

**NOTICE OF
 DETERMINATION**

(California Environmental Quality Act Guidelines Section 15094)

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.		
LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State) Los Angeles Department of City Planning 221 N. Figueroa St. Suite 1350 Los Angeles, CA 90012		COUNCIL DISTRICT 11
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) MSMU Wellness Pavilion Project	CASE NO. CPC-1952-4072-CU-PA1 and ZA-2017-928-ZAD	
PROJECT DESCRIPTION AND LOCATION Alternative 5 ("the Project") includes the demolition of two tennis courts, the outdoor pool area, one Facilities Management building and the Fitness Center building, and several surface parking lots on a 3.8-acre portion of the 45-acre Campus, and the development of a 35,500 square-foot two-story Wellness Pavilion, a new outdoor pool area, Campus roadway improvements, new landscaped areas, and several surface parking lots totaling 186 vehicle spaces. The Wellness Pavilion will provide students, faculty, and staff with a gym, multi-purpose rooms, a physical therapy lab, dance and cycling studios, lockers, showers, restrooms, and an equipment storage area. The Project does not include a request to increase student enrollment but will require the addition of one new staff person and will introduce three new types of events which can be attended by outside guests, students, faculty, and/or staff. The Project's new events will include: (1) Summer Sports Camps (which will operate over a 12-week period during the summer); (2) Health/Wellness Speaker Series (a maximum of eight annual events), and (3) Other Wellness/Sports Events/Activities (a maximum of 12 annual events). Additionally, two existing events, Athenian Day and Homecoming, currently held at the Campus, would have potential attendance increases as a result of being moved to the Wellness Pavilion, and Club Sports, but not intercollegiate sports, will be permitted. The Project will include a maximum building height of 42 feet.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY Debra Martin, MSMU		
CONTACT PERSON Kathleen King	STATE CLEARING HOUSE NUMBER 2016081015	TELEPHONE NUMBER (213) 847-3624
This is to advise that on December 2, 2021 the City Planning Commission of the City of Los Angeles: <u>Case No. CPC-1952-4072-CU-PA1</u> 1. The City Planning Commission has reviewed and considered the information contained in the Environmental Report prepared for this Project, which includes the Draft EIR, No. ENV-2016-2319-EIR (SCH No. 2016081015) dated April 2018, and the Final EIR, dated June 2021 (collectively, Mount Saint Mary's University Chalon Campus Wellness Pavilion Project EIR), as well as the whole of the administrative record; CERTIFIED the following: a. The Mount Saint Mary's University Chalon Campus Wellness Pavilion Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA); b. The Mount Saint Mary's University Chalon Campus Wellness Pavilion Project EIR was presented to the City Planning Commission as a decision-making body of the lead agency; and c. The Mount Saint Mary's University Chalon Campus Wellness Pavilion Project EIR reflects the independent judgment and analysis of the lead agency. ADOPTED all of the following: a. The related and prepared Mount Saint Mary's University Chalon Campus Wellness Pavilion Project EIR Environmental Findings; b. The Statement of Overriding Considerations; and c. The Mitigation Monitoring Program prepared for the Mount Saint Mary's University Chalon Campus		

Wellness Pavilion Project EIR.

2. **Approved a Plan Approval** to allow for the development of Alternative 5 (“the Project”) in conjunction with the continued use of a private school in the RE40-1-H Zone;
3. **Approved a Determination** to permit a building height of 42 feet for the Wellness Pavilion, in lieu of the maximum height of 30 feet otherwise permitted by LAMC Section 12.21 C.10(d);
4. **Adopted the attached Conditions of Approval**; and
5. **Adopted the attached Findings**.

Case No. ZA-2017-928-ZAD

2. **Found**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified Wellness Pavilion Project EIR, No. ENV-2016-2319-EIR, SCH No. 2016081015; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
6. **Approved a Zoning Administrator Determination** to permit a total of 9,343 cubic yards of grading (cut and fill), in lieu of the maximum cut and fill amount of 6,600 cubic yards permitted by LAMC Section 12.21C.10(f)(1); and;
7. **Approved a Zoning Administrator Determination** to permit the following modification to the number and height of retaining walls at the development site:
 - a. an allowance of 12 retaining walls per lot in lieu of the maximum limit of one retaining wall per lot otherwise permitted by LAMC Section 12.21 C.8; and
 - b. a total of 12 retaining walls ranging in height from two feet to a maximum height of up to 17 feet, in lieu of the 12-foot height limit otherwise permitted by LAMC Section 12.21 C.8.
8. **Adopted the attached Conditions of Approval**; and
9. **Adopted the attached Findings**.

SIGNIFICANT EFFECT	<input checked="" type="checkbox"/> Project will have a significant effect on the environment. <input type="checkbox"/> Project will not have a significant effect on the environment.
MITIGATION MEASURES	<input checked="" type="checkbox"/> Mitigation measures were made a condition of project approval. <input type="checkbox"/> Mitigation measures were not made a condition of project approval.
MITIGATION REPORTING / MONITORING	<input checked="" type="checkbox"/> A mitigation reporting or monitoring plan was adopted for the project. <input type="checkbox"/> A mitigation reporting or monitoring plan was not adopted for the project.
OVERRIDING CONSIDERATION	<input checked="" type="checkbox"/> Statement of Overriding Considerations was adopted. <input type="checkbox"/> Statement of Overriding Considerations was not adopted. <input type="checkbox"/> Statement of Overriding Considerations was not required.
ENVIRONMENTAL IMPACT REPORT	<input checked="" type="checkbox"/> An Environmental Impact Report was prepared and certified and findings were made for project pursuant to the provisions of CEQA. <input type="checkbox"/> An Environmental Impact Report was not prepared for the project.
NEGATIVE DECLARATION	<input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.

SIGNATURE (Lead Agency) <i>Kathleen King</i>	TITLE City Planner	DATE OF PREPARATION 12/06/21
SIGNATURE (Office of Planning and Research if applicable)	TITLE	DATE

DISTRIBUTION: Part 1 - County Clerk Part 2 - Agency Record Part 3 - Resp. State Agency (if any) Part 4 - Office of Planning and Research (if applicable)	
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