

Regional Planning Commission Transmittal Checklist

Hearing Date
April 4, 2012
Agenda Item No.
6

Project Number: R2008-00985-(5)
Case(s): Conditional Use Permit Case No. 201100002
Environmental Assessment Case No. 201100003
Planner: Anita Gutierrez

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND)
- Correspondence (Attachment B)
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Site Plan / Floor Plans / Elevations
- Landscaping Plans
- Geo-coded maps depicting location of opposition/ support (Attachment C)

Reviewed By: 



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-4813
PROJECT NUMBER R2008-00985-(5)
CONDITIONAL USE PERMIT NUMBER 201100002

PUBLIC HEARING DATE 4/4/2012	AGENDA ITEM 6
RPC CONSENT DATE	CONTINUE TO

APPLICANT Thomas P. Clarke	OWNER Arroyo Pacific, Inc.	REPRESENTATIVE Austin Richey
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PROJECT DESCRIPTION
 The applicant, Thomas P. Clarke (Arroyo Pacific Inc.) proposes to establish a College Preparatory High School (9th through 12th grade), with a maximum of 200 students, 16 full-time teachers, and four administrative staff on a 3.4-acre site in the R-1-7,500 (Single-Family Residence, 7,500 sq. ft. minimum lot area) Zone. The applicant (Arroyo Pacific Academy) currently operates a campus in the City of Arcadia and the proposed Altadena campus would be an expansion beyond the school's current operation. The subject property is currently developed with an existing facility that was originally authorized to house a maximum of 84 children, age newborn to five years old with siblings up to eight years old in a group home setting. There are eight existing buildings on the project site, of which seven are proposed to be used as classrooms, the remaining building would be rented as a residence (currently a teacher from Arroyo Pacific's Arcadia campus rents the residence). No new construction is proposed, except for minor interior improvements. Fifty-one (51) parking spaces are provided on campus. There are twelve oak trees on-site, no proposed encroachments or removals.

REQUIRED ENTITLEMENTS
 Pursuant to Section 22.20.100 of the County Code, a conditional use permit ("CUP") is required to establish a school in the R-1-7,500 (Single-Family Residence, 7,500 sq. ft. minimum lot area) Zone. The applicant is requesting approval of a CUP to operate a College Preparatory High School (9th through 12th grade), with a maximum of 200 students on the 3.4-acre site.

LOCATION/ADDRESS
 The subject property is located at 183-205 East Palm Street, Altadena. The two closest major cross streets are Fair Oaks Avenue to the West and Marengo Avenue to the East.
 The project site is comprised of two separate parcels (APNs 5833-019-035 and 5833-019-031, approximately 2.8 acres and 0.59 acres respectively).

SITE DESCRIPTION
 The project site is irregular shaped and is developed with eight separate buildings and paved surface parking lots. The site has three separate driveways off of Palm Avenue. The project site is located between Fair Oaks Avenue and Marengo Avenue.

ACCESS Via Palm Street	ZONED DISTRICT Altadena
ASSESSORS PARCEL NUMBER 5833-019-035 and 5833-019-031	COMMUNITY Altadena
SIZE 3.4 Acres	COMMUNITY STANDARDS DISTRICT Altadena

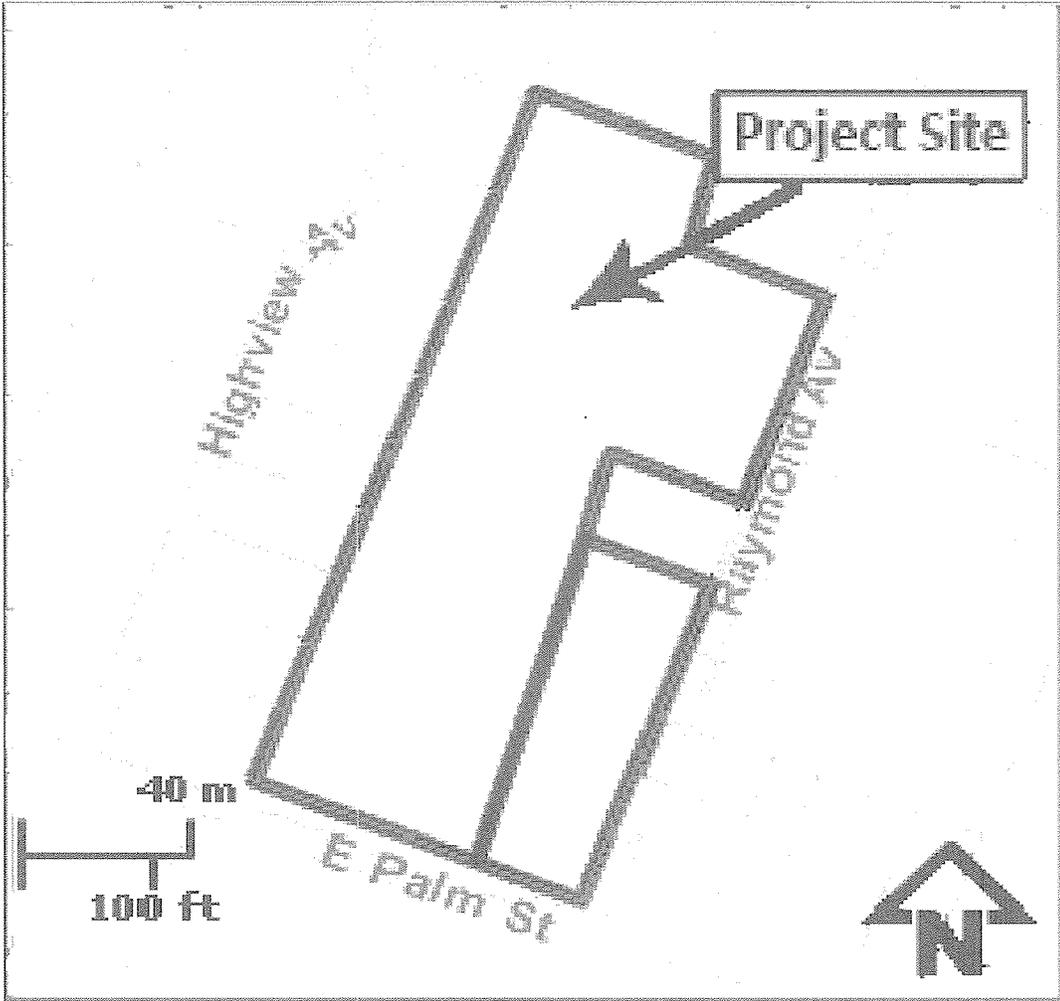
	EXISTING LAND USE	EXISTING ZONING
Project Site	Developed campus, currently vacant	R-1-7500 (Single-family residence)
North	Single-family homes	R-1-7500 (Single-family residence)
East	Single-family homes	R-1-7500 (Single-family residence)
South	Single-family homes	R-1-7500 (Single-family residence)
West	Single-family homes	R-1-7500 (Single-family residence)

GENERAL PLAN/COMMUNITY PLAN Altadena Community Plan	LAND USE DESIGNATION 2 - Low Density Residential	MAXIMUM DENSITY (1 to 6 du/gross ac)
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ENVIRONMENTAL DETERMINATION
 Negative Declaration

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT



STAFF ANALYSIS
PROJECT NO. R2008-00985-(5)
CONDITIONAL USE PERMIT NO. 201100002

PROJECT DESCRIPTION

The applicant, Thomas P. Clarke (Arroyo Pacific Inc.) proposes to establish a College Preparatory High School (9th through 12th grade), with a maximum of 200 students, 16 full-time teachers, and four administrative staff on a 3.4-acre site in the R-1-7,500 (Single-Family Residence, 7,500 sq. ft. minimum lot area) Zone. The applicant (Arroyo Pacific Academy) currently operates a campus in the City of Arcadia and the proposed Altadena campus would be an expansion beyond the school's current operation. The subject property is currently developed with an existing facility that was originally authorized to house a maximum of 84 children, age newborn to five years old with siblings up to eight years old in a group home setting. There are eight existing buildings on the project site, of which seven are proposed to be used as classrooms, the remaining building would be rented as a residence (currently a teacher from Arroyo Pacific's Arcadia campus rents the residence). No new construction is proposed, except for minor interior improvements.

The proposed school would operate 180 days per calendar year with regular school instruction hours extending from 8:30 a.m. to 2:30 p.m. The campus is proposed to be open passed the regular instruction hours and would close at 6:00 p.m. Afternoon activities, which would extend until 5:30 p.m., would take place on campus; these activities would be related to arts programs, various indoor clubs, and activity planning. The school would also operate an additional 25 summer school classes per calendar year (25 days of instruction) with half-day hours from 8:30 a.m. to 12:30 p.m. during the summer months of June through September). Although no organized athletic activities or sport facilities are proposed at this time, a volleyball and basketball court would be included at the center of the project site and used for pick-up games for the students of the school. Additional weekend use of the property is proposed for Saturdays for occasional activities such as testing or classes. Evening use of the school would include parent meetings (8 per year from 7:00 p.m. to 8:00 p.m.) and afternoon and occasional evening use for rehearsals for upcoming plays or performances, however the applicant has not indicated the frequency of these activities. No performances are to be held on the project site. There are 12 mature oak trees on-site, although no encroachments or removals are proposed.

REQUIRED ENTITLEMENTS

Pursuant to Section 22.20.100 of the County Code, a conditional use permit ("CUP") is required to establish a school in the R-1-7,500 (Single-Family Residence, 7,500 sq. ft. minimum lot area) Zone. The applicant is requesting approval of a CUP to operate a College Preparatory High School (9th through 12th grade), with a maximum of 200 students on the 3.4-acre site.

LOCATION

The subject property is located at 183-205 East Palm Street, Altadena. The two closest major cross streets are Fair Oaks Avenue to the West and Marengo Avenue to the East. The project site is comprised of two separate parcels (APNs 5833-019-035 and 5833-019-031, approximately 2.8 acres and 0.59 acres respectively).

SITE PLAN DESCRIPTION

The project site is approximately 3.4-acres and is currently developed with eight freestanding, one story buildings, which were originally approved for a group home to house foster youth ages newborn to eight years old in a residential setting. The rectangular shaped project site is approximately 267 linear feet in width (fronting East Palm Street) and 604 linear feet in length. Internal paved driveways currently exist on the project site for both vehicular and pedestrian circulation. Main access to the site is taken from East Palm Street via two driveways at the front of the property. Emergency access is located in the rear of the property. The classroom buildings are oriented along the west, north and east edges of the property lines, abutting the rear yards of the adjacent residents. A five foot side yard setback runs the length of the western property boundary and setbacks vary from 15 to 25 feet on the rear and eastern property boundaries.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning ("Regional Planning") has determined that a Negative Declaration is the appropriate environmental documentation pursuant to California Environmental Quality Act (CEQA) reporting requirements. The Department of Public Works reviewed a Traffic Impact Analysis (TIA) and circulation analysis for the proposed project and generally agreed that the traffic generated by the project individually and cumulatively along with the other related projects in the area will not have a significant impact to any County or County/City of Pasadena roadways or intersections in the area. Additionally, a noise study was prepared by Kunzman & Associates. The noise study concluded the proposed project would result in an increase of 2.8 dBA CNEL above the ambient which is barely perceptible in the environment. Projected worst case maximum noise levels at sensitive receptors (nearby residences) are anticipated to be below Los Angeles County exterior noise ordinance levels. The Department of Public Health concurs with the submitted noise study. The Initial Study concludes that based on the project design and implementation of proposed programming (such as no bells or loud speakers) there would be no significant impacts.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and posting on the Regional Planning website.

PREVIOUS CASES/ZONING HISTORY

- **ZEC 8401**- A Zoning Conformance Review authorizing a day camp (for the YMCA) and a conference center with a corral and swimming pool on 2.8 acres was approved on May 9, 1967. A maximum of 75 children were permitted to use the site at any one time.
- **CUP 92-023** - A conditional use permit that authorized a group home for up to 84 children, age newborn to five years old with siblings up to eight years old was approved in October 1992. The permit was subsequently limited to 46 children as a result of input from the community and concerns regarding the proposed number of children on the site. The limited was documented by a covenant recorded against the property by the then-property owner in October 1995.
- **RFS 08-0027077 / EF021907** - In September 2008, a private high school operating under different ownership than the current applicant opened on the subject property without the required CUP. A Notice of Violation was issued, and the school ceased operation in June 2009. The property was subsequently acquired by the current property owner/applicant who applied for the CUP at issue to operate a high school on the site.

STAFF EVALUATION

Altadena Community Plan Consistency

The project site is located within the Altadena Community Plan ("Community Plan"). As stated in the Community Plan, ***"foremost among the principal objectives of the Community Plan is the preservation of the existing residential character of the community"***. The project site is designated Category 2- Low Density Residential (1 to 6 dwelling units per gross acre). This land use designation corresponds to the suburban type of residential development common in the area. The purpose of this category is to maintain existing single-family neighborhoods and ensure the continuation of the low intensity residential nature of the neighborhoods with this designation. The project site was intended for development with a use that would be consistent in character and compatible with the residential development in the area. The project site is surrounded by single-family residences to the north, east, south, and west, and there are fourteen (14) residential properties directly adjoining the subject property's boundaries.

The proposed project conflicts with several key goals and policies of the Community Plan related to preventing the inappropriate intensification of uses in residential neighborhoods and ensuring compatibility with neighborhood character. Policy 4.3, under SECTION FOUR: GOALS, POLICIES AND PROGRAMS states: ***"allow for the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low density character of the Altadena Community."***

The last approved use on the subject site was the Bienvenidos Children Center, which obtained a CUP in 1992 to operate a group home for children age newborn to five years old with siblings up to eight years old. The group home use was approved in 1992 for 82 children, and it was intended to provide residential accommodations to the children that it served. Nevertheless, in 1995, after recognizing the potential impacts such a facility could have on the surrounding community and neighborhood character because of the intensity and size, the operator volunteered to restrict the maximum number of children allowed to be housed on-site to 46. Subsequently, the facility ceased operation in 2005.

The project proposes a maximum operating capacity of 200 students, which would equate to a 434% increase from the last approved use on the site (46 children). The change in use to a high school serving teenagers, some of whom drive to and from school is a sharp departure from a group home providing residential care for young children, which required infrequent transportation and generally adhered to the low-profile community nature of this primarily single-family neighborhood. Aside from with the sheer change in maximum capacity and age of the children on-site, a school it-self is a dramatic change in use from an otherwise quiet single-family residential neighborhood, altering established patterns of noise and traffic. According to the traffic analysis, Palm Street currently carries an estimated 800 vehicle trips; an additional 496 vehicle trips would be added with a 200 student school. While the traffic analysis demonstrates that the increased trips would not affect the level of service for traffic effectiveness and that Palm Street has sufficient capacity for up to 1,600 vehicle trips, the additional vehicle trips associated with the proposed school would be a 62% increase from the traffic that currently exits. This increase in volume drastically alters the circulation pattern and traffic types and amounts that would normally or reasonably be expected in this residential neighborhood. Additionally Palm Street is only a partially improved street. There are no sidewalks or curbs. Cars currently park on both sides of the street, making it difficult for cars traveling in opposite directions to pass each other at the same time as well as creating potential safety issues for any pedestrians who may be using the street. There is no opportunity for expansion or improvement of Palm Street because of limited road right-of-way.

Issue 4, under the PUBLIC SERVICES SECTION, states: ***“Provide school facilities to serve the community’s social, cultural, vocational, and recreational, as well as educational needs which are compatible with the character and local interests of Altadena.”*** Although a College Preparatory high school in general would be a benefit to the community, the location of the proposed project would create an incompatible use with the existing character of the quiet single-family neighborhood that surrounds the project site. As built, there are insufficient buffers areas separating the single-family homes surrounding the project site from the use itself. Because the site is already built out, the placement of existing buildings precludes the consideration of project alternatives such as increased buffers between the classroom or other school buildings and neighboring residences, the construction of school buildings without windows on

the facades facing residences, or the relocation of buildings towards the center of the property to decrease the impacts of the project on adjacent properties. The buildings on-site are oriented toward the outer edge of the site, many of the buildings are within five feet of the property line, and one house on Raymond Avenue is surrounded by the school on three sides. The configuration of the buildings and proposed operation of the school creates privacy issues for the adjacent properties and impairs the use and enjoyment of such neighboring properties.

The project site provides several constraints, and makes it an inappropriate site for a proposed 200-student school. The project site is long and narrow, and as a result, development is clustered at the rear of the property closer to adjacent homes. Over seventy-five residents that live in close proximity to the project site and would be directly impacted have opposed the project because they believe the project would disrupt the existing circulation pattern of the neighborhood and create additional noise that would be disruptive to the enjoyment of their home and yard; many of which have a direct view into the project site. A high school use immediately adjacent to homes without proper separation or buffer is incompatible and conflicts with the residents' peace, comfort and enjoyment of their property.

Zoning Ordinance and Development Standards Compliance

The project site is within the Altadena Community Standards District and is zoned R-1-7,500. The following development standards apply:

Parking

Pursuant to County Code Section 22.52.1200, parking for secondary grade school is calculated at one space for every five persons based on the occupant load of the auditorium or largest assembly room. The occupant load for the largest assembly area on-site is 120 persons as determined by the Los Angeles County Department of Public Works. Twenty-four (24) parking spaces are required under this standard ($120/5=24$), Fifty one (51) parking spaces are provided on-site.

Yard Requirements

Pursuant to Code Section 22.44.127, the Altadena Community Standards District (CSD) requires minimum yard setbacks of 20 feet for front yard, 35 feet back yard and 5 feet side yards for lots 40,000 square feet or larger. The proposed project site is approximately 3.4 acres and currently is developed with a 67-foot front yard, 5-foot side yard on the east, and 10- to 25-foot side yard on the west. The rear side yard is approximately 15 feet. The rear yard does not comply with current development standards, which require a 35-foot rear yard setback. However at the time the subject property was approved and developed in 1992, the development standard was 15 feet for rear yards. The 35-foot rear yard requirement in the CSD was adopted by Ordinance 98-0043 on August 4, 1998, effective September 4, 1998. The proposed project does not propose any additional structural expansion, therefore the property is legal non-conforming for the rear yard and meets all other yard requirements.

Nevertheless, the yard setback requirements were intended to ensure sufficient setbacks and separation for single-family residences built in the area. Although the project site may comply with the minimum required setbacks for the R-1 (Single-Family Residence) zone, these minimum setback requirements do not ensure that the proposed school use will not adversely impact the use, comfort, and enjoyment of the neighboring homes.

Neighborhood Impact/Land Use Compatibility

The subject property is surrounded in all directions by single-family homes and shares a property boundary with fourteen residential lots. The neighborhood currently functions as a quiet suburban neighborhood with peak traffic in the mornings as people leave to work and in the evening as people return home. The proposed high school would be a substantial intensification of any use previously approved on the subject site and would create different patterns of use than what is currently experienced, for example: the school will generate additional traffic in the morning as cars drop off students and as they leave and likewise in the afternoons into the early evening as parents pick up students and then leave to head home. Such a traffic pattern is different than what one would expect in a similar single-family neighborhood. Although Palm Street is not improved with sidewalks it is located in a low density neighborhood with little traffic, consequently many people utilize the edges of the street (there are no sidewalks), for exercise or leisure. Additional traffic generated from the project would also impact the walkability of neighborhood that the residents currently enjoy. There are insufficient buffers such as streets or setbacks to adequately separate the surrounding residences from school site. There are fourteen properties that immediately adjoin the subject property, and these properties have little to no screening between the homes located on such properties and the subject site. Due to the reasons above, the proposed school would have a significant impact on the neighborhood as it currently exists and therefore is not a compatible use with the dominant single-family residential character of this neighborhood.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached (Attachment A). Staff is of the opinion that the applicant has not met the burden of proof in the following areas: The requested use at the location will adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area. As discussed above the proposed project would change the character of the type, pattern and volume of noise and traffic normally expected in this residential community. Many residents living in the immediate vicinity and directly adjoining the subject property have provided written opposition to the project expressing their concern that the proposed project would disrupt their daily lives due to increased noise and increased traffic problems.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

DEPARTMENT OF PUBLIC WORKS - The department reviewed the project in March 2011 and placed a hold on the project pending a Traffic Impact Analysis Report, confirmation of water availability or a Will Serve letter from the area water purveyor, and a Sewer Area Study. The Department reviewed the requested studies and found them to be adequate. The Department cleared the project for public hearing in January 2012 with suggested conditions of approval for road improvements (driveways, trees along frontage, and the repair or replacement of broken pavement along frontage), street lighting, and on-site circulation/access improvements. Letters attached dated 03/10/2011 and 01/05/2012.

FIRE DEPARTMENT - The department found the site to have an adequate existing public water system and adequate fire and emergency access. The department recommended conditions for the project to maintain a vertical clearance of 13 feet 6 inches on all trees overhanging above an approved Fire Department apparatus access way. Letter attached dated 02/28/12.

DEPARTMENT OF PUBLIC HEALTH - The department reviewed an acoustical noise impact analysis report prepared by Kunzman & Associates, which concludes the project proposed project would result in an increase of 2.8 dBA CNEL above the ambient noise level, which is barely perceptible in the environment. Projected worst case maximum noise levels at sensitive receptors nearby residents are anticipated to be below Los Angeles County exterior noise ordinance levels. The Department of Public Health concurs with the submitted noise study.

ALTADENA TOWN COUNCIL

The Altadena Town Council ("Town Council") at its meeting on February 21, 2012, recommended denial of the proposed project with a vote of 11-3. This was the second time the Town Council considered the project and voted to recommend denial (the project was first heard and denied at the September 20, 2011 Town Council meeting). The Town Council cited the following reasons for the basis of their decision: 1) The proposed use is not consistent with Altadena's general plan because it would generate increased traffic and congestion and would change the character of the neighborhood; 2) The proposed use is not compatible with the surrounding neighborhood due to the site being surrounded by single-family homes and the fact that the lots are close together and the neighborhood is densely populated and; 3) Acceptance by the community, the Town Council received a large number of letters, petitions, and testimony in favor and in opposition, however it was clear that the residents of the neighborhood that surround the subject property and who would be directly affected virtually unanimously oppose the project. As a policy, the Town Council has always given the greatest weight to the needs and rights of the affected residents and in this case the Town Council stated the potential cost to the affected neighborhood far outweighs and potential "greater good" or convenience to other residents or the community at large. Letter dated March 7, 2012 attached.

PUBLIC COMMENTS

Staff has received approximately 766 pieces of correspondence for the proposed project to date, approximately 477 in opposition and approximately 283 in support. A CD all of correspondence received to date has been included in your hearing package (Attachment B). Below is a summary of the key issues:

In favor

- School will be asset to the community
- No organized outdoor sports proposed
- Better to use site than have it sit vacant
- Type of students attending would be respectful
- High praise the educational experience provided by Arroyo Pacific Academy
- No bells or amplified sound equipment would minimize noise
- Circulation plan for pick-up and drop-off would minimize traffic

Oppose

- Increased noise from vehicles
- Increased human noise from project site
- Increased traffic
- Increased traffic would create dangerous conditions for pedestrians and children who walk on road as there are no sidewalks
- Too close in proximity to other residences
- Queuing problems from on-site traffic, doubtful circulation plans will function according to plan
- Inappropriate location for a school with 200 students
- Disruptive to surrounding properties
- Narrowness of road makes it difficult for two vehicles to pass each other, additional traffic would make traffic worse

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

The proposed project is inconsistent with the goals and policies of the Altadena Community Plan pertaining to intensification of uses in residential neighborhoods and compatibility with neighborhood character. The proposed project would be a drastic intensification of use compared to the previous group home for children on the site. The project would equate to a 434% increase in the number of people using site and a 62% increase in vehicle trips expected on Palm Street. These increases would adversely impact the existing neighborhood by altering established traffic and noise patterns

currently enjoyed by the low density character of this neighborhood. The foremost principal objective of the Altadena Community Plan is the preservation of the existing residential character of the community, and the proposed project would jeopardize that objective by creating an incompatible use within an established single-family neighborhood.

The proposed project would be incompatible with the surrounding neighborhood pattern and would adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area. Therefore, staff recommends denial of project number R2008-00985 with associated CUP NO. 201100002

SUGGESTED DENIAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND DENY CONDITIONAL USE PERMIT NUMBER 201100002, WITH THE ATTACHED FINDINGS.

Prepared by Anita Gutierrez, Acting Principal Planner, Special Projects Section
Reviewed by Samuel Dea, Supervising Regional Planner, Special Projects Section

Attachments:

Applicant's Burden of Proof statement
Draft Findings
Environmental Document
Site Photographs
Site Plan
Land Use Map

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

**PROJECT NUMBER R2008-00985-(5)
CONDITIONAL USE PERMIT NUMBER 201100002**

REQUEST

The applicant, Thomas P. Clarke (Arroyo Pacific Inc.) proposes to establish a College Preparatory High School (9th through 12th grade), with a maximum of 200 students, 16 full-time teachers, and four administrative staff on a 3.4-acre site in the R-1-7,500 (Single-Family Residence, 7,500 sq. ft. minimum lot area) Zone. The applicant (Arroyo Pacific Academy) currently operates a campus in the City of Arcadia and the proposed Altadena campus would be an expansion beyond the school's current operation. The subject property is currently developed with an existing facility that was originally authorized to house a maximum of 84 children, age newborn to five years old with siblings up to eight years old in a group home setting. There are eight existing buildings on the project site, of which seven are proposed to be used as classrooms, the remaining building would be rented as a residence (currently a teacher from Arroyo Pacific's Arcadia campus rents the residence). No new construction is proposed, except for minor interior improvements.

REGIONAL PLANNING COMMISSION HEARING DATE: April 4, 2012

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

To be inserted after public hearing to reflect hearing proceedings.

FINDINGS

1. The subject property is located at 183-205 East Palm Street, Altadena. The two closest major cross streets are Fair Oaks Avenue to the West and Marengo Avenue to the East. The project site is comprised of two separate parcels (APNs 5833-019-035 and 5833-019-031, approximately 2.8 acres and 0.59 acres respectively).
2. The case history for the project site is as follows: A Zoning Conformance Review (ZEC NO. 8401) authorizing a day camp (for the YMCA) and a conference center with a corral and swimming pool on 2.8 acres was approved on May 9, 1967. A maximum of 75 children were permitted to use the site at any one time; A Conditional Use Permit ("CUP") authorized a group home for up to 84 children, age newborn to five years old with siblings up to eight years old was approved in October 1992 (CUP NO. 92-023). The permit was subsequently limited to 46 children as a result of input from the community and concerns regarding the proposed number of children on the site. The limited was documented by a covenant recorded against the property by the then-property owner in October 1995. In September 2008, a private high school operating under different ownership than the current applicant opened on the subject property without the required CUP. A Notice of Violation (RFS 08-0027077 /EF021907) was issued,

and the school ceased operation in June 2009. The property was subsequently acquired by the current property owner/applicant who applied for the CUP at issue to operate a high school on the site.

3. The proposed project includes the establishment of a College Preparatory High School (9th through 12th grade), with a maximum of 200 students, 16 full-time teachers, and four administrative staff on a 3.4-acre site in the R-1-7,500 (Single-Family Residence, 7,500 sq. ft. minimum lot area) Zone. The proposed school (Arroyo Pacific Academy) currently operates a campus in Arcadia and the proposed Altadena campus would be an expansion beyond the school's current operation. The subject property is currently developed with an existing facility that was originally authorized to house a maximum of 84 children, age newborn to five years old with siblings up to eight years old in a group home setting. There are eight existing buildings on the project site, of which seven are proposed to be used as classrooms, the remaining building would be rented as a residence (currently a teacher from Arroyo Pacific's Arcadia campus rents the residence). No new construction is proposed, except for minor interior improvements.
4. The proposed school would operate 180 days per calendar year with regular school instruction hours extending from 8:30 a.m. to 2:30 p.m. The campus is proposed to be open passed the regular instruction hours and would close at 6:00 p.m. Afternoon activities, which would extend until 5:30 p.m., would take place on campus; these activities would be related to arts programs, various indoor clubs, and activity planning. The school would also operate an additional 25 summer school classes per calendar year (25 days of instruction) with half-day hours from 8:30 a.m. to 12:30 p.m. during the summer months). Although no organized athletic activities or sport facilities are proposed, a volleyball and basketball court would be included at the center of the project site and used for pick-up games. Additional weekend use of the property is proposed for Saturdays for occasional activities such as testing or classes. Evening use of the school would include parent meetings (8 per year from 7:00 p.m. to 8:00 p.m.) and afternoon and occasional evening use for rehearsals for upcoming plays or performances. No performances are to be held on the project site. There are 12 mature oak trees on-site, although no encroachments or removals are proposed.
5. A CUP required to establish a school in the R-1-7,500 (Single-Family Residence, 7,500 sq. ft. minimum lot area) Zone. The applicant is requesting approval of a CUP to operate a College Preparatory High School (9th through 12th grade), with a maximum of 200 students on the 3.4-acre site.
6. The project site is approximately 3.4-acres and is currently developed with eight freestanding, one story buildings, which were originally approved for a group home to house foster youth ages newborn to eight years old in a residential setting. The rectangular shaped project site is approximately 267 linear feet in width (fronting East Palm Street) and 604 linear feet in length. Internal paved driveways currently exist on the project site for both vehicular and pedestrian circulation. Main access

to the site is taken from East Palm Street via two driveways at the front of the property. Emergency access is located in the rear of the property. The classroom buildings are oriented along the west, north and east edges of the property lines, abutting the rear yards of the adjacent residents. A five (5) foot side yard setback runs the length of the western property boundary and setbacks vary from 15 to 25 feet on the rear and eastern property boundaries.

7. The project site is located within the Altadena Community Plan ("Community Plan"). As stated in the Community Plan, "*foremost among the principal objectives of the Community Plan is the preservation of the existing residential character of the community*". The project site is designated Category 2- Low Density Residential (1 to 6 dwelling units per gross acre). This land use designation corresponds to the suburban type of residential development common in the area. The purpose of this category is to maintain existing single-family neighborhoods and ensure the continuation of the low intensity residential nature of the neighborhoods with this designation. The project site was intended for development with a use that would be consistent in character and compatible with the residential development in the area. The project site is surrounded by single-family residences to the north, east, south, and west, and there are fourteen residential properties directly adjoining the subject property's boundaries.
8. The proposed project conflicts with several key goals and policies of the Community Plan related to preventing the inappropriate intensification of uses in residential neighborhoods and ensuring compatibility with neighborhood character. Policy 4.3, under SECTION FOUR: GOALS, POLICIES AND PROGRAMS states: "*allow for the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low density character of the Altadena Community.*"
9. The last approved use on the subject site was the Bienvenidos Children Center, which obtained a CUP in 1992 to operate a group home for children age newborn to five years old with siblings up to eight years old. The group home use was approved in 1992 for 82 children, and it was intended to provide residential accommodations to the children that it served. Nevertheless, in 1995, after recognizing the potential impacts such a facility could have on the surrounding community and neighborhood character because of the intensity and size, the operator volunteered to restrict the maximum number of children allowed to be housed on-site to 46. Subsequently, the facility ceased operation in 2005.
10. The project proposes a maximum operating capacity of 200 students, which would equate to a 434% increase from the last approved use on the site (46 children). The change in use to a high school serving teenagers, some of whom drive to and from school is a sharp departure from a group home providing residential care for young children, which required infrequent transportation and generally adhered to the low-profile community nature of this primarily single-family neighborhood. Aside from with the sheer change in maximum capacity and age of the children on-

site, a school it-self is a dramatic change in use from an otherwise quiet single-family residential neighborhood, altering established patterns of noise and traffic. According to the traffic analysis, Palm Street currently carries an estimated 800 vehicle trips; an additional 496 vehicle trips would be added with a 200 student school. While the traffic analysis demonstrates that the increased trips would not affect the level of service for traffic effectiveness and that Palm Street has sufficient capacity for up to 1,600 vehicle trips, the additional vehicle trips associated with the proposed school would be a 62% increase from the traffic that currently exists. This increase in volume drastically alters the circulation pattern and traffic types and amounts that would normally or reasonably be expected in this residential neighborhood. Additionally Palm Street is only a partially improved street. There are no sidewalks or curbs. Cars currently park on both sides of the street, making it difficult for cars traveling in opposite directions to pass each other at the same time as well as creating potential safety issues for any pedestrians who may be using the street. There is no opportunity for expansion or improvement of Palm Street because of limited road right-of-way.

11. The Community Plan under the PUBLIC SERVICES SECTION, states: *“Provide school facilities to serve the community’s social, cultural, vocational, and recreational, as well as educational needs which are compatible with the character and local interests of Altadena.”* Although a College Preparatory high school in general would be a benefit to the community, the location of the proposed project would create an incompatible use with the existing character of the quiet single-family neighborhood that surrounds the project site. As built, there are insufficient buffers areas separating the single-family homes surrounding the project site from the use itself. Because the site is already built out, the placement of existing buildings precludes the consideration of project alternatives such as increased buffers between the classroom or other school buildings and neighboring residences, the construction of school buildings without windows on the facades facing residences, or the relocation of buildings towards the center of the property to decrease the impacts of the project on adjacent properties. The buildings on-site are oriented toward the outer edge of the site, many of the buildings are within five feet of the property line, and one house on Raymond Avenue is surrounded by the school on three sides. The configuration of the buildings and proposed operation of the school creates privacy issues for the adjacent properties and impairs the use and enjoyment of such neighboring properties.
12. The proposed project is not consistent with the adopted Altadena Community Plan for the area as it conflicts with several key goals and policies related to preventing the inappropriate intensification of uses in residential neighborhoods and ensuring compatibility with neighborhood character.
13. The project site provides several constraints, and makes it an inappropriate site for a proposed 200-student school. The project site is long and narrow, and as a result, development is clustered at the rear of the property closer to adjacent homes. Over seventy-five residents that live in close proximity to the project site

and would be directly impacted have opposed the project because they believe the project would disrupt the existing circulation pattern of the neighborhood and create additional noise that would be disruptive to the enjoyment of the their home and yard; many of which have a direct view into the project site. A high school use immediately adjacent to homes without proper separation is incompatible and conflicts with the residents' peace, comfort and enjoyment of their property.

14. The project site is within the Altadena Community Standards District and is zoned R-1-7,500.
15. Pursuant to County Code Section 22.52.1200, parking for secondary grade school is calculated at one space for every five persons based on the occupant load of the auditorium or largest assembly room. The occupant load for the largest assembly area on-site is 120 persons as determined by the Los Angeles County Department of Public Works. Twenty-four (24) parking spaces are required under this standard ($120/5=24$), Fifty one (51) parking spaces are provided on-site.
16. Pursuant to Code Section 22.44.127, the Altadena Community Standards District (CSD) requires minimum yard setbacks of 20 feet for front yard, 35 feet back yard and 5 feet side yards for lots 40,000 square feet or larger. The proposed project site is approximately 3.4 acres and currently is developed with a 67-foot front yard, 5-foot side yard on the east, and 10- to 25-foot side yard on the west. The rear side yard is approximately 15 feet. The rear yard does not comply with current development standards, which require a 35-foot rear yard setback. However at the time the subject property was approved and developed in 1992, the development standard was 15 feet for rear yards. The 35-foot rear yard requirement in the CSD was adopted by Ordinance 98-0043 on August 4, 1998, effective September 4, 1998. The proposed project does not propose any additional structural expansion, therefore the property is legal non-conforming for the rear yard and meets all other yard requirements. Nevertheless, the yard setback requirements were intended to ensure sufficient setbacks and separation for single-family residences built in the area. Although the project site may comply with the minimum required setbacks for the R-1 (Single-Family Residence) zone, these minimum setback requirements do not ensure that the proposed school use will not adversely impact the use, comfort, and enjoyment of the neighboring homes.
17. The proposed site is not physically suitable to accommodate the development features required in order to integrate the proposed use with the uses in the surrounding area due to current configuration of the buildings (along perimeter of property), lack of adequate buffers or screening between proposed use and adjacent residents.
18. The subject property is surrounded in all directions by single-family homes and shares a property boundary with fourteen residential lots. The neighborhood currently functions as a quiet suburban neighborhood with peak traffic in the mornings as people leave to work and in the evening as people return home. The

proposed high school would be a substantial intensification of any use previously approved on the subject site and would create different patterns of use than what is currently experienced, for example: the school will generate additional traffic in the morning as cars drop off students and as they leave and likewise in the afternoons into the early evening as parents pick up students and then leave to head home. Such a traffic pattern is different than what one would expect in a similar single-family neighborhood. Currently the Palm Street has minimal traffic and many people currently walk on the edges of the street (there are no sidewalks), for exercise or leisure. Additional traffic generated from the project would also impact the walkability of neighborhood that the residents currently enjoy. There are insufficient buffers such as streets or setbacks to adequately separate the surrounding residences from school site. There are fourteen properties that immediately adjoin the subject property, and these properties have little to no screening between the homes located on such properties and the subject site. Due to the reasons above, the proposed school would have a significant impact on the neighborhood as it currently exists and therefore is not a compatible use with the dominant single-family residential character of this neighborhood.

19. The proposed project at the proposed location will adversely affect the health, peace, comfort, or welfare of persons residing in the immediate and surrounding area due to the proximity to neighboring properties to the subject site, increased traffic trips and increased noise in a neighborhood that otherwise enjoys a low-density quiet neighborhood atmosphere. The impacts will be materially detrimental to the use and enjoyment of property of other persons located in the vicinity of the site.
20. The Altadena Town Council ("Town Council") at its meeting on February 21, 2012, recommended denial of the proposed project with a vote of 11-3. This was the second time the Town Council considered the project and voted to recommend denial (the project was first heard and denied at the September 20, 2011 Town Council meeting). The Town Council cited the following reasons for the basis of their decision: 1) The proposed use is not consistent with Altadena's general plan because it would generate increased traffic and congestion and would change the character of the neighborhood; 2) The proposed use is not compatible with the surrounding neighborhood due to the site being surrounded by single-family homes and the fact that the lots are close together and the neighborhood is densely populated and; 3) Acceptance by the community, the Town Council received a large number of letters, petitions, and testimony in favor and in opposition, however it was clear that the residents of the neighborhood that surround the subject property and who would be directly affected virtually unanimously oppose the project. As a policy, the Town Council has always given the greatest weight to the needs and rights of the affected residents and in this case the Town Council stated the potential cost to the affected neighborhood far outweighs and potential "greater good" or convenience to other residents or the community at large.

21. Approximately 766 pieces of correspondence for the proposed project have been received as of the date these findings were prepared. Approximately 477 in opposition and approximately 283 in support, below is a summary of the key issues raised

In Opposition

- Increased noise from vehicles
- Increased human noise from project site
- Increased traffic
- Increased traffic would create dangerous conditions for pedestrians and children who walk on road as there are no sidewalks
- Too close in proximity to other residences
- Queuing problems from on-site traffic, doubtful circulation plans will function according to plan
- Inappropriate location for a school with 200 students
- Disruptive to surrounding properties
- Narrowness of road makes it difficult for two vehicles to pass each other, additional traffic would make traffic worse

In favor

- School will be asset to the community
 - No organized outdoor sports proposed
 - Better to use site than have it sit vacant
 - Type of students attending would be respectful
 - High praise the educational experience provided by Arroyo Pacific Academy
 - No bells or amplified sound equipment would minimize noise
 - Circulation plan for pick-up and drop-off would minimize traffic
22. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
23. The Department of Regional Planning prepared a Negative Declaration pursuant to California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concludes that based on the project design and implementation of proposed programming there would be no significant impacts.
24. A Negative Declaration has been prepared for the proposed project; however, the action to deny the applicant's request is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resource Code Section 21080(b)(5) and California Code of Regulations Section 152270. The determination to deny is an activity undertaken that will not have a significant effect

on the environment as the request is not to allow the continued operation of an existing use on the subject property.

- 25. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use is not consistent with the adopted Altadena Community Plan for the area; and
- B. That the requested use at the proposed location will adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is not adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing did not substantiate the required findings and burden of proof for a Conditional Use Permit as set forth in Section 22.56.040 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION

In view of the findings of fact and conclusions presented above, Project Number R2008-00985-(5) with associated Conditional Use Permit Number 201100002 is denied. The action to deny the applicant's request is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resource Code Section 21080(b)(5).

- c: Each Commissioner, Zoning Enforcement

SD:ag
03/22/12

CONDITIONAL USE PERMIT BURDEN OF PROOF

- A. 1. The requested use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area :

Considerable steps are being taken to address these concerns. The total number of students to be enrolled at this campus (250) is designed to spread them throughout the buildings and to maintain a very low student to teacher ratio (15:1 maximum) which allows for control and supervision to a high degree. One of the issues identified by the area residents as areas of concern is the impact of noise as part of the operations of the facility. Arroyo Pacific Academy has some unique operational practices that minimize the potential noise impact on the surrounding area:

1. Small class sizes
2. Four class periods during the school day which minimizes passing times and movement throughout the campus. There are only two breaks which allow for students to be outside the classrooms : one 20 min nutrition break in the morning and one 45 minute break at lunchtime. The students gather in small groups for these breaks and the most noise impact on the area would be a pick-up basketball or volleyball game for about 25 minutes in the middle of the day. These games are informal and have no whistles or cheering associated with them.
3. There are no external bells calling the students to class during the day. We have soft chimes inside each building to establish class beginning and ending times and the students move around quietly between classes. This has been our practice for over 10 years in our existing facility.
4. The Altadena campus will not be a focus of our athletic programs. Another campus and park will host all team sports in the afternoon period when regular class time has ended. There will be no gymnasium on this site or gathering of large crowds at any time to cheer team sports.
5. The focus on this campus will be on arts and technology as the activities which complement the regular English, Social Studies, Science and Language standard college prep offerings. These activities are all indoor and assigned to specific locations which contain sound and movement. These activities will be limited in scope for our enrollment and afternoon practices and programs will be limited from 3pm to 5.30pm.
6. There will be very limited evening activities at this site which will consist of essential rehearsals and limited performances for parents and friends. All major plays and recitals will be held at public halls in the Pasadena/Arcadia area which can accommodate larger numbers and parking needs.
7. The only other evening activities will be 10 monthly parent meetings which attract about 50 parents and are limited to one hour each. Our parents are busy people also and respect the needs of our neighbors also for limited impact on their quiet time.

8. Arroyo Pacific Academy is committed to the maintenance of a serene park-like environment which contributes to our emphasis on a commitment to learning and respect for the environment. The campus will be well maintained with landscape which enhances the peaceful quality of the campus.
9. We hope to have a relationship with the immediate neighbors which allows them to voice their concerns and be part of the responses we make to the issues of health, peace, comfort and welfare as it pertains to them.

A.2 The requested use at this location will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site:

1. One of the main issues identified by the area residents that impacts their daily lives is the matter of traffic flow, especially in the mornings and afternoon drop-off and pick-up times. We intend to address these concerns by the following measures :
 - a. The implementation of a carpool policy which only allows students to bring cars to park on the property if they have 3 students per car. This will be enforced by a signed contract which will be supervised by faculty members each morning and afternoon.
 - b. The limit on such parking permits will be 30 (total number of students 90)
 - c. Faculty/staff parking allowance will be 20 maximum.
 - d. All other students (160 max) will be required to use the buses specifically provided for this purpose along routes determine for optimal convenience. The bus routes will be strategically arranged to allow students to board them close to their residences as much as possible. The projected routes are as follows:
 - Arcadia campus through Sierra Madre and Altadena Drive.
 - Lake Ave metro north on Lake Ave
 - Rose Bowl north on Lincoln Ave (or 210 fwy to Lincoln)
 - La Crescenta (and SFV residents) to 210 E and Lincoln AveAll buses will have capacity of 40 or more.
 - e. One of the identified objections to bus transport is the noise and vibration of regular school buses along E.Palm St. We intend to address this concern by providing newer hybrid buses (electric and gasoline or diesel) so that the buses will be in quiet electric mode when travelling in the immediate neighborhood.
 - f. It should be noted that we are addressing the issues identified by having a full enrollment (250) at this site. However we plan to increase enrollment slowly and the impact will be seen in increasing increments as the first year enrollment will be about 150 and the second year 200 leading to maximum 250 by the third year. It is recognized that there will be some students for whom the buses will not be a good option and there will be some students who need to be dropped off and picked up for medical appointments and other family needs. We anticipate that this number should be a maximum of 15 per day and these cars will enter the main gate and leave the

campus without affecting the flow of traffic on E.Palm because of the minimal number allowed.

- g. Our traffic study will confirm these assumptions and projections and we will modify them as experience determines.
- h. We believe that the plan outlined above will allow the residents to maintain their use and enjoyment of the area in the ways they desire.
- i. The valuation of area properties should be enhanced by our maintenance and development of our property in ways that are designed to enhance the neighborhood and to preserve its attractiveness as a quiet and serene place to live and work. We have already cleaned up the vegetation and shrubbery that was overgrown and impacting the neighboring properties. We have already developed a plan to screen immediate neighbors from the campus with landscaping that addresses their requests for privacy and sound insulation. We plan to use new landscaping design to mitigate the effect of sound and noise from the neighbors as much as feasible.
- j. We believe the operation of a well run college prep in the neighborhood will add value to the neighboring properties and become a source of pride in the neighborhood.

A.3. The requested use at the location will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- a. The property will be well maintained and supervised so as not to provide a location where the general health and welfare of the neighborhood is compromised in any way. We have already trimmed trees that were in danger of collapse and removed vegetation that was growing out of control . We have a maintenance plan with the landscaping company to maintain our campus in good condition and not to allow it to regress to a condition of neglect in any way.
- b. The buildings will be cleaned and maintained in such a way as to present a safe and desirable addition to the local community with no areas of neglect or refuge for dangerous animals or health-related dangers.
- c. The students and staff will meet all applicable health standards as mandated by the state for schools. This means that all students are screened for immunization against contagious diseases and other requirements of public health bodies.
- d. The general welfare may be impacted by traffic and noise considerations that any institution may attract but these issues have been addressed in the preceding sections.

B . The proposed site is adequate in size and shape to accommodate the yards, walls, fences parking and loading facilities, landscaping and other development features prescribed I this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The site has all the yards, walls, fences parking and loading facilities for the proposed use. No changes are envisaged or needed. Landscaping has already been improved and maintained to provide a safe environment and a base for growth and development by professional landscapers. We intend to provide additional bushes and trees to address the neighbors concerns about privacy and shielding from sound as much as possible. Attached is a proposal for such planning which will be given to the immediate neighbors as part of ongoing discussion to addresses their stated needs.

The ongoing needs for loading and unloading are restricted to FedEx and other such delivery systems. Very occasional and one-time deliveries of larger loads (desks and other school equipment) should not constitute a problem for the surrounding area. Trash removal will be consistent with the neighborhood practices.

C The proposed site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

E Palm St. is a narrow residential street which is not suited to uncontrolled parking, drop off or pick up practices for an enrollment of 250. We have addressed our plans to mitigate the impact on this street in response to neighbors real concerns and in response to the real negative impact another school had on the neighborhood.

We will provide a professional traffic survey to show the real impact of the traffic we envisage as part of our total operations. Our plan is to reduce drop-off and pick-up cars to a minimum and have our students rely on dedicated busing or public busing to attend this campus.

Our proposals suggest that we will have a total of 50 cars arriving to park all day on the property and about 15 others for occasional drop off due to late arrival, medical appointments etc. This circulation of traffic will be held to a minimum and will not impact neighboring driveways or traffic flow.

The proposed campus is served by mail, trash and other delivery and maintenance services as needed. These are consistent with the operations of the general neighborhood.

Environmental Checklist Form (Initial Study)
 County of Los Angeles, Department of Regional Planning



DRAFT

Project title: “Arroyo Pacific Academy”/ Project No.R2008-00985-(5)/Case No(s). RCUP201100002 and RENV201100003

Project location: 183 East Palm Street, Altadena, CA 91001
APN: 5833-019-035 and 5833-019-031 *Thomas Guide:* 535 *USGS Quad:* Pasadena

Gross Acreage: 3.4 acres

Description of project: The proposed project would establish a College Prep High School (9th through 12th grade), with a maximum of 250 students, 16 full time teachers and 4 administrative staff. No new construction is proposed, except for minor interior improvements. There are eight existing buildings on the project site, of which seven are proposed to be used as classrooms, the Villa building would be used as a residence by the owner. The school would operate 180 days per year with regular school hours from 8:30am to 2:30pm with the campus closing at 6:00pm. The school would operate an additional 25 summer school mornings per year with half-day hours from 8:30am to 12:30pm. Some limited afternoon activities (up to 5:30pm) would take place on campus, these activities would be related to arts programs, various indoor clubs and activity planning. No athletic activities or facilities are proposed. Weekend use of the property would be limited to Saturdays only for occasional activities such as testing or classes. Evening use would be limited to parent meetings (8 per year from 7:00pm to 8:00pm) and afternoon and occasional evening use for rehearsals for upcoming plays or performances. No performances are to be held on the project site. The school would implement a carpool policy, requiring students to carpool with at least two other people in order to drive to school. Fifty-one (51) parking spaces are provided on campus. There are twelve oak trees on-site, no proposed encroachments or removals.

General plan designation: n/a

Community/ Area wide Plan designation: Altadena Community Plan- Category 2 (low density 1 to 6 du/gross ac)

Zoning: R-1-7500 (Single-Family Residential -7,500 square foot minimum lot size). Project is within the Altadena Community Standards District.

Surrounding land uses and setting: The project site is developed with eight buildings and paved surface parking lots. The project site is surrounded by single-family residential to the North, East, South and West.

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
_____	_____
_____	_____
_____	_____

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- Pasadena Unified School District

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

Trustee Agencies

- None
- State Dept. of Fish and Game
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - Traffic and Lighting Division
 - Waterworks Division
 - Sewer Maintenance Division

- Fire Department
- Planning Division
- Sanitation District
- Public Health: Environmental Hygiene (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

Public agency approvals which may be required:

Public Agency

Approval Required

Lead agency name and address:

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Project sponsor's name and address:

Arroyo Pacific Academy
41 West Santa Clara Avenue
Arcadia, CA 91006

Contact person and phone number: Anita Gutierrez, (213) 974-4813

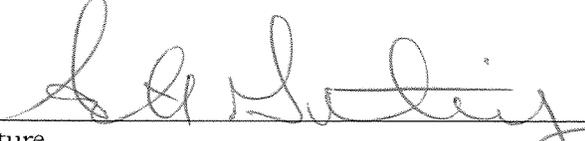
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

IMPACT ANALYSIS SUMMARY MATRIX		No Impact				<i>Potential Concern</i>
		Less than Significant Impact				
		Less than Significant Impact w/ Project Mitigation				
		Potentially Significant Impact				
Environmental Factor	Pg.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1. Aesthetics		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Agriculture/Forest		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Air Quality		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Biological Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Cultural Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Energy		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Geology/Soils		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Greenhouse Gas Emissions		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Hazards/Hazardous Materials		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Hydrology/Water Quality		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Land Use/Planning		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Mineral Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Noise		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Population/Housing		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15. Public Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
16. Recreation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17. Transportation/Traffic		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18. Utilities/Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
19. Mandatory Findings of Significance		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

2/27/12
Date



Signature

2/27/2012
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Site already developed, no new construction proposed.</u>				
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Site already developed, no new construction proposed.</u>				
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Site already developed, no new construction proposed.</u>				
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Site already developed, no new construction proposed.</u>				
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Site already developed, no new construction proposed.</u>				

2. AGRICULTURE / FOREST

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site not surveyed. Source: Farmland Mapping and Monitoring Program (FMMP). Site already developed.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Site not surveyed. Source: Farmland Mapping and Monitoring Program (FMMP)

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project site not zoned for forestland or timberland production. Source: California Department of Forestry and Fire Protection

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project site does not contain any forest land. Source: E-Net

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Site already developed, no new construction proposed.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the State's criteria for regional significance which is generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Project site is 3.4 acres of school use. Less than 1000 employees will be employed.</u>				
c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
d) Otherwise 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Project site located in residential area</u>				
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No odors produced by project.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
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 Game (DFG) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project site already developed and located in an urbanized area and void of any biological resources or sensitive species.

b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations DFG or USFWS? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project site already developed and located in an urbanized area and not located in the vicinity of a sensitive or natural community. Source: LA County General Plan

c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project site already developed, located in an urbanized area and does not contain any federally protected wetlands

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project site already developed and is located in an urbanized area. It is not located in the vicinity of any

migratory fish or wildlife species.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5" inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, etc.)?

Project site already developed and is located in an urbanized area. The site is not designated an oak woodland. Source: LA County General Plan.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16)?

Project site already developed and is located in an urbanized area. The project does not conflict with any local policies or ordinances protecting biological resources. There are 12 Oak trees on the project site, no encroachments or removals are proposed.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

Project site already developed and is located in an urbanized area and would not conflict with any habitat conservation plan.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project site already developed and is located in an urbanized area, no historical resource would be adversely affected. Source: California Historical Resources Inventory.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project site already developed and is located in an urbanized area, no archaeological resources will be adversely affected. Source: California Historical Resources Inventory.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project site already developed and is located in an urbanized area, no paleontological resource or unique geologic feature will be destroyed.

d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project site already developed and is located in an urbanized area. No new construction is proposed and the ground will not be disturbed.

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Comply with Los Angeles County Green Building Standards? (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Project is exempt from the County's green building standards because no new construction is proposed.</u>				
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, and expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: Los Angeles County Safety Element: Plate 1 Fault Rupture & historic seismicity</u>				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: Los Angeles County Safety Element: Plate 1 Fault Rupture & historic seismicity</u>				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: Los Angeles County Safety Element: Plate 4 Liquefaction susceptibility</u>				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: Los Angeles County Safety Element: Plate 5 Landside inventory</u>				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>No grading is proposed</u>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Department of Public Works shall verify

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?

No septic tanks proposed.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

No new construction proposed; project is not located within hillside management area.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The applicant will be required to meet all State and County requirements for greenhouse gas reduction, which includes implementing energy efficient mitigation measures.

<p>b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The applicant will be required to meet all State and County requirements for greenhouse gas reduction, which includes implementing energy efficient mitigation measures.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As part of the project, Chemistry and Biology classes are included in the curriculum of the proposed school. The following substances would be stored on-site in a locked cabinet and would be used in a supervised classroom setting: (Chemistry) Ammonia, Barium nitrate, Calcium nitrate, Copper (II) chloride, Copper (II) nitrate, Copper (II) sulfate, Ethanoic acid (vinegar), Hydrochloric acid, Hydrogen peroxide, Lead (II) nitrate, Lithium nitrate, Magnesium ribbon, Magnesium sulfate, Phenolphthalein solution, Potassium hydrogen sulfate, Potassium iodide, Potassium nitrate, Sodium carbonate, Sodium chloride (salt), Sodium hydroxide, Sodium nitrate, Sodium sulfate, Strontium nitrate. (Biology) Dimethylene blue and Preserved specimens.

Additionally, there are cleaning supplies used and stored on site. All cleaning supplies are from Hillyard Co. which is a national cleaning supply company. The cleaning substances that would be used are : Windex, Hillyard Spray and Clean, Chlorox bleach, GermX Hand sanitizer, Harmony air freshener, Hillyard Super shine all (floor cleaner/dispenser fluid), Chlorox Ultra Germicidal Bleach, Hillyard, Pink Lotion hand soap, Hillyard Urinal Screen Lemon 651 Blue

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The hazardous materials used and stored on site are used for educational purposes relating to student labs which are small in size and would not pose a significant hazard to the public.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The hazardous materials used and stored on site are used for educational purposes relating to student labs and would not create emissions rising to the level of significance to affect external lands uses.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not listed as a hazardous materials site

e) For a 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 for people residing or working in the project area?

The project is not located within an airport land use plan nor is it within two miles of a public or public use airport.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The project is not within the vicinity of a private airstrip and therefore would not result in a safety hazard.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The project would comply with all emergency response or emergency evacuation plans set forth by local, state and federal agencies .

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

 i) in a Very High Fire Hazard Severity Zones (Zone 4)?

Not in a Very High Fire Hazard Severity Zone Source: Los Angeles County Fire Department.

ii) in a high fire hazard area with inadequate access?

Not in a Very High Fire Hazard Severity Zone Source: Los Angeles County Fire Department.

iii) in an area with inadequate water and pressure to meet fire flow hazards?

Project will be required to meet minimum fire flow standards, per the LA County Fire Department

iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?

Project site is surrounded by single-family residential

10. HYDROLOGY AND WATER QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project does not include any new construction and a school use would not violate water quality standards or waste discharge requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project does not include any new construction and water supply would not come from wells.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project does not include any new construction

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project does not include any new construction.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project does not include any new construction.

f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project does not include any new construction.

- g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

The proposed project does not include any new construction.

- h) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

The proposed project does not include any new construction.

- i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?
The proposed project does not include any new construction.

- j) Use septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course?

The project does not proposed septic tank or private sewage disposal.

- k) Otherwise substantially degrade water quality?

The proposed project does not include any new construction.

- l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain?

Project not located in flood zone. Source: FEMA.

- m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

The project site is not within a 100-year flood hazard area. Source: FEMA.

- n) 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?

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

The proposed project is not located within a potential Tsunami Inundation Zone. Source: LA County E-Net. No new construction is proposed.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is integrated into a highly residential area, it would not divide an established community.

b) Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/neighborhood plans, or Community Standards Districts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project would not be inconsistent with the plan designations of the subject property. A school use is allowed with a conditional use permit in the Altadena Community Standards District.

c) Be inconsistent with the zoning designation of the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A school is allowed in the zone with a conditional use permit

d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project site is not located within Hillside Management area nor an SEA.

12. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project does not include any new construction. Site is already developed.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project does not include any new construction. Site is already developed.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project site adjacent to single-family residential. A noise study by Kunzman & Associates was conducted. The noise study concluded the proposed project would result in an increase of 2.8 dBA CNEL above the ambient which is barely perceptible in the environment. Projected worst case maximum noise levels at residential receptors are anticipated to be below Los Angeles County exterior noise ordinance levels. The Department of Public Health concurs with the submitted noise study.

b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is a school. The Kunzman & Associates noise study projected worst case maximum noise levels at residential receptors are anticipated to be below Los Angeles County exterior noise ordinance levels.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A noise study by Kunzman & Associates was conducted. The noise study concluded the proposed project would result in an increase of 2.8 dBA CNEL above the ambient which is barely perceptible in the environment.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No external bells are proposed. The applicant proposes soft chimes to be installed in each building to establish class beginning and ending times.

e) For a 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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located within an airport land use plan and is not located within two miles of a public airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not located within the vicinity of a private airstrip.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Induce substantial 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project would serve the existing population in and around the area.</u>				
b) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project would not affect population projections.</u>				
c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project would not displace existing housing. The project site is currently vacant, it is developed with eight unoccupied buildings.</u>				
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project would not displace anyone. The project site is currently vacant, it is developed with eight unoccupied buildings.</u>				

15. PUBLIC SERVICES

	<i>Less Than Significant</i>	<i>Less Than Significant</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?
Closest fire station is Fire Station number 11, located at 2521 El Molino Avenue, Altadena, which is approximately one (1) mile away from the project site.

Sheriff protection?
Closest Sherriff Station is the Altadena Sherriff's station located at 780 E Altadena Dr, Altadena, CA 91001, which is approximately 1.1 miles away from the project site

Schools?
Closest School District is Pasadena Unified School District

Parks?
Closest Park is LA County Farnsworth Park, located at 568 E Mount Curve Ave, Altadena, CA, which is approximately 0.6 miles away from the project site.

Libraries?
Closest library is Altadena Library District, located at 600 East Mariposa Street Altadena, CA 91001, which is located approximately 0.6 miles away from the project site.

Other public facilities?

16. RECREATION

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|--|---|--|---|--------------------------|
| a) Would the 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The project might have a slight impact on existing neighborhood recreational facilities, as students might stop by the park after school, however most of the students would be bused to and from school and therefore the number of students who could potentially access the park is limited.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project includes a courtyard for lunchtime recreational use. No new construction is proposed.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Would the project interfere with regional open space connectivity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project does not include any new construction. The site is already developed and would not interfere with regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Public Works reviewed a Traffic Impact Analysis (TIA) and circulation analysis for the proposed project and generally agreed that the traffic generated by the project alone and the project along with the other related projects in the area will not have a significant impact to any County or County/City roadways or intersections in the area.

b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

c) 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 CMP, for designated roads or highways (50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Public Works reviewed a Traffic Impact Analysis (TIA) and circulation analysis for the proposed project and generally agreed that the traffic generated by the project alone and the project along with the other related projects in the area will not have a significant impact to any County or County/City roadways or intersections in the area.

d) 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project would not result in any air traffic pattern changes.

- e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project includes an already built out campus and no new construction is proposed.

- f) Result in inadequate emergency access?

Applicant will be required to provide adequate emergency access. Fire Department to determine.

- g) Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- h) Decrease the performance or safety of alternative transportation facilities?

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Project site is currently served by public sewer.				
b) Create water or wastewater system capacity problems, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Project site is currently served by public sewer.				
c) Create drainage system capacity problems, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Water to be supplied by Lincoln Water District, a private water company.</u>				
e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

f) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

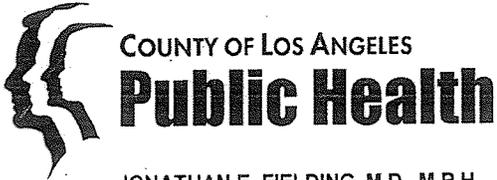
The proposed school will arrange for trash disposal.

h) Comply with federal, state, and local statutes and regulations related to solid waste?

The project will comply with all applicable regulations related to solid waste.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



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June 22, 2011

TO: Anita Gutierrez
Planner
Zoning Permits East Section
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS 
Division of Environmental Health
Department of Public Health

SUBJECT: PROJECT NO. R2008-00985 / RCUP 201100002
LOCATION: 183 EAST PALM STREET, ALTADENA

- Environmental Health recommends approval of this project.
- Environmental Health does NOT recommend approval of this project.

Staff from Environmental Health's Toxics and Epidemiology Program has reviewed the information provided for the project identified above, including an acoustical noise impact analysis report prepared by Kunzman & Associates. The following are their comments:

Noise

According to Kunzman & Associates, the proposed project will result in an increase in 2.8 dBA CNEL above the ambient which is barely perceptible in the environment. In determining protective (i.e. hearing loss) noise levels, changes smaller than 5 dBA are considered insignificant according to the EPA (EPA Report 550/9-79-100). Although the CNEL is an important factor used in determining noise impacts, other criteria such as maximum or intermittent noise levels can also be utilized. A certain percentage of the general population can be disturbed or annoyed by maximum noise level events such as shouting, vehicles passing by, etc.

According to Kunzman & Associates, projected worst case maximum noise levels at residential receptors are anticipated to be below Los Angeles County exterior noise ordinance levels. Note that the noise ordinance levels are intended for enforcement purposes but are used here as a reference. Nonetheless, in consideration of the relatively quiet (low ambient noise levels) neighborhood, and to minimize disturbance and or annoyance to nearby residents, we suggest that the applicant follow the noise reduction measures recommended by Kunzman & Associates and develop a noise mitigation plan to ensure that steps are taken to address potential noise issues.

The mitigation plan (neighborhood plan) should be developed in coordination with local neighborhood boards, regional planning, or other interested organizations and it should include but not limited to the following:

- Kunzman & Associate's recommendation to prohibit loud music in vehicles entering, leaving or while on school grounds should be further explored. Provide specific measures or actions such as posting security, car-pooling or other to ensure compliance and how it will be implemented and enforced.
- Develop specific measures on how to discourage students from making unnecessary noise while outdoors and how will it be implemented and enforced.
- A system should be developed where in the event there are noise complaints from the public, they can report the complaint to the responsible party and ensure action is taken to investigate the matter and mitigate as necessary. How will this be implemented and enforced?
- Develop a plan on how traffic related noise will be minimized and how will it be implemented and enforced.
- Implement mitigation measures listed on Kunzman & Associates report.

As per our discussion dated 6/22/11 with the acoustical consultant, corrections should be made concerning Table 3 *Projected Traffic Related Noise*, of the Noise Impact Analysis report. The table should read *Projected Traffic Related Volume*. In addition, we suggest including an explanation describing how the CNEL was determined.

The public should be informed that *outdoor 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 the requirements contained in Title 12, Noise Control Ordinance for the County of Los Angeles. Any construction related work shall adhere to the requirements contained in the ordinance.

For questions regarding the above comments, please contact Robert Vasquez, Industrial Hygienist, at (213) 738-4596.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

January 5, 2012

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Susan Tae
Zoning Permits I Section
Department of Regional Planning

Attention Anita Gutierrez

FROM:  Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201100002
PROJECT NO. R2008-00985
ASSESSOR'S MAP BOOK NO. 5833, PAGE 19, PARCEL NOS. 31 AND 35
183 EAST PALM STREET-ALTADENA

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed CUP No. 201100002 in Altadena. The project is to authorize a college prep high school for a maximum of 250 students. The high school will not operate a physical education or team activity at the site.

Upon approval of the site plan, we recommend the following conditions:

1. Road
 - 1.1 Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Palm Street, to the satisfaction of Public Works.
 - 1.2 Plant street trees along property frontage on Palm Street to the satisfaction of Public Works.
 - 1.3 Reconstruct driveway approaches on Palm Street to meet current Americans with Disabilities Act guidelines and to the satisfaction of Public Works.

- 1.6 Submit street improvement plans and acquire street plan approval or direct check status before obtaining any building permits.
- 1.7 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Julian Garcia at (626) 458-4921 or jugarcia@dpw.lacounty.gov.

2. Street Lighting

- 2.1 Provide street lights on concrete poles with underground wiring along the property frontage on Palm Street to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utility plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.
- 2.2 The applicant shall comply with the conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of a building permit or road improvements permits, whichever occurs first. The required street lighting improvements shall be the sole responsibility of the owner of the project, and the installation must be accepted by the Lighting District, per approved plans, prior to issuance of a Certificate of Occupancy.

Conditions of Acceptance for Street Light Transfer of Billing:

All street lights in the project, or the approved project phase, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights within gated communities.

For questions regarding the street lighting conditions, please contact Arnel Dulay at (626) 300-4754 or adulay@dpw.lacounty.gov.

3. Traffic Studies

- 3.1 The following site access improvements shall be the sole responsibility of the project and shall be implemented prior to commencement of school operations:
 - 3.1.1 The westerly driveway shall be restricted to right-turn egress only.
 - 3.1.2 The center and the easterly driveways shall be restricted to right-turn ingress and egress.
 - 3.1.3 Parking shall be restricted from 7 a.m. to 6 p.m., school days only, on the north side of Palm Street fronting the project site.
 - 3.1.4 Off-site school zone signage and striping shall be implemented in accordance with the latest edition of the California Manual on Uniform Traffic Control Devices.
 - 3.1.5 Submit a detailed 40-foot-scale signing and striping plan depicting the improvements to be installed in the right of way to Traffic and Lighting Division for review and approval.
- 3.2 The following traffic impact analysis and circulation analysis conditions shall be the sole responsibility of the project and shall be implemented prior to commencement of the school operations:
 - 3.2.1 Drop-off and pick-up of students shall occur on the project site at the designated areas as described in the Circulation Analysis. At no time shall the drop-off or pick-up of students be permitted on Palm Street.
 - 3.2.2 All parents and students shall be required to sign and acknowledge their understanding of the drop-off and pick-up management plan described in the Circulation Analysis.
 - 3.2.3 The school starts and end times shall be staggered by 15 minutes so that no more than 125 students will be schedule to arrive at or depart from the school at the same time. This condition may be

Susan Tae
January 5, 2012
Page 4

waived if the project submits a commuting plan consisting of ride-sharing, shuttle vans, or busing, which reduces the number of daily vehicles trips generated by the project. The commuting plan shall be reviewed and approved by Public Works prior to waiving this condition.

- 3.2.4 If the above-mentioned conditions related to parking and circulation are not adhered to by the project and residents raise concerns, the project shall be solely responsible for the cost to establish a preferential parking district to the satisfaction of Public Works and the residents.

For questions regarding the traffic studies conditions, please contact Jeff Pletyak at (626) 300-4721 or jpletty@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:ca

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GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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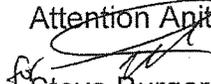
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 10, 2011

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention Anita Gutierrez

FROM:  Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201100002
PROJECT NO. R2008-00985
183 EAST PALM STREET
ASSESSOR'S MAP BOOK NO. 5833, PAGE 19, PARCEL NOS. 31 AND 35
ALTADENA

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed CUP No. 201100002 in Altadena. The project is to authorize a college prep high school for a maximum of 250 students. The high school will not operate a physical education or team activity at the site.

Prior to Regional Planning's approval of the site plan, the following items need to be addressed, submitted, or shown on the revised site plan:

A. Traffic Studies

1. Submit a traffic impact analysis to Public Works for review and approval. The County's methodology shall be used when evaluating the County and/or County/City intersections. A copy of our Traffic Impact Analysis Report Guidelines may be obtained on Public Works' website at <http://dpw.lacounty.gov/traffic>.

For questions regarding the traffic comment, please contact Jeff Pletyak at (626) 300-4721 or jpletyak@dpw.lacounty.gov.

B. Water

1. Provide a Will Serve letter from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the project, and that water service will be provided to the building.

For questions regarding the water comment, please contact Tony Khalkhali at (626) 458-4921 or khalkh@dpw.lacounty.gov.

C. Sewer

1. Submit a Sewer Area Study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this development. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.

For questions regarding the sewer comment, please contact Tony Khalkhali at (626) 458-4921 or khalkh@dpw.lacounty.gov.

Upon approval of the site plan, we recommend the following conditions:

1. Road

- 1.1 Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Palm Street, to the satisfaction of Public Works.
- 1.2 Plant street trees along property frontage on Palm Street to the satisfaction of Public Works.
- 1.3 Reconstruct driveway approach on Palm Street to meet current Americans with Disabilities Act guidelines and to the satisfaction of Public Works.
- 1.6 Submit street improvement plans and acquire street plan approval or direct check status before obtaining any building permit.
- 1.7 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Julian Garcia at (626) 458-4921 or jugarcia@dpw.lacounty.gov.

2. Street Lighting

- 2.1 Provide street lights on concrete poles with underground wiring along the property frontage on Palm Street to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utility plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.
- 2.2 The applicant shall comply with the conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of a building permit or road improvements permits, whichever occurs first. The required street lighting improvements shall be the sole responsibility of the owner of the project, and the installation must be accepted by the Lighting District, per approved plans, prior to issuance of a Certificate of Occupancy.

Conditions of Acceptance for Street Light Transfer of Billing:

All street lights in the project, or the approved project phase, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights within gated communities.

For questions regarding the street lighting conditions, please contact David Stringer at (626) 300-4754 or dstring@dpw.lacounty.gov.

Mark Child
March 10, 2011
Page 4

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:ca

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COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: February 28, 2012

TO: Department of Regional Planning
Zoning Permits

PROJECT #: CUP R2008-00985

LOCATION: 183 E. Palm Street, Altadena

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is 1750 gallons per minute for 2 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- Verify 6" X 4" X 2 1/2" public fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments** The Fire Department recommends clearance of this Conditional Use Permit as presently submitted.
:
- Water:** Per the fire flow tested performed by Lincoln Water Company dated on 02-15-12 confirms the existing public water system is adequate. Per the 5 Years Certification perform by Liberty Fire Protection dated on 10-25-10 confirms the private water system is adequate.
- Access:** The access as shown on the latest site plan filed in our office is adequate.
The proposed Fire Department turnaround as shown on the site plan is not required since access continues onto Raymond Ave. No additional access required.
- Conditions of Approval:** - Maintain a vertical clearance of 13 feet 6 inches on all trees overhanging above an approved Fire Department apparatus access way. This requirement shall apply to both on-site and off-site (Raymond Ave).
- Adequate signage and/or stripping, "No Parking Fire Lane", within the property's private driveway is required in accordance with the Fire Department codes and regulations.
- Prior to occupancy, contact the Fire Department's Schools and Institution Units at (626) 574-0949 for an inspection of the facility.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: Juan C. Padilla

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



ALTADENA TOWN COUNCIL

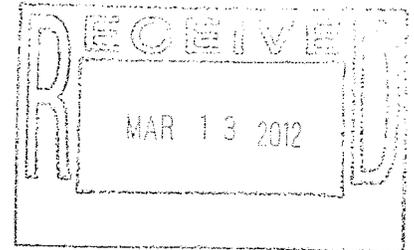
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730 East Altadena Drive • Altadena, California 91001

Mr. Richard Bruckner
Planning Director
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

March 7, 2012

Re: Project Number RCUP2011-00002
Location: 183 East Palm Street Altadena, CA 91001



Dear Mr. Bruckner,

The Altadena Town Council resolved, at its February 21, 2012 meeting, to recommend **DENIAL** of the revised application for a proposed 200 student high school in this R-1 7500 zone. This was the second time that both the Altadena Land Use Committee and Town Council voted to recommend denial of a high school on this small parcel, located in an intimate residential neighborhood, with uncommonly restricted traffic circulation.

A decision to locate a non-residential, private business in one of Altadena's residential neighborhoods would require an extraordinary set of circumstances to be consistent with our Community Plan, to be compatible with current neighborhood land use and acceptable to that specific neighborhood. Unfortunately, the proposed use for this parcel, in this neighborhood, is in no way consistent, compatible, or acceptable. The reasons this would be an unacceptable use of this parcel include the following.

A. The proposed use is not consistent with Altadena's General Plan.

Foremost among the principal objectives of the Altadena Community Plan is the preservation of the existing residential character of the community.

A high school in this neighborhood would bring increase traffic, congestion, noise, reduce privacy alter tranquility and reduce property values. To place and operate a private high school with these impacts, in this type of neighborhood, would directly change its character and profoundly oppose this objective.

Another major objective is the development and maintenance of a circulation system which will provide for the safe and convenient movement of people and goods throughout the community

The surrounding neighborhood is a small residential area with narrow and some extremely narrow streets that have been termed "sub-standard" by the county. Palm Street, the singular connector to major feeder streets in the general area, is only 30 feet wide. Allowing for 7 foot parking lanes on either side of the street, it does not meet the Los Angeles County 20 foot minimum requirement for emergency vehicle passage. In some places if a vehicle is parked on the street, two oncoming vehicles can have difficulty passing. If two

vehicles are parked across the street from one another, only a single vehicle can pass and in some situations emergency vehicles will not be able to pass.

Again, the placement of a high school in this location, with its inevitable increase in traffic congestion and potential for accidents and interruptions to emergency vehicles, is not consistent with our Community Plan.

B. Use not compatible with surrounding neighborhood

The proposed site for this high school is a small, three and a half acre parcel surrounded by single family homes with about twelve of those homes abutting the proposed site. The lots are close and the neighborhood is densely populated. Simple backyard discussions can be heard from one residence to another. In this quiet and physically intimate neighborhood any gathering of large groups such as 200 teenage students plus the staff, would be a major disturbance to the residents and would directly impinge on their privacy.

C. Acceptance by the Community.

Council has received a large number of letters, petitions and personal testimony both in favor and in opposition to this project. While the numbers, nature, intensity and knowledge of these communications are sometimes conflicting and unclear, one thing is clear; the residents of the neighborhood that surround this property and who are directly affected by its use are virtually unanimously opposed to this proposed CUP. As a policy, the Town Council has always given the greatest weight to the needs and rights of the affected residents and in this case the potential cost to the affected neighborhood far outweighs any potential "greater good" or convenience to other residents or the community at large. It must be noted that the concerns expressed about the congestion, noise, loss of privacy, tranquility and peace are not theoretical or hypothetical. Two years ago a similar sized and type of high school illegally opened at this site and operated for a school year before they were evicted by the Courts. These residents have experienced first hand the effects of a high school in their back yards.

It is clear to the Town Council that a high school at this location would be contrary to the objectives of our Community Plan, be a significant deviation from the present nature and use of the property and would have profound negative effects on the neighborhood. Considering the basic physical nature of the location, it's size, the acoustic, and the street size, none of which can be changed, no conceivable set of conditions could mitigate the deleterious consequences of locating a high school there.

In addition, the "up zoning" of the property to a school site would forever change the use of the property and thus expose the neighborhood to significant negative consequences whether by this owner or any future owner.

So therefore, we again ask that this proposed CUP be denied.

Thank you for your attention to this matter.

Sincerely,



Sandra Thomas, Chairman
Altadena Town Council

Cc: Ms. Sussy Nemer, Senior Deputy to Supervisor Antonovich



ALTADENA TOWN COUNCIL

serving the Altadena community since 1975

www.altadenatowncouncil.org

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Anita Gutierrez
Special Projects
Department of Regional Planning
320 W. Temple Street Room 1362
Los Angeles, CA 90012
<http://planning.lacounty.gov/>
213-974-4813

March 13, 2012

Re: RCUP2011-00002, 183 E. Palm , Altadena, CA 91001

On February 21, 2012 at the regularly scheduled meeting of the Altadena Town Council a motion was made and the council voted 11-3 to deny the conditional use permit recommendation denying the above listed project.

Sincerely,

Harold J Bissner III
Corresponding Secretary

Cc: Dr. Sandra Thomas, Chair Altadena Town Council



View of Palm Street looking West, directly in front of the project site.



Front view of the project site from Palm Street.



Main driveway entrance of project site.



View of the internal driveway on-site that would be used for pick-up and drop-off queuing.



View of home located at 3061 Raymond Avenue, which is abuts the proposed project on three sides.



View of homes on the western property boundary



View of adjacent homes from second story window from Building No. 2.



View of internal area of project site. The playground equipment is proposed to be replaced with basketball and volleyball courts



View of one of the proposed classrooms inside one of the buildings.

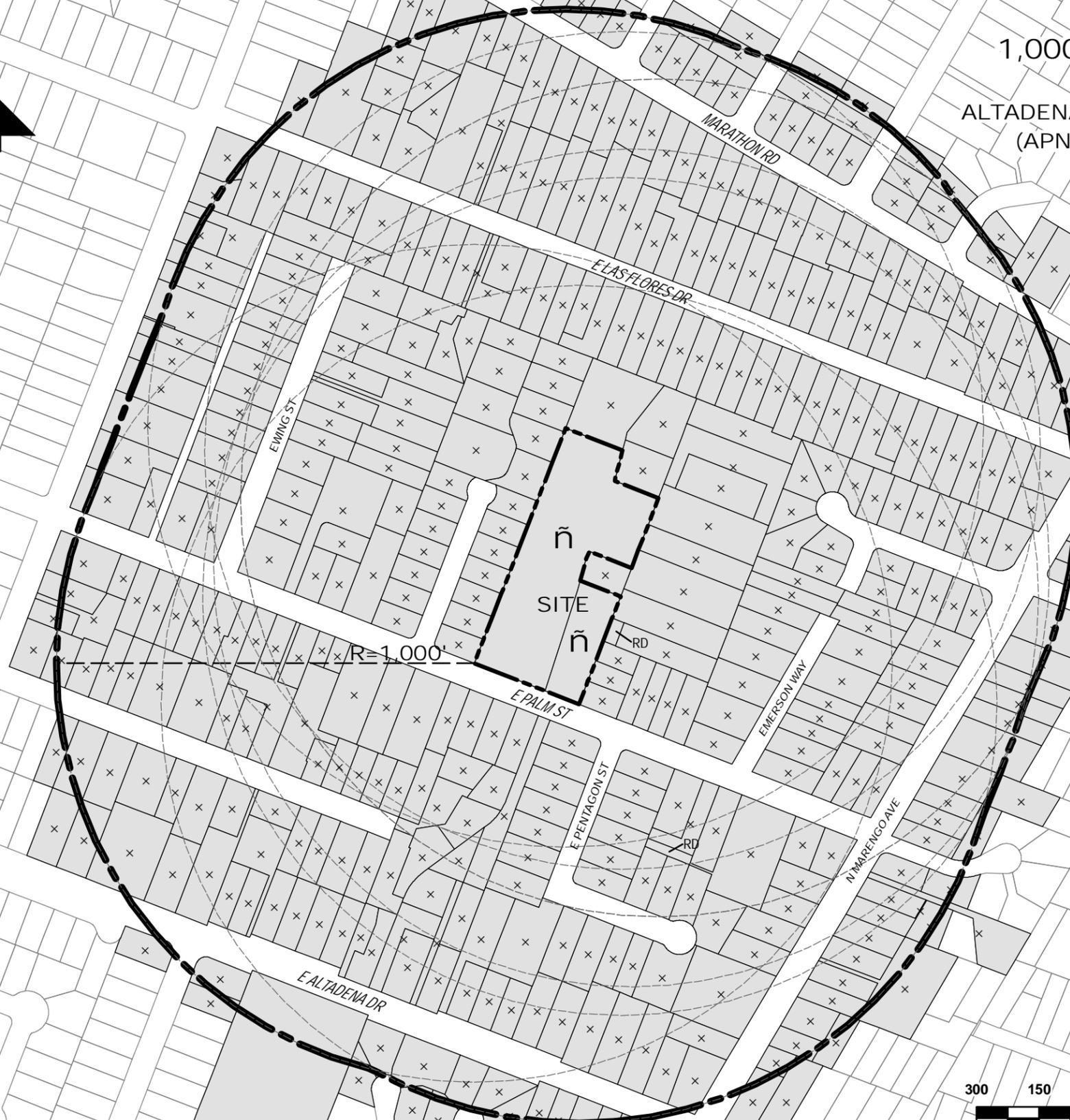
EXHIBIT "A"

1,000' RADIUS LAND USE MAP

183 EAST PALM STREET

ALTADENA (LOS ANGELES COUNTY), CA 91001

(APN'S 5833-019-035 & 5833-019-031)



LAND USE LEGEND:	
x	SINGLE-FAMILY RESIDENTIAL (SFR)
RD	PRIVATE ROADWAY/ACCESS
ñ	COMMERCIAL EDUCATION (PROJECT SITE)
k	MIDDLE SCHOOL

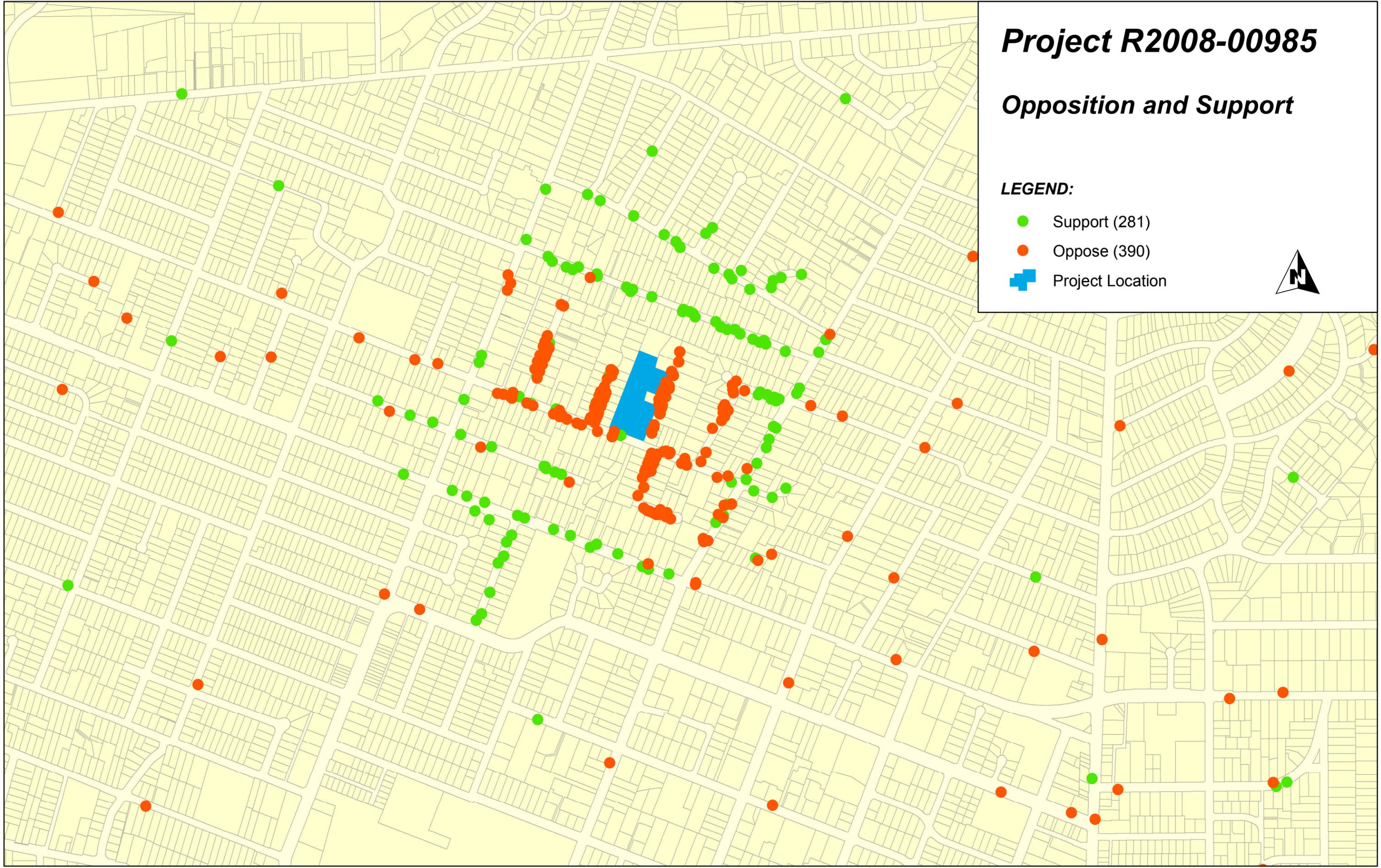


Project R2008-00985

Opposition and Support

LEGEND:

-  Support (281)
-  Oppose (390)
-  Project Location

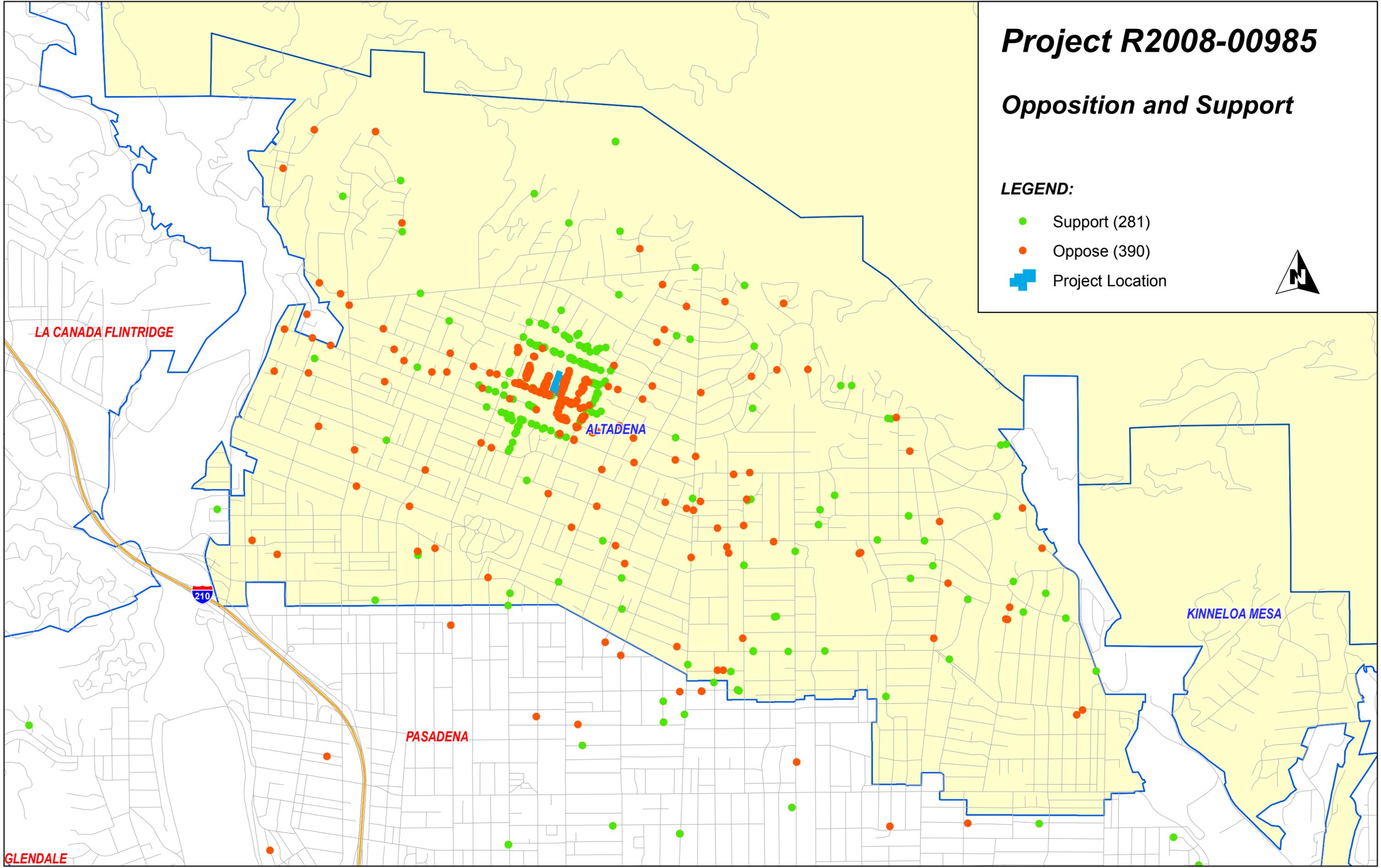


Project R2008-00985

Opposition and Support

LEGEND:

- Support (281)
- Oppose (390)
- ⊕ Project Location



GLENDAL