

EXECUTIVE SUMMARY

ES.1 INTRODUCTION AND BACKGROUND

This Environmental Impact Report (EIR) has been prepared by the City of Pasadena (City) to evaluate potential environmental effects that may result from development of the proposed Las Encinas Hospital 2007 Master Development Plan Project (proposed project). This EIR has been prepared in conformance with the California Environmental Quality Act of 1970 (CEQA) statutes (Cal. Pub. Res. Code, Section 21000 et. seq., as amended) and implementing guidelines (Cal. Code Regs., Title 14, Section 15000 et. seq., 2007). The City is the lead agency under CEQA. This Final EIR includes: Clarifications and Modifications, which describes the changes made to the Draft EIR; Response to Comments, which includes the City's responses to all written comments received by agencies, private organizations, and the public during the 45-day public comment period; and the Mitigation Monitoring and Reporting Program, which lists all the mitigation measures required for implementation of the project, the phase in which the measures would be implemented, and the enforcement agency responsible for compliance. This Final EIR contains comments and responses to comments received on the Draft EIR, which was circulated for public review from December 29, 2008 to February 11, 2009. The comments and responses to comments are presented in Chapter 7.0, Response to Comments on the Draft EIR. Revisions and clarifications to the Final EIR made in response to comments and information received on the Draft EIR are indicated by ~~strikeout~~ and underline text, as illustrated in this paragraph, shown in Chapter 6.0. A complete list of revisions and corrections to the Final EIR is provided in Chapter 6.0, Clarifications and Modifications, while the other chapters in the Final EIR have clean text. Corrections of typographical errors have been made throughout the document and are not indicated by ~~strikeout~~ or underline text.

ES.2 PROJECT LOCATION AND SETTING

The 24.7-acre project site is located at 2900 East Del Mar Boulevard in the City of Pasadena, in central Los Angeles County. The site is generally bound by Del Mar Boulevard to the north, El Nido Avenue to the east, San Pasqual Street to the south, and San Gabriel Boulevard to the west. The project site consists of 13 contiguous parcels. Regional access to the site is provided by Interstate 210 (I-210, Foothill Freeway) located approximately 0.6 miles to the north and State Route 110 (SR 110, Pasadena Freeway) located approximately 2.5 miles to the west. The site is located approximately 1 block east of the unincorporated portion of Los Angeles County.

The current land use of the site includes 85 retirement apartments (The Oaks), 90 psychiatric beds (main building and Mariah), 22 chemical dependency beds (Las Flores, Acacia, and Briar), 16 locked psychiatric beds (Cherokee), 46 residential treatment beds (Nash House, Villa, and Gables), 15 medical offices (approximately 14,174 square feet) specializing in outpatient psychological and psychiatric care services, 9 assisted living beds (La Vista), and outpatient psychiatric and rehab services with support facilities (Las Palmas, Bungalow, and Willows). The total square footage for the existing uses is 219,443 square feet. These uses are currently distributed throughout the campus. In addition, Signature Healthcare Services owns the residences located at 336 and 310 San Gabriel Boulevard. These are currently rented out. Signature Healthcare owns a third residence located on San Gabriel Boulevard that

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is currently vacant. There are 2 unused garages and storage buildings associated with these residences. In the south-central portion of the site, there are 7 maintenance/storage buildings. In total, the site includes 85 independent living units, 9 assisted living beds, 46 residential treatment beds, 90 psychiatric and 22 chemical dependency in-patient beds, 15 medical offices, and 3 single-family residences. The existing facilities are detailed in Table ES-1.

The project site is surrounded by an approximately 6-foot tall brick wall along Del Mar Boulevard, El Nido Avenue, and the western boundary of the site between Del Mar Boulevard and Millicent Way. An approximately 5-foot tall wire fence lines the southern boundary of the project site where the site abuts the stucco garages of Monte Vista Grove, the adjacent property to the south. The wire fence extends to San Gabriel Boulevard where it abuts an approximately 4-foot tall concrete block wall along the rear property lines of the adjacent residences located off of Diana Street. Hedges provide a screen along the San Gabriel Boulevard frontage. Access to the visitor parking areas is not restricted. A wood fence covered with vines separates the project site from the residences located on the south side of Millicent Way. In general, the interior of the site is not visible from the surrounding streets because it is shielded by the perimeter walls and fences and buildings.

The project site directly abuts single-family residential uses located on Millicent Way and Diana Street. These residences are generally 1-story in height. A senior living community (Monte Vista Grove) directly abuts the southern boundary of the project site along San Pasqual Street. The City Council approved Monte Vista Grove's Master Plan in 2007. The plan called for additional units, some of which will be 2 stories and will be placed near to Las Encinas' south property line. The existing buildings within this community range from 1- to 2-stories in height. Single-family residential uses are located to the north, west, and east of the project site across Del Mar Boulevard, San Gabriel Boulevard, and El Nido Avenue. The residences located on San Gabriel Boulevard are generally 1-story in height. Residences located east of the project site on El Nido Avenue and north of the project site on Del Mar Boulevard are typically single-story.

ES.3 PROJECT OBJECTIVES

The primary objectives of the Las Encinas Hospital 2007 Master Development Plan include the following:

- Construct a new hospital which will permit its patients to be treated in a facility that is constructed to current codes and provides the needed activity and treatment spaces. Locate the hospital in a central portion of the site isolated from residential neighborhoods.
- Retain behavioral healthcare as the core business while improving the current living environment for behavioral health patients.
- Expand existing outpatient behavioral health services by adding medical office units to the existing campus.

- Provide for expanded life/care facilities that allow for a continuum of care from independent living in detached structures to assisted living.
- Accommodate additional assisted living units that will provide a transition from the more challenged elderly residences, allowing senior residents an alternative form of care without having to leave the campus.
- Within the life/care facility, offer several additional living options to seniors by providing small, independent living bungalows fronting San Gabriel Boulevard for intimate residential living within a neighborhood context.
- Increase the number of senior living and assisted living units to accommodate the increasing demand by elderly residents of Pasadena.
- Improve the site by spatially organizing functions within the site and centralizing behavioral healthcare, which is currently dispersed throughout the site.
- Phase the project in a manner that is financially viable.
- Enhance the privacy and safety of the patient and neighborhood by providing psychiatric services in 1 structure in the center of the site.
- Provide a sufficient level of parking at convenient locations so as to minimize the impact of the hospital on the surrounding neighborhood.
- Maintain the aesthetic character of the existing campus by designing the new buildings so that they harmonize with and complement the older existing structures. Respect and maintain as many specimen trees as possible without destroying the viability of the site development.
- Improve the sustainability of the urban forest by planting species that thrive in the region without excessive irrigation, fertilizers, pruning requirements, or other undue maintenance, and remove/prevent growth of invasive species.
- Create an engaging site by creating a play between open spaces and more densely planted areas, and integrate pathways and resting areas into the senior living environment.
- Minimize the impact of the Master Development Plan to the surrounding neighborhood by improving the perimeter buffering.

ES.4 PROPOSED PROJECT CHARACTERISTICS

The 2007 Master Development Plan would continue the programs approved under the current Master Development Plan, namely the provision of additional medical offices, a new psychiatric hospital, and expansion of senior living services. In anticipation of the needs for the City of Pasadena and surrounding

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communities, the 2007 Master Development Plan seeks to augment these services by increasing assisted living beds from the current 9 beds to a total of 81 beds and independent living units would be increased from 85 existing to 230 total units. The proposed project would provide expanded medical (psychiatric) office space from the existing 15 units (14,174 square feet) to 31 total office units (an additional 45,407 square feet). In addition, a new psychiatric hospital would be constructed to consolidate psychiatric patient care in a single, secure facility affording greater security to the neighborhood and modern facilities for staff and patient care. The new psychiatric hospital would accommodate 120 total beds, increasing the number of beds by 30 beds. The new psychiatric hospital would also consolidate adolescent care facilities. Residential Treatment programs and Chemical Dependency would be consolidated from the 68 existing beds located in 6 different buildings to accommodate 38 beds in a single facility (Gables Building 7), a reduction of 30 beds. Adolescent psychiatry would be consolidated into a single building accommodating 28 beds in the central portion of the campus south of the existing hospital building. The proposed project would involve removing approximately 44,398 square feet of existing structures and building 309,012 square feet of new structures for a total building square footage with the project of 528,505 square feet.

PROJECT DESIGN

Some of the existing facilities would continue to operate in their current form. Other site facilities would be renovated and the uses modified. In addition, the proposed project involves the removal of 18 structures. The proposed project also involves construction of new medical office units, assisted living units, independent living/senior apartments, an acute psychiatric hospital, and an adolescent psychiatry center. These changes are detailed in Table ES-1 and a description of the new buildings is provided below.

TABLE ES-1 EXISTING AND PROPOSED USES

No.	Building Name	SF	Current Use	Proposed Use
1	Main Building	47,655	Administration Psychiatric Unit (70 beds)	Administration Assisted Living (20 beds) Museum Office
2	Acacia	1,653	Chemical Dependency (6 beds)	Independent Living (2 units)
3	Las Flores	1,629	Chemical Dependency (8 beds)	Independent Living (2 units)
4	Willows (Water Tower)	1,140	Office	Office
5	Cherokee	2,135	Locked Psychiatric (16 beds)	Independent Living (3 units)
6	Villa	1,777	Residential Treatment (8 beds)	Medical Office (3 units)
7	Gables	5,360	Residential Treatment (30 beds)	Residential Treatment (38 beds)
8	2810 Del Mar Residence	5,374	Medical Office (5 units)	Medical Office (5 units)
9	Oaks Apartment (West)	43,403	Independent Living (39 units)	Independent Living (39 units)
10	Oaks Apartment (East)	51,477	Independent Living (46 units)	Independent Living (46 units)
11	336 San Gabriel Residence	4,100	Residential	Club House
11A	336 San Gabriel Storage	225	Storage	Removed
11B	336 San Gabriel Garage	500	Garage	Removed
12	310 San Gabriel Residence	2,624	Residential	Removed
13	San Gabriel Residence	1,975	Residential	Removed
13A	San Gabriel Water Tank House	120	Storage	Storage

No.	Building Name	SF	Current Use	Proposed Use
13B	San Gabriel Garage	400	Garage	Removed
14	Mariah	6,000	Psychiatric Unit (20 beds)	Removed
15	Las Palmas	1,809	Classrooms	Removed
16	365 El Nido Cottage (The Lodge)	1,246	Residential	Removed
17	367 El Nido Cottage (La Vista)	3,516	Assisted Living (9 beds)	Assisted Living (9 beds)
18	Medical Office	5,200	Medical Office (5 units)	Removed
19	Bungalow	2,716	Outpatient Psychiatric	Medical Office (4 units)
20	Willows	1,550	Rehab Services	Removed
20A	Willows (Nurses Station)	400	Nurses Station	Administration
21	Willows (Office)	1,260	Office Social Service	Removed
21A	Willows (Meeting Room)	510	Meeting Room	Removed
22	Briar	2,640	Chemical Dependency (8 beds)	Independent Living (3 units)
23	Medical Office	3,600	Medical Office (5 units)	Removed
24, 24A, B, C, D	Maintenance Building	1,140	Maintenance	Removed
25	Men's Dormitory	3,092	Maintenance	Removed
26	Maintenance Building (Stables)	5,289	Maintenance	Removed
27	Maintenance Building (Barn)	2,300	Maintenance	Removed
28	Maintenance Building (Pump House)	1,924	Maintenance	Removed
29	Nash House	2,800	Residential Treatment (8 beds)	Removed
30	San Gabriel Blvd Residence	1,000	Vacant	Removed
31	Medical Office	5,100	-	Medical Office (5 units)
32	Assisted Living	32,000	-	Assisted Living (52 beds)
33	Adolescent Psychiatry	10,560	-	Adolescent Psychiatry (28 beds)
34	Independent Living	147,750	-	Independent Living (100 units)
35	Acute Psychiatric Hospital	77,500	-	Psychiatric Hospital (120 beds)
36	Senior Residences	51,200	-	Independent Living (32 units)
37	Medical Office	16,800	-	Medical Office (10 units)
38	Medical Office	12,500	-	Medical office (8 units)

Psychiatric Hospital. The new approximately 77,500-square-foot acute psychiatric hospital (Building 35) would accommodate 120 beds, a kitchen, dining room, half-court gymnasium, classrooms, and other patient/staff support areas. The proposed structure would 3 stories (up to 52 feet tall). The existing psychiatric hospital patients and staff would be transferred from the existing hospital building to this facility upon completion. Two maintenance buildings (Buildings 26 and 28) and the Men's Dormitory (Building 25) would be demolished to make room for the new psychiatric hospital.

Assisted Living. This new approximately 32,000-square-foot facility (Building 32) would be located in the southeast portion of the campus. The facility would accommodate 52 beds for persons requiring assisted daily living. These units would not have individual kitchens. The portion of the building

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fronting El Nido Street would be 1-story in height and increase to 2 stories in height (up to 36 feet tall) towards the interior of the campus west of the La Vista (Building 17). The Las Palmas (Building 15) and the Lodge (Building 16) would be removed to accommodate the assisted living facility. The Las Palmas building is currently used as classrooms for adolescent patients. The Lodge is currently vacant.

Independent Living. This new facility (Building 34) would range from 1- to 3-stories in height (52 feet tall) and consist of 100 independent living units (approximately 147,750 square feet). This building would be similar to the Oaks apartments. Each living unit would be approximately 700 square feet and designed with a sleeping area, bathroom, living area, and small kitchen. These units would accommodate seniors who are capable of meeting their daily needs unassisted. It would also contain a dining hall. The design of the building is of varying heights to maintain the current view corridors seen from south of the project site to the San Gabriel Mountains. Thus, the central portion of the facility would only be 1-story tall and stepping up to 3 stories tall on the outer wings where views of the mountains are not currently available. Five maintenance buildings (Buildings 24, 24A, and 24B, 24C, 24D) and Mariah (Building 14), a 20-bed psychiatric unit, would be demolished to make room for the independent living facility.

Adolescent Psychiatry Unit. The adolescent psychiatry building (Building 33) would replace existing medical buildings (the Willows [Building 20, 21, and 21A]) with a single-story, approximately 10,500-square-foot building. This contemporary facility would provide a single location for adolescent psychiatric programs that are currently located in numerous buildings throughout the site. It would accommodate 28 beds.

Medical Office Buildings. The new medical buildings (Buildings 31, 37, and 38) would be located in the northwest portion of the site. Medical Office Buildings 37 and 38 would replace the existing single-story medical offices (Buildings 23 and 18) with 2-story structures (up to 40 feet tall). A total of 10 existing medical office units constructed as part of the 1987 Master Development Plan would be removed to accommodate 31 new medical office units, for a net increase of 16 units. Each suite would be approximately 1,200 square feet in size and would be used for outpatient consultation and treatment related to psychiatric and senior care by members of the Las Encinas staff doctors and patients. New medical offices (Building 31) would be constructed near the northern boundary of the project site between 2810 Del Mar Boulevard residence (Building 8) and Bungalow (Building 19). No existing structures would be removed to accommodate medical offices (Building 310). This office building would be 1-story tall and 5,100 square feet in size.

Senior Apartments. On the portion of the site off of San Gabriel Boulevard south of Millicent Way and north of Diana Street, 21 new residential buildings (Building 36) would be constructed. Three of these buildings would be 2 stories in height (up to 36 feet tall) and would provide 2 or more units. Two-story units would be located in the interior of the site. The other 18 buildings would be single-story (up to 24 feet tall) and would provide only 1 unit each. The senior apartments would generally contain a sleeping/bathing area, living/dining area, kitchen, and 1-car garage. Construction of these units would require the removal of 3 single-family residences (Buildings 12, 13, and 30) located on San Gabriel Boulevard. One of these residences is currently rented out and the others remain vacant. Two storage buildings and 2 garages (Buildings 11A, 11B, 13B, and 13C) associated with these residences would also

be demolished. The water tank house (Building 13A) would be relocated to another area on the campus. Lastly, the 8-bed chemical dependency unit in Nash House (Building 29) would be removed. An additional 4 senior residential bungalows would be constructed in the central portion of the project site north of the proposed independent living facility (Building 34). Each of these bungalows would be 1-story in height and would not include a garage. No existing structures would be demolished to accommodate these bungalows. A total of 32 senior apartment units would be provided.

The project site currently contains 293 parking spaces. A total of 242 new parking spaces would be provided for a total of 535 parking spaces located within the project site. Eight bicycle racks would be located throughout the site. Street parking would not be affected by the proposed project. Construction of the proposed project would require removal of approximately 250, or 24 percent, of existing trees and relocation of approximately 26, or 3 percent of existing trees. Of the trees to be removed, approximately 61 qualify as protected. One of the trees is landmark eligible. A total of 214 trees qualifying as protected would remain in place. It is estimated that approximately 165,493 square feet of existing canopy coverage would be removed from the project site. Approximately 178 new trees would be planted as part of the conceptual landscape plan. At 5 years, it is estimated that the new canopy coverage would measure approximately 22,600 square feet.

The construction and renovation of these facilities would occur over a 5-year period that is anticipated to begin in July 2009 and be completed by September 2014.

ES.5 AREAS OF CONTROVERSY

A public agency scoping meeting was held during the City of Pasadena Planning Commission meeting at the Pasadena City Hall on August 8, 2007. The purpose of this meeting was to seek input from public agencies and the general public regarding the environmental issues and concerns that may potentially result from the proposed project. Approximately 30 people attended the scoping meeting. Over 48 copies of the NOP were distributed; 70 written comment letters were received from various agencies, organizations, and individuals. The following list summarizes the public comments/questions that were received at during the scoping process:

- The proposed project is not consistent with the City's Tree Protection Ordinance.
- A hospital is not consistent with the surrounding residential uses.
- What are the traffic impacts of the proposed project?
- What are the impacts to biological resources associated with removal of trees?
- The proposed project must comply with the new adopted California regulatory framework on air quality and related global warming gases.
- Air quality emissions associated with construction and operation of the proposed project.
- What are the impacts to City and County of Los Angeles flood control facilities and wastewater system?
- What are the impacts of the proposed project on County roadways?
- Construction of 3-story buildings will block views of the mountains from Monte Vista Grove.
- Construction activities will be ongoing. What are the impacts associated with this?

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- What are the impacts of bright lights and noise on the adjacent residential uses?
- The proposed project will reduce the habitat of wildlife species.
- What are the cumulative impacts associated with the proposed project?
- Contact the Native American Heritage Commission as part of the cultural resources evaluation.
- What kind of screening and setbacks will separate the proposed project from the surrounding uses?

Copies of the comment letters are provided in Appendix A.

ES.6 SUMMARY OF ENVIRONMENTAL IMPACTS

An analysis of environmental impacts caused by the proposed project has been conducted and is contained in this EIR. Nine issue areas are analyzed in detail in Chapter 3.0. Table ES-2 provides a summary of the potential significant environmental impacts that would result during construction and operation of the proposed project, mitigation measures that would lessen potential environmental impacts, and the level of significance of the environmental impacts that would remain after implementation of the proposed mitigation. The proposed project would create significant and unavoidable impacts to Cultural Resources (Chapter 3.4). The EIR identifies potentially significant impacts requiring mitigation for Air Quality (Chapter 3.2), Biological Resources (Chapter 3.3), Noise (Chapter 3.6), Public Services and Utilities (Chapter 3.7), and Transportation and Traffic (Chapter 3.8). The EIR identified less than significant impacts for Aesthetics (Chapter 3.1) and Hydrology and Water Quality (Chapter 3.5). As discussed in Chapter 4.0, the proposed project would not contribute to significant cumulative impacts. A detailed analysis of the environmental impacts described in Table ES-2 is presented in Chapter 3.0 of this EIR.

ES.7 ALTERNATIVES TO THE PROPOSED PROJECT

The CEQA Guidelines Section 15126.6 requires consideration and discussion of alternatives to the proposed project in an EIR. Several alternatives, including alternate project sites, were considered but rejected from consideration in this EIR. Three alternatives, including the No Project Alternative, are reviewed in Chapter 5.0 of this document. This section summarizes alternatives to the project that were developed, as well as the No Project Alternative, as required under CEQA.

NO PROJECT/NO BUILD ALTERNATIVE

Under the No Project/No Build Alternative, the proposed project would not be constructed and the site would remain in its existing condition. The existing Las Encinas Hospital campus would continue to operate as under existing conditions. No new structures would be constructed and no structures would be demolished. The environmental characteristics would be the same as those described in the environmental setting sections of Chapter 3.0. Construction impacts related to air quality, biological resources, cultural resources, hydrology and water quality, utilities, and noise associated with the proposed project would be avoided because no development would occur on the project site under the No Project/No Build Alternative. The existing structures would not be demolished and the existing uses would continue to operate in their current capacity and function. Operational impacts associated with

aesthetics, public services, and transportation and traffic would be avoided because no changes to the project site would occur. The number of vehicles trips to/from the project site would be similar to the existing conditions. Thus, no substantial increase in mobile emissions or vehicular noise would be expected to occur. This alternative would not achieve any of the objectives of the proposed project.

NO PROJECT/EXISTING MASTER PLAN ALTERNATIVE

Under the No Project Alternative, the project site would be developed according to the existing Master Development Plan, which includes construction of approximately 117,000 square feet of new facilities and remodeling of 167,150 square feet in existing buildings. Compared to the proposed project, the No Project Alternative would result in reduced impacts related to aesthetics, air quality, hydrology and water quality, noise, public services and utilities, and transportation and traffic because less of the project site would be developed and fewer people would live and work on-site. Impacts to biological resources and archaeological resources would be similar to the proposed project and would be mitigated to a less than significant level. As with the proposed project, this alternative would still result in a significant and unavoidable impact to historic resources. However, more structures that contribute to the National Register-eligible historic district would be removed under this alternative than the proposed project. Further, the No Project Alternative would not implement the Las Encinas Hospital 2007 Master Development Plan. As such, it would not meet many of the objectives of the proposed project.

BUILDING MITIGATION ALTERNATIVE

Under the Building Mitigation Alternative, approximately the same amount of new development would occur. However, this alternative would retain Las Palmas (Building 15) and the Lodge (Building 16) in their existing locations on El Nido Avenue. It would relocate the barn (Building 27) to the west of the proposed acute psychiatric hospital (Building 35). Compared to the proposed project, the Building Mitigation Alternative would retain the key buildings that make up the National Register-eligible historic district and result in a less than significant impact to historic resources. As such, the Building Mitigation Alternative would result in reduced impacts related to cultural resources. The impacts to air quality, biological resources, hydrology and water quality, noise, public services and utilities, and transportation and traffic would be similar to the proposed project because essentially the same amount of new development would occur under the Building Mitigation Alternative as is contemplated for the proposed project. Unlike the proposed project, this alternative would create a significant visual impact because the height of the independent living facility (Building 34) and assisted living facility (Building 32) would be increased to accommodate the reduced development footprint. The building height under this alternative would block views of the San Gabriel Mountains as seen from residential uses located south of the project site and would not be compatible with the surrounding single-story development. The aesthetic impact would be significant and unavoidable under the Building Mitigation Alternative. In addition, this alternative would not meet all of the objectives of the proposed project.

TREE MITIGATION ALTERNATIVE

Under the Tree Mitigation Alternative, approximately the same amount of new development would occur in terms of total square footage. However, this alternative would remove 53 fewer trees than the

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proposed project, 11 of which are protected under the City's Tree Protection Ordinance. Compared to the proposed project, this alternative would remove 197 total trees. Thus, this alternative would result in a reduced impact to biological resources, although implementation of mitigation measures would still be required. Further, Las Palmas (Building 15) and the Lodge (Building 16) would be retained in their existing locations on El Nido Avenue. Compared to the proposed project, only 2 historic buildings that contribute to the National Register-eligible historic district would be demolished (the men's dormitory/Building 27 and the Barn/Building 25). As such, the Tree Mitigation Alternative would result in reduced impacts related to cultural resources, although the impact would remain significant and unavoidable under this alternative because the Barn (Building 25), which is a critical component of the National Register-eligible historic district, would still be removed. The impacts to air quality, hydrology and water quality, noise, public services and utilities, and transportation and traffic would be similar to the proposed project because essentially the same amount of new development would occur under the Tree Mitigation Alternative as is contemplated for the proposed project. Unlike the proposed project, this alternative would create a significant visual impact because the height of the independent living facility (Building 34) and assisted living facility (Building 32) would be increased to accommodate the reduced development footprint in order to minimize impacts to trees. The building height under this alternative would block views of the San Gabriel Mountains as seen from residential uses located south of the project site. This would create a new aesthetic impact that would not occur as part of the proposed project. In addition, this alternative would not meet all of the objectives of the proposed project.

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TABLE ES-2 SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
AESTHETICS			
VIS-1: The proposed project would not have a substantial adverse effect on a scenic vista.	Less than significant	No mitigation measures are required.	Less than significant
VIS-2: The proposed project would not substantially damage scenic resources, including, but not limited to, tree, rock outcroppings, and historic buildings within a state scenic highway	Less than significant	No mitigation measures are required.	Less than significant
VIS-3: The proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings	Less than significant	No mitigation measures are required.	Less than significant
AIR QUALITY			
AIR-1: During the construction phase, volatile organic compounds (VOC) emissions would exceed the South Coast Air Quality Management District (SCAQMD) significance threshold, and therefore, the proposed project would violate an air quality standard. During the operational phase, regional pollutant emissions would not exceed the SCAQMD significance thresholds and would not violate an air quality standard.	Significant	AIR-A During construction, the construction contractor shall only use paint that contains no more than 0.22 pounds/gallon (100 grams/liter) of volatile organic compounds (VOCs).	Less than significant
AIR-2: The proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment during construction or operation.	Less than significant	No mitigation measures are required.	Less than significant
AIR-3: The proposed project would not expose sensitive receptors to substantial pollutant concentrations from on-site emissions of criteria pollutants, off-site emissions of carbon monoxide (CO), or toxic air emissions (TACs).	Less than significant	No mitigation measures are required.	Less than significant
AIR-4: The proposed project would not conflict with the state goal for reducing greenhouse gas emission, and thereby, have a negative impact on global climate change.	Less than significant	No mitigation measures are required.	Less than significant

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Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
BIOLOGICAL RESOURCES			
<p>BIO-1: The proposed project would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS).</p>	Significant	<p>BIO-A Should tree or other vegetation clearance and/or construction work need to occur during the breeding season for migratory non-game native bird species (generally March 1-September 1, as early as February 1 and as late as September 15 for raptors), weekly bird surveys shall be performed to detect any protected native birds in the trees to be removed and other suitable nesting habitat within 300 feet of the construction work area (500 feet for raptors). The surveys shall be conducted 30 days prior to the disturbance of suitable nesting habitat by a qualified biologist with experience in conducting nesting bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work. If a protected native bird is found, the construction contractor shall delay all clearance/construction disturbance activities in suitable nesting habitat or within 300 feet of nesting habitat (within 500 feet for raptor nesting habitat) until August 31 or continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) shall be postponed until the nest is vacated, juveniles have fledged, and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest shall be established in the field by a qualified biologist with flagging and stakes or construction fencing. Construction personnel shall be instructed on the sensitivity of the area. The results of this measure shall be recorded to document compliance with applicable state and federal laws pertaining to the protection of native birds.</p>	Less than significant
<p>BIO-2: The proposed project would not have a substantial adverse effect on any riparian habitat or</p>	Less than significant	No mitigation measures are required.	Less than significant

TABLE ES-2 SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS).			
BIO-3: The proposed project would not have a substantial adverse effect of federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	Less than significant	No mitigation measures are required.	Less than significant
BIO-4: The proposed project would 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.	Significant	See mitigation measure BIO-A above.	Less than significant
BIO-5: The proposed project would conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Significant	<p>BIO-B During construction, no grading, trenching, material storage, or equipment parking shall be permitted within the tree protection zone. Tree protection zones shall be fenced using a 6-foot tall chain link fence. On each fenced tree protection zone a sign shall be hung noting which trees are located within the area. The Arborist of Record shall be responsible for establishing the tree protection zones. Construction fencing shall be installed prior to demolition activities around the trees to be preserved.</p> <p>BIO-C During construction, the Arborist of Record shall conduct regular meetings with the construction contractor to assure compliance with Tree Protection Specifications. The Tree Protection Specifications shall be developed by the Arborist of Record and shall include a schedule of different tree protection and maintenance activities, such as mulch application, supplemental watering, and root protection to be employed and maintained throughout the duration of construction. The Tree Protection Specifications shall</p>	Less than significant

TABLE ES-2 SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
		be approved by the City prior to the receipt of a tree removal permit.	
CULTURAL RESOURCES			
<p>CUL-1: The proposed project would cause a substantial adverse change in the significance of a historical resource.</p>	Significant	<p>CUL-A The applicant shall prepare and submit to the California Office of Historic Preservation a nomination application for listing the Las Encinas Sanitarium/Hospital in the National Register of Historic Places. Preparation and submittal shall be completed within two years of approval of the 2007 Master Development Plan.</p> <p>CUL-B The applicant shall complete black-and-white archival-level photo-documentation of all buildings constructed between 1910 and 1929 (Buildings 21, 21A, 26, 28, 24A, 24B, 24C, and 24D) defined as non-contributors and proposed for demolition. The photo-documentation shall be completed prior to issuance of demolition permits for the project. Photo-documentation shall be submitted to the City of Pasadena Design and Historic Preservation Section and the Pasadena Public Library.</p> <p>CUL-C The windmill water tank house located at 310 S. San Gabriel Boulevard shall be preserved either in its current location, or moved to another location on the project site or moved to a location off of the project site. If it is moved off site, the applicant shall submit HABS photographic documentation of the structure prior to moving the structure. HABS documentation shall be submitted to the City of Pasadena Design and Historic Preservation Section and the Pasadena Public Library. Rehabilitation shall comply with the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.</p> <p>CUL-D Rehabilitation, additions and new construction pursuant to the Las Encinas Hospital 2007 Master Development Plan that is located in the National Register-eligible Las Encinas Sanitarium historic</p>	Significant

TABLE ES-2 SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
		<p>district shall comply with the Secretary of the Interior’s Standards and Guidelines for Rehabilitating Historic Buildings. Prior to the issuance of a demolition permit, the applicant shall hire a qualified historic preservation consultant or restoration architect to ensure compliance with the Secretary of the Interior’s Standards.</p> <p>CUL-E The applicant shall submit a landmark designation application for the oak tree and the water tank house located at 310 South San Gabriel (Building 13A) reasonably concurrent with the Design Commission submittal for Phase 1 or within 2 years of the adoption of the 2007 Master Development Plan, whichever comes first.</p>	
<p>CUL-2: The proposed project would cause a substantial adverse change in the significance of an archaeological resource.</p>	<p>Significant</p>	<p>CUL-F A Research Design and Data Recovery Plan (Plan) for Areas 1, 2 and 6 shall be prepared by a Registered Professional Archaeologist and approved by the Planner Manager (or designee) prior to the issuance of a demolition permit. The Plan shall include 2 parts: a testing program and a data recovery program. The testing program shall be directed at determining the spatial distribution of historical resources to identify the extent of anticipated project-related impacts. The results of the testing program shall be documented in a technical report. If the testing program indicates the proposed project would not impact historical resources, the data recovery program is not required.</p> <p>If the testing program indicates historical resources would be impacted by the proposed project, the technical report documenting the results shall be accompanied by a letter addressed to the City of Pasadena, indicating whether the Plan adequately addresses the resource-types encountered during the testing program. If resource-types not addressed in the Plan were encountered during testing, the Plan</p>	<p>Less than significant</p>

TABLE ES-2 SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
		<p>shall be revised accordingly prior to the commencement of the data recovery program. The data recovery program shall be aimed at the recovery of scientifically consequential information contained in the historical resources. The results of the data recovery program shall be documented in an Archaeological Data Recovery Report. The preparation of the Plan and the testing and data recovery programs shall be carried out by a qualified Principal Investigator or Project Manager certified by the Register of Professional Archaeologists (qualifications derived from 36 CFR Part 61) with experience pertaining to the history and prehistory of the Los Angeles area.</p> <p>CUL-G All ground-disturbing activities associated with the proposed project (aside from any areas cleared by the Principal Archaeologist as a result of the testing and data recovery) shall be monitored by a qualified archaeological monitor. Prior to the issuance of a demolition permit, an Archaeological Monitoring and Discovery Plan shall be prepared outlining archaeological monitoring procedures and appropriate treatment of discoveries, should any be made. Archaeological monitors shall be under the direct supervision of a Principal Investigator or Project Manager certified by the Register of Professional Archaeologists (qualifications derived from 36 CFR Part 61). Ground-disturbing activities to be monitored include, but are not limited to, the demolition of buildings and structures, grading, trenching, utilities relocations and installations, the construction of fencing, and tree removal and plantings.</p> <p>CUL-H Unique archaeological materials (as that term is defined in CEQA, Public Resources Code Section 21083.2(g)) recovered during the investigation and archaeological monitoring shall be curated for</p>	

TABLE ES-2 SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
		posterity and access by future researchers at an accredited curational facility. A curation agreement shall be executed prior to the issuance of a demolition permit.	
HYDROLOGY AND WATER QUALITY			
HYDRO-1: The proposed project would not 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.	Less than significant	No mitigation measures are required.	Less than significant
HYDRO-2: The proposed project would not create or contribute runoff water in excess of the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.	Less than significant	No mitigation measures are required.	Less than significant
NOISE			
NOISE-1: The proposed project would expose persons to or generate noise levels in excess of City standards during project construction and operation.	Significant	<p>NOISE-A Prior to the start of construction of the adolescent psychiatry facility (Building 33), the applicant shall vacate Building 3 (Las Flores). If use of Building 3 is deemed necessary to the functioning of the hospital, the applicant shall seek approval of an alternative means of mitigating construction noise levels. An alternative mitigation measure must be reviewed and approved by the Planning Division.</p> <p>NOISE-B Prior to the start of construction of the psychiatric hospital (Building 35), the construction contractor shall install a temporary eight-foot wood wall along the perimeter of the construction site where a direct ground level line of sight exists between the construction area and the sensitive receptors located in the adolescent psychiatry facility (Building 33).</p> <p>NOISE-C During construction, the construction contractor shall equip all mobile construction equipment with</p>	Less than significant

TABLE ES-2 SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
		<p>properly operating mufflers or other noise reduction devices.</p> <p>NOISE-D During construction, the contractor shall schedule activities to avoid operating several pieces of equipment simultaneously, which causes high noise levels.</p> <p>NOISE-E Prior to the start of construction, the construction contractor shall notify residences immediately adjacent to the project site (e.g., via flyers). The notices shall include a telephone number to the Pasadena Health Department for referral to determine if a violation of the City's Noise Ordinance is occurring.</p>	
NOISE-2: The proposed project would not expose persons to or generate excessive groundborne vibration during construction or operation.	Less than significant	No mitigation measures are required.	Less than significant
NOISE-3: The proposed project would result in a substantial permanent increase in ambient noise levels in the vicinity of the project area during construction or operation.	Significant	See mitigation measures NOISE-A through NOISE-E above.	Less than significant
NOISE-4: The proposed project would result in a substantial temporary increase in ambient noise levels in the vicinity of the project area.	Significant	See mitigation measures NOISE-A through NOISE-E above.	Less than significant
PUBLIC SERVICES AND UTILITIES			
PS-1: The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities in order to maintain acceptable service ratios, response times, or other performance objectives.	Less than significant	No mitigation measures are required.	Less than significant
PS-2: The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities in order to maintain acceptable service ratios, response times, or other performance	Less than significant	No mitigation measures are required.	Less than significant

TABLE ES-2 SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
objectives.			
PS-3: There would not be sufficient water supplies to serve the project from existing entitlements and resources. No new or expanded entitlements would be needed.	Significant	<p>PS-A Water usage of buildings to be retained shall be reduced by 20 percent. In order to demonstrate this reduction, the applicant shall use Worksheet WS-1 and WS-2, in Chapter 11 of the California Green Building Code entitled “Baseline Water Use” and “20% Reduction Water Use Calculation Table.” Plumbing permits required in order to complete this reduction for the Oaks (Buildings 9 and 10) shall be finalized prior to a certificate of occupancy being released on Buildings 36. Plumbing permits required in order to complete this reduction for all other buildings (such as Buildings 1, 8, 19, 6 and 37) shall be finalized prior to permits being finalized for the proposed rehabilitation of Building 1 (Phase 5).</p> <p>PS-B The applicant shall submit a detailed landscape plan that proposes the planting of “California Friendly” plants and the use of high efficiency irrigation technology. Landscape and irrigation plans shall be submitted for review with each phase of the proposed project and shall be reviewed by the Design Commission in combination with building plans. Areas of the acute psychiatric hospital (Building 35) that are not tied into the phasing plan (such as the areas to the north and south of Building 1) shall be completed with the improvements in Phase 3. The project’s landscape architect shall work with a historical consultant to develop a landscape plan for the historically eligible landscape features.</p>	Less than significant
PS-4: The proposed project would not exceed the wastewater treatment requirements of the applicable Regional Water Quality Control Board or result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has	Less than significant	No mitigation measures are required.	Less than significant

TABLE ES-2 SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.			
TRANSPORTATION/TRAFFIC			
<p>TRANS-1: The proposed project would result in an increase in traffic that would create a substantial change in relation to the existing traffic load and capacity of the street system or cumulatively exceed a level of service standard established by the City of Pasadena.</p>	Significant	<p>TRANS-A Prior to the issuance of a building permit, the applicant shall be required to comply with the provisions of the City of Pasadena Transportation Demand Management Ordinance. The Transportation Demand Management Ordinance requires developers of non-residential projects to submit and implement a Transportation Demand Program. This plan is used to implement measures that would reduce the number of vehicular trips by persons traveling to the site by offering specific facilities, services, and actions designed to increase the use of alternative transportation modes (e.g., walking, bicycling, transit, etc.) and ridesharing.</p> <p>TRANS-B Prior to the issuance of a building permit, the applicant shall be required to fund the installation of a closed-circuit TV (CCTV) camera at 1 of the study intersections to allow the City to monitor traffic at this intersection. It is recommended that the traffic signal be upgraded with a CCTV camera at one of the following 3 intersections: 1) San Gabriel Boulevard/Del Mar Boulevard, 2) San Gabriel Boulevard/San Pasqual Street, or 3) Madre Street/Del Mar Boulevard. The intersection to be modified with a CCTV camera shall be determined in consultation with City of Pasadena Department of Transportation staff.</p> <p>TRANS-C Prior to the issuance of a building permit, the applicant shall be required to fund the installation of pedestrian crossing push buttons as part of the traffic signal control for the following 2 intersections: 1) San Gabriel Boulevard/San Pasqual Street, and 2) Madre Street/Del Mar</p>	Less than significant

TABLE ES-2 SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
		Boulevard.	
TRANS-2: The proposed project would not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.	Less than significant	No mitigation measures are required.	Less than significant
TRANS-3: The proposed project would not result in inadequate parking supply.	Less than significant	No mitigation measures are required.	Less than significant

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