

City of Pasadena
Planning Division
175 N. Garfield Avenue
Pasadena, California 91101-1704

NEGATIVE DECLARATION

PROJECT TITLE: Valley Hunt Club Master Plan

PROJECT APPLICANT: Valley Hunt Club

PROJECT CONTACT PERSON: Robert Ávila

ADDRESS: 175 N. Garfield Avenue, Pasadena, CA

TELEPHONE: (626) 744-6706

PROJECT LOCATION: 520 S. Orange Grove Blvd.
City of Pasadena
County of Los Angeles
State of California

PROJECT DESCRIPTION: The proposed project is a 20-year term Master Plan for the Valley Hunt Club located at 520 S. Orange Grove Boulevard. New development envisioned under the master plan includes:

1. Removal of existing 56-space surface parking lot and replacement with the new construction of a subterranean parking garage with capacity for 58 subterranean spaces and 41 surface spaces for a total of 99 cars at this location;
2. Temporary parking at the Caltrans property at the end of the Palmetto Drive cul-de-sac for 100 cars during construction of the parking garage; and valet service during the construction phase to facilitate circulation between the clubhouse and the temporary parking lot;
3. New construction of one 150 s.f. accessory structure (swim coach's office);

4. New construction of one two-story multi-use structure totaling approximately 3,000 s.f., and one single-story structure totaling 1,500 s.f.;
5. Realignment of Tennis Court 7 setback with other existing tennis courts;
6. Replacement of the existing plant nursery at approximately 1,000 s.f. of area;
7. Upgrade and expansion of the snack bar @ 270 s.f.;
8. Establishment of temporary tents on a seasonal basis.

The Master Plan boundaries run concurrent with the existing 183,500 s.f. PS Zone. The total building area would increase from 37,159 s.f. to 42,942 s.f., an addition of 4,870 s.f. of new construction plus 913 s.f. for the 1999 Master Plan Amendment. Parking would be expanded on the site of the existing North Parking Lot at Orange Grove Boulevard and Palmetto Drive. New construction is situated at the center of the campus site; therefore, the new development would generally not be visible from the public right-of-way. The CALTRANS lot at the east end of Palmetto Drive would be used as temporary parking only during construction of the subterranean garage.


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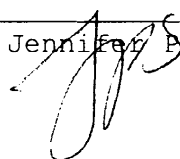
On the basis of the initial study on file in the Current Planning Office:

- The proposed project **COULD NOT** have a significant effect on the environment.

- The proposed project **COULD** have a significant effect on the environment; however there will not be a significant effect in this case because the mitigation measures described in the Mitigation Monitoring Program on file in the Planning Division Office were adopted to reduce the potential impacts to a level of insignificance.

- The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

Completed by: Robert Avila 

Determination Approved: Jennifer Baige-Saeki 

Title: Planner

Title: Senior Planner

Date: 1/3/10

PUBLIC REVIEW PERIOD: October 6 - November 5, 2010

COMMENTS RECEIVED ON DRAFT: Yes No

INITIAL STUDY REVISED: Yes No

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