

2.0 PROJECT DESCRIPTION

This chapter provides a description of the proposed project evaluated in Chapter 3.0 of this EIR. The project background, objectives, location, and environmental setting are described, followed by a description of project characteristics, a summary of project approvals that would be required, and a discussion of the related projects. This information is provided pursuant to the CEQA Guidelines Section 15124.

2.1 PROJECT LOCATION

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 I-210 located approximately 0.6 miles to the north and SR 110 located approximately 2.5 miles to the west. The site is located approximately 1 block east of the unincorporated portion of Los Angeles County. Figure 2-1 shows the location of the project site in a regional context and Figure 2-2 identifies the site in its local context.

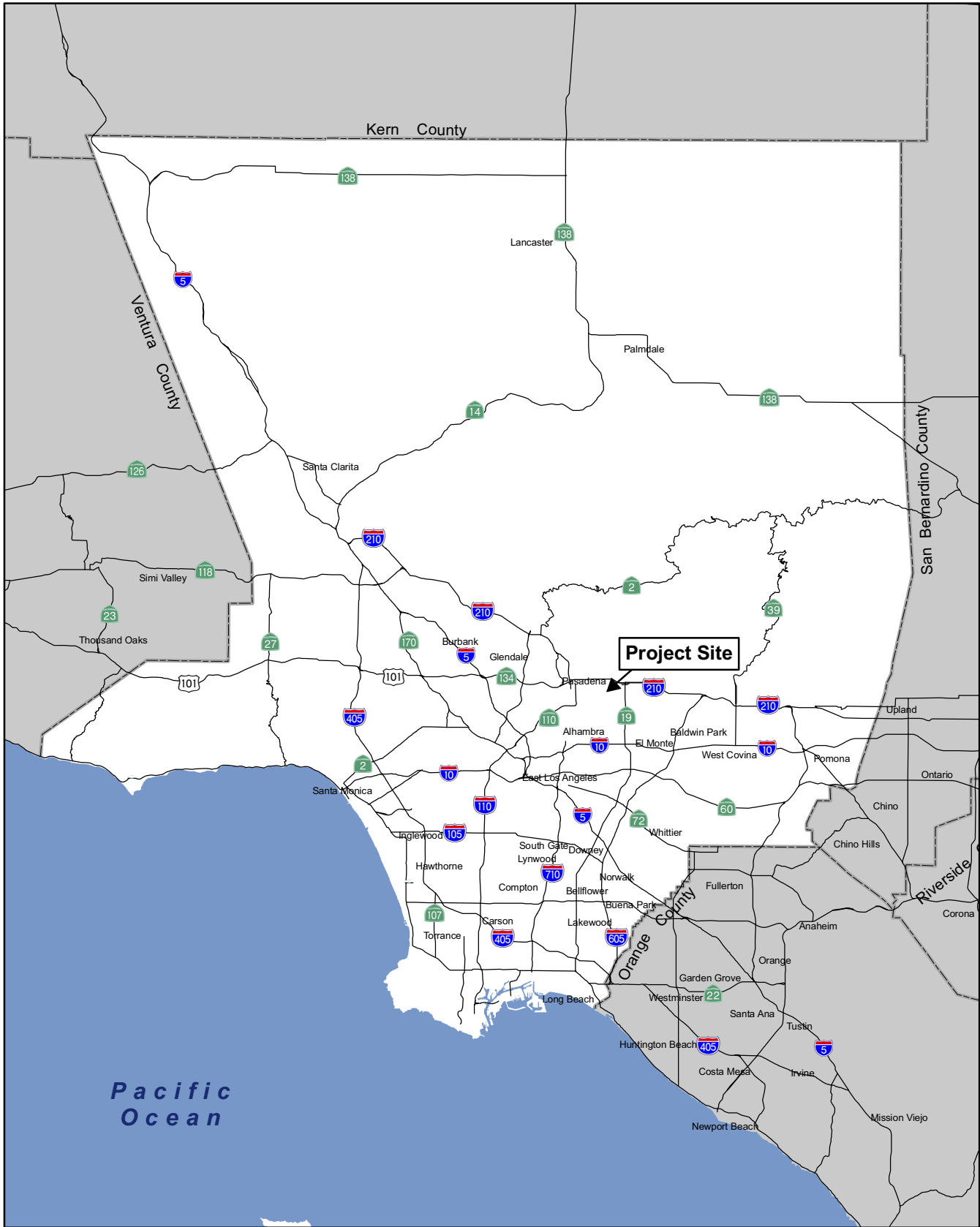
2.2 PROJECT BACKGROUND

Las Encinas Hospital was first licensed by the State of California in 1904. The mission of Las Encinas Hospital is to provide the finest care in the finest setting serving as a community resource providing the most compassionate, safe, ethical and high quality mental health and addictive medical treatment to individuals and families in need. It is the one intact remaining example of the type of health institutions for which Pasadena was famous early in the 20th century.

The Las Encinas Master Development Plan was approved by the City on October 10, 1986. This Master Development Plan allowed replacement of obsolete patient care units, consolidation of administrative and support functions within 1 site, and the provision of services and programs which address current needs, including care for the elderly. The previously approved Master Development Plan covers the following activities:

1. Construction of 125,808 square feet of new facilities and remodeling of 167,150 square feet in existing buildings; of the existing buildings, 15,793 square feet would be adaptively reused.
2. The addition of 291 parking spaces on-site.

The only buildings that were constructed as part of the 1986 Master Plan were 2 medical office buildings (Buildings 18 and 23) totaling 8,800 square feet.



Source: California Geospatial Information Library (2003-5)

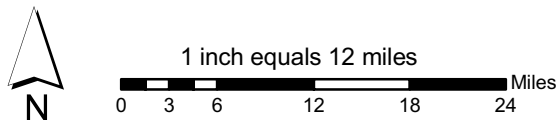
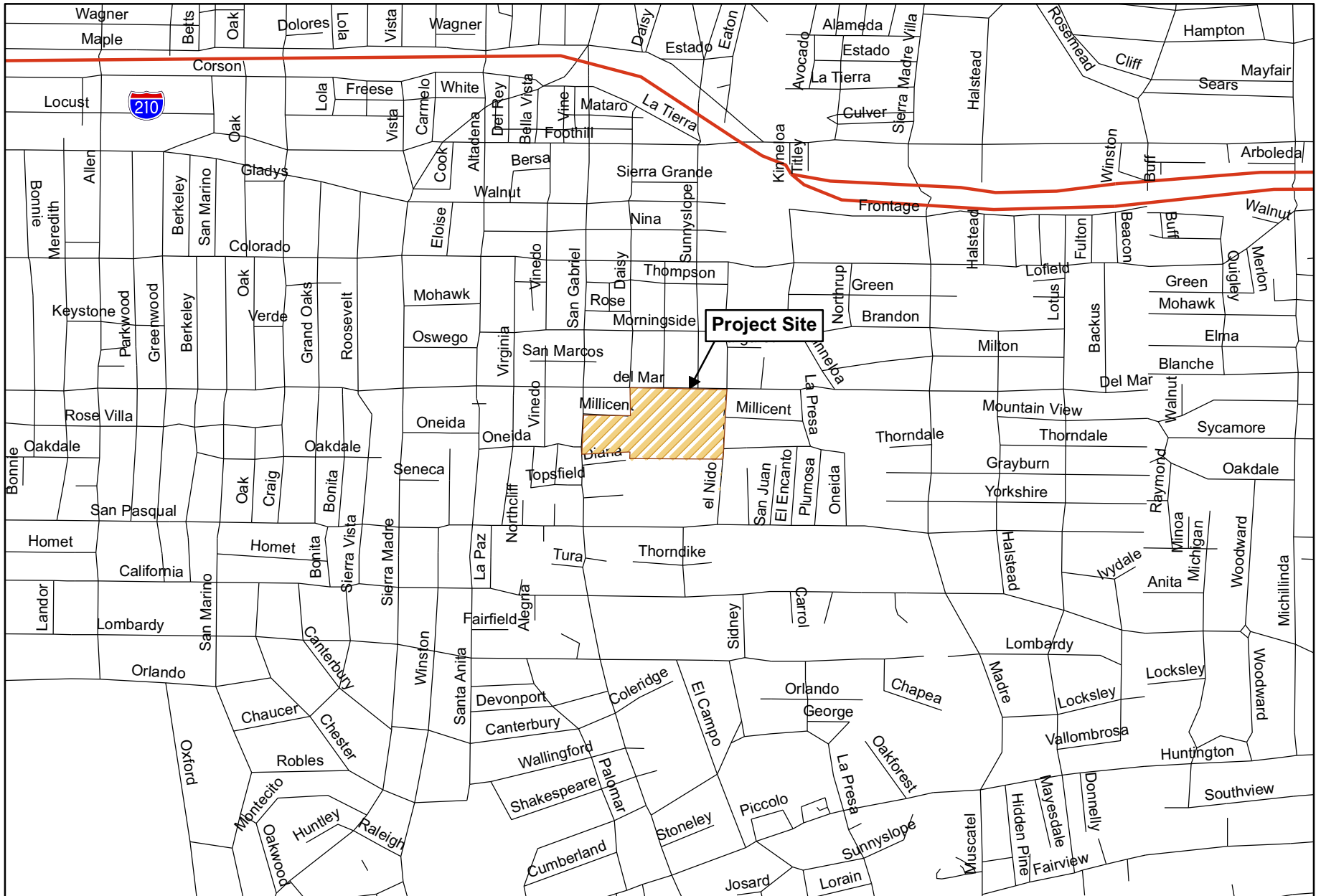


Figure 2-1
Regional Location Map



Source: California Geospatial Information Library (2003-5)

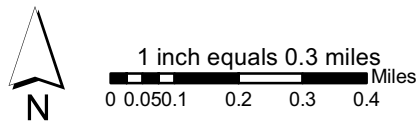


Figure 2-2
Project Location Map

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2.3 PHYSICAL ENVIRONMENTAL SETTING

2.3.1 EXISTING LAND USES

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 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. Figure 2-3 shows the existing facilities and Table 2-1 describes the existing facilities.

TABLE 2-1 EXISTING FACILITIES

No.	Building Name	SF	Current Use
1	Main Building	47,655	Administration Psychiatric Unit (70 beds)
2	Acacia	1,653	Chemical Dependency (6 beds)
3	Las Flores	1,629	Chemical Dependency (8 beds)
4	Willows (Water Tower)	1,140	Office
5	Cherokee	2,135	Locked Psychiatric (16 beds)
6	Villa	1,777	Residential Treatment (8 beds)
7	Gables	5,360	Residential Treatment (30 beds)
8	2810 Del Mar Residence	5,374	Medical Office (5 units)
9	Oaks Apartment (West)	43,403	Independent Living (39 units)
10	Oaks Apartment (East)	51,477	Independent Living (46 units)
11	336 San Gabriel Residence	4,100	Residential
11A	336 San Gabriel Storage	225	Storage
11B	336 San Gabriel Garage	500	Garage
12	310 San Gabriel Residence	2,624	Residential
13	San Gabriel Residence	1,975	Residential
13A	San Gabriel Water Tank House	120	Storage
13B	San Gabriel Garage	400	Garage
14	Mariah	6,000	Psychiatric Unit (20 beds)
15	Las Palmas	1,809	Classrooms
16	365 El Nido Cottage (The Lodge)	1,246	Residential
17	367 El Nido Cottage (Las Vista)	3,516	Assisted Living (9 beds)
18	Medical Office	5,200	Medical Office (5 units)
19	Bungalow	2,716	Outpatient Psychiatric
20	Willows	1,550	Rehab Services

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No.	Building Name	SF	Current Use
20A	Willows (Nurses Station)	400	Nurse Station for Long-Term Care
21	Willows (Office)	1,260	Office Social Service
21A	Willows (Meeting Room)	510	Meeting Room
22	Briar	2,640	Chemical Dependency (8 beds)
23	Medical Office	3,600	Medical Office (5 units)
24, 24a, b, c, d	Maintenance Building	1,140	Maintenance
25	Men's Dormitory	3,092	Maintenance
26	Maintenance Building (Stables)	5,289	Maintenance
27	Maintenance Building (Barn)	2,300	Maintenance
28	Maintenance Building (Pump House)	1,924	Maintenance
29	Nash House	2,800	Residential Treatment (8 beds)
30	San Gabriel Boulevard Residence	1,000	Residential

Approximately 293 existing parking spaces are provided on-site. These include designated parking spaces for residents of The Oaks and parking spaces for staff located within the project site. Visitor parking is generally provided in lots on the northern boundary of the project site along Del Mar Boulevard. Street parking is also available along Del Mar Boulevard between 9:00 a.m. and 4:00 p.m. during the weekdays and Saturdays, and all day on Sundays.

The existing in-patient services (psychiatric hospital, assisted living facility, rehabilitation programs) and residential facilities generally operate 24 hours per day. Medical staff is on-site at all times for the psychiatric and assisted living uses. The outpatient services (medical office buildings and outpatient psychiatric care) generally operate from 9:00 a.m. to 9:00 p.m. on weekdays and 9:00 a.m. to 5:00 p.m. on Saturday. Outpatient services are not offered on Sunday.

Nighttime and security lighting is provided throughout the site. Interior nighttime lighting is associated with the residential uses and in-patient services. Some interior lighting is always on, such as for the psychiatric hospital (Building 1). General nighttime lighting is provided over the parking areas and along walkways and interior roadways. Security lighting is focused onto building facades and operates continuously through the nighttime hours.

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

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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 currently contains extensive landscaping. Generally the areas to the north of the project site around the hospital buildings, medical office buildings, and the Oaks contain a mix of shrubs, mature trees, and lawns that are well maintained. The portion of the site fronting San Gabriel Boulevard is also well maintained. In contrast, the southern portion of the project site that abuts Monte Vista Grove contains a mix of vines and mature trees that are not routinely cleared or maintained. The eastern side of the southern boundary of the site appears overgrown and wooded, whereas the western side of the southern boundary of the site appears like an open field with scattered fruit trees and dense vegetation along the edges. Similarly, the portion of the site located behind the residences on San Gabriel Boulevard also contains open fields with scattered mature trees and dense vegetation along the edges. In total, there are 1,032 trees (defined as 6 inches diameter at breast height [DBH] or larger) located within the project site. Of these trees, 276 qualify for protection under the City of Pasadena Tree Protection Ordinance.

2.3.2 SURROUNDING LAND USES

The project site is located at 2900 East Del Mar Boulevard. 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 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 structures 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.

2.3.3 GENERAL PLAN DESIGNATION AND ZONING

The General Plan designation is Institutional. The project site is zoned PS (Public and Semi-Public). Public and semi-public uses are defined as hospitals, private schools, private clubs, private hospitals, and retirement homes. The City Planning and Development Department may require a Master Development Plan for public and semi-public uses that involve construction of 5,000 square feet or more. The purpose of the Master Development Plan is to eliminate the need for multiple conditional use permits (CUP) for multiple or phased projects. As described above, the project site is currently governed by the Las Encinas Hospital 1986 Master Development Plan. The 2007 Master Development Plan would replace this plan and would guide future development on-site.

2.4 PROJECT OBJECTIVES

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

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- 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.

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- 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.

2.5 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 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. Figure 2-4 shows the proposed new facilities. Table 2-2 lists the existing and proposed facilities. A description of the new buildings is provided below.

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TABLE 2-2 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
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	1,000	Vacant	Removed

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No.	Building Name	SF	Current Use	Proposed Use
	Residence			
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)

2.5.1 PROJECT DESIGN

Some of the existing facilities would continue to operate in their current form. Willows Water Tower (Building 4) would be retained as an office. The building located at 2810 Del Mar Boulevard (Smith House, Building 8) would continue to operate as a 5-unit medical office building. The Oaks apartments (Buildings 9 and 10) would not be modified and would continue to house 85 residential units. The residence at La Vista (Building 17) would continue to operate as a 9-bed assisted living unit.

Other site facilities would be renovated and the uses modified. The existing main hospital building (Building 1) currently houses patients (approximately 70 beds for psychiatric care). The south wing would be modified to create a 20-bed assisted living unit. The remainder of the building would be renovated to provide administrative offices, a museum, and support facilities for the independent and assisted living units. The east end of the existing main hospital building would become the campus maintenance area. Acacia (Building 2) would be modified from the existing 6-bed chemical dependency unit to accommodate 2 senior living units. Similarly, Las Flores (Building 3) would be converted from the existing 8-bed chemical dependency unit to accommodate 2 senior living units. The existing water tower (adjacent to Willows) would be restored and maintained as a historical icon. Cherokee (Building 5) would be converted from a 16-bed locked psychiatric unit to 3 senior living units. Villa (Building 6) would be converted from an 8-bed residential treatment center to a 1,777-square-foot medical office building. Gables (Building 7) would continue to operate as a residential treatment center; however, the number of beds would be increased by 8 to a total of 38-beds. The residence at 336 San Gabriel Boulevard (Building 11) would be converted to a clubhouse to provide meeting rooms and support services for the 32 senior apartments located off of San Gabriel Boulevard. The small water tank house near San Gabriel Boulevard (Building 13A) would be retained, moved, and used for storage.

Bungalow (Building 19) would be converted from outpatient psychiatric services to 4 units of medical offices. The Willows Nurses Station (20A) would be converted from a nurses station into administrative space. Briar (Building 22) would be converted from an 8-unit chemical dependency unit to 3 senior living units.

The proposed project involves the removal of 18 structures, including the following:

- 336 San Gabriel Boulevard storage (Building 11A)
- 336 San Gabriel Boulevard garage (Building 11B)
- 310 San Gabriel Boulevard residence (Building 12)
- San Gabriel Boulevard residence (Building 13)
- San Gabriel Boulevard garage and accessory structure (Building 13B and 13C)
- Mariah (Building 14)
- Las Palmas (Building 15)
- The Lodge (365 El Nido Cottage or Building 16)
- Medical Office (Building 18)
- Willows (Building 20)
- Willows office (Building 21)
- Willows meeting room (Building 21A)
- Medical office (Building 23)
- Maintenance Building (Building 24, 24A, 24B, 24C, 24D, 26, 28)
- Men's Dormitory (Building 25)
- The Barn (Building 27)
- Nash House (Building 29)
- San Gabriel Boulevard Residence (Building 30)

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 features are described below. Figure 2-5 shows the proposed functions of the project site.

Psychiatric Hospital. The new approximately 77,500-square-foot acute psychiatric hospital (Building 35) would accommodate 120 acute psychiatric beds, a kitchen, dining room, half-court gymnasium, classrooms, and other patient/staff support areas. The proposed structure would be 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 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.

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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, and 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 30, 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 office (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. A new medical office building (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 the medical office building (Building 31). 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.

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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.

2.5.2 PARKING AND ACCESS

The project site currently contains 293 parking spaces. Existing parking spaces on the north end of the site would be maintained. A total of 14 new surface parking spaces would be created in the northwest corner of the project site adjacent to the proposed medical offices (Building 31). These parking spaces would generally be used by staff and visitors to the medical offices. These spaces are setback approximately 10 feet from the property line. Approximately 5 new surface parking spaces would be provided in the southeast corner of the site adjacent to the proposed assisted living facility (Building 32). These surface parking spaces are expected to be used by staff at the Assisted Living building and visitors of the buildings' residents. Approximately 7 new surface parking spaces would be provided along the southern boundary of the project site south of the independent living facility (Building 34) for staff. Approximately 90 new subterranean parking spaces would be provided along the southern boundary of the project site located beneath the independent living facility (Building 34). This parking lot would provide parking for residents of the independent living facility. Approximately 105 parking spaces would be provided in a new surface and subterranean parking structure located west of the Independent Living facility (Building 34) and south of the new psychiatric hospital (Building 35). Approximately 57 spaces would be provided at the surface level with 48 spaces in up to 1.5 levels of subterranean parking levels. This parking lot would provide overflow parking for the medical office buildings, parking for the hospital, general staff parking, and overflow parking for the Independent Living building. The residential cottages off of San Gabriel Boulevard include 1-car garages for residents. No parking is provided for the independent living residential cottages in the middle of the site. 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. Figure 2-6 shows the proposed parking plan.

The 3 existing ingress/egress points from Del Mar Avenue would remain the major vehicular access points to the site. The road that currently terminates on the west end of existing medical offices (Buildings 18 and 23) would be extended to the south to provide access to the psychiatric hospital and subterranean and surface/subterranean parking lot. The road would be wide enough to accommodate 2lanes of vehicle traffic, 1 in each direction. From here it would be possible to drive east around either side of the independent living facility (Building 34) and exit onto El Nido Avenue. Conversely, vehicular access would be provided west past the senior apartments to exit onto San Gabriel Boulevard. It is expected that residents of the senior apartments would use San Gabriel Boulevard to enter and exit the site. Ingress for the Oaks would continue to be located off of Del Mar Boulevard at the northeastern corner of the site with egress onto El Nido Avenue near the proposed assisted living facility (Building 32). All interior roads would be constructed to a minimum width of 20 feet to accommodate emergency service vehicles. Figure 2-7 shows the proposed circulation plan.

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2.5.3 SITE LANDSCAPING

The project site contains approximately 1,032 trees, of which approximately 276 trees qualify for protection under the City of Pasadena Tree Protection Ordinance. The trees onsite include a mix of native and non-native species measuring 6 inches DBH or higher. The proposed project has been designed to avoid impacts to as many trees as possible. As shown on Figure 2-8 Landscape Plan, existing trees located around the project boundary would generally be retained. The roadway has been designed around a grouping of oaks located north of the proposed independent living facility (Building 34) and the rose garden and lawn east of the existing medical offices (Buildings 18 and 23) has been retained. Site landscaping would be made consistent throughout the site at full buildout of the 2007 Master Development Plan. New site landscaping would be similar to the current landscaping with a mix of mature trees, shrubs, and lawns.

However, 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.

Screening would be added to the site boundary where none currently exists. It is anticipated that screening will consist of a 6-foot tall brick wall, portions of which already exist around the project perimeter. A combination of trees and shrubs would be planted along portions of the wall that are not currently vegetated to provide an additional buffer between the project site and the surrounding uses.

The proposed project would involve construction of a 5-foot wide sidewalk constructed to City standards along the San Gabriel Boulevard and El Nido Avenue frontages. The applicant would be required to install one new street tree along the Del Mar Boulevard frontage. In addition, the applicant would be responsible for installing 8 new street lights along El Nido Avenue and one new street light in the cul-de-sac on Millicent Way.

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2.5.4 PHASING PLAN

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. Figure 2-9 shows the proposed phasing plan. The first phase would involve demolition of the Willows (Building 20, 21, and 21A). It would involve construction of the adolescent psychiatry facility (Building 33). All new interior roads would be constructed during Phase 1 and existing internal access roads would be widened to meet current emergency vehicle standards. Construction is anticipated to begin in July 2009 and take approximately 8 to 10 months to complete. During this phase, residents of the Building 17 would be moved temporarily to Buildings 12 and 13 to minimize construction impacts during Phase 2

Phase 2 would involve construction of the assisted living facility (Building 32), independent living facility (Building 34), and the surface/subterranean parking structure. Construction of storm water drainage and other utility connections would occur as part of this phase. In order to accommodate these structures, 9 maintenance buildings (Buildings 24, 24A, 24B, 24C, 24D, 25 [Men's Dormitory], 26, 27 [Barn], and 28), Mariah (Building 14), Las Palmas (Building 15) and the Lodge (Building 16) would be demolished during Phase 2. Construction of Phase 2 is anticipated to begin in May 2010 and take 20 to 24 months to complete.

Phase 3 would involve construction of the senior apartments in the central portion of the project site and on the western portion of the site located off of San Gabriel Boulevard (Building 36). This phase would require demolition of the 336 San Gabriel Boulevard residence, storage area, and garage (Buildings 11A and 11B), the 310 San Gabriel Boulevard residence (Building 12), San Gabriel residence and garage (Buildings 13 and 13B), and Nash House (Building 29). This phase would also involve relocation and restoration of the water tank house (Building 13A). Construction of Phase 3 is anticipated to begin in May 2011 and take 12 to 14 months to complete.

Phase 4 would involve construction of the new medical office buildings (Buildings 31, 37, and 38). Building 37 would be constructed first to provide medical office space when Buildings 23 and 18 are vacated. In addition, Villa (Building 6) and Bungalow (Building 19) would be renovated to provide additional office space. Then existing medical offices (Buildings 18 and 23) would be demolished. New 2-story medical offices (Buildings 37 and 38) would be constructed in their place. During Phase 4, Cherokee (Building 5), Acacia (Building 2), Las Flores (Building 3), and Briar (Building 22) would be converted from their existing functions into independent living units. The Willows Water Tower (Building 4) would be renovated and restored during this phase. Construction of Phase 4 is anticipated to begin in May 2012 and take 14 to 16 months to complete.

Phase 5 would involve construction of the new psychiatric hospital (Building 35). After the new hospital is completed, the main building (Building 1) would be renovated to accommodate the administrative offices and assisted living units. Construction of Phase 5 is anticipated to begin in May 2013 and take 14 to 16 months to complete.

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2.6 CONSTRUCTION SCENARIO

Due to the age of on-site structures, there is the potential for asbestos-containing materials (ACM) and lead-based paint (LBP). A preconstruction survey would be required to determine the presence of ACM and LBP. All ACM and LBP would be removed prior to the start of demolition in accordance with the California Department of Toxic Substances Control (DTSC) requirements for LBP and the South Coast Air Quality Management District's (SCAQMD) requirements for ACM (Rule 1403). The applicant must obtain proof of satisfaction of state and regional requirements prior to the start of demolition.

Prior to the start of construction, the site would be clearly defined with fencing and staking. Construction staging would take place within the construction boundaries. Construction workers would be expected to either park on-site or at an off-site lot and not use street parking on the nearby residential streets. Approximately 35 construction workers would be working on site per day. They are expected to travel approximately 30 miles each way to and from the project site. It is anticipated that approximately 31,500 cubic yards of soil would be removed, which would occur primarily in Phases 2, 3, and 5. Construction would require no more than 5 truck trips per day carrying an average of 10 to 20 cubic yards of soil per truck.

Typical construction equipment would include bob cats, skip loader, backhoe, hydraulic hammers, roll-off bins, excavator, gradall, bottom dumps, cranes, pick-up trucks, concrete ready-mix trucks, delivery vehicles, paving machines, and assorted power operated hand tools. The most effective and appropriate combination of resource avoidance and monitoring would be employed during all phases of project construction, including implementation of the following Best Management Practices (BMPs):

- Project will implement applicable construction procedures approved by the SCAQMD.
- Active grading areas will be watered at least twice daily, and as necessary to prevent dust plumes from crossing the site boundaries.
- Construction equipment staging areas will be located as far as possible from the adjacent residential uses.
- Project will develop and implement an erosion control plan and a Storm Water Pollution Prevention Plan (SWPPP) for construction activities. Erosion control and grading plans will include:
 - (1) minimizing the extent of the disturbed area and duration of exposure;
 - (2) stabilizing and protecting the disturbed area as soon as possible;
 - (3) keeping runoff velocities low;
 - (4) protecting disturbed areas from contact with runoff; and
 - (5) retaining sediment within the construction area.

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- Environmentally sensitive areas will be fenced and avoided except for those areas where direct project impacts are anticipated.
- No grading, trenching, or equipment will be permitted within the Tree Protection Zone. The Tree Protection Zone will be demarcated with 6-foot high chain link fencing.
- Construction fencing will be installed around the Tree Protection Zones prior to the start of construction. Construction monitoring will be required for all construction work that may impact the Tree Protection Zone.
- Project will comply with the Regional Water Quality Control Board's (RWQCB) National Pollution Discharge Elimination System (NPDES) Phase II Rule.
- Project will incorporate source reduction techniques and recycling measures into project construction and maintain a recycling program during operation of the Las Encinas Hospital 2007 Master Development Plan.
- A minimum of 50 percent of construction materials shall be recycled in accordance with Assembly Bill 939.
- Project will provide automatic fire sprinklers and the building plan will be submitted to the Fire Department for review and approval.
- Water pressure for fire fighting purposes will be provided in accordance with requirements.

Hours of construction would be limited to between 7:00 a.m. and 7:00 p.m. on weekdays. Interior building construction would be permitted on Saturdays between 8:00 a.m. and 5:00 p.m. Construction activities would not be conducted outside the hours allowed by the Noise Ordinance unless an extended hours permit is obtained from the City.

All development projects in Pasadena are required to prepare a construction mitigation plan that would address such issues as truck routing, dust control, construction worker parking, hours of operation, and materials storage.

2.7 INTENDED USES OF THE EIR

Per CEQA Guidelines Section 15121, an EIR is a public document used by a public agency to analyze the significant environmental effects of a proposed project, to identify alternatives, and to disclose possible ways to reduce or avoid environmental damage. As an informational document, an EIR does not recommend for or against approving a project. The main purpose of an EIR is to inform governmental decision makers and the public about potential environmental impacts of the project.

This EIR will be used by the City of Pasadena, as the lead agency under CEQA, in making decisions with regard to the adoption of the proposed project and the subsequent construction and development of the project described above.

2.0 Project Description

2.8 PROJECT APPROVALS REQUIRED

The City of Pasadena is the lead agency pursuant to CEQA Guidelines Section 15367. This EIR will be used by the City as a decision-making tool for approval of the 2007 Las Encinas Hospital Master Development Plan Project. Various City permits and approvals would be required in order to approve and implement the project. These include the following:

- City of Pasadena Design Commission (review of building design)
- City of Pasadena Planning Commission (review of 2007 Master Development Plan, EIR, and private tree removal request)
- City of Pasadena City Council (approval of the Master Development Plan, private tree removal request, and certification of the EIR)

Other regulatory agencies and local jurisdictions would also require permits or approvals in order to construct and operate the proposed project. These include the following:

- Los Angeles Regional Water Quality Control Board, Region 4 (National Pollutant Discharge Elimination System)
- California Department of Toxic Substances Control (letter of No Further Action)
- Office of Statewide Health Planning and Development (review of Psychiatric Hospital (Building 34) and Adolescent Psychiatry Building (Building 32))