

7.0 RESPONSE TO COMMENTS ON THE DRAFT EIR

The Draft EIR was distributed for public review on December 29, 2008, initiating a 45-day public review period ending on February 11, 2009, pursuant to CEQA and its implementing guidelines. During this public review period, a total of 6 letters were received. All of the comment letters are listed in the following table and the corresponding City responses are provided in this section. A copy of each comment letter is provided prior to each response.

The City held the following meetings to solicit additional comments from the public during the public review period: Transportation Advisory Commission, Historic Preservation Commission, Design Commission, and Planning Commission. A summary of the comments received during these meetings are provided below, along with the responses to the comments received.

TABLE 7-1 LIST OF COMMENT LETTERS ON DRAFT EIR

Letter No.	Agency/Organization/Individual	Date Received
TAC	Transportation Advisory Commission meeting	January 9, 2009
HPC	Historic Preservation Commission meeting	January 20, 2009
DC	Design Commission meeting	January 26, 2009
PC	Planning Commission meeting	January 28, 2009
1	Terry Roberts, Governor's Office of Planning and Research	February 9, 2009
2	Patrick Clarke, City of La Canada Flintridge	January 7, 2009
3	Amanda Thorson, City of San Marino	January 21, 2009
4	Dave Singleton, Native American Heritage Commission	January 23, 2009
5	Elmer Alvarez, California Department of Transportation	February 2, 2009
6	Susan Mossman, Pasadena Heritage	February 10, 2009

Comments from City of Pasadena Transportation Advisory Commission Meeting (January 9, 2009)

The Transportation Advisory Commission meeting was held at 7:30 a.m. on January 9, 2009 at the Department of Transportation (221 E. Walnut, Room 210, Pasadena). At the meeting, City staff presented an overview of the project and a discussion of the Draft EIR conclusions. After the presentation, verbal testimony was accepted. No members of the public provided comments on the EIR. A summary of the comments received from the Commissioners is included in this section and responses are provided below for the EIR-related comments.

TABLE 7-2 SUMMARY OF TRANSPORTATION ADVISORY COMMISSION MEETING COMMENTS

No.	Comment
TAC-1	The EIR should study limiting access out of or closing the gate on El Nido Avenue, so as to remove this significant impact. The study should weigh the convenience and the small number of additional trips (20) projected to use El Nido Avenue.
TAC-2	The Commission recommended that staff to explore other "soft mitigation" options.

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<u>Comment No.</u>	<u>Response</u>
TAC-1	<p>El Nido Avenue is currently gated as part of the current Master Plan for Las Encinas Hospital and would continue to be gated. As described in Section 3.8.2, the proposed project would increase average daily traffic volumes on El Nido Avenue by approximately 20 trips per day, which would be an increase of approximately 2.9 percent south of Del Mar Boulevard and 3.2 percent north of Del Mar Boulevard. As shown in Table 3.8-5, an increase of daily traffic on a street segment of 2.5 to 4.9 percent requires soft mitigation. This threshold of significance is described in the City of Pasadena's <i>Transportation Impact Review Current Practice and Guidelines</i> (City of Pasadena Transportation Department 2005). The implementation of soft mitigation measures TRANS-A through TRANS-C would fulfill the project's responsible contribution to alleviate its potential traffic impacts to El Nido Avenue and the surrounding street network.</p>
TAC-2	<p>Implementation of mitigation measure TRANS-A, which requires the applicant to submit and implement a Transportation Demand Management Program, would have the effect of reducing traffic on El Nido Avenue. As noted in the mitigation measure, the Transportation Demand Management Program 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. Such measures may include the following:</p> <ol style="list-style-type: none">a. Carpool and Vanpool Parking. A minimum of 10% of the employee parking spaces shall be reserved for and designated as preferential parking for carpool and vanpool vehicles. Such parking area shall be in a location more convenient to the place of employment than parking spaces for single occupant vehicles, and shall be located as close as practical to the employees' entrances.b. Bicycle Parking. Bicycle parking shall be provided on-site as required. In addition, the bicycle parking shall be located near the employee entrance and shall be conveniently accessible from the external circulation system.c. Bus stop improvements. Bus stop improvements, including bus pads, bus pullouts, and right-of-way for bus shelters may be required as mitigation measures if a proposed development would have substantial traffic impacts.d. Transportation Information Display. A transportation information display bulletin board or kiosk shall be located on the development site in a location visible to all employees. Information displayed shall include Employee Transportation Coordinator's telephone number, Guaranteed Ride Home Program, current local and regional transit routes, schedules and maps serving the development;

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ridesharing marketing materials on alternative commute modes; bicycle routes and bicycle facility information (parking/ shower locations).

Mitigation measure TRANS-A will be reviewed by the City Department of Transportation before the issuance of the first permit for construction.

Comments from City of Pasadena Historic Preservation Commission Meeting (January 20, 2009)

The Historic Preservation Commission meeting was held at 6:00 p.m. on January 20, 2009 at the Pasadena Conference Center (300 East Green Street, Suite 211, Pasadena). At the meeting, City staff presented an overview of the project and a discussion of the Draft EIR conclusions. After the presentation, verbal testimony was accepted. No members of the public provided comments on the EIR. A summary of the comments provided by the Commissioners is included in this section and responses are provided below for the EIR-related comments.

TABLE 7-3 SUMMARY OF HISTORIC PRESERVATION COMMISSION MEETING COMMENTS

No.	Comment
HPC-1	The EIR should study the Building Mitigation Alternative to determine the impacts of the added height to the assisted living and independent living buildings.
HPC-2	The EIR should include a cost-benefit review of relocating the barn, including accounting for the degradation caused by moving and restoring it.

Comment No. Response

HPC-1 Because the proposed Building 32A (three-stories) would have a small footprint, it would not visually overwhelm or overshadow Las Palmas (Building 15). Building 32A would also be obliquely sited to the southwest of Las Palmas and would not encroach on the existing setting of Las Palmas. Trees also would buffer Las Palmas from nearby new construction. The existing Building 14, which is proposed to be demolished, is closer to Las Palmas than Building 32A.

The four-story wing of the proposed Building 32 would be located to the west of both Las Palmas and the Lodge (Building 16). Building 32 would be approximately the same distance (80 feet) as the two existing buildings for independent senior living, which are north of Las Palmas and the Lodge. Existing trees also partially screen Las Palmas and the Lodge from nearby new construction. In their existing setting, both Las Palmas and the Lodge are isolated from the main grouping of historic properties in the core of the Las Encinas campus. Their immediate surroundings (e.g., single-family houses on the east side of El Nido, 1980s-era senior-living complex to the north, surface parking, and driveway) do not convey the historical setting of the buildings. The new construction, which would be physically detached from the two buildings, would not significantly change the setting of these two buildings.

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HPC-2 In response to the comment, a barn relocation report was completed on April 13, 2009 and is included as Appendix G of this Final EIR. For the purposes of the barn relocation report, a doctor's office suite with similar square footage was used to compare the cost of adaptive reuse and new construction. The estimated cost of the barn relocation and adaptive reuse of the barn is estimated to be \$480,075 to \$545,075, depending upon abatement of toxic materials in the structure. The estimated cost of new construction of a building with similar uses is estimated to be \$373,750. The cost estimates are based on the expertise of building movers, a structural engineer, and an architect that specializes in historic structures. While most of the original material of the barn could remain intact through relocation and adaptive reuse of the structure, the structural engineer notes that the barn would need to be reinforced and improved with a new building within the existing structure.

Comments from City of Pasadena Design Commission Meeting (January 26, 2009)

The Design Commission meeting was held at 6:00 p.m. on January 26, 2009 at the Pasadena Senior Center (85 E. Holly Street, West Pavilion, Pasadena). At the meeting, City staff presented an overview of the project and a discussion of the Draft EIR conclusions. After the presentation, verbal testimony was accepted. Two members of the public and the commissioners provided comments on the EIR. A summary of the comments received is included in this section and responses are provided below for the EIR-related comments.

TABLE 7-4 SUMMARY OF DESIGN COMMISSION MEETING COMMENTS

No.	Comment
DC-1	Were the views for the visual analysis taken from within the Monte Vista Grove Homes property?
DC-2	Signature Healthcare Services is to be commended for redesigning the project to take into account impacts to the views from Monte Vista Grove Homes. We look forward to having more quality independent and assisted living units in the City.
DC-3	The EIR should include as a mitigation measure in the Aesthetics chapter a requirement that the project undergo review by the Design Commission, as required by the Pasadena Zoning Code
DC-4	The EIR should include an additional alternative that reduces the project's size so as to reduce the impact on tree removal, the viewshed, and historic resources.

Comment No. Response

DC-1 The visual analysis shown in Figures 3.1-9 and 3.1-10 is based on views located within the Monte Vista Grove property at the carports, which are located approximately 100 feet south of the project site boundary. As stated on page 3.1-10 of the Draft EIR:

The proposed independent living facility (Building 34) could limit views of the San Gabriel Mountains from certain locations at the Monte Vista Grove site. The applicant specifically modified the design of the independent living

facility (Building 34) by varying the height of the structure so as to maintain existing view corridors. The potential impacts to these views from Monte Vista Grove do not meet the Threshold for Study listed in Section 2.1 of the City of Pasadena's Environmental Administrative Procedures, and therefore, these impacts would generally be less than significant without the need for further analysis. The proposed project site, however, is very unique in that it is not surrounded by a public right-of-way, but instead on its south side directly abuts the Monte Vista Grove site and a large number of dwelling units. Therefore, due to the institution's quasi-public nature, the potentially large number of users of the project site and of the Monte Vista Groves site, the concerns expressed during the public scoping meeting, and lack of public right-of-way between these 2 institutions, an analysis was performed by the applicant to demonstrate the aesthetic impact of construction at the project site on Monte Vista Grove. The applicant has provided a view analysis demonstrating the location of the independent living facility (Building 34) and its potential impact on viewsheds to the San Gabriel Mountains from the Monte Vista Grove site (see Figures 3.1-9 and 3.1-10). The City has reviewed and accepted as accurate the applicant's submission. Since the variations in heights of the independent living facility (Building 34) would maintain the existing view corridors from the Monte Vista Grove site, the impact would be less than significant.

- DC-2 The comment is acknowledged and will be forwarded to the decision makers. As this comment does not raise any concern over the analysis or conclusions in the EIR, no response is required.
- DC-3 The inclusion of the suggested mitigation measure in Section 3.1, Aesthetics is not appropriate per CEQA because the aesthetics impacts of the proposed project were determined to be less than significant. Because the project would not have a substantial adverse effect on a scenic vista, degrade scenic resources, or degrade the existing visual character or quality of the site or its surroundings, no mitigation measures are required. As required by the City of Pasadena Zoning Code (Chapter 17.61.030), in this area of the City, new construction or rehabilitation of structures of 5,000 square feet up to 25,000 square feet (with street frontage) are reviewed by the Director of Community Development, and structures over 25,000 square feet (with or without street frontage) are reviewed by the Design Commission. As such, the design of the proposed new buildings listed in Table 2-2, Existing and Proposed Uses, would be subject to either staff-level or Design Commission review.
- DC-4 In response to the comment, the applicant designed and considered a hybrid alternative that is added to Chapter 5 of this Final EIR. Refer to Section 5.2.3 and Chapter 6, Clarifications and Modifications for new text describing the Hybrid Alternative. The Hybrid Alternative was designed to reduce the project size, thereby,

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reducing the impact on trees, while maintaining the viewshed and historic resources onsite. However, the Hybrid Alternative, which is described in Section 5.2.3 of this Final EIR, was ultimately rejected by the applicant based on economic infeasibility and because it would not meet two key project objectives.

Comments from City of Pasadena Planning Commission Meeting (January 28, 2009)

The Planning Commission meeting was held at 6:15 p.m. on January 26, 2009 at the Pasadena City Hall (100 N. Garfield Avenue, Council Chambers, Room S249, Pasadena). At the meeting, City staff presented an overview of the project and a discussion of the Draft EIR conclusions. After the presentation, verbal testimony was accepted. One member of the public and the commissioners provided comments on the EIR. A summary of the comments received is included in this section and responses are provided below for the EIR-related comments.

TABLE 7-5 SUMMARY OF PLANNING COMMISSION MEETING COMMENTS

No.	Comment
PC-1	Monte Vista Grove and Las Encinas worked cooperatively as the plan for this project was developed. Our residents were concerned with impacts to their mountain views from the initial plan. Our comments were heard and changes were incorporated into the project.
PC-2	The EIR should include an additional alternative that reduces the project's size so as to reduce the impact on tree removal, the viewshed, and historic resources.
PC-3	If the purpose of the Tree Protection Ordinance is to save protected trees, the EIR should include an alternative that does not remove protected trees.
PC-4	The EIR should study limiting access out of or closing the gate on El Nido Avenue, so as to remove this significant impact. The study should weigh the convenience and the small number of additional trips (20) projected to use El Nido Avenue.
PC-5	The EIR should include a discussion of the No Project Alternative which includes no development at the project site, as well as the No Project Alternative that looks at reasonably foreseeable development.
PC-6	The Building Mitigation Alternative should consider if it is possible to relocate the men's dormitory on- or off-site.
PC-7	EIRs typically evaluate reduced density alternatives, such as 75 percent or 50 percent density, in order to reduce or avoid environmental impacts. It would be helpful to compare different levels of density.
PC-8	The EIR should include a cost-benefit review of relocating the barn, including accounting for the degradation caused by moving and restoring it.
PC-9	It should not be possible for the applicant to relocate the water tank house off-site.
PC-10	I expected the EIR to mention the open space that is located throughout the project site, including streams and groundwater recharge.
PC-11	The City needs to determine the efficacy of the existing Master Development Plan.
PC-12	The applicant should consider using a subterranean water recycling system to reduce demand on water supply.

Comment No. Response

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- PC-1 The comment is acknowledged and will be forwarded to the decision makers. As this comment does not raise any concern over the analysis or conclusions in the EIR, no response is required.
- PC-2 See Response DC-4 above.
- PC-3 The Tree Mitigation Alternative was developed by the applicant to minimize the loss of trees in general and to reduce the number of trees to be removed, which qualify for protection under the City of Pasadena Tree Protection Ordinance. As stated in Section 5.3.4, by rearranging the proposed new building on the project site, the Tree Mitigation Alternative would reduce the number of trees to be removed by 53, 11 of which qualify as protected. Under the proposed project, approximately 61 trees proposed for removal qualify as protected by the City of Pasadena Tree Protection Ordinance; thus, the Tree Mitigation Alternative reduced the number of protected trees to be removed by 52. An alternative that does not remove any protected trees would not be practical due to viability of the site development, as discussed in Section 5.2.2 on page 5-3 of the Draft EIR. Therefore, the Tree Mitigation Alternative was developed based on previous Planning Commission comments and general concerns from the City due to the loss of trees protected by the Tree Protection Ordinance. In addition, the No Project/No Build Alternative, which has been added to Section 5.3 of the Final EIR, would be the alternative that does not remove any trees.
- PC-4 See Response TAC-1 above.
- PC-5 In response to the comment the No Project/No Build Alternative has been added to Section 5.3 of the Final EIR. Also refer to Chapter 6 of the Final EIR for the additional text. The No Project Alternative that considers reasonably foreseeable development of the project site is already discussed in the EIR as the No Project Alternative (see Section 5.3.2 on page 5-4 of the Draft EIR).
- PC-6 In response to the comment, the men’s dormitory was included in the design of the Hybrid Alternative. See Response DC-4 above.
- PC-7 According to the CEQA Guidelines Section 15126.6(a), “an EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.” The CEQA Guidelines also state that an EIR need not consider every conceivable alternative. Typically, reduced density alternatives are evaluated in EIRs when the density of a project creates environmental impacts. For the proposed project, density is not a factor in creating significant environmental effects because impacts associated with density, such as air quality, noise, public services and utilities, and traffic are less than significant. A reduced

7.0 Response to Comments on the Draft EIR

density alternative is not a reasonable alternative to the proposed project since it would not lessen any environmental effect compared to the alternatives already considered in the EIR. In addition, the applicant prepared a hybrid alternative to reduce impacts on cultural resources, to reduce the number of trees lost all the while maintaining view from Monte Vista Grove Homes. See comment DC-4, page 7-5 for more information.

PC-8 See Response HPC-2 above.

PC-9 As described in Chapter 2, the small water tank house near San Gabriel Boulevard (Building 13A) would be retained, moved, and used onsite for storage. The City will also require Building 13A to be retained onsite through the project condition of approvals.

PC-10 An objective of the proposed project is to “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.” The proposed project has been designed with this objective in mind. While some of the existing open space of the project site would be developed by the proposed project, the current Master Plan for Las Encinas Hospital planned for the development of similar areas of the project site. As discussed in the Initial Study (Appendix A of the Draft EIR) on page 32, the proposed project would not substantially deplete groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table. As discussed in HYDRO-1 on pages 3.5-3 and 3.5-4 of the Draft EIR, surface runoff from the site drains along natural courses to two drainage swales located on the property. As part of the proposed project, the existing drainage swales would be removed and replaced with new storm water drainage channels. New infrastructure to support changes in drainage patterns and accommodate a larger volume of runoff would be constructed as part of the proposed project. All new drainage would be designed in accordance with standards of the County of Los Angeles Department of Public Works Hydrology Manual. In addition, new storm water drainage would be required to control the rate at which storm water is released into the City storm water drainage system such that the rate of discharge would not increase from existing conditions.

PC-11 The current Las Encinas Master Development Plan was approved by the City on October 10, 1986. The 1986 Master Plan remains as the valid land use plan to guide development of the Las Encinas Hospital campus. There is no end date for the use of the 1986 Master Plan to develop the project site.

PC-12 Water supply was evaluated in Section 3.7.2 of the EIR. Future water demand is based on population projections at buildout of the City’s General Plan. Because the proposed project is within the development capacity of the General Plan, PWP has

accounted for this increased development. Implementation of mitigation measures PS-A and PS-B would be required to reduce the amount of water required for operation of the proposed project. While a subterranean water recycling system may help reduce demand on water supply, the applicant will only be required to implement mitigation measures PS-A and PS-B. The evaluation of a subterranean water recycling system is not necessary in the EIR and no further analysis on water demand will be required.



STATE OF CALIFORNIA

GOVERNOR'S OFFICE of PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT



ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

February 9, 2009

Scott Reimers
City of Pasadena
Planning and Development Department
175 North Garfield Avenue
Pasadena, CA 91101

Subject: Las Encinas Hospital 2007 Master Development Plan
SCH#: 2007071094

Dear Scott Reimers:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on February 6, 2009, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

1 - 1

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2007071094
Project Title Las Encinas Hospital 2007 Master Development Plan
Lead Agency Pasadena, City of

Type EIR Draft EIR

Description The project proposes a Master Development Plan to increase community care services with approximately 24.7-acre site 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 of 120 beds would be constructed to consolidate psychiatric patient care in a single, secure, modern facility. 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.

Lead Agency Contact

Name Scott Reimers
Agency City of Pasadena
Phone (626) 744-6710 **Fax**
email sreimers@cityofpasadena.net
Address Planning and Development Department
175 North Garfield Avenue
City Pasadena **State** CA **Zip** 91101

Project Location

County Los Angeles
City Pasadena
Region
Lat / Long
Cross Streets 2900 East Del Mar Boulevard

Parcel No.	Range	Section	Base
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Proximity to:

Highways SR 110, I-210
Airports
Railways Gold Line light rail
Waterways
Schools
Land Use PLU: Las Encinas Hospital
GP: Institutional
Z: PS (Public and Semi-Private)

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Cumulative Effects; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4; Native American Heritage Commission; Public Utilities Commission; Other Agency(ies)

**Document Details Report
State Clearinghouse Data Base**

Date Received 12/24/2008

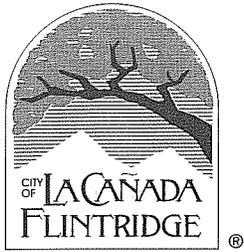
Start of Review 12/24/2008

End of Review 02/06/2009

Comment Letter 1: Terry Roberts, Governor's Office of Planning and Research, February 9, 2009

Comment No. Response

1-1 The comment is acknowledged. As this comment does not raise any concern over the analysis or conclusions in the EIR, no response is required.



City Council
Stephen A. Del Guercio, Mayor
Laura Olhasso, Mayor Pro Tem
Gregory C. Brown
David A. Spence
Donald R. Voss

January 7, 2009

Mr. Scott Reimers
City of Pasadena
Planning and Development Department
175 North Garfield Avenue
Pasadena, CA 91101

Dear Mr. Reimers:

Thank you for providing the City of La Cañada Flintridge with a copy of the Draft EIR for the proposed Las Encinas 2007 Master Development Plan. The City does not have any comments on the project at this time. Please provide a copy of the final EIR when it is completed.

2 - 1

Sincerely,

A handwritten signature in cursive script, appearing to read "Patrick Clarke".

Patrick Clarke
Planner

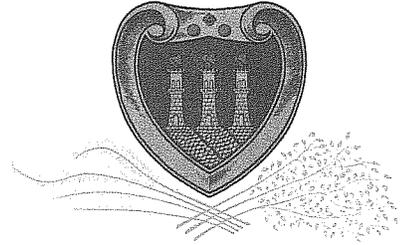
Comment Letter 2: Patrick Clarke, City of La Canada Flintridge, January 7, 2009

Comment No. Response

2-1 The comment is acknowledged. As this comment does not raise any concern over the analysis or conclusions in the EIR, no response is required.

City of San Marino

Planning & Building Department



January 21, 2009

Scott Reimers
City of Pasadena
Planning and Development Department
175 North Garfield Avenue
Pasadena, CA 91101

**SUBJECT: RESPONSE TO THE LAS ENCINAS 2007 MASTER DEVELOPMENT PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT**

Dear Mr. Reimers:

Thank you for the opportunity to review and comment on the Las Encinas Hospital Master Development Plan Draft EIR. The City of San Marino has no comments regarding the project at this time.

3-1

Please add myself as the contact person for the City of San Marino. My contact information is as follows:

Amanda Thorson
City of San Marino
2200 Huntington Drive
San Marino, CA 91108

Phone: 626-300-0711
Fax: 626-300-0716
Email: athorson@cityofsanmarino.org

Should you have any questions or need additional information, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Amanda Thorson".

AMANDA THORSON
Planning & Building Assistant

Comment Letter 3: Amanda Thorson, City of San Marino, January 21, 2009

Comment No. Response

3-1 The comment is acknowledged. As this comment does not raise any concern over the analysis or conclusions in the EIR, no response is required.

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-5390
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 e-mail: ds_nahc@pacbell.net



January 23, 2009

Mr. Scott Reimers
CITY OF PASADENA
 175 North Garfield Avenue
 Pasadena, CA 91101

Re: SCH#2007071094; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the Las Encinas Hospital 2007 Master Development Plan; City of Pasadena; Los Angeles County, California

Dear Mr. Reimers:

The Native American Heritage Commission (NAHC) is the state 'trustee agency' pursuant to Public Resources Code §21070 designated to protect California's Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c)(f) CEQA guidelines). Section 15382 of the 2007 CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

√ Contact the appropriate California Historic Resources Information Center (CHRIS) for possible 'recorded sites' in locations where the development will or might occur.. Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ <http://www.ohp.parks.ca.gov>. The record search will determine:

- If a part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
- The final report containing site forms, site significance, and mitigation measurers should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.

√ The Native American Heritage Commission (NAHC) performed:

- * A Sacred Lands File (SLF) search of the project 'area of potential effect (APE)': The results: No known Native American Cultural Resources were identified within one-half mile of the 'area of potential effect' (APE).. However the NAHC SLF is not exhaustive and local tribal contacts should be consulted from the attached list and the there are Native American cultural resources in close proximity..
- The NAHC advises the use of Native American Monitors, also, when professional archaeologists or the equivalent are employed by project proponents, in order to ensure proper identification and care given cultural resources that may be discovered. The NAHC, FURTHER, recommends that contact be made with Native American Contacts on the attached list to get their input on potential IMPACT of the project (APE) on cultural resources.. In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s) or Native American individuals or elders.
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
- Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
- Again, a culturally-affiliated Native American tribe may be the only source of information about a Sacred Site/Native American cultural resource.

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- Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
- √ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.
 - * CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.
- √ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. . Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.
- √ Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation

4-4
cont.

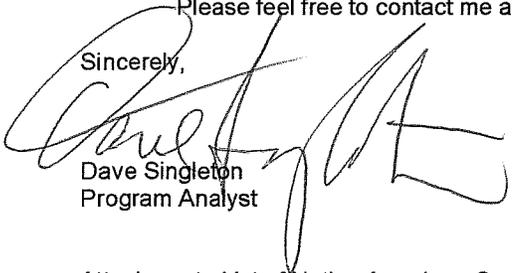
4-5

4-6

4-7

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

Native American Contacts
Los Angeles County
January 23, 2009

Ti'At Society
Cindi Alvitre
6515 E. Seaside Walk, #C
Long Beach , CA 90803
calvitre@yahoo.com
(714) 504-2468 Cell

Gabrielino

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Tribal Chair/Cultural Resources
P.O. Box 490
Bellflower , CA 90707
gtongva@verizon.net
562-761-6417 - voice
562-925-7989 - fax

Gabrielino Tongva

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
tattnlaw@gmail.com
310-570-6567

Gabrielino Tongva

Gabrielino/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693
San Gabriel , CA 91778
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 Fax

Gabrielino Tongva

Gabrielino Tongva Nation
Sam Dunlap, Tribal Secretary
P.O. Box 86908
Los Angeles , CA 90086
samdunlap@earthlink.net
(909) 262-9351 - cell

Gabrielino Tongva

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2007071094; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the Las Encinas Hospital 2007 Master Development Plan; Pasadena; Los Angeles County, California.

Comment Letter 4: Dave Singleton, Native American Heritage Commission, January 23, 2009

<u>Comment No.</u>	<u>Response</u>
4-1	As discussed on page 3.4-4 of the Draft EIR, an archival records search was conducted at the South Central Coastal Information Center at California State University, Fullerton on February 21, 2008. The records search indicated that two cultural resources investigations have taken place within a ½-mile radius of the project site. One survey consisted of a cultural resource assessment for a cellular tower and one survey consisted of a historic property survey. Less than 10 percent of the ½-mile study radius has been previously surveyed and one of the current project sites has been previously surveyed. No prehistoric or historic archaeological sites have been previously recorded within a ½-mile radius of the project site or within the project site itself.
4-2	As discussed on page 3.4-5 of the Draft EIR, an archaeological resources survey of the project site was conducted on March 11, 2008. Despite the poor ground visibility, three historic-era archaeological features and numerous isolated historic-era artifacts were observed during the survey and are not associated with Native American communities that were present prior to the Hospital's founding in 1904. An Archaeological Resources Assessment was prepared in October 2008 for the proposed project and submitted to the City of Pasadena and also filed with the South Central Coastal Information Center at California State University, Fullerton.
4-3	As stated on page 3.4-4 of the Draft EIR, The Native American Heritage Commission conducted a check of its Sacred Lands File on April 14, 2008. The check indicated that no previously documented sacred lands had been reported in the area. However, the Native American Heritage Commission indicated that the absence of specific information in the Sacred Lands File does not preclude the possibility of archaeological resources within the project site.
4-4	As discussed in Section 3.4.3 on pages 3.4-13 and 3.4-14, based on the historical record and the archaeological survey, the proposed project site is known to contain archaeological resources that are likely to yield information important to the history or prehistory of California (California Register Criterion 4). Mitigation measures CUL-F through CUL-H are required to reduce the level of impact to less than significant by recovering significant archaeological resources from the project site prior to the start of ground disturbing activities. Normally this would occur when and if artifacts are found during construction. Out of an abundance of caution this will occur prior to construction.
4-5	As discussed on page 24 of the Initial Study (see Appendix A of the Draft EIR), archival research and an archaeological survey did not indicate the presence of any known human remains in the project area and the project site is not known to contain

7.0 Response to Comments on the Draft EIR

any formal cemeteries. In accordance with CEQA Guidelines section 15064.5(e), in the event of accidental discovery or recognition of human remains in any location other than a dedicated cemetery, there shall be no further work or ground disturbance of the site or any nearby areas reasonably suspected to overlay the adjacent human remains. The coroner must determine that no investigation of the cause of death is required. Or if the coroner determines the remains to be Native American, the most likely descendent of the remains makes a recommendation involving the treatment or disposal of the remains.

4-6 See Response 4-5 above.

4-7 The design and planning of the proposed project considered the avoidance and minimization of impacts to cultural resources, including tree removal. Section 15370 of the CEQA Guidelines allows lead agencies to minimize or reduce impacts through the implementation of mitigation measures. Mitigation measures CUL-A through CUL-H are required in the EIR to reduce impacts to historic and archaeological resources. Impacts to archaeological resources would be mitigated to a less than significant level through implementation of data recovery (see mitigation measure CUL-F).

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, OFFICE OF PUBLIC
TRANSPORTATION AND REGIONAL PLANNING
IGR/CEQA BRANCH
100 SOUTH MAIN STREET
LOS ANGELES, CA 90012
PHONE (213) 897-6696
FAX (213) 897-1337



*Flex your power!
Be energy efficient!*

February 2, 2009

IGR/CEQA DEIR CS/081253
City of Pasadena
Las Encinas Hospital
2007 Master Development Plan
Vic. LA-210-28.46, SCH# 2007071094

Mr. Scott Reiners
City of Pasadena
175 N. Garfield Avenue
Pasadena, CA 91101

Dear Mr. Reiners:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Draft Environmental Impact Report (DEIR) for the Las Encinas Hospital 2007 Master Development Plan. Based on the information received, we have the following comments:

We acknowledge the City of Pasadena's Traffic Reduction and Transportation Improvement Fee program. Caltrans request that the City extends the use of this transportation fee towards improvements for regional transportation facilities including but not limited to State highways.

5 - 1

If you have any questions, you may reach me at (213) 897-6696 and please refer to our record number 081253/CS.

Sincerely,

A handwritten signature in cursive script that reads "Elmer Alvarez".

ELMER ALVAREZ
IGR/CEQA Program Manager
Office of Regional Planning

cc: Scott Morgan, State Clearinghouse

7.0 Response to Comments on the Draft EIR

Comment Letter 5: Elmer Alvarez, California Department of Transportation, February 2, 2009

Comment No. Response

5-1 The comment is acknowledged and will be forwarded to the decision makers. As this comment does not raise any concern over the analysis or conclusions in the EIR, no response is required.

Pasadena Heritage – 651 S. St. John Avenue – Pasadena, California 91105 – 626 441-6333

February 10, 2009

Scott Reimers, Associate Planner
City of Pasadena
175 North Garfield Avenue
Pasadena, California 91109

RE: 2900 E. Del Mar Avenue - Las Encinas DEIR Comments

Dear Scott:

On behalf of Pasadena Heritage, I am submitting the following comments on the Draft EIR for Las Encinas Hospital.

Pasadena Heritage was pleased to meet with the owners of Las Encinas some months ago as plans for a revised master plan were taking shape. We were pleased in reviewing the plans proposed in the DEIR that a number of our concerns and suggestions were taken into account. We believe the plan, overall, shows improvement and greater sensitivity than the first versions we saw. We are also pleased that our early assessment that the property appears eligible for the National Register of Historic Places has been considered and is recommended as a mitigation measure. (As you know, listing on the National Register and compliance with the Secretary of the Interior’s Standards could provide the owners with the opportunity for tax credits, and/or a Mills Act contract, which would be significant benefits.)

6 - 1

Cultural Resources:

The Cultural Resources section of the DEIR is well done and provides much good information for evaluation and decision-making purposes.

Pasadena Heritage requests, however, that those properties listed as non-contributing because of alternations be reviewed. If alterations were reversed or additions removed or modified, would any of the non-contributing buildings be considered contributors? The project description indicates that many of the existing buildings that will remain will be modified or modernized in some way, so we ask that additional analysis be done to determine if non-contributors could be restored to contributing status.

6 - 2

On the eastern portion of the site, there is a small windmill (pump house?) structure behind the large house that faces San Gabriel Boulevard, in the vicinity of the landmark-eligible oak tree. We have noted the structure on tours of the site. We did not see that structure identified in the document. It appears to be an original and unique structure that is in still sound. Was it evaluated? Will it remain or is it identified for demolition?

6 - 3

Mitigation Measures for Cultural Resources:

The mitigation measures recommended for cultural resources are appropriate and will truly provide significant mitigation. We strongly urge that all these measures be adopted. Additional mitigation measures may be indicated and could be added, however, those listed in the draft document should not be weakened or removed.

6 - 4

Las Encinas DEIR Comments

Page 2.

Alternatives:

We acknowledge that the alternatives studied in the document describe at least two project versions that would result in retaining either more historic buildings or more trees. We believe that with more creative thought and massaging of the site plan and building designs, more preservation could be achieved.

We request that at least one and preferably two more alternatives be studied that would preserve more historic structures. These alternatives could include a reduction in the proposed new construction, and/or variations in design or configuration of buildings in order to retain all the contributing structures and any that can be returned to contributing status. One alternative might include moving some new development to the south-east corner of the site in order to preserve more original structures and setting in the middle of the site (this might still result in the loss of historic resources, but different ones, and might better preserve the historic core of the original hospital buildings and grounds).

6-5

It seems unusual to us that the “No Project Alternative” in this document is not “no project” but a return to an earlier version of the project (master plan). In order to comply with the intent of including a “no project” alternative, it would seem that an alternative that leaves the campus at it is – truly no project -- is called for.

6-6

Thank you for this opportunity to comment.

Sincerely,

Susan N. Mossman
Executive Director

Comment Letter 6: Susan Mossman, Pasadena Heritage, February 10, 2009

<u>Comment No.</u>	<u>Response</u>
6-1	The comment is acknowledged and will be forwarded to the decision makers. As this comment does not raise any concern over the analysis or conclusions in the EIR, no response is required.
6-2	As described in Section 3.4 of the Draft EIR, buildings in the Las Encinas historic district that are non-contributors because of construction after 1929 were evaluated for possible significance on an individual basis and were found to be non-contributing. Non-contributing buildings on the project site today have either been substantially altered since the period of significance or are not associated with the period of significance. Because the non-contributing elements on the project site have already been altered or do not share the historic association with the district, removal of the alterations would not change the status of a structure from non-contributing to contributing. No further review of the properties listed as non-contributing elements is necessary.
6-3	This water tank house (Building 13A) is listed on page 2-4 of the Draft EIR. The water tank house located 310 South San Gabriel would be relocated onsite under the proposed project (see page 3.4-12 of the Draft EIR). Implementation of mitigation measure CUL-C would be required to reduce the impact to this structure to a less than significant level. Also see Response PC-9 above.
6-4	If the project is approved by the City, the mitigation measures in the EIR will be implemented through a Mitigation Monitoring and Reporting Program (see Chapter 8 of the Final EIR) to ensure that all mitigation measures are implemented and completed.
6-5	Per Section 15126.6 of the CEQA Guidelines, the Draft EIR examines a range of reasonable alternatives that “would feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project, and evaluate comparative merits of the alternatives.” CEQA does not require an EIR to consider multiple variations on each alternative, particularly when the relative advantages and disadvantages of another alternative can be assessed from the information provided for an alternative presented in the EIR. The Building Mitigation Alternative in the Draft EIR achieves the goal of additional preservation that the commenter requests. The Building Mitigation Alternative would retain Las Palmas (Building 15) and the Lodge (Building 16) in their current location, therefore retaining their original historic significance. The barn (Building 27) would be relocated to west of the acute psychiatric hospital (Building 35). Although this structure would be moved from its original location, relocation to this portion of the project site would not remove it from its historic setting. Retaining Las Palmas

7.0 Response to Comments on the Draft EIR

(Building 15), the Lodge (Building 16), and the barn (Building 27) would ensure that the key contributors to the National Register-eligible historic district would remain intact. The impact to historic resources would be less than significant under the Building Mitigation Alternative. Because this alternative would avoid the significant and unavoidable impacts to historic resources that would occur with implementation of the proposed project, additional alternatives that preserve more historic structure are unnecessary. Additionally, the Hybrid Alternative was designed to reduce the project size, thereby, reducing the impact on trees, while maintaining the viewshed and historic resources onsite. The Hybrid Alternative would not involve demolition of historic buildings that contribute to the historic district at Las Encinas. However, the Hybrid Alternative, which is described in Section 5.2.3 of this Final EIR, was ultimately rejected by the applicant based on economic infeasibility and because it would not meet two key project objectives. No further alternatives for historic preservation will be included in the EIR.

6-6

See Response PC-5 above.