



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

PROPOSED MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Villa Esperanza Master Plan

PROJECT APPLICANT: Gonzales Goodale Architects

PROJECT CONTACT PERSON: Ali Barar, Gonzales Goodale Architects

ADDRESS: 135 West Green Street, Suite 200, Pasadena, CA 91105

TELEPHONE: 626-568-1428

PROJECT LOCATION: 2116 East Villa Street
City of Pasadena
County of Los Angeles
State of California

PROJECT DESCRIPTION: The proposed project is a Master Plan to upgrade and expand existing facilities at Villa Esperanza, which is located at 2116 East Villa Street on the south side of East Villa Street between Oak and Craig Avenues, approximately 200 feet north of Interstate 210. The proposed Master Plan is a 15 year, three-phase framework for Villa Esperanza that would allow enrollment to increase from 85 to 120 students, demolition of 12 of the existing 13 structures on the site, which would total approximately 30,088 square feet demolition of gross floor area; and new construction of an administration building with two levels of parking and two, one-story classroom buildings. The three new buildings would total approximately 42,300 square feet of gross floor area. The proposed project includes a Zoning Map Amendment to change the current zoning designation of the campus from Multi-Family Residential and Commercial Limited to Public and Semi-Public, which would allow institutional uses such as the Villa Esperanza. A General Plan Amendment is also proposed to change the land use designation from Medium Density Residential and Neighborhood Commercial to Institutional, which would be consistent with the current land use.

FINDING

On the basis of the initial study on file in the Planning & Community Development Department 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 attached Mitigation Monitoring Program.

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

Completed by: Ha Ly
Title: Associate Planner
Date: July 24, 2014

Reviewed By: Laura Dahl
Title: Senior Planner
Date: July 24, 2014

PUBLIC REVIEW PERIOD: July 24, 2014 to August 13, 2014

COMMENTS RECEIVED ON DRAFT: Yes No

INITIAL STUDY REVISED: Yes No

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MITIGATION MONITORING AND REPORTING PROGRAM

Villa Esperanza Master Plan PLN2012-00435 2116 East Villa Street

This Mitigation Monitoring and Reporting Program (MMRP) for PLN2012-00435, located at 2116 East Villa Street, has been prepared pursuant to the California Environmental Quality Act (CEQA – Public Resources Code, Section 21000 *et seq.*), the CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3, Sections 15074 and 15097) and the City of Pasadena CEQA Guidelines. A master copy of this MMRP shall be kept in the office of the Zoning Administrator and shall be available for viewing upon request. A copy also will be available at the office of the Condition/Mitigation Monitoring Coordinator.

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This MMRP includes mitigation measures in the Mitigation Monitoring and Reporting Matrix on the following pages that correspond to the final Mitigated Negative Declaration (MND) for the project. For each mitigation measure, the frequency of monitoring and the responsible monitoring entity is identified. Mitigation measures may be shown in submittals and may be checked only once, or they may require monitoring periodically during and/or after construction. Once a mitigation measure is complete, the responsible monitoring entity shall date and initial the corresponding cell, and indicate how effective the mitigation measure was.

If any mitigation measures are not being implemented, the City may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) forfeiture of security bonds or other guarantees; (6) revocation of permits or other entitlements.

Monitoring Program Cost:

I HEREBY AGREE TO PAY THE CITY MONITORING FEES, AND IMPLEMENT THESE MITIGATION MEASURES, AT A MINIMUM, IN THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT.

APPLICANT

DATE

**MITIGATION MONITORING REPORTING PROGRAM FOR
VILLA ESPERANZA MASTER PLAN
PLN2012-00435, 2116 EAST VILLA STREET**

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
Impact – Cultural Resources				
<p>CULT-1: If archaeological resources are encountered during project construction, all construction activities in the vicinity of the find shall halt until an archeologist certified by the Society of Professional Archeologists examines the site, identifies the archaeological significance of the find, and recommends a course of action. Construction shall not resume until the site archaeologist states in writing that the proposed construction activities will not damage significant archaeological resources.</p>	<p>Prior to the issuance of a building permit.</p>	<p>Planning and Community Development Department</p>		
<p>CULT-2: If paleontological resources are encountered during project construction, all construction activities in the vicinity of the find shall halt until a paleontologist meeting the satisfaction of the Natural History Museum of Los Angeles County identifies the paleontological significance of the find and recommends a course of action. Construction shall not resume until the site paleontologist states in writing that the proposed construction activities will not damage significant paleontological resources.</p>	<p>Prior to the issuance of a building permit.</p>	<p>Planning and Community Development Department</p>		