

**ATTACHMENT 7 -- CERTIFICATE OF FEE
EXEMPTION: DE MINIMIS IMPACT FINDING**



CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION: DE MINIMIS IMPACT FINDING

Project Title/Location: Monte Vista Grove Homes
2889 San Pasqual Street

Project Applicant: Monte Vista Grove Homes

Project Description: Monte Vista Grove Homes (MVGH) is a not-for-profit multi-level (independent living, assisted living and nursing home facilities) retirement community founded in 1924 to provide housing for low to moderate income qualified retirees of the Presbyterian Church USA. A Master Development Plan was approved for the site in December 1990 and expired in 2005. The campus is located in the east side of the City. It is bounded by San Pasqual on the south; San Gabriel is the closest north-south street on the west, El Nido on the east and Las Encinas Hospital on the north. The site is 13.65 acres. The site currently has 92 independent living units, 16 assisted living units, and 40 nurse-attended resident patient beds. With the addition of 49 net new independent living units the number of units available for rent will be 141.

The project includes the following:

- The demolition of five single-story multi-family buildings totaling 14 units;
- Conversion of one residential unit in Building AE to a wellness facility;
- Reconverting a unit in Building AG from an office to a residential unit;
- Demolition of one single-story common area building;
- Addition of approximately 7,200 square feet of administrative offices, dining, an activity space to the existing 37,205 square feet of non-residential square feet;
- Addition of five new single-story units to existing buildings;
- Addition of four new two-story multi-family buildings for a net gain of 49 units.
- Increase the parking supply from 142 to 216 spaces for a net increase of 74 spaces.

Findings of Exemption: The project will not 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 (CDFG) or the U.S. Fish and Wildlife Service (USFWS); have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFG or USFWS; have a substantial adverse effect on 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; 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; conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or; conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Certification:

I hereby certify that the Lead Agency has made the above findings of fact and that based upon the Initial Study and public hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Denver E. Miller

Title: Environmental Administrator
Lead Agency: City of Pasadena
Planning and Development Department
Date: