

Attachment F

CITY OF PASADENA 175 NORTH GARFIELD AVENUE PASADENA, CA 91101

INITIAL STUDY

In accordance with the Environmental Policy Guidelines of the City of Pasadena, this analysis, the associated "Master Application Form," and/or Environmental Assessment Form (EAF) and supporting data constitute the Initial Study for the subject project. This Initial Study provides the assessment for a determination as to whether the project may have a significant effect on the environment.

SECTION I – PROJECT INFORMATION

- 1. Project Title:** Villa Esperanza Services Master Plan
- 2. Lead Agency Name and Address:** City of Pasadena
175 N. Garfield Avenue, Pasadena, CA 91101
- 3. Contact Person and Phone Number:** Ha Ly, Associate Planner; (626) 744-6743
- 4. Project Location:** 2116 E. Villa Street, Pasadena, Los Angeles County, CA
(south side of E. Villa St. between Oak Ave. and Craig Ave.)
(see Figures 1 and 2)
- 5. Project Sponsor's Name and Address:** Villa Esperanza Services, 2060 E. Villa Street, Pasadena, CA
91107
- 6. General Plan Designation:** Medium Density Residential and Neighborhood Commercial
- 7. Zoning:** Multi-Family Residential, City of Gardens (RM-16) and
Commercial Limited (CL)
- 8. Description of the Project:**

Villa Esperanza is a nonprofit organization serving children, adults, and seniors with developmental disabilities. It offers a variety of educational and therapeutic services. Villa Esperanza Services has submitted an application for a campus-wide Master Plan to upgrade and expand their existing facilities. In addition, a Zoning Map Amendment is proposed to change the current zoning designation of the campus from Multi-Family Residential (RM-16) and Commercial Limited (CL) to Public and Semi-Public (PS), which would allow institutional uses such as the Villa Esperanza Services. A General Plan Amendment is also proposed to change the land use designation from Medium Density Residential and Neighborhood Commercial to Institutional, which would be consistent with the current land use.

The Villa Esperanza campus is located on the south side of East Villa Street between Oak and Craig Avenues, approximately 200 feet north of Interstate 210 (**Figure 1**). The campus currently includes 13 buildings totaling 33,861 square feet on nine parcels that accumulatively equals 81,457 square feet and is bounded by Craig Avenue on the east, Oak Avenue on the west, East Villa Street on the north, and single-family residences on the south.

Figure 2 provides an aerial photograph of the project site. The existing campus is made up of nine distinct parcels (APN 5745-009-048, 5745-009-049, 5745-009-050, 5745-051, 5745-009-053, 5745-009-054, 5745-009-055, 5745-009-056, and 5745-009-061) with a total area of approximately 1.8 acres.

The Master Plan for the Villa Esperanza campus proposes to demolish 12 of the existing 13 structures on the site, which would total approximately 30,088 square feet demolition of gross floor area; Building M would be the only structure that would remain on the site (see **Table 1**).

**Table 1
Existing Villa Esperanza Campus**

Building	Square Footage	Current Use	Building Removal Phase
E	1,156	Office	Phase 1
F	1,867	Office	Phase 1
G	964	Office	Phase 1
H	1,488	Office	Phase 1
I ¹	3,860	Residential care facility	Phase 1
J	554	School	Phase 1
K	1,238	School	Phase 1
L	4,984	School	Phase 1
Subtotal Phase 1 Demolition	16,111		
A	1,860	Office	Phase 2
B	5,210	Office	Phase 2
Subtotal Phase 2 Demolition	7,070		
C	4,317	Office	Phase 3
D	2,590	Office	Phase 3
Subtotal Phase 3 Demolition	6,907		
M ² (to remain)	3,773	Residential care facility	N/A
Total Existing Campus (Buildings A–M)	33,861		
Total Demolition (Buildings A–L)	30,088		
Notes:			
1. Building I is an existing single-family residence that serves as a residential care facility providing housing for six people; it is proposed to be demolished.			
2. Building M is an existing single-family residence that serves as a residential care facility providing housing for six people and will remain intact and function as part of the new Villa Esperanza campus.			

New construction would include a three-story administration building with parking and two one-story classroom buildings. The three new buildings would total approximately 42,300 square feet of gross floor area (see **Table 2**).

**Table 2
New Villa Esperanza Campus**

Building	Square Footage	Building Development Phase
Classroom Building 2	9,800	Phase 1
Three-Story Administration Building	24,000	Phase 2
Classroom Building 1	8,500	Phase 3
Subtotal for New Construction	42,300	
Building M ¹ (existing to remain)	3,773	N/A
Total (New Buildings and Existing Building M)²	46,073	
Notes:		
1. Building M is an existing single-family residence that serves as a residential care facility providing housing for six people.		
2. The new Villa Esperanza campus (46,073 square feet) will be 12,212 square feet larger than the existing campus (33,861 square feet).		

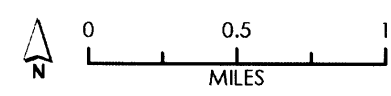
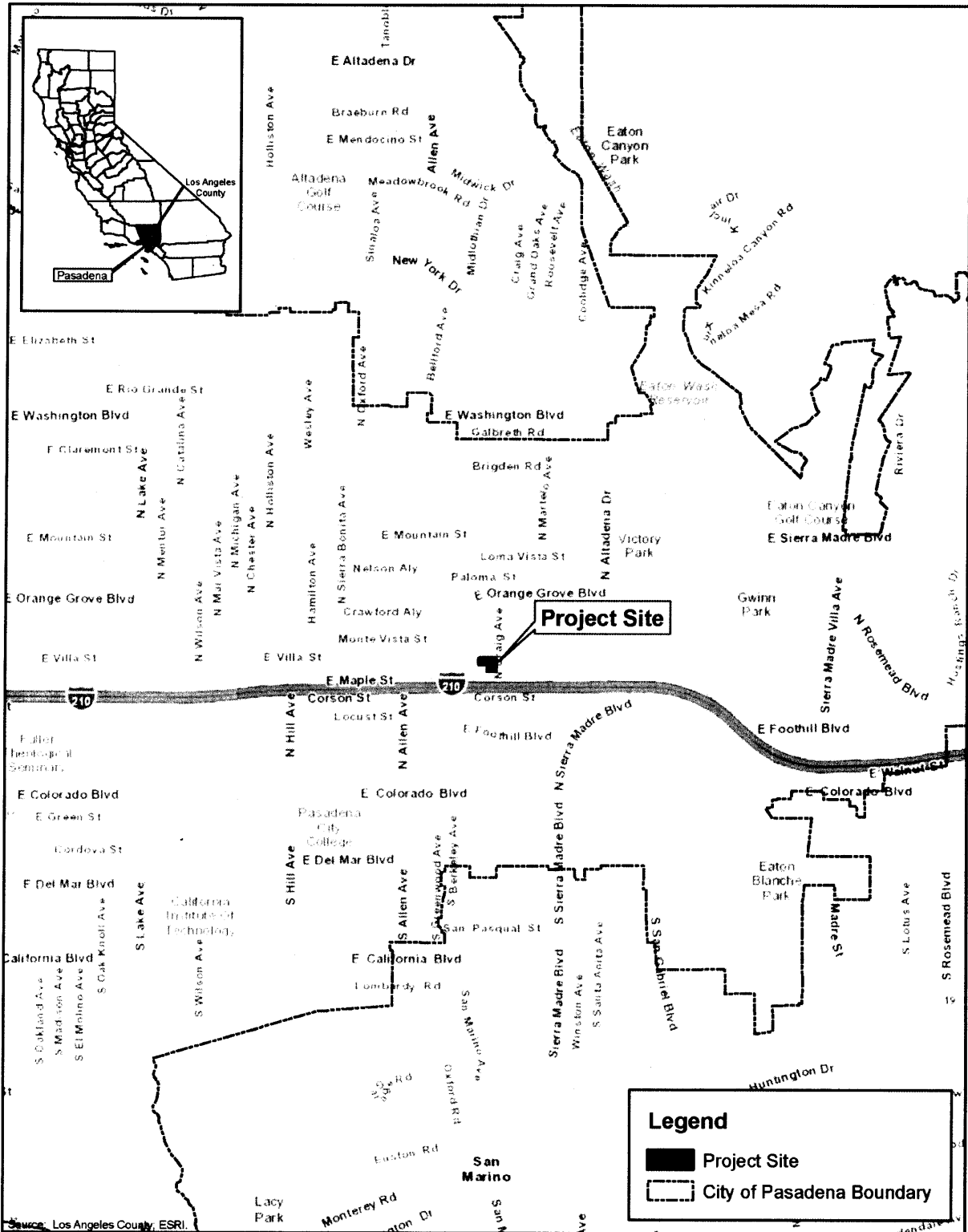


Figure 1
Regional Vicinity
PMC

This page intentionally left blank



Figure 2
Project Location



This page intentionally left blank

Construction will be separated into three sequential phases in order to allow the school to continue operation during construction. Overall, Phase 1 construction activities are expected to last approximately nine months, Phase 2 construction activities are expected to last approximately 20 months and Phase 3 construction activities are expected to last approximately 10 months, however, including time for fundraising efforts, build out of the entire campus is anticipated to be 10 to 15 years from approval date. The description of each phase as outlined below reflects an anticipated order of development based on the limitations of certain buildings, the site's geography, and the programmatic needs of the school. Except for certain conditions as noted, each phase could proceed independently of the other.

Phase 1 is anticipated to take two years, including time for fundraising efforts. Construction is expected to occur from June 2015 to March 2016. Phase 1 involves demolition of eight existing buildings that total 16,111 square feet (Buildings E, F, G, H, I, J, K, and L) and construction of a new three-story, 9,800 square foot classroom building (Building 2), as shown on the existing and proposed site plans (**Figures 3 and 4**). In addition, temporary portable classrooms would be located on the western portion of the campus during this phase.

Phase 2 is anticipated to take five years, including time for fundraising efforts. Phase 2 involves demolition of two existing buildings that total 7,070 square feet (Buildings A and B) and construction of a new three-story, 24,000 square-foot administration building that includes a two-level parking garage as shown on the site plan (**Figures 3 and 4**). The proposed parking garage component of the building consists of two levels of parking totaling 82 spaces that would be accessed via Oak Avenue. The first level would be partially (approximately five feet) below grade. The second level would be approximately five feet above grade; administration offices would also occur on this level. The third level of the structure would consist of additional administration offices and school function rooms (e.g., multi-purpose room).

Phase 3 is anticipated to take eight years, including time for fundraising efforts. This phase involves demolition of two existing buildings that total 6,907 square feet (Buildings C and D) and construction of a new one-story, 8,500 square-foot classroom building (Building 1), as shown on the existing and proposed site plans (**Figures 3 and 4**).

The new buildings associated with the project would total 42,300 square feet, resulting in a net increase of approximately 12,212 square feet of development over the existing uses at the site. **Figures 5 through 7** illustrate the ground floor and second floor plans and elevations of the proposed project. **Figure 8** illustrates two-dimensional views of the proposed project.

As a result of the improved facilities, Villa Esperanza Services' enrollment could increase from 85 students to 120 students. No increase in faculty members or staff is proposed. The remodeled campus includes a total of 82 on-site parking spaces within the new parking structure for existing faculty members and staff that are currently parked on the north side of East Villa Street, in surrounding parking lots, or on Craig and Oak Avenues. As existing, the majority of students would continue to arrive and depart from campus on buses, and drop-off and pick-up locations would remain on East Villa Street between Oak Avenue and Craig Avenue.

9. Surrounding Land Uses and Setting (briefly describe the project's surroundings):

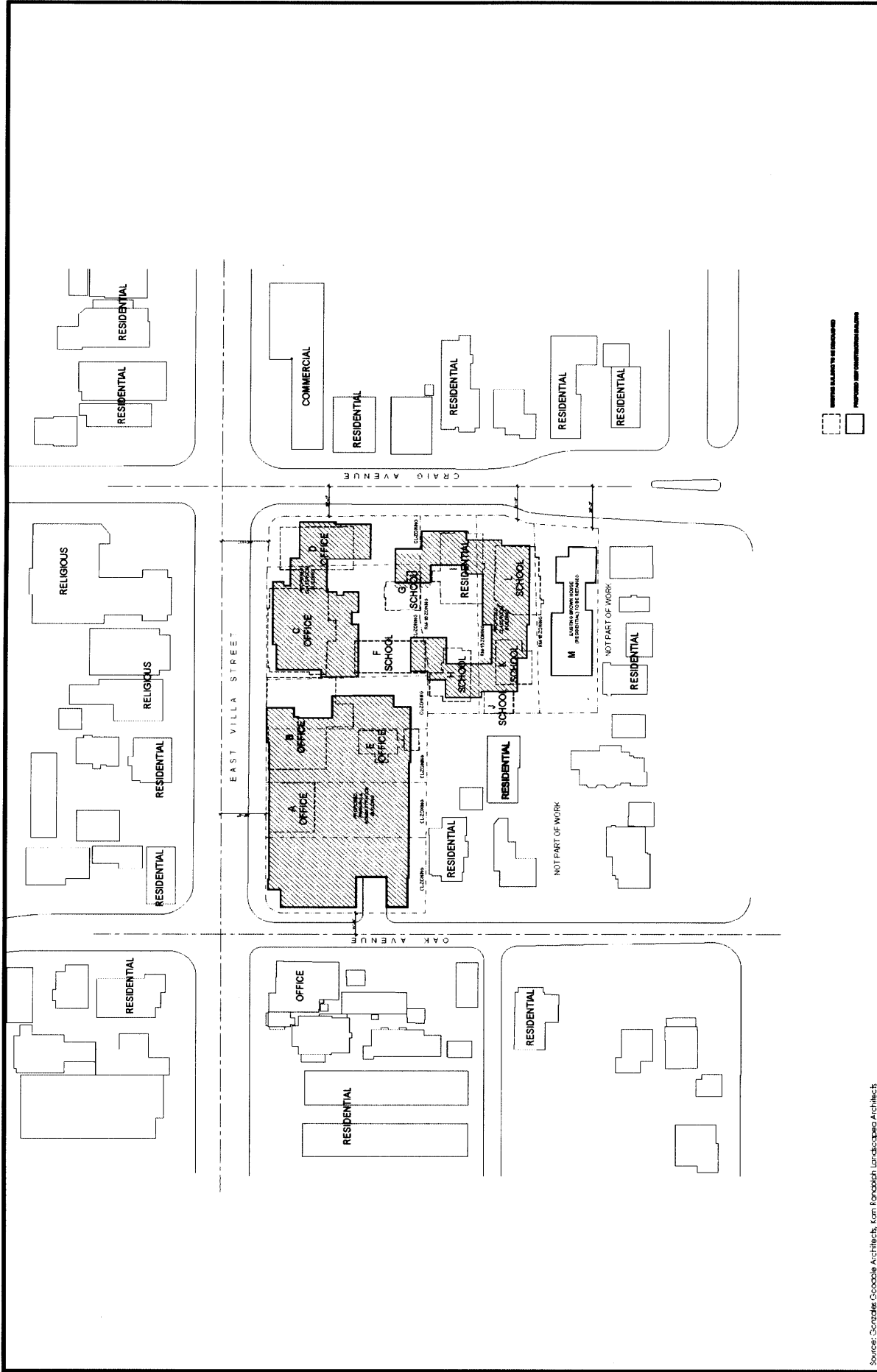
There is a mix of building types and uses throughout the physical space of the campus and the surrounding area. The existing structures on the project site consist of converted small-scale neighborhood commercial buildings, single-family residences, and accessory structures. Adjacent blocks have a variety of one- and two-story multiple-family residential developments, single-family residences, and institutional and commercial uses.

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement):

This Initial Study and Mitigated Negative Declaration are intended to be used by the lead agency and any responsible agencies in conjunction with all permits, approvals, and entitlements required for the project. The City of Pasadena will act as the lead agency for the project under the requirements of the California Environmental Quality Act (CEQA). Approval from the City of Pasadena would be required for the following discretionary entitlements:

- Approval of a Master Plan
- Zoning Map Amendment from Multi-Family Residential (RM-16) and Commercial Limited (CL) to Public and Semi-Public (PS)
- General Plan Amendment to change the land use designation from Medium Density Residential and Neighborhood Commercial to Institutional
- Private Tree Removal Request for the removal of eight protected trees

The project will also require ministerial permits from the City, including grading and building permits. No discretionary approvals from public agencies other than the City are currently known to be required for the project.



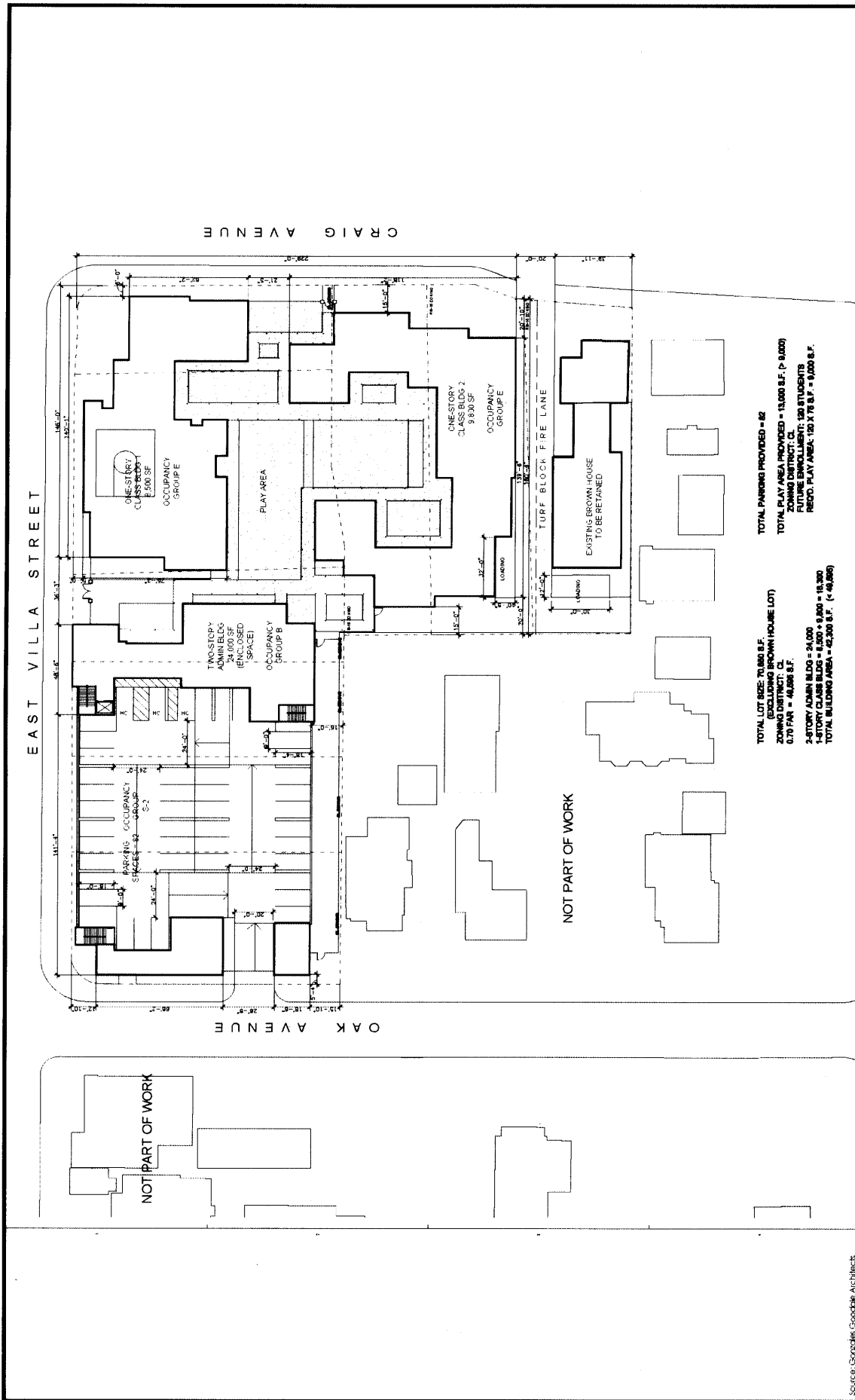
Source: Gonzalez-Castillo Architects, Kam Farouqian Landscape Architects

Not to scale



Figure 3
Existing Site Plan
PMC

This page intentionally left blank



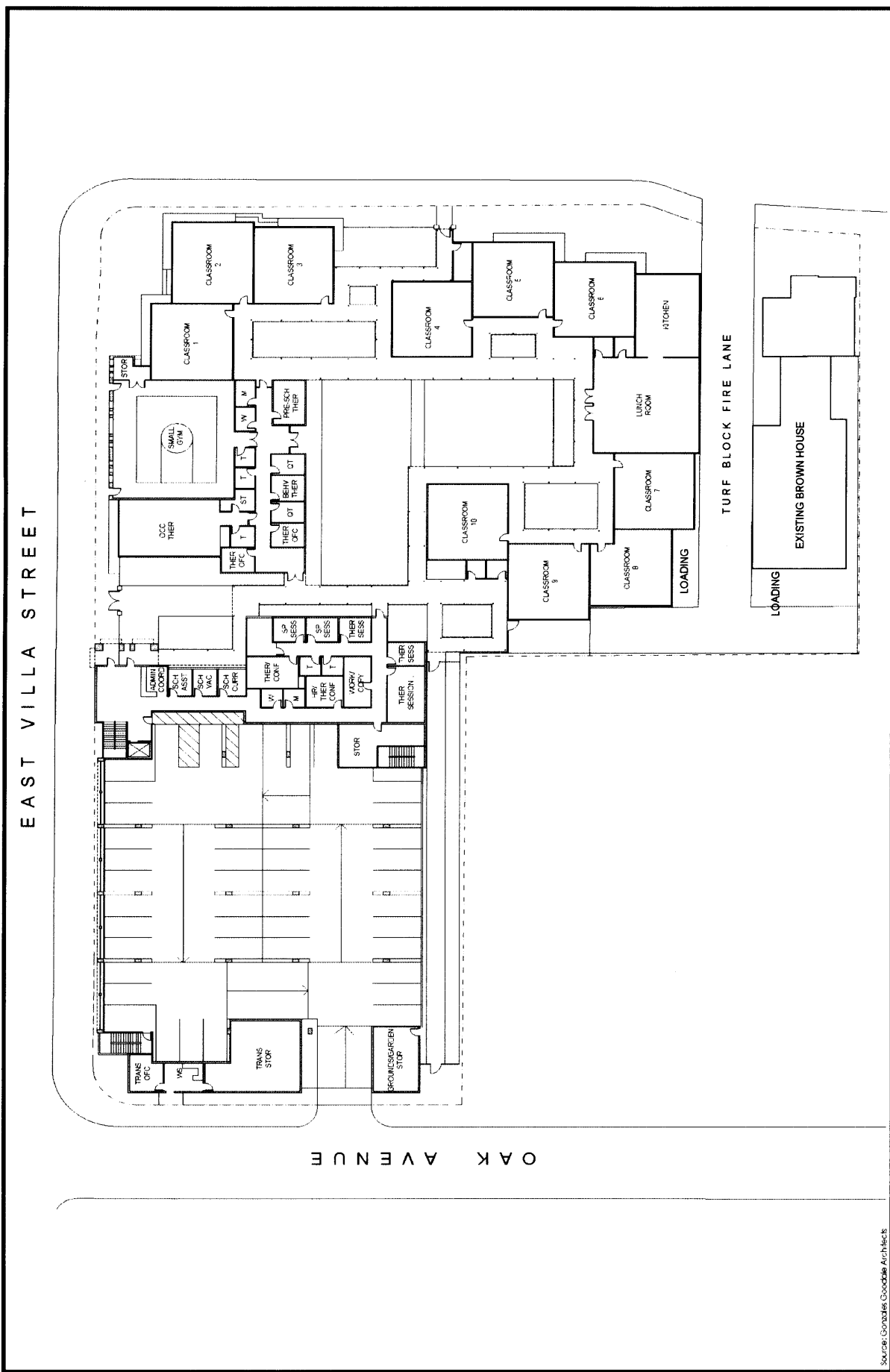
Source: Gonzalez Goodale Architects



Not to scale

Figure 4
Proposed Site Plan
PMC

This page intentionally left blank



EAST VILLA STREET

OAK AVENUE

Figure 5
Ground Floor Plan
PMC



Not to scale

Source: Gonzalez Goodale Architects

City of Westland, City of Ypsilanti, City of Dearborn

This page intentionally left blank

This page intentionally left blank

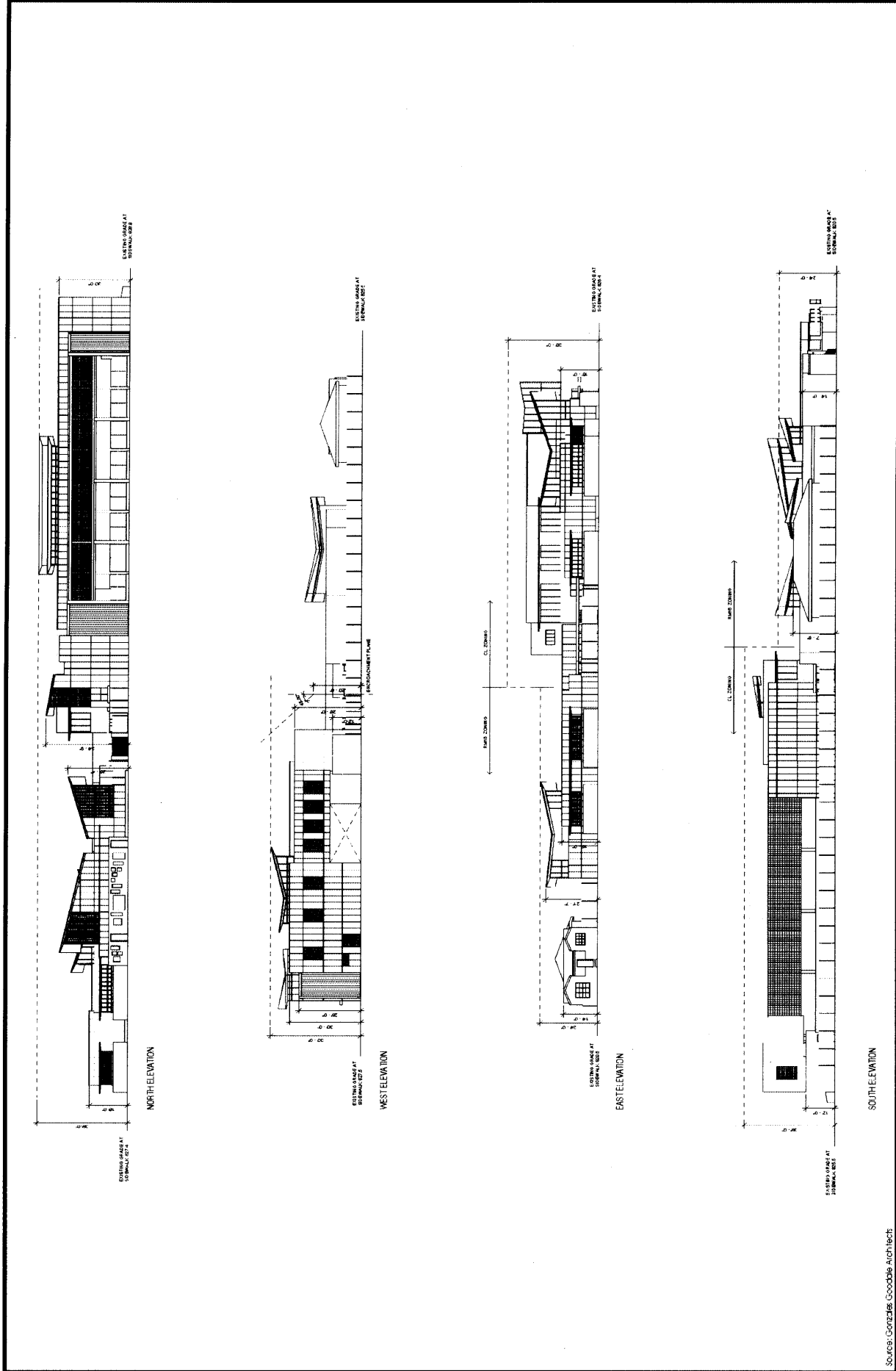


Figure 7
Elevations
PMC

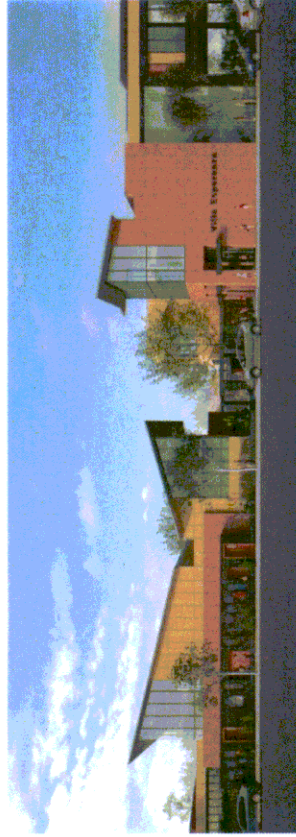
Not to scale

Source: Gonzales Goodale Architects

This page intentionally left blank.



AERIAL VIEW



VIEW FROM NORTH ON VILLA STREET



VIEW FROM WEST ON VILLA STREET



Source: Gonzalez Goodrow Architects

This page intentionally left blank

The Master Plan for Villa Esperanza Services will be reviewed by the Design Commission and Planning Commission, and will require approval from the City Council. Individual buildings with new construction up to 25,000 square feet would be subject to staff-level design review. Staff-level design decisions are subject to review by either the Design Commission or the City Council. Subsequent buildings with new construction over 25,000 square feet are reviewed by the Design Commission, whose decisions are appealable to the City Council.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

	Aesthetics		Greenhouse Gases		Noise
	Agricultural Resources		Geology and Soils		Population and Housing
	Air Quality		Hazards and Hazardous Materials		Public Services
	Biological Resources		Hydrology and Water Quality		Recreation
	Cultural Resources		Land Use and Planning		Transportation/Traffic
	Energy		Mineral Resources		Utilities and Service Systems
					Mandatory Findings of Significance

DETERMINATION: (to be completed by the lead agency)

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 the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
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 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.	

Prepared by _____ Date _____ Reviewed by _____ Date _____

Printed Name _____ Printed Name _____

Negative Declaration/Mitigated Negative Declaration adopted on: _____
Date _____

Adoption attested to by: _____
Signature _____ Date _____
Printed Name _____

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 a lead agency 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 agency 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 is 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 Unless 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 21, “Earlier Analysis,” may be cross-referenced).
 - 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. See CEQA Guidelines Section 15063(c)(3)(D). Earlier analyses are discussed in Section 21 at the end of the checklist.
 - 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 documents and the extent to which address site-specific conditions for the project.
 - 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.
-

Potentially
Significant
Impact

Significant
Unless
Mitigation Is
Incorporated

Less Than
Significant
Impact

No Impact

SECTION II – ENVIRONMENTAL CHECKLIST FORM

1. BACKGROUND

Date checklist submitted: July 3, 2014

Department requiring checklist: Planning & Community Development

Case Manager: Ha Ly, Associate Planner, AICP

2. ENVIRONMENTAL IMPACTS (explanations of all answers are required):

Potentially
Significant
Impact

Significant
Unless
Mitigation Is
Incorporated

Less Than
Significant
Impact

No Impact

3. AESTHETICS. Would the project:

a. *Have a substantial adverse effect on a scenic vista?*

WHY? The project site is not in an area that offers views of the Arroyo Seco, the San Rafael Hills, or Eaton Canyon but offers views of the San Gabriel Mountains. The project would not obstruct the views of any of these scenic resources. The project site affords clear perspectives of the San Gabriel Mountains, but the proposed new construction would not limit the view of the mountains from any of the public rights-of-way that surround the project site. The scale and location of the new structures would not obstruct views of the San Gabriel Mountains that are currently unobstructed. None of the new structures would materially obstruct any view. Therefore, the project would have a less than significant impact to scenic vistas.

Further, in accordance with Section 17.61.030 of the City's Zoning Code, any new construction up to 25,000 square feet is required to undergo design review at staff level. The buildings subject to this level of review of design review would include Classroom Building 1 (8,500 square feet), Classroom Building 2 (9,800 square feet), and the new Administration Building (24,000 square feet). Although none of these projects would individually or collectively impact a scenic vista, this regulatory procedure would provide an additional layer of review that would consider and have the ability to analyze in detail the impacts of the building massing, exterior materials, and overall building height, as well as the opportunity to incorporate conditions to modify the project.

b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

WHY? The only designated state scenic highway in Pasadena is the Angeles Crest Highway (State Route 2), which is located north of Arroyo Seco Canyon in the extreme northwest portion of the city. The project site is not within the viewshed of the Angeles Crest Highway and not along any scenic roadway corridors identified in the City's General Plan. Therefore, the proposed project would have no impacts to state scenic highways or scenic roadway corridors. Furthermore, the proposed project would not result in the destruction of any landmark eligible trees, stand of trees, rock outcropping, or natural feature recognized as having significant aesthetic value.

Potentially Significant Impact	Significant Unless Mitigation Is Incorporated	Less Than Significant Impact	No Impact
---	--	---	------------------

c. *Substantially degrade the existing visual character or quality of the site and its surroundings?*

WHY? The proposed project consists of the demolition of 12 building on an existing campus and the development a new campus that will contain two classroom buildings and an administration building with an attached parking garage in a residential area with limited commercial use. The height and mass of the proposed structures are in proportion to the existing buildings in the surrounding area and the project’s landscape plan is subject to review and approval by the Design Commission prior to the issuance of any building permits. Approval of the proposed project would not lead to any demonstrable negative impact on visual character or quality of the site or its surroundings.

The project would involve grading and removal/replacement of several trees. The City’s Public Works and Planning and Community Development departments would review the grading and landscape plans for compliance with the City’s grading ordinance, landscape regulations, and tree protection ordinance. This regulatory procedure will ensure that the project’s landscape and grading plans will not be approved unless they meet the City’s standards for engineering, site design, and suitability. Compliance with the City’s standards will ensure that the project is appropriately designed.

As required by Section 17.61.030 of the City’s Zoning Code, the proposed project will be reviewed for approval by the Design Commission. This regulatory procedure was established to ensure that the design, colors, and finish materials of development projects comply with adopted design guidelines and achieve compatibility with the surrounding area. Although the project would not substantially degrade the visual character of the site and surroundings, this regulatory procedure provides the City with an additional layer of review for aesthetics and an opportunity to incorporate additional conditions to increase the aesthetic value of the project.

d. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

WHY? The project would not have a significant impact on light and glare because it is required to comply with the standards in the Zoning Code regulating glare and outdoor lighting. The height and direction of any outdoor lighting must conform to Zoning Code requirements, in that fixtures are limited in height and required to direct light downward. The project would be located in a developed residential and commercial urban area with streetlights in place, and the proposed exterior lighting would be consistent with the surrounding area. These lights are not substantial sources of glare and aid in the public safety.

Exterior and interior lights and reflective building materials may be potential sources of light and glare. The use of reflective materials, exterior cladding and materials will be evaluated through the City’s design review process. Interior lighting will not shine onto surrounding properties, since most activity would occur during daylight hours. All proposed exterior lighting is typical safety and signage lighting and required to comply with the outdoor lighting standards in the Zoning Code. Because new construction would utilize these or similar materials to achieve a sense of compatibility and cohesion with the existing structures, it is unlikely that any reflective building materials would be employed in the new construction, thereby having little to no effect on light or glare.

The design of this project, including its finish, colors, and materials, will be reviewed for approval through the design review process. This regulatory procedure provides the City with an additional layer of review for

Potentially Significant Impact	Significant Unless Mitigation Is Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	-----------

aesthetics, including light and glare, and an opportunity to incorporate additional conditions to improve the project's building materials and lighting plans.

4. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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 nonagricultural use?*

WHY? Pasadena is a developed urban area surrounded by hillsides to the north and northwest. The city contains no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. No impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance would occur as a result of the proposed project.

b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

WHY? Pasadena has no land zoned for agricultural use other than commercial growing areas. Commercial growing areas/grounds are permitted in the CG (Commercial General), CL (Commercial Limited), and IG (Industrial General) zones and conditionally permitted in the RS (Single-Family Residential) and RM (Multi-Family Residential) districts. No agricultural uses exist in the proposed project area; therefore, no impacts would occur with regard to Williamson Act contract lands or agricultural zoning.

c. *Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*

WHY? There is no timberland or Timberland Production zone in the city. Although the City's Green Space, Recreation, and Parks Element identifies areas of wild open space and undeveloped lands in the city, the project site is located in an urbanized area. Therefore, the proposed project would not result in the loss of forestland, timberland, or Timberland Production areas, and no impacts would occur.

d. *Result in the loss of forestland or conversion of forestland to a non-forest use?*

WHY? As discussed above, there is no forestland in the city; therefore the proposed project would not result in the conversion or loss of forestland. No impacts would occur.