it is not even acknowledging all of the outdoor activity that occurs on the Michillinda Parking Lot?

Second, the City's consultant, when considering where to locate the soccer field during an earlier approval, stated during an administrative hearing that locating the field in the Michillinda Parking lot would be "too noisy" and "too congested" for sports.

Third, there is evidence that the noise studies from the applicant's consultant, CSDA, which were relied upon by the Planning Commission, are flawed and inaccurate. In addition to the failure to analyze, measure or model all the activities that take place on the Michillinda Parking Lot, the analysis that was provided of after school sports taking place on the Michillinda Parking lot is faulty because the CSDA reporting failed to properly establish ambient noise level.

Per SMMC § 9.32.020, "'Local ambient' is the lowest sound level repeating itself during a two minute period as measured with a precision sound level meter, using slow response and "A" weighting as determined with the noise source at issue silent, and in the same location as the measurement of the noise level of the source or sources at issue. However, in no case shall the local ambient be considered or determined to be less than (1) 30 dba for interior noise in Section 9.32.040; (2) 40 dba in all other sections."

Pasadena's ambient level is defined as a 15-minute Leq, and the project may not exceed the ambient noise level at the property line by more than 5 dB. (Pasadena Municipal Code § 9.36.030(A).)

But MD Acoustics, appellants' noise expert, noted that CSDA calculated ambient noise using an average hourly measurement rather than the lowest repeated sound during two minute. (Exhibit B [Documentary Noise Evidence - November 28, 2022 MD Acoustic Report].) Since ambient noise is a component of the formula to determine violations of the noise ordinance, this flawed baseline invalidated the rest of the models and measurements in the CDSA reporting.

Even using the improperly calculated ambient noise from the CSDA reporting, MD Acoustics concluded that the +6 dba noise level standard under SMMC § 9.32.030 was exceeded on Michillinda and Grandview - the two streets abutting the Michillinda Parking Lot. (Exhibit B [Documentary Noise Evidence - November 28, 2022 MD Acoustic Report].) The report also stated that "In all cases, the after-school activities exceeded the average hourly ambient noise levels measured from 4-5PM in 2010 by more than 6 dB, and for half the receptors, the after-school activities exceeded the hourly ambient noise levels measured from 4-5PM in 2021 by more than 6 dB. If the reports had used the "local ambient" as defined in Section 9.32.020 of the Sierra Madre Municipal code, the increase in noise level would have been greater." (*Ibid.*)

The CSDA reporting is also flawed because it utilizes the exemption for day time activities, but bases its analysis on measurements taken further than 25 feet from the source, when the SMMC requires these measurements to be taken within 25 feet of the source in order to use the exemption for day time activities. (SMMC § 9.32.060.) Another flaw in the CSDA reporting is that it utilizes the Los Angeles County Noise Ordinance, when the city of Sierra

Madre has its own Noise Regulations. Instead, CSDA should have utilized the Sierra Madre Noise Ordinance which caps noise interference at residential locations to +6 above the local ambient. MD Acoustics also noted that the CSDA's sound barrier calculations were improperly calculated. (Exhibit B [Documentary Noise Evidence].)

The CSDA reporting also artificially inflated the ambient noise level by using a highway noise standard for the residential streets running along Michillinda and Grandview. (Exhibit B [Documentary Noise Evidence].)

Finally, to the extent that analysis of these issues was provided in the Planning Commission Staff Report, the report's analysis did not bridge the analytical gap between evidence and conclusion. (*Topanga Asso. for Scenic Community v. County of Los Angeles* (1974) 11 Cal. 3d 506, 515.

E. THE SIERRA MADRE PLANNING COMMISSION'S DECISION VIOLATED CEQA BECAUSE IT CONTAINED AN INADEQUATE PROJECT DESCRIPTION THEREBY RESULTING IN AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION THAT FAILS AS AN INFORMATIONAL DOCUMENT

An Initial Study shall contain a description of the project including the location of the project. (CEQA Guideline § 15063(d)(1).) A Negative Declaration shall include a brief description of the project. (CEQA Guideline § 15071.) The Addendum to the Mitigated Negative Declaration wrongly excluded from the project description the outdoor activity that regularly occurs, and that will continue to occur, on the Michillinda Parking Lot. This was error, given that the CUP seeks to expand the size and surface area of the Michillinda Parking Lot. As a result thereof, the Addendum to the MND was required to include the intended use of the Michillinda Parking Lot, as expanded under the project, in the project description so that full environmental review of the project's impacts can be conducted.

F. A FAIR ARGUMENT SUPPORTED BY SUBSTANTIAL EVIDENCE THAT THE PROJECT MAY HAVE SIGNIFICANT NOISE IMPACTS RENDERS THE ADDENDUM TO THE MND INADEQUATE AS A MATTER OF LAW AND AN EIR MUST BE PREPARED

Even if a prior EIR has been certified or a prior mitigated negative declaration has been adopted for a project, a subsequent EIR must be prepared when substantial evidence in the record demonstrates certain facts relating to new information or impacts. (CEQA Guideline § 15162.) Here, the Planning Commission erred by not conducting supplemental environmental review via an Environmental Impact Report because the full extent of the noise impacts resulting from outdoor activity taking place on the Michillinda Parking Lot **was not analyzed** in the Mitigated Negative Declaration. Thus, the outdoor activity taking place on the Michillinda Parking Lot, along with the resulting noise impacts, represent substantial changes in the project which will require major revisions of the prior Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. (CEQA Guideline § 15162.)

Due to the prior Mitigated Negative Declaration failing to analyze all of the noise-producing activity resulting from the Michillinda Parking Lot, the environmental effects previously examined will be substantially more severe than shown in the prior environmental document. (CEQA Guidelines § 15162; Pub. Resources Code § 21166.)

The Planning Commission further erred by finding that an addendum, as opposed to an EIR, was all that was required. The Planning Commission stated that "The facts upon which the findings were based in the 2011 IS/MND for the Alverno Heights Academy Master Plan remain unchanged." The Planning Commission cannot close its eyes and ignore noise-producing activity in order to avoid meaningful environmental review.

There is a fair argument based on substantial evidence that significant environmental impacts arise from the outdoor activity taking place on the Michillinda Parking Lot. The pertinent thresholds of significance utilized by the city of Sierra Madre with respect to noise impacts were: a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?; b) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?; and (C) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

The Planning Commission's staff report found that, based on these thresholds, there were no significant noise impacts or that the impacts were less than significant as mitigated. More specifically, the Addendum to the Mitigated Negative Declaration states "The facts related to ambient noise levels and requirements for control of noise, pursuant to the City of Sierra Madre Noise Ordinance, Chapter 9.32, Noise, upon which the findings were based in the 2011 Master Plan MND improvements remain unchanged.As with the approved project, the 2021 refined project would result in less than significant impacts regarding exposure of persons to or generation of noise levels in excess of applicable standards during construction, operation, or maintenance of the project." The Addendum cites to two mitigation measures MM14 and MM15.

Mitigation Measure 14 applies only to the yet-to-be-constructed multipurpose building. Mitigation Measure 15 applies only to the construction portion of the project. So, **zero** mitigation measures have been provided for the outdoor school activity occurring on Michillinda Parking Lot. Moreover, the 2011 Mitigation Negative Declaration only analyzed the Michillinda Parking Lot with respect to the operation of vehicles in the parking lot. It was on this basis that the document concluded that there were no significant impacts because the noise from the vehicles complied with the Noise Ordinance.

However, there is a fair argument that noise from the project, even as incorrectly defined by the Planning Commission, exceeds local noise ordinance standards. As stated above, MD Acoustics found several violations of the Sierra Madre Noise Ordinance and the Pasadena Noise Ordinance. (Exhibit B [Documentary Noise Evidence] and Exhibit C [Noise Recordings located on physical flash drive submitted with this appeal letter and at https://drive.google.com/drive/folders/1Oc1oRs0QMF4hjv-YaiWBEcd5OqDDqWPw].)

This alone represents generation of noise levels in excess of standard established in the local general plan or noise ordinance and should therefore have been treated as a significant environmental impact that must have been, but was not adequately mitigated.

The sound recordings and calendar entries of outdoor activities occurring on the Michillinda Party Lot by nearby residents also supports a fair argument that: (1) there has been increase in ambient noise levels and violations of the local noise ordinance (2) the community is being disturbed by the outdoor activity on the Michillinda Parking Lot, (3) said activity is not in harmony with or compatible with surrounding uses, (4) the activity is therefore inconsistent with the general plan and its elements and (5) therefore the threshold of significance for noise impacts has been exceeded. (Exhibit B [Documentary Noise Evidence] and Exhibit C [Noise Recordings located on physical flash drive submitted with this appeal letter and at https://drive.google.com/drive/folders/1Oc1oRs0QMF4hjv-YaiWBEcd5OqDDqWPw].)].) Yet, the Planning Commission, the MND and the Addendum to the MND have all ignored noise impacts arising from the outdoor activities on the Michillinda Parking Lot and did not include any analysis or mitigation for these impacts. Relevant personal observations of area residents on nontechnical subjects may qualify as substantial evidence for a fair argument. (*Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 928.)

Appendix G of the CEQA Guidelines indicates, with respect to Land Use Impacts, that projects that conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect will have a significant impact. In analyzing Appendix G, the Addendum to the MND stated that this threshold was not exceeded because "The refined project elements are consistent with the existing City zoning and General Plan designation of Institutional. The Institutional Zone permits the operation of schools, including private schools, with a conditional use permit (CUP). As with the approved project, the 2021 refined project elements would not conflict with zoning or General Plan land use designation on the site, and no impact would occur. Therefore, there is no potential for the 2021 refined project elements to result in changes to the findings." This analysis completely overlooks how the outdoor activity taking place on the Michillinda Parking Lot is actually inconsistent with the general plan as noted above.

III. CONCLUSION

Appellants request the City Council reverse the Planning Commission decision and direct a new, revised MND be prepared and circulated for comment, or an EIR be prepared, as appropriate, so that the true noise impacts resulting from the project can be considered, mitigated and/or avoided altogether, prior to the granting of the applicant's CUP.

Sincerely,



Jason Sanders

EXHIBIT A

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November 14, 2021
To: City of Sierra Madre
Honorable members
of the
Sierra Madre Planning Commission
Sierra Madre City Council

As a resident of Sierra Madre, I oppose the Alverno (AHA) request for expansion coming before you on the 11/18/21 agenda because (but not limited to):

1. Noise from more sports, events, rentals, traffic, use by outside entities, amplification of activities
2. Traffic - the additional use creates more noise, pollution, unsafe conditions on our streets, affects home values, and insurance ratings
3. Safety declines. This project poses a threat to the health and safety of the families who live in the surrounding neighborhood
4. An expansion of this size does not add value to our lives, families, property, or city
5. Another non-profit K-8 school is not needed. We have several fine schools already.
6. Further loss of trees and vegetation means our neighborhood is exposed to more pollution, noise and look more like an institution than a neighborhood
7. An extensive project of this scale is out of character for our neighborhood.
8. Construction of 3 story buildings are too much and erodes the essence of Sierra Madre's "village" atmosphere. Other schools have been denied 3 story buildings.
9. Numerous violations of the 2011 CUP and yearly TUP. Alverno has demonstrated a lack of responsibility when it comes to the stipulations set forth in the 2011 CUP and yearly TUP
   This expansion is too much for this area zoned residential.
10. Trash
11. Additional overuse of this magnitude negatively affects the neighborhood values
12. This expansion will result in the decline of our property value in the eyes of future buyers and insurers

Therefore, I/we request the City of Sierra Madre planning commission represent my/our interest and deny this expansion. This expansion would be more than a mere intrusion but fatally change my neighborhood and is not desired:

Name Print	Signature	Address
Kristin Stephens	Kristin Stephens	717 W. Grandview
Cecilia Rogers	Cecilia Rogers	670 W. Grandview Ave
Stephanie Nguyen	Stephanie Nguyen	635 W. Grandview Ave.

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November 14, 2021
To: City of Sierra Madre
Honorable members
of the
Sierra Madre Planning Commission
Sierra Madre City Council

Name Print	Signature	Address
Laura Bruno	LBruno	625 W. Grand View Ave
Karla Van Nest	Karla M. Van Nest	614 W. Grandview Ave.
Bryan J. Rogers		647 W Grandview Ave
Patrica M. Jacobs	Patrica Jacobs	585 W. Grandview Sierra Madre
Shannon McDermott	Shannon McDermott	271 N. Sunnyside Ave.
JOY PAINTER	JoyPainter	640 W. Alegria Ave. Sierra Madre CA.
Joy Jones	Joy I Jones	662 W. Alegria Ave Sierra Madre
BRUCE JONES		662 W. ALEGRIA AVE SIERRA MADRE
DeAndre Armstrong		670 W. Alegria Ave Sierra Madre, CA. 91024
Efren Campos	Efren Campos	718 W. Alegria Ave Sierra Madre CA
Griffin Farriss	DocuSigned by: Griffin Farriss F664F21308A6476...	589 W Grandview Ave

[redacted]

November 14, 2021
To: City of Sierra Madre
Honorable members
of the
Sierra Madre Planning Commission
Sierra Madre City Council

Name Print	Signature	Address
Sharon Pan		683 W. GRANDVIEW SIERRA MADRE CA 91024
Amy Liew		683 W. GRANDVIEW SIERRA MADRE CA 91024
Keith Stephens		717 W Grandview Ave

[redacted]

November 14, 2021
To: City of Sierra Madre
Honorable members
of the
Sierra Madre Planning Commission
Sierra Madre City Council

Resident wants her signature added to petition

Name Print	Signature	Address
Judy Gann		665 W. Grandview Sierra Madre CA
Name Print	Signature	Address
Name Print	Signature	Address

Dear City Council Members, November 18, 2021

I am writing on behalf of myself and family to express our concerns, and in some areas - our opposition, to Alverno's application. **Do not allow Alverno to operate in a manner that kills our American dream and will eventually force us to sell like many of our neighbors along Grandview.** We are already experiencing the adverse impacts on our well being because of how Alverno (aka AHA) has been using the property without even having this amendment approved. **Alverno's request to amend their master plan and K-8 TUP in it's current form imposes unreasonable intrusions on our family, home, and the neighborhood. It is impactful on the surrounding neighborhood regardless of the inordinate economic burden Alverno feels is sufficient to justify the amending of their CUP, or the change in it's master plan. We ask that you uphold a homeowners right to the quiet enjoyment of their home and property free from unreasonable intrusion and nuisance by outside persons or entities.**

Our family has always maintained our desire to see Alverno thrive. We have often expressed it to Ms. Gillick and Ms. Fanara plus staff when they actually complied with the TUP stipulation to hold neighborhood meetings. We love the architecture of the Villa too but it has become harder to feel magnanimous with the lack of transparency from this administration and board of trustees.

We are submitting a signed petition of neighbors who do not agree with this application. Some say they feel harassed by speaking out or have obligations that prevent their attending tonight. Due to illness and physical hardship we have not completed our neighborhood canvas. We have not been able to get back to everyone who wanted to sign the attached petition so this petition is missing some signatures. ***(01 Exhibit Petition)***

After the 2011 CUP, we would rather be anywhere than speaking publicly because next will come the harassment by the pro Alverno supporters and alumnae. They want to intimidate the neighbors even though they know nothing about our experiences, nor do they live where we do. Some don't even live in Sierra Madre. They do not seem to understand the process the city is conducting. It doesn't matter who was here first. We have been invited to speak about how this expansion is affecting and will impact neighbors within 300 ft. Perhaps these pro supporters are unaware Sierra Madre has a city code and a general plan. We are no experts like you as council members. We expect you to unbiasedly adhere to the city code and master plan. We aren't sure how much we need to point out or if it is our job. We are not lawyers.

My husband and I have lived in Sierra Madre for 30+ years staying local to be close to his family. **I have worked in the non-profit sector for World Vision, Habitat For Humanity, a network of Missions throughout the US, St Jude, and more. In my spare time I volunteer my expertise assisting families who have children with learning disabilities get help in schools**. We moved into our home when one couldn't even see Alverno for the trees and we were not aware there was a school. **AHA was a day school and was not supposed to be conducting a commercial rental business.** By the time we started our family, a new business and I began working at home, AHA's usage started extending to late nights and every weekend.

The noise levels were not great coming from the high school but they were buffered by not being held on the expanse of the Michillinda Ave parking lot. Noise was much more tolerable and less intrusive as a high school than what we have experienced with the K-8. It is night and day. We feel that the K-8 was jammed through during the pandemic improperly. **The K-8 school uses the property in vastly different ways than the high school. The noise studies noted in AHA's documents are wholly inadequate for the way AHA is literally using every corner of the property and the surrounding streets. There is NO noise mitigation so the playground and use of the hardscape just sends the high decibel noise outward onto our home, and straight up our driveway to the back of**

our home. There is no escape. The neighbors worked extremely hard to work with AHA on the 2011 CUP because Alverno desired a track and field. They agreed to no amplification, lights or used by outside entities. Now we have to contend with daily sports right next to our home using amplification and electronic whistles, shouting, cheering, screaming, clapping, chanting, etc. Often during meals.

The transmission of sound on our property is intense, disruptive and nerve wracking. We are being **blasted by loudspeakers** playing music around the campus. Speakers are projecting movie nights, students playing around on the mic during lunchtime, we were woken up by a man's voice directing prayers early one morning, screaming staff to pump up pep rallies, sporting events being announced, school recess, PE, after school care and practice. It can be in the morning, afternoon, dinner time, evening, weekends, school and during weddings. It is unreasonably loud and too often.

The studies regarding noise and traffic should be rejected as incomplete. Not only was the timing not reflective of our city, businesses and schools back to normal patterns but the AHA student body was not fully on campus all of the studies. And how do we impress upon you that **playing children is lovely but the decibels of shrieking children and then teachers yelling is so disruptive to our ability to stay focused. It catches our attention negatively. There is no buffer or mitigation for to block noise that travels upwards.** Studies show screaming of children can reach 110db. Even their parents don't listen to what we do all day coming from Alverno's playground and using the Michillinda parking lot.

We disagree with the studies as being appropriately aligned to the whole property and it's usage. They are not. The city should not bifurcate the Villa and filming rental business usage which contributes collectively. It ALL needs to be "cumulatively considered" as traffic and noise contributors. AHA can compartmentalize usage but to us, it's all noise and traffic driven by our home no matter the use. The traffic studies do not address how each phase of construction will bring noise and traffic nightmares in one phase after another. Then there are the freebie uses of the facilities, the Villa and the grounds to alumnae and other city entities referred to in the AHA documents. They too must be considered collectively with what AHA wants to amend.

The language of any amendment MUST be tightened up with less vagaries. We suggest you look at the 2015 CUP for the Archer School for Girls. (***02 Exhibit*** on flash drive or review at https://www.scribd.com/document/274815268/2015-06-30-Archer-School-Conditional-Use-Permit-as-Approved-by-the-PLUM-Committee-on-June-30-2015-and-the-Full-LA-City-Council-on-August-4-2015

Alverno should not be allowed to operate as they have been for the last year and a half. Alverno's administration and board of trustees have demonstrated a complete lack of concern by their responses to our emails. They often do not respond, or if Andrea Bertollini tries gaslighting our experience and say it's not happening, or to say "received" and AHA get back to us which they don't. This demonstrates AHA and the board of trustees don't care about our rights being intruded upon by their activities. It does not speak well of their integrity saying one thing before the city to get approval and another to the residents after they have it. We ask you to come up with specific language in this master plan's amendment to avoid the vagueness plaguing us in the 2011 CUP. We ask you to put very concrete mitigation measures in place, ex: No usage of the Michillinda parking lot other than parking is allowed and then determine specific sanctions. Limit the amount of days filming and businesses can park vehicles in the lot. Vehicles must not be left running or positioned with lights shining on properties outside of the Michillinda lot.

How can we provide you with our proof of what we experience? We have a plethora of our own noise readings, recordings, images of violations and examples of problems, correspondence. Alverno will not move or stop activities that are intrusive beyond was it is normally expected of a school. AHA

wants to be in our neighborhood and trade on the quality and ambiance of it. We are happy to provide more just to prove these issues are not one off as AHA will try to say is not a big deal or lie.

Members of the council, we ask you, if it is this overwhelming to provide our gigabytes of documentation can you consider the negative impact Alverno's over use has been on our home and well being? One of us has cancer now. We need this construction and noise like a hole in the head.

Therefore, we request the City of Sierra Madre planning commission deny this expansion. Per their motto, the only ones empowering themselves is Alverno. They are truly being who they are and taking over. This expansion as presented would be more than a mere intrusion but fatally change our neighborhood and is not desired in it's current concept and delivery.

For your consideration,
Keith and Kristin Stephens
And family who don't want their names publicly exposed for concerns over their safety and harassment
717 W. Grandview Ave

Breakdown of issues with some supporting documents, images, noise recordings
We are out of time to organize so please look through our exhibit folders, click on and hear the noise recordings, look at a sampling of our noise reports (we have dozens) and read through the emails we have not specifically denoted as an exhibit

Noise ·
It is our family's biggest complaint.
We want relief and very strong language that the Michillinda parking lot stop being used as the sport court, recess, playground, lunch, PE, as the multipurpose building, and so on every time Alverno is renting their facilities for a film. One film was 6 weeks, another for a week.

Michillinda parking lot is just that and not designed for the noise producing activities AHA has put directly across from our home. The 2011 studied various locations. The presenter stated it was too impactful to the sports field there.
The onerous should not be on the surrounding neighbors because AHA has increased their student body and has no money to build appropriate facilities. They should either build or go where there are facilities like they use to.
Alverno has had a decade to build the multipurpose building. We have letters from AHA acknowledging the noise coming from the quads were unreasonable prior to 2011 and a promise if we agreed to the build the noise would not be an issue. It's a worse problem as this is even closer to our home.

We cannot get Alverno to address the situation or even respond to what they project onto our home. (***03 Exhibit*** email)

We cannot work without interruptions as the decibels of various uses involving students and staff can be piercingly intrusive.
We cannot be in our bedroom or front half of our home, our porches, patios or enjoy our yard. **(Exhibit noise recordings**
Noise prevents our ability to use our home as we would like. We cannot welcome members of our aging family who need our love and care any longer as the noise is too frightening and upsetting.

The noise levels we experience are not typical for a residential neighborhood under the Sierra Madre city code.

It is noise not from a single event we want stopped but several that collectively represent an acoustic energy over periods of time coming off the parking lot and the playground. These are levels identified as

preventing interference of our activities and are not just a mere annoyance.

Areas like the quad used for gatherings should not be allowed amplification as the noise reverberates off the walls and funnels into the neighbors homes.

The use of amplification needs to be stopped. It is used during activities for announcements, to play music, which is not allowed but occurring and unreasonably loud. One of our ex-police captains use to say at neighborhood meetings that if we could make out what was being announced, it was too loud. **(Exhibit Noise recordings**

Use of the facilities for fee or free, like filming until all hours, weddings, parties, and other events are all contributing to unacceptable levels not found in other Sierra Madre R-1 neighborhoods.

Alverno has chosen to grow their once acceptable day school for high school girls into a full blown K-12 with a rental business to pay for it. Noise that cannot be blocked out no matter how one alters their home in an effort to preserve their right to the quiet enjoyment of their home and property should cease. It will cost us $200,000 to retrofit our home where we did not need to prior to this noise.

Where are the mitigation measures for the sports court and playground in the plans?

What about construction? We request Alverno design and submit a Construction Noise Mitigation Plan. It is unreasonable to stretch these phases out and the neighbors deal with the noise year after year. There are materials that can be leased to surround the project to help with the noise.

Construction phases need to be combined, specific and fined for going longer than expected like other businesses do.

Traffic -
The additional use has added significant traffic especially at peak hours in contrast to what the 2011 studies purported would happen with 400 or even 330 students. This uptick in traffic has already created more noise, pollution, and unsafe conditions on our streets.
We counted over 768 cars using our security footage when AHA abandoned their TUP for drive through procedures for 6 weeks while crews filmed. The whole school was dropped off on the parking lot. The noise was deafening. A vast majority of cars turned rt onto Michillinda and then rt on Grandview with some pulling uturns in front of our home to get back to Michillinda and go south.
This count did not include dozens of trips by the film trucks for setup, filming and break down.

Outdoor school sports bring competing teams on large busses or many cars.
Supporters arrive in cars parking on the surrounding streets and sometimes unsafely at Grandview and Michillinda. **(Exhibit images**

Cars exiting Michillinda onto Grandview must contend with drivers who park too far out or close to the intersection causing the vehicle coming off of Michillinda to swing too wide into oncoming traffic, cyclists and crossing pedestrians.

Alverno use to utilize offsite facilities for sporting events they are now holding on the Michillinda blacktop so supporters park up and down Grandview and Michillinda.

Delivery trucks, maintenance and other support vehicle numbers have added to the numbers of trips and noise on our streets.

There are more trash trucks carrying additional bins from Alverno. Why is this being dumped and driven on Grandview at all? AHA should have their bins elsewhere.

On top of the school traffic there are even more vehicles from cars to semi's for filming. (Exhibit

Wedding and event rentals bring hundreds of guests in cars and support vehicles all in order to subsidize the school's finances which we cannot blot out their traffic, noise and trash.

Film productions have become massive bringing an additional onslaught of traffic. The influx of semi's and cranes bring massive trucks and noise that don't belong in our neighborhood.

It ALL needs to be "cumulatively considered" as traffic contributors which the studies ignored

Accountability - the lack of.
AHA is only about empowering themselves even if it means stealing from the poor and healthcare workers that really needed them.
Sierra Madre WAS NOT a hard hit community and did not qualify for the vaccine at this time. The distribution of a code not meant for Alverno was provided by senior staff. Principal Fanara should have shut it down but didn't. This shows the extent of how criminal this school will go to get what they want.
(Exhibit PDF
https://www.latimes.com/california/story/2021-02-27/la-private-schools-early-covid-vaccines

Alverno stopped the mandatory meetings with it's neighbors in 2019 after announcing they were starting the K-8.
Alverno has refused requests to meet with the neighbors even though they have held an in-person graduation **(Email exhibit)**, meetings with the city, architects, planners, builders, landscapers, parents, prospective families, before and during the pandemic. **(Exhibit images graduation**

Alverno has consistently demonstrated a lack of responsibility and caring for it's neighbors when it comes to the stipulations set forth in the 2011 CUP and yearly TUP.

Failure to abide by the current CUP and TUP
Where is the log Andrea Bertollini states is kept when a neighbor calls?
Noted in Bollywood wedding Andrea Bertollini has a history of not picking up her phone. Or the mail box is fulll.
The violations are numerous regarding the 2011 CUP and yearly TUP. They have been documented in correspondence such as emails and phone calls from neighbors on all sides.
They cc the city so then we do. The city has not shown evidence of follow up
We feel Alverno should make them part of the record but won't because it shows their lack of responding to the issues.
AHA fails to properly monitor or even be on site for filming and weddings.
We have had film crew fly a drone over our home and film us
AHA states they are logging all complaints so where are they? How do provide our logs?
Alverno tells us, call the police, they will not respond. **(Record requests for complaints not forthcoming See police dispatch image of social media stating she refused to send police to AHA**

Transparency
There is none.
Since 2019 Alverno has refused to acknowledge neighbors request to hold the mandatory quarterly meetings to check in about how things are going between the two entities.
AHA withheld key information about their plans with neighbors even though we attended in good faith thinking it was to keep lines of communication open.

Failure to issue in a timely manner complete calendars requires. Residents repeatedly ask Andrea Bertollini to send them. Often rather large or impactful events that take planning well ahead of the date are left off the calendar, times are excluded.

Cost How can AHA afford this?
Neighborhood meetings admin talks about being broke, can't fix this or that.
Ex. Irrigation along Grandview was broke for years. We watered the Oak tree and planted drought tolerant vegetation to replace the plants that died. Go look and you'll see.

When we had meetings AHA bemoaned that they needed the revenue from films and Villa rentals and to bear with them. They know these commercial businesses are an issue yet they do little to control the problems that plague the neighbors. The usage becomes greater

The neighbors bear the brunt of the traffic, noise, trash and intrusions while AHA admin do not live next door or deal with it in their homes.

Size
The magnitude of this expansion is too much for this area zoned residential of mostly 1 story 80 to 100 year old homes.
AHA is zoned institutional yet it runs commercial rentals on the property.
Trash
It has increased. It is left on the parkways and where students are waiting by homes to be picked up instead of their parents using the drive through.
Alverno's gardeners blow it around but won't pick it. (Exhibit

Usage
is constant and of this magnitude negatively affects our quality of life and the neighborhood values.
There are many events - school and non-school that are never documented on the calendar. Vehicles have even been documented going on property after 1AM and leaving before 4AM on several occasions. Andrea Bertollini said she was not aware of anyone being there at those times. (Exhibit images plus party bus
Declining property values in the eyes of future buyers and insurers.
This expansion has resulted already in our losing long and valued neighbors all along Grandview who felt they had no chance but to leave. New residents are shocked at the usage and signed the petition.

We disagree with what we call the grey area usage by alumnae of the property for events, weddings. This is even more usage that contributes to noise and traffic. All day dance recitals for a local business, AHA tries to say they are school activities and we should accept the noise. We disagree, it's usage by outside entities and the council needs to address this in the amendment.

Safety declines
This expansion poses a threat to the health and safety of the families who live in the surrounding neighborhood when our cities resources are already stretched thin. Cars clog the streets, parents make illegal turns, they block residents from entering or leaving their driveways, are seen speeding upon leaving Alverno endangering residents walking.
Film trucks have been documented speeding, ignoring street signs, double parking, blocking neighbors driveways and even blocking intersections.
Wedding/event rental guests along with guests at Alverno school functions who have been drinking make poor choices leaving Alverno.
This expansion poses a number of unacceptable traffic risks to the neighboring residents trying to drive to and from their homes, walking their children to their schools or walking their pets.

We have great difficulty getting out of our driveway during the drive throughs. **(Exhibit see examples in images and film truck movie of blocking streets**

Out of character for the surrounding R-1 neighborhood
An expansion of this size is unreasonable and does not add value to our lives, families, property, neighborhood or our city. Alverno has not defined how we are getting value from this monstrous size buildings and overuse of the property for the school, community use, renting the Villa, and the numerous film rentals for up to 6 months and all hours.
Alverno is a school -institution
Alverno rents the Villa - commercial business
Alverno rents the property - commercial business
Alverno's property is for their benefit and use, not the neighbors. Failing to see the benefit other than it's the boiler plate developer language to say aren't we nice, look what we are giving the community. Isn't my lawn "open space" too? I don't let the public use it at will and neither does Alverno unless one rents it.

Another non-profit private K-8 school is not necessary.
There is no deficiency of wonderful K-8 schools in our city as our neighboring communities. Sierra Madre is home to more non-profit schools than the city has children of school age to fill them.
Every Sierra Madre private school must go outside the city to fill their enrollment by as much as 50-75%. Statistically it has been shown families shop close to home or where they work, not their kid's school locale.
In addition to the many equally fine and available private schools we have a top rated public elementary and middle school which have ratings of 9 and 8 respectively. They are free.
Alverno is not the only school or non-profit to say they offer value to Sierra Madre. It is a builder's buzz phrase to make their project appear more important than it is.
The Alverno families have no proof of history of sustaining businesses in Sierra Madre that are located downtown.
Every school and church in this city can say they offer benefit to the city but with showing how.
Alverno's not supposed to be providing field or sports use to outside entities for free or fee.
This application gives us no tangible benefits other than the city has a questionable relationship allowing their use. Use in which our repeated requests for the agreement has not been produced by the city.

Loss of trees and vegetation
Our neighborhood has been robbed of valuable green infrastructure, a carbon collecting canopy exposing the neighbors to more pollution and noise from the traffic, it intensifies the urban "heat-island" effect, and looking more like an institution than an aesthetically interesting neighborhood.

Scale
An extensive project of this magnitude is out of character for our neighborhood of mostly charming 1 story homes built before the school existed.
It shares no information as to the specific buffers and noise mitigation only that more will be introduced but more hardscape and solid (stucco or concrete) buildings.

Hardscape -
The Michillinda parking lot and the drive through to Highland needs revising as it not appropriately designed to minimize light intrusion.
As we have already experienced noise greatly travels upwards. Numerous studies online attest to that. More hard scape means more noise well above ambient will be sent out into the neighborhood. This impact is even greater with the rise in students and how the school uses the property. (Exhibit sound

* https://archive.epa.gov/epa/aboutepa/epa-identifies-noise-levels-affecting-health-and-welfare.html

7:00 PM @ 232 W Sierra Madre Blvd | Sierra Madre | CA | 91024
September 01, 2022

Re: Item#2 CUP AMENDMENT Speak out loud read in part what I could in 3"

We disagree with any use of any CDSA noise study for the alverno Master Plan in it's current form. We request the city stop using the CDSA noise studies per the peer review documents provided to you by MD acoustics.

It would be wrong to apply any noise conditions in it's currently suggested form would be be derived from data skewed to benefit Alverno. The studies do not address the neighbors concerns and complaints nor capture what we experience. It is based on faulty data and it would be fraudulent to continue to do so without correction.

We notice Alverno will only reference soft field sports when talking about noise from sports ignoring the daily use of hundreds of students on the hardscape Michillinda parking lot. The noise measurements on grandview were not even on the property plane like elsewhere and almost 4 days away from the parking lot.

We are asking the city to stop this usage of the parking lot. We can't wait another 11 years for the multipurpose building to be built, or however long it takes to build out this expansion and even then AHA STILL wants to use the parking lot regardless of what we present to them proving the impact.

Alverno has been improperly applying city code to it's application, especially in the area of noise ordinances and the city's Master Plan

There is no current acceptable study in Alverno's application that addresses the levels of noise from well over an acre of hardscape surface to be lower than what was expected of sport court use that would be incurring in the Multipurpose Building in 2011's Master Plan. ***Noise levels were negatively impactful to such a degree that the City required it's doors to be shut during it's use.*** The City of Sierra Madre approved the Building but only with "specific noise mitigation measures to reduce the impact on both the Sierra Madre *and* Pasadena neighbors."

After two years we are STILL asking the city to address the currently un-permitted, and profoundly noisy outdoor use of the Northwest hardscaped acreage . According to Alverno's own studies and presentations by their consultants at the city meetings from 2009 - 2011. The noise coming from INSIDE the Multipurpose Building needed noise mitigation measures in order to move forward, so please do not ignore the

residents Sierra Madre and Pasadena's request to stop using the Michillinda parking lot for sports and address the playground. Alverno will not address the lack of noise mitigation but frankly, they already know this is a problem and are choosing to ignore neighbor concerns.

In a 2010 report summary in regards to the Michillinda Parking lot:

> *In 2010 - Master planners representing Alverno reviewed alternative locations for the (sport) field and found that the impacts were greater in these alternative locations.*

The planners reviewed plans turning the field to an east-west orientation, which resulted in the destruction of the Villa's mirror pool and cypress trees. The planners reviewed the location of the field in the north-west portion of the campus; however, this would result in the relocation of the existing parking area off of Michillinda Avenue, resulting in increased traffic impacts on surrounding local residential streets.

> *They concluded from these studies that the public interest, convenience and necessity are better served with the expansion of the Soccer/Softball Field in the proposed location. The MultiPurpose Facility would be located on the site of the present tennis courts, an area previously disturbed for development. Other site alternatives were considered inferior, would result in additional tree loss, increase traffic on local residential streets and other create other impacts. (In other words TOO NOISY)*

Sierra Madre's Master Plan definition of Noise: Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

We attended the early 2011 CUP city meetings. We heard that the not only the traffic but noise would be too impactful on the residents. The AHA consultants stated there was NO WAY TO MITIGATE the sports field (or then still requested Tennis Courts) being there because of the hardscape surface. We have been going by this as the reason the parking lot was to be just that.

Using the word NUISANCE doesn't begin to adequately describe the profound effects using the parking lot hardscape has had on our home, our health and family and the neighbors who signed the petition

Our quality of life has been so negatively intruded upon since Alverno's use of the parking lot as their K-8 school, all school sports court, and hard surface play area during and after school and in the summer..

Planning Commission Members City of Sierra Madre

Mr. Bob Spears
Mr. Tom Denison
Mr. John C. Hutt
Mr. William Pevsner
Ms. Peggy Dallas
Ms. Rachelle Arizmendi Council Alternate/ Council Member

Mr. Robert Parkhurst Council Liaison/Council Member
Staff Liaison: Vincent Gonzalez, Planning and Community Preservation Director
Aleks Giragosian: City Attorney

Comments sent to planningcommission@cityofsierramadre.com upload by 3PM

7:00 PM @ 232 W Sierra Madre Blvd | Sierra Madre | CA | 91024 September 01, 2022

Re: Item#2 CUP AMENDMENT 21-19, AND ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION TO UPDATE THE ALVERNO HEIGHTS ACADEMY MASTER PLAN

Good Evening,

Why is it people say they love everything about Sierra Madre, move here, or start a school, and then, they are determined to do whatever they can that destroys the very reasons that brought them to Sierra Madre in the first place?

We disagree that the section of the AHA CUP, item #2, in it's current form. Stuffing a whole new school on the West side of Sierra Madre is NOT compatible with the adjacent R-1 neighborhood. It is based on faulty data and it would be fraudulent to continue to do so without correction. It would be best practices to actually incorporate some mitigation measures or alter the plan so it takes into account the concerns neighbors stated at the 3 AHA Expansion meetings as well as what the neighbors have communicated to AHA.

Our quality of life has been so negatively intruded upon since Alverno's use of the parking lot as their K-8 school, all school sports court, and hard surface play area during and after school and in the summer. Using the word NUISANCE doesn't begin to adequately describe the profound effects it has had on our home, our health and family. AHA lied to us, then without permitted use, installed - a sport court, playground and assembly area for the whole school. *(Attached: One of several requests to stop this impact. -2021_05 21 noise traffic Request Alverno stop using the Michillinda parking lot for uses other than parking.pdf)*

There are other spaces the school can have lunch - the field, the amphitheater, the cafeteria. Move the canopies back to the field where they are showing up on Google maps and started. The amphitheater (Vincent Gonzalez says is beside the Villa) was to be an outdoor classroom. AHA assemblies could be held in other locations that have been used for that purpose. The sports currently being held on the hardscape can return to offsite facilities until the Multipurpose Building is constructed.

> ***Sierra Madre's Master Plan definition of Noise****: Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying.* ***Noise, simply, is "unwanted sound."***

Someone please explain to us, and our neighbors who don't agree with this use, how the use of acres of hardscape and an outdoor playground is less impactful, less noisy, than the multipurpose building with doors closed? The building where sports like, Volleyball and Basketball are supposed to be played, and students can gather. And now "religious events".

I hope I am making my point. **There is no current acceptable study in Alverno's application that can refute the levels of noise from a hardscape surface well over an acre to be lower than what was expected use of the Multipurpose Building in 2011's Master Plan. *A use that created noise levels to such a degree that the City required it's doors to be shut during it's use.* The City of Sierra Madre approved the Multipurpose Building for the noisy court and other sports but only with "specific noise mitigation measures to reduce the impact on both the Sierra Madre *and* Pasadena neighbors."**

So for clarification, someone please address the unpermitted, and profoundly noisy outdoor use of the Northwest acreage. According to Alverno's own studies and presentations by their consultants at the city meetings from 2009 - 2011. The noise coming from INSIDE the Multipurpose Building was deemed too impactful, so how is it the city ignores the Pasadena and Sierra Madre's request to stop Alverno's use of the Michillinda parking lot and address the playground? Alverno will not address the lack of noise mitigation but frankly, they already know this and are choosing to ignore neighbor concerns. *(Attached 2011 Mitigation Pg 7 of 2011 AHA final MND.pdf)*

In a 2010 report summary in **regards to the Michillinda Parking lot:**

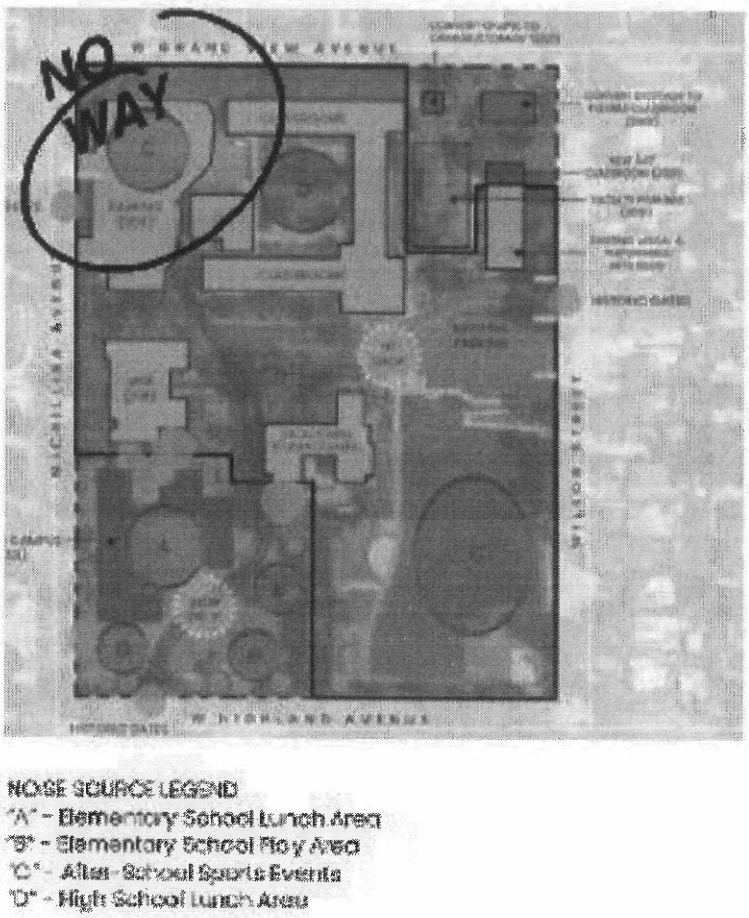
> ***2010 - Master planners** representing Alverno **reviewed alternative locations for the (sport) field and found that the impacts were greater in these alternative locations.** The planners reviewed plans turning the field to an east-west orientation, which resulted in the destruction of the Villa's mirror pool and cypress trees. **The planners reviewed the location of the field in the north-west portion of the campus;** however, this would result in the relocation of the existing parking area off of Michillinda Avenue, resulting in increased traffic impacts on surrounding local residential streets. **They concluded from these studies that the public interest, convenience and necessity are better served with the expansion of the Soccer/ Softball Field in the proposed location.** The MultiPurpose Facility would be located on the site of the present tennis courts, an area previously disturbed for development. **Other site alternatives were considered inferior, would result in additional tree loss, increase traffic on local residential streets and other create other impacts. (In other words TOO NOISY)***

We attended the city meetings. We heard that the not only the traffic but noise would be too impactful on the residents. The AHA consultants stated there was NO WAY TO MITIGATE the sports field (or then still requested Tennis Courts) being there because of the hardscape surface. We have been going by this as the reason the parking lot was to be just that.

And then poring over the 9/1/22 agenda we saw this for the first time. It was tucked in the AHA Master Plan July 2021 brochure included in tonight's agenda.

> The most noise-intensive events are associated with break and lunch periods, and after school athletic events. The study concluded that student athletes (as well as spectators, coaches, and officials) using the

Michillinda parking lot for sports activities **are not expected to generate average or instantaneous noise levels that exceed the existing ambient noise levels at the nearby homes on Grandview Avenue.**



That illustration and the "C" designation has NEVER been discussed with the neighbors *at any expansion* meeting. We did ask about the use of the parking lot. We asked when it will cease? We were told, 'it won't". Now we see, that even after the Multipurpose Building is built, AHA expects to subject us to an unreasonable and profoundly noisy use. What will prevent them for using the space for any other use if they are willing to do so with complete disregard to the impact on the neighbors and without a permit?

We already know the CDSA noise studies are flawed which invalidates the data in AHA's brochure. It needs to be removed. We have lost the quality of our life since the K-8 has been on campus as most of the usage started in the parking lot. There was also a film occurring at the same time in which we were told the usage was temporary but after the film left the use continued so we called the city. *(Attached: 2021_10 28 Call log KS to Code officer re AHA parking lot noise.pdf)*

How has AHA been allowed the continued use of the Michillinda parking lot? We don't feel it was appropriate for Mr. Fartsing to dismiss our concern at the 1/25/22 and 4/4/22 meetings by responding with how he played in a parking lot. This is about the land use in my

neighborhood - not him, nor the staff at AHA, their parents (who coincidentally do not have to listen to what we do all day) or even our neighbors (who have family attending AHA and are not home to hear what we do).

We have sought legal counsel. We were asked if we brought this to the attention of the city. YES WE HAVE AND WE HAVE PROOF of the many ways we have tried. **We are asking the city to stop this usage for the above reasons immediately. We can't wait another 11 years for the multipurpose building to be built, or however long it takes to finalize this expansion.**

Yours,

Mr. And Mrs. K Stephens

Parking Lot game - click on soundbite to hear 

Parking lot play - click on soundbite to hear 

From: K S[redacted]
Subject: Request Alverno stop using the Michillinda parking lot for uses other than parking
Date: May 13, 2021 at 3:59 PM
To: andrea bertollini abertollini@alvernoheights.org
Cc: Gabe Engeland gengeland@dityofsierramadre.com, Alverno jharabedian@alvernoheights.org, Alverno jfanara@alvernoheights.org

KS

Dear Miss Bertollini, Principal's Fanara and Harabedian,

The 2011 CUP granted Alverno states:

> ***"That the proposed use* (200 N. Michillinda Ave) *will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;*** *"- snip*

We feel Alverno has been disregarding the provisions of the 2011 CUP and impact studies by choosing to use the Michillinda Ave upper parking lot, in ways other than approved. The noise and traffic has profoundly interfered with the ability to enjoy our home/property and use it as was intended. Alverno's use of the parking lot as a gym, sports court, school classrooms, fundraisers, camps, etc. is not compatible with the surrounding neighborhood. The misuse of the parking lot is adversely affecting our well being. We implore you to stop using the upper parking lot in all manners other than what the 2011 CUP and studies said it should be used for - parking.

First Alverno impacted us for months with traffic and noise by abandoning the 2014 Highland Exit approved plan. Alverno moved all the school activities onto the upper parking lot to accommodate filming. The latest misuse has us being subjected to the intensity and volume of noise coming from the shrill sound of referee whistles, coaches yelling, teams cheering and screaming from parents who stand facing our home. It is too loud and disruptive. Perhaps you could contract with another school who has what you need until you build your facility.

These events are atypical for a neighborhood, uncontrollable, and belong in the multi-purpose facility you have had a decade to build. There is absolutely NO MITIGATION for the dispersion of sound bouncing off the expanse of the hard surfaced asphalt parking lot. Noise travels upward — where we live and work. The upper parking lot is in front of, and extends beyond our beautiful home. We have implored Alverno, even before the added K-8, to quit using the parking lot for noisy, amplified events especially those directed towards our home.

Now West Grandview Avenue has becomes your new parking lot in spite of Alverno telling the city planners that the campus has plenty of parking. Parking for your school and events is supposed to be onsite.It shouldn't be impacting the surrounding R-1 neighborhood streets. Your parents and visitors clog West Grandview Avenue. It's hazardous and contributes to more noise and other impacts. *See attached*

Please stop conducting all events, including sports and the camps you are advertising for this summer, on the Michillinda upper parking lot. It is too close to our home. The 2011 impact studies already cited changing the Michillinda upper parking lot land use would be too impactful, inferior and not an appropriate place for the sports field or the multipurpose facility.

Per the 2011 CUP:

> *The planners* ***reviewed the location of the field in the north-west portion of the campus;*** *however, this would result in the relocation of the existing parking area off of Michillinda Avenue, resulting in increased traffic impacts on surrounding local residential streets.* ***They concluded from these studies that the public interest, convenience and necessity are better served with the expansion of the Soccer/Softball Field in the proposed location.*** *The Multi-Purpose Facility would be located on the site of the*

present tennis courts, an area previously disturbed for development. ***Other site alternatives were considered inferior, would result in additional tree loss, increase traffic on local residential streets and other create other impacts.***

In addition, we feel the city should keep in mind the purposeful misrepresentation of Alverno and disingenuous engagement with neighbors when we seek to mitigate impacts. Andrea, we questioned the work we could see being done on the asphalt of the upper parking lot on 4/28/21. It did not look like asphalt repair so we asked what they were doing. Your response was, *"Alverno is having concrete repair work done today"*. We become suspicious when you avoid answering direct questions. We responded with a request that the asphalt parking lot not be prepared for uses other than what was approved in the Master Plan and granted 2011 CUP. As the facilities manager, we feel you chose to lie by omission instead of being honest about the construction and intended use of the Michillinda asphalt parking lot. It is appalling for Alverno to once again be purposefully deceitful with the surrounding neighbors.

Alverno wanted a sports field and got it. Please use it. Even your cross country team is using Grandview Ave instead of your new track - why? Alverno will inundate the neighborhood with more noise when you construct the multi-purpose facility. Afterwards, it will be a boon for your campus. It will serve to avoid some of these issues when your facilities are used in the manner in which the 2011 CUP was granted. Peace be with you.

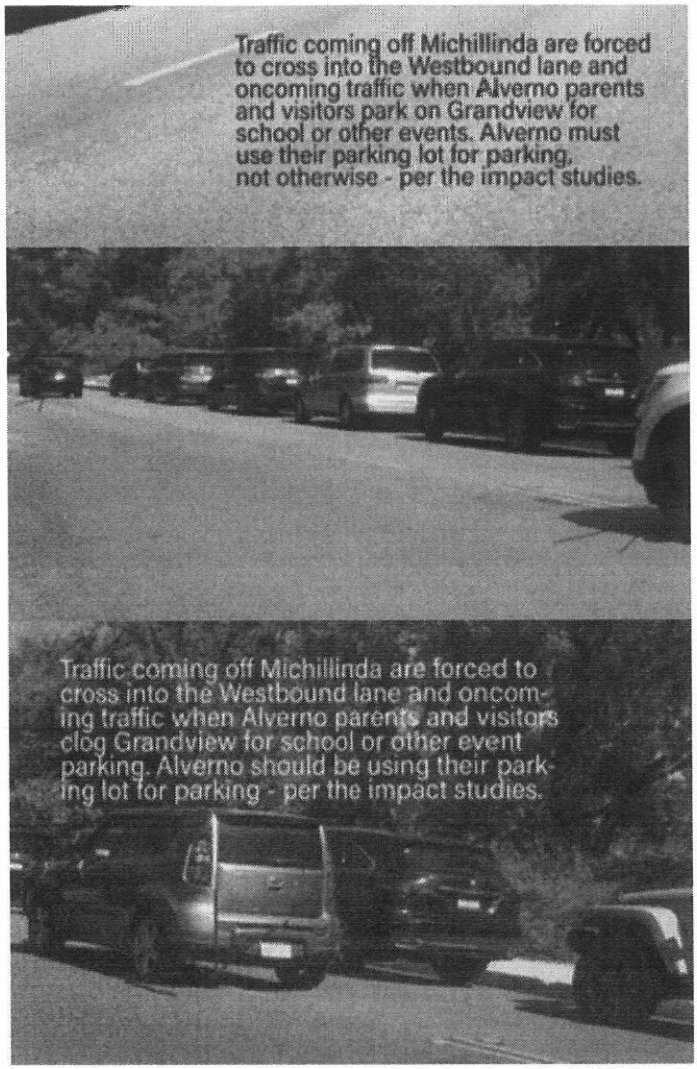
Respectfully yours,
Mr. & Mrs. K Stephens and family

*** Disclaimer ***
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CC:

Rachelle Arizmendi rarizmendi@cityofsierramadre.com
Edward Garcia egarcia@cityofsierramadre.com
Gene Goss ggoss@cityofsierramadre.com
Kelly Kriebs kkriebs@cityofsierramadre.com
Robert Parkhurst rparkhurst@cityofsierramadre.com





Respectfully yours,
Mr. & Mrs. K Stephens

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Table 2-1
Mitigation Monitoring and Reporting Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	requirements pertaining to roofing, roof and attic vents, eaves, fire-resistive walls, fire-resistant exterior windows and glazing, exterior doors, decking, protection of underfloor and appendages, and accessory buildings.				
3.12	**NOISE**				
14	Prior to issuance of building permits, the project applicant shall demonstrate that operation of the multipurpose building with amplified sound shall be in compliance with the City of Pasadena's noise limits as specified in Municipal Code Section 9.36.040 and Sierra Madre Municipal Code Sections 9.32.030 and 9.32.060. Compliance will be demonstrated through an acoustical study that may include, but is not limited to, noise attenuation measures within wall and window building assemblies, location of air ventilation ducts, and location of entry doors. The building shall be constructed so that windows and doors can remain closed during school functions to prevent interior-exterior transmission of noise. These noise attenuation measures shall be shown on all building plans and verified during construction. The school administrator shall ensure that doors and windows remain closed during school functions.	Project Applicant and Construction Contractor	During project construction	City of Sierra Madre	
15	The construction contractor shall not operate vibration-intensive construction equipment/activities, such as jackhammers, large bulldozers, scrapers, excavators, or vibratory compactors, within 25 feet of the Villa de Sol d'Oro unless vibration levels from such equipment do not exceed 0.12 inches per second at the structures.	Project Applicant, Historic Resources Specialist, and Construction Contractor	During project construction	City of Sierra Madre	
3.14	**PUBLIC SERVICES (Police Protection)**				
16	Alverno High School shall retain the Sierra Madre Police Department for traffic control assistance when special events in the multipurpose building are expected to be at or near full capacity, generate loud music at the	Project Applicant	Before and during events in multipurpose building expected to have capacity attendance	City of Sierra Madre	

2011_07_07 Alverno CUP plancomm conditions
2. Based upon the design of proposed project and the mitigation measures incorporated, no significant adverse environmental effects will occur.

Someone please explain to me how the use of acres of hardscape and an outdoor playground is less impactful, less noisy, than this building? This building is where the sports like Volleyball, Basketball are supposed to be played and students can gather.
I hope I am making my point because
There is no CDSA study that can refute the levels of noise from a hardscape surface to be lower than what was expected from the use (INSIDE) the Multipurpose Building in 2011. The City of Sierra Madre approved the Multipurpose Building for the noisy sports but with the specific noise mitigation to reduce the impact on both the Sierra Madre and Pasadena neighbors. The city found the use too noisy outside according to AHA's 2011 own studies and presentations by their consultants at the city meetings.
So knowing this, AHA CANNOT be allowed to use the parking lot due to it's noisy impact

Table 2-1
Mitigation Monitoring and Reporting Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	multipurpose building, include visitors, and/or end after 9:00 PM, such as but not limited to school dances, school and/or City-sponsored receptions, and graduations. Alverno High School shall be responsible for the cost of the officer(s) time.				
3.16	**TRANSPORTATION AND TRAFFIC**				
17	Before issuance of the first building permit for the project, the project applicant shall submit evidence to the Director of Development Services of the City of Sierra Madre that the project construction drawings have been modified to show an additional driveway, for a total of two driveways, from Michillinda Avenue into the Michillinda parking lot.	Project Applicant	Before issuance of the first building permit for the project	City of Sierra Madre	
18	At least four months before issuance of a building permit for either the multipurpose building or the soccer/softball field, the school shall request approval from the City of Sierra Madre for restriping the westbound approach of the intersection of Highland Avenue at Michillinda Avenue to provide a right-turn lane and a left-turn lane. Upon approval by the City, the restriping, curb painting, and maintenance on a regular basis shall be financed by the school.	Project Applicant and City of Sierra Madre	At least four months before issuance of a building permit for either the multipurpose building or the soccer/softball field	City of Sierra Madre	

10/28/21
@ 4:30PM

Phone log Greg Silva - Sierra Madre City Code Enforcement.

Note: Typed as speaking hence typos. I wanted to capture the discussion. Greg tried but I was more unsure what to do after making my complaint.

CALLED, code complaint re alverno using parking lot - it's crazy noisy.
They (alverno) has changed parking lot for weeks for filming! Isn't that a TUP for the drive through a violation?
2. Filming going on and there's no permit, or pretty sure because we did not sign and no notification.
GS - kept saying alverno was private property
KS wht does that mean? They have a zCup and you say they have a tup for the k-8.
KS does it say anywhere in the tup that AHA can alter the use of the parking lot to cowtow to the filming?
GS private property.
KS still not answering my ?'s
GS It does sound like a problem. Call the police
KS why? Isn't this usage a code violation of their cup and/or this TUP and why do you keep say it's private property and you don't think you cn do anything but not so on their application which is it?
GSsays he has never seen the TUP or cup he just sees that there is a permit for the drivethrough drop off
KS but not for altering the use of the parking lot
GS NO
KS Asking for you r help, But isn't it illegal to use property with a CUP in a manner described as too impactful in the noise studies for that CUP?
Isn't it illegal to issue permits that don't meet the city code?
What about filming? Films are going on and we have not signed anything and not receiving notificaiton??????? WHY
GS - call the police. Call Lawren H.
ks - the neighbors have already. the dispatcher makes fun of us. Refuses to dispatch. Neighbors have been at starbucks and overheard a woman dissing our neighborhood that we moved next to a school its our problem
KS I called Lawren, I have written her, contacted her boss Rebecca Silva. Nothing gets changed we have asked over and over to stop back to back and all night film shoots nobody listens to us.
GS - guess you need to file a complaint but it's private property
ks- you keep saying that and I am not understanding in this conversation how I am supposed to get some help. I thought where I live is an R1 residential neighborhood which has certain expectations under the city code. Alverno has a CP that you say you haven't even looked at and TUP and we're supposed to write a complaint but you're not help me understand under the city code what do I write but then you keep saying private property I am so confused this feels like absolutely no help whatsoever. I have a serious illness I need rest I cannot go to the very back of my property and get any relief from either filming or the noise from this new K-8 it feels like Sierra Madre is not doing a thing for the side of town. I don't get it and you keep saying private property does not help me.
GS - have you spoken to the chief of police?
KS what will that get me? If I can't even get our police dispatcher to send somebody when there are intrusions? Will that help the filming issue? I know I'm not the only one who hasn't seen a signature sheet
I don't know if there any others but my family home has been pointed out by Lawren H. and Andrea B at Alverno to location managers or those signature folks and told to stay away. I was told by film crews they were specifically told not to go to our house for signatures or listen to our complaints. Luckily some of these signature people can be seen from my home (skipping it) and when asked they spill. They tell me all kinds of stuff going on at Alverno. Like one guy said they had to remove asbestos and electrical work.
He said he never saw any yellow tag for permitting such work.
This is so frustrating and not helping my health.
GS it does sound like a problem.

I ended conversation as it was going in a circle. HE tried. How is that the code officer is unaware of the lawsuit against Alverno? The CUP conditions, the TUP someone in the city gave alverno's k-8

City Council
5:30 PM @ 232 W Sierra Madre Blvd | Sierra Madre | CA | 91024 |September 13, 2022

Members:

Rachelle Arizmendi rarizmendi@cityofsierramadre.com,
Robert Parkhurst rparkhurst@cityofsierramadre.com,
Kelly Kriebs kkriebs@cityofsierramadre.com,
Mayor Pro Tem Ed Garcia egarcia@cityofsierramadre.com,
Mayor, Gene Goss
Director of Development & Planning Vincent Gonzalez vgonzalez@cityofsierramadre.com,
City Attorney Aleks Giragosian agiragosian@chwlaw.us, Treasurer, Michael Amerio

Re: Speaking about an item NOT on the agenda CDSA Noise studies currently being used to craft Alverno's CUP AMENDMENT and Villa CUP

Thank you for this opportunity to ask that you not consider the findings from MD Acoustics peer review of CDSA's noise studies for Alverno and the Villa. We had a mere few days to review an 800+ agenda and what we saw as written and looked as if the city manager was blessing was disturbing. We felt compelled to follow up with a firm that the City of Sierra Madre has used for the Master Plan's noise studies. We saw no other choice but to scramble to hire a noise consultant after noting an abundance of inconsistencies found in these studies when referring to Sierra Madre's Master Plan and the city noise code and traffic.

No wonder Alverno would not release the full noise studies that were presented to the neighbors at an expansion meeting in the spring. Not all of the noise studies were even presented. Instead neighbors were told the noise was all good and what was coming from Alverno into their lives was OK by Sierra Madre's noise baselines and limits. The neighbors weren't buying what was presented. The neighbors had no chance to review what CDSA presented until the 9/1/22 agenda came out.

1. The studies didn't measure the pitch of piercing higher end sounds that shatter our concentration and conversations.

2. When asked by neighbors, CDSA admitted at the Spring 2022 expansion meeting that their studies did not measure the vibrations generated from low frequency noise that is transmitted into the neighbors homes during rentals and school use/activities/events.

This type of unwanted noise is a major complaint when it comes to Alverno's party rentals ex: vibrations from bass heavy music, film generators running for hours on end and other use of amplification by the school staff. Amplification that is not allowed under the CUP on the sports field. Instead Alverno has been cranking up their PA system on the hardscape of Michillinda parking lot and the concrete quad during rentals AND school use.

3. Our many concerns were highlighted and provided to the Planning Commission in our 9/1/22 letter ahead of the meeting. We attached the same 9/1/22 agenda in PDF that we provided to MD Acoustics. It included our highlighted findings and our accompanying written comments

We don't know what happened to the documentation we provided hours ahead of the meeting. Stunned, we brought this to the Planning Commission's attention in our meager 3" to make the point that CDSA's studies were applying the wrong standards. Still no discussion about validity came up between the aforementioned parties. The discussion between the Commission, Alverno and CDSA continued deferring to the flawed noise studies.

It's wrong, and possibly fraudulent to continue using Alverno's noise studies to craft the CUPs for Alverno and the Villa.

Our family and neighbors are asking that the city look into this matter and do not bless any CUP that will violate the terms of the Master Plan and noise code when it comes to conditions that preserve our village neighborhood. Thank you for this opportunity to speak off topic tonight and make a point as to how the last 2 and a half years of misuse of the Northwest portion of 200 N. Michillinda has been profoundly affects the quality of the lives that surround it.

Respectfully yours,

K Stephens

Planning Commission Members City of Sierra Madre

Mr. Bob Spears
Mr. Tom Denison
Mr. John C. Hutt
Mr. William Pevsner
Ms. Peggy Dallas
Ms. Rachelle Arizmendi Council Alternate/ Council Member
Mr. Robert Parkhurst Council Liaison/Council Member
Staff Liaison: Vincent Gonzalez, Planning and Community Preservation Director
Aleks Giragosian: City Attorney

Comments sent to planningcommission@cityofsierramadre.com upload by 3PM

7:00 PM @ 232 W Sierra Madre Blvd | Sierra Madre | CA | 91024 October 6, 2022

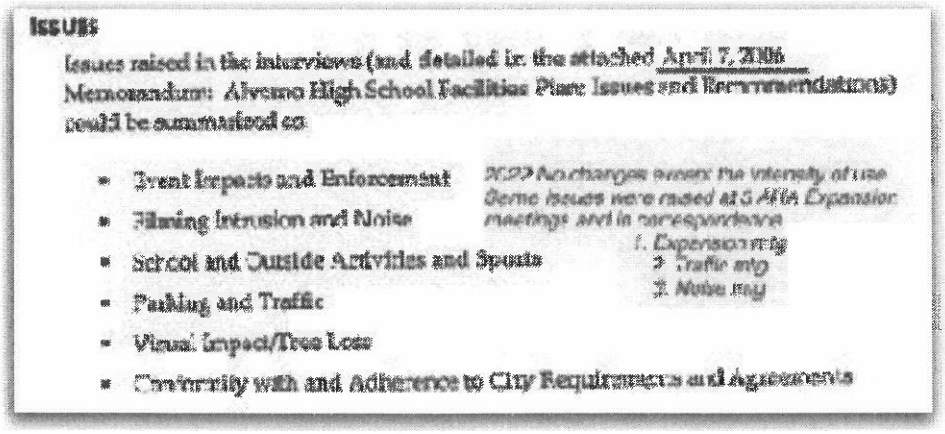
Re: Item#2 CUP AMENDMENT 21-19, & ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION TO UPDATE THE ALVERNO MASTER PLAN

Good Evening,

Our neighborhood would like to thank everyone in the city involved for staying focused on this being a land use issue and not a popularity contest. Any land use request for 200 N. Michillinda that further, and permanently, erodes the adjacent neighbors peace and quiet is not acceptable. We ask that the additional intensity of use that continues to intrudes on their families, lives and homes be denied, unless it can be permanently mitigated. The neighbors no longer wish to be the CUP police for Alverno school and their for profit/not-for-profit businesses.

As a neighborhood rep I am still looked upon to help the neighbors who feel this application is beyond their scope, an overly lengthy process, and laden with extraneous side bars It is often misleading in it's written assumption by the applicant or city comments about what their reality has been since the K-8 moved next door to their homes. *Personally, I disagree with the process comment. It's a necessary evil to preserve our neighborhood.*

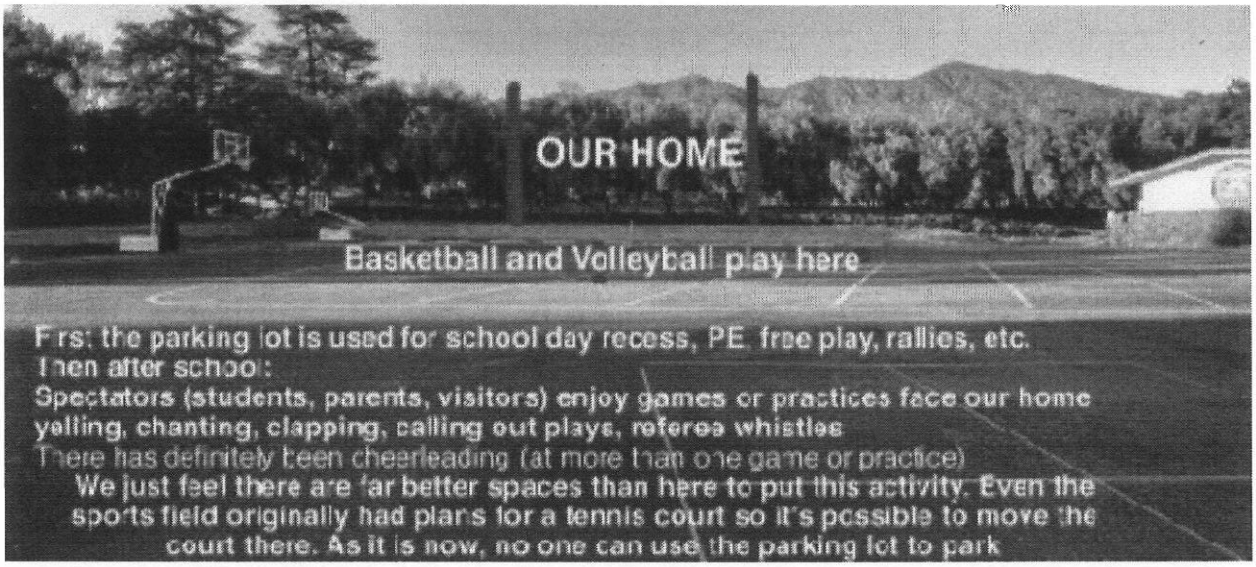
There has been a contingency of neighbors who have opposed the development of a school next to their home since 1959. What was once a reasonable, hidden behind a forest of lush trees, all girls weekday only high school without sports (and only 2 weekend open houses) has disappeared. We now must look at visually and metaphorically what has become an overpowering entity that threatens to diminish our R-1village atmosphere neighborhood - again. We ask, what about us? Several of us are good Catholics.The neighbors meet when they can but are school fight fatigued. They have been doing this for years. ***The adjacent opposing neighbors want conditions that stop this encroachment once and for all:***


ISSUES

Issues raised in the interviews (and detailed in the attached April 7, 2006 Memorandum: Alverno High School Facilities Plan: Issues and Recommendations) could be summarized as:

- Event Impacts and Enforcement
- Filming Intrusion and Noise
- School and Outside Activities and Sports
- Parking and Traffic
- Visual Impact/Tree Loss
- Conformity with and Adherence to City Requirements and Agreements

Plain and simple - **We are requesting, after over two years, that the use of the Michillinda parking lot as a sport court and other uses that project noise that is well out of compliance with the Sierra Madre's Municipal noise code. It needs to be stopped and be moved to a more appropriate location.**



We feel there have already been significant adverse environmental effects by this use. **Is there an EIR for this use?**

We continue to ask the City of Sierra Madre staff, and Alverno, how using the expanse of this parking lot as a play area, recess, pep rallies, awards ceremonies with a PA system, a multi-sport court, and more, is less noisy than that of the approved Multi-purpose building with doors closed?

Under the 2011 CUP and NMD conditions it states: the **Multi-purpose building doors must remain shut during activities** as required to mitigate the noise onto both Pasadena and Sierra Madre neighbors under their noise codes.*(7/7/2011 NMD)* This building is where the sports like Volleyball, Basketball are supposed to be played and students can gather.

The 2011 Planning Commission agreed to the design of proposed Multi-purpose building but only with mitigation measures incorporated

Found under "Prior to issuance of building permits, the project applicant shall demonstrate that operation of the **multipurpose building with amplified sound shall be in compliance with the City of Pasadena's noise limits as specified in Municipal Code Section 9.36.040 and Sierra Madre Municipal Code Sections 9.32.030 and 9.32.06**0. Compliance will be demonstrated through an acoustical study that may include, but is not limited to, noise attenuation measures within wall and window building assemblies, location of air ventilation ducts, and location of entry doors. The building shall be constructed so that windows and doors can remain closed during school functions **to prevent interior-exterior transmission of noise**. These noise attenuation measures shall be shown on all building plans and verified during construction. **The school administrator shall ensure that doors and windows remain closed during school functions."** *(7/7/2011 NMD)*

Please refer to our letter from 9/1/22 and attachments along with the 2011 Mitigation and Monitoring 3.12 Noise section of the NMD

We hope we are making our point because :

There is no CDSA study that can refute **the levels of noise from a hardscape surface to be lower than what was expected from the use (INSIDE) the Multipurpose Building in 2011.** The City of Sierra Madre approved the Multipurpose Building for the noisy court sports.

The ambient levels of noise in our neighborhood have risen dramatically and negatively with the manner in which a K-8 operates. That coupled with Alverno's decision to stop renting off site facilities for their volleyball and basketball sports and instead use the Michillinda parking lot is also to blame. *No one should confuse our pointing this out as being the fault of the students. That is not the neighbors intent. We also know there will still be school noise.*

There is no "sound curtain" that can mitigate the expanse of the parking lot to lower noise to the levels appropriate under the city noise ordinance levels that travel across to our property and other adjacent neighbors in this area.

Excessive, and drastic tree removal from the Alverno site starting in 2011 have made any discussion of noise mitigation negligible from that standpoint. Alverno cannot depend on trees or bushes, due to drought, disease or removal for their buildings, fields and hardscape, to provide mitigation. There are far fewer trees and bushes and more hardscape surfaces than when AHA took over in 1960. Those trees will never come back.

Neighbors are upset that Alverno has already constructed a sport court in the Michillinda parking lot. It should not be conditionally included and needs to be removed NOW because:

Alverno never had a permit or approval to install a sport court or study of the environmental impact prior to installation. This is a tactic by La Salle. Build what they want then say, "oops, I guess we need a permit." This is a deceitful practice and should not be approved for this location after the fact.

The neighbors do not like being lied to. The illegal **sport court was installed under the false guise of "concrete improvement".** AHA agreed to give neighbors advance warning of construction and tree trimming. Never happened. Neighbors responded to a sudden disturbance in their homes by the intense jackhammering into the Michillinda parking lot blacktop. Neighbors were given an excuse for the usual failure to give plenty of advance warning. The true nature of the construction was done under lies. **Cutting holes to secure poles for Volleyball netting is NOT A CONCRETE IMPROVEMENT!** *(see following emails to the facilities manager requesting that no use like this be installed)*

The Northwest corner of 200 N. Michillinda has grown in usage and never stopped since 2020 although we thought it would be temporary.

7/2022 Neighbors were told foliage was removed for improvements. Bushes planted a year ago have been removed. Now there are bleachers and basketball hoops.

Alverno has been granted approval for a Multipurpose Building under the 2011 CUP. This was after asking the residents, and telling the city to accept this monstrous sized building because it would mitigate noise from court sports and other school uses.

The neighbors don't like being deceived after comprising in good faith that the Multi-purpose building would hold all court sports and doors would be closed at all times under the NMD. There has been no building. Under the 2011 CUP Phases 2 and 3 consisted of the construction of the Multi-Purpose Building and the accompanying expansion of the Michillinda Avenue parking lot plus more.

Instead of a Multi-Purpose Building and the expanded Michillinda parking lot for vehicles we have a K-8 being installed and the parking lot used for everything but a parking lot.

The neighbors have more traffic and safety issues because no one can park in the Michillinda parking lot due there being sports, or any other variety of non vehicular uses like PE, pep rallies, recess, classrooms, summer camps, etc We have provided images to police

We disagree with the 2020 Master Plan and Objectives as being sensitive to the neighbors' concerns regarding mitigating noise. The playground and two outdoor sport court structures are sited on the campus so that they are not SENSITIVE to the neighbors' request to Principal Fanara that it be stopped. "No" was the response. No offer to negotiate either.

The current reconfiguration of the Michillinda parking lot causes more night-time lighting impacts to Grandview and Michillinda homes. The Highland exit is kept locked so traffic uses Michillinda to exit during school events

We cannot find any peer reviewed study as the basis for Principal Fanara telling the commission that young children must play on hardscape on 9/1/22.

Alverno did not discuss the playground or sports court at the expansion meeting. *(I refer you to 1/24/22 meeting minutes - K Fartsing states he knew neighbors wanted to discuss it but he didn't bring any documentation that allowed for discussion)*

The Michillinda parking lot will expand in size. It will be an even bigger hardscape surface area under the 2010 CUP and with it a cacophony of sound dispersing noise from use.

We would like to refer you to Section 2.0- Project description:
The project would consist of the replacement of modular classrooms with a permanent Lower School campus of approximately 25,000 square feet with the construction of **a sports court** and playground.

It states **"a"** sports court not **multiple sport courts. Neighbors do not agree with multiple outdoor hardscape courts that are showing up in various documents after the fact.**

Using the Michillinda parking lot in this manner has already been studied as TOO IMPACTFUL, CREATES MORE TRAFFIC, SAFETY ISSUES AND NOISE per Alverno's 2011 consultants, studies and meetings with the city, and in public, when determining where the best location for the Sport fields should go.

There should be a condition requiring Alverno to return to renting appropriate facilities like they use to until they build the facilities that will prevent this nuisance

The planning commission is tasked under L37.8 to ensure that all development and new uses are compatible with adjacent uses, and yield no significant negative impacts **to noise,** air quality, water quality and **traffic.**

We disagree with the city's statement that there is no impact by adding a K-8 and is compatible with adjacent uses. This change in the type of use agreed upon under the 2011 CUP as an all girls only high school has absolutely impacted negatively, and intrusively, upon many neighbors. ***Alverno is choosing to run a school, rent their Villa, plus actively seek out filming surrounded by an R-1 neighborhood. It's an intense amount of use in what is supposed to be a quiet neighborhood. The commission is not being asked about the use of other schools in the city, this is about the use at 200 N. Michillinda Ave.***

Mr. Farsing argument about regulating a school is incorrect. ***This requested use to be a school in this location is what triggers the need for a CUP.***

We have documented in many different forms various negative impacts such as noise, and traffic, which are available for review for the asking. The city offers no way to provide in multi media formats through city channels, or demo fully in a 3" public comment. We continue to try various forms but so far

Let's talk more about noise:

———————Updated Noise Study - We strongly disagree with these findings when it comes to the CUP #2 for Alverno schools

We strongly disagree with the CDSA study and findings being used to when it comes to noise. ***Please refer to C. Pincock of MDAcoustics 2 Peer Review Letters sent for public comment 9/1/22, or re-sent in our 10/4/22 email for public comment to the Planning Commission but to refresh in short:***

Pertaining to the CUP #2 Alverno School and noise concerns:
The 4/5/22 CSDA noise report is inadequate and has a number of very serious flaws.

This report fails to establish the "local ambient" per the municipal code. Without establishing the ambient, the report fails to prove that the noise meets the +6 dB standard from the municipal code. **In fact, the report graphs shows that the +6 dB standard is likely exceeded multiple times at the residences during after school activities.**

The report instead uses 80 dBA as the standard. This standard is NOT applicable more than 25 feet from the source, and is incorrectly used here.

———————-

We asked CDSA why their studies didn't measure what we were hearing? Because they were using the wrong baseline, the position for monitoring was inappropriate for the source of complaint, they can't measure certain pitches, nor sounds transmitted through vibration.

Noise nuisances are now emanating from land uses that AHA's consultants reported were already deemed too impactful in 2010 for the Northwest corner:

Whistles are blown during school hours, after school practices and games.

Sports whistles are rated to sound between 90 - 122 decibels.

Consider how many times a referee must sound their whistle during a volleyball game - A whistle is used to call players to the start, to signal a serve and start of play, to end a rally, if

there is a fault, to call out an injury, a disqualification, to signal a replay and a dozen other possible reasons —- IT'S A LOT OF WHISTLES.

It is a very piercing noise in the span of 2 hours. There is a good hour of warm up before games, even practices and practice games after school as we have documented.

Add the levels of noise coming from just a sports practice for volleyball or basketball to the very loud cheering from students, coaches, a referee, players calling out plays, clapping, etc. and is goes right up to our home and up our driveway so we can't open the back of our home until late.

And there are the basketball practices and games . . . sports camps in the summer

Some neighbors would like us to mention that the balls and other equipment hitting the ground is a nuisance.

We hear staff using whistles and yelling to gather their students when there are other less intrusive proven effective practices that include the needs of children on the spectrum.

> Raising a hand until students give their attention is one way to the teacher. Students recognize the signal to stop doing what they are doing, allowing the teacher to speak instead of yelling out what they need to do. In the beginning some students will need a little time but it's a learned response and kids are fast learners.

Alverno changed from bells to chimes in 2009 in response to complaints from neighbors about the noise. Even the students said they liked the change.

The neighbors request a condition like that for the Sports field and Amphitheater that there be no PA systems allowed for use on the Northwest area, specifically the hardscape area of the Michillinda parking lot.

Thank you for your consideration, of all of our submissions and your time thus far.

Yours,

Mr. and Mrs. Stephens

Jack hammering and concrete grinder started working in the Michillinda parking lot at 7:30 AM Apr 28, 2021 installing what we now realize was to be for a sport court.

On Apr 28, 2021, at 8:26 AM, Ms. Bertollini wrote to undisclosed recipients:

Good Morning,
Alverno is having concrete repair work done today. We were just notified this morning that a crew was available. Please call or email with any questions.
Sincerely,
Andrea Bertollini '91—— Snip ——-

On Apr 28, 2021, at 9:57 AM, Ms. Bertollini wrote:
Morning Mrs. Stephens,

AB *I combined both of your emails together so I could answer them.*

KS Why is there a worker cutting into the blacktop? That is not concrete work. We are very concerned about Alverno/the Villa making changes to the campus plan that are not in or part of the CUP.

AB *There is work taking place on the Michillinda lot, behind the offices and by the cafeteria. They are pouring cement, drilling holes, shaving concrete and repairing asphalt/concrete in several locations.*

KS We hope your memorial was memorable and tea lovely. ABThank you.

KS Exactly what is Alverno doing to the blacktop, the Michillinda parking lot? We are not accepting changes to the campus under the guise of "repairs" that are not part of the CUP. Any installations or new construction not part of the plan should be ceased. We have put in a call to the city. ***AB*** *City officials are notified with all neighbor emails.*

KS In addition, we do not appreciate your lack of notice. We could hear the worker who had already been using power tools when you sent this email. **AB** That is not correct. I was in the lot when I sent the email. Maybe there was a delay with the internet.

KS In addition, the CUP states there is to be no amplification. We should not be hearing events held in the amphitheater or sports field via a sound system. Please see the CUP Exhibit A. **AB** When any officer has been called to campus they have stated that Alverno is following all city sound ordinances.

KS We are grateful Alverno is back to using the only approved plan for drop off and pickup.

Sincerely,Andrea Bertollini '91 Facilities Manager

KS-City officials were in a meeting. I did not receive a call back
AHA's facilities manager admits they use the sound system on the sports field or amphitheater in clear violation of the 2011 CUP. NO amplification

Planning Commission Members City of Sierra Madre

Mr. Bob Spears
Mr. Tom Denison
Mr. John C. Hutt
Mr. William Pevsner
Ms. Peggy Dallas
Ms. Rachelle Arizmendi Council Alternate
Council Member

Mr. Robert Parkhurst Council Liaison/Council Member
Staff Liaison: Vincent Gonzalez, Planning and Community Preservation Director
Aleks Giragosian: City Attorney

7:00 PM @ 232 W Sierra Madre Blvd | Sierra Madre | CA | 91024
Re: 12/1/22 agenda item #2. CONDITIONAL USE PERMIT AMENDMENT 21-19 11/28/22

Good morning,

After a meeting and more discussions with neighbors in both Sierra Madre and Pasadena that surround 200 N. Michillinda we have concluded the summary memo of attachment F is not based in truth. It is appears inflated. ***We reserve the right to present why by a professional noise consultant before December 1. The current findings are deceptive therefore should not be used to create a condition regarding the use of the parking lot even with mitigation.*** We are forced to hire a noise consultant once again in short order to confirm our lay understanding of this proposal, the numbers and refute it.

We are always asked when speaking with noise consultants why hasn't the city hired a noise consultant to help guide them in this process? Why is the city relying on the applicant who has shown a blatant disregard for the law, city code and their neighbors?

We are requesting the city of Sierra Madre Planning Commission hire its own noise consultant. AHA cannot be trusted to appropriately apply the current noise code once again. The noise from the K-8 is a complicated issue. We feel hiring a noise consultant to guide the city in determining how to enforce our code and general plan is wise. The applicant ignores the fact that the purpose of the CUP is necessary for allowing the school to operate amongst our own neighborhood. We can't disrupt them, why should they be allowed carte blanche to disrupt our families and homes?

We are very concerned about the K-8 noise and the negative affect it has brought to our quality of life and mental health. **We are requesting all conditions regarding the noise that can be applied simply and without complication.**

The school cannot be trusted to monitor itself so don't allow them use of the parking lot for more than parking. We will wait to see what happens with the proposal for staggered start times before discussing traffic and safety issues.

The Sierra Madre police department has good intentions but it has it's own challenges. High staff turnover is one issue. We are still finding in the last month, that AHA admits to not being equipped to enforce the Villa CUP that just went into effect. To add to the variables sometimes our police department uses subs or officers from other cities. They don't know what we are talking about regarding the enforcement of the noise code or even what a CUP is. The neighbors are exhausted trying to get what is in the noise code enforced by police.

We cannot ignore the cumulative use of this land by the school - as a school, as free to whomever the applicant chooses to provide usage of their facilities, and for profit rentals that add to the dilemma of using the Michillinda parking lot for sports and play for years to come.

The use is too much as a sport court, playground, after school practices and games, pep rallies and awards ceremonies with amplification, PE, lunch and snack space, recess, drive through drop off and pick up, fundraising bazaars, the Halloween Haunt etc., etc. Once we had to put up with a weekend overnight campout in the parking lot!

As for the Planning Commission and city staff determining the use of this parking lot should be nothing more than to stop this use. We don't need more years of this.

- There are much better spaces on the grounds that are not as close to homes - like the sport field that has been studied as an alternative.
- THIS USE AS A PLAYGROUND AND SPORTS VENUE HAS NEVER BEEN IN THE CURRENT EXPANSION PLAN OR DISCUSSED WITH RESIDENTS!!!
- The sport court installations were illegally constructed, vegetation removed and now has spectator bleachers installed!
- **The applicant should not be rewarded for building something without permit or EIR**. There never should've been use without an EIR. Yet the applicant did it anyway.
- **The applicant should not be rewarded for trying to sneak this in and set a precedent for other entities to do so in Sierra Madre.**
- We feel our Planning Commission is wise to this tactic. What does it say to the community and others who want to build something if the Planning Commission decides to look the other way on this practice of build then try to get permitted?

Further discussion points among neighbors who oppose the Michillinda parking lot for play, sports or uses other than parking in regards to Attachment F, are as follows:

Grandview Ave:

- How did the applicant arrive at the sound reduction numbers?
- **These reductions of 20-30 decibels aren't possible unless there is a roof and walls over the parking lot. Sounds like the Multi-purpose building**
- **There is no way a sound curtain or wall will diminish noise to homes sitting on Grandview can diminish the noise by 20 - 30 DB.** That's a pipe dream!

For the neighbors on the West side in opposition:

- A sound wall might assist one home but no more because of the driveway (soon to be two) Many more homes are affected by the parking lot use and the large playground.
- A sound wall must be continuous to be effective.
- Applicant is not considering the Pasadena noise code like in 2010. It's different than Sierra Madre.

Highland street neighbors are flummoxed:

- Why hasn't there been discussion of the lower school sport court and playground and the noise that will be generated?

- The lower sport court and playground will be situated close to and slightly above the level of several of the nearby homes. **Where is the environmental impact study regarding this use at this location?**
- **Will the neighbors have to deal with whistles? What about loudspeakers?**
- There is concern that the **noise will be bouncing off the solid walls of the 3 story building at their homes. How does a building absorb noise per the applicant and city staff comments? It is a hard surface**. It might block some noise for the lower Michillinda homes but not Highland.

Wilson residents:

- Wouldn't be thrilled but would like a sound wall at this location to help deal with lowering the noise that filters across to neighbors from all sports on the field.
- **Wilson street neighbors do not agree that trees or any landscaping will help cut the sports noise and never has.**

AHA claims they have a "Multi-Sport field". The collective of neighbors in opposition to the parking lot as currently used are requesting to know why a second sport court isn't installed where the tennis courts were approved in 2010? It is similar in size to a sport court. AHA pulled the tennis courts from their plans, although approval was there. The soft scape of the expansive Multi-Sport Field will help absorb some noise. The approved to be expanded Michillinda parking lot will only serve to bounce even more noise on top of the the existing traffic. The applicant can repurpose the temporary sport court site when they build their Multi-purpose building. Regardless the applicant still needs to submit the proper paperwork and request this use.

Neighbors should not be forced to trade the quality of their lives for this school for years to come while the applicant promises the moon to it's families yet thumbs their nose at the neighbors. We only want relief from the intensity of use. We have had well over a decade of this behavior and false promises.

Lastly, the Multi-Purpose building was agreed to be the place for court sports. It is the most appropriate place for it. **The Multi-Purpose building would have wooden flooring which is the best surface for court play and practices. We agree. Students shouldn't be playing on rubber bases that produce carcinogens that may be dangerous to children.**

The neighbors were promised sport court noise would be contained so they agreed to this huge building only because of the NMD. Neighbors reluctantly agreed to this building with the understanding specific mitigation would reduce the levels to less than significant. ***The Multi-Sport building has a roof and doors would be shut, unlike the parking lot.***

The surrounding neighbors who signed the Gurhardy Heights petition appreciate your listening. We hope a joint submission will save you time regarding the Michillinda parking lot, the lower sport court and K-8 playground. We thank you for your diligence in applying the Sierra Madre General Plan standards and city noise codes for both Sierra Madre and Pasadena (*See the 2010 NMD regarding the Multi-Purpose Building)* along with your consideration of our proposal. We too want to retain the Village Atmosphere under the General Plan like the rest of our city residents. ———————*From residents surrounding 200 N. Michillinda Ave who are in joint opposition of the K-8 in it's current form. Submitted by: Mr. and Mrs. Stephens*

Planning Commission Members City of Sierra Madre

Mr. Bob Spears
Mr. Tom Denison
Mr. John C. Hutt
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Ms. Peggy Dallas
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Comments sent to planningcommission@cityofsierramadre.com upload by 3PM
7:00 PM @ 232 W Sierra Madre Blvd | Sierra Madre | CA | 91024 December 01, 2022

Re: Item #12/1/22 agenda item #2. CONDITIONAL USE PERMIT AMENDMENT 21-19

Dear Members of the Planning Commission,

We would like to thank the Planning Commission for requesting mitigation possibilities for the use of the Michillinda parking lot. As I understand only one sound wall will reduce some daytime noise but it will not be effective for shouting or whistles for games and sports, or staff that use them throughout the day. Nothing was entertained about moving the sport court and it was discussed in the Gurhardy Heights neighbors last communication.

Quoting Ken Farsting at the 4/4/22 on traffic - *"we (AHA) did an analysis on construction to come up with a schedule, and each one is planned out over a certain amount of time, like the sport court would not be even a years worth of construction we're taking a couple months. The classroom building could be 8 – 12 months,* ***but it will take us several years to get there, its not like we have the money to do it all"***

I have pored through the agenda back and forth. I am still going through it. I just don't find anywhere that there is an Environmental Impact Study or Report regarding the current use of Michillinda Parking lot and the current placement of the playground, or future placement of a lower sport court or location of the playground. I see "analysis" based on 2010 projected uses which do not study any of these uses.

2010 Alverno's Environmental Analysis #3. Parking lots - state:

> "The Alverno High School Master Plan proposes reconfiguration of the two existing parking areas by reducing the size of the Wilson Street parking area and enlarging the parking area off Michillinda Avenue. Noise from these two parking lots currently exists, but **changes in the size of the parking lots would cause increases or decreases in noise associated with them.**"

It is safe to assume the parking to increase in noise would be Michillinda Parking lot which is approved to be enlarged quite a bit. So the already known fact is that vehicles using the parking lot will increase in number and size. No credible EIR on sports.

The 2010 Environmental Analysis also states:

> "The most disruptive of these noise sources would be car alarms and horns, because of their high volume." "As shown in Figure 14, **noise from the use of the surface parking lots would not exceed the 80 dB noise limit at a distance of 25 feet under its most noisy condition of use**, as specified under Section 9.32.060.A.

This analysis is being used for 2022 projections and is inadequate. Currently the MOST noisy condition of use is in the parking lot is for sports and the use of amplification for gatherings with students during school, events with amplification on the weekends, as well as after school sports use, with student spectators. Sometimes there are visitors but it's all noise.

Where are those measurements? 25ft from the source as used in the 2010 studies? Sound pressure levels for shouting is 80DBA at 1m. Whistles from a Fox 40 Caul is 112 at 2 meters. There is a whole range of whistles from the Fox up to the Valkeen which outputs at 127.DBA at 2 meters.

It was suggested that the staff use different whistles. We can't be the CUP police of this use or ask to see every whistle that is used on the campus.

Consider the use of whistles currently being used. THEY ARE VERY DISRUPTIVE. Whistles are blown throughout the day - to call attention of students during outside activities and constantly used during after school practices and games.

We have been subjected to foul language used on the courts (We have recorded the use of expletives). We don't appreciate it being heard in our home.

The 2010 Environmental analysis further states:

> "However, the majority of time parking lots at the school would be minimally active because there is minimal midday and after-hours school-related traffic on a typical school day."

This is currently no longer true to be JUST traffic. **Since 2019/20 the Michillinda parking lot has been used much of the day.** Only recently do we see one change and that is a few pockets of no to less activity. We feel the applicant could be changing their schedule just ahead of this meeting in case commissioners go by to observe.

The use has totally changed with the K-8 since the 2010 NMD analysis. Now the WHOLE SCHOOL STUDENT BODY USES THE PARKING LOT. Even the traffic is not as constant as some of the current uses of the parking lot for play and court sports or the playground.

We have purchased a decibel reader and started taking ambient level readings. There is a lot of confusion about SM noise code but I recall it being measured in this neighborhood at 45. A quick sampling on a Sunday without school 12PM, at a break between school use around 10:50 AM, after a PE ended 13:33PM shows us the following for ambient levels recorded for 2".



There needs to be an updated EIR for all new builds and ALL uses be clearly defined in this application. The residents should not have to be forensic document specialists in order to find the applicants lies by omission.

We have no idea how long the applicant intends to use the parking lot that has only been analyzed for traffic.

1. **We take issue with the time we have already been subjected to this use in this location**
2. **We cannot be expected to be endure this use, (plus the cumulative usage of rentals and filming) for an unspecified time.**
3. **We do not accept this use as it violates the SM residential noise code AND even more so Pasadena's in this location.**

Don't use the parking lot for sports. Go back to renting facilities until the applicant builds the multi-purpose building, or move it to the Multi-sport field where the tennis courts were approved to build. Why hasn't the applicant offered this alternative?

Thank you for bearing with me as to why the parking lot even with a sound wall is unsound.

Yours,

Kristin Stephens

From: **Gabe Engeland** gengeland@cityofsierramadre.com
Subject: RE: Request Alverno stop using the Michillinda parking lot for uses other than parking
Date: May 13, 2021 at 5:18 PM
To: [redacted] Vincent Gonzalez vgonzalez@cityofsierramadre.com

GE

Thank you for the email Mr. and Mrs. Stephens.

Alverno will be seeking a change and permanent approval to their Master Plan at the Planning Commission no later than July 30th of this year.

The Planning Commission can consider the points you raise in this email at the Public Hearing if you raise them at the meeting or through public comment.

Vincent,

Please provide the requested document to Mr. and Mrs. K. Stephens.

I have copied Council on this response but moved them to BCC so they do not inadvertently reply all. Doing so may be a violation of the Brown Act.

Thanks,

Gabe

Gabriel L. Engeland
City Manager
City of Sierra Madre
626.355.7135
GEngeland@CityofSierraMadre.com
www.CityofSierraMadre.com

Stay Connected -

From: K S [mailto:ks4accts365@icloud.com]
Sent: Thursday, May 13, 2021 4:22 PM
To: Gabe Engeland <gengeland@cityofsierramadre.com>
Cc: Robert Parkhurst <rparkhurst@cityofsierramadre.com>; Kelly Krichs

Cc: Robert Parkhurst <rparkhurst@cityofsierramadre.com>, Kelly Kriebs <kkriebs@cityofsierramadre.com>; Edward Garcia <egarcia@cityofsierramadre.com>; Rachelle Arizmendi <rarizmendi@cityofsierramadre.com>; Gene Goss <ggoss@cityofsierramadre.com>
Subject: Request Alverno stop using the Michillinda parking lot for uses other than parking

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Dear City Council Members, Mayor Pro Tem, and Honorable Mayor,

We are asking for your assistance. Can you help us with what we see as Alverno's usage oversteps their 2011 CUP? Their actions heavily impacts our home and lives. We want to stop the constant impact which goes beyond the sporting events in the upper parking lot, but we will start here.

In addition, we are requesting to pick up a copy of the latest TUP for the Villa. We can accept an electronic version in PDF.

We feel it prudent to ask if any of you have children or family at Alverno (past, present or will in the future), are alumni, or affiliated in a way that would make your association a conflict of interest - please let us know. That would include association with the Villa as well.

Respectfully yours,
Mr. & Mrs. K Stephens and family

---Forward---

Dear Miss Bertollini, Principal's Fanara and Harabedian,

The 2011 CUP granted Alverno states:

> ***"That the proposed use* (200 N. Michillinda Ave) *will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;** "-snip*

We feel Alverno has been disregarding the provisions of the 2011 CUP and impact studies by choosing to use the Michillinda Ave upper parking lot, in ways other than approved. The noise and traffic has profoundly interfered with the ability to enjoy our home/property and use it as was intended. Alverno's use of the parking lot as a gym, sports court, school classrooms, fundraisers, camps, etc. is not compatible with the surrounding neighborhood. The misuse of the parking lot is adversely affecting our well being. We implore you to stop using the upper parking lot in all manners other than what the 2011 CUP and studies said it should be used for - parking.

First Alverno impacted us for months with traffic and noise by abandoning the 2014 Highland Exit approved plan. Alverno moved all the school activities onto the upper parking lot to accommodate filming. The latest misuse has us being subjected to the intensity and volume of noise coming from the shrill sound of referee whistles, coaches yelling, teams cheering and screaming from parents who stand facing our home. It is too loud and disruptive. Perhaps you could contract with another school who has what you need until you build your facility.

These events are atypical for a neighborhood, uncontrollable, and belong in the multi-purpose facility you have had a decade to build. There is absolutely NO MITIGATION for the dispersion of sound bouncing off the expanse of the hard surfaced asphalt parking lot. Noise travels upward — where we live and work. The upper parking lot is in front of, and extends beyond our beautiful home. We have implored Alverno, even before the added K-8, to quit using the parking

beautiful home. We have implored Alverno, even before the added R-6, to quit using the parking lot for noisy, amplified events especially those directed towards our home.

Now West Grandview Avenue has becomes your new parking lot in spite of Alverno telling the city planners that the campus has plenty of parking. Parking for your school and events is supposed to be onsite.It shouldn't be impacting the surrounding R-1 neighborhood streets. Your parents and visitors clog West Grandview Avenue. It's hazardous and contributes to more noise and other impacts. *See attached*

Please stop conducting all events, including sports and the camps you are advertising for this summer, on the Michillinda upper parking lot. It is too close to our home. The 2011 impact studies already cited changing the Michillinda upper parking lot land use would be too impactful, inferior and not an appropriate place for the sports field or the multipurpose facility.

Per the 2011 CUP:

> *The planners **reviewed the location of the field in the north-west portion of the campus;** however, this would result in the relocation of the existing parking area off of Michillinda Avenue, resulting in increased traffic impacts on surrounding local residential streets. **They concluded from these studies that the public interest, convenience and necessity are better served with the expansion of the Soccer/Softball Field in the proposed location.** The Multi-Purpose Facility would be located on the site of the present tennis courts, an area previously disturbed for development. **Other site alternatives were considered inferior, would result in additional tree loss, increase traffic on local residential streets and other create other impacts.***

In addition, we feel the city should keep in mind the purposeful misrepresentation of Alverno and disingenuous engagement with neighbors when we seek to mitigate impacts. Andrea, we questioned the work we could see being done on the asphalt of the upper parking lot on 4/28/21. It did not look like asphalt repair so we asked what they were doing. Your response was, *"Alverno is having concrete repair work done today"*. We become suspicious when you avoid answering direct questions. We responded with a request that the asphalt parking lot not be prepared for uses other than what was approved in the Master Plan and granted 2011 CUP. As the facilities manager, we feel you chose to lie by omission instead of being honest about the construction and intended use of the Michillinda asphalt parking lot. It is appalling for Alverno to once again be purposefully deceitful with the surrounding neighbors.

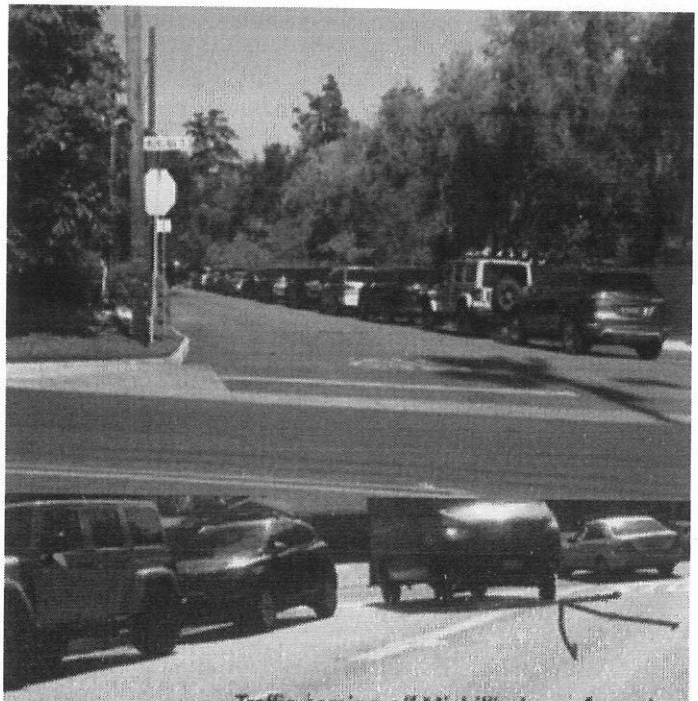
Alverno wanted a sports field and got it. Please use it. Even your cross country team is using Grandview Ave instead of your new track - why? Alverno will inundate the neighborhood with more noise when you construct the multi-purpose facility. Afterwards, it will be a boon for your campus. It will serve to avoid some of these issues when your facilities are used in the manner in which the 2011 CUP was granted. Peace be with you.

Respectfully yours,
Mr. & Mrs. K Stephens and family

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CC:

Miss Bertollini, Principal's Harabedian and Fanara



Traffic coming off Michillinda are forced to cross into the Westbound lane and oncoming traffic when Alverno parents and visitors park on Grandview for school or other events. Alverno must use their parking lot for parking, not otherwise - per the impact studies.



Traffic coming off Michillinda are forced to cross into the Westbound lane and oncoming traffic when Alverno parents and visitors clog Grandview for school or other event parking. Alverno should be using their parking lot for parking - per the impact studies.

Respectfully yours,
Mr. & Mrs. K Stephens

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From: K S [redacted]
Subject: Re: Alverno Heights Academy Events for July and August
Date: July 13, 2021 at 5:39 PM
To: andrea bertollini [redacted]
Cc: Julia Fanara [redacted], Gabe Engeland gengeland@cityofsierramadre.com, Vincent Gonzalez vgonzalez@cityofsierramadre.com, Robert Parkhurst rparkhurst@cityofsierramadre.com, Kelly Kriebs kkriebs@cityofsierramadre.com, Edward Garcia egarcia@cityofsierramadre.com, Rachelle Arizmendi rarizmendi@cityofsierramadre.com, Gene Goss ggoss@cityofsierramadre.com

KS

Dear Mr. Farsing and Ms. Bertallini,

Thank for responding. We are wondering if you would help us by answering these outstanding questions?:

In regards to the filing of making permanent the 2020 TUP for the lower school and request for changes to Alverno's Master Plan:

Could Alverno just tell us what you are planning on doing with the property and is asking for in the amendment to add the k-8 lower school?

When will Alverno hold the mandated meetings with the neighbors per the 2011 TUP?

> **8. Could you provide us with a phone number that will be answered during events with excessive noise?**

Any issue with Alverno becomes more infuriating when we have to call three telephone numbers and never get to speak to a live person on campus.

1.You 2. Security - which the number changes frequently 3. Alverno's front desk - which is always a recording and then we call the Sierra Madre police.

If it helps, our records show that calls were also made before and after May 2021. We understand other neighbors have made calls also, with the same complaints.

We appreciate your desire to have us record incidents Andrea, but we did not receive a response from you regarding any actions.

Our signature was signed, "Mr. & Mrs. K Stephens" so kindly do not single out my wife in your responses. It just feels adversarial when you do that like you do in the neighborhood meetings. Along with my wife, and family, I too have a vested interest in opposing any changes Alverno is planning on that will impede us from the reasonable use of our property adjacent to Alverno.

Stay hydrated during this latest heat dome.

Respectfully yours,
Keith Stephens, and family

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> On Jul 9, 2021, at 1:34 PM, Ms. Bertollini <abertollini@alvernoheights.org> wrote:
>
> Mrs. Stephens,
>
> I was just able to meet with Ms. Fanara yesterday and to Ken Farfsing (Alverno's BOT President). This email was scheduled to go out before I left work today.
>
> This is Mr. Farsing's response to your first email:
> Thank you for your questions regarding the 2021 Master Plan Update. The school is planning on filing the Master Plan application with the City on July 30th. The 2021 Master Plan will include discussion of the 2011 Master Plan and the new items being requested.
>
> The environmental consultant is currently preparing the environmental study, which will be submitted with the application on July 30th. This document includes several studies, such as the noise study and the traffic study.
>
> Similar to the 2011 noise study, the noise consultant does not place sound equipment in front yards.

Similar to the 2011 noise study, the noise consultant does not place sound equipment in front yards. As part of accepted standard practice, they placed the monitoring equipment on utility poles on the school's perimeter streets, including Grandview Avenue.

We are unaware of a July 15th Planning Commission meeting on Alverno, since the master plan application will be filed after that date. Once the application is filed, the City would determine the date of the Planning Commission public hearing.

These are Alverno's responses to your 2nd group of questions:

Understood, so why are we hearing amplified events? From our location, we should not be hearing music from the Villa or the sports field/amphitheater.

You may be hearing amplified music or announcements from our school masses, prayer services, ASU assemblies etc.

So you think we are hearing amplification on the sports field and amphitheater going on at the same time as a rental event??

However the rented events at the villa do not use outdoor amplification.

Besides Villa events, what else will be taking place? In the past when the school office is closed there have still been other noise producing activities like construction and filming taking place on campus.

The school office may be closed but we still have camp taking place, students on campus, faculty and staff on campus.

I will speak to our security company and see if they are receiving your messages. It would help me if you gave me the dates you tried calling and did not get a response.

Yes, that is the nature of having a business and providing a telephone number to reach you. We have two businesses so we understand. It's a best practice of any business to answer their telephone, regardless of whether a number is blocked or not. We have a land line and no, we won't text you first. That is asking too much. The onus is on Alverno to provide a telephone number that someone will pick up otherwise why say you are available to address concerns?

Do you always ask others for dates and documents like you do us? Yes, we have dates. We have provided you with photos and documents every time we have a concern but enough is enough. We wouldn't be asking if we could get through to someone during the overzealous use of the sound system or use of the Michillinda parking lot so that we can't live peacefully and use our home as it was designed.

Yes, I thanked you for the photos and we spoke to those 2 families the same day we received your email . I always ask any neighbor to provide me with ANY and ALL information so I can track down answers. I spoke with Securitas and they have no records of any calls coming in regarding Alverno in the Month of May.

Please, provide a telephone number of a live person. We won't need to call if the sound system wasn't so loud. Thank you, yes, talk to your security. Alverno documents say they should return calls in 15". I do return all communications within the same day. I may not have the answers but I do let all parties know that their message was received.

I am on campus during the summer so feel free to reach out at any time.

We are reaching out to you now, could we get a telephone number and documents? We appreciate hearing back from you or anyone at Alverno who is willing to work with us.

Andrea Bertollini -626-826-9742 cell
626-355-3463 ext. 239- Andrea's work extension
626-355-3463 ext. 221 - Alverno Front Desk

Have a Blessed Day.

Sincerely,

Andrea Bertollini '91

Facilities Director - Wedding, Events and Film Coordinator

Assistant for Development and Institutional Advancement

The following is the full set of correspondence you have under 2021_06 29 thru 7_9 KS emails AHA asks about parking lot and noise .pdf Initial contact was with Ms. Bertollini and Prinicipal Fanara. When the Stephens could not get answers they wrote Mr. Fartsing Alverno Board of Trustee

Alverno Heights Academy

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Sierra Madre, CA 91024

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On Fri, Jul 9, 2021 at 1:08 PM K S [redacted] wrote:

> Good Morning,
>
> We feel we have been patient. This responses to our questions and concerns feels like we are being strung along. For months, our questions if responded to at all, are met with "we will get back to you". We feel you, or someone at Alverno should be able to provide us with the answers.
>
> We feel Alverno staff, or yourself, should be able to provide the documents that outlines Alverno's plans for which you seek approval from the city of Sierra Madre. Plans that will directly impact our home and rights to live in peace and enjoy our property.
>
> Since you refuse to answer our questions or let the neighbors know what Alverno's plans for using 200 N. Michillinda are being sought, why should the city approve additional requests to the 2011 CUP?
>
> We feel Alverno is acting in bad faith and is running the clock out while you seek approval for a permanent CUP.
>
> In addition to responding to our questions and sending us the documents we seek, we ask that you work with the neighbors as you seek to make changes to the Alverno campus.
>
> Respectfully yours,
> Mr. & Mrs. K Stephens
>
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>
> > On Jul 6, 2021, at 11:11 AM, Ms. Bertollini <abertollini@alvernoheights.org> wrote:
> >
> > Good Morning,
> >
> > The Lower School starts school on September 7th. I have a meeting with Julia tomorrow morning and I will read through the rest of your email and respond. Thank you and have a good day.

Sincerely,

Andrea Bertollini '91

Facilities Director - Wedding, Events and Film Coordinator

Assistant for Development and Institutional Advancement

On Sun, Jul 4, 2021 at 11:51 PM K S [redacted] wrote:

Hi Andrea,

Brazilian music sounds lovely. Our response is below.

When will the Lower Alverno K-8 school be resuming?

> On Jul 1, 2021, at 4:00 PM, Ms. Bertollini <abertollini@alvernoheights.org> wrote:
>
> Hello Mr. and Mrs. Stephens,
>
> Thank you for your questions. I have forwarded your email to Ken Farfsing (President of the Alverno's Board of Trustees) and Julia Fanara.

That would be great. We are still waiting for someone to respond to the last email we sent to Alverno too. We understand your passing us on if someone will answer our questions and provide us with the information we seek.

> I can answers two things that you addressed.
>
> The noise study has been completed and is in the process of being submitted.
>
> The company put their equipment on the schools property. The recordings took place During May and we had MANY activities and afterschool events taking place.

We don't understand why not this time. Unfortunately we are very aware of many events and activities as well as after school and evening activities so it was rather noticeable when it is quieter during a particular time of May.

> In regards of the TUP there is not amplified music allowed outside of the villa during an event. Weddings, baby showers, memorial services, etc.

Understood, so why are we hearing amplified events? From our location, we should not be hearing music from the Villa or the sports field/amphitheater.

> You definitely have my cell phone, but I know that it appears as a restricted number. I do not answer restricted numbers because I get MANY solicitation calls. However Mrs. Stephens if you text me first and say that you will calling I will certainly pick up the call. The school office hours are from 8:00 AM-3:30 PM Monday-Friday. The school office is closed for the summer from July 16th - August 9th.

Besides Villa events, what else will be taking place? In the past when the school office is closed there have still been other noise producing activities like construction and filming taking place on campus.

> I will speak to our security company and see if they are receiving your messages. It would help me if you gave me the dates you tried calling and did not get a response.

Yes, that is the nature of having a business and providing a telephone number to reach you. We have two businesses so we understand. It's a best practice of any business to answer their telephone, regardless of whether a number is blocked or not. We have a land line and no, we won't text you first. That is asking too much. The onus is on Alverno to provide a telephone number that someone will pick up otherwise why say you are available to address concerns?

Do you always ask others for dates and documents like you do us? Yes, we have dates. We have provided you with photos and documents every time we have a concern but enough is enough. We wouldn't be asking if we could get through to someone during the overzealous use

of the sound system or use of the Michillinda parking lot so that we can't live peacefully and use our home as it was designed.

Please, provide a telephone number of a live person. We won't need to call if the sound system wasn't so loud. Thank you, yes, talk to your security. Alverno documents say they should return calls in 15".

I am on campus during the summer so feel free to reach out at any time.
We are reaching out to you now, could we get a telephone number and documents? We appreciate hearing back from you or anyone at Alverno who is willing to work with us.

Have a Happy and Safe Fourth of July!

You too! Stay hydrated at the parade!
Respectfully yours,
Mr. & Mrs. K Stephens

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On Jul 1, 2021, at 4:00 PM, Ms. Bertollini <abertollini@alvernoheights.org> wrote:

Hello Mr. and Mrs. Stephens,

Thank you for your questions. I have forwarded your email to Ken Farfsing (President of the Alverno's Board of Trustees) and Julia Fanara.

I can answers two things that you addressed.

The noise study has been completed and is in the process of being submitted. The company put their equipment on the schools property. The recordings took place During May and we had MANY activities and afterschool events taking place.

In regards of the TUP there is not amplified music allowed outside of the villa during an event. Weddings, baby showers, memorial services, etc.

You definitely have my cell phone, but I know that it appears as a restricted number. I do not answer restricted numbers because I get MANY solicitation calls. However Mrs. Stephens if you text me first and say that you will calling I will certainly pick up the call. The school office hours are from 8:00 AM-3:30 PM Monday-Friday. The school office is closed for the summer from July 16th - August 9th.

I will speak to our security company and see if they are receiving your messages. It would help me if you gave me the dates you tried calling and did not get a response.

I am on campus during the summer so feel free to reach out at any time.

Have a Happy and Safe Fourth of July!

Sincerely,

Andrea Bertollini '91

Facilities Director - Wedding, Events and Film Coordinator

Assistant for Development and Institutional Advancement

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On Thu, Jul 1, 2021 at 3:31 PM K S [redacted] wrote:

Good afternoon,

Thank you. We hope you are having a blessed day too, Andrea! We are trying to dash this off quickly before the city closes.

We love the school. Unfortunately, we have found it impossible to tune out the higher than normal noise levels that are not typical for our residential neighborhood with the K-8 school. Alverno has taken to using the Michillinda parking lot for purposes other than the parking as designated it would be in the 2011 CUP. The noise and traffic coming from Alverno this year have greatly impacted the peace and enjoyment of our home like never before.

Thank you for asking, yes, we do have concerns and questions. We would greatly appreciate if you, or the Alverno principals, would respond to the following and our previous email queries:

1. Would you please make available to us a pdf all of the changes and amendments to the 2011 CUP Alverno has provided to the city of Sierra Madre for approval?
   We want to know what is being requested. Is there anything being proposed to mitigate the excessive noise since a K-8 school uses the grounds much differently than a 4 year girl's high school.

2. Was Alverno going to do a broad reach out to the surrounding neighborhood and residents regarding changes to the campus? When?

3. We were not contacted regarding using our property for the noise study in spite of repeatedly agreeing to be included in any studies due to our proximity to the school - why?
   Our home is directly impacted by excessive noise coming from sporting events, recess, after school sports, classes, summer camps, or other festive events held in the Michillinda parking lot which fronts our home.

4. Would you send us a copy of the recently completed noise report?
   We have noticed a more subdued usage of the campus, during the dates of the noise study and as your request for amendments and CUP permanence date approaches.

5. Will there be a noise study done during the full school year when all students will be in attendance?

6. Will there be a traffic study during the times when other schools, businesses, and residents will also be using the roads?

7. Alverno's request for the latest TUP says the music at Villa rentals will be "acoustic" but we hear amplified music. Why is this?

8. Could you provide us with a phone number that will be answered during events with excessive noise?
   Neither you, nor Alverno's security, or the Alverno switchboard have answered our calls during events

Neither you, nor Alverno's security, or the Alverno switchboard have answered our calls during events or returned our calls.

9. Will Alverno meet with the neighbors prior to the 7/15 planning commission as mandated by the TUP?
   We see lot's of meetings taking place on the campus when we look out our windows onto Alverno. When granting the 2011 CUP and TUP, it was explained by council that the need for quarterly meetings were to prevent to some of the discourse that led to the lawsuit and hostilities in the first place.

   Let's talk about some mutually agreeable meeting dates - perhaps the 10th or 12th of the month?

Please pass this on to the same emails you used for
Erika De La Cueva
Sierra Madre Police Department
and anyone who will determine the approval of the 2011 CUP for permanence with amendments.

We look forward to hearing from you, or principal's Fanara, or Harabedian. We can't wait to be celebrating with our family who have been serving overseas, and at home, this year in person! Stay cool in this heat Andrea!

Respectfully yours,
Mr. & Mrs. K Stephens

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On Jun 29, 2021, at 3:26 PM, Ms. Bertollini <abertollini@alvernoheights.org> wrote:

Dear Neighbors,

Here is the list of events taking place at the Villa during July and the first half of August.

Villa Events:
July 2021
July 24th - Wedding -1PM-10:00PM Villa

August 2021
August 7th - Wedding Villa - 2PM-10PM
August 8th - Memorial Service - 3PM-8:30PM - Villa

Alverno Upper School Resumes August 23rd.

If you have any questions please contact me directly.

Have a blessed day and a Happy Fourth of July!

City Officials CC'd on this email:
Vincent Gonzales
Lauren Heinz
Erika De La Cueva
Sierra Madre Police Department

Sincerely,

Andrea Bertollini '91

Facilities Director - Wedding, Events and Film Coordinator

Assistant for Development and Institutional Advancement



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From: K S [redacted]
Subject: Re: Alverno Heights Academy After Hour and Weekend Events Calendar
Date: September 15, 2021 at 7:25 PM
To: andrea bertollini abertollini@alvernoheights.org

KS

Good Afternoon,

Thank you we have been waiting since your school started to get some kind of calendar.

Could you kindly give us the times ?

Why has part of your student body drop-off/pickup and the teachers parking lot changed? We have cited an enormous shift in additional traffic on GrandView during these times.

When will Alverno stop holding sports on the Michillinda parking lot? The noise is too impactful on our health and peace of mind.

We look forward to your response..

Respectfully yours,
Mr. & Mrs. K Stephens

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> On Sep 14, 2021, at 6:51 PM, Ms. Bertollini <abertollini@alvernoheights.org> wrote:
>
> Dear Neighbors,
>
> Here are the dates of After Hour and Weekend Events.
>
> **School Events:**
>
> **September**
>
> 9/15 – Back to School Night– Main School Terrace
>
> 9/25 – Alverno Family Memorial – Main School Terrace
>
> **October**
>
> 10/3 – Blessing of the Animals drive through
>
> 10/09- Alverno Parents Association - Villa
>
> 10/10 Alverno Parents Association - Villa
>
> 10/15 – Father Daughter Movie – Main School Terrace
>
> 10/23 – Alverno Parents Teachers Association Event - Villa
>
> 10/29 – Halloween Drive through
>
> **November**
>
> 11/14 – School Open House
>
> **December**

12/04 – Faculty Wedding – Villa

12/09- Candlelight Celebration – Villa

12/12 – Santa's Villa - Villa

Rented Villa Events

September

9/18 – Villa – Wedding

October

10/08 – Villa Wedding Ceremony

November

11/06- Villa Wedding

11/20 – Villa Wedding

December

12/11 – Wedding – Villa

*Wednesday Nights the school lends the cafeteria to the Pasadena Community Orchestra for their rehearsals. Practices run from 6:30-10:00 PM.

**Dates are subject to change and events may be added. AHA will notify the neighbors as soon as possible.

School Thanksgiving Break November 22nd-26th

School Christmas Break December 17th thru January 4th

If you have any questions please don't hesitate to call or email.

Have a Blessed day.

City Officials CC'd on this email:
Vincent Gonzales
Lauren Heinz
Erika De La Cueva
The Sierra Madre Police Department

Sincerely,

Andrea Bertollini '91

From: K S [redacted]
Subject: Re: Alverno sports - too loud, too much traffic and safety hazards
Date: February 16, 2022 at 6:53 PM
To: Alverno jfanara@alvernoheights.org
Cc: Alverno jharabedian@alvernoheights.org, Ken Farsing kcf817@aol.com, Gregory Silva gsilva@cityofsierramadre.com, Roderick Armalin rarmalin@cityofsierramadre.com

KS

Dear Principal Fanara,

We appreciate the school and yourself acknowledging our email.

You state the school wanted clarification of the noise levels? If you go outside right now you can hear what we are assaulted with. Do you and the "school" go to your homes where you don't have to deal with any of this? We feel it would be best to ask you and the school to reread our email. **Your school is loud. Alverno sports are even louder. The cumulative noise coming from the way Alverno is using the property currently is too much on our home and lives.**

Principal Fanara we ask that you review for further clarification the many emails we have sent and you have not responded to. You can refer to our calls.You were at the planning commission meeting where we spoke. Perhaps your school was too busy interrupting our speaking time so the school did not hear us clarify and demonstrate the noise. Please review the recorded meeting via the city's website. We understand Alverno and your reps have had meetings with the city and our concerns have been discussed.

In January Ken Farsing stated Alverno was told to hold a meeting to "understand" the neighbor's concerns regarding Alverno's desire for expansion. We and the few neighbors you contacted tried to clarify our issues. At that meeting when you were asked to mitigate the noise coming off the parking lot and move it, you emphatically stated, "NO". That was not "understanding" but showed us Alverno is more interested in shutting down our concerns. We are still waiting for the minutes of the recent expansion meeting. It feels disingenuous for you to react as if this is all new and state you need more information.

It's 3:55 and vehicles have been lining up on Grandview as we write this. There is NO ONE monitoring the traffic situation caused by your events as usual. Alverno has a plethora of empty parking spaces on the east side of the Michillinda parking lot and more in the Wilson lot right now. We were nearly rear ended trying to turn into our driveway shortly after 3 PM. The driver was very upset that we had to stop and laid on his horn. We, with blinker on, needed to wait for traffic to pass before we could safely turn into our driveway. We watched the offended driver park then walk to AHA's sporting event.

Day after day we have been subjected to these sporting events on the Michillinda parking lot that includes:

The intense pitch high effort tweeting of whistles by referees and during the school day by staff.
some kind of electronic beeping whistle like sound
coaches yelling
drills being yelled out prior to the event
team members yelling amongst themselves where to go, moves to make
adults and younger persons cheering, screaming, yelling at the top of their lungs
clapping
We have heard foul language and derogatory insults
cheerleaders cheering
the tap tap tap sounds of equipment bounced on the blacktop. This month it's basketball. And soon Volleyball.
Equipment and metal chairs being set up, then put away

What are these events that brings these crowds and the intense noise? Ms. Bertollini has not provided us with a calendar with any one of these daily sporting competitions on it. We are pretty sure from some parents they know and say these events are scheduled way out. Alverno is very selective in what to apprise the neighbors and the city of that we feel you know to be a negative impact on the neighbors.Today, there is another competition and it's happening all over again. These daily games started last week, prior to that it has been practices, sports camps, and after school daycare. While we might not clearly identify the activity, we are sure of the source and making logs.

Your noise consultant is welcome to call us. 626 325 3885. The noise studies presented at the Planning Commission and to the city in Alverno's application are a joke. They do not honestly reflect what we hear, especially a sporting event and we are recording. We will discuss releasing our documents with legal counsel.

How many years have you been principal? We have always shown up at meetings to clarify and ask for noise, light and traffic mitigation. Alverno just gets louder, the filming, the parties and the traffic increases, while our safety and mental health declines. We were promised by "the school" in 2010 that if we approved the multipurpose building then Alverno's sports would not be a problem. Please go back to renting a facility that is made for such events and give us back our lives.

We are serious about seeking a legal remedy for the intense impact your school is having on our lives and our right to live peacefully in our home as well as be outside enjoying our property.

Respectfully yours,
Mr. & Mrs. K Stephens

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On Feb 16, 2022, at 3:44 PM, Julia Fanara <jfanara@alvernoheights.org> wrote:

Dear Mr. and Mrs. Stevens,

Thank you for your comments. My apologies for not getting back to you sooner.

The school was wondering if you can clarify the noise levels that you mention? For example, when you state that noise levels are as high as 111 decibels, on what day and what time did they occur?

You state that you are taking noise readings, can you provide data on the readings that we can send to our noise consultant?

Finally,I will make sure that we have someone from the school on Grandview and Michillinda when we have games. I know this does not address all of the requests you have, but we are continuing to investigate how we can mitigate the issue.

Be Who You Imagine,

Julia V. Fanara, M.A., M.Ed., P '01, '03, '05
Head of School
(she/her)

Alverno Heights Academy
200 North Michillinda Avenue
Sierra Madre, California 91024
Office: (626) 355-3463 x. 223

www.alvernoheightsacademy.org

*The mission of Alverno Heights Academy is to **EMPOWER** each young woman to be exactly the person she wants to be.*

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On Tue, Feb 15, 2022 at 4:47 PM K S [redacted] wrote:

Dear Principal Fanara,

Our home and the way we use our property does not infringe on your school. So why does AHA continue to ignore our requests to mitigate the profoundly negative impact from the noise your school projects onto our home and property? Since adding the K-8 you have been using the Michillinda parking lot as your school and gym. We have been assaulted by high levels of noise and increased traffic coming from that usage.

Your daily school activities and sports get longer and louder with each day. The noise, the traffic, and unsafe conditions created by your institution has been profoundly impacting our mental health, our ability to work and enjoy our homes as we wish. AHA's excessive use of the Michillinda parking lot is so impactful there is no way to block it out even when we shut ourselves up in our home. We should not be forced to alter everything we do to find relief because even that is not blocking out your noise. Your K-8 is too much for this neighborhood. We should not be spending our time and money seeking ways to block out your school which is currently using the parking lot and was cited as "too impactful" for sports in the 2011 studies for your CUP.

- AHA has had daily sporting activities with other schools that are so loud they have reached decibel levels as high as 111. Day after day.

- We take noise level readings and our recordings show AHA noise levels from sports taking place on the parking lot and the playground are averaging over 80DB.
- Grandview Ave becomes clogged with vehicles by persons parking and then proceeding to these games/activities while the Michillinda parking lot has a plethora of empty spaces. The Highland drive through is empty. The Wilson parking lot is most empty.
- We didn't have this problem when Alverno rented offsite facilities meant for these activities.
- There are no proctors on either end of Grandview or on Michillinda during events, or school drop off or pick up as you stated would happen and the CUP requires for events of 100 or more cars.
- AHA events create unsafe conditions on Grandview and Michillinda where we drive and walk. We cannot safely pull out of our driveway because cars are driving down the middle of the street when AHA parents/visitors use Grandview as your personal parking lot.
- Parents/visitors are using our driveway to aggressively turn around in front of other vehicles.
- There is always an uptick in vehicles honking during your school and extra-curricular activity traffic.
- We have photographed your parents/visitors pulling illegal u-turns feet from Michillinda and Grandview. Drivers have narrowly missed pedestrians and the elderly waiting at the bus stop.
- AHA parents/guests have moved our trash cans on trash day into our driveway instead of parking on campus. We are forced to drive east on Grandview to an empty spot, park, then walk back to our home to move the trash cans safely out of our way and not block traffic. We are the ones risking getting a ticket if we block traffic to right the situation your parents created.
- These events are clearly calendared and planned but there is no reference on the measly calendar list AHA sends to us.
- Where are the NO SCHOOL PARKING signs surrounding the school perimeter that you said in 2017 and 2018 should be put up????

We implore the AHA administration to consider your impact and work to immediately reduce the negative intrusions and mitigate the pitch and noise that assaults our property and the neighborhood. **Either move to other parts of the campus that are sanctioned for such activities or go back to renting off site facilities until you build your gym.** We will not accept your inability to fund this project since 2011 or your expansion for the next two decades and use the grounds in manners that disregard our right to the quiet enjoyment and use of our residential property.

We are sick of the lack of response or in January Principal Fanara, your emphatic "NO" to our request for relief. We implore you to do this so we do not have to seek a legal remedy for this unsanctioned and illegal usage of the Michillinda parking lot that profoundly impacts our homes and intrudes on our lives.

Respectfully yours,
Mr. & Mrs. K Stephens

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From: Carolyn [redacted]
Subject: Time to talk about Alverno
Date: May 4, 2021 at 3:02 PM
To: rarizmendi@cityofsierramadre.com, ggoss@cityofsierramadre.com, vgordo@cityofpasadena.net, genomas@aol.com, nsullivan@cityofpasadena.net



I am a resident of Pasadena and have lived most of my life in the same house on Michillinda. In the last few years, residents of Michillinda have endured the relentless noise from Alverno. No one from Sierra Madre city seems to be doing anything about this. Not sure why, but I did notice that the night of the explosion from a television crew, on a Friday night at 11:15 pm, that the Sierra Madre Fire Department received $30,000 for their appearance on site. Hmmmm....

Why is this school being allowed to wreak havoc with not only its own neighbors but those of the neighboring city of Pasadena? The school just had a myriad of events in the last 5 days and neighbors were not told about them until they began and not in the most transparent way.
The person who seems to be running the school is Andrea Abertollini, who is neither kind or transparent in her communications which are sparse to begin with. When she does communicate, they are late and misleading. Either there is some sort of disorganization going on here or it is intentional.

I have asked Andrea for the date of their upcoming graduation several times. After being double vaccinated, I would like to see family and don't want to hold my party the same day as their graduation as their cars park on both sides of Michillinda and even in my driveway. She will not reveal that date to me. I'm sure that she knows that date already.

Also, it's well beyond time to hold a meeting with neighbors with Alverno. They continually thumb their nose at us with our

concerns.
So, now, I have sent this to both Sierra Madre and Pasadena mayor and council people. Let's do something about this as Alverno/Sierra Madre is not being neighborly to Pasadena. I have lived here all of my life, work at SME, and I have never seen this. Alverno seems very privileged in getting away with these actions. I am also extremely worried about the property value of my home with a school who has loud activities 7 days a week. The noise from that school is constant.

Also, Mayor Arizmendi or Mr. Goss, could you please find out today the date of their graduation? Frankly, I don't believe them if they say its a drive thru and even that, will cause Pasadena residents issues. Michillinda is a nightmare without this.

Carolyn Halpern

From: Carolyn [redacted]
Subject: Re: Ema
Date: May 16, 2021 at 2:12 PM
To: kkr ebs@c tyofs erramadre.com
Cc: [redacted]

Hi Kelly,
I need some clarification. I thought that Alverno can have their functions on Saturday and Sunday no later than 9 pm. Yet, last night I had to call the SM police as the music was still pounding from one of their events at 10 pm. I live in Pasadena and I could hear the booming of the bass despite my best efforts to cover it. I called the police at 10:02 and saw a SM police car going up Michillinda at 10:05, while the pounding music was still on.

I see coming up, that Alverno has a movie family night in June that goes to 11 pm. I would imagine that this is outdoors, as well. Also, I will be reaching out to ask for clarification on the other events' ending times.

June
6/5 Evening School Event Villa
6/6 Day School Event Villa
6/10 School Field Day BBQ Field
6/11 Alverno 8th Grade Graduation Morning Mass and Ceremony Field and Villa
6/11- Alverno School Movie Night - 6:00 PM- 11:00PM
6/12 Alverno Faculty Wedding Villa
6/13 Alverno School Family Night 5PM 9:30 PM Field

June 2021
6/19 Wedding 2PM 10PM Villa

While I am glad that Alverno thinks they can continue with all of these functions (our school is still taking precautions as are so many others in this area) it appears to be constant and never-ending.It's a drag for all of us living within earshot of this facility.

We do not allow this in Pasadena, so I'm unclear why Sierra Madre would allow such loud events disturbing the peace of its citizens on a weekend. LaSalle, where my daughter went, always had indoor activities and was cognizant of the neighbors and end times of events. I know, because I was the head of many of them. Alverno seems to be feral and does what it wants whenever it wants.
I refer back to the city's own codes:

9.32.010 - Declaration of policy.

It is dec ared to be the po icy of the city in the exercise of its authority that the peace hea th safety and we fare of the citizens of Sierra Madre require protection from excessive unnecessary and unreasonab e noises from a sources in the community At certain eve s noises are detrimenta to the hea th and we fare of the citizenry and it is therefore the intention of the city to contro the adverse effect of such noises and sources on the citizenry especia y those conditions of use which have severe impact upon any person

If you could get back to me on the times, I would appreciate it. Why is Alverno allowed to have functions past 9 pm and how do they get this exception? Why isn't that pre-mentioned code taken into consideration?
Thanks in advance, Kelly.
Carolyn

-----Original Message-----
From Carolyn <halpernc@aol.com>
To kkriebs@cityofsierramadre.com <kkriebs@cityofsierramadre.com>
[redacted]
Sent Tue, Apr 20, 2021 1 57 pm
Subject Re Email

Kelly

Kelly,

Thank you so much for getting back to me. I want to introduce you to Lessa Puelo who lives on Highland and gets the brunt of the filming and everything else. I am a Pasadena resident on Michillinda and I have to tell you. Alverno is the worst neighbor ever. I am in constant contact with my council person Gene Masuda and his assistant, Noreen Sullivan. I think that speaking with your Sierra Madre residents will have the most impact for you. I will let you and Leesa work out the Zoom meeting particulars.

Thank you again. I know that we are happy to have you listen to our concerns.

Carolyn

PS. I hope that everyone is well.

-----Original Message-----
From Kelly Kriebs <kkriebs@cityofsierramadre.com>
To halpernc@aol.com <halpernc@aol.com>
Sent Mon, Apr 19, 2021 2 09 pm
Subject Email

Thanks for your message am happy to speak with folks to get a sense of the concerns & see what solutions are available Are you thinking a zoom conversation?

~ Kelly

Joseph Nosrat

Subject: FW: Alverno school noise and traffic

From: Ms Buchanan [redacted]
Sent: Wednesday, November 30, 2022 3:42 PM
To: PlanningCommission <PlanningCommission@cityofsierramadre.com>
Subject: Fwd: Alverno school noise and traffic

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

I am not sure you received my husband's email. Resending to be sure. We love kids but please move the sports and playground.
Thank you
Ms. Buchanan
---------- Forwarded message ---------
From: **Ms Buchanan** [redacted]
Date: Fri, Oct 7, 2022 at 3:53 PM
Subject: Alverno school noise and traffic
To: Planning Commission <planningcommission@cityofsierramadre.com>

October 7, 2022
I watched the meeting last night. I don't attend because I wouldn't be able to hold back after the wholly inappropriate tongue lashing Alverno parents gave to neighbors. Showing their true colors of feeling superior to me, and my family. We live in Upper Hastings Ranch by the north corner of the school.

I want the noise, the parking lot, and traffic to go elsewhere. We are sick to death of those games in the parking lot!

I heard someone say last night there are plans to give Alverno two sport courts! I don't think they need TWO! Like the one commissioner stated, biggest property, smallest student body. If the commission agrees with Alverno then spread them out. Move the parking lot one to the East. It's hard to understand how the city of Sierra Madre even approved this change in school.

Get the parents and visitors into the parking lot. I want Alverno parents, guests, film crews, and construction crews to stop parking in front of my home. I am sick of them taking up space my wife needs to park before I get home during these screaming games in the afternoon. Stagger the pick up times like my kid's school. It's not THAT hard.

I would like to ask your commission to give as much weight to whatever you approve and it's impact on our families on the Pasadena side. I heard parents and staff, who don't live in Sierra Madre, tell us neighbors what they want. I too want a say. Alverno gets up and speaks as if there are no residential homes next to Alverno. I live on the upper side of the school.

Playing in the parking lot is a new thing at Alverno. The playground noise is horrible too. We had no warning that was going to be put there. I am very mad to learn Alverno never even got approval to install a basketball court and a volleyball court so close to my home. I hate that noise way more than the weekend parties.

I am curious what weight you are giving the impact Hastings Ranch neighbors are dealing with as Alverno becomes a K-8. I didn't love the high school but it wasn't as bad as the traffic and noise I deal with now. Calling the school gets me nowhere but angry.

Upper Hastings Ranch are your neighbors and would appreciate your thinking that our voices matter when it comes to the noise and traffic Alverno subjects us to.

Thank you.
D Buchanan

Joseph Nosrat

Subject: FW: item #2 planning commission meeting December 1, 2022

From: [redacted]]
Sent: Thursday, December 1, 2022 2:53 PM
To: PlanningCommission <PlanningCommission@cityofsierramadre.com>
Subject: item #2 planning commission meeting December 1, 2022

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

To the commissioners and Sierra Madre city staff,

I'm very uncomfortable with speaking in public about Alverno anymore. I am not sure if I can physically even make the Thursday Planning Commission meeting because of the vitriol I witnessed towards the neighbors on 10/6 by Alverno parents. It was like 2010 all over again. My neighbor and I were not thrilled to have to sue Alverno over their noise but we did. We saw no other way to get some relief.

I am writing to ask why has Sierra Madre tried to exclude the impact on Pasadena neighbors, unlike 2011? I'm not an expert on of all these noise studies but I want to make sure Sierra Madre understands that I count. **It has become abundantly clear that Alverno schools and their rentals are violating the Pasadena noise code. It's in Alverno's own studies.** I don't agree with everything their noise person has said and what he failed to record. He did FAIL to include Pasadena in his reports but the data is there. **Alverno's application and the city of Sierra Madre have not considered Pasadena's jurisdiction. There is no sound wall of any kind that will reduce the noise coming from this school to be less than significant. All jurisdictions that will be impacted by a new build, or expansion, must be included. I am requesting you do an environmental impact report on this playground and use of the parking lot for other than parking.**

My home and family count in this expansion. Alverno's addition of the K-8 negatively impacts my home. My health. My family's peaceful enjoyment of our home. My family went through this in the 90's, and again in the 2005 - 2011. The promises by Alverno administration and board of trustees have fallen flat. Calls to the Alverno monitor have been most unhelpful during events or school noise. The noise from the events is the worse it's ever been. The volume of the music is louder, the constant bass is now a pounding noise that vibrates through the house. The after-event noises from catering trucks and party buses with their reverse beeping can be heard up to 11:45 pm and sometimes after midnight. 75% of the vehicles that exit the Michillinda lot scrapes the concrete creating a loud horrible sound that I can hear throughout the house and startles my dogs, causing them to bark at the front door. This takes place up until midnight, sometimes later, whenever the gates are locked for the night. Every vehicle's lights shine into my front two rooms and we can see it no matter what we are doing inside our home.

I feel the use of the parking lot needs to move to the field by the Villa. Build a sound wall over there. The field does not have driveways and other openings like on Michillinda, so the sound wall will be effective over there. Also, this would stop the concurrent use on the property. I know there are times two events, or practices, have been going on at Alverno. Pasadena already has to deal with all of the K-8 traffic. The staff and high school students go by us on their way to Wilson. We also deal with the trucks and cars for events, plus filming.
The playground noise is so excessive that we can hear it in every room of the house, with windows closed, and in the backyard. It's too much noise coming over to my home. The teachers are yelling and blowing whistles. They

don't seem to discourage the children from screaming. Since there is no way to mitigate the noise, it has to be moved as well.

I only know what my experience is with in regards to the intrusion of noise upon myself and my family in our home. I feel I have been saying the same thing for 30 years meeting with Alverno and many times at the city meetings with no improvement. The noise level and traffic has gotten worse. It seems that Alverno is directing all the traffic to Michillinda without doing anything to mitigate it, or the noise and lights polluting us on the Pasadena side.

I'm so very frustrated that it is requiring a lot of my time to meet with and canvas with Sierra Madre neighbors only to find out that Pasadena has not even been part of the conversation at your meetings. Isn't that illegal for the city of Sierra Madre to exclude the Pasadena side?

I am not the only Pasadena resident that hears the bass from Alverno every time they have an event. How can this be allowed? Is the Planning Commission and Alverno really OK with it? At a recent meeting with Pasadena Councilman Gene Masuda, several Pasadena Upper Hastings residents had a lot to say about the Alverno traffic and school.

I attended the Alverno expansion meetings. They misquoted what I said in their minutes. Of course their experts say everything is fine but I know in my gut they are purposefully misleading the neighbors.

This is really affecting my heath. I physically find myself immobilized when these meetings come up. This new K-8 and constant "weekend nightclub" followed by late night warehouse distribution/trucking environment has made me think about moving but why should I leave the house I love? Alverno won't even consider their neighbors and the impact they make by plopping a second school in front of my house. At the very least I will have to make changes to the front of my house just to try to continue to live with it. No matter what I do, I will not be able to keep the Alverno noise out. Who should pay for these alterations? I am trying to find a way to live in peace and I don't see a way, with what Alverno has been doing.

It is physically and mentally too traumatizing dealing with Alverno. I appreciate the neighbors who have attended the city meetings and tried to represent me and my family at past meetings. I am writing to ask you to start considering Pasadena as a jurisdiction in this build. Remember our noise code when determining what is impactful and where Alverno should relocate its sport courts and playground.

Sincerely,
Chui Chow and family.

Joseph Nosrat

Subject: FW: Violation of Pasadena's Residential Noise Code

From: Carolyn [redacted]
Sent: Thursday, December 1, 2022 2:07 PM
To: PlanningCommission <PlanningCommission@cityofsierramadre.com>
Cc: mbfleisch123@gmail.com
Subject: Violation of Pasadena's Residential Noise Code

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Dear Sierra Madre Planning Commissioners,

My name is Carolyn Halpern. I have been living in the family home at [redacted] for most of my life since September of 1956. I have been emailing you and speaking in front of you for over a year now regarding Alverno, now known as AHA.
I think what everyone needs to remember is that Alverno is not in the guts of Sierra Madre. Rather, it borders on Michillinda which is shared by both Sierra Madre and Pasadena. What has been overtly missing from any discussion regarding Alverno, it's noise, its expansion, is the city of Pasadena as that school is and has been negatively impacting the Upper Hastings Ranch neighbors for decades.

I am writing to ask you to be careful in your decision-making when it comes to the Alverno application for expansion. It's been a little over a year since the public could start commenting on it and it's still their noise and traffic that disturbs our home. Where are the new environmental impact studies for the playground that went in across from my home? The Portables? The future Highland sport court, the 3 story building and the change in use of the Michillinda parking lot. What about this new ingress and egress situation on Michillinda? Cars will be making left turns onto Michillinda from Alverno, which is highly dangerous if not illegal. And there has been absolutely no discussion about this with Pasadena. Do you know why I know this? Because I have been in contact with my councilperson's office, our Pasadena' transportation department. In fact, our Pasadena Department of Transportation came out to have a meeting with Alverno regarding the massive traffic issue at Michillinda and Highland starting at 2:35pm each day. Not only do the cars caravan up Michillinda, but there is already traffic on Highland (including parents and teachers leaving from SME to go home) and parents from Alverno who don't want to wait on Michillinda so they are waiting to wrap around on Michillinda from Highland. Compact that with traffic coming out of Highland making a left or right turn and it's one disaster. I was almost hit a couple of times at that intersection. Your public works department, despite numerous requests from Pasadena to meet again regarding this, will not respond. Why is that? We definitely need more police presence on Michillinda by both Sierra Madre and Pasadena police.

Why is the Planning Commission allowing them to stay with the plans and use them? AHA's noise consultant misrepresented his findings so I ask that you reverse your acceptance of them. The studies concerning school noise and noise from traffic should be invalidated and redone. I know I cannot talk too much about the Villa except to say it's use has been horrendously loud. What happened to the complaint portal? Why was there recently a wedding outside under a tent in front of my house so that we could hear all of that music and noise? I guess your experiment of giving Alverno one year to rethink what you gave them, has obviously failed.

I have been a teacher at Sierra Madre Elementary school for 22 years. We have over 600 students. We do not allow screaming. Alverno certainly does. Blood curdling screams from the kids are daily. That means to me that the students are not being engaged or that there is monitoring. We have teachers at our school whose children went to Alverno. They lead 7 classes on Mondays and Fridays in PE. These teachers even tell our students that there are neighbors and we do not scream. The neighbors might think that the kids are in trouble. This is how we teach our kids. Alverno doesn't do that. I have written numerous letters to Mrs. Fanara about the intense noise and screaming we hear from their parking lot playground. We have lost our peace and quiet during the day and still at night on weekends from Alverno. How much is enough already?

It has come to our attention that AHA has noise data that shows they have been violating the Pasadena residential noise code for the last 2 and a half years with their new K-8. I do not doubt that at all. Then there are the party rentals at the Villa and the filming we have had to endure. It's beyond tiring to hear all of this.

With this second driveway already approved in 2011, there's no way AHA can put a sound wall up that would make any difference to Michillinda. This is concerning and this should be stopped!!! Alverno doesn't own Michillinda yet they are making it an even dangerous street, particularly on the Pasadena side. Your cops are never anywhere to be seen despite the intense traffic that this K-8 school has generated.

AHA spent two years building their field. That was just a field. How many years are we getting putting up with construction for a three story building sport, courts, playgrounds and then the north East corner demolitions plus construction and their teacher parking lot? I lived through the tear down, prep, and installation of the portables. It was incredibly noisy, dusty, and because they cut down so many trees, there was extra sunlight reflected on my front landscape, which almost died from the heat. I called and wrote to Alverno about any possible mitigation during that Covid period of time and they did nothing. I kept asking Alverno for a work schedule - they provided nothing.Workers worked at times that violated your city's code. I had to go to their contractors to finally get the schedule. Is this going to be our lives for the next 5 years with all of these plans for building, most of which will negatively impact my family and Pasadena neighbors?

And where are all these cars going to go for the families of the students? What's going to be the temporary parking lot while they work on Michillinda? Where is that traffic going to go? Is there a plan for that? Are they going to be parking on Michillinda on the Pasadena side? Do we need to put up signs on residential

Dear Sierra Madre Planning Commissioners,

I am writing to ask you to be careful in your decision-making when it comes to the Alverno application for expansion. It's been a little over a year since the public could start commenting on it and it's still their noise and traffic that disturbs our home. Where are the new environmental impact studies for the playground that went in across from my home? The Portables? The future Highland sport court, the 3 story building and the change in use of the Michillinda parking lot.

Why is the Planning Commission allowing them to stay in the plans and use them? AHA's noise consultant misrepresented his findings so I ask that you reverse your acceptance of them. The studies concerning school noise and noise from traffic! should be invalidated and redone. I know I cannot talk too much about the Villa except to say it's use has been horrendously loud. What happened to the complaint portal? Have any of your actually done your homework and come out to hear how loud Alverno is during the day? Have any of you done your homework and driven by Alverno at night to hear their events? Drive by and I invite you to my house for a meal when you do. You will still be hearing the reverberations from their music as you eat!!!

It has come to our attention that AHA has noise data that shows they have been violating the Pasadena residential noise code for the last 2 and a half years with their new K-8. Then there are the party rentals at the Villa and the filming we have had to endure. Enough!

with this second driveway already approved in 2011, there's no way AHA can put a sound wall up that would make any difference to Michillinda. This is concerning. The estimates are making claims their own

AHA spent two years buidling their field. That was just a field. How many years are we getting putting up with construction for a three story building sport, courts, playgrounds and then the north East corner demolitions plus construction and their teacher parking lot? We also have to deal with the noise of trucks and the cherry picking sound that we heard during the portables installment. It was endless especially since it was during Covid and we couldn't go anywhere.

And where are all these cars going to go for the families of the students? What's going to be the temporary parking lot while they work on Michillinda? Where is that traffic going to go? Are they going to park on the Pasadena side of Michillinda?

With all the trees and other vegetation been taking out cannot be relied on for any type of mitigation noise. AHA recently cleared a lot of vegetation for the illegal sport court on Michillinda.

AHA should not be allowed to bring ANOTHER k-8 school to my neighborhood for its ambiance then demand to change it.

on the property. I know there are times two events, or practices, have been going on at Alverno. Pasadena already has to deal with all of the K-8 traffic. The staff and high school students go by us on their way to Wilson. We also deal with the trucks and cars for events, plus filming.
ro
With all the trees and other vegetation been taking out cannot be relied on for any type of mitigation noise. AHA recently cleared a lot of vegetation for the illegal sport court on Michillinda.

AHA should not be allowed to bring ANOTHER k-8 school to my neighborhood for its ambiance then demand to change it.

Pasadena would like a seat at the table on this. Pasadena provides so much for Sierra Madre so that you can keep your little town atmosphere. Pasadena officials are ready to work with Sierra Madre on this. That is what cities need to do. Do not let AHA bully their way on having all of these things they want. The impact is great on your Pasadena neighbors.
Thank you,
Carolyn Halpern and family

Dear City Council Members, November 18, 2021

I am writing on behalf of myself and family to express our concerns, and in some areas - our opposition, to Alverno's application. **Do not allow Alverno to operate in a manner that kills our American dream and will eventually force us to sell like many of our neighbors along Grandview.** We are already experiencing the adverse impacts on our well being because of how Alverno (aka AHA) has been using the property without even having this amendment approved. **Alverno's request to amend their master plan and K-8 TUP in it's current form imposes unreasonable intrusions on our family, home, and the neighborhood. It is impactful on the surrounding neighborhood regardless of the inordinate economic burden Alverno feels is sufficient to justify the amending of their CUP, or the change in it's master plan. We ask that you uphold a homeowners right to the quiet enjoyment of their home and property free from unreasonable intrusion and nuisance by outside persons or entities.**

Our family has always maintained our desire to see Alverno thrive. We have often expressed it to Ms. Gillick and Ms. Fanara plus staff when they actually complied with the TUP stipulation to hold neighborhood meetings. We love the architecture of the Villa too but it has become harder to feel magnanimous with the lack of transparency from this administration and board of trustees.

We are submitting a signed petition of neighbors who do not agree with this application. Some say they feel harassed by speaking out or have obligations that prevent their attending tonight. Due to illness and physical hardship we have not completed our neighborhood canvas. We have not been able to get back to everyone who wanted to sign the attached petition so this petition is missing some signatures. ***(01 Exhibit Petition)***

After the 2011 CUP, we would rather be anywhere than speaking publicly because next will come the harassment by the pro Alverno supporters and alumnae. They want to intimidate the neighbors even though they know nothing about our experiences, nor do they live where we do. Some don't even live in Sierra Madre. They do not seem to understand the process the city is conducting. It doesn't matter who was here first. We have been invited to speak about how this expansion is affecting and will impact neighbors within 300 ft. Perhaps these pro supporters are unaware Sierra Madre has a city code and a general plan. We are no experts like you as council members. We expect you to unbiasedly adhere to the city code and master plan. We aren't sure how much we need to point out or if it is our job. We are not lawyers.

My husband and I have lived in Sierra Madre for 30+ years staying local to be close to his family. **I have worked in the non-profit sector for World Vision, Habitat For Humanity, a network of Missions throughout the US, St Jude, and more. In my spare time I volunteer my expertise assisting families who have children with learning disabilities get help in schools**. We moved into our home when one couldn't even see Alverno for the trees and we were not aware there was a school. **AHA was a day school and was not supposed to be conducting a commercial rental business.** By the time we started our family, a new business and I began working at home, AHA's usage started extending to late nights and every weekend.

The noise levels were not great coming from the high school but they were buffered by not being held on the expanse of the Michillinda Ave parking lot. Noise was much more tolerable and less intrusive as a high school than what we have experienced with the K-8. It is night and day. We feel that the K-8 was jammed through during the pandemic improperly. **The K-8 school uses the property in vastly different ways than the high school. The noise studies noted in AHA's documents are wholly inadequate for the way AHA is literally using every corner of the property and the surrounding streets. There is NO noise mitigation so the playground and use of the hardscape just sends the high decibel noise outward onto our home, and straight up our driveway to the back of**

our home. There is no escape. The neighbors worked extremely hard to work with AHA on the 2011 CUP because Alverno desired a track and field. They agreed to no amplification, lights or used by outside entities. Now we have to contend with daily sports right next to our home using amplification and electronic whistles, shouting, cheering, screaming, clapping, chanting, etc. Often during meals.

The transmission of sound on our property is intense, disruptive and nerve wracking. We are being **blasted by loudspeakers** playing music around the campus. Speakers are projecting movie nights, students playing around on the mic during lunchtime, we were woken up by a man's voice directing prayers early one morning, screaming staff to pump up pep rallies, sporting events being announced, school recess, PE, after school care and practice. It can be in the morning, afternoon, dinner time, evening, weekends, school and during weddings. It is unreasonably loud and too often.

The studies regarding noise and traffic should be rejected as incomplete. Not only was the timing not reflective of our city, businesses and schools back to normal patterns but the AHA student body was not fully on campus all of the studies. And how do we impress upon you that **playing children is lovely but the decibels of shrieking children and then teachers yelling is so disruptive to our ability to stay focused. It catches our attention negatively. There is no buffer or mitigation for to block noise that travels upwards**. Studies show screaming of children can reach 110db. Even their parents don't listen to what we do all day coming from Alverno's playground and using the Michillinda parking lot.

We disagree with the studies as being appropriately aligned to the whole property and it's usage. They are not. The city should not bifurcate the Villa and filming rental business usage which contributes collectively. It ALL needs to be "cumulatively considered" as traffic and noise contributors. AHA can compartmentalize usage but to us, it's all noise and traffic driven by our home no matter the use. The traffic studies do not address how each phase of construction will bring noise and traffic nightmares in one phase after another. Then there are the freebie uses of the facilities, the Villa and the grounds to alumnae and other city entities referred to in the AHA documents. They too must be considered collectively with what AHA wants to amend.

The language of any amendment MUST be tightened up with less vagaries. We suggest you look at the 2015 CUP for the Archer School for Girls. (***02 Exhibit*** on flash drive or review at https://www.scribd.com/document/274815268/2015-06-30-Archer-School-Conditional-Use-Permit-as-Approved-by-the-PLUM-Committee-on-June-30-2015-and-the-Full-LA-City-Council-on-August-4-2015

Alverno should not be allowed to operate as they have been for the last year and a half. Alverno's administration and board of trustees have demonstrated a complete lack of concern by their responses to our emails. They often do not respond, or if Andrea Bertollini tries gaslighting our experience and say it's not happening, or to say "received" and AHA get back to us which they don't. This demonstrates AHA and the board of trustees don't care about our rights being intruded upon by their activities. It does not speak well of their integrity saying one thing before the city to get approval and another to the residents after they have it. We ask you to come up with specific language in this master plan's amendment to avoid the vagueness plaguing us in the 2011 CUP. We ask you to put very concrete mitigation measures in place, ex: No usage of the Michillinda parking lot other than parking is allowed and then determine specific sanctions. Limit the amount of days filming and businesses can park vehicles in the lot. Vehicles must not be left running or positioned with lights shining on properties outside of the Michillinda lot.

How can we provide you with our proof of what we experience? We have a plethora of our own noise readings, recordings, images of violations and examples of problems, correspondence. Alverno will not move or stop activities that are intrusive beyond was it is normally expected of a school. AHA

wants to be in our neighborhood and trade on the quality and ambiance of it. We are happy to provide more just to prove these issues are not one off as AHA will try to say is not a big deal or lie.

Members of the council, we ask you, if it is this overwhelming to provide our gigabytes of documentation can you consider the negative impact Alverno's over use has been on our home and well being? One of us has cancer now. We need this construction and noise like a hole in the head.

Therefore, we request the City of Sierra Madre planning commission deny this expansion. Per their motto, the only ones empowering themselves is Alverno. They are truly being who they are and taking over. This expansion as presented would be more than a mere intrusion but fatally change our neighborhood and is not desired in it's current concept and delivery.

For your consideration,
Keith and Kristin Stephens
And family who don't want their names publicly exposed for concerns over their safety and harassment
717 W. Grandview Ave

Breakdown of issues with some supporting documents, images, noise recordings
We are out of time to organize so please look through our exhibit folders, click on and hear the noise recordings, look at a sampling of our noise reports (we have dozens) and read through the emails we have not specifically denoted as an exhibit

Noise ·
It is our family's biggest complaint.
We want relief and very strong language that the Michillinda parking lot stop being used as the sport court, recess, playground, lunch, PE, as the multipurpose building, and so on every time Alverno is renting their facilities for a film. One film was 6 weeks, another for a week.

Michillinda parking lot is just that and not designed for the noise producing activities AHA has put directly across from our home. The 2011 studied various locations. The presenter stated it was too impactful to the sports field there.
The onerous should not be on the surrounding neighbors because AHA has increased their student body and has no money to build appropriate facilities. They should either build or go where there are facilities like they use to.
Alverno has had a decade to build the multipurpose building. We have letters from AHA acknowledging the noise coming from the quads were unreasonable prior to 2011 and a promise if we agreed to the build the noise would not be an issue. It's a worse problem as this is even closer to our home.

We cannot get Alverno to address the situation or even respond to what they project onto our home. (***03 Exhibit*** email)

We cannot work without interruptions as the decibels of various uses involving students and staff can be piercingly intrusive.
We cannot be in our bedroom or front half of our home, our porches, patios or enjoy our yard. **(Exhibit noise recordings**
Noise prevents our ability to use our home as we would like. We cannot welcome members of our aging family who need our love and care any longer as the noise is too frightening and upsetting.

The noise levels we experience are not typical for a residential neighborhood under the Sierra Madre city code.

It is noise not from a single event we want stopped but several that collectively represent an acoustic energy over periods of time coming off the parking lot and the playground. These are levels identified as

preventing interference of our activities and are not just a mere annoyance.

Areas like the quad used for gatherings should not be allowed amplification as the noise reverberates off the walls and funnels into the neighbors homes.

The use of amplification needs to be stopped. It is used during activities for announcements, to play music, which is not allowed but occurring and unreasonably loud. One of our ex-police captains use to say at neighborhood meetings that if we could make out what was being announced, it was too loud. **(Exhibit Noise recordings**

Use of the facilities for fee or free, like filming until all hours, weddings, parties, and other events are all contributing to unacceptable levels not found in other Sierra Madre R-1 neighborhoods.

Alverno has chosen to grow their once acceptable day school for high school girls into a full blown K-12 with a rental business to pay for it. Noise that cannot be blocked out no matter how one alters their home in an effort to preserve their right to the quiet enjoyment of their home and property should cease. It will cost us $200,000 to retrofit our home where we did not need to prior to this noise.

Where are the mitigation measures for the sports court and playground in the plans?

What about construction? We request Alverno design and submit a Construction Noise Mitigation Plan. It is unreasonable to stretch these phases out and the neighbors deal with the noise year after year. There are materials that can be leased to surround the project to help with the noise.

Construction phases need to be combined, specific and fined for going longer than expected like other businesses do.

Traffic -
The additional use has added significant traffic especially at peak hours in contrast to what the 2011 studies purported would happen with 400 or even 330 students. This uptick in traffic has already created more noise, pollution, and unsafe conditions on our streets.
We counted over 768 cars using our security footage when AHA abandoned their TUP for drive through procedures for 6 weeks while crews filmed. The whole school was dropped off on the parking lot. The noise was deafening. A vast majority of cars turned rt onto Michillinda and then rt on Grandview with some pulling uturns in front of our home to get back to Michillinda and go south.
This count did not include dozens of trips by the film trucks for setup, filming and break down.

Outdoor school sports bring competing teams on large busses or many cars.
Supporters arrive in cars parking on the surrounding streets and sometimes unsafely at Grandview and Michillinda. **(Exhibit images**

Cars exiting Michillinda onto Grandview must contend with drivers who park too far out or close to the intersection causing the vehicle coming off of Michillinda to swing too wide into oncoming traffic, cyclists and crossing pedestrians.

Alverno use to utilize offsite facilities for sporting events they are now holding on the Michillinda blacktop so supporters park up and down Grandview and Michillinda.

Delivery trucks, maintenance and other support vehicle numbers have added to the numbers of trips and noise on our streets.

There are more trash trucks carrying additional bins from Alverno. Why is this being dumped and driven on Grandview at all? AHA should have their bins elsewhere.

On top of the school traffic there are even more vehicles from cars to semi's for filming. (Exhibit

Wedding and event rentals bring hundreds of guests in cars and support vehicles all in order to subsidize the school's finances which we cannot blot out their traffic, noise and trash.

Film productions have become massive bringing an additional onslaught of traffic. The influx of semi's and cranes bring massive trucks and noise that don't belong in our neighborhood.

It ALL needs to be "cumulatively considered" as traffic contributors which the studies ignored

Accountability - the lack of.
AHA is only about empowering themselves even if it means stealing from the poor and healthcare workers that really needed them.
Sierra Madre WAS NOT a hard hit community and did not qualify for the vaccine at this time. The distribution of a code not meant for Alverno was provided by senior staff. Principal Fanara should have shut it down but didn't. This shows the extent of how criminal this school will go to get what they want. **(Exhibit PDF**
https://www.latimes.com/california/story/2021-02-27/la-private-schools-early-covid-vaccines

Alverno stopped the mandatory meetings with it's neighbors in 2019 after announcing they were starting the K-8.
Alverno has refused requests to meet with the neighbors even though they have held an in-person graduation **(Email exhibit)**, meetings with the city, architects, planners, builders, landscapers, parents, prospective families, before and during the pandemic. **(Exhibit images graduation**

Alverno has consistently demonstrated a lack of responsibility and caring for it's neighbors when it comes to the stipulations set forth in the 2011 CUP and yearly TUP.

Failure to abide by the current CUP and TUP
Where is the log Andrea Bertollini states is kept when a neighbor calls?
Noted in Bollywood wedding Andrea Bertollini has a history of not picking up her phone. Or the mail box is fulll.
The violations are numerous regarding the 2011 CUP and yearly TUP. They have been documented in correspondence such as emails and phone calls from neighbors on all sides.
They cc the city so then we do. The city has not shown evidence of follow up
We feel Alverno should make them part of the record but won't because it shows their lack of responding to the issues.
AHA fails to properly monitor or even be on site for filming and weddings.
We have had film crew fly a drone over our home and film us
AHA states they are logging all complaints so where are they? How do provide our logs?
Alverno tells us, call the police, they will not respond. **(Record requests for complaints not forthcoming See police dispatch image of social media stating she refused to send police to AHA**

Transparency
There is none.
Since 2019 Alverno has refused to acknowledge neighbors request to hold the mandatory quarterly meetings to check in about how things are going between the two entities.
AHA withheld key information about their plans with neighbors even though we attended in good faith thinking it was to keep lines of communication open.

Failure to issue in a timely manner complete calendars requires. Residents repeatedly ask Andrea Bertollini to send them. Often rather large or impactful events that take planning well ahead of the date are left off the calendar, times are excluded.

Cost How can AHA afford this?
Neighborhood meetings admin talks about being broke, can't fix this or that.
Ex. Irrigation along Grandview was broke for years. We watered the Oak tree and planted drought tolerant vegetation to replace the plants that died. Go look and you'll see.

When we had meetings AHA bemoaned that they needed the revenue from films and Villa rentals and to bear with them. They know these commercial businesses are an issue yet they do little to control the problems that plague the neighbors. The usage becomes greater

The neighbors bear the brunt of the traffic, noise, trash and intrusions while AHA admin do not live next door or deal with it in their homes.

Size
The magnitude of this expansion is too much for this area zoned residential of mostly 1 story 80 to 100 year old homes.
AHA is zoned institutional yet it runs commercial rentals on the property.
Trash
It has increased. It is left on the parkways and where students are waiting by homes to be picked up instead of their parents using the drive through.
Alverno's gardeners blow it around but won't pick it. (Exhibit

Usage
is constant and of this magnitude negatively affects our quality of life and the neighborhood values.
There are many events - school and non-school that are never documented on the calendar. Vehicles have even been documented going on property after 1AM and leaving before 4AM on several occasions. Andrea Bertollini said she was not aware of anyone being there at those times. (Exhibit images plus party bus
Declining property values in the eyes of future buyers and insurers.
This expansion has resulted already in our losing long and valued neighbors all along Grandview who felt they had no chance but to leave. New residents are shocked at the usage and signed the petition.

We disagree with what we call the grey area usage by alumnae of the property for events, weddings. This is even more usage that contributes to noise and traffic. All day dance recitals for a local business, AHA tries to say they are school activities and we should accept the noise. We disagree, it's usage by outside entities and the council needs to address this in the amendment.

Safety declines
This expansion poses a threat to the health and safety of the families who live in the surrounding neighborhood when our cities resources are already stretched thin. Cars clog the streets, parents make illegal turns, they block residents from entering or leaving their driveways, are seen speeding upon leaving Alverno endangering residents walking.
Film trucks have been documented speeding, ignoring street signs, double parking, blocking neighbors driveways and even blocking intersections.
Wedding/event rental guests along with guests at Alverno school functions who have been drinking make poor choices leaving Alverno.
This expansion poses a number of unacceptable traffic risks to the neighboring residents trying to drive to and from their homes, walking their children to their schools or walking their pets.

We have great difficulty getting out of our driveway during the drive throughs. **(Exhibit see examples in images and film truck movie of blocking streets**

Out of character for the surrounding R-1 neighborhood
An expansion of this size is unreasonable and does not add value to our lives, families, property, neighborhood or our city. Alverno has not defined how we are getting value from this monstrous size buildings and overuse of the property for the school, community use, renting the Villa, and the numerous film rentals for up to 6 months and all hours.
Alverno is a school -institution
Alverno rents the Villa - commercial business
Alverno rents the property - commercial business
Alverno's property is for their benefit and use, not the neighbors. Failing to see the benefit other than it's the boiler plate developer language to say aren't we nice, look what we are giving the community. Isn't my lawn "open space" too? I don't let the public use it at will and neither does Alverno unless one rents it.

Another non-profit private K-8 school is not necessary.
There is no deficiency of wonderful K-8 schools in our city as our neighboring communities. Sierra Madre is home to more non-profit schools than the city has children of school age to fill them.
Every Sierra Madre private school must go outside the city to fill their enrollment by as much as 50-75%. Statistically it has been shown families shop close to home or where they work, not their kid's school locale.
In addition to the many equally fine and available private schools we have a top rated public elementary and middle school which have ratings of 9 and 8 respectively. They are free.
Alverno is not the only school or non-profit to say they offer value to Sierra Madre. It is a builder's buzz phrase to make their project appear more important than it is.
The Alverno families have no proof of history of sustaining businesses in Sierra Madre that are located downtown.
Every school and church in this city can say they offer benefit to the city but with showing how.
Alverno's not supposed to be providing field or sports use to outside entities for free or fee.
This application gives us no tangible benefits other than the city has a questionable relationship allowing their use. Use in which our repeated requests for the agreement has not been produced by the city.

Loss of trees and vegetation
Our neighborhood has been robbed of valuable green infrastructure, a carbon collecting canopy exposing the neighbors to more pollution and noise from the traffic, it intensifies the urban "heat-island" effect, and looking more like an institution than an aesthetically interesting neighborhood.

Scale
An extensive project of this magnitude is out of character for our neighborhood of mostly charming 1 story homes built before the school existed.
It shares no information as to the specific buffers and noise mitigation only that more will be introduced but more hardscape and solid (stucco or concrete) buildings.

Hardscape -
The Michillinda parking lot and the drive through to Highland needs revising as it not appropriately designed to minimize light intrusion.
As we have already experienced noise greatly travels upwards. Numerous studies online attest to that. More hard scape means more noise well above ambient will be sent out into the neighborhood. This impact is even greater with the rise in students and how the school uses the property. (Exhibit sound

* https://archive.epa.gov/epa/aboutepa/epa-identifies-noise-levels-affecting-health-and-welfare.html

7:00 PM @ 232 W Sierra Madre Blvd | Sierra Madre | CA | 91024
September 01, 2022

Re: Item#2 CUP AMENDMENT Speak out loud read in part what I could in 3"

We disagree with any use of any CDSA noise study for the alverno Master Plan in it's current form. We request the city stop using the CDSA noise studies per the peer review documents provided to you by MD acoustics.

It would be wrong to apply any noise conditions in it's currently suggested form would be be derived from data skewed to benefit Alverno. The studies do not address the neighbors concerns and complaints nor capture what we experience. It is based on faulty data and it would be fraudulent to continue to do so without correction.

We notice Alverno will only reference soft field sports when talking about noise from sports ignoring the daily use of hundreds of students on the hardscape Michillinda parking lot. The noise measurements on grandview were not even on the property plane like elsewhere and almost 4 days away from the parking lot.

We are asking the city to stop this usage of the parking lot. We can't wait another 11 years for the multipurpose building to be built, or however long it takes to build out this expansion and even then AHA STILL wants to use the parking lot regardless of what we present to them proving the impact.

Alverno has been improperly applying city code to it's application, especially in the area of noise ordinances and the city's Master Plan

There is no current acceptable study in Alverno's application that addresses the levels of noise from well over an acre of hardscape surface to be lower than what was expected of sport court use that would be incurring in the Multipurpose Building in 2011's Master Plan. ***Noise levels were negatively impactful to such a degree that the City required it's doors to be shut during it's use.*** The City of Sierra Madre approved the Building but only with "specific noise mitigation measures to reduce the impact on both the Sierra Madre *and* Pasadena neighbors."

After two years we are STILL asking the city to address the currently un-permitted, and profoundly noisy outdoor use of the Northwest hardscaped acreage . According to Alverno's own studies and presentations by their consultants at the city meetings from 2009 - 2011. The noise coming from INSIDE the Multipurpose Building needed noise mitigation measures in order to move forward, so please do not ignore the

residents Sierra Madre and Pasadena's request to stop using the Michillinda parking lot for sports and address the playground. Alverno will not address the lack of noise mitigation but frankly, they already know this is a problem and are choosing to ignore neighbor concerns.

In a 2010 report summary in regards to the Michillinda Parking lot:

> *In 2010 - Master planners representing Alverno reviewed alternative locations for the (sport) field and found that the impacts were greater in these alternative locations.*

The planners reviewed plans turning the field to an east-west orientation, which resulted in the destruction of the Villa's mirror pool and cypress trees. The planners reviewed the location of the field in the north-west portion of the campus; however, this would result in the relocation of the existing parking area off of Michillinda Avenue, resulting in increased traffic impacts on surrounding local residential streets.

> *They concluded from these studies that the public interest, convenience and necessity are better served with the expansion of the Soccer/Softball Field in the proposed location. The MultiPurpose Facility would be located on the site of the present tennis courts, an area previously disturbed for development. Other site alternatives were considered inferior, would result in additional tree loss, increase traffic on local residential streets and other create other impacts. (In other words TOO NOISY)*

Sierra Madre's Master Plan definition of Noise: Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

We attended the early 2011 CUP city meetings. We heard that the not only the traffic but noise would be too impactful on the residents. The AHA consultants stated there was NO WAY TO MITIGATE the sports field (or then still requested Tennis Courts) being there because of the hardscape surface. We have been going by this as the reason the parking lot was to be just that.

Using the word NUISANCE doesn't begin to adequately describe the profound effects using the parking lot hardscape has had on our home, our health and family and the neighbors who signed the petition

Our quality of life has been so negatively intruded upon since Alverno's use of the parking lot as their K-8 school, all school sports court, and hard surface play area during and after school and in the summer..

Planning Commission Members City of Sierra Madre

Mr. Bob Spears
Mr. Tom Denison
Mr. John C. Hutt
Mr. William Pevsner
Ms. Peggy Dallas
Ms. Rachelle Arizmendi Council Alternate/ Council Member

Mr. Robert Parkhurst Council Liaison/Council Member
Staff Liaison: Vincent Gonzalez, Planning and Community Preservation Director
Aleks Giragosian: City Attorney

Comments sent to planningcommission@cityofsierramadre.com

7:00 PM @ 232 W Sierra Madre Blvd | Sierra Madre | CA | 91024 July 21, 2022

Item#2:CONDITIONAL USE PERMIT AMENDMENT 21-19, AND ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION TO UPDATE THE ALVERNO HEIGHTS ACADEMY MASTER PLAN

Good Afternoon Vincent,

Thank you for providing the file box during our public records request. At the time of the request none of the items we discussed yesterday were online. We think we have the final figured out and are trying to delete all of the other copies so we can work from the correct document. How do you keep it straight?

Might we suggest adding Rev (#) to the names of documents that are changed out or updated in the future. Us laypersons need a way to discern if we are working from the correct and latest documents. Going through 800 pages is daunting for the neighbors who are even less familiar than you.
BTW, we do not completely agree with your summary but nice writing.

1. *What was the name of the document you said you were just uploading during our visit?*

2. *Kristin asked you about the upper school sport court. Does the city have any documentation that specifically states where the Upper Sport Court will be? -Or - if Alverno plans to have one at all?*

To refresh, there is a new image in the Alverno documentation that labels the sport court bordering Highland as the "lower school sport court". Never have we seen a label delineating there will be a Lower School Sport Court before.

We have attended every city meeting, and all of Alverno's expansion meetings. We have asked about the sport court and we get crickets.

Nowhere in the plans, handouts (at the meetings) or public notices mention the build of a sport court, let alone there could be two, and the playground.

The more we mulled over your answer that you felt the field was the upper school sport court the more we felt it couldn't be. True, there is a field but it has never been described as a sport court which could be described as a modular hard surface with special features to assure different sports can be played on it safely.

We continue to have great concerns that Alverno has been rather silent in documentation and at any meeting that there would be an Upper and Lower Sport court. We thought we dodged that bullet in seeing the application plans last year when we saw a singular sport court and playground along Highland.

Now we feel duped after Alverno's presentations. The latest documentation and application shows a labeled "lower school sport court" which has moved closer to Michillinda and Highland.

The Michillinda parking lot that has been used without permit or study for the last two years. That is unless we refer to the meetings we attended in 2005, 2009 to the completion of the 2011 CUP. Over and over, we understood the various studies and configurations ruled using the Michillinda parking lot was needed for parking and any other use would be too impactful. Alverno and their reps told us that is why the sports complex was most appropriately being constructed at the Southeastern portion of the campus.

The extensive usage for the last two years has been raised by us in numerous communications to Alverno administration and BOT without response unless you count "we'll get back to you." This lack of transparency and secrecy about the use of Michillinda parking lot by Alverno is par for course. We have written and called Alverno administration (cc'ing the BOT) because the usage has been detrimental to our peace of mind and caused us to greatly change the way we live and use our home and care for our families. We had hoped it was temporary.

Alverno has historically acknowledged their noise was too impactful during the 2005-2011negotiations, and as well as through correspondence from then facilities manager, Cindy McCloughlin. We were asked to allow the Multipurpose Building to go through as the solution.

The neighbors were led to believe in the 2011 CUP negotiations that the court sports would go back to offsite rental facilities until the build of the Multipurpose building. At a 2022 Alverno parent meeting several parents were very upset over their children playing in the parking lot (citing safety issues with vehicular traffic, turned ankles due to the slope, etc). Other parents were very upset stating they came to Alverno on the promise of the MultiPurpose Building that has never been built. They had reasonably expected

that is where their children would be playing/practicing/participating in volleyball and basketball, sports, recesses and assemblies. Not in the parking lot.

Kristin has contacted Amber regarding the missing TUPs for the Villa and she says there is an email response. Again, thank you and your staff for pulling documents for us to review that have since been put online.

Yours,
The Stephens

December 2, 2021

Dear Alverno,

Since speaking at the planning commission meeting on 11/18/21 my wife and I have noticed the noise level from Alverno has reached new levels.

- After Thanksgiving a line of canopies and tables had been placed directly across from and in view of our home. At the Planning meeting, Alverno reps touted your many open spaces on the property so why did has AHA done this? The noise has increased exponentially with ***more and even louder*** activities since the 11/18 PC meeting.

- Why have the tables been moved to their present location? Where were they before? Alverno has a cafeteria, why can't Alverno students use that for eating? Why can't students eat under the Morton fig? On the terrace of the Villa? This added use of the grounds in front of our home without any noise mitigation is incredibly disruptive to our family and home.

- Your students are playing in the parking lot for what sounds like recess and PE. Why can't they be using the sports field where cars won't be driving by within feet of the children? Or somewhere the noise is not bouncing off of a hard surface such as the Michillinda parking lot? If we hear the teachers yelling instructions and telling the students to yell out their responses, that's too loud and needs to move. We hear too much even when we retreat to the very back of our property.

- And then there are the sporting events that occur from 3PM up to 2 or 3 hours of yelling, coaching, shouting, clapping, cheering, whistles and so on. In 2011, Alverno's own noise study and consultant stood before the planning commission stating the use of the Michillinda parking lot was too impactful and would be intrusive for the neighbors as a sports field or such activities. Alverno use to go to other facilities in the past, why can't you go back to that until your gym is built? We shouldn't have to suffer because Alverno has not built the multipurpose building for basketball, volleyball, and so on.

- We strongly disagree with Alverno's noise study for high school sports that show the levels of noise hitting our home and coming up our driveway and the neighbors as only being 40DB. If only that was true then we wouldn't be having to write this.

Alverno has consistently refused our many requests to meet with us, and our neighbors, to work on solutions. We feel it is necessary to show the city how little Alverno respects the neighbors even as you are asking for an amended CUP. We continue to ask for the elimination of the use of the Michillinda parking lot for sports, PE, classrooms, as a lunchroom, recess, etc.

Alverno's use of the Michillinda parking lot profoundly interferes with the use, possession, and quiet enjoyment of the surrounding homes. Our home is adjacent to the parking lot. We are seeking for the use of the Michillinda parking lot to cease as anything more than what it has been studied as appropriate - a parking lot. We would appreciate answers to our questions and concrete action to mitigate the profound noise directed towards our home for hours throughout Monday - Sunday.

Respectfully yours,
Mr. & Mrs. K Stephens
717 W Grandview Ave

From: K S[redacted]
Subject: Re: Request Alverno stop using the Michillinda parking lot for uses other than parking
Date: May 19, 2021 at 10:56 AM
To: Gabe Engeland gengeland@cityofsierramadre.com
Cc: rparkhurst@cityofsierramadre.com, Kelly Kriebs kkriebs@cityofsierramadre.com, egarcia@cityofsierramadre.com, rarizmendi@cityofsierramadre.com, ggoss@cityofsierramadre.com, arizmendi@cityofsierramadre.com

KS

Dear Mr. Engeland,

Your quick response was thoughtful but we are a little confused by it. You might have something we don't in terms of documentation.

We are requesting that no permanent changes to the CUP be granted to Alverno in July before the additional usage is fully studied under normal conditions. The neighbors should be given the same time to review and consider the results as other CUP requests in the city are provided.

While we were unable to be part of the 2011 neighborhood committee, we did participate in the process of Alverno's 2011 Master Plan approval. Naturally we were concerned about Alverno's request to enlarge the school, the change of designation and their desire to make Villa rentals legal. We were being intensely impacted at that time by the unchecked school use and over rented Villa, as we are now.

Questions:

How do we get the unsanctioned use of the Michillinda parking lot stopped? We want the CUP enforced. We are requesting Alverno use the areas of their campus for which they have been approved for, such as the sports fields or outdoor amphitheater.

> The 2011 CUP does not give approval for Alverno to use the upper Michillinda parking lot for a sports court, practices, games, recess, camps, etc. due to the findings of the impact studies. The Southeast area of the campus was deemed the appropriate place for sports use and the outdoor amphitheater /classroom. The parking lot is approved for parking.

What is Alverno asking to change or add to their request to make permanent the 2011 CUP? How do we get a copy of all submissions and supporting documentation?

> We can accept PDFs.

Why hasn't the new buildings and their placement on the Southwest portion of the campus triggered an impact study of noise, traffic, etc.?

> The 2011 CUP states:
> *The new **outdoor amphitheater/classroom** space will provide a comfortable new assembly area for students and faculty.*
>
> Yes, the only usage studied and referenced "classroom" was in regards to the usage of the amphitheater not additional buildings to house permanent classrooms. The multi-use building approved placement is below the Michillinda upper parking lot and west of the Villa bordering Michillinda Avenue.

When will the residents be notified of Alverno's request to make permanent with amendments to the 2011 CUP?

Who should be doing the robust reach letting the surrounding area that will be impacted know?

What about the noise, traffic, or environmental studies the surrounding neighbors have been waiting for and requested regarding the K-8 specifically? A K-8 usage of the property is very different than the studied and approved all girls high school expansion.

> We have been impacted daily by the added K-8 school during the day, after school use and during weekend events throughout the pandemic. Playgrounds have been installed which are not studied nor were they included in the CUP yet we are impacted by the noise. The school holds evening events. We hear them and should not be. Last night we heard the strains of Star Wars and more yet the CUP states there is to be no amplification of sound on the sports field or amphitheater.
>
> The city has told neighbors the studies would commence when the city returned to normal activity. We are in the yellow tier. The school will not be fully in session and will be on a summer schedule very soon. The timing of this request for permanent approval is concerning when it comes to conducting impact studies.

Is there someone else besides Alverno that we should make our request that our home be part of the studies?

> We have requested several times that our property be part of any noise and traffic studies. We continue to do so because of the proximity of the campus to our home. We specifically made requests at the neighborhood meeting on 9/19/2019 after learning of the K-8 plans. We again asked Andrea Bertollini in January 2020. Our property was avoided in the 2011 study even after we responded yes to allow our property to be part of the study. To do so again would be discriminatory.

Who else in the city should be included in our correspondence that will be part of the decision making process for the 2011 CUP permanence and amendment to build classrooms? William Pesvner? Which city entities will be part of the approval process?

We look forward to hearing from you and the city council's response. We would like to request that the above questions and concerns be part of the documentation to be addressed regarding the additional use, amendment request and 2011 CUP violations at 200 N. Michillinda Ave.

Respectfully yours,
Mr. & Mrs. K Stephens

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On May 13, 2021, at 9:07 PM, Gabe Engeland <gengeland@cityofsierramadre.com> wrote:

I'll try to answer your questions by providing a brief history of the 2011 Master Plan approval.

When the Master Plan was approved by the Planning Commission, Alverno received additional vested rights, as part of the approval process, to increase their total student capacity as well as construct additional buildings on site. The 2011 approval was for what existed at the time, but also include information for the

buildings on site. The 2011 approval was for what existed at the time, but also include information for the planned expansion.

In 2020, when Alverno created a TK-6 school, the total number of students did not exceed what was approved in 2011. In addition. the 2011 approval allowed for additional buildings to be constructed, including a multi-purpose building with classrooms and an amphitheater. The temporary classrooms were smaller in square footage and total student capacity than what was approved in the Master Plan, which is why Alverno was allowed to proceed.

However, because Alverno seeks to make the temporary classrooms permanent, which is a deviation from the Master Plan, they must receive approval from the Planning Commission. If approval is not granted, Alverno will be required to remove the classrooms, but all of the conditions of the 2011 Master Plan will remain in place, including the vested right to construct the buildings and increase student capacity as described above.

The public hearing has not been schedule yet, but Alverno must apply for the approval no later than July 30 of this year, so the hearing will take place soon. You can participate either by attending the meeting when it is scheduled or by sending an email to publiccomment@cityofsierramadre.com

Here is the link to the Planning Commission meeting schedule, as well as agendas and mintutes: https://www.cityofsierramadre.com/cms/one.aspx?pageId=241152

Please let Vincent or I know if you need additional information.

Thanks,

Gabe

Gabriel L. Engeland
City Manager
City of Sierra Madre
626.355.7135
GEngeland@CityofSierraMadre.com
CityofSierraMadre.com

From: K S [redacted]
Sent: Thursday, May 13, 2021 6:39 PM
To: Gabe Engeland
Cc: Vincent Gonzalez
Subject: Re: Request Alverno stop using the Michillinda parking lot for uses other than parking

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Hello Gabe,

We have received the TUP for Alverno's rental of the Villa. Thank you Vincent for the prompt delivery. We do not see a security detail on record or instructions that came with the original TUP. Will that be forthcoming? We understand from neighbors they were not able to get through to security using the telephone number Alverno provided recently.

We are not lawyers so hearing that there is a date for Alverno's changes and request for permanent approval of the 2011 CUP was a surprise. We thought we would have had some notice when Alverno made this known to the city. Alverno is in violation for holding meetings with the neighbors.

When and where will the the hearing? Will there be two like last time?

What are the procedures for laypersons who wish to be heard on the this matter?

Thank you in advance for your guidance.

Respectfully yours,
Mr. & Mrs. K Stephens

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On May 13, 2021, at 5:17 PM, Gabe Engeland <gengeland@cityofsierramadre.com> wrote:

Thank you for the email Mr. and Mrs. Stephens.

Alverno will be seeking a change and permanent approval to their Master Plan at the Planning Commission no later than July 30th of this year.

The Planning Commission can consider the points you raise in this email at the Public Hearing if you raise them at the meeting or through public comment.

Vincent,

Please provide the requested document to Mr. and Mrs. K. Stephens.

I have copied Council on this response but moved them to BCC so they do not inadvertently reply all. Doing so may be a violation of the Brown Act.

Thanks,

Gabe

Gabriel L. Engeland
City Manager
City of Sierra Madre
626.355.7135
GEngeland@CityofSierraMadre.com
www.CityofSierraMadre.com

Stay Connected -

<image001.jpg> <image003.png> <image002.jpg>

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From: K S [mailto:k[redacted]
Sent: Thursday, May 13, 2021 4:22 PM
To: Gabe Engeland <gengeland@cityofsierramadre.com>
Cc: Robert Parkhurst <rparkhurst@cityofsierramadre.com>; Kelly Kriebs <kkriebs@cityofsierramadre.com>; Edward Garcia <egarcia@cityofsierramadre.com>; Rachelle Arizmendi <rarizmendi@cityofsierramadre.com>; Gene Goss <ggoss@cityofsierramadre.com>
Subject: Request Alverno stop using the Michillinda parking lot for uses other than parking

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Dear City Council Members, Mayor Pro Tem, and Honorable Mayor,

We are asking for your assistance. Can you help us with what we see as Alverno's usage oversteps their 2011 CUP? Their actions heavily impacts our home and lives. We want to stop the constant impact which goes beyond the sporting events in the upper parking lot, but we will start here.

In addition, we are requesting to pick up a copy of the latest TUP for the Villa. We can accept an electronic version in PDF.

We feel it prudent to ask if any of you have children or family at Alverno (past, present or will in the future), are alumni, or affiliated in a way that would make your association a conflict of interest - please let us know. That would include association with the Villa as well.

Respectfully yours,
Mr. & Mrs. K Stephens and family

—Forward—

Dear Miss Bertollini, Principal's Fanara and Harabedian,

The 2011 CUP granted Alverno states:

> ***"That the proposed use* (200 N. Michillinda Ave) *will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;** "-snip*

We feel Alverno has been disregarding the provisions of the 2011 CUP and impact studies by choosing to use the Michillinda Ave upper parking lot, in ways other than approved. The noise and traffic has profoundly interfered with the ability to enjoy our home/property and use it as was intended. Alverno's use of the parking lot as a gym, sports court, school classrooms, fundraisers, camps, etc. is not compatible with the surrounding neighborhood. The misuse of the parking lot is adversely affecting our well being. We implore you to stop using the upper parking lot in all manners other than what the 2011 CUP and studies said it should be used for - parking.

First Alverno impacted us for months with traffic and noise by abandoning the 2014 Highland Exit approved plan. Alverno moved all the school activities onto the upper parking lot to accommodate filming. The latest misuse has us being subjected to the intensity and volume of noise coming from the shrill sound of referee whistles, coaches yelling, teams cheering and screaming from parents who stand facing our home. It is too loud and disruptive. Perhaps you could contract with another school who has what you need until you build your facility.

These events are atypical for a neighborhood, uncontrollable, and belong in the multi-purpose facility you have had a decade to build. There is absolutely NO MITIGATION for the dispersion of sound bouncing off the expanse of the hard surfaced asphalt parking lot. Noise travels upward — where we live and work. The upper parking lot is in front of, and extends beyond our beautiful home. We have implored Alverno, even before the added K-8, to quit using the parking lot for noisy, amplified events especially those directed towards our home.

Now West Grandview Avenue has becomes your new parking lot in spite of Alverno telling the city planners that the campus has plenty of parking. Parking for your school and events is supposed to be onsite.It shouldn't be impacting the surrounding R-1 neighborhood streets. Your parents and visitors clog West Grandview Avenue. It's hazardous and contributes to more noise and other impacts. *See attached*

Please stop conducting all events, including sports and the camps you are advertising for this summer, on the Michillinda upper parking lot. It is too close to our home. The 2011 impact studies already cited changing the Michillinda upper parking lot land use would be too impactful, inferior and not an appropriate place for the sports field or the multipurpose facility.

Per the 2011 CUP:

*The planners **reviewed the location of the field in the north-west portion of the campus;** however, this would result in the relocation of the existing parking area off of Michillinda Avenue, resulting in increased traffic impacts on surrounding local residential streets. **They concluded from these studies that the public interest, convenience and necessity are better served with the expansion of the Soccer/Softball Field in the proposed location.** The Multi-Purpose Facility would be located on the site of the present tennis courts, an area previously disturbed for development. **Other site alternatives were considered inferior, would result in additional tree loss, increase traffic on local residential streets and other create other impacts.***

In addition, we feel the city should keep in mind the purposeful misrepresentation of Alverno and disingenuous engagement with neighbors when we seek to mitigate impacts. Andrea, we questioned the work we could see being done on the asphalt of the upper parking lot on 4/28/21. It did not look like asphalt repair so we asked what they were doing. Your response was, *"Alverno is having concrete repair work done today".* We become suspicious when you avoid answering direct questions. We responded with a request that the asphalt parking lot not be prepared for uses other than what was approved in the Master Plan and granted 2011 CUP. As the facilities manager, we feel you chose to lie by omission instead of being honest about the construction and intended use of the Michillinda asphalt parking lot. It is appalling for Alverno to once again be purposefully deceitful with the surrounding neighbors.

Alverno wanted a sports field and got it. Please use it. Even your cross country team is using Grandview Ave instead of your new track - why? Alverno will inundate the neighborhood with more noise when you construct the multi-purpose facility. Afterwards, it will be a boon for your campus. It will serve to avoid some of these issues when your facilities are used in the manner in which the 2011 CUP was granted. Peace be with you.

Respectfully yours,
Mr. & Mrs. K Stephens and family

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CC:

Miss Bertollini, Principal's Harabedian and Fanara

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Respectfully yours,
Mr. & Mrs. K Stephens

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These emails have been reformatted for legibility. Correspondence 6/29/21 through 7/9/21
Ms. Bertollini's signature wastes half a page so it has been reduced to simple text for the sake of printing **—Originals can be produced upon ask.**

On Jul 9, 2021, at 1:08 PM, K S [redacted] wrote:

To: Andrea Bertollini<abertollini@alvernoheights.org>, Principal Fanara <jfanara@alvernoheights.org>
CC: Gabe Engeland <gengeland@cityofsierramadre.com>, Vincent Gonzalez <vgonzalez@cityofsierramadre.com>,
City Council of Sierra Madre:
Robert Parkhurst <rparkhurst@cityofsierramadre.com>, Kelly Kriebs <kkriebs@cityofsierramadre.com>, Edward Garcia <egarcia@cityofsierramadre.com>, Rachelle Arizmendi <rarizmendi@cityofsierramadre.com>, Gene Goss <ggoss@cityofsierramadre.com>

Good Morning,

We feel we have been patient. This responses to our questions and concerns feels like we are being strung along. For months, our questions if responded to at all, are met with "we will get back to you". We feel you, or someone at Alverno should be able to provide us with the answers.

We feel Alverno staff, or yourself, should be able to provide the documents that outlines Alverno's plans for which you seek approval from the city of Sierra Madre. Plans that will directly impact our home and rights to live in peace and enjoy our property.

Since you refuse to answer our questions or let the neighbors know what Alverno's plans for using 200 N. Michillinda are being sought, why should the city approve additional requests to the 2011 CUP?

We feel Alverno is acting in bad faith and is running the clock out while you seek approval for a permanent CUP.

In addition to responding to our questions and sending us the documents we seek, we ask that you work with the neighbors as you seek to make changes to the Alverno campus.

Respectfully yours,
Mr. & Mrs. K Stephens
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On Jul 6, 2021, at 11:11 AM, Ms. Bertollini <abertollini@alvernoheights.org> wrote:
Good Morning,

The Lower School starts school on September 7th. I have a meeting with Julia tomorrow morning and I will read through the rest of your email and respond. Thank you and have a good day.

Sincerely,
Andrea Bertollini '91
Assistant for Development and Institutional Advancement
Alverno Heights Academy
200 North Michillinda Avenue
Sierra Madre, CA 91024
626-355-3463 Ext. 239
www.alvernoheightsacademy.org
BE WHO YOU IMAGINE

The mission of Alverno Heights Academy is to EMPOWER each young woman to be exactly the person she wants to be.

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On Sun, Jul 4, 2021 at 11:51 PM K S <ks4accts365@icloud.com> wrote:

HI Andrea,

Brazilian music sounds lovely. Our response is below.

When will the Lower Alverno K-8 school be resuming?

On Jul 1, 2021, at 4:00 PM, Ms. Bertollini <abertollini@alvernoheights.org> wrote: (IN GREEN)

Hello Mr. and Mrs. Stephens,

Thank you for your questions. I have forwarded your email to Ken Farfsing (President of the Alverno's Board of Trustees) and Julia Fanara.

That would be great. We are still waiting for someone to respond to the last email we sent to Alverno too. We understand your passing us on if someone will answer our questions and provide us with the information we seek.

I can answers two things that you addressed.

The noise study has been completed and is in the process of being submitted.

The company put their equipment on the schools property. The recordings took place During May and we had MANY activities and afterschool events taking place.

We don't understand why not this time. Unfortunately we are very aware of many events and activities as well as after school and evening activities so it was rather noticeable when it is quieter during a particular time of May.

In regards of the TUP there is not amplified music allowed outside of the villa during an event. Weddings, baby showers, memorial services, etc.

Understood, so why are we hearing amplified events? From our location, we should not be hearing music from the Villa or the sports field/amphitheater.

You definitely have my cell phone, but I know that it appears as a restricted number. I do not answer restricted numbers because I get MANY solicitation calls. However Mrs. Stephens if you text me first and say that you will calling I will certainly pick up the call. The school office hours are from 8:00 AM-3:30 PM Monday-Friday. The school office is closed for the summer from July 16th - August 9th.

Besides Villa events, what else will be taking place? In the past when the school office is closed there have still been other noise producing activities like construction and filming taking place on campus.

I will speak to our security company and see if they are receiving your messages. It would help me if you gave me the dates you tried calling and did not get a response.

Yes, that is the nature of having a business and providing a telephone number to reach you. We have two businesses so we understand. It's a best practice of any business to answer their telephone, regardless of whether a number is blocked or not. We have a

land line and no, we won't text you first. That is asking too much. The onus is on Alverno to provide a telephone number that someone will pick up otherwise why say you are available to address concerns?

Do you always ask others for dates and documents like you do us? Yes, we have dates. We have provided you with photos and documents every time we have a concern but enough is enough. ***We wouldn't be asking if we could get through to someone during the overzealous use of the sound system or use of the Michillinda parking lot so that we can't live peacefully*** *and use our home as it was designed.*

Please, provide a telephone number of a live person. ***We won't need to call if the sound system wasn't so loud.*** *Thank you, yes, talk to your security. Alverno documents say they should return calls in 15".*

I am on campus during the summer so feel free to reach out at any time.

We are reaching out to you now, could we get a telephone number and documents? We appreciate hearing back from you or anyone at Alverno who is willing to work with us.

Have a Happy and Safe Fourth of July!

You too! Stay hydrated at the parade!

Respectfully yours,
Mr. & Mrs. K Stephens

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are from 8:00 AM-3:30 PM Monday-Friday. The school office is closed for the summer from July 16th - August 9th.

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I am on campus during the summer so feel free to reach out at any time.

Have a Happy and Safe Fourth of July!

Sincerely,
Andrea Bertollini '91
Assistant for Development and Institutional Advancement
Alverno Heights Academy
200 North Michillinda Avenue
Sierra Madre, CA 91024
626-355-3463 Ext. 239
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On Thu, Jul 1, 2021 at 3:31 PM K S [redacted] wrote:

Good afternoon,

Thank you. We hope you are having a blessed day too, Andrea! We are trying to dash this off quickly before the city closes.

We love the school. Unfortunately, **we have found it impossible to tune out the higher than normal noise levels that are not typical for our residential neighborhood with the K-8 school. Alverno has taken to using the Michillinda parking lot for purposes other than the parking as designated it would be in the 2011 CUP. The noise and traffic coming from Alverno this year have greatly impacted the peace and enjoyment of our home like never before.**

Thank you for asking, yes, we do have concerns and questions. We would greatly appreciate if you, or the Alverno principals, would respond to the following and our previous email queries:

1. Would you please make available to us a pdf all of the changes and amendments to the 2011 CUP Alverno has provided to the city of Sierra Madre for approval?

We want to know what is being requested. **Is there anything being proposed to mitigate the excessive noise since a K-8 school uses the grounds much differently than a 4 year girl's high school.**

2. Was Alverno going to do a broad reach out to the surrounding neighborhood and residents regarding changes to the campus? When?

3. We were not contacted regarding using our property for the noise study in spite of repeatedly agreeing to be included in any studies due to our proximity to the school - why?

Our home is directly impacted by excessive noise coming from sporting events, recess, after school sports, classes, summer camps, or other festive events held in the Michillinda parking lot which fronts our home.

4. Would you send us a copy of the recently completed noise report?
We have noticed a more subdued usage of the campus, during the dates of the noise study and as your request for amendments and CUP permanence date approaches.

5. Will there be a noise study done during the full school year when all students will be in attendance?

6. Will there be a traffic study during the times when other schools, businesses, and residents will also be using the roads?

7. Alverno's request for the latest TUP says the music at Villa rentals will be "acoustic" but we hear amplified music. Why is this?

8. Could you provide us with a phone number that will be answered during events with excessive noise?
Neither you, nor Alverno's security, or the Alverno switchboard have answered our calls during events or returned our calls.

9. Will Alverno meet with the neighbors prior to the 7/15 planning commission as mandated by the TUP?
We see lot's of meetings taking place on the campus when we look out our windows onto Alverno. When granting the 2011 CUP and TUP, it was explained by council that the need for quarterly meetings were to prevent to some of the discourse that led to the lawsuit and hostilities in the first place.

Let's talk about some mutually agreeable meeting dates - perhaps the 10th or 12th of the month?

Please pass this on to the same emails you used for
Erika De La Cueva
Sierra Madre Police Department
and anyone who will determine the approval of the 2011 CUP for permanence with amendments.

We look forward to hearing from you, or principal's Fanara, or Harabedian. We can't wait to be celebrating with our family who have been serving overseas, and at home, this year in person! Stay cool in this heat Andrea!

Respectfully yours,
Mr. & Mrs. K Stephens

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On Jun 29, 2021, at 3:26 PM, Ms. Bertollini <abertollini@alvernoheights.org> wrote:

Dear Neighbors,

Here is the list of events taking place at the Villa during July and the first half of August.

Villa Events:
July 2021
July 24th - Wedding -1PM-10:00PM Villa

August 2021
August 7th - Wedding Villa - 2PM-10PM
August 8th - Memorial Service - 3PM-8:30PM - Villa

Alverno Upper School Resumes August 23rd.
If you have any questions please contact me directly.
Have a blessed day and a Happy Fourth of July!

City Officials CC'd on this email:
Vincent Gonzales
Lauren Heinz
Erika De La Cueva
Sierra Madre Police Department

Sincerely,
Andrea Bertollini '91
Assistant for Development and Institutional Advancement
Alverno Heights Academy
200 North Michillinda Avenue
Sierra Madre, CA 91024
626-355-3463 Ext. 239
www.alvernoheightsacademy.org
BE WHO YOU IMAGINE

The mission of Alverno Heights Academy is to EMPOWER each young woman to be exactly the person she wants to be.
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From: K S [redacted]
Subject: AHA application supporting documents
Date: September 1, 2021 at 4:15 PM
To: Vincent Gonzalez VGonzalez@cityofsierramadre.com
Cc: laguilar@cityofsierramadre.com

KS

Good afternoon,

Has the AHA application been completed?

We want to know if the sports court in front of our house is temporary?

Thank you.

Respectfully yours,
Mr. & Mrs. K Stephens

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Planning Commission Members City of Sierra Madre

Mr. Bob Spears
Mr. Tom Denison
Mr. John C. Hutt
Mr. William Pevsner
Ms. Peggy Dallas
Ms. Rachelle Arizmendi Council Alternate/ Council Member

Mr. Robert Parkhurst Council Liaison/Council Member
Staff Liaison: Vincent Gonzalez, Planning and Community Preservation Director
Aleks Giragosian: City Attorney

Comments sent to planningcommission@cityofsierramadre.com

7:00 PM @ 232 W Sierra Madre Blvd | Sierra Madre | CA | 91024 July 21, 2022

Item#2:CONDITIONAL USE PERMIT AMENDMENT 21-19, AND ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION TO UPDATE THE ALVERNO HEIGHTS ACADEMY MASTER PLAN

Good Afternoon Vincent,

Thank you for providing the file box during our public records request. At the time of the request none of the items we discussed yesterday were online. We think we have the final figured out and are trying to delete all of the other copies so we can work from the correct document. How do you keep it straight?

Might we suggest adding Rev (#) to the names of documents that are changed out or updated in the future. Us laypersons need a way to discern if we are working from the correct and latest documents. Going through 800 pages is daunting for the neighbors who are even less familiar than you.
BTW, we do not completely agree with your summary but nice writing.

> *1. What was the name of the document you said you were just uploading during our visit?*
>
> *2. Kristin asked you about the upper school sport court. Does the city have any documentation that specifically states where the Upper Sport Court will be? -Or - if Alverno plans to have one at all?*

To refresh, there is a new image in the Alverno documentation that labels the sport court bordering Highland as the "lower school sport court". Never have we seen a label delineating there will be a Lower School Sport Court before.

We have attended every city meeting, and all of Alverno's expansion meetings. We have asked about the sport court and we get crickets.

Nowhere in the plans, handouts (at the meetings) or public notices mention the build of a sport court, let alone there could be two, and the playground.

The more we mulled over your answer that you felt the field was the upper school sport court the more we felt it couldn't be. True, there is a field but it has never been described as a sport court which could be described as a modular hard surface with special features to assure different sports can be played on it safely.

We continue to have great concerns that Alverno has been rather silent in documentation and at any meeting that there would be an Upper and Lower Sport court. We thought we dodged that bullet in seeing the application plans last year when we saw a singular sport court and playground along Highland.

Now we feel duped after Alverno's presentations. The latest documentation and application shows a labeled "lower school sport court" which has moved closer to Michillinda and Highland.

The Michillinda parking lot that has been used without permit or study for the last two years. That is unless we refer to the meetings we attended in 2005, 2009 to the completion of the 2011 CUP. Over and over, we understood the various studies and configurations ruled using the Michillinda parking lot was needed for parking and any other use would be too impactful. Alverno and their reps told us that is why the sports complex was most appropriately being constructed at the Southeastern portion of the campus.

The extensive usage for the last two years has been raised by us in numerous communications to Alverno administration and BOT without response unless you count "we'll get back to you." This lack of transparency and secrecy about the use of Michillinda parking lot by Alverno is par for course. We have written and called Alverno administration (cc'ing the BOT) because the usage has been detrimental to our peace of mind and caused us to greatly change the way we live and use our home and care for our families. We had hoped it was temporary.

Alverno has historically acknowledged their noise was too impactful during the 2005-2011negotiations, and as well as through correspondence from then facilities manager, Cindy McCloughlin. We were asked to allow the Multipurpose Building to go through as the solution.

The neighbors were led to believe in the 2011 CUP negotiations that the court sports would go back to offsite rental facilities until the build of the Multipurpose building. At a 2022 Alverno parent meeting several parents were very upset over their children playing in the parking lot (citing safety issues with vehicular traffic, turned ankles due to the slope, etc). Other parents were very upset stating they came to Alverno on the promise of the MultiPurpose Building that has never been built. They had reasonably expected

that is where their children would be playing/practicing/participating in volleyball and basketball, sports, recesses and assemblies. Not in the parking lot.

Kristin has contacted Amber regarding the missing TUPs for the Villa and she says there is an email response. Again, thank you and your staff for pulling documents for us to review that have since been put online.

Yours,
The Stephens

On Mar 4, 2021, at 2:22 PM, K S <ks4accts365@icloud.com> wrote:

Dear Julia,

Since we are unable to get through your phone tree we are writing to ask your school to stop blasting amplified music.

Alverno has accepted filming on campus and made changes to accommodate the filming but we did not.

There is no way we can not hear a lot of noise since you have moved your school to the upper parking lot but this music is too much. We live in a residential neighborhood, PLEASE consider what we are subjected to during lockdown while your school operates in front of our home.

Please move to your field or turn down the music so we are not subjected to your school's music.

Respectfully yours,
Mr. & Mrs. K Stephens

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NO RESPONSE FROM AHA PRINCIPAL FANARA
CALLED POLICE TO COMPLAIN - NEVER CAME TO SPEAK WITH US.
DOUBT THEY WERE EVEN DISPATCHED.

What good is a CUP or TUP when our own city won't enforce it? AHA has a temporary TUP for drive through and it's been done away with AGAIN for the filming.

This did not answer my question? There are hundreds of pages to read through. I see no reference at this time to the parking lot being temporary. Why can't a city official help us out and answer the question?

VG

From: Vincent Gonzalez vgonzalez@cityofsierramadre.com
Subject: RE: AHA application supporting documents
Date: September 2, 2021 at 11:27 AM
To: K S ks4accts365@icloud.com

Here you go.

https://www.cityofsierramadre.com/cityhall/city_manager_s_office/transparency/alverno_heights_academy

--Vincent

From: K S [mailto[redacted]
Sent: Thursday, September 2, 2021 11:03 AM
To: Vincent Gonzalez <vgonzalez@cityofsierramadre.com>
Subject: Re: AHA application supporting documents

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Good morning,

We can't find a "portal". Please give us a link where we can see the documents and where this sports court is planned for.

Thank you.

Respectfully yours,
Mr. & Mrs. K Stephens

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On Sep 2, 2021, at 7:55 AM, Vincent Gonzalez <vgonzalez@cityofsierramadre.com> wrote:

Mr. and Mrs. Stephens:

I would encourage you to view the Master Plan and Mitigated Negative Declaration I placed on the City Manager's Transparency Portal on Tuesday. You will see the proposed location of the facilities for the Lower School in these documents.

Warm regards,
Vincent Gonzalez, Director | Planning & Community Preservation
City of Sierra Madre

City of Sierra Madre
232 W. Sierra Madre Blvd.
Sierra Madre, CA 91024
VGonzalez@cityofsierramadre.com
626-355.7135 (Office)
626.355.4239 (Direct)
Hours: Mon. -Thus. 7:30am - 5:30pm

From: Laura Aguilar
Sent: Wednesday, September 1, 2021 5:54 PM
To: Vincent Gonzalez <vgonzalez@cityofsierramadre.com>
Cc: Jen Peterson <jpeterson@cityofsierramadre.com>
Subject: FW: AHA application supporting documents

Vincent –

Since this is not a public records request, can you provide a response on this one?

Thanks.

Laura

From: K S [mailto:[redacted]]
Sent: Wednesday, September 1, 2021 4:16 PM
To: Vincent Gonzalez <vgonzalez@cityofsierramadre.com>
Cc: Laura Aguilar <laguilar@cityofsierramadre.com>
Subject: AHA application supporting documents

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Good afternoon,

Has the AHA application been completed?

We want to know if the sports court in front of our house is temporary?

Thank you.

Respectfully yours,
Mr. & Mrs. K Stephens

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Joseph Nosrat

Subject: FW: item #2 planning commission meeting December 1, 2022

From: [redacted]
Sent: Thursday, December 1, 2022 2:53 PM
To: PlanningCommission <PlanningCommission@cityofsierramadre.com>
Subject: item #2 planning commission meeting December 1, 2022

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

To the commissioners and Sierra Madre city staff,

I'm very uncomfortable with speaking in public about Alverno anymore. I am not sure if I can physically even make the Thursday Planning Commission meeting because of the vitriol I witnessed towards the neighbors on 10/6 by Alverno parents. It was like 2010 all over again. My neighbor and I were not thrilled to have to sue Alverno over their noise but we did. We saw no other way to get some relief.

I am writing to ask why has Sierra Madre tried to exclude the impact on Pasadena neighbors, unlike 2011? I'm not an expert on of all these noise studies but I want to make sure Sierra Madre understands that I count. **It has become abundantly clear that Alverno schools and their rentals are violating the Pasadena noise code. It's in Alverno's own studies.** I don't agree with everything their noise person has said and what he failed to record. He did FAIL to include Pasadena in his reports but the data is there. **Alverno's application and the city of Sierra Madre have not considered Pasadena's jurisdiction. There is no sound wall of any kind that will reduce the noise coming from this school to be less than significant. All jurisdictions that will be impacted by a new build, or expansion, must be included. I am requesting you do an environmental impact report on this playground and use of the parking lot for other than parking.**

My home and family count in this expansion. Alverno's addition of the K-8 negatively impacts my home. My health. My family's peaceful enjoyment of our home. My family went through this in the 90's, and again in the 2005 - 2011. The promises by Alverno administration and board of trustees have fallen flat. Calls to the Alverno monitor have been most unhelpful during events or school noise. The noise from the events is the worse it's ever been. The volume of the music is louder, the constant bass is now a pounding noise that vibrates through the house. The after-event noises from catering trucks and party buses with their reverse beeping can be heard up to 11:45 pm and sometimes after midnight. 75% of the vehicles that exit the Michillinda lot scrapes the concrete creating a loud horrible sound that I can hear throughout the house and startles my dogs, causing them to bark at the front door. This takes place up until midnight, sometimes later, whenever the gates are locked for the night. Every vehicle's lights shine into my front two rooms and we can see it no matter what we are doing inside our home.

I feel the use of the parking lot needs to move to the field by the Villa. Build a sound wall over there. The field does not have driveways and other openings like on Michillinda, so the sound wall will be effective over there. Also, this would stop the concurrent use on the property. I know there are times two events, or practices, have been going on at Alverno. Pasadena already has to deal with all of the K-8 traffic. The staff and high school students go by us on their way to Wilson. We also deal with the trucks and cars for events, plus filming.
The playground noise is so excessive that we can hear it in every room of the house, with windows closed, and in the backyard. It's too much noise coming over to my home. The teachers are yelling and blowing whistles. They

don't seem to discourage the children from screaming. Since there is no way to mitigate the noise, it has to be moved as well.

I only know what my experience is with in regards to the intrusion of noise upon myself and my family in our home. I feel I have been saying the same thing for 30 years meeting with Alverno and many times at the city meetings with no improvement. The noise level and traffic has gotten worse. It seems that Alverno is directing all the traffic to Michillinda without doing anything to mitigate it, or the noise and lights polluting us on the Pasadena side.

I'm so very frustrated that it is requiring a lot of my time to meet with and canvas with Sierra Madre neighbors only to find out that Pasadena has not even been part of the conversation at your meetings. Isn't that illegal for the city of Sierra Madre to exclude the Pasadena side?

I am not the only Pasadena resident that hears the bass from Alverno every time they have an event. How can this be allowed? Is the Planning Commission and Alverno really OK with it? At a recent meeting with Pasadena Councilman Gene Masuda, several Pasadena Upper Hastings residents had a lot to say about the Alverno traffic and school.

I attended the Alverno expansion meetings. They misquoted what I said in their minutes. Of course their experts say everything is fine but I know in my gut they are purposefully misleading the neighbors.

This is really affecting my heath. I physically find myself immobilized when these meetings come up. This new K-8 and constant "weekend nightclub" followed by late night warehouse distribution/trucking environment has made me think about moving but why should I leave the house I love? Alverno won't even consider their neighbors and the impact they make by plopping a second school in front of my house. At the very least I will have to make changes to the front of my house just to try to continue to live with it. No matter what I do, I will not be able to keep the Alverno noise out. Who should pay for these alterations? I am trying to find a way to live in peace and I don't see a way, with what Alverno has been doing.

It is physically and mentally too traumatizing dealing with Alverno. I appreciate the neighbors who have attended the city meetings and tried to represent me and my family at past meetings. I am writing to ask you to start considering Pasadena as a jurisdiction in this build. Remember our noise code when determining what is impactful and where Alverno should relocate its sport courts and playground.

Sincerely,
Chui Chow and family.

From: K Stephens [redacted]
Subject: Re: update A vemo 2011 CUP
Date: June 4, 2011 at 11:13 PM
To: Caro yn S mon [redacted]
Bcc: [redacted]

Hi,
You have been tremendous l Prov d ng hosp ce for my d e ng s ster has made th s a the more d fficu t.
I can t be eve how awfu those A vemo supporters were to Tamara and Lacy. Mak ng fun of her GS un form!! She was sobb ng by the t me we got home. A vemo s a bu y

What about A vemo s g r s wear ng the r un forms and speak ng ke sweet ange s? The m nute they busted out of the c ty ha doors they ca ed us a bunch of b [redacted] D sgust ng. I guess that was A vemo s empowerment.
Start ng my next etter. Was t Master P anners or the P anners that sa d putt ng the fie d or the gym by Grandv ew and M ch nda wou d be too much traff c and no se, etc. caus ng congest on and mpact. They ke that word mpact. My notes are somewhere.
Where s the draft of the CUP. Do you have that paragraph and the date of the presentat on meet ng so I can use t

I wou d ke to use the r words from the meet ng Thursday and the ne ghbor one. Do you st have a copy of my notes where I wrote t down? They sa d someth ng e se I want to use. I just reread your ema . I see the words they used.
You are r ght - too mpactfu and congested must be mportant under the p an. Thanks!!. You re r ght, you get the fie d and we get the gym bu d ng - s gh.
Thank you for rem nd ng me.

On Sat, Jun 4, 2011 at 8:03 AM Caro yn S mon <[redacted]> wrote:

> Many of you have sa d you w shed you had done more...it s probab y too ate to prevent the pass ng of the Master P an, but t s not too ate to request for cond t ons...Otherw se, honest y, once they bu d t, they w come and **in masses!!!** You have a most 30 days before 7/7. Take the t me---yes---none of us have enough of t----and wr te to each and every P ann ng Comm ss on member and to Danny Castro. Wr te a persona note. State your concerns (th s s not a t me to comp a n about V a use, but that cou d be **one**
>
> e ement of overuse) regard ng the **cumulative use all of the new buildings and the fields.** Maybe you can request m ts to hours---be spec fic---and days of the week, or just pract ces and not games. Maybe you can say you don t want gates eft un ocked so peop e can come a hours of the day--sunset s somet mes 830p...C ty Staff are not m nd readers. The Mu t -Purpose bu d ng and fie d presentat on the Master P anners used words ke "too mpactfu " because of the cars, "too congested" and t wou d be "too no sy" to move the fie d or put the bu d ng n the Northwest or even Southwest port on of the property. Use a of what they sa d to make your concerns a gn w th A vemo s consu tants find ngs. The P ann ng Comm ss oners don t know that you are unhappy even f come to the meet ng, un ess you te them. DO t and by a means AND TALK TO YOUR NEIGHBORS. Th s s the cou da, wou da, shou da t me. Be proact ve no matter who you are or how busy w th other th ngs you are, you have a month. There are no excuses. Do MORE than you can. Th s s go ng to set the stage for the ent re future. It s a new CUP that w ve w th the property FOREVER. Say some prayers and save for tr p e pane w ndows (I am NOT k dd ng). DO SOMETHING BIG.
>
> On Fr , Jun 3, 2011 at 9:31 AM, Caro yn S mon [redacted] wrote:
>
> > The P ann ng Comm ss on w be vot ng on accept ng the Master P an on 7/7/11...A that s poss b e now s recommendat ons of cond t ons, so f you have concerns, be spec fic. You must put them n wr t ng and SPEAK at the meet ng. Wh e I have apprec ated a of your support to date, I was d sappo nted w th ne ghbors support ast n ght. I know that I have done a that I cou d, but a few peop e does not make a force. At th s po nt, I w be d sband ng th s webs te. I have enjoyed gett ng to know my ne ghbors better (and even some of the A vemo staff), but my coord nat ng ro e s done. P ease know that the TUP for the V a use w be up n August and w th momentum on the the r s de, A vemo WILL be ook ng to ncrease frequency and hours of the use of the V a, of that you can be sure. Thanks for what you d d for the ne ghborhood! And buy tr p e pane w ndows ;-)

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EXHIBIT B

Noise measurement report

Date: 11/5/21, 2:42 PM

Operator: Ks

Place: West Grandview Cross street Michillinda Ave

Measurement results

Measurement time (hh:mm:ss)	00:18:25
LAeq	68.6 dB
Max. level	88.0 dB
LCpeak	101.4 dB
TWA	dB
Dose	%
Projected dose	%

Notes

200 N Michillinda Ave parking lot (bordering West Grandview Ave) filled with children and adults. A woman on loudspeaker telling audience to cheer. Volleyball game with adult players. Extremely loud. Recording snippet taken to demonstrate noise along with this measurement

Noise measurement report

Date: 11/20/21, 7:56 PM

Operator: **Ks**

Place: 717 W Grandview Ave

Measurement results

Measurement time (hh:mm:ss)	00:30:13	
LAeq	49.0	dB
Max. level	88.8	dB
LCpeak	101.5	dB
TWA		dB
Dose		%
Projected dose		%

Notes

Wedding or event rental at Villa d oro 200 N. Michillinda. This reading does not measure the bass. Doors were open on the North and South of the Villa. A DJ was announcing dances, generating crowd swelling, playing digital music with a very heavy bass. It started with Christmas carols so loud we could make out every word. Extremely loud, then it gave way to dance bass heavy music. We could see guests outside dancing when we walked around the property looking for a security guard or the facilities manager. All we saw were party guests. We did not feel comfortable asking them to find the guard. We tried calling and the voice mail box was full. Police were called but told someone else had already done so they would not need to dispatch their officers for this. No response from the police, stayed loud until after 9 or 9:30

Noise measurement report

Date: 2/9/22, 4:35 PM

Operator: **Ks**

Place: 717 W Grandview Ave

Measurement results

Measurement time (hh:mm:ss)	00:45:02
LAeq	62.4 dB
Max. level	85.3 dB
LCpeak	101.7 dB
TWA	dB
Dose	%
Projected dose	%

Notes

AHA sporting event with electronic scoreboards, whistles, screaming (INCREDIBLY LOUD) female attendees. Coaches yelling, so were participants, etc. Could not ignore the noisy intrusion even at the back of our property with doors closed.
Visitors parked moved neighborhood trash cans into the driveways to allow them to park closer even though the south side of Grandview was empty 6 houses from Michillinda. Visitors were parking and lining both sides of Grand View and some of Michillinda. There were many empty parking spaces in Michillinda Parking lot and the Wilson lot was mostly empty

Noise measurement report

Date: 2/16/22, 4:25 PM

Operator: **Ks**

Place: 717 W Grandview

Measurement results

Measurement time (hh:mm:ss)	00:43:23	
LAeq	63.3	dB
Max. level	83.3	dB
LCpeak	104.3	dB
TWA		dB
Dose		%
Projected dose		%

Notes

Noise began building at 3:02PM or that is when it was loud enough for us to be disturbed. Throughout the next two hours. There was an uptick in vehicle horns honking which usually means there is excess traffic from AHA creating issues with traffic. Cars are going over the center yellow diviing line avoiding the cars lined up on Grandview and the noise from them striking the markers add to the noise.

A man was yelling out drills, boys responded very loudly, vocally.
There were adults sitting in chairs, adults and children standing around, empty parking spaces, several vehicles are in the process of lining up West Grandview. The occupants leave their vehicles and are seen walking to AHA Michillinda parking lot.
There is now a referee in uniform blowing a whistle. A male voice yelling instructions or coaching. People are clapping, cheering. What looks like two teams each, young males in uniform, playing a basketball game. Instructions from the team members can be heard being yelled

Noise measurement report

Date: 2/17/22, 5:03 PM

Operator: Ks

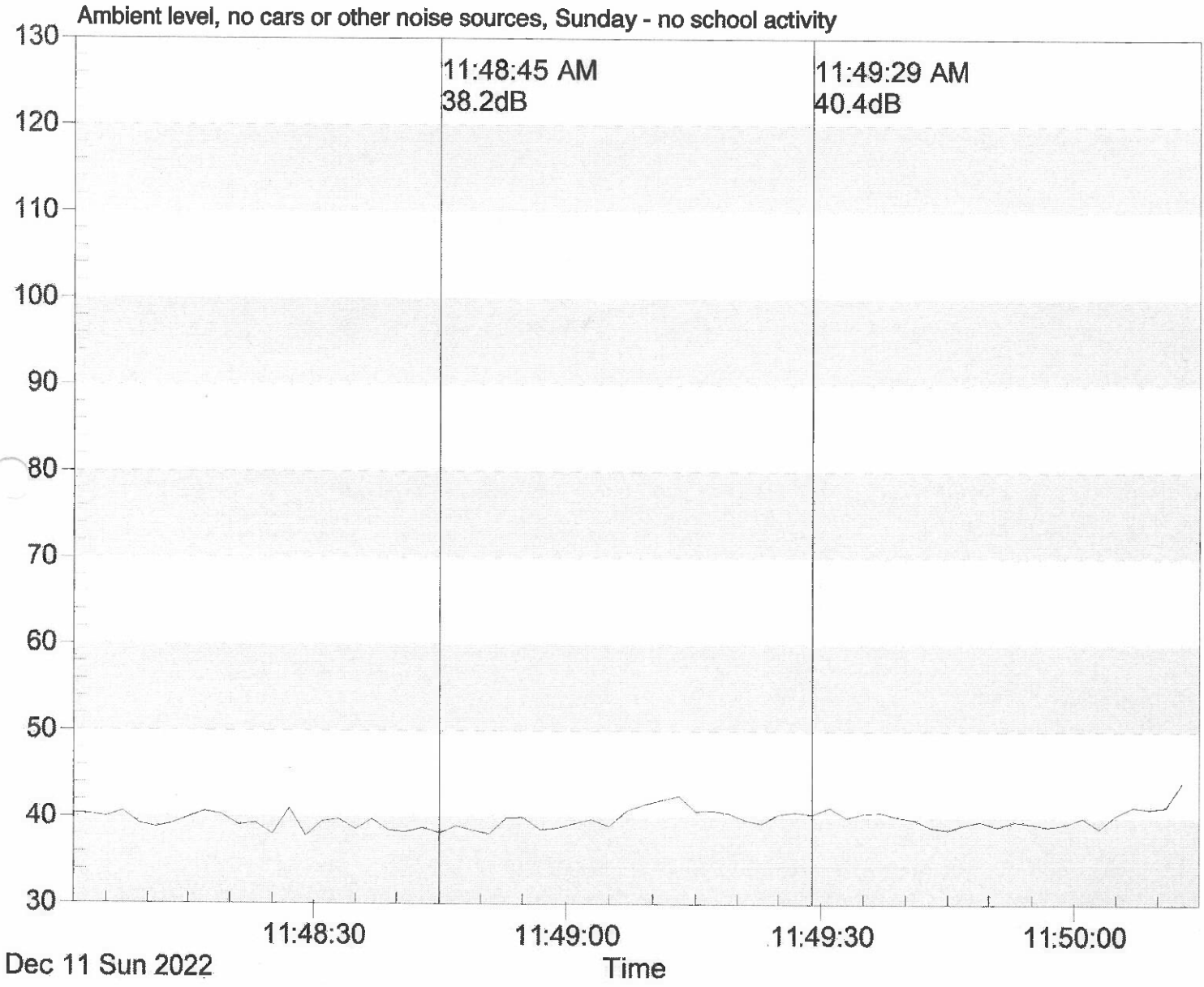
Place: Home

Measurement results

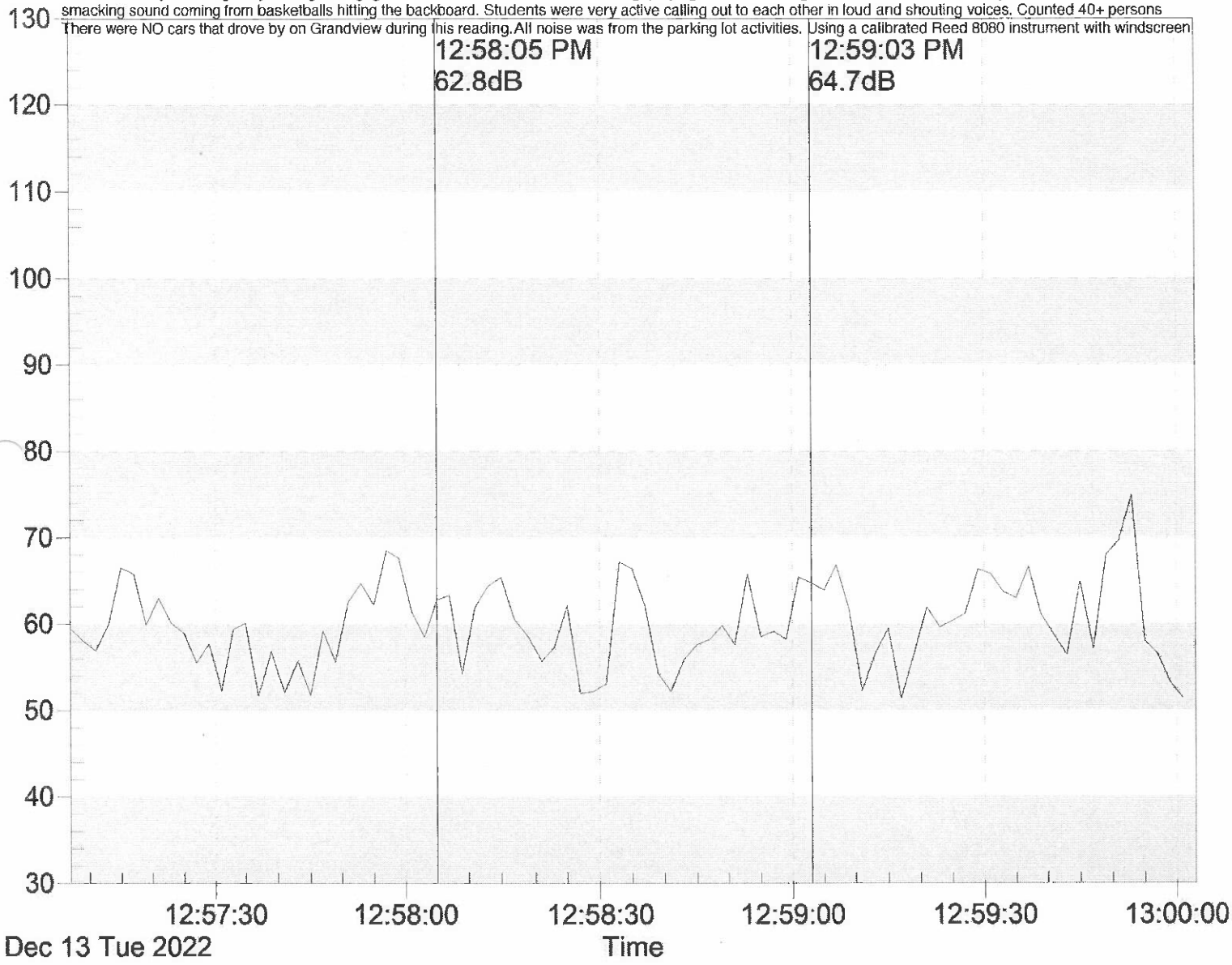
Measurement time (hh:mm:ss)	01:56:25	
LAeq	65.0	dB
Max. level	109.2	dB
LCpeak	124.5	dB
TWA	30.4	dB
Dose	0.0	%
Projected dose	0.1	%

Notes

Late afternoon2 hr game on the parking lot. the usual screaming, referee whistles, parents cheering, coaches yelling instructions. Other students cheering. Players calling out to each other. LOUD


Ambient level, no cars or other noise sources, Sunday - no school activity
130
120
110
100
90
80
70
60
50
40
30
11:48:45 AM
38.2dB
11:49:29 AM
40.4dB
11:48:30
11:49:00
11:49:30
11:50:00
Dec 11 Sun 2022
Time

Observed many tween age boys and girls engaged in various activities such as running, playing basketball using the whole Michillinda parking lot. There was a pronounced smacking sound coming from basketballs hitting the backboard. Students were very active calling out to each other in loud and shouting voices. Counted 40+ persons There were NO cars that drove by on Grandview during this reading.All noise was from the parking lot activities. Using a calibrated Reed 8080 instrument with windscreen



MD ACOUSTICS
Sound Solutions for Planning and Design

AZ Office
4960 S. Gilbert Road, Ste 1-461
Chandler, AZ 85249
p. (602) 774-1950

CA Office
1197 Los Angeles Avenue, Ste C-256
Simi Valley, CA 93065
p. (805) 426-4477

www.mdacoustics.com

September 1, 2022

Kristin Stephens
717 W Grandview Ave
Sierra Madre, CA 91024

Subject: Alverno Heights Academy After-School Activities – Noise Peer Review, Sierra Madre, CA

Dear Mrs. Stephens:

MD Acoustics, LLC (MD) is pleased to provide a peer review of the CSDA Design Group Noise Study dated 4/5/22 for the Alverno Heights Academy after-school activities.

1.0 Comments for the Report

MD has specific comments relating to the report that should be addressed in this analysis as outlined below:

1. There is no source referenced for the methodology of calculating the traffic noise levels using the L10 metric. MD is not familiar with this methodology and can't find any reference to it in the FHWA traffic noise documents. FHWA defines the L10 as "an indicator of the *noisiest* portion of highway traffic" (https://www.fhwa.dot.gov/Environment/noise/noise_compatible_planning/federal_approach/audible_landscape/al07.cfm) and is not representative of average or median traffic noise.

2. The report incorrectly utilizes LA County Noise Ordinance. Properties within the limits of Sierra Madre are not subject to the LA County Noise Control Chapter. Sierra Madre has their own Noise Chapter of the Municipal Code and their own list of special exemptions. Playground/school noise is not included. The report should instead reference the Sierra Madre Municipal Code which outlines a residential standard of +6 dB above the local ambient.

3. The report compares the noise levels to the 80 dBA exemption. This exemption applies to sources at a distance of 25 feet from the source and not beyond. The measurement locations 1-4 are further than 25 feet from the noise sources, and therefore the 80 dBA threshold does not apply at those locations. These locations should instead be compared to the ambient +6 dB limit as outlined in the Sierra Madre Municipal Code. This limit appears to be exceeded at Highland on 3/3/2022 around 4:40 PM, at Highland on 3/2/2022 at 3:30 PM, at Highland on 3/1/2022 at 3:30 PM. This is not an exhaustive list, as the ambient level has not been properly established in the report for comparison.

2.0 Communications

The review team had no communications with the project applicant or the preparer of the noise study.

3.0 Conclusion

The study does not adequately prove that the Alverno Heights Academy is conforming to the noise limits during after-school activities. The reviewer's qualifications are provided in Appendix A. If you have any questions regarding this analysis, please don't hesitate to call us at (805) 426-4477.

Sincerely,
MD Acoustics, LLC

Claire Pincock, INCE-USA
Consultant

Appendix A:
Reviewer's Resume

Claire Pincock
Consultant, Member, INCE-USA



Claire Pincock graduated from Brigham Young University in the top 5% of her graduating class with a Bachelor of Science degree in Applied Physics with an emphasis in acoustics and a minor in Mathematics. Before joining MD Acoustics, she was a research assistant at BYU. Her research was focused on speech acoustics, specifically on how speech radiates from the mouth. https://www.physics.byu.edu/thesis/archive/2017

In 2017, Claire presented her research with Dr. Timothy Leishman on speech directivity at the Acoustical Society of America, spring Boston conference where she placed 2nd in the student competition on speech acoustics.
http://asa.scitation.org/doi/abs/10.1121/1.4987652

This research is also presented in the following paper published in the Journal of the Acoustical Society of America in 2021: https://asa.scitation.org/doi/10.1121/10.0003363

Education

Brigham Young University
B.S., Applied Physics (Acoustics), 2017
Magna Cum Laude

Affliations

Member, INCE-USA
Member, Acoustical Society of America

Representative Project Experience

Architectural Acoustics Assessment

- Vista Del Mar Residential Development, Dana Point, CA
- Hampton Inn, Santa Ana, CA
- 745 N. Croft Avenue Multi-Family Residential Development, Los Angeles, CA
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- Cameron Ave Surf Thru Express Car Wash Noise Compliance, Visalia, CA

Court Cases

- Sanctuary at Deseret Ridge, Scottsdale, AZ
- Mirabella ASU, Tempe, AZ

Municipal Code/General Plan

- Flagstaff Parks Noise Ordinance, Flagstaff, AZ
- Fresno West General Plan Update EIR, Fresno CA
- Sierra Madre Housing Update EIR, Sierra Madre, CA
- San Jacinto General Plan Update EIR, San Jacinto, CA
- Redwood City Housing Updated EIR, Redwood City, CA

Facilities

- MD Acoustics anechoic chamber qualification
- Ft. Huachuca anechoic chamber qualification, AZ

RT-60

- FCG Conference Rooms and Training Room, Draper, UT

From: K S[redacted]
Subject: AHA noise analysis Peer Review by Ghurhardy Heights noise consultant MD Acoustics
Date: September 13, 2022 at 2:45 PM
To: Edward Garcia egarcia@cityofsierramadre.com, Robert Parkhurst rparkhurst@cityofsierramadre.com, Rachelle Arizmendi rarizmendi@cityofsierramadre.com, Kelly Kriebs kkriebs@cityofsierramadre.com, Gene Goss ggoss@cityofsierramadre.com

KS

Dear Council Members and Honorable Mayor,

Please consider the findings MD Acoustics and our concerns about Alverno's paid noise consultant CDSA. We came to the conclusion that the city would not take seriously our forensic findings of fault in the noise studies done by Alverno's consultants. The residents are NEVER allowed to refute those studies in a meeting within our 3" so we hired MD Acoustics to determine the if our findings were correct or not.

MD Acoustics is apparently so well thought of that the City of Sierra Madre has used and accepted their expertise (see attached. So why did the Planning Commission ignore MD Acoustic's professional peer review of the noise studies by CDSA, Alverno's noise studies?

We are addressing this off topic because the neighbors who signed the petition and have complained to the city police about Alverno's noise, especially from the new K-8 want this corrected. If the Planning Commission were to continue using CDSA's studies and then ask you to bless their recommendations using those studies, (studies that conveniently omit the noise problems from the school, the rentals and traffic) to craft the Villa and AHA CUPs would be wrong, if not fraudulent.

Respectfully yours,
Mr. & Mrs. K Stephens

ATTACHED:
MD acoustics 9/2/22 Email to the Planning Commission (in PDF and follows
10462201_Peer Review 2_School.pdf
10462201_Peer Review_Villa.pdf

Respectfully yours,
Mr. & Mrs. K Stephens

*** Disclaimer ***
This communication (including all attachments) is solely for the use of the person to whom it is addressed and is a confidential Stephens communication not to be distributed in any format, without prior written permission. If you are not the intended recipient and received this email in error, please immediately delete without reading and notify the sender.

Begin forwarded message (We have pdf'ed this portion if you prefer to review in that manner):

> **From:** Claire Pincock <claire@mdacoustics.com>
> **Subject: AHA noise analysis Peer Review**
> **Date:** September 2, 2022 at 11:41:31 AM PDT
> **To:** planningcommission@cityofsierramadre.com
>
> Kristin indicated that you may not have gotten my letter reports, so I'd like to send these directly to you. I am very experienced at providing peer reviews in Southern California and especially in the area of Los Angeles County.
>
> We typically don't take on projects like these because they don't pay much and often take a lot of time. We've frequently broken even or lost money. However, I made an exception here after I saw the CSDA studies. I have a number of serious concerns about the overall method of analysis, and the CSDA reports actually have evidence that the events and school activities are in fact violating the Sierra Madre noise ordinance. I am very familiar with the ordinance, general plan, and overall noise environment of the city, as I did the noise analysis for the housing element update in progress.
>
> I hope that the reports can clarify some of the confusion that was happening at the meeting last night. The most important thing to note is that **70 dBA** is nowhere in the Sierra Madre municipal code or general plan. **This number comes from the 1998 Villa Agreement.** The noise monitor was meant to take measurements outside the Villa and ensure that the overall levels throughout the span of an hour did not exceed 70 dB. The intention seems to be a 70 dB hourly average just outside the Villa, although I imagine in 1998 they had an analog meter that wouldn't do that math for them (that's where the

In 1998 they had an analog meter that wouldn't do that math for them (that's where the minute, 5-minute, 15-minute requirements came in, to assist with that math). These guidelines could help the monitor outside of the Villa determine if the overall noise level emanating from the Villa would likely exceed the Sierra Madre code of ambient +6 without all the complications of taking ambient levels and going onto the residential property. These limitations are not meant to supersede the code and are NOT city law or guidance. Those levels were calculated to help AHA not exceed the ambient +6 at the residential receptors and appear to have been calculated from just outside the Villa, not at the property line. The CSDA consultant inappropriately used these levels at the residential properties and never analyzed the actual code limit of ambient +6.

The 70 dB guideline is based on the neighborhood noise levels 24 years ago, and may no longer be effective guidelines for meeting the city code of ambient +6. I recommend instead that AHA follow the city code limit of 80 dBA at 25 ft from the sound source (in this case speaker) as outlined in the municipal code (9.32.060(A) - Special exception provisions.). No more special guidelines and extra, confusing noise limitations, just an explicit binding to the actual city code. It would be much simpler to monitor and enforce. The monitor simply has to stand 25 feet from the speakers and ensure that the levels never exceed 80 dBA. This 80 dBA limit is an exception to the ambient +6 code from the hours of 7AM-9PM except for Sun and holidays which is 10AM-6PM, so between those hours, there is no debate or confusion on ambient, and no walking around the perimeter. Page 6-22 of the General Plan Technical Background report has an excellent table that summarizes the Sierra Madre noise ordinance. I refer to it frequently when I work in Sierra Madre.

Table 6-9 City of Sierra Madre Stationary (Non-Transportation) Noise Standards

Land Use	Day of Week	Time of Day	Exemption to Maximum Permissible Noise Levels for Noise that is Under:	Maximum Permissible Noise Limits
Residential	Mon. to Sat.:	7 AM to 9 PM	80 dBA at 25 feet	• 6 dBA Above Ambient
	Sun. and Holidays:	10 AM to 6 PM		
	Mon. to Sat.:	9 PM to 7 AM	-	• 6 dBA Above Ambient
	Sun. and Holidays:	6 PM to 10 AM		
Commercial and Industrial	Mon. to Sat.:	7 AM to 9 PM	80 dBA at 25 feet	• 8 dBA Above Ambient
	Sun. and Holidays:	10 AM to 6 PM		
	Mon. to Sat.:	9 PM to 7 AM	-	• 8 dBA Above Ambient
	Sun. and Holidays:	6 PM to 10 AM		

Public Properties	Mon. to Sat.:	7 AM to 9 PM	80 dBA at 25 feet	• 15 dBA Above Ambient at 25 Feet and • Amplified Equip: 60 dBA at 50 feet
	Sun. and Holidays:	10 AM to 6 PM		
	Mon. to Sat.:	9 PM to 7 AM	-	• 15 dBA Above Ambient at 25 Feet and • Amplified Equip: 60 dBA at 50 feet
	Sun. and Holidays:	6 PM to 10 AM		

Source: City of Sierra Madre. 2011. City of Sierra Madre Municipal Code. Title 9, Public Peace, Morals, and Welfare, Chapter 9.32, Noise.

I

> My other serious concern was his determination of traffic noise levels. He is presenting what the FHWA considers as the loudest portion of traffic as the average traffic level, misrepresenting the overall traffic noise level in the area. My final concern in the meeting was his statement that city daytime hours within the code end at 10 PM. The only time mentioned in the code is the one I stated above which actually ends at 9 PM.
>
> These are the specific issues that I saw come up in the meeting. I have further comments on the reports specifically in my peer review.
>
> It is vital that you reconsider these studies. AHA needs clearer and more accurate noise guidance. Please call me at any time, and I can help clarify any questions you have.
>
> Best,
> **Claire Pincock,** Member, INCE-USA
> Consultant, MD Acoustics, LLC
> Office - 208.881.0431 | Cell - 208.390.9178
> claire@mdacoustics.com | www.mdacoustics.com

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PDF

10462201_Peer Review_Villa.pdf

PDF

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Members:
Rachelle Arizmendi rarizmendi@cityofsierramadre.com,
Robert Parkhurst rparkhurst@cityofsierramadre.com,
Kelly Kriebs kkriebs@cityofsierramadre.com,
Mayor Pro Tem Ed Garcia egarcia@cityofsierramadre.com,
Mayor, Gene Goss
Director of Development & Planning Vincent Gonzalez vgonzalez@cityofsierramadre.com,
City Attorney Aleks Giragosian agiragosian@chwlaw.us, Treasurer, Michael Amerio

For the 12/1/22 Planning Commission meeting the Stephens hired MDAcoustics to peer review the Proposed Playground Noise Mitigation.

On Nov 29, 2022, at 5:26 PM, Claire Pincock <claire@mdacoustics.com> wrote:
Sent to Planning Commission <planningcommission@cityofsierramadre.com>,
PublicComment@cityofsierramadre.com,
Vincent Gonzalez <VGonzalez@cityofsierramadre.com>

The "Review of Michillinda Playground Noise Mitigations" outlining mitigation recommendations such as the walls is inaccurate. A single barrier cannot provide noise reduction more than 20 dB per the FHWA and ISO specifications.

Federal Highway Administration Noise Barrier Design Handbook: *"In most cases, the maximum noise reduction that can be achieved by a barrier is 20 dB(A) for thin walls and 23 dB(A) for berms."*

International Organization for Standardization 9613-2:1996: *"The barrier attenuation, in any octave band, should not be taken to be greater than 20 dB in the case of single diffraction (i.e. thin barriers)".*

Option 1 does not meet the minimum requirements for a noise barrier per ISO and FHWA specifications. Option 2 meets the ISO specification but not the FHWA recommendation. Option 3 meets both recommendations.

Using the HUD Barrier Performance Module, options 2 and 3 will have a 10 dB reduction at the northern homes, a 4 dB reduction at the western homes, and no reduction to the southwestern homes where the line-of-sight is not broken.

Further review of the previous 3 reports for after-school activities shows that the school is violating Sierra Madre and Pasadena codes, and a wall will not prevent this from continuing. A comparison of previous measurements shows clearly that ambient levels at the Pasadena property lines are being exceeded by up to 9 dB (the code is 5 dB), and ambient levels at the Sierra Madre residential property lines are being exceeded by up to 20 dB (the code is 6 dB).

Claire Pincock, Member, INCE-USA
Consultant, MD Acoustics, LLC
Office - 208.881.0431 | Cell - 208.390.9178
claire@mdacoustics.com | www.mdacoustics.com
<10462201_Peer Review 3_Wall.pdf>

Copied and pasted to enlarge for readability, I have retained the original email

MD ACOUSTICS
Sound Solutions for Planning and Design

AZ Office
4960 S. Gilbert Road, Ste 1-461
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Simi Valley, CA 93065
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www.mdacoustics.com

November 28, 2022

Kristin Stephens
717 W Grandview Ave
Sierra Madre, CA 91024

Subject: Alverno Heights Academy After-School Activities – Noise Peer Review, Sierra Madre, CA

Dear Mrs. Stephens:

MD Acoustics, LLC (MD) is pleased to provide a review of the November 22, 2022 Review of Michillinda Playground Noise Mitigations. MD again disputes that the previous noise studies prove that the campus complies with the General Plan, and the studies, in fact, imply that the school exceeds the Sierra Madre and Pasadena Municipal Codes. MD also disputes the barrier projections. The FHWA states that barriers cannot achieve more than a 20 dB reduction. Option 1 does not meet the minimum requirements to qualify as a sound wall. Options 2 and 3 qualify per ISO spec 9613:2, and option 3 qualifies per the FHWA. The maximum reduction is 10 dB to the north and 4 dB to the west. Many receptors still have a direct line of sight, and the wall will, therefore, not prevent the school from continuing to exceed the noise limit.

1.0 Alverno Heights Noise Studies Response

MD still disputes that the measurements indicate that the outdoor activities at the school are within 3 dBA of the traffic noise, as L10 is not an average traffic noise indicator but rather a reflection of the *noisiest* portions of traffic when traffic is dominating the noise measurement. The FHWA does not use L10 as a descriptor to represent average or median traffic noise[1]. Additionally, there are multiple times during the after-school activities measurements that the 15-minute LAeq is far greater than 3 dB above the 15-minute LAeq taken before and after the after-school activities periods. The data from 4PM to 5PM for the 2010, 2021, and 2022 measurements are below.

Table 1: Operational Noise Levels Comparison to Ambient

Measurement Location	2010 1-hour Leq Ambient Noise	2021 1-hour Leq Ambient Noise	Max 2022 15-minute Leq Operational Noise	Increase in noise level due to after-school activities
Wilson Street	51 dBA Leq(h)	54 dBA Leq(h)	71 dBA Leq	17-20 dB
Grandview Avenue	58 dBA Leq(h)	64 dBA Leq(h)	67 dBA Leq	3-9 dB
Michilinda Avenue	61 dBA Leq(h)	66 dBA Leq(h)	70 dBA Leq	4-9 dB
Highland Avenue	52 dBA Leq(h)	62 dBA Leq(h)	68 dBA Leq	6-16 dB

Per 9.32.020 of the Sierra Madre municipal code, *"Local ambient" is the lowest sound level repeating itself during a two minute period as measured with a precision sound level meter, using slow response*

[1] https://www.fhwa.dot.gov/Environment/noise/noise_compatible_planning/federal_approach/audible_landscape/al07.cfm

and "A" weighting as determined with the noise source at issue silent, and in the same location as the measurement of the noise level of the source or sources at issue. However, in no case shall the local ambient be considered or determined to be less than (1) 30 dba for interior noise in Section 9.32.040; (2) 40 dba in all other sections.[2]

Pasadena's ambient level is defined as a 15-minute Leq, and the project may not exceed the ambient noise level at the property line by more than 5 dB.[3]

The ambient isn't properly established per this code, and average hourly measurements were used as the ambient rather than the lowest repeated sound during two minutes. However, MD will use the hourly measurements as a comparison as it's the information available. Note that the proper establishment of the ambient noise level would result in an even lower ambient level.

At about 5PM on 3/1/22, the 15-minute Leq noise levels on Wilson Street were 17-20 dB louder than the ambient hourly average noise level provided in the previous reports. The same exceedance was 3-9 dB louder than the ambient levels on Grandview Ave and 4-9 dB louder than the average ambient levels on Michilinda. On 3/3/22 at about 4:30PM, the 15-minute Leq noise levels on Highland Street were 6-16 dB louder than the average ambient levels established in the previous reports. In all cases, the after-school activities exceeded the average hourly ambient noise levels measured from 4-5PM in 2010 by more than 6 dB, and for half the receptors, the after-school activities exceeded the hourly ambient noise levels measured from 4-5PM in 2021 by more than 6 dB. If the reports had used the "local ambient" as defined in Section 9.32.020 of the Sierra Madre Municipal code, the increase in noise level would have been greater.

Measurements were not taken within 25 ft of the source, and therefore the statement that noise levels are less than 80 dBA during the after-school outdoor activities is invalid.

Therefore, contrary to the memo, the reports indicate that the levels from the school exceed the Sierra Madre and Pasadena noise limits.

2.0 Barrier Calculations

The memo includes three options, a chain link fence with a 1 psf. sound blanket, a plywood fence on 4" metal posts with 1 psf. sound blankets, and a sound barrier of prefabricated panels with steel columns. All Walls are proposed to be 10' tall. The chain link fence proposes a 20 dBA reduction, the plywood fence proposes a 20-30 dBA reduction, and the prefabricated panel fence proposes a 35 dBA reduction. These reduction calculations are very overstated per the relevant International Organization for Standardization specification.

The June 30, 2021 Alverno Heights Master Plan Update – Noise Analysis cites International Organization for Standardization, 9613-2:1996 "Acoustics – Attenuation of Sound during Propagation Outdoor-2" as the method of propagation calculation. Barrier reduction calculations must be calculated in line with the referenced methodology.

[2] https://library.municode.com/ca/sierra_madre/codes/code_of_ordinances?nodeId=TIT9PUPEMOWE_CH9.32NO_9.32.020DE
[3] https://library.municode.com/ca/pasadena/codes/code_of_ordinances?nodeId=TIT9PUPEMOWE_ARTIVOFAGPUPE_CH9.36NORE

ISO 9613-2:1996 states: "The barrier attenuation, in any octave band, should not be taken to be greater than 20 dB in the case of single diffraction (i.e. thin barriers)". All proposed barriers are thin barriers per the specification. ***The barriers, therefore, cannot be estimated to provide more than a 20 dB reduction.***

The specification also outlines that the surface density of the barrier must be at least 10 kg/m^{2,} which is 2 psf. Option 1 does not meet this requirement and is, therefore, not a suitable noise barrier. The FHWA Noise Barrier Design Handbook has a rule of thumb of 4 psf. for noise barriers, which is only met by option 3. The FHWA also states that the maximum noise reduction that can be achieved by a barrier is 20 dBA for thin barriers.[4]

Per the HUD Exchange Barrier Performance Module, a calculator that uses the ISO spec, the maximum expected reduction from the barrier is 10 dB from the center of the court to the edge of the northern residential property line for barrier options 2 and 3.[5] To the receptor directly west of the project, the wall provides a maximum of 4 dB. However, the receptors to the southwest will still have a direct line of sight to the area.

2.0 Communications

The review team had no communications with the project applicant or the preparer of the noise study.

3.0 Conclusion

Alverno Heights Academy is currently not conforming to the noise limits during after-school activities. The wall will provide a maximum reduction of 10 dB to the receptors to the north and up to 4 dB to the receptor directly west of the site. Many receptors to the west will still have a direct line of sight, and the project will continue to exceed the Pasadena noise ordinance at those locations. The reviewer's qualifications are provided in Appendix A. If you have any questions regarding this analysis, please don't hesitate to call us at (805) 426-4477.

Sincerely,
MD Acoustics, LLC

Claire Pincock, INCE-USA
Consultant

[4] https://www.fhwa.dot.gov/environment/noise/noise_barriers/design_construction/design/design03.cfm#sec3.4.2
[5] https://www.hudexchange.info/programs/environmental-review/bpm-calculator/#desc

Appendix A:
Reviewer's Resume

Claire Pincock

Acoustic Consultant



Claire Pincock graduated from Brigham Young University in the top 5% of her graduating class with a Bachelor of Science degree in Applied Physics with an emphasis in acoustics and a minor in Mathematics. Before joining MD Acoustics, she was a research assistant at BYU. Her research was focused on speech acoustics, specifically on how speech radiates from the mouth. https://www.physics.byu.edu/thesis/archive/2017

In 2017, Claire presented her research with Dr. Timothy Leishman on speech directivity at the Acoustical Society of America, spring Boston conference where she placed 2nd in the student competition on speech acoustics. http://asa.scitation.org/doi/abs/10.1121/1.4987652

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Magna Cum Laude

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Representative Project Experience - continued

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RT-60

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- Museum of Idaho, Idaho Falls, ID
- CTEC, Idaho Falls, ID

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Appendix B:
Wall Calculations

Barrier Performance Module

This module provides to the user a measure on the barrier's effectiveness on noise reduction. A list of the input/output variables and their definitions, as well as illustrations of different scenarios are provided.

Calculator

View Day/Night Noise Level Calculator (/programs/environmental-review/dnl-calculator/)

View Descriptions of the Input/Output variables.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the Input and Output variables with the mouse.

WARNING: If there is direct line-of-sight between the Source and the Observer, the module will report erroneous attenuation. "Direct line-of-sight" means if the 5' tall Observer can see the noise Source (cars, trucks, trains, etc.) over the Barrier (wall, hill/excavation, building, etc.), the current version of Barrier Performance Module will not accurately calculate the attenuation provided. In this instance, there is unlikely to be any appreciable attenuation.

Note: Barrier height must block the line of sight

Input Data

H	13	**R^1**	69
S	5	**D^1**	105
O	12	**α**	110

Calculate Output

Output Data

h	5	**R**	69
D	105	**FS**	3.9076

Reduction From Barrier (dB):

-3.9076

Barrier Performance Module

This module provides to the user a measure on the barrier's effectiveness on noise reduction. A list of the input/output variables and their definitions, as well as illustrations of different scenarios are provided.

Calculator

View Day/Night Noise Level Calculator (/programs/environmental-review/dnl-calculator/)

View Descriptions of the Input/Output variables.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the Input and Output variables with the mouse.

WARNING: If there is direct line-of-sight between the Source and the Observer, the module will report erroneous attenuation. "Direct line-of-sight" means if the 5' tall Observer can see the noise Source (cars, trucks, trains, etc.) over the Barrier (wall, hill/excavation, building, etc.), the current version of Barrier Performance Module will not accurately calculate the attenuation provided. In this instance, there is unlikely to be any appreciable attenuation.

Note: Barrier height must block the line of sight

Input Data

H	16	**R^1**	63
S	5	**D^1**	82
O	16	**α**	180

Calculate Output

Output Data

h	6	**R**	64
D	82	**FS**	10.0567

Reduction From Barrier (dB):

-10.0567

eptember 2021

Today

Sun	Mon	Tue	Wed	Thu	Fri	S
29	30 • noise Yelling coach studen... 5:30 PM	31 • noise yelling man students... 5:30 PM	Sep 1 • alverno noisy event parkin... 4:15 PM	2 • aha noisy amplified yelling wo... 4 PM	3	
5	6	7	8 • freaked out noise Loudspeak... 9 AM	9 • noise aha 9 AM	10 • Noise 11:45 AM	
12 rno gardeners code vi... 9:15 AM ed andrea 9:45 AM	13 • Alverno noise woke us up 6:30 AM • noise aha yelling sports co... 5:15 PM	14 • Alverno 9 AM • AHA traffic hordes of cars on... 2 PM • Noise alverno sports yelling 4:15 PM	15	16 • film at alverno Prep 9 AM • Noise shrieking children no... 6:30 AM	17 • alverno film truck 9 AM	
19	20 • AHA Lights on in the clas... 11:15 PM	21 • Alverno Semi truck in parki... 8:45 PM	22	23 • alverno noisy game 4 PM • Alverno film 8:15 PM	24 • Wb trucks back alverno 8:45 AM • Noise Loud sports parking... 10:15 PM	2 • Noise alverno gardeners bl... 7:45 • Noise spoke to andrea reg... 2:45 • 2nd film crew moving in parki... 8 • alverno overlap filming with... 9:
26	27 • Alverno yelling. 1:45 PM • AHA noise parking lot sport t... 3 PM	28 • speak about filming intrustions 9 AM • seeing dr health is deteri... 10:45 AM • aha noise, prking lot yellin... 3:30 PM	29	30 • Film Request to see signst... 1:45 PM • alverno too noisy sports yelling 3 PM • noise film trucks won't mo... 3:45 PM	Oct 1 • AHA noisy luxury busses bass... 6 PM	
3	4 • alverno students staffer yellin... 2 PM	5 • Alverno amplifiers speakers 12 PM	6	7	8	

October 2021

Sun	Mon	Tue	Wed	Thu	Fri
26	27 • Alverno yelling. 1:45 PM • AHA noise parking lot sport t... 8 PM	28 • speak about filming intrustions 9 AM • seeing dr health is deteri... 10:45 AM • aha noise, prking lot yellin... 3:30 PM	29	30 • Film Request to see signst... 1:45 PM • alverno too noisy sports yelling 3 PM • noise film trucks won't mo... 3:45 PM	Oct 1 • AHA noisy luxury busses bass... 8 PM
3	4 • alverno students staffer yellin... 3 PM	5 • Alverno amplifiers speakers 12 PM	6	7	8
10	11	12 • alverno noisy loudspeakers 8 AM	13	14 • AHA filming diesel beeping 8:15 AM • Filming ton of traffic, no no... 4:30 PM	15 • Alverno film Giant trucks vi... 8:45 AM • aha parking lot & parkway... 2:15 PM
17	18 • Alverno 4 PM	19 • Alverno 8:30 AM • Alverno 10:45 AM • Alverno 11:15 AM • Alverno 3 PM	20 • alverno 2:30 PM • alverno 3:30 PM • Alverno loudspeakers 6 PM	21 • Alverno 3 PM	22
24	25	26 • Alverno loud music 11 AM	27 • Filming wh the heck? No sign... 7 AM • Alverno 9 AM • Alverno yelling Need rest afte... 5 PM	28 • sound recording of aha. 12 PM • alverno Screaming, yellin... 12:30 PM • No TUP to use parking lot Alv... 4 PM • called greg silva city of sie... 4:30 PM	29
31	Nov 1	2	3 • See Dr tmj due to headphones 9 AM • Alverno Noise 3:15 PM	4 • alverno 12 PM	5 • Alverno Loudspeaker Call... 2:45 PM • alverno record intense nois... 8:15 PM

ovember 2021

Today

Sun	Mon	Tue	Wed	Thu	Fri	
31	Nov 1	2	3 • See Dr tmj due to headphones 9 AM • Alverno Noise 3:15 PM	4 • alverno 12 PM	5 • Alverno Loudspeaker Call... 2:45 PM • alverno record intense nois... 3:15 PM	
7	8	9	10 • called reg silva re alverno 12:45 PM	11	12	• Called andrea2x. Party bus,..
14	15	16 • Sierra mAdre meet with vin... 2:30 PM	17	18 • Capture screaming 10 o'cloc... 10 AM • called city hall no reach j p... 4:45 PM • spoke to tevan no help get... 4:46 PM	19 • Noise very loud coming from... 8 AM	• wedding alverno complaint
21	22	23 • alverno on vacation 9 AM	24	25	26	
28	29 • alverno school on parking lot... 9 AM • aha How do we File noise... 12:45 PM • alverno sports shouting 8 PM	30 • Alverno Noise classes in... 10:15 AM • Alverno screaming sports... 4:30 PM	Dec 1 • Alverno screaming sports 3:30 PM	2 • Write AHA Noise anxiety caus... 9 AM	3	
5	6	7 • Noisy alverno 10:30 AM	8 • Music amplified playing no... 8:30 AM • sports alverno noise 3:30 PM	9 • Alverno noise sports after rain 2 PM	10	

ecember 2021

Today

Sun	Mon	Tue	Wed	Thu	Fri	
28	29 • alverno school on parking lot... 9 AM • aha How do we File noise... 12:35 PM • alverno sports shouting 3 PM	30 • Alverno Noise classes in... 10:15 AM • Alverno screaming sports... 4:30 PM	Dec 1 • Alverno screaming sports 3:30 PM	2 • Write AHA Noise anxiety caus... 9 AM	3	
5	6	7 • Noisy alverno 10:20 AM	8 • Music amplified playing no... 8:35 AM • sports alverno noise 3:30 PM	9 • Alverno noise sports after rain 2 PM	10	
12 erno cars w families arrivi... 10 AM	13	14 • Someone is honking the ho... 7:15 AM	15 • ALVERNO 10/28 film code... 8:45 AM • Music playing no vocals al... 9:15 AM • alverno vehicles parked ev... 4:15 PM	16	17 • cars line up early alverno 11 AM	
19	20	21	22	23	24	
26	27	28	29	30	31	
2	3	4	5	6 • Alverno film crew on site 2:30 PM	7 • called sm police Officer guita... 5 PM • Emails Lawren ANdrea where... 6 PM	

anuary 2022

Sun	Mon	Tue	Wed	Thu	Fri	
26	27	28	29	30	31	
2	3	4	5	6 • Alverno film crew on site 2:30 PM	7 • called sm police Officer guita... 6 PM • Emalis Lawren ANdrea where... 6 PM	
9	10 • AB stated filming today NO... 8:15 AM	11 • AB stated filming today NO... 8:15 AM	12 • AB stated filming today NO... 8:15 AM	13	14	
16	17	18 • sports alverno yelling parki... 2:30 PM • send letter to Alverno re p... 4:30 PM	19	20 • Kids on playground alverno 11:45 AM • sm film office 2:45 PM • alverno yelling sports scho... 3:45 PM • still filming 6:30 PM	21 • filming 8 AM • kids 9:45 AM • female athletes windy loud co... 3 PM	
23 erno tree trim 8am garden... 8 AM	24 • Film crews noticed onsite 9 AM • Alverno expansion meeting 6:30 PM	25	26	27	28 • Girls play sports not terribl... 2:15 PM	• Aha gardeners started e
30	31 • Short time on. Blacktop 1 PM • Coaches yell female sports 3:30 PM	Feb 1 • Whistles and kids 9:30 AM • Coaches yelling SUPER LO... 2:45 PM • Alverno cars shine car lights... 9 PM	2 • cars going out michillinda hor... 8 AM • Kids screaming on playground 11 AM • boys older yell oh my god... 12:45 PM • alverno sports cars line grand... 6 PM • Aha parking on gv tournam... 3:15 PM • sports game teams visitors... 4:15 PM	3 • screeching younger kids 9:15 AM • sgf castillo call complain... 10:45 AM • kids on blacktop 11:15 AM • PE? woman yelling 12 PM • noisy boys basketball 2 PM	4 • Kids on playground scream... 8:30 AM • alverno sports yelling 3 PM • Super loud party amplifier 6 PM	

ebruary 2022

Tod

Sun	Mon	Tue	Wed	Thu	Fri	
30	31 • Short time on. Blacktop 1 PM • Coaches yell female sports 3:00 PM	Feb 1 • Whistles and kids 9:50 AM • Coaches yelling SUPER LO... 2:45 PM • Alverno cars shine car lights... 9 PM	2 • cars going out michillinda hor... 8 AM • Kids screaming on playground 11 AM • boys older yell oh my god... 12:45 PM • alverno sports cars line grand... 3 PM • Aha parking on gv tournam... 3:15 PM • sports game teams visitors... 4:15 PM	3 • screeching younger kids 9:15 AM • sgt castillo call complain... 10:45 AM • kids on blacktop 11:15 AM • PE? woman yelling 12 PM • noisy boys basketball 5 PM	4 • Kids on playground scream... 8:30 AM • alverno sports yelling 3 PM • Super loud party amplifier 6 PM	
6	7 • Loud kids 9:15 AM • Alverno screaming 11 AM	8 • Loud kids pe? 10:30 AM • Kids lunch then 12scream... 11:30 AM • Pick up some adult yelling kid... 2 PM • Wh van pick up 3 kids on g... 3:15 PM • Little ones squeal on playgrou... 4 PM	9 • Quiet otherwise noisy 10:45 AM • Pick up some adult yelling... 1:45 PM • alverno sports yelling repo... 2:45 PM	10 • cars line up early alverno 2 PM • Sports. Basketball. Girls ye... 2:30 PM • Intense noise game girls b... 3:15 PM	11	
13	14 • kids on playground alverno 9 AM • Kids lunch then 12scream... 11:15 AM • boys older yell 2:45 PM • Car pool extra busy 3:30 PM • Yelling tournament. Cheers w... 4 PM	15 • Kids on playground screaming 9 AM • extremely loud Game chee... 3:30 PM	16 • kids eating not super loud 9:15 AM • kids on lot 10:30 AM • basketball, screaming old... 11:45 AM • alverno yelling man students... 3 PM • greg silva city of sierra ma... 4:30 PM	17 • screaming mada noise rec... 9:15 AM • Quiet otherwise noisy 10:15 AM • extremely loud mid schoo... 12:30 PM • noise Traffic, balls, clapping,... 3 PM	18 • Kids. Boys yelling Top of lun... 12 PM	• Reasonable else cars comi
20 ople playing basketball. No... 2 PM nts drive up Alverno shine i... 4 PM rs drive up highland 7:15 PM	21	22	23	24 • Noisy alverno shouting kids 9 AM	25 • noisy 9 AM	
27	28 • noisy 9 AM • noisy 11:30 AM • Noisy 2:15 PM • alverno game whistles loud!!!! 3 PM	Mar 1 • noisy 9 AM • noisy 11:30 AM • Noisy 2 PM	2 • noisy 9 AM • kids start noise 2:45 PM • alverno game whistles buz... 3:30 PM	3 • noisy 9 AM • noisy 11:15 AM • kids start noise 2:45 PM • alverno game whistles buz... 3:30 PM	4	
6 erno gardeners blowing. W... 9 AM	7 • Super noisy not just kinderga... 9 AM • Kids at tables 11 AM • noisy 11:45 AM • school seated facing our h... 2:30 PM • Aother game screaming crow... 4 PM	8 • Alverno game whistle cars 3:45 PM	9 • noisy. Kids first at tables 12:45 PM • basketball game yelling bass... 4 PM • this person is no longer at thi... 7 PM	10	11 • Noisy. Includes kids play b... 9:15 AM	

March 2022

< Toda

Sun	Mon	Tue	Wed	Thu	Fri	
27	28 • noisy 9 AM • noisy 11:30 AM • Noisy 2:15 PM • alverno game whistles loud!!!! 3 PM	Mar 1 • noisy 9 AM • noisy 11:30 AM • Noisy 2 PM	2 • noisy 9 AM • kids start noise 2:45 PM • alverno game whistles buz... 3:30 PM	3 • noisy 9 AM • noisy 11:15 AM • kids start noise 2:45 PM • alverno game whistles buz... 3:30 PM	4	
6 alverno gardeners blowing. W... 9 AM	7 • Super noisy not just kinderga... 9 AM • Kids at tables 11 AM • noisy 11:45 AM • school seated facing our h... 2:30 PM • Aather game screaming crow... 4 PM	8 • Alverno game whistle cars 3:45 PM	9 • noisy. Kids first at tables 12:30 PM • basketball game yelling bass... 4 PM • cars People in lot talking loudly 7 PM	10	11 • Noisy. Includes kids play b... 9:15 AM	
13	14	15	16	17	18	• Called andrea re auctioner • Called police The Gala
20	21	22	23	24	25	
27	28	29 • Semi bus. Lots of traffic 2:15 PM	30	31 • Spoke to officer so regardi... 8:15 AM	Apr 1	• Aha our walls vibrating fro...
3	4 • Alverno meeting neighbors 6:30 PM	5	6	7	8 • Alverno noisy. Cars keep turni... 8 PM	• gates open kids on playgro...

EXHIBIT C
[SUBMITTED VIA GOOGLE DRIVE LINK AND ON PHYSICAL FLASH DRIVE]

Attachment J

Noise measurement report

Date: 11/5/21, 2:42 PM

Operator: Ks

Place: West Grandview Cross street Michillinda Ave

Measurement results

Measurement time (hh:mm:ss)	00:18:25	
LAeq	68.6	dB
Max. level	88.0	dB
LCpeak	101.4	dB
TWA		dB
Dose		%
Projected dose		%

Notes

200 N Michillinda Ave parking lot (bordering West Grandview Ave) filled with children and adults. A woman on loudspeaker telling audience to cheer. Volleyball game with adult players. Extremely loud. Recording snippet taken to demonstrate noise along with this measurement

Noise measurement report

Date: 11/20/21, 7:56 PM

Operator: **Ks**

Place: 717 W Grandview Ave

Measurement results

Measurement time (hh:mm:ss)	00:30:13	
LAeq	49.0	dB
Max. level	88.8	dB
LCpeak	101.5	dB
TWA		dB
Dose		%
Projected dose		%

Notes

Wedding or event rental at Villa d oro 200 N. Michillinda. This reading does not measure the bass. Doors were open on the North and South of the Villa. A DJ was announcing dances, generating crowd swelling, playing digital music with a very heavy bass. It started with Christmas carols so loud we could make out every word. Extremely loud, then it gave way to dance bass heavy music. We could see guests outside dancing when we walked around the property looking for a security guard or the facilities manager. All we saw were party guests. We did not feel comfortable asking them to find the guard. We tried calling and the voice mail box was full. Police were called but told someone else had already done so they would not need to dispatch their officers for this. No response from the police, stayed loud until after 9 or 9:30

Noise measurement report

Date: 2/9/22, 4:35 PM

Operator: **Ks**

Place: 717 W Grandview Ave

Measurement results

Measurement time (hh:mm:ss)	00:45:02	
LAeq	62.4	dB
Max. level	85.3	dB
LCpeak	101.7	dB
TWA		dB
Dose		%
Projected dose		%

Notes

AHA sporting event with electronic scoreboards, whistles, screaming (INCREDIBLY LOUD) female attendees. Coaches yelling, so were participants, etc. Could not ignore the noisy intrusion even at the back of our property with doors closed.
Visitors parked moved neighborhood trash cans into the driveways to allow them to park closer even though the south side of Grandview was empty 6 houses from Michillinda. Visitors were parking and lining both sides of Grand View and some of Michillinda. There were many empty parking spaces in Michillinda Parking lot and the Wilson lot was mostly empty

Noise measurement report

Date: 2/16/22, 4:25 PM

Operator: **Ks**

Place: 717 W Grandview

Measurement results

Measurement time (hh:mm:ss)	00:43:23	
LAeq	63.3	dB
Max. level	83.3	dB
LCpeak	104.3	dB
TWA		dB
Dose		%
Projected dose		%

Notes

Noise began building at 3:02PM or that is when it was loud enough for us to be disturbed. Throughout the next two hours. There was an uptick in vehicle horns honking which usually means there is excess traffic from AHA creating issues with traffic. Cars are going over the center yellow diviing line avoiding the cars lined up on Grandview and the noise from them striking the markers add to the noise.

A man was yelling out drills, boys responded very loudly, vocally.
There were adults sitting in chairs, adults and children standing around, empty parking spaces, several vehicles are in the process of lining up West Grandview. The occupants leave their vehicles and are seen walking to AHA Michillinda parking lot.
There is now a referee in uniform blowing a whistle. A male voice yelling instructions or coaching. People are clapping, cheering. What looks like two teams each, young males in uniform, playing a basketball game. Instructions from the team members can be heard being yelled

Noise measurement report

Date: 2/17/22, 5:03 PM

Operator: Ks

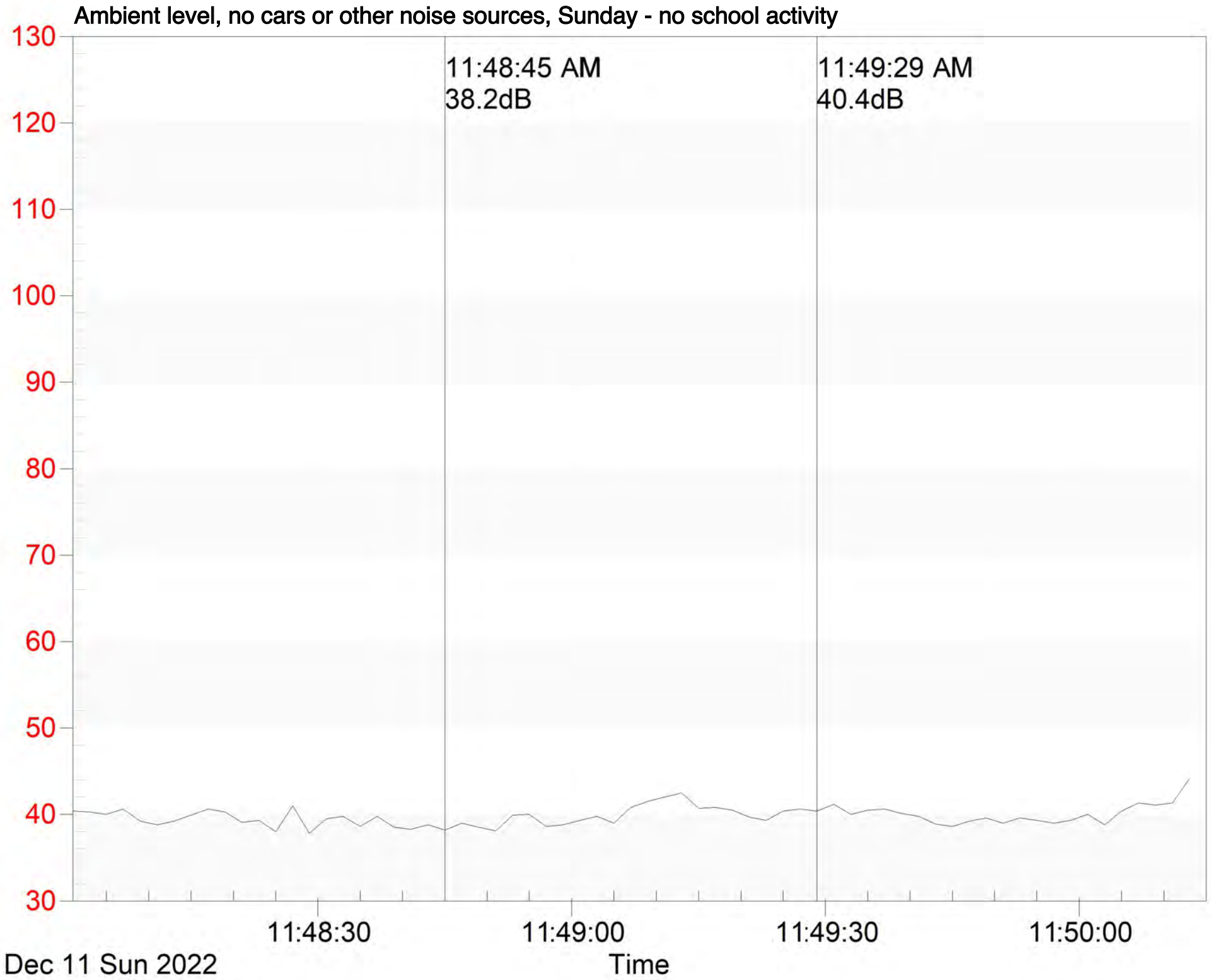
Place: Home

Measurement results

Measurement time (hh:mm:ss)	01:56:25	
LAeq	65.0	dB
Max. level	109.2	dB
LCpeak	124.5	dB
TWA	30.4	dB
Dose	0.0	%
Projected dose	0.1	%

Notes

Late afternoon2 hr game on the parking lot. the usual screaming, referee whistles, parents cheering, coaches yelling instructions. Other students cheering. Players calling out to each other. LOUD


Ambient level, no cars or other noise sources, Sunday - no school activity
130
120
110
100
90
80
70
60
50
40
30
11:48:45 AM
38.2dB
11:49:29 AM
40.4dB
11:48:30
11:49:00
11:49:30
11:50:00
Dec 11 Sun 2022
Time

Observed many tween age boys and girls engaged in various activities such as running, playing basketball using the whole Michillinda parking lot. There was a pronounced smacking sound coming from basketballs hitting the backboard. Students were very active calling out to each other in loud and shouting voices. Counted 40+ persons
There were NO cars that drove by on Grandview during this reading.All noise was from the parking lot activities. Using a calibrated Reed 8080 instrument with windscreen

